

FLOOD RISK ASSESSMENT (FRA)

1 Site description

1.1 Site address

Units 5 & 6, Dominion Trade Centre, Dominion Way West, Worthing, BN14 8NT

1.2 Vulnerability classification

The existing and proposed uses are classified as 'less vulnerable' in Annex 3 of the NPPF. The proposed development will be used all year round. The proposed development will not result in an intensification of the use of the site and will not affect the vulnerability of users/occupants.

1.3 Flood zone incompatibility

According to the EA's 'Flood Map for Planning', the site is located in Flood Zone 1 (low risk) for tidal and fluvial flooding. The Strategic Flood Risk Assessment (SFRA) 2024 identifies that parts of the site are susceptible to surface water flooding. The proposed development is compatible with the Flood Zone, when considered against Table 2 of the PPG.

1.4 Lifetime of development

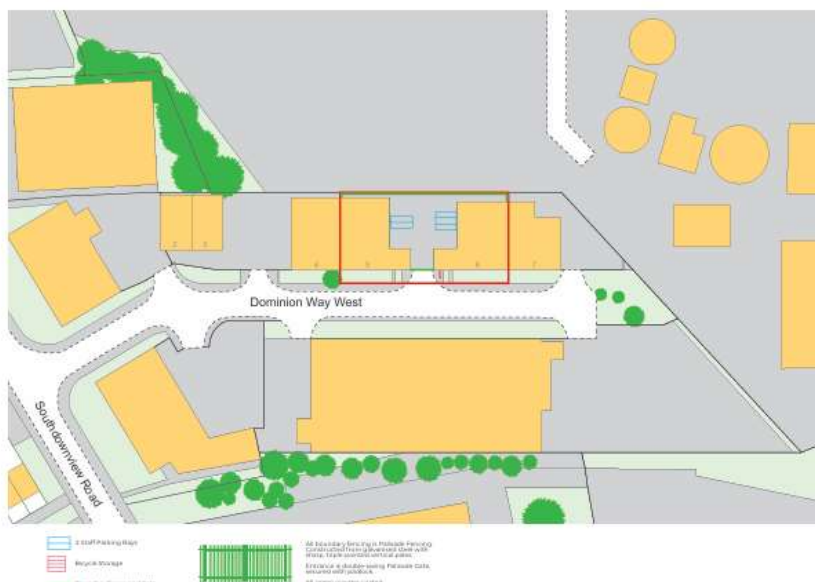
The lifetime of the proposed non-residential development is considered to be no more than 75 years.

1.5 Local Plan policies and SFRA recommendations

Policy DM20 states that a site-specific Flood Risk Assessment (FRA) must be submitted with planning applications for all new development (including minor development and change of use) in Flood Zones 2 and 3. The FRA should be proportionate to the degree of flood risk and appropriate to the scale, nature and location of development. The EA's standing advice applies to the proposed change of use with a vulnerability classification of 'less vulnerable'.

2 Assess flood risk

2.1 Existing site



2.2 Fluvial flood risk

2.2.1 Design flood event

The site is not affected by fluvial flood risk.

2.2.2 Residual fluvial risk

The site is not affected by fluvial flood risk.

2.3 Tidal flood risk

2.3.1 Design flood event

The site is not affected by tidal flood risk.

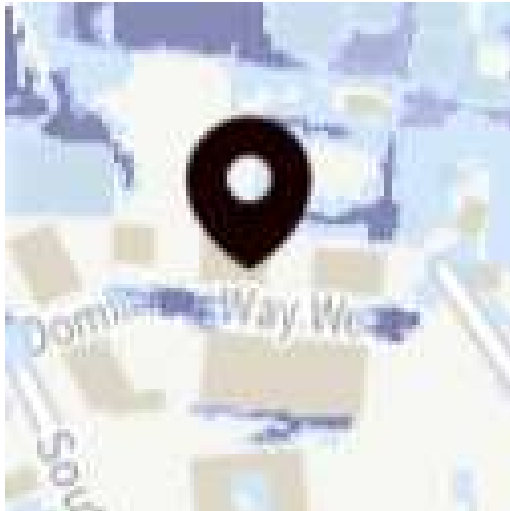
2.3.2 Residual tidal risk

The site is not affected by tidal flood risk.

2.4 Surface water flood risk

2.4.1 Design flood event

The Government's website ([Surface water: understand your flood risk - Check your long term flood risk - GOV.UK](#)) indicates that the risk of surface water flooding (to a depth of 20cm) at the site is 'very low' staying at 'very low' between 2040 to 2060. The accompanying Risks of Flooding from Surface Water (RoFSW) map only shows a risk of surface water flooding in Dominion Way West. See the extract below.



This is reflected in the Adur and Worthing SFRA; albeit that the plan is at a very large scale and it is difficult to definitively identify the extent of any flood risk.

2.4.2 Residual risk

Not applicable.

2.5 Sewer flood risk

The site is not affected by sewer flood risk.

2.6 Groundwater flood risk

The site is not affected by groundwater flood risk.

2.7 Reservoir flood risk

The site is not affected by reservoir flood risk.

2.8 Canals and other artificial sources of flood risk

The site is not affected by canals or other artificial sources of flood risk.

2.9 Coastal erosion risk implications on tidal flood risk

The site is not affected by tidal flood risk and, as a consequence, coastal erosion risk.

2.10 Interactions of various sources

There are no interactions between the various sources of flooding, as the site is only at risk from surface water flooding.

2.11 Design flood level according to all the sources identified

Not applicable.

2.12 Exception Test

According to Table 2 of the PPG the Exception Test is not required.

2.13 Summary of flood risks

The site is not at risk from any sources of flooding. However, Dominion Way West (which provides access to the site) is at risk from surface water flooding.

3 Avoid flood risk

3.1 Evidence of the Sequential Test

The proposed change of use is exempt from the Sequential Test.

3.2 Sequential Approach

Not applicable

4 Control flood risk

4.1 Proposed site levels

No changes are proposed to the finished floor levels, which are approximately 300mm above the road level in Dominion Road West.

4.2 Flood flow route

The nature of the flood risk and the proposed change of use are such that flood flow routes are not relevant.

4.3 Existing or proposed flood risk management infrastructure

The proposed development's safety, resilience, compatibility or appropriateness does not rely on existing or proposed flood risk management infrastructure.

5 Mitigate flood risk

5.1 Risk to people

The nature of the flood risk and the proposed change of use are such that flood flow routes are not relevant.

5.2 Risk to property/building

Given the nature of the flood risk and the proposed change of use, it is not considered to be proportionate to require extra flood resistance and resilience measures to be incorporated.

5.3 Risk to essential services

Given the nature of the flood risk and the proposed change of use, it is not considered to be proportionate to require extra flood resistance and resilience measures to be incorporated. The proposed development will not provide essential services for others.

5.4 Floodplain storage and conveyance compensation

Not applicable, as the proposed development will not result in the loss of flood storage.

5.5 Surface water management

Not applicable for the nature of the proposed development.

6. Manage flood risk

6.1 Safe access and escape

It is acknowledged that the adjacent Dominion Way West is at risk from surface water flooding. Flood depths along this evacuation route are at a low risk of exceeding 300mm, even when considering climate change. Furthermore, the surface water adjacent to the site is considered to be ponding, meaning the velocity of the flood water can be considered to be low. In combination, these factors are considered to represent a 'low hazard'.

6.2 Evacuation plan

The applicant would be willing to accept a planning condition requiring a flood warning and evacuation plan to be submitted to and approved by the LPA, in order to safe access and egress to the site.

6.3 Residual flood risk

Not applicable.

6.4 Betterment provision

Not applicable, as the proposed development is not subject to the Exception Test. In addition, there are no opportunities to reduce the causes and impacts of flooding.

7. Summary of measures

The site itself is not considered to be at risk from any sources of flooding. Furthermore, the proposed development will not increase the risk of flooding elsewhere.

The proposed development does not require the completion of either Exception Test or the Sequential Test.

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