

# Flood Risk Assessment for Planning

## Site location:- 37/39 Beach Road, Littlehampton, BN17 5JA

### 1. Site Flooding Context:-

1.1 The site straddles flood zones 2 & 3 – medium to high risk – see Fig. 1

1.2 Risk of flooding from rivers and sea very low – see Fig. 2A

1.3 Risk of flooding from surface water very low – see Fig. 2B

Notes: a) Due to 1.1 NPPF requires a Flood Risk Assessment

b) I have raised a query with the EA, of why after some £19m spend on improvements to Littlehampton's flood defences, we are still classed as flood risk 2 & 3.

### 2. Development Proposals:-

Change of Use from Office to C3 Residential. This application is in CIL Zone (Zero Rated) as 'other development'.

### 3. Flood Impacts/Mitigation:-

3.1 The build footprint would remain as is.

3.2 The upper floor of the building is not considered susceptible to flooding. The first floor is already in use as an office and storage space and the increase in the dwelling will not necessitate any additional floorspace/enlargement to the building.

3.3 The first floor dwelling will utilise the existing access arrangement and it is considered that the proposal would have a negligible impact on flood risk at the site when compared to the existing arrangement. Therefore, there would be no adverse effect on flood risk at this site for the proposed change of use.

3.4 All electrical sockets would be situated minimum 1 metre from floor level.

3.5 Site is registered with EA's flood warning service – customer reference 70259266

3.6 The site is at the very edge of the potential flood area and the distance from the sea/river wall would allow sufficient warning to be given for evacuation to dry land, just a few meters away. Indeed the town would be flooded before water reached this site.

3.7 The proposed development would provide an acceptable level of amenity for future residents, without having a detrimental impact on the amenities of neighbouring residents and occupiers.

3.8 The development is on developable previously developed land within an established town centre.

3.9 Safe evacuation would be from the rear of the building into the car park (flood zone 2) and on to flood zone 1.

3.10 Work on improving the East Bank of the river Arun completed in 2015 – raising the river wall by between 0.9 to 1.3 meters – was designed to take the flood risk from a 1:200 to a 1:300 occurrence (EA's figures) – for comment, see note 1b.

3.11 The reuse of upper floor levels for residential use is supported by Policy RET DM1 of the emerging Local Plan – It can be demonstrated that non-retail use of upper floors will not inhibit business needs for workspace storage or retail expansion.



Extent of flooding from surface water

● High ● Medium ● Low ● Very low ○ Location you selected



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| <b>Rivers and sea risk</b> | <b>Very low risk</b><br>Very low risk means that each year this area has a chance of flooding of less than 0.1%. |
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| <b>Surface water risk</b> | <b>Very low risk</b><br>Very low risk means that each year this area has a chance of flooding of less than 0.1%. |
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Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is **West Sussex**.

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| <b>Reservoir risk</b> | There is no risk of reservoir flooding |
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| <b>Groundwater risk</b> | No risk of groundwater flooding |
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