

Flood Risk Assessment

Re:

Change of use from part C4 Residential / part E(c) Business to fully Residential

34 New Road, Littlehampton, West Sussex. BN17 5AT

Site, need for flood risk assessment

Information obtained from <https://flood-map-for-planning.service.gov.uk/> shows the site is within current Flood Zone 3, this is considered to be at high risk of flooding. However, the area is protected by recently installed Flood Defences.

The Department for Communities and Local Government: Amendments to Planning Policy Statement 25: Development and Flood Risk, Impact Statement. P. 25, Table D.2, states in this connection that Buildings used for professional services as 'less vulnerable' and Dwelling House as 'more vulnerable'. We therefore undertake this flood risk assessment to be submitted with the planning application to show the reduction in risk.

The property is a mid-terrace property consisting of 3 floors and is surrounded by a number of dwelling houses.

Current use

The property is currently used as in accordance with permission no LU/403/22/PL, which consists of Business use on the ground and first floor, which includes kitchen and sanitary facilities, plus two residential bedrooms on the second floor that share the kitchen and sanitary facilities.

Proposed change of use

This proposal is for the change to a 5-bedroom dwelling house over 3 floors with 5 x individual living/sleeping rooms on the first and top floor only.

This is a reversion to the former use granted by application No. LU/49/10/ on 15 September 2010, with a condition that no bedrooms or sleeping quarters were permitted on the ground floor.

Proposed use: provision for refuge

The first and second floor provide a refuge in the event of an extreme flood occurrence. In the event of an emergency there is access and egress at top floor level via a fire escape window that would provide a safe escape route onto a flat roof in an emergency. On the first floor there is a large sash window to the front of the property that is more than adequate to allow both access and egress in an emergency. As noted, there is no sleeping accommodation on the ground floor.

Conclusion

The proposed change of use will return the level of occupation and risk to what it was in 2022, and which is identical to the majority of residential buildings in the surrounding area.

George Schlich (applicant)
For and on behalf of Schlich Limited
26 May 2026