FLOOD RISK ASSESSMENT

KINGSTON RAILWAY WHARF, BRIGHTON ROAD, SHOREHAM

This flood risk assessment has been prepared in support of an application for continued use of site for open storage use and parking in connection with the adjacent permitted aggregate bagging plant.

The Adur and Worthing Strategic Flood Risk Assessment (SFRA) (2012) identifies the site as being partially located within Flood Zone 3 (non-functional flood plain, Zone 3a) and Zone 2 although approximately half of the site is within Zone 1.

a) Sources of Potential Flooding

There is potential risk of tidal flooding from the Sea. However, Shoreham Harbour benefits from an extensive network of flood defences and is a maintained channel.

As the site benefits from the flood risk defences, the associated flood risk is mainly that of a residual nature, i.e. the flood risk as a result of a failure or breach in the flood defences.

b) Existing/Proposed Use

The application is for the continued use of site in connection with the adjacent permitted aggregate bagging operation including open storage and parking. These uses are connected to the use of the site as a safeguarded wharf.

Wharves are classified as 'water compatible development' and general storage is classified as 'less vulnerable' in the Planning Practice Guidance. Water compatible uses are appropriate in all flood zones and less vulnerable uses are considered to be suitable in Flood Risk Zones 3a and 2.

c) Assessment of Flood Risk

The proposals will not increase the risk of flooding in the area as there is no change proposed to the surfacing of the site and no buildings proposed. The proposals are solely for open storage, parking and a temporary bagging plant.

As a result of this, the proposals will not affect the potential impact of flooding at the site.

d) Conclusions

The applications are for continued use of site in connection with the adjacent permitted aggregate bagging plant.

There will be no additional flood risk resulting from the change of use and the use is considered appropriate as it is related to the operating of a safeguarded wharf. As such, the proposal should be considered suitable in terms of flood risk.