

OYSTER POND TEMPORARY PUBLIC TOILETS
LITTLEHAMPTON
WEST SUSSEX
BN17 5LQ

FLOOD RISK ASSESSMENT
TO ACCOMPANY PLANNING APPLICATION
FOR INSTALLATION OF TEMPORARY PUBLIC TOILETS



MAY 2021

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INTRODUCTION

This flood risk assessment accompanies a full planning application for installation of temporary public toilets on open public grassland at the junction of Arun Parade and South Terrace, Littlehampton BN17 5LQ.

LOCATION

The site is located at the junction of Arun Parade and South Terrace as indicated on the Location and Block plan, Drawing No. 1057/03, which is included with the planning application and is also attached to this document as Appendix A.

EXISTING FLOOD ALLEVIATION MEASURES

Arun District Councils Level 1 and Level 2 Strategic Flood Risk Assessment Final Report states 'The Littlehampton Arun East Bank Tidal Flood Risk Management Scheme (May 2013) is a construction scheme managed by the Environment Agency to improve the flood defences along the east bank of the River Arun in Littlehampton. The scheme was conducted between the harbour mouth to 500m north of the A259 road crossing in order to protect the town against a 1 in 300-year (0.33% AEP) flood event.'

See plan extracted from Arun District Council's SFRA, attached to this document at Appendix B.

EXISTING FLOOD RISK

The area is shown on the Environment Agency flood map as being in flood risk zone 3. The flooding risk is tidal. See plan downloaded from the Environment Agency website attached to this document at Appendix C.

SOURCE OF FLOODING

The site is within the area deemed to be at risk of tidal flooding as shown on the indicative flood maps held by the Environment Agency, but this is not surprising given its proximity to the sea.

PREVIOUS FLOODING HISTORY

The Environment Agency records of historic flooding do not identify this site as having been flooded in the past. See plan extracted from Arun District Council's SFRA, attached to this document at Appendix D.

DESIGN

The temporary building will not be used for residential purposes and therefore the risk to human health and life caused by flooding is minimal. As the proposed temporary toilet facility is only to be in-situ during the summer, the risk of tidal flooding is extremely low. An emergency plan could be produced so that members of the public, facility managers and cleaners etc. are safeguarded against the potential risk of flooding.

LOCALITY AND RATE OF FLOODING

The site is very close to the sea-front so any flooding could affect the site very quickly. The floodwater is unlikely to be particularly fast flowing or deep.

FLOOD TRENDS AND CLIMATE CHANGE

The risk of flooding is likely to continue to rise as tidal flood levels rise due to global warming.

CROSS SECTION THROUGH THE SITE

A cross section has not been produced across the site, but a topographical survey has been produced.

FOUL AND SURFACE WATER DRAINAGE SYSTEMS

Foul drainage from the temporary toilets will be connected to the mains sewage system in an existing manhole just to the east north east of the site. The existing surface water drainage will not be affected.

DISPLACED WATER

The small amount of surface water displaced during the temporary period of the installation is not considered to be material.

IMPACT ON NEIGHBOURING PROPERTIES

For the same reason given in the previous section, there will be no flood risk impact on the neighbouring properties.

FLOOD MITIGATION PROPOSALS

The use of the building as public conveniences is classified as 'less vulnerable' to flooding and suitable for areas deemed to be at high risk of flooding. It is not necessary for this type of development to satisfy the exemption test, even in high risk areas such as this. Nevertheless, it is necessary to demonstrate that the residual risks of flooding are acceptable after existing and proposed management and mitigation measures are taken into account, including flood defences, flood resilient and resistant design, escape/evacuation, effective flood warning and emergency plans.

Considering the short, temporary, and summer seasonal nature and the proposed use of the site as public toilets, it is not considered necessary to incorporate any special design mitigation measures such as flood defences, flood warning, flood resilience or resistant design into the proposed toilet facility. Neither is it considered appropriate or necessary to prepare either an emergency plan or escape/evacuation plans.

When considering the risk to health and life by flooding of the site, it has to be assumed that the public conveniences are highly unlikely to be occupied in the event of a flood. The public toilet facilities will be closed and locked at night. Notwithstanding this, the toilets should be closed to the public if warning of a flood threat is issued.

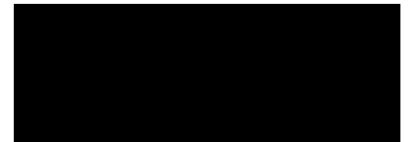
SUMMARY



Whilst tidal flooding of the building appears to be reasonably foreseeable, the flood defences commenced in May 2013 and now completed should offer a reasonable level of protection from coastal flooding that is not evidenced by the flood risk maps that are currently publicly available.

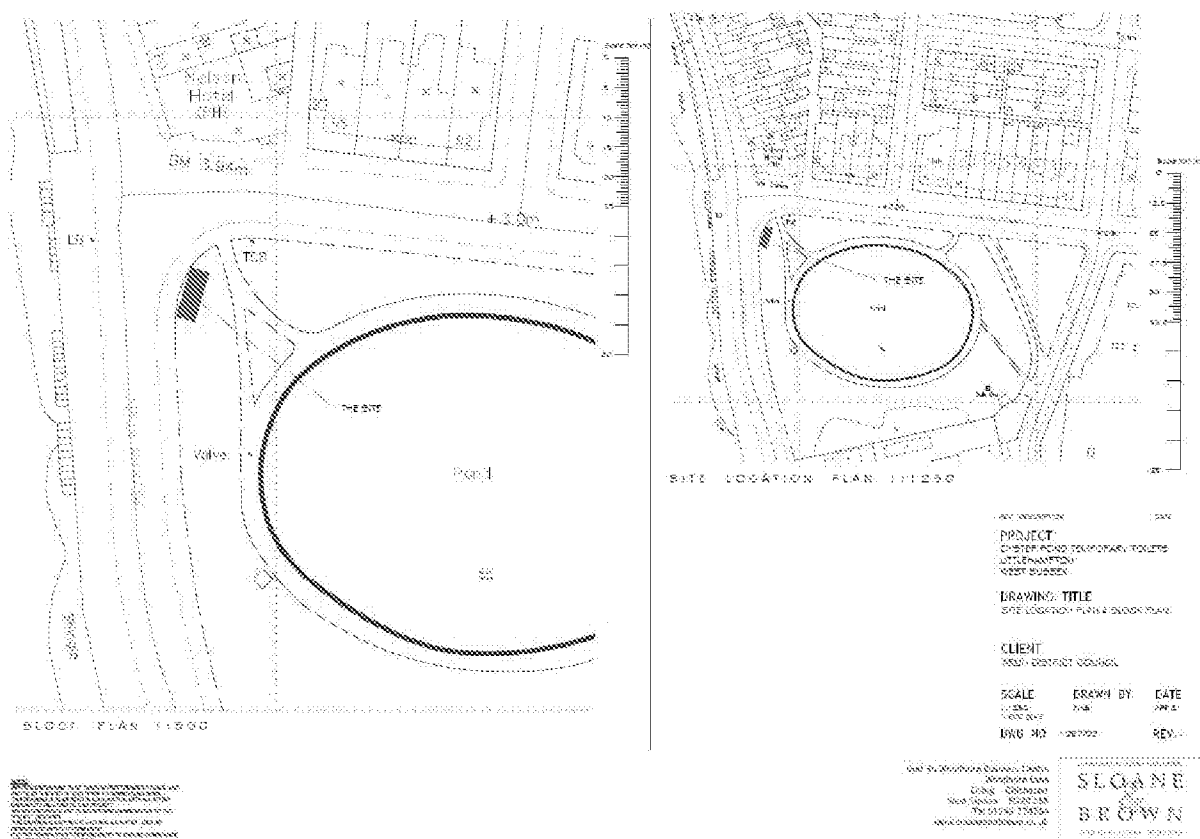
The building is highly unlikely to be in use at the time of any flooding and therefore the risk is considered to be minimal.

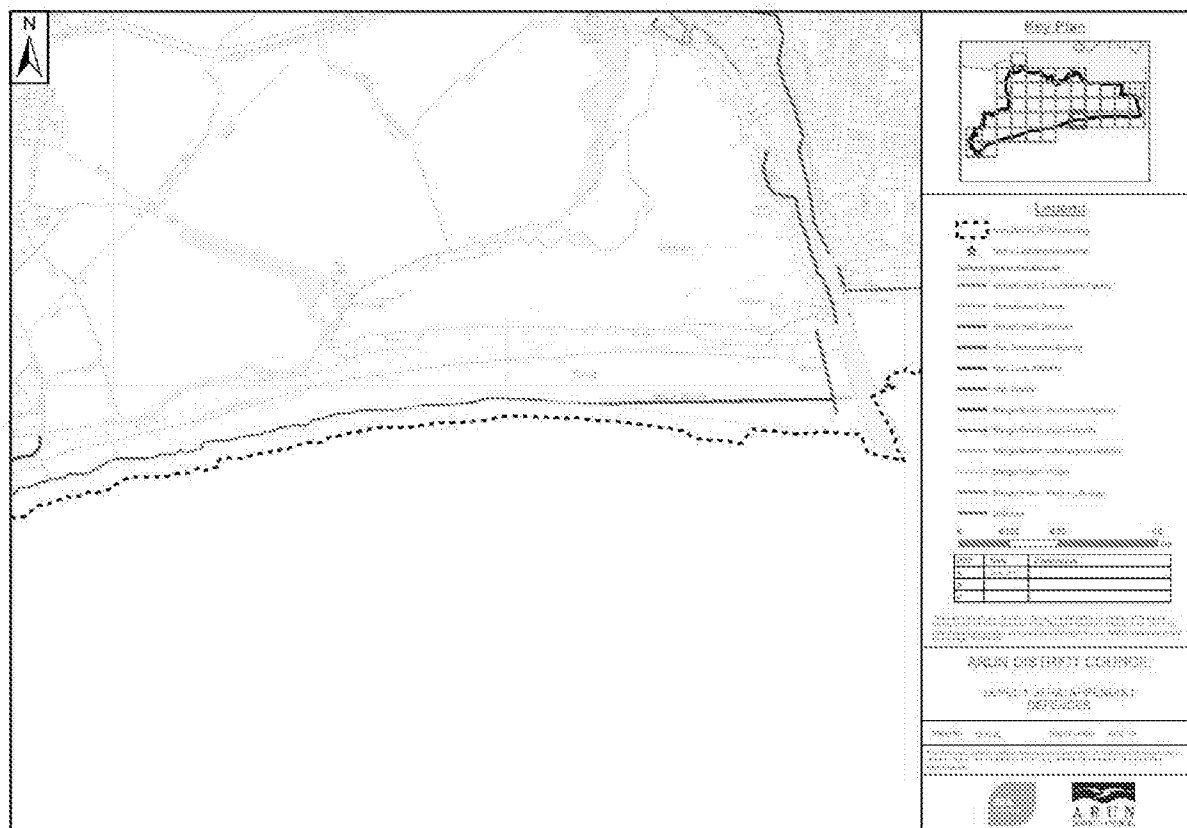
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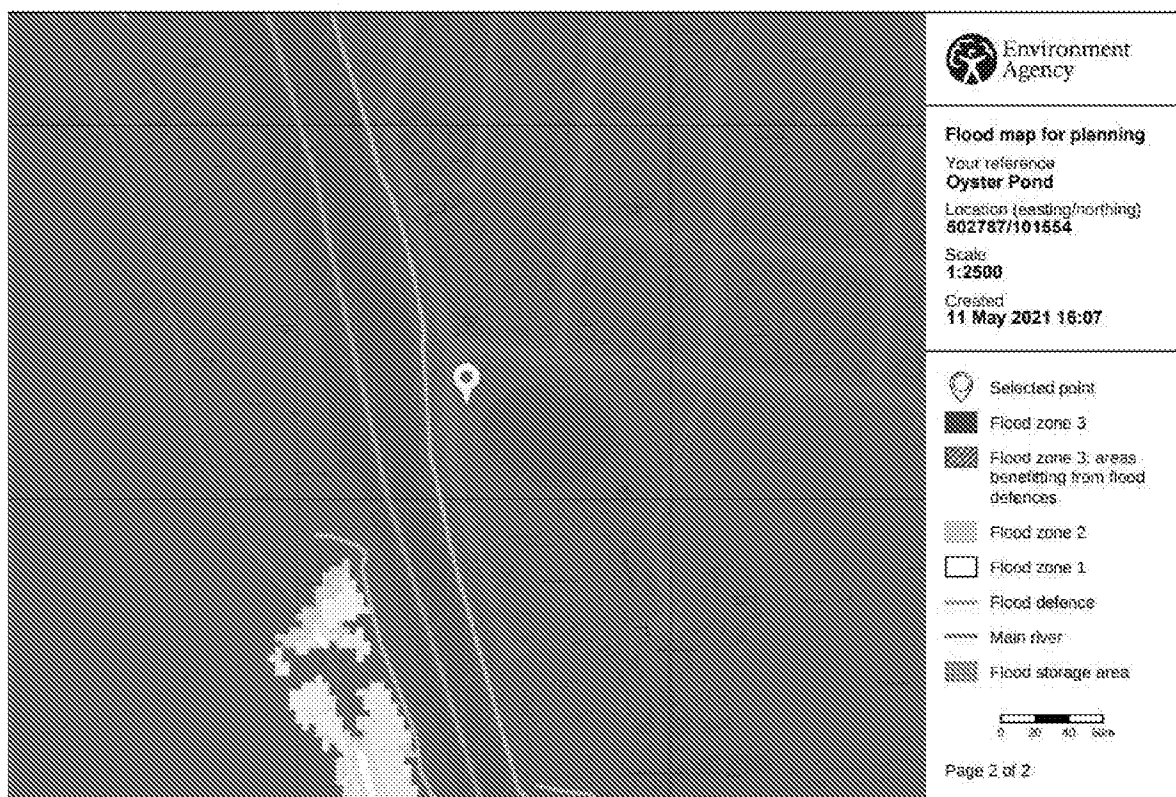
Appendix A

Location and Block plan, Drawing No. 1057/03 (Not to scale)





APPENDIX C ENVIRONMENT AGENCY FLOOD RISK MAP



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ENVIRONMENT AGENCY MAP OF PREVIOUS FLOODING

