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ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. ADC/0259/06
DATE RECEIVED - 8 DEC 2006

22 RIVER CLOSE, SHOREHAM-BY-SEA

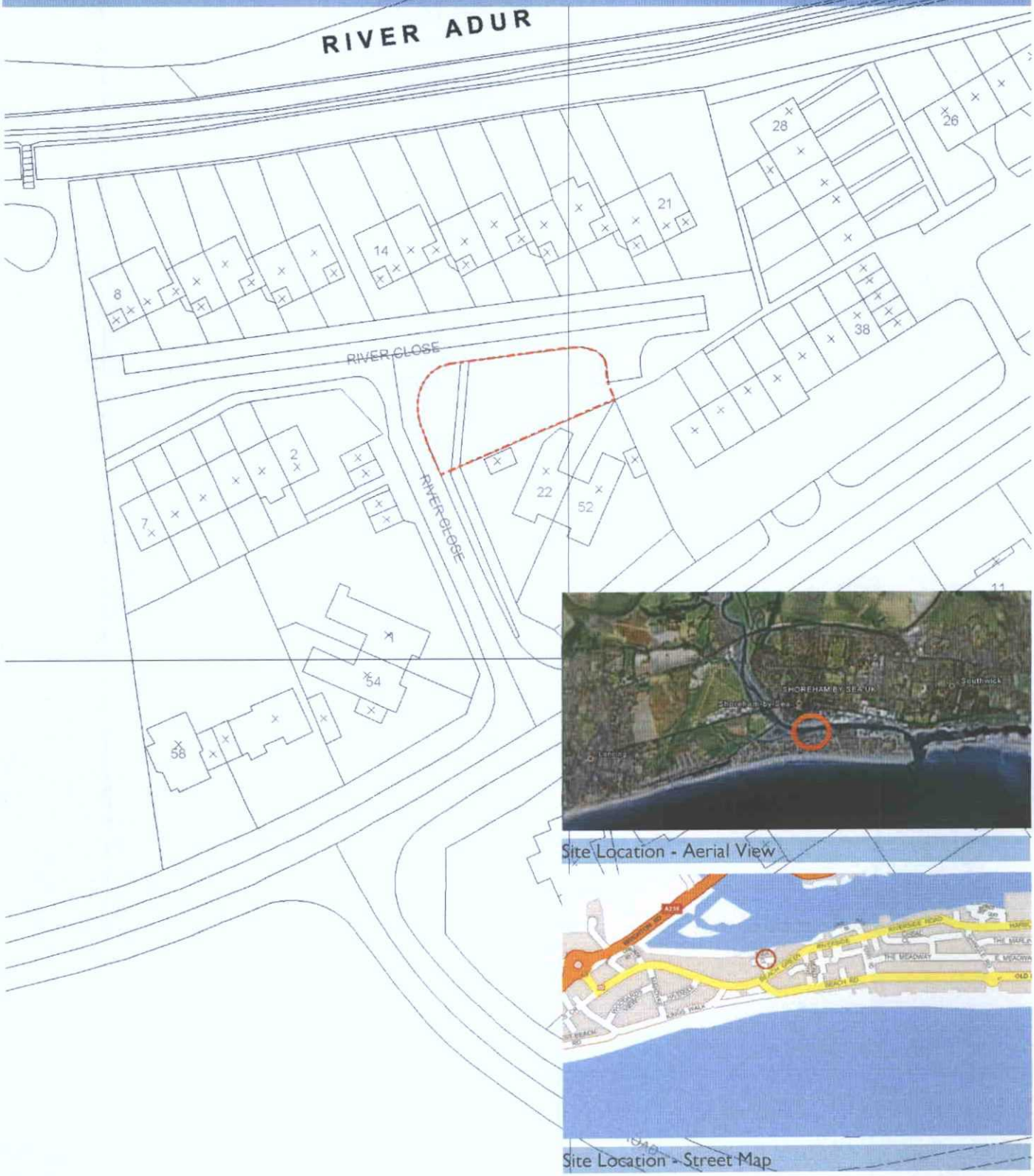
FLOOD RISK ASSESSMENT

Pettinger ARCHITECTS

1.0 SITE LOCATION

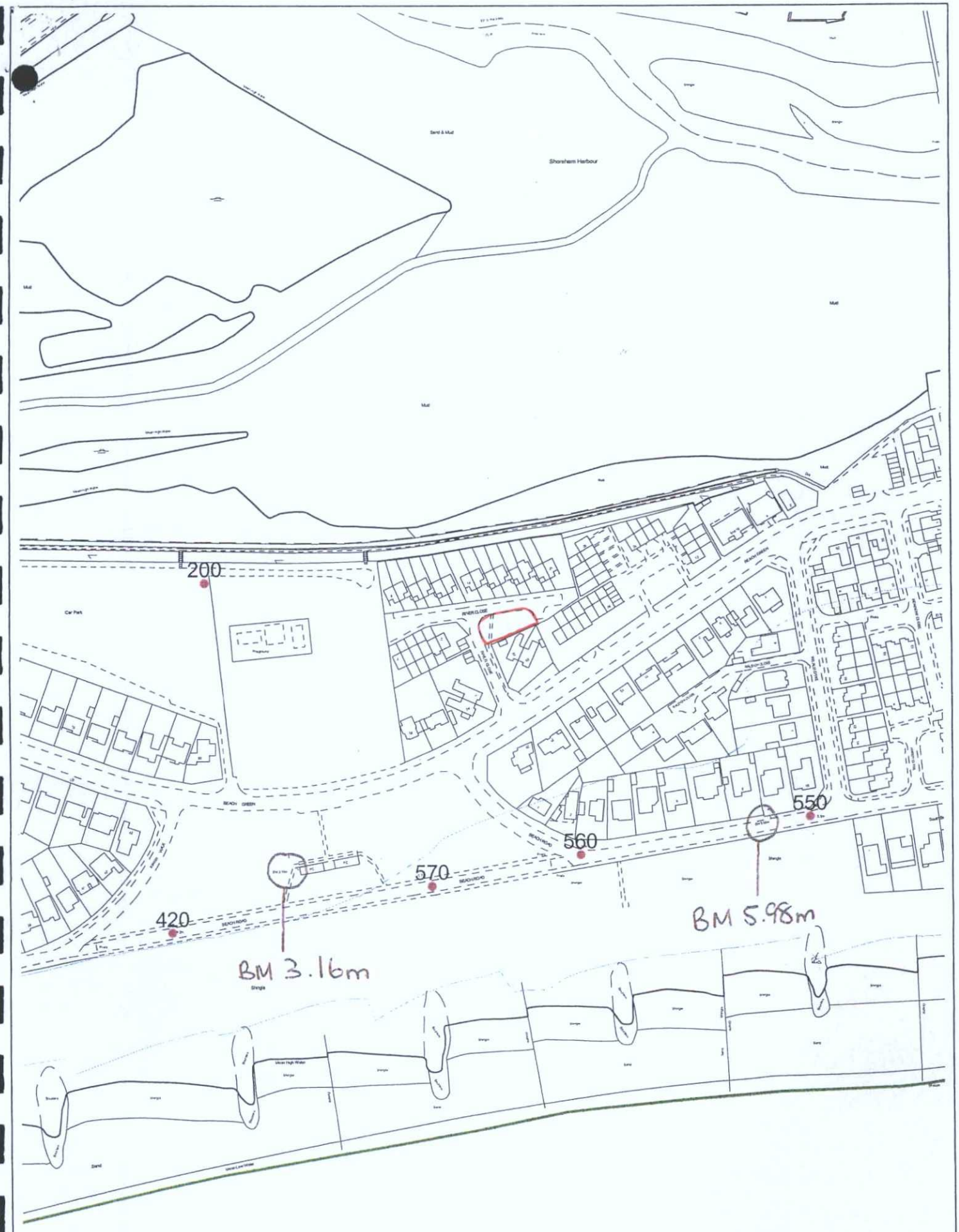
1.1 This statement has been produced in support of an outline planning application for a proposed residential development at 22 River Close, Shoreham-by-Sea. This is line with current advice contained within Planning Policy Guidance Note 25.

The site is located in on the North side of a peninsular formed by the flow of the River Adur as it reaches the English channel.



Site Location - Aerial View

Site Location - Street Map



RIVER CLOSE, SHOREHAM

Scale :	1:2500	Produced by Land and Property Information	
Plot Date :	06/09/2006	Plan For Identification Only produced strictly for WSCC internal use and WSCC project work only	Property Services

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west sussex county council

Flood Risk Assessment
Land adjacent 22 River Close,
Shoreham
15th November 2006

Pottinger
ARCHITECTS

LOCATION

The site is a plot of land on the corner of River Close Shoreham. River Close is an existing development of residential houses. The proposed scheme is for a new house in this road.

See attached OS plan for site location.

The site is between 2m and 3m above OD. The new development will retain this site level, but it is proposed that the habitable accommodation will be at first floor level at approx 5.5m above OD.

The house will be a 3 storey dwelling. The ground floor will comprise access, garage and utility rooms. The upper storeys will comprise living rooms and bedrooms. Construction will be a substantial engineered base storey to provide protection from flood damage. The building will be detailed to reduce the effects of flood damage.

In the case of impending flooding it is envisaged that the building would be evacuated as part of the neighbourhood evacuation plan.

River Close is an area of significant flood risk. It is low lying and is protected by existing sea and river defences. It is understood that these defences are well maintained and flood warning procedures for the local area are well established.

The sources of potential flooding are high tides coupled with storm force gales resulting in overtopping of the sea defences. These are predictable events and flood warnings can be given.

CONCLUSION

It is acknowledged that this is a new development in an area of significant flood risk. With this knowledge the new building will be designed and engineered to resist the effects of flood damage.

The risk to the occupants will be equal to that of the neighbouring housing and will be reduced by the present flood protection and warning systems.