FLOOD RISK ASSESSMENT



In Connection with the property known as

136 Beach Green,
Shoreham-by-Sea,
West Sussex

For

Pacemanor Ltd
Unit A1 Thorpe Works
46 Holden Park Road
Southborough
Tunbridge Wells
Kent TN4 0ER

Prepared by:	Ben Carey
Date of Report:	29th January 2016
Job Ref:	56122/ 1

douglas moat PRACTICE

Flood Risk - Review

1. The Proposal

The proposal is to seek planning permission to convert the existing ground floor retail accommodation to form residential accommodation of a 2 bed ground floor flat. Existing residential accommodation on 1st and 2nd floor are being retained.

The existing property forms part of the ground floor of the building located along Beach Green, with retail accommodation to the ground floor and residential accommodation to the second and third floors.

The existing retail ground floor is 62.48sq. metres, with proposed flat taking on the same measurements.

2. National Policy Guidance

National Planning Policy Framework (March 2012) sets out the Government's planning policies for England and how these are expected to be applied. Paragraphs 100 – 104 becoming applicable within this assessment.

The application site is considered as a change of use application and therefore should not be subject to the Sequential or Exception Tests.

Planning policy statement 25(2010) and its practice guide (June 2009) The Government policy is set out in Planning Policy Statement 25: Development and Flood Risk, and is associated with practice guide. Worthing and Ardur council reference this document within its Flood Risk contenet and SFRA.

3. Local Assessment

Adur District Council and Worthing Borough Council have prepared a Strategic Risk Assessment update (January 2012).

The SFRA creates a strategic framework for the consideration of flood risk when making planning decisions and has been developed with reference to the national Planning Policy Statement 25 (PPS25)

4. Flood Risk

The application site falls within Flood Zone 3 of the Environment Agency's flood risk map. This is also illustrated in the SRA – map 7 – Tidal Flood Risk.

The application site is currently protected via natural sea defences as shown with Map 16 below. The Environment Agency has been developing a major improvements scheme called the Shoreham Adur tidal walls. The scheme will provide protection for extreme events with 0.33% probability (1 in 300 year) of occurring in one year, allowing for 50 years of sea level rise.

The whole of the Worthing Sea Front, as shown in the SRA, with the exception of a few small pockets, falls within Flood Zone 3 (tidal). The wider Worthing sea front area, as shown on the Map 7 of the Local Plan, mostly falls within Flood Zone 3.

5. Flooding Context

The site is at risk of flooding from the Coast, some 100m to the South of the site. The

existing Flood Defences from tidal flooding provide a standard of protection of 1 in 200 year flood event.

The site is covered by a flood warning system and the environment Agency's Flood line service.

The introduction of residential accommodation into the area at risk of flooding would make the proposed scheme 'more vulnerable' to risk, as outlined in PPS25.

6. New Construction

The matter relates to a change of use of an existing building only, there is no proposal to carry out any new construction or major alterations to the existing fabric of the property.

The Adur and Worthing seafront is heavily protected by a series of coastal defences. Although their standard of protection is high, there remains a residual risk in the incidence of failure. Occupants of the proposed residential scheme will benefit from access to communal stairways providing safe zones above predicted flood levels. Occupants will also benefit from 2 further emergency exits points to the side and rear elevations of the proposal which are protected by the natural flood defence system.

The construction of a private garden for the property will allow the development to provide sustainable drainage systems to aid surface water run-off; albeit no further surface run-off will be caused by the design of the development.

7. Drainage

The existing storm and soil water drains will be retained unaltered and will continue to discharge into the existing mains drainage systems.

The proposal does not therefore alter the volume of surface water run off from the building or from surrounding areas and does not therefore contribute to an increased in flood risk.

8. Access and Egress

To ensure potential occupiers have a safe access and exit from their dwellings advance warning will be given in a flood event.

As the unit is only 1 no. 2 bedroom, it is anticipated that a range of 2 -3 people would require to be evacuated opposed to that of the former retail space which was in excess of 5 people.

A flood emergency plan would be provided to the unit. This would set out early warning systems, evacuation and emergency plans and commit occupiers to a protocol of action.

9. Conclusion

The property is located within the flood plain (Zone 3) as indicated on available records and is protected by the natural flood defence system. The West Sussex County Council has developed a Local Flood Risk plan which will work alongside other risk management authorities to deliver improvements together. It represents a positive step forward for West Sussex County Council and there partners, including Adur district council as it will allow

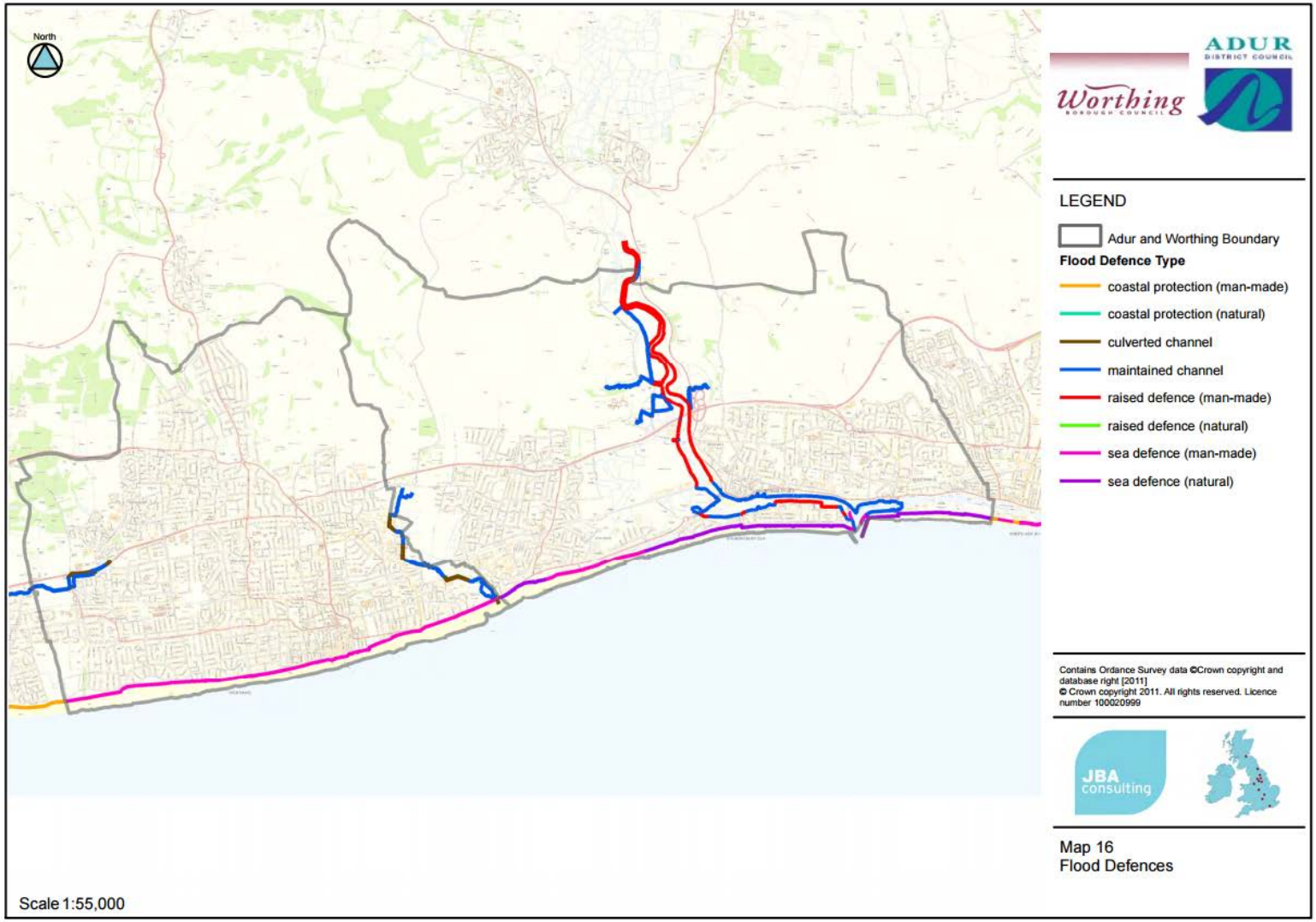
Flood Risk - Review

them to prioritise and invest money in flood risk for local benefit.

The proposals do not involve new buildings or alterations to existing structures, soil and surface water run off rates will remain as existing.

The proposal is a minor development and is unlikely to raise significant flood risk as it has no adverse effect to watercourse, flood plain or it defences; impeded access to flood defences; or effect on local flood storage capacity.

The conclusion is that there is no increase in flood risk as a result of the proposal nor any additional risk to occupiers or users of the building – it therefore complies with the stated objectives of both local and central government policy in relation to flood risk.


North
Worthing
BOROUGH COUNCIL
ADUR
DISTRICT COUNCIL
LEGEND
Adur and Worthing Boundary
Flood Defence Type
coastal protection (man-made)
coastal protection (natural)
culverted channel
maintained channel
raised defence (man-made)
raised defence (natural)
sea defence (man-made)
sea defence (natural)
Contains Ordance Survey data ©Crown copyright and database right [2011]
© Crown copyright 2011. All rights reserved. Licence number 100020999
JBA consulting
Map 16
Flood Defences
Scale 1:55,000

Enter a postcode or place name:

BN43 5YA Go

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

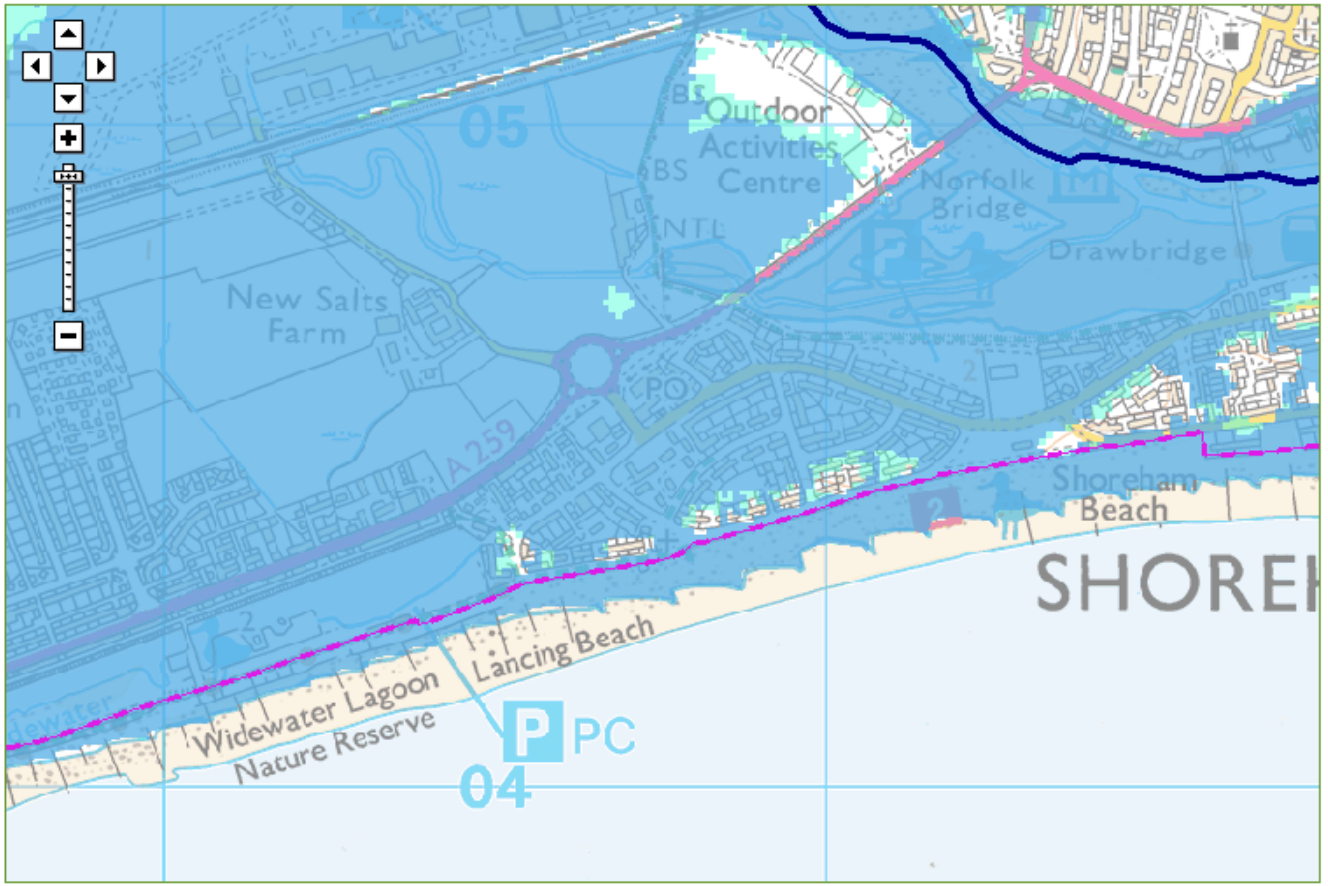
Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

- Flood Map for Planning (Rivers and Sea)
  - Flood Zone 3
  - Flood Zone 2
  - Flood defences (Not all may be shown*)
  - Areas benefiting from flood defences (Not all may be shown*)
- Main River Line
  - Main River Line
- Other national environmental organisations
  - Natural Resources Wales Area of responsibility
  - Scottish Environment Protection Agency Area of responsibility

BN43 5YA at scale 1:10,000

Other maps Data search Text only version



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
© Environment Agency copyright and database rights 2016. © Ordnance Survey Crown copyright. All rights reserved. Environment Agency, 100026380.
Contains Royal Mail data © Royal Mail copyright and database right 2016.
This service is designed to inform members of the public, in line with our terms and conditions. For business or commercial use, please contact us.