

FLOOD RISK STATEMENT

43 High Street, Littlehampton, BN17 5EJ

1.1. Introduction

The proposals include installation of a new external condenser (MXZ-2F42VF3), which will be replacing the existing external condenser located on the flat roof, which serves the ground floor, a new extract fan, a new localised smaller MVHR unit and two louvres.

This flood risk supporting note has been prepared by Ridge and Partners in support of the above planning application PP-14265648, for the property of 43 High Street.

In line with the Planning Practice Guidance, 'site-specific flood risk assessments need to be proportionate to the anticipated degree of flood risk', and a flood risk assessment needs to be appropriate to the scale, nature and location of the development.' In this regard, the proposed development is for appropriate development in areas of higher flood risk. This note considers the risk of flooding to the Site, and the impact of the development on the flood risk of the area.

Flood Risk Mapping

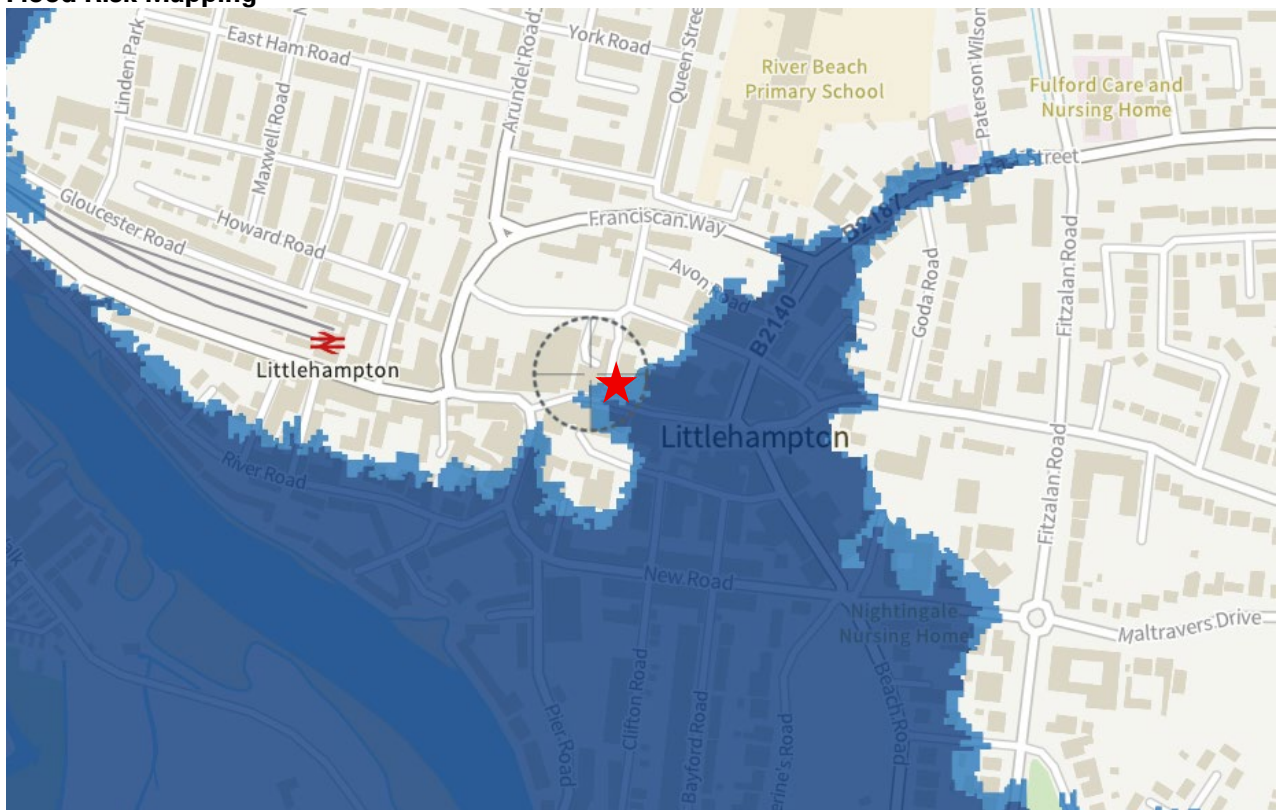


Fig 1: Environment Agency's Flood risk map of wider Littlehampton. Light blue represents Flood Zone 2 and dark blue represents Flood Zone 3. The site is marked with a red star.

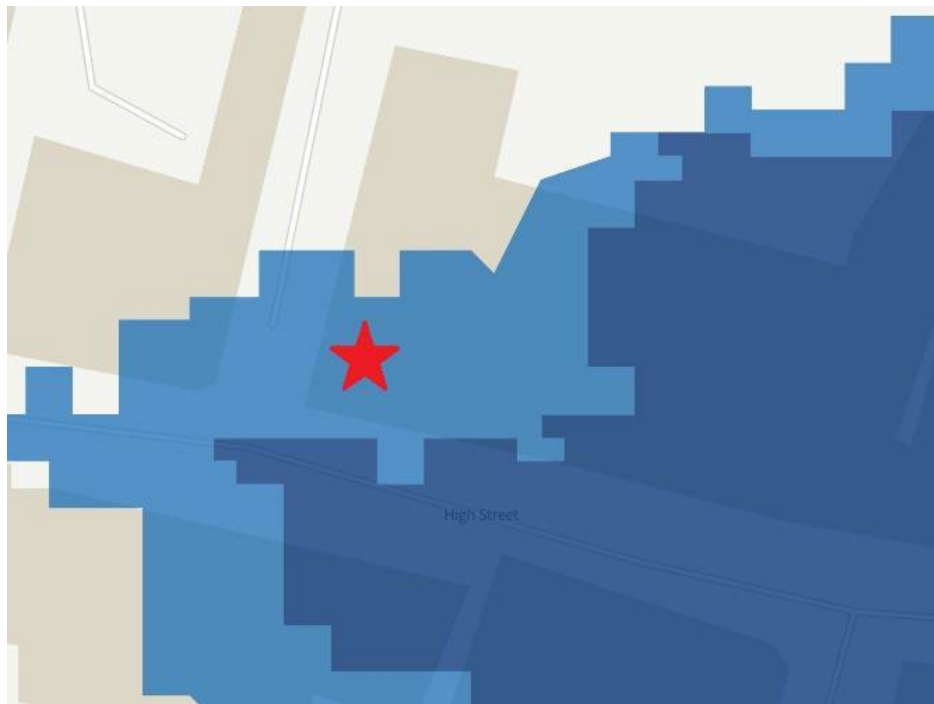


Fig 2: Environment Agency's Flood risk map of site's immediate surrounding context. Light blue represents Flood Zone 2 and dark blue represents Flood Zone 3. The site is marked with a red star.

1.2. Assessment

According to the Environmental Agency ('EA') Flood Risk Map for Planning, the site is in Flood Zone 2, however you can see in the Figure 2 that it is very close to being in Flood Zone 3. Flood Zone 2 represents a medium risk (0.1% to 1% chance of annual flooding), and Flood Zone 3 represents a higher risk (1% chance of annual flooding).

1.3. Conclusion

Given the proposal does not seek to change the use, nor increase the building footprint, the new condenser is located above ground level on the single-storey roof, and the new louvres, extract fan and new localised smaller MVHR unit are at a suitable height above ground level; it is our view that the proposed development is considered to be appropriate and will not impact the surface water flood risk of the site or its surroundings.

Ridge and Partners LLP
12th September 2025