

Flood Risk Assessment – Standing Advice

Site Address: 71 Downside, Shoreham-by-Sea, BN43 6HF

1. Site description

1.1 Site address:

71 Downside, Shoreham-by-Sea, BN43 6HF

1.2 Vulnerability classification:

“More vulnerable” – residential development (minor conservatory extension).

1.3 Flood zone incompatibility:

“The site is entirely within Flood Zone 1 (low probability of fluvial flooding). There is no incompatibility between the proposed development and the flood zone classification.”

1.4 Lifetime of development:

“The conservatory is designed for the lifetime of the dwelling. Standard maintenance and compliance with building regulations will be applied.”

1.5 Local Plan policies and SFRA recommendations:

“The Local Planning Authority’s adopted Local Plan and SFRA recommend considering surface water flood risk. The site has been assessed as at very low risk of surface water flooding now and in the future, and mitigation measures are included.”

2. Assess flood risk

2.1 Existing site:

“The site is a residential dwelling with a lawn garden. Ground levels are generally flat and there are no features likely to affect flood risk significantly.”

2.2 Fluvial flood risk:

2.2.1 Design flood event: Not applicable; site outside fluvial Flood Zone.

2.2.2 Residual fluvial risk: Negligible.

2.3 Tidal flood risk:

2.3.1 Design flood event: Not applicable; site is inland.

2.3.2 Residual tidal risk: Negligible.

2.4 Surface water flood risk:

2.4.1 Design flood event: “The site is at very low risk of surface water flooding now and in the future (2040–2060). Environment Agency maps show no predicted surface water flooding under climate change scenarios for 2070–2125.”

2.4.2 Residual risk: “Negligible. Proposed mitigation, including raised floor and drainage to existing gully and water butt, ensures the development is safe.”

2.5 Sewer flood risk:

“Minor risk if local sewers surcharge during extreme rainfall. The proposed drainage measures will not increase risk.”

2.6 Groundwater flood risk:

“Negligible. Site is not within a groundwater flood risk area.”

2.7 Reservoir flood risk:

“Negligible. Site is not in a reservoir inundation area.”

2.8 Canals and other artificial sources of flood risk:

“None. No nearby artificial sources.”

2.9 Coastal erosion risk implications on tidal flood risk:

“Not applicable; site is inland.”

2.10 Interactions of various sources:

“Surface water is the only relevant source. Other sources (fluvial, tidal, groundwater, reservoir, artificial) are negligible.”

2.11 Design flood level according to all sources identified:

“Finished floor level of the conservatory will match existing dwelling floor level, 1500 mm above natural ground level, above any potential surface water flood level.”

2.12 Exception Test:

“Not required; site is Flood Zone 1 and development is compatible with vulnerability classification.”

2.13 Summary of flood risks:

“Flood risk is negligible. Minor surface water risk is fully mitigated by standard construction and drainage measures. Other sources are negligible.”

3. Avoid flood risk**3.1 Evidence of the Sequential Test:**

“Site selection follows the Sequential Test, prioritising areas at lowest flood risk (Flood Zone 1).”

3.2 Sequential Approach:

“The proposed conservatory avoids higher-risk areas. Existing garden layout is retained, maintaining natural infiltration and drainage.”

4. Control flood risk**4.1 Proposed site levels:**

“Finished floor level set to match existing dwelling, 1500 mm above natural ground level.”

4.2 Flood flow route:

“Site layout does not obstruct natural overland flow. Garden areas remain permeable to allow surface water dispersion.”

4.3 Existing or proposed flood risk management infrastructure:

“Rainwater downpipe connected to water butt; overflow routed to existing house gully. This reduces surface water discharge to the drainage system.”

5. Mitigate flood risk

5.1 Risk to people:

“Raised floor level and minor scale of development minimize risk to occupants.”

5.2 Risk to property/building:

“Solid floor with trench foundations, DPM, and engineering bricks. Walls and finishes designed to reduce water ingress.”

5.3 Risk to essential services:

“Electrical sockets above 600 mm from floor. No essential services are at risk.”

5.4 Floodplain storage and conveyance compensation:

“Not applicable; development does not affect main river floodplain.”

5.5 Surface water management:

“Runoff managed with water butt and overflow to existing gully. No increase in runoff to surrounding areas.”

6. Manage flood risk

6.1 Safe access and escape:

“Access maintained at all times; site layout ensures no obstruction to overland flow paths.”

6.2 Evacuation plan:

“Minor risk; residents will follow local Environment Agency flood alerts. No formal evacuation plan required.”

6.3 Residual flood risk:

“Negligible due to raised floor, drainage measures, and small-scale development.”

6.4 Betterment provision:

“Water butt reduces runoff to existing drainage system, providing betterment.”

7. Summary of measures

- Raised finished floor 1500 mm above natural ground.
- Solid floor with DPM and trench foundations.
- External walls constructed with engineering bricks to floor level.
- Doors with double weather seals and upvc frames.
- Electrical sockets above 600 mm from floor level.
- Surface water managed with water butt and connection to existing gully.
- Garden layout preserved to maintain infiltration.

Get data for your location

Add or edit a location boundary

- [Hide](#)
- ☐ Add polygon
- ☐ Add square
- [Edit shape](#)
- [Delete shape](#)

Datasets

Flood zones 2 and 3

- [Hide](#)
- ☒ Flood zones 2 and 3
- ☐ Surface water
- ☐ None

Climate change

Present day

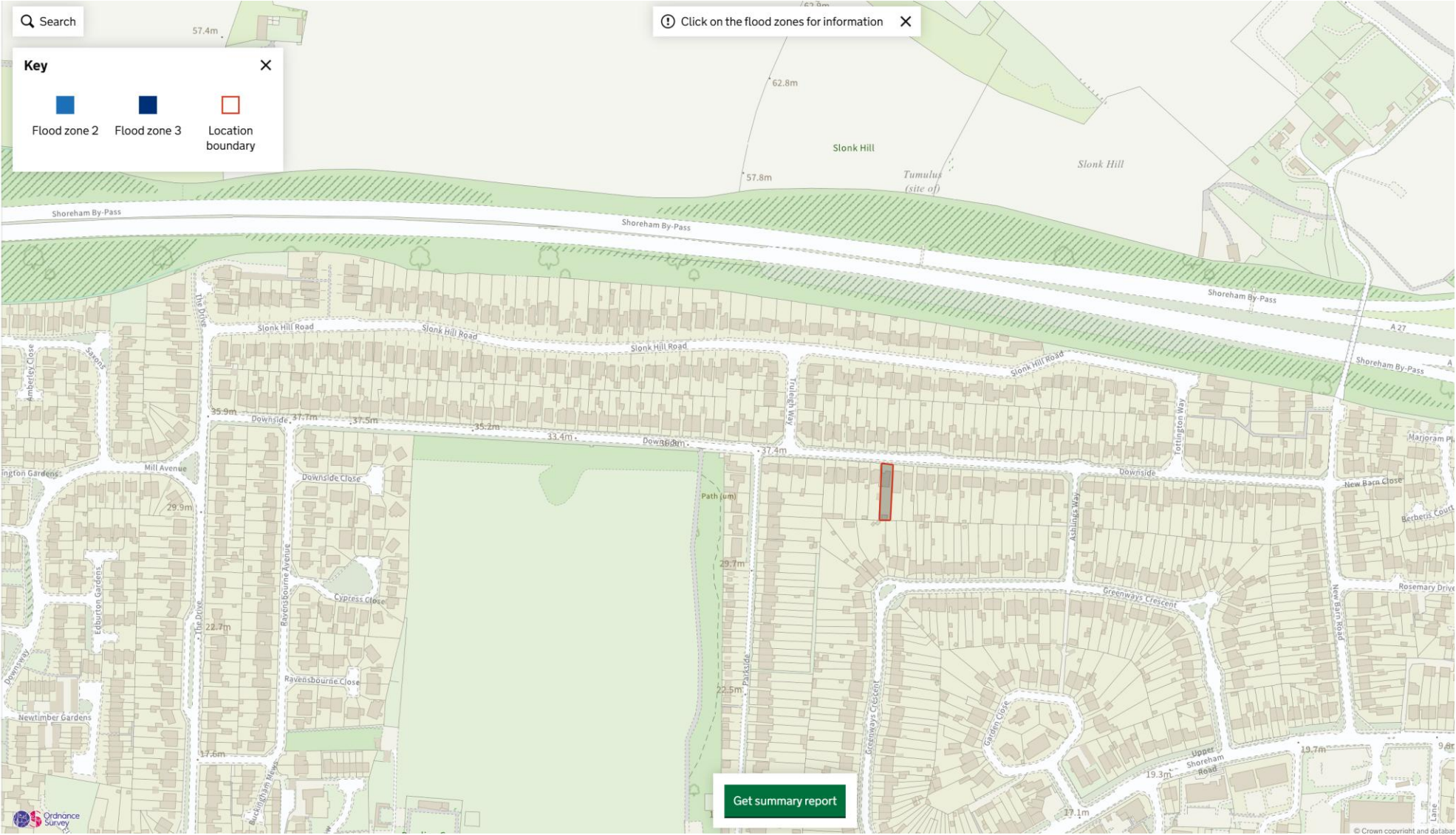
- [Hide](#)
- ☒ Present day
- ☐ 2070 to 2125

Map features

None selected

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Layer opacity



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Datasets

Flood zones 2 and 3

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☐ Surface water

☐ None

Climate change

2070 to 2125

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☐ Present day

☒ 2070 to 2125

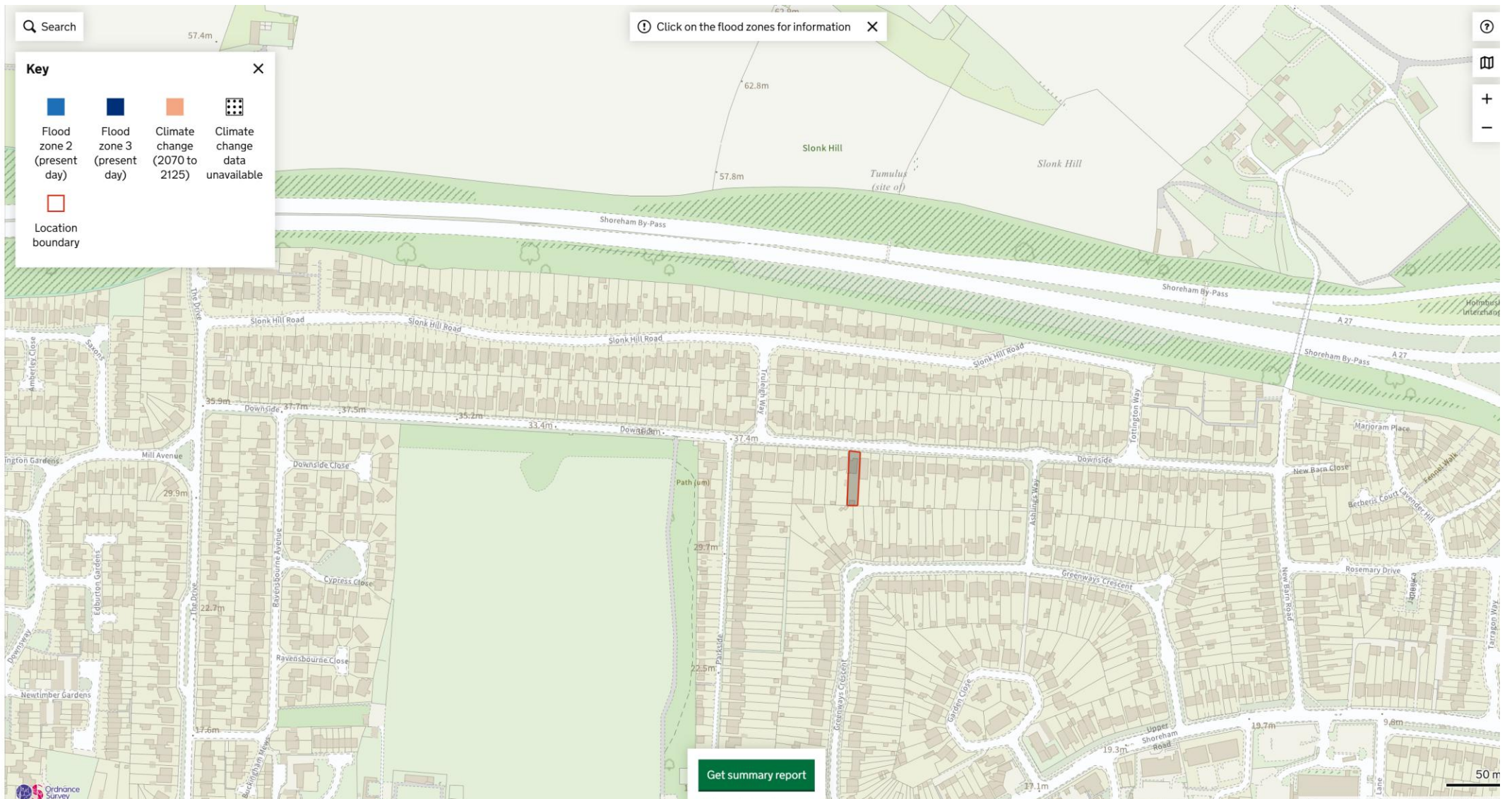
Map features

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This location is in flood zone 1

Flood risk assessments

Developments in flood zone 1 that are less than 1 hectare (ha) only need a flood risk assessment (FRA) where:

- land has been identified as having critical drainage problems
- land is identified in the local planning authority's (LPA) strategic flood risk assessment (SFRA) as being at increased flood risk in future
- it would increase the [vulnerability classification](#) and land may be subject to sources of flooding other than rivers or sea

The site you have drawn is 0.05ha.

If the flood risk to your site is affected by flood defences, you will also need to assess [residual risk](#) from flood defence breach in this location. If available, we will provide breach hazard mapping data to help you do this.

Review the flood risks for your location then complete the next steps for your planning application.

Rivers and the sea		See this risk on the map
What flood zone 1 means	Land within flood zone 1 has a low probability of flooding from rivers and the sea. Find out more about flood zones and what they mean.	

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- ☐ Delete shape

Datasets

Surface water

- ☒ Hide
- ☐ Flood zones 2 and 3
- ☒ Surface water
- ☐ None

Annual likelihood of flooding

1 in 30

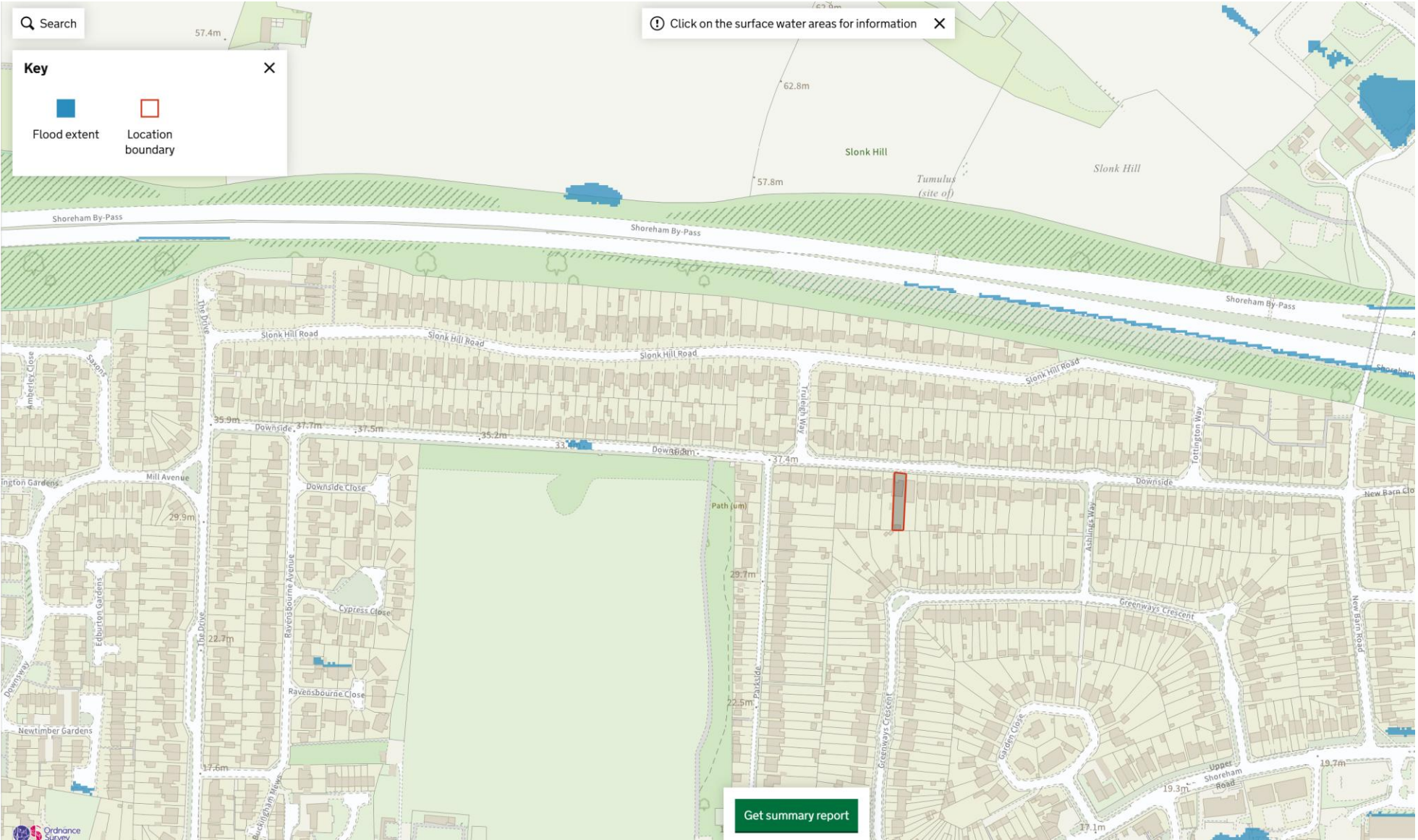
- ☒ Hide
- ☒ 1 in 30
- ☐ 1 in 100
- ☐ 1 in 1000

Map features

None selected

- ☒ Show

Layer opacity



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Datasets

Surface water

[Hide](#)

☐ Flood zones 2 and 3

☒ Surface water

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1 in 100

[Hide](#)

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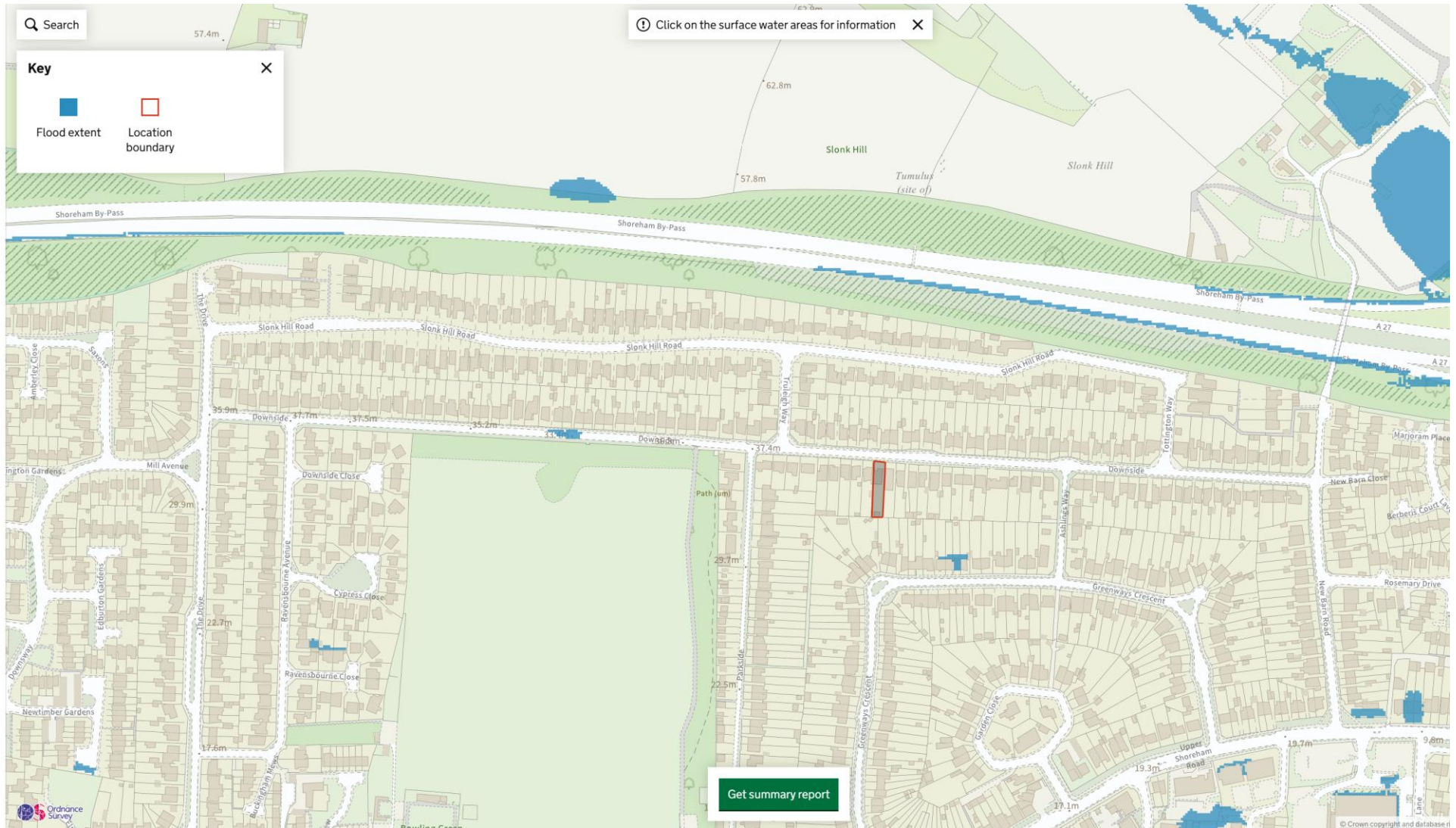
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Datasets

Surface water

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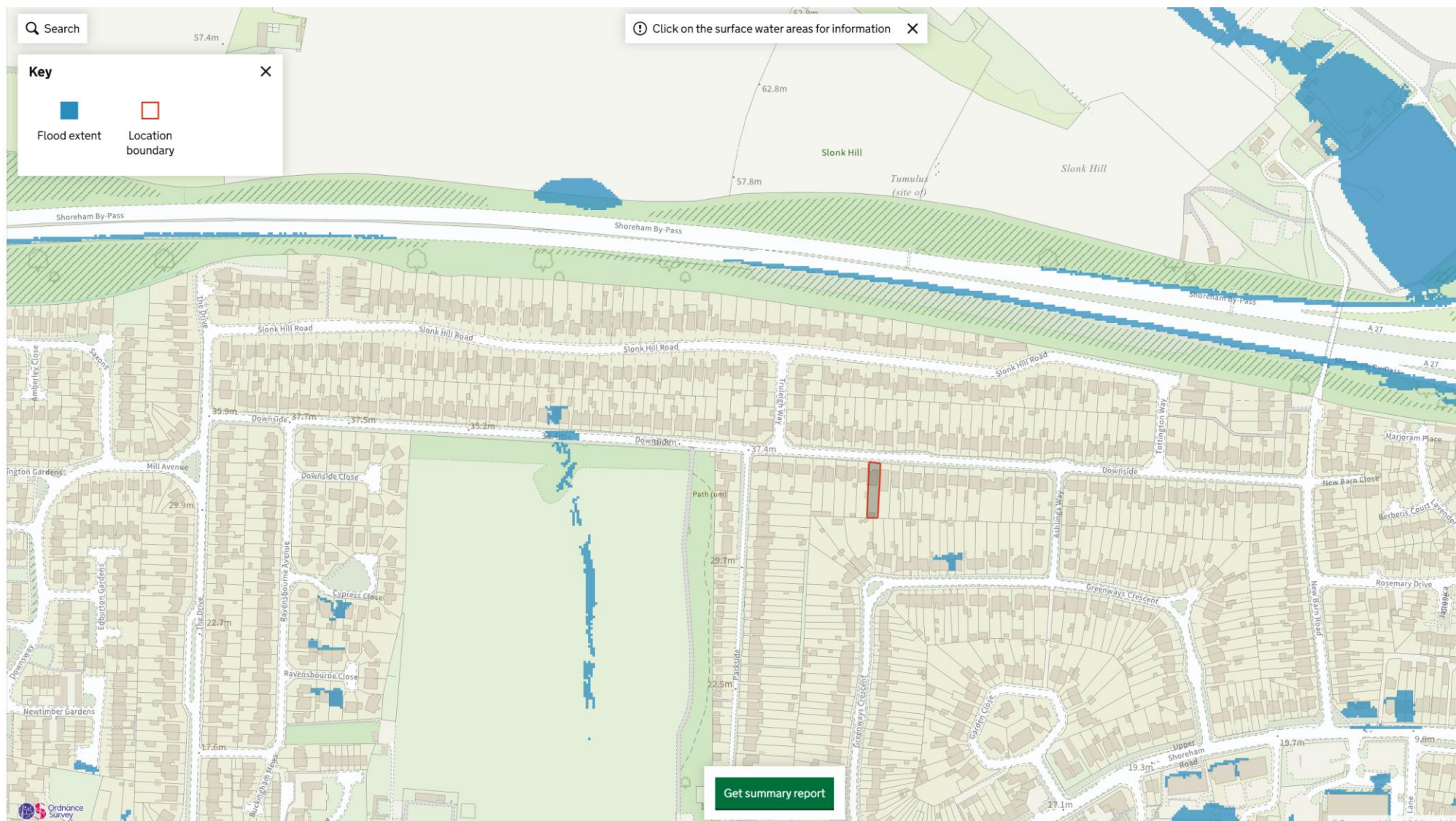
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Flood risk summary

Your selected location: 71, Downside, Shoreham-by-sea, BN43 6HF

This information tells you the flood risk of the land around a building, not the building itself.

► [How we assess an area's flood risk](#)

► [Flood risk and climate change](#)

Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Groundwater

[More about your groundwater flood risk](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

► [What this means](#)

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.