

Our ref: VLC/DP/24385

27 June 2011

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ARUN DISTRICT COUNCIL

29 JUN 2011

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Dear James

61 Surrey Street, Littlehampton, West Sussex
Flood Risk
Planning Applications LU/103/11; LU/104/11L

Following our telephone conversation on 28 July 2011, I write to confirm the key points we discussed on the perceived flood risk to 61 Surrey Street in support of the above planning applications.

1. Neil Holland Architects' proposals to improve both the use and aesthetics of 61 Surrey Street do not adversely affect local properties by way of flood risk.
2. Low levels of flooding can be managed by purpose built flood barriers for doors and windows. These would typically restrain flood waters up to 600mm deep.
3. For greater depths of predicted flood waters, more substantial flood barriers can be employed such as the air and water filled type, and framed type of barrier which can withstand pressures of up to 3.0m head of water. Details are covered within DEFRA/Environmental Agency Report Interim Report 130/1: Flood and Coastal Defence R & D programme. These barriers would not rely upon the building fabric for support.
4. Should flood waters encroach upon the building without domestic flood barriers in place, ground floor doorways would allow waters to enter the ground floor. Water pressures would therefore be similar on the inside and outside faces of the building. Whilst horizontal flood water movement will induce further pressures they are most unlikely to be significant in the Littlehampton area, and so unlikely to induce structural distress.

You will appreciate that it is not the intention of PPS 25 to induce planning blight. I understand in cases such as these the local Planning Authority is obliged to take a pragmatic view in order to sustain local communities such as Surrey Street. It is for this reason the Exception Test is included within the Flood Risk Assessment to ensure that the restoration and enhancement of properties similar to 61 Surrey Street are not adversely prejudiced by these assessments.

I trust the above salient points record accurately the main points of our discussion. If I can be of further assistance in answering any questions that may follow I would welcome your call.

Yours sincerely

Vincent Carpenter
for ARCHIBALD SHAW

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Mr P J Sykes (by email only);

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