

Flood Risk and Drainage Note

1. The application seeks retrospective permission for the retention of surface-applied cladding to the existing ground-floor elevations and retractable fabric canopies above the existing openings at 94 High Street, Shoreham-by-Sea.
2. The Environment Agency mapping identifies the site as lying within Flood Zones 2 and 3. However, the completed works:
 - create no additional floorspace or building footprint;
 - do not change the use or flood-risk vulnerability classification of the premises;
 - do not alter existing ground or floor levels;
 - do not affect flood storage or flood-flow routes; and
 - do not introduce or alter any foul-water or surface-water drainage arrangements.
3. The works are confined to the existing building elevations and would not increase surface-water runoff, displace floodwater, increase flood risk elsewhere or make the premises materially more vulnerable to flooding.
4. A surface-water drainage strategy or completed drainage checklist would therefore serve no practical purpose, as no drainage works are proposed. The development is considered acceptable in flood-risk and drainage terms.