

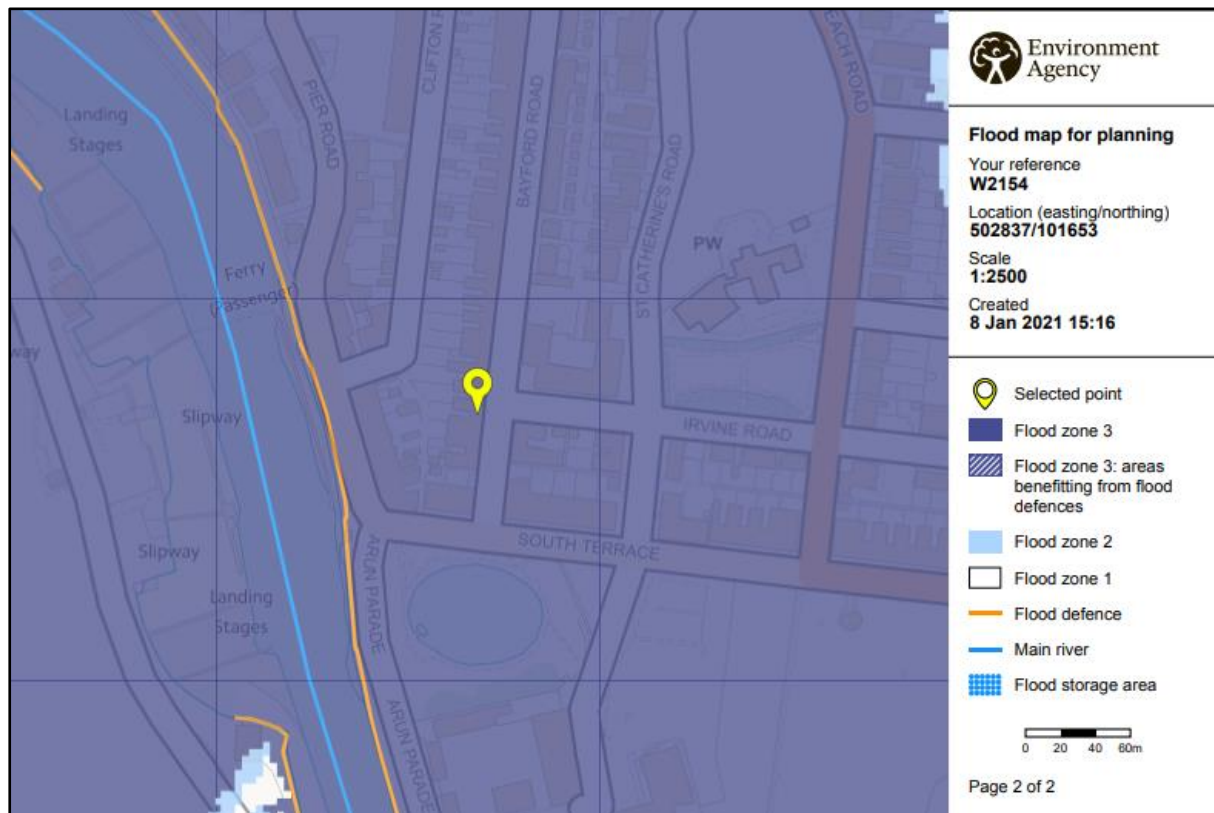


W H A L E B A C K

FLOOD RISK ASSESSMENT

125 Bayford Road
Littlehampton
BN17 5HW

The site relates to a three-storey dwellinghouse (C3) in Environment Agency Flood Zone 3.



The proposed change of use is from a single dwellinghouse (C3) to a large HMO (Sui Generis). Both fall within a residential use.

The National Planning Practice Guidance (NPPG) on Flood Risk and Coastal Change advises on changes of use within a flood zone. The guidance notes that a change of use may involve an increase in flood risk if the vulnerability classification of the development is changed.

Table 3 below sets out flood risk vulnerability and flood zone compatibility.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Table 2 states that buildings in use as dwellinghouses are classed as ‘more vulnerable’:

More vulnerable

- Hospitals
- Residential institutions such as residential care homes, children’s homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

Paragraph 067 clarifies that the Sequential and Exception Tests do not apply to minor developments and changes of use, except for a change of use to a caravan, camping/chalet site or to a mobile home or park home site.

The lawful use of the property is a large single dwellinghouse. The general layout of the property would remain as existing, within a residential use. The proposed change of use would not alter the vulnerability classification of the site. The change of use would not increase flood risk on the site or

elsewhere. An exception test is not required and there are no flood risk issues relating to the change of use from one residential use to another.