

W/114/1114

Mr James Smith
Arun District Council
Development Control
1, Arun Civic Centre Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: HA/2011/111700/01-L01
Your ref: LU/103/11/
Date: 29 June 2011

Dear Mr Smith

**CHANGE OF USE FROM RESTAURANT/BAR (A3) - CURRENTLY REDUNDANT - TO A PRIVATE DWELLING, INCLUDING THE REMOVAL OF A FOUR BAY MULLIONED WINDOW FROM THE FRONT ELEVATION AND INSERTION OF A NEW GEORGIAN STYLE SASH WINDOW TO MATCH ELSEWHERE; NEW SIDE ENTRANCE AND BAY WINDOW TO WEST ELEVATION; NEW KITCHEN EXTENSION WITH BALCONY OVER TO SOUTH ELEVATION; RE-PAVED COURTYARD AND GATEWAY AND NEW BOATHOUSE FRONTING SOUTH ELEVATION
HARBOUR HOUSE, 61 SURREY STREET, LITTLEHAMPTON WEST SUSSEX
BN17 5BJ**

Thank you for consulting us on the above planning application. Following our recent meeting I am now able to provide you with information regarding the risks of flooding at this site.

The application site is shown to be within flood zone 3, a high flood risk area in accordance with PPS25. In addition, the defences on the Arun are not of a sufficiently high standard, offering only a 1 in 75 year standard of protection. Although there are plans to improve these defences, we cannot guarantee funding, therefore these should not be taken into account when making decisions regarding flood risk and safety.

The site is shown to flood during the design 1 in 200 year (0.5% probability) tidal event. Even taking the existing defences into account, our modelling shows a flood depth at this location of 0.59 metres. Using the figures provided in PPS25 to predict the effects of sea level rise, the predicted flood depth in 2115 would be 1.82 metres. This depth would be as a result of overtopping of the defences, and does not assume their failure or breach. In this scenario, flood duration would be longer than expected as a result of tidal inundation, as the defences would hold the water back preventing it receding with the tide.

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

Cont/d.

Even assuming there is no velocity, a safe evacuation route to and from the site (in accordance with table 13.1 of FD2320/TR2 Flood Risk Assessment Guidance for New Development) could not be provided based on these levels. Therefore, occupants would either have to evacuate the property or take refuge within it until the water depth reduced.

As safe access cannot be provided, we would object to any application for residential development at this location until such time as we are notified that your own authority is satisfied that the flood risk can be managed safely.

Any application to develop this site would need to be accompanied by a thorough Flood Risk Assessment, assessing the risks (some of this data can be obtained from us) and showing how these will be managed. Information on predicted flood depths, velocity and duration would be necessary to inform what flood resistance and resilience measures are appropriate and aid emergency planning.

I trust that the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely

Miss Catherine McLeod
Planning Liaison Officer

Direct dial 01903 703858

Direct e-mail PlanningSSD@environment-agency.gov.uk