

137 BAYFORD ROAD, LITTLEHAMPTON

FLOOD RISK ASSESSMENT

This application relates to a change of use from B&B accommodation to bedsits. Both uses are residential in nature.

The site is located within FZ3 – see attached documents.

The Planning Practice Guidance on Flood Risk and Coastal Change advises at paragraph 048 discusses the issue of flood risk raised by changes of use. It notes that a change of use may involve an increase in flood risk if the vulnerability classification of the development is changed.

Table 3 [see below] sets out 'Flood risk vulnerability and flood zone 'compatibility'. Table 2 makes clear that buildings used for dwellinghouse and hotels etc are classified as 'more vulnerable'.

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 *	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.

However, paragraph 067 makes clear that the Sequential and Exception Tests do not need to be applied to minor developments and changes of use,

except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site.

The lawful use of the property appears to be as a bed and breakfast use and historic floor plans indicate 8 bedrooms. The current use as an 8 bedsit HMO has not involved any material internal changes with the room layout and uses remaining the same.

It therefore follows that since the vulnerability classification does not change from this change of use an exception test is not required and that since the application relates to the change from one type of residential use to another with no increase in occupancy then there is no objection on flood risk grounds.

Flood map for planning

Your reference
johnsons barn

Location (easting/northing)
502835/101630

Created
4 Jul 2018 12:18

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

This means:

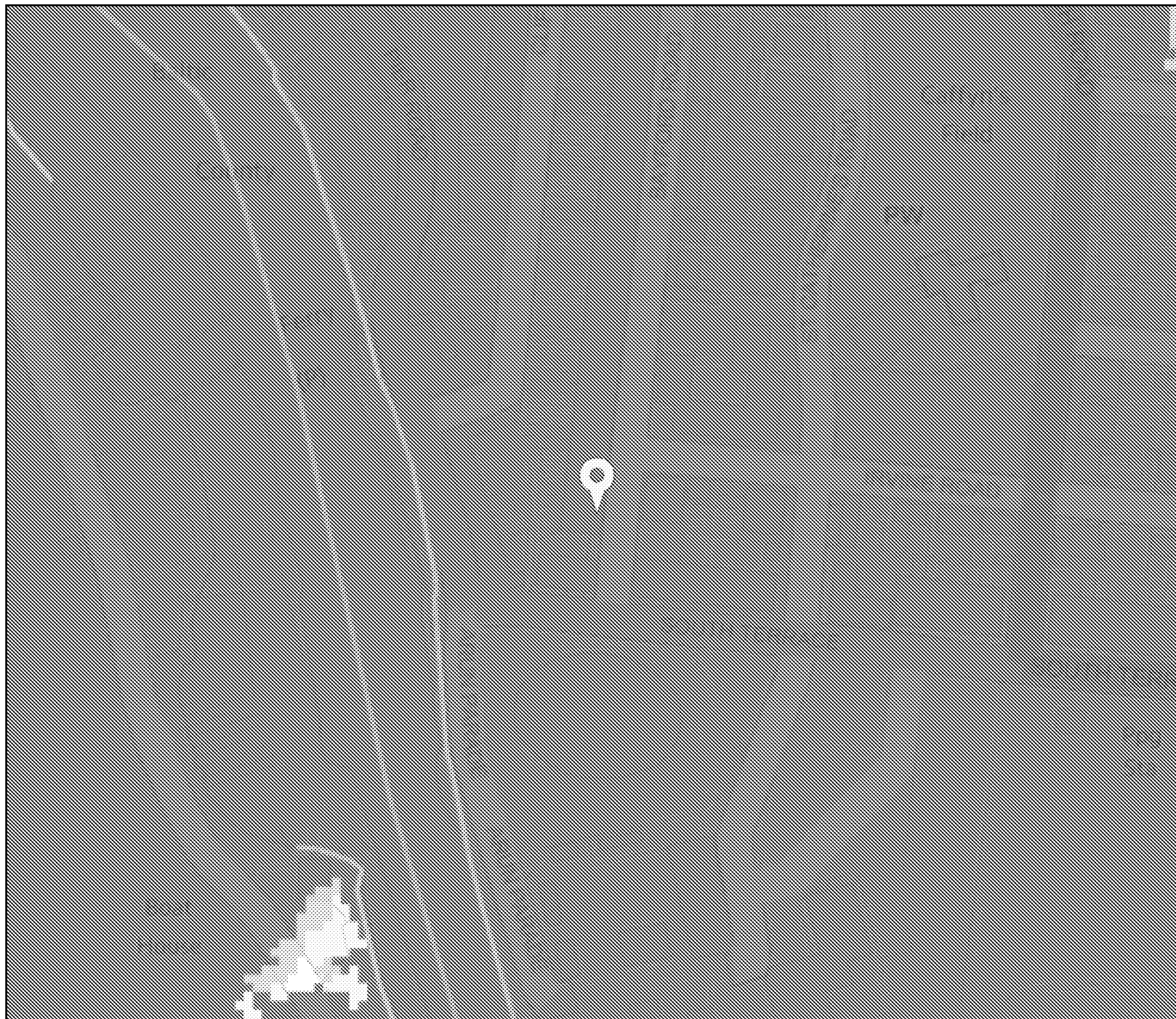
- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

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.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference
johnsons barn

Location (easting/northing)
502835/101630

Scale
1:2500

Created
4 Jul 2018 12:18

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

0 20 40 60m

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