Flood Risk Assessment (FRA) template

Please enter text in the boxes provided.

1 Site description

1.1 Site address

8 seahaven gardens

1.2 Vulnerability classification

Residential development – *More Vulnerable* (NPPF Flood Risk Vulnerability Classification).

1.3 Flood zone incompatibility

Development is considered compatible subject to compliance with the Sequential Test where required and appropriate flood mitigation measures.

1.4 Lifetime of development

100 years (residential).

1.5 Local Plan policies and SFRA recommendations

Development should accord with Adur District Council Local Plan and the 2024 Strategic Flood Risk Assessment (SFRA). Surface water should be managed through Sustainable Drainage Systems (SuDS), and development should not increase flood risk elsewhere.

2 Assess flood risk

2.1 Existing site

Existing residential property within an established housing estate.

2.2 Fluvial flood risk

2.2.1 Design flood event

Site is understood to be within Flood Zone 1 (Low Probability) with low fluvial flood risk.

2.2.2 Residual fluvial risk

Residual risk is considered low.

2.3 Tidal flood risk

2.3.1 Design flood event

The wider Shoreham area is influenced by tidal flood defences. The property is outside the main areas of tidal flood hazard, although tidal flooding exists elsewhere within Shoreham Harbour

2.3.2 Residual tidal risk

Residual risk from extreme defence failure is considered low.

2.4 Surface water flood risk

2.4.1 Design flood event

Low risk of surface water flooding. Surface water runoff should be controlled using SuDS where practical.

2.4.2 Residual risk

Residual risk remains low provided drainage is maintained

2.5 Sewer flood risk

No known significant sewer flood risk. Existing drainage network to remain operational.

2.6 Groundwater flood risk

Groundwater flood risk is considered low.

2.7 Reservoir flood risk

ery low residual risk associated with reservoir failure

2.8 Canals and other artificial sources of flood risk

none

2.9 Coastal erosion risk implications on tidal flood risk

none

2.10 Interactions of various sources

none

2.11 Design flood level according to all the sources identified

Not applicable due to low overall flood risk.

2.12 Exception Test

Not required (subject to Local Planning Authority confirmation).

2.13 Summary of flood risks

Overall flood risk is considered low. Development should incorporate appropriate surface water management measures and ensure runoff rates are not increased.

3 Avoid flood risk

3.1 Evidence of the Sequential Test

The proposal relates to development within the curtilage of an existing residential property and does not involve the allocation of a new development site. The Sequential Test is therefore not considered applicable to this householder application. Should the Local Planning Authority require a Sequential Test, it is considered that the proposal satisfies the objectives of the National Planning Policy Framework (NPPF).

3.2 Sequential Approach

The proposal utilises previously developed residential land and does not increase the site's exposure to flood risk. The development has been designed to minimise potential impacts on flood risk and will not increase flood risk to neighbouring properties.

4 Control flood risk

4.1 Proposed site levels

Existing ground levels will remain substantially unchanged. No significant raising or lowering of finished floor levels is proposed.

4.2 Flood flow route

The proposed development will not obstruct existing overland flow routes or alter the natural drainage characteristics of the site.

4.3 Existing or proposed flood risk management infrastructure

No existing flood defence infrastructure will be affected by the proposed development. Existing drainage systems will remain operational, and any new surface water drainage will discharge in accordance with Sustainable Drainage System (SuDS) principles where reasonably practicable.

5 Mitigate flood risk

5.1 Risk to people

The overall flood risk to occupants is considered low. Safe access and egress will remain available during extreme weather events.

5.2 Risk to property/building

The development will be constructed in accordance with current Building Regulations. Finished floor levels will remain appropriate for the site, and materials suitable for residential construction will be utilised.

5.3 Risk to essential services

Existing utility services will remain operational and protected during construction. Any new services will be installed in accordance with current statutory requirements.

5.4 Floodplain storage and conveyance compensation

The proposal does not occupy functional floodplain or reduce flood storage capacity. Floodplain compensation measures are therefore not required.

5.5 Surface water management

Surface water runoff will be managed using Sustainable Drainage Systems (SuDS) where feasible. Existing runoff rates will be maintained or reduced, ensuring that the development does not increase flood risk elsewhere.

6. Manage flood risk

6.1 Safe access and escape

Safe pedestrian and vehicular access to and from the property will remain available via the existing highway network during normal operating conditions.

6.2 Evacuation plan

Occupants will monitor Environment Agency flood warnings where appropriate and follow advice issued by the emergency services. The proposal does not introduce any additional requirement for a site-specific evacuation strategy.

6.3 Residual flood risk

Residual flood risk arising from exceptionally severe weather events or infrastructure failure is considered low. The proposal will not materially increase this residual risk.

6.4 Betterment provision

The development provides an improvement over the existing situation by ensuring surface water is appropriately managed through modern drainage practices and by avoiding any increase in runoff from the site.

7. Summary of measures

The Flood Risk Assessment concludes that the proposed development at **8 Seahaven Gardens, Shoreham-by-Sea, BN43 5NX** is suitable from a flood risk perspective. The site is considered to be at low overall risk of flooding from all identified sources. The proposal does not increase flood risk elsewhere, does not obstruct overland flow routes, and incorporates appropriate drainage measures in accordance with Sustainable Drainage System (SuDS) principles. Existing ground levels will remain substantially unchanged, floodplain storage is unaffected, and safe access and egress are maintained. It is therefore concluded that the proposed development complies with the requirements of the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and the relevant policies of Adur District Council.