

Flood Risk Assessment for Planning

Site location:- 37/39 Beach Road, Littlehampton, BN17 5JA

1. Site Flooding Context:-

1.1 The site straddles flood zones 2 & 3 – medium to high risk – see Fig. 1

1.2 Risk of flooding from rivers and sea very low – see Fig. 2A

1.3 Risk of flooding from surface water very low – see Fig. 2B

Notes: a) Due to 1.1 NPPF requires a Flood Risk Assessment

b) I have raised a query with the EA, of why after some £19m spend on improvements to Littlehampton's flood defences, we are still classed as flood risk 2 & 3. They have advised me that they will respond by November 23rd.

2. Development Proposals:-

Demolish existing out building & replace with rear extension. This application is in CIL Zone (Zero Rated) as 'other development'.

3. Flood Impacts/Mitigation:-

3.1 The build footprint would remain as is – the development covers an area currently occupied by the existing outbuilding plus paved surfaces.

3.2 The additional floor space is well within the 250m² 'minor development' threshold below which PP25 states that commercial development is unlikely to raise significant flood risk issues, even in areas with a high probability of flooding.

3.3 Extension would be constructed in brick with concrete floor and minimum 80mm threshold.

3.4 All electrical sockets would be situated minimum 1 metre from floor level.

3.5 Site is registered with EA's flood warning service – customer reference 70259266

3.6 The site is at the very edge of the potential flood area and the distance from the sea/river wall would allow sufficient warning to be given for evacuation to dry land, just a few meters away. Indeed the town would be flooded before water reached this site.

3.7 The proposed development is to improve the existing business by converting unusable space into productive use by creating additional storage area. No staff member would be required to work full time in the facility.

3.8 The development is on developable previously developed land within an established town centre.

3.9 Safe evacuation would be from the rear of the building into the car park (flood zone 2) and on to flood zone 1.

3.10 Work on improving the East Bank of the river Arun completed in 2015 – raising the river wall by between 0.9 to 1.3 meters – was designed to take the flood risk from a 1:200 to a 1:300 occurrence (EA's figures) – for comment, see note 1b.

3.11 New floor levels will be no lower than those existing

3.12 The development will improve the operation of the firm, thereby supporting a local specialist shop that has traded successfully on that site for some 20 years.