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## **FLOOD RISK ASSESSMENT**

**Atlas Business Park  
Harbour Road  
Rye, East Sussex**

**4 No. Industrial Starter Units  
to replace Existing Building**

**Ref No. WM/411/FRA February 2013**

**Atlas Business Park Ltd  
Rye Wharf  
Harbour Road  
Rye  
East Sussex  
TN31 7TE**

## **1. BACKGROUND**

Rye Wharf has been owned by Atlas Business Parks Ltd (formerly Rye Wharf Ltd) since the early 2000's and there has been no record of flooding and in addition, the site now benefits from the recently completed River Rother Tidal Walls Improvement Scheme.

### **1.1 River Rother Tidal Walls Improvement Scheme**

In September 2001 Halcrow were commissioned by the Environment Agency to investigate the proposed improvements to the flood defences to the River Rother, Tillingham and Brede, downstream from their tidal sluices and produce a Project Engineers Report for submission to DEFRA for funding.

The need for improvements had been identified in 1998 in the Cliff End to Scot's Float Sluice Strategy Plan which studied the west bank of the Rother.

The preferred option was to provide a 1 in 200 year flood protection to Rye and the surrounding area so that they would not be disrupted by frequent flood events by raising the flood defence levels.

Following completion of the project it was accepted that the flood risk would be significantly reduced but that residual risk would remain albeit at greatly increased tidal return period levels.

Allowance for 50 years of sea level rise in the design level gives an initial standard of defence in excess of 1 in 1000 years, which gradually falls to a 1 in 200 standard over the course of the 50 year scheme life.

Given that the remaining risk relates to high return period events in excess of the standard of defence, and that such events can to some extent be predicted, long-term warning of these extreme flood events will be possible.

This warning will be sufficient to mitigate the effects of property flooding under extreme tidal/storm surge conditions.

### **1.2 Rother District Local Plan**

The Rother District Local Plan: Revised Deposit (November 2003) identified an Employment Area running along Harbour Road, Rye (Inset Map No. 3), this area at the time was clearly marked as being within the flood plain and the Environment Agency would have been aware of these proposals and consulted on them.

A Public Inquiry was held on the Rother District Local Plan and Environment Agency plans prepared by Halcrow relating to the proposed improvements to the flood defences where used by Rother District Council in their evidence on Policy RY7 Rye Harbour Road Employment Area.

## **2 Planning Policy Statement 25**

In Annex E: The Assessment of Flood Risk, para E3 states

At all stages of the planning process, the minimum requirements for flood risk assessments are that they should:

Be proportionate to the risk and appropriate to the scale, nature and location of the development;

## **3 Assessment of Flood Risk**

The site is at risk from the following possible events

### **3.1 Flooding under extreme tidal/storm surge conditions.**

The risk is initially identified from the Halcrow report as being excess of 1 in 1000 years, and gradually falling to 1 in 200 standard over the course of the 50 year scheme life of the recently completed River Rother Tidal Walls Improvement Scheme.

### **3.2 Flooding due to extreme rainfall events**

It is proposed that roof water will be discharged to the adjoining pond.

Due to the nature of the site, and underlying geology it is unlikely that even during extreme rainfall events ponding will occur on site.

## **4 Mitigation of Flood Risk**

### **4.1 Flooding under extreme tidal/storm surge conditions.**

Given that the risk relates to high return period events in excess of the standard of defence, and that such events can to some extent be predicted, long-term warning of these extreme flood events will be possible and the occupiers of the building will be able to take informed steps to mitigate against flood.

### **4.2 Flooding due to extreme rainfall events**

The finished floor level of the building is approx 150mm above the surrounding paved area and the storage capacity of this area should cope with extreme rainfall events during periods, which in any case falls towards lower ground to the South.

## **5 Conclusions**

There is a risk that the site will flood and that risk will increase during the life of the development, however taking into account:

- the proposed industrial use of the site
- discussions with the Environment Agency
- the fact that the site has recently been zoned for Industrial Development

It is believed that the risk is acceptable and that the proposed use appropriate.

Simon Kenny B.Sc., I.Eng., M.I.Agr.E.  
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## References

Project Appraisal Report - Volume I April 2003

*Environment Agency* - JK504040

Project Appraisal Report - Appendices Volume II April 2003

*Environment Agency* - JK504040

River Rother Tidal Walls Improvement Scheme

- Environmental Statement November 2002

*Halcrow Group Ltd* - JK1504040

River Rother Tidal Walls Improvement Scheme

- Addendum to the Environmental Statement August 2004

*Halcrow Group Ltd* - JK1504040

Rother District Local Plan Public Local Inquiry Proof of Evidence in response to  
RY7/12/1030/0

Rother District local Plan - Inspector's Report Section 12 - Rye