

Flood Risk Assessment (FRA) template

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1 Site description

1.1 Site address

Sea Lane Café, Car Park

1.2 Vulnerability classification

The proposal comprises a shipping container used solely for storage purposes associated with the existing Glo Sauna operation based adjacent to Sea Lane Café. The container is not intended for public occupation, sleeping accommodation or permanent staffing. The proposal is considered a Less Vulnerable form of development. Access is required intermittently as per operating hours and when supplies for the sauna are delivered and retrieved to use for the sauna

1.3 Flood zone incompatibility

The application site has been reviewed with reference to the Environment Agency Flood Map for Planning and is located within Flood Zone 3, defined as land having a high probability of flooding from rivers and/or the sea. The principal flood risk source is considered to be tidal flooding due to the site's coastal location. The proposed development comprises a non-habitable shipping container used solely for ancillary storage purposes associated with the existing sauna operation. The proposal does not introduce sleeping accommodation, vulnerable occupants or an increased intensity of use and is therefore considered appropriate when assessed against national flood risk planning guidance.

1.4 Lifetime of development

The shipping container has an anticipated operational life of approximately 25 to 50 years. The flood risk assessment has therefore considered flood risk over the lifetime of the development

1.5 Local Plan policies and SFRA recommendations

The proposal has been considered against the Adur & Worthing Strategic Flood Risk Assessment (SFRA) 2024 and Environment Agency Standing Advice. As the container is a small-scale ancillary structure with no habitable accommodation, the proposal accords with local and national flood risk policy requirements. Flood Zone information has been

obtained from the Environment Agency Flood Map for Planning Service: <https://flood-map-for-planning.service.gov.uk/>.

2 Assess flood risk

2.1 Existing site

The application site forms part of the existing Sea Lane Café car park and consists of previously developed hardstanding. The proposed shipping container will be positioned on the existing surfaced area. The proposal does not alter site levels, drainage arrangements or existing flood flow routes.

2.2 Fluvial flood risk

2.2.1 Design flood event

No significant fluvial flood risk has been identified affecting the proposed storage container. The development does not alter river flood storage or conveyance

2.2.2 Residual fluvial risk

Residual fluvial flood risk is considered negligible. The proposal does not increase flood risk on-site or elsewhere

2.3 Tidal flood risk

2.3.1 Design flood event

The Environment Agency Flood Map for Planning identifies the site as being within Flood Zone 3, where flooding from the sea is the primary source of risk. The proposed development consists solely of a steel storage container located within an existing developed area of hardstanding. The proposal does not introduce residential accommodation, sleeping accommodation or permanent occupation. The container will not impede flood flows, reduce floodplain storage, alter site levels or increase flood risk elsewhere. Existing drainage arrangements and flood characteristics of the site will remain unchanged. The container will be mounted on supports providing approximately 75mm clearance above existing ground level, allowing localised overland flow beneath the structure where necessary within the site. No floodplain storage is lost and no flood flow routes are obstructed

2.3.2 Residual tidal risk

Residual tidal flood risk would remain consistent with existing site conditions. In the event of an extreme tidal flooding event exceeding the design standard, the proposed container would not create additional risk to people due to its non-habitable storage use. The development does not rely upon flood defence infrastructure for life safety and would not increase flood risk either within the site or elsewhere. Stored materials can be relocated by the operator should severe flood warnings be issued

2.4 Surface water flood risk

2.4.1 Design flood event

The proposed container occupies a small area of existing hardstanding. No increase in impermeable area will occur and existing drainage arrangements remain unchanged. The container is elevated on its structural supports, allowing localised overland surface water flows to continue beneath it where necessary

2.4.2 Residual risk

Residual surface water flood risk is considered low. The proposal does not obstruct drainage infrastructure or alter runoff characteristics. Any extreme rainfall event would behave in the same manner as under existing conditions

2.5 Sewer flood risk

No new foul water or surface water sewer connections are proposed. Consequently, the development will not increase sewer loading or sewer flood risk.

2.6 Groundwater flood risk

The development does not include basements, excavations or other below-ground structures. Groundwater flood risk is therefore considered negligible.

2.7 Reservoir flood risk

The proposed development does not increase the site's vulnerability to reservoir flooding and does not affect reservoir infrastructure or operations.

2.8 Canals and other artificial sources of flood risk

No canals, docks or other artificial sources of flooding affecting the development have been identified. The proposal will not alter flood risk from artificial sources

2.9 Coastal erosion risk implications on tidal flood risk

The proposal does not affect coastal processes and will not increase coastal erosion risk or associated flood risk.

2.10 Interactions of various sources

No significant interaction between flood sources has been identified that would materially affect the proposed storage container

2.11 Design flood level according to all the sources identified

. Reference to the Environment Agency Flood Map for Planning confirms that the site lies within Flood Zone 3 where tidal flooding represents the principal source of risk. The proposed storage container will be located on existing hardstanding and raised above ground level on structural supports. No increase in flood levels, flood depth, flood storage displacement or flood conveyance impacts are anticipated as a consequence of the development

2.12 Exception Test

The Exception Test is not considered applicable to this proposal

2.13 Summary of flood risks

Source of Flooding	Design Flood Impact	Residual Risk
Fluvial	No significant risk identified	Negligible
Tidal (Sea)	Site located within Flood Zone 3. Existing risk remains unchanged.	Existing site conditions remain unchanged.
Surface Water	Existing risk remains unchanged. No increase in runoff.	Low
Sewer	Negligible	Negligible
Groundwater	Negligible	Negligible

3 Avoid flood risk

3.1 Evidence of the Sequential Test

The proposal comprises a small ancillary storage container associated with an existing commercial operation. The container is required within the existing operational area and does not increase the vulnerability classification of the site. The proposal is considered proportionate in scale and is directly related to the existing use.

3.2 Sequential Approach

The container has been positioned within an existing developed area of hardstanding and does not occupy land required for flood storage or flood conveyance. The proposal represents the minimum footprint necessary to support the existing sauna operation.

4 Control flood risk

4.1 Proposed site levels

The shipping container will be installed on supports providing approximately 75 mm (3 inches) clearance above ground level. This allows minor overland flows and surface water movement beneath the structure while avoiding direct contact with standing water.

4.2 Flood flow route

The development will not alter existing flood flow routes. The elevated base of the container allows localised surface water to pass beneath the structure where necessary

4.3 Existing or proposed flood risk management infrastructure

The development does not rely on flood defence infrastructure for its operation, resilience or safety. No alterations to existing flood management infrastructure are proposed

5 Mitigate flood risk

5.1 Risk to people

The proposal is for an unoccupied storage container. No increase in flood risk to people arises from the development.

5.2 Risk to property/building

The structure is a robust steel shipping container designed for outdoor use. The risk to stored contents can be managed operationally by the site operator, including removal or relocation of valuable items should severe weather warnings be issued.

5.3 Risk to essential services

No essential services or critical infrastructure are located within the proposed container. The development does not affect the operation of utilities or emergency services.

5.4 Floodplain storage and conveyance compensation

The proposal does not involve land raising, excavation or displacement of floodplain storage. Floodplain compensation measures are therefore not required

5.5 Surface water management

No additional impermeable area is created by the proposal, and existing drainage arrangements remain unchanged. No additional surface water management measures are therefore required.

6. Manage flood risk

6.1 Safe access and escape

The container will only be accessed intermittently by the business owner. Existing access arrangements remain unchanged and no dedicated refuge or escape measures are required for the proposed development

6.2 Evacuation plan

As the structure is unoccupied and used solely for storage purposes, a formal evacuation plan is not considered necessary. Site operators will continue to monitor and respond to any Environment Agency flood warnings affecting the wider area.

6.3 Residual flood risk

Residual flood risk is considered low. The proposal will not increase risk to people, property or surrounding land and does not create any new requirement for refuge during flood events

6.4 Betterment provision

Although specific betterment measures are not required, the proposal maintains existing drainage arrangements and avoids increasing flood risk both on-site and elsewhere

7. Summary of measures

The proposed 10m x 8m shipping container provides ancillary storage associated with the existing Glo Sauna operation. The container will be located on existing hardstanding, will not create additional impermeable area, and will not obstruct existing flood flow routes. The structure will be raised approximately 75 mm above ground level to permit localised surface water movement beneath it. Existing drainage arrangements will remain unchanged. The development will not increase flood risk on-site or elsewhere and is considered safe for its intended use throughout its lifetime