

Flood Risk Assessment

Planning Application for:
Proposed Siting of Portable Toilet Units and Screen Fencing

Site Address
Salt Beach Kiosk, Sea Road, East Preston, BN16 1PD

1. Introduction

This Flood Risk Assessment (FRA) has been prepared in support of a planning application for the proposed siting of portable toilet units and associated screen fencing at Salt Beach Kiosk, Sea Road, East Preston.

The application site is located within Flood Zone 3. The proposal has therefore been assessed in accordance with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) relating to flood risk.

2. Description of the Proposed Development

The proposal comprises:

- The siting of portable toilet units.
- The erection of new screen fencing surrounding the toilet units.
- No increase in the footprint of the existing kiosk building.

3. Existing Site

The site forms part of the established Salt Beach Kiosk and consists of previously developed land adjacent to the coast at East Preston.

The proposed toilets are to be located on an area of existing hardstanding near the kiosk. The proposal does not involve the loss of any green space or permeable land.

4. Flood Risk

The Environment Agency Flood Map identifies the site as being within **Flood Zone 3**, indicating land with a high probability of flooding.

The proposal does not introduce a vulnerable use such as residential accommodation. The toilet facilities are ancillary to an existing commercial use and are classified as a less vulnerable form of development.

5. Impact on Flood Risk

The proposal will not increase flood risk elsewhere because:

- The development occupies an existing hardstanding area.
- No additional impermeable surfacing is proposed.
- Surface water runoff will remain unchanged.
- The proposal does not obstruct existing overland flow routes.
- No land raising is proposed.
- The portable toilet units and screen fencing have a very limited footprint.

The proposal will therefore have a negligible impact on flood storage capacity and flood flow paths.

6. Flood Resilience

The proposed toilet units are portable structures and are capable of being removed or replaced if required.

The proposal does not involve the construction of permanent habitable accommodation and does not increase the number of people regularly occupying the site.

The existing flood warning arrangements for the area will continue to apply.

7. Sequential Test

The proposal relates to an existing commercial premises and provides ancillary facilities necessary for the continued operation of Salt Beach Kiosk.

The development cannot reasonably be located elsewhere, as the toilet facilities are required to serve customers visiting the existing kiosk. The proposal therefore needs to be located within the established site and there are no reasonably available alternative sites outside Flood Zone 3 that would serve the existing business.

8. Conclusion

The proposed development represents a modest addition to an existing lawful commercial use and comprises the siting of portable toilet units and screen fencing.

The proposal:

- Is located entirely on previously developed hardstanding.
- Does not increase the extent of impermeable surfaces.
- Will not increase flood risk on or off the site.
- Does not impede flood flows or reduce flood storage.
- Does not introduce a more vulnerable land use.
- Provides ancillary facilities required to support the continued operation of the existing beach kiosk.

It is therefore concluded that the proposal is appropriate for the site and can be undertaken without increasing flood risk to people or property.