

Flood Risk Assessment

Littlehampton Marina

On behalf of: Broomer Farm Group



Bellamy Roberts

Document Control Sheet

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1 Introduction

- 1.1** Bellamy Roberts has been instructed by Broomer Farm Group to prepare a Flood Risk Assessment (FRA) to support a planning application for a proposed area of open storage at Littlehampton Marina.
- 1.2** This assessment has been undertaken to ascertain whether there are any constraints to the development of this site and to assess the impact of the proposal, with regard to flood risk.
- 1.3** It is recognised that developments that are designed without regard to flood risk may endanger lives, damage property, cause disruption to the wider community, damage the environment, be difficult to insure and require additional expense on remedial works. Current guidance on development and flood risk identifies several key aims for a development to ensure that it is sustainable in flood risk terms. These aims are as follows:
- the development should not be exposed to flood risk such that the health, safety, and welfare of the users of the development, or the population elsewhere, are threatened;
 - the development should not be at a significant risk of flooding and should not be susceptible to damage due to flooding;
 - safe access to and from the development should be possible during flood events;
 - the development should not increase flood risk elsewhere;
 - the development should not prevent safe maintenance of watercourses or maintenance and operation of flood defences;
 - the development should not be associated with an onerous or difficult operation and maintenance regime to manage flood risk. The responsibility for any operation and maintenance required should be clearly defined;
 - future users of the development should be made aware of any flood risk issues relating to the development;

- the development design should be such that future users will not have difficulty obtaining insurance or mortgage finance, or in selling all or part of the development, because of flood risk issues;
- the development should not lead to degradation of the environment; and
- the development should meet all the above criteria for its entire lifetime, including consideration of the potential effects of climate change.

1.4 Paragraph 175 of the NPPF (December 2024) states:

"The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk)."

1.5 The FRA has been prepared with due regard to the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist.

Site Location

1.6 The National Grid Reference for the centre of the site is TQ 01892 02136. For clarity, a site location plan is presented at **Appendix 1**, an extract of which is provided at Figure 1.

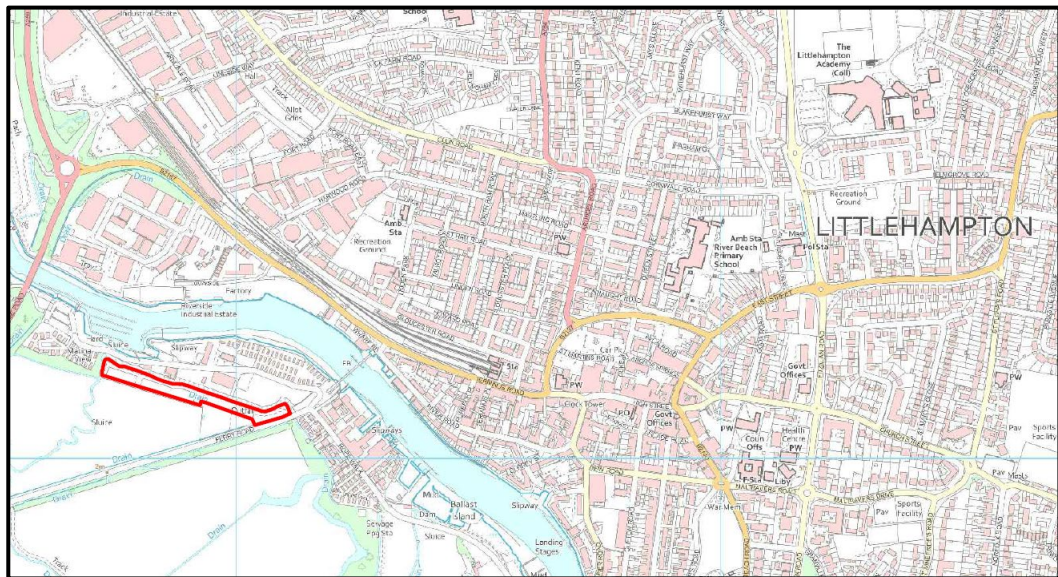


Figure 1: Site Location Plan

Existing Watercourse

- 1.7** A watercourse borders the site along its northern and western boundaries.

2 Sources of Flooding

River/Sea Flooding

- 2.1** Environment Agency mapping reveals that most of the site is in flood zone 3. The Environment Agency's flood map for planning is presented at **Appendix 2** and an extract of this is provided at Figure 2 for reference.

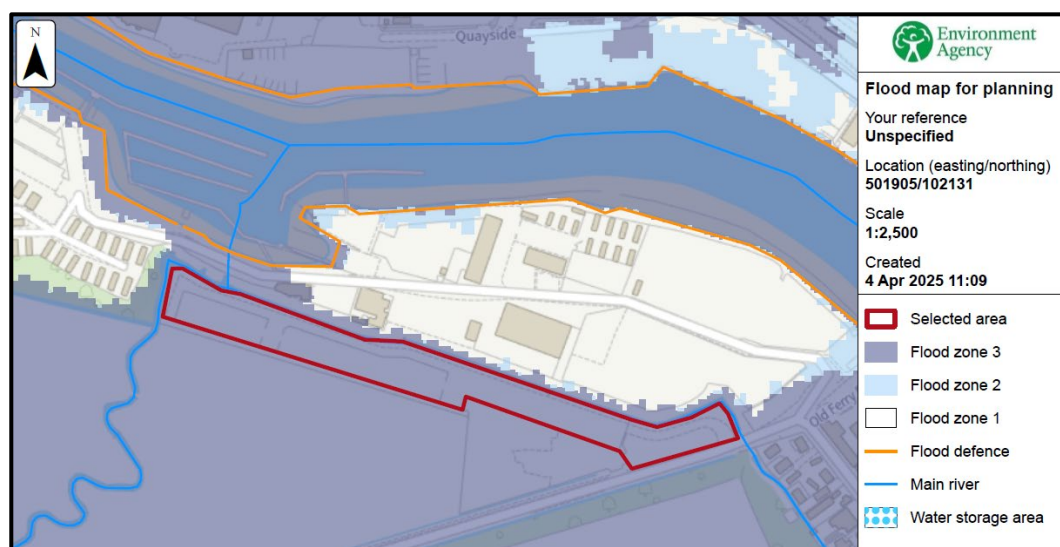


Figure 2: Flood Zone Map (Source: EA)

- 2.2** When the impacts of climate change are considered, the site will remain within flood zone 3.

Surface Water Flooding

- 2.3** In addition to fluvial flooding, surface water flooding must also be considered. This often occurs when intense, often short duration rainfall is unable to soak into the ground or enter the local drainage system. It is made worse when soils are saturated so that they cannot accept any more water. This type of flooding is usually short lived, localised and associated with heavy downpours of rain, and often has very little warning before it occurs. The amount of runoff is also a function of geology, slope, climate, rainfall, saturation, soil type, urbanisation and vegetation.

- 2.4** The Environment Agency flood map for planning shows that small parts of the site are at risk of surface water flooding, which would appear to be associated with the watercourse along the site's northern boundary.

Groundwater Flooding

- 2.5** Information from the gov.uk website advises that groundwater flooding is unlikely in this area.

3 The Proposal

- 3.1** The site is currently used for the storage of motorhomes and touring caravans. The proposal is for open storage and a certificate of lawfulness for this use was granted in February 2021 (LPA ref. LU/335/20/CLE).
- 3.2** The scheme proposes to change the storage of caravans and motorhomes to large vehicle plans and machinery. The specific wording of the certificate of lawfulness means that any other form of storage will require express planning consent.
- 3.3** Whilst planning permission will be required to change the type of vehicles being stored, in terms of flood risk, the proposal does not increase the vulnerability of users at the site. As such, the proposal is appropriate with regard to the site's flood risk and the application of the sequential test is not required in this instance.

4 Summary & Conclusion

Summary

- 4.1** Bellamy Roberts has been instructed by Broomer Farm Group to prepare a Flood Risk Assessment (FRA) to support a planning application for a proposed area of open storage at Littlehampton Marina.
- 4.2** The site is within present day flood zone 3 and there are areas of the site at risk of surface water flooding.
- 4.3** The proposal retains the consented storage use at the site and is therefore appropriate in flood risk terms. The application of the test is therefore not required in this instance.

Conclusion

- 4.4** The scheme therefore accords with all relevant policies within the NPPF and should be considered acceptable in flooding terms.

APPENDICES

APPENDIX 1

Site Location Plan



Notes

— Site



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CLIENT
Broomer Farm Group

PROJECT
Caravan Storage at Littlehampton Marina

TITLE
Site Location Plan

DRAWN BY
MB

DESIGN BY
-

CHK BY
MT

DATE
15/01/25

DRAWING No.

REV No.

SCALE
NTS @ A3

6230 / 301

APPENDIX 2

EA Flood Map for Planning

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
501905/102131

Created
4 April 2025 11:09

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

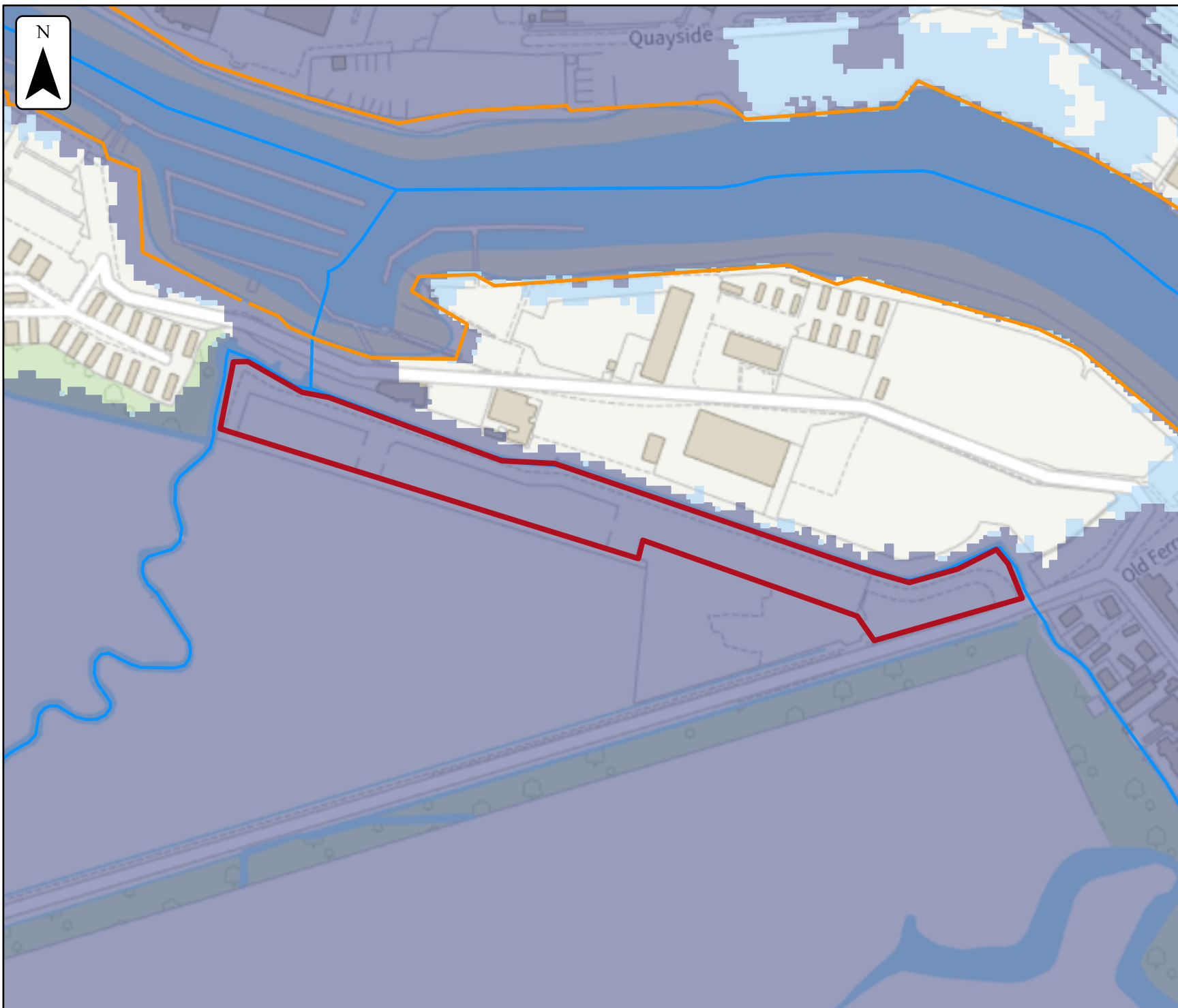
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

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Flood map for planning

Your reference

Unspecified

Location (easting/northing)

501905/102131

Scale

1:2,500

Created

4 Apr 2025 11:09

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 20 40 60m



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