

Flood Risk Assessment (FRA) template

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1 Site description

1.1 Site address

JD Sports 65 Montague St Worthing West Sussex BN11 3BN United Kingdom

1.2 Vulnerability classification

Less Vulnerable Development

1.3 Flood zone incompatibility

Not located in a flood risk zone

1.4 Lifetime of development

A lifetime of the store up to 60 years

1.5 Local Plan policies and SFRA recommendations

Susceptible to surface water flooding currently and in the future and will comply with Local Plan, Policy's and any SFRA that become required.

2 Assess flood risk

2.1 Existing site

The site is located within a fully developed town centre retail environment. The surrounding area comprises commercial premises, highways, pavements and other urban infrastructure.

The proposal consists solely of alterations to the existing shopfront and entrance arrangement. No increase in site footprint is proposed.

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2.2 Fluvial flood risk

2.2.1 Design flood event

Worthing Borough Council confirms that the site is not located within a designated Flood Risk Zone. Therefore the probability of flooding from rivers is considered low.

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2.2.2 Residual fluvial risk

Residual risk is considered exceptional rare and considered negligible
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2.3 Tidal flood risk

2.3.1 Design flood event

Risk from tidal flooding is therefore considered low.

2.3.2 Residual tidal risk

Risk from tidal flooding is considered low as the building is outside of the flood risk area.

2.4 Surface water flood risk

2.4.1 Design flood event

The design flood event is an extreme rainfall event causing surface water flooding and temporary exceedance of local drainage systems. Worthing Borough Council has identified the site as being within a Future Surface Water Flood Area and therefore surface water flooding is the principal flood risk considered in this assessment.

2.4.2 Residual risk

Given the urban town-centre location and the limited nature of the proposed works, this is considered low and door threshold and tapered paving away for the store entrance is satisfactory..

2.5 Sewer flood risk

The risk is considered low to moderate, reflecting the identified surface water flood susceptibility

2.6 Groundwater flood risk

Risk is considered low.

2.7 Reservoir flood risk

No known reservoir flooding sources affect the site.

2.8 Canals and other artificial sources of flood risk

here are no canals, impoundments or significant artificial water bodies adjacent to the site.

2.9 Coastal erosion risk implications on tidal flood risk

No additional tidal flood risk from coastal erosion has been identified.

2.10 Interactions of various sources

The interaction of intense rainfall and temporary exceedance of drainage capacity may increase flood depths locally during severe storms.

2.11 Design flood level according to all the sources identified

No specific flood level information has been identified for the site.

2.12 Exception Test

Exception Test is not required in the case

2.13 Summary of flood risks

Low to moderate taking account of any future climate change.

3 Avoid flood risk

3.1 Evidence of the Sequential Test

The proposal does not involve the allocation of new development land and therefore represents redevelopment of an existing commercial premises.

3.2 Sequential Approach

The works do not increase flood risk on or off site.
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4 Control flood risk

4.1 Proposed site levels

. No changes to site levels or finished floor levels are proposed.
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4.2 Flood flow route

The proposed works do not alter existing overland flood flow routes or drainage patterns.

4.3 Existing or proposed flood risk management infrastructure

The existing public drain infrastructure, highway drainage, there are no places for any additional defences.

5 Mitigate flood risk

5.1 Risk to people

The shop is occupied during normal trading hours and allows rapid evacuation should a severe weather event occur. Risk to occupants is considered low.

5.2 Risk to property/building

The proposal includes replacement shopfront elements only and does not increase flood vulnerability. Property damage risk remains low.

5.3 Risk to essential services

Existing utility connections are retained. No significant risk to essential services is identified.

5.4 Floodplain storage and conveyance compensation

The development does not affect floodplain storage or flood conveyance.

5.5 Surface water management

As the proposal comprises shopfront alterations only, there will be no increase in flood risk elsewhere.

6. Manage flood risk

6.1 Safe access and escape

The premises benefit from direct access onto Montague Street and the wider town-centre highway network. Safe evacuation routes are available in all directions away from the building.

6.2 Evacuation plan

Should severe flooding be forecast:

Monitor Environment Agency flood warnings. Follow emergency service guidance. Close the premises if conditions warrant. Evacuate staff and customers via the main entrance. Move occupants to higher and safer ground if required.

6.3 Residual flood risk

Residual risk is primarily associated with:

Extreme rainfall events; Surface water flooding; Climate change impacts on storm intensity.

6.4 Betterment provision

The proposal does not worsen flood risk. By maintaining existing floor levels and drainage arrangements, the development preserves current flood resilience characteristics.

7. Summary of measures

The proposed development is appropriate in flood risk terms and complies with national and local planning policy, subject to the retention of existing drainage arrangements and ongoing flood awareness procedures.