

FLOOD RISK & NOISE STATEMENT

Demolition of promenade shelter and construction of café
and kite surfing school with roof terrace and associated
works

at

Promenade Shelter
Sea Road
Littlehampton
BN16 2NA

September 2017

Ref: 17057/FR&NS01

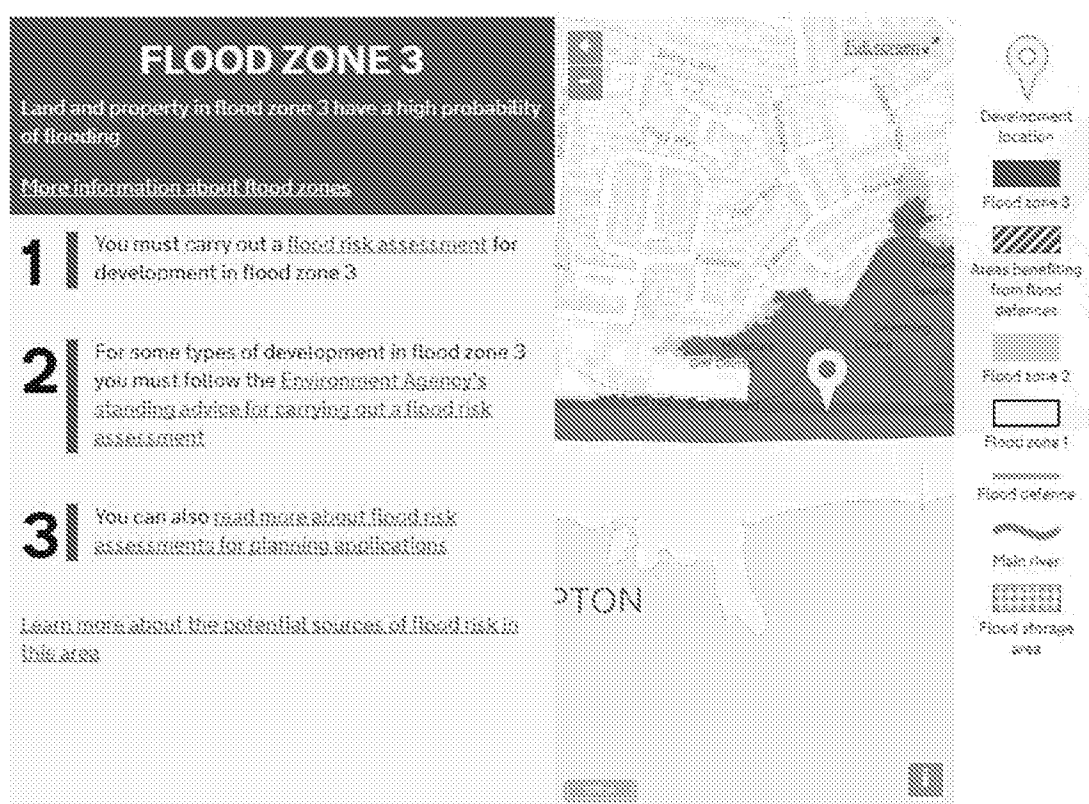


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1.0 FLOOD RISK

- 1.1 The site is located on Littlehampton seafront and currently occupied by a promenade shelter. The site was previously granted planning permission in 2010 for a replacement building to accommodate a kite surfing school (use class D2).
- 1.2 The site is located within flood zone 3 (High Probability). The risk would appear to be predominantly tidal. Multiple flood defence features exist to defend Littlehampton seafront and surrounding area. The site occupies an elevated position above sea level forming part of the promenade with the public leisure centre and residential apartment complexes to the north.



Extract Environment Agency Flood Map showing application site

- 1.3 On the basis that the proposed building would be a non-residential development (mixed use café and kite school (A3/D2)) with a building footprint of less than 250 sqm a sequential test is not required. Due to the low vulnerability of the use and being partially water compatible the proposed development is considered to be suitable within flood zone 3.
- 1.4 Flood risk management measures will be incorporated into the design of the building and will include:

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- A point of safe refuge on the upper terrace of the property
- Flood proofing of the ground floor
- A flood warning and evacuation plan will be prepared as required
- The applicant will register with the free Environment Agency Floodline Warnings Direct service.

2.0 NOISE & LIGHTING

- 2.1 The proposed A3/D2 use will generate a level of noise and a degree of illumination commensurate with a medium sized commercial operation and in keeping with its setting on a busy road and popular promenade.
- 2.2 The building will only be lit during opening hours and the area is already well illuminated due to the existing street lighting which lights Sea Road and the promenade.
- 2.3 Plant serving the building will be housed to minimise noise emissions. The proposed use by its nature will introduce a level of ambient noise but given its location away from residential properties and adjacent to existing recreation activities/use and on a busy road it is considered that the proposed development will not have a demonstrable adverse effect in terms of noise that outweigh the benefits of the development.
- 2.4 On the basis that the application is not in a noise sensitive location and that it benefits from an open and spacious position off the promenade on the seafront it is considered that the proposals do not warrant further light and noise assessments at this stage.