



APPLICATIONS & APPEALS SERVICES

**47 PIER ROAD
LITTLEHAMPTON
BN17 5LW**

**PART RETROSPECTIVE APPLICATION FOR
SUBDIVISION OF EXISTING A1 RETAIL UNIT INTO
TWO AND REMOVAL OF TWO EXISTING
WINDOWS AND REPLACEMENT WITH
DOORWAYS**

**PLANNING, DESIGN
& ACCESS STATEMENT
(Incorporating a Flood Risk Assessment)**

NJA/20/164

November 2020



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1.0 INTRODUCTION

1.1 Planning permission is sought for alterations to the existing retail unit of 47 Pier Road to subdivide the ground floor providing two smaller units together with changes to the shop front to enable the new units to operate independently. The application is part retrospective whereby internal works have already commenced on site.

1.2 This Supporting Statement addresses the design and access issues as well as relevant planning policy, having regard to the requirements of Article 8 of the Town and Country Planning (Development Management Procedure) Order 2015. The details of the proposals will be described and appraised having regard to the following aspects:

- **Physical Context** – explains the physical context of the site and its surroundings;
- **Planning Context** – the planning history of the site and broad policy requirements;
- **Use** – the purpose of the proposed development;
- **Amount** – the extent of development on the site;
- **Scale** – the physical size of the development;

- **Layout** – the relationship of the proposed alterations to neighbouring properties;
- **Appearance** – details of materials, style and impact upon the visual amenities of the area;
- **Landscape** – impact of the proposal on the existing landscape;
- **Access** – access to the development and parking provision.

1.3 The Council is requested to consider this Statement alongside the submitted plans and this demonstration that the proposed development accords with the relevant planning policies and is acceptable in all respects. It is hoped that the Council will support the proposal and grant Planning Permission.

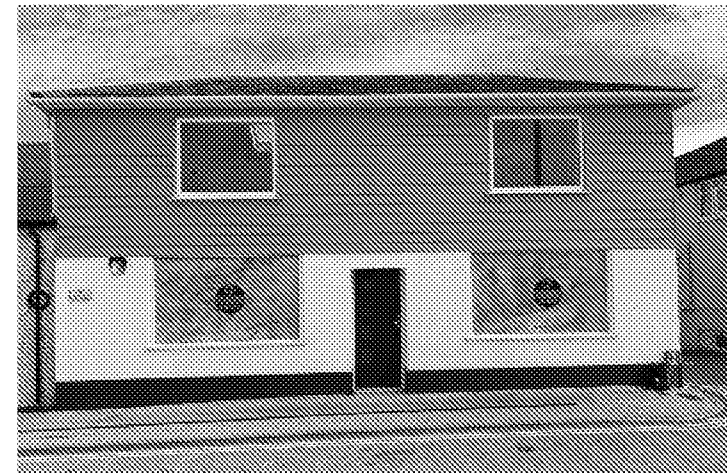
2.0 PHYSICAL CONTEXT

- 2.1 47 Pier Road, Littlehampton comprises a two storey end of terrace unit positioned at the corner of Pier Road and Clifton Road. The property is constructed from elevations of facing render and timber boarding sitting under a pitched tiled roof and appears to have been extended to the rear.
- 2.2 The unit itself formally operated as a fishing tackle and bait shop which has since been vacated, with the first floor as an independent residential unit with separate access.
- 2.3 The site has a waterside frontage to the River Arun and sits amongst properties of varying scales and designs as well as operating in a mix of uses, predominately ground floor retail and employment, although the unit to the immediate north is an army cadet force building. This provides a varied appearance to the street scene and adds character to the area. Beyond Pier Road to the south the properties extend into restaurants and beach shops, again with residential uses above. The site is within easy access of public transport, shops and services.
- 2.4 The site is located within a Built Up Area Boundary but is not within any Conservation Area, nor has any relationship to any

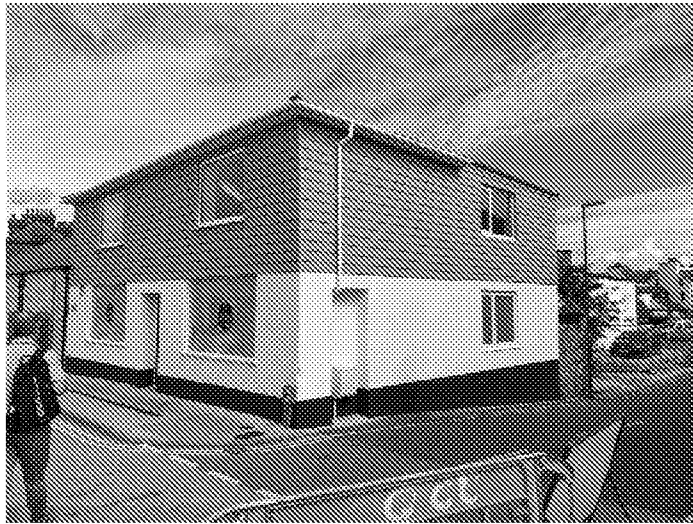
heritage assets. The site does not contain any natural features or biodiversity interests but does sit within the fluvial flood plain of the River Arun and the coast and is at risk of flooding.



47 Pier Road



Front elevation – view from Pier Road



Front and side elevations



York Road towards Arundel Road

3.0 PLANNING HISTORY

3.1 47 Pier Road lies within the administrative area of Arun District Council for planning purposes and has the following planning history:

- LU/287/17/PL – Land north of Clifton Road Littlehampton BN17 5LW. Demolition of existing buildings, change of use & erection of 1 No. building incorporate office (B1) at ground floor & 8 No. dwellings at first and second floor level. Permission granted 19 December 2017.
- LU/149/10 – Outline application for redevelopment of 46a -47 Pier Road including the provision of 11 no. flats/maisonettes. Withdrawn
- LU/11/61 – Change of use of part ground floor for retail sales. Approved (decision date unavailable)
- LU/140/59 – Conversion of offices of ground floor. Approved (decision date unavailable)
- LU/151/58 – Alterations and additions. Approved (decision date unavailable)
- LU/23/59 - Alterations to west and south. Approved (decision date unavailable)
- LU/256/60 – New doorway. Approved (decision date unavailable).

4.0 PLANNING POLICY CONTEXT

National Planning Policy Framework (NPPF)

- 4.1 The NPPF (2019) sets its status within the planning process at paragraph 2 where it states: ***“The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions”***. The NPPF is therefore afforded weight in the decision-taking process whereby it sits as more up to date than the adopted development plan.
- 4.2 The NPPF reinforces the drive for sustainable development within paragraph 7 stating that ***‘the purpose of the planning system is to contribute to the achievement of sustainable development.’*** The pursuit of sustainable development continues to have three dimensions, now expressed as objectives, comprising an economic objective, a social objective and an environmental objective.
- 4.3 Paragraph 9 states that in pursuing sustainable development ***“Planning policies and decisions should play an active role in guiding development towards sustainable***

solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.” This paragraph is of paramount importance which identifies that the objectives of sustainable development outlined in paragraph 8 of the NPPF should be taken as a guide when determining what is sustainable, reinforcing that each planning decision has to be made on its own merits having regard to local circumstances.

- 4.4 Paragraphs 10 – 14 of the NPPF set out how sustainable development should be at the heart of the Framework and that a presumption in favour of sustainable development should apply in decision-taking processes. This is pertinent to the consideration of this planning application.
- 4.5 Paragraph 12 of the Framework states that ***‘Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed’***.
- 4.6 Chapter 4 of the NPPF addresses decision-taking. Paragraph 38 states that ***‘Local planning authorities should approach decisions on proposed development in a positive and creative way.’***

4.7 Chapter 6 refers to building a strong and competitive economy with encouragement given to helping businesses to invest, expand and adapt. This requires weight to be placed upon supporting economic growth and productivity and taking into account local business needs and opportunities for development.

4.8 Retail uses are considered within Chapter 7 of the NPPF which ensures the vitality of town centres with a positive approach to be given to the growth, management and adaptation of the area. It is recognised that such areas need to grow and diversify and contain a mix of uses to reflect the distinctive characters of a locality.

4.9 In respect of car parking provision, Chapter 9 of the Framework states that if setting local parking standards, Local Planning Authorities should take into account the accessibility of the development, its type, mix or use, the availability of and opportunities for public transport, local car ownership levels and an overall need to reduce the use of high emission vehicles.

4.10 A drive to make effective use of land is set out within Paragraph 118 which seeks to ***'promote and support development of under-utilised land and buildings...'***.

This approach continues within Paragraph 121 also requires that local planning authorities ***'....take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help meet identified development needs'***.

4.11 The NPPF also places great emphasis upon the creation of high quality buildings and places within Chapter 12. Paragraph 124 sets out that ***'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'***.

4.12 Paragraph 127 additionally sets out a number of tests for achieving high quality development which includes ensuring that developments (in summary):

- a) function well and add to the overall quality of an area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character, including the surrounding landscape setting.

4.13 Chapter 12 of the NPPF concerns itself with the challenges of climate change and flooding. It is recognised that development needs to take account of such impacts upon new development, to ensure that development is appropriately located and that impacts are mitigated. Development at risk of flooding is considered through a sequential risk based approach to avoid, where possible, flood risk to people and property.

Local Planning Policy

4.14 The local Development Plan comprises the Arun Local Plan 2011 – 2031 which took effect in July 2018 and the Littlehampton Neighbourhood Plan 2014-2029 which was made in 2014.

Arun Local Plan 2011 – 2031

4.15 The relevant Local Plan policies to this development proposal comprise:

- Policy SD SP1 – Sustainable development
- Policy SD SP1a – Strategic Approach
- Policy H SP2 – Built Up Area Boundary
- Policy EMP SP1 – Strategic Economic Growth

- Policy EMP SP2 – Economic Growth Area
- Policy EMP DM1 – Employment Land: Development Management
- Policy RET DM1 – Retail Development
- Policy D SP1 - Design
- Policy D DM1 - Aspects of form and design quality
- Policy ECC SP2 – Energy and Climate change mitigation
- Policy T SP1 - Transport and Development
- Policy W DM1 – Water supply and quality
- Policy W DM2 – Flood Risk
- Policy W DM3 - Sustainable Urban Drainage Systems.

4.16 Policy SD SP1 (Sustainable development) states that a positive approach will be taken to development proposals that reflect the presumption in favour of sustainable development and will work proactively to find solutions to secure development.

4.17 Policy SD SP1a (Strategic Approach) seeks to meet the needs of the community through sustainable growth which supports the main coastal towns whilst also enabling development that provides for the growth of sustainable villages in the countryside, to meet the housing needs of the

community by delivering 20,000 homes and protecting the natural and built environment.

- 4.18 Policy H SP2 (Built Up Area Boundary) focuses development to within Built Up Area boundaries indicating that these will be permitted subject to consideration against other Local Plan policies.
- 4.19 Policy EMP SP1 (Strategic Economic Growth) seeks to ensure that the employment needs of the District are met through provision of new employment sites but also by protecting and enhancing existing sites and premises.
- 4.20 Policy EMP SP2 (Economic Growth Areas) provides opportunity to enhance local employment opportunities within the identified locations. For Littlehampton, this includes providing for additional or enhanced commercial opportunities, including small scale retail uses.
- 4.21 Policy EMP DM1 (Employment Land: Development Management) seeks to protect and enhance existing employment sites and premises in order to maintain a supply of commercial sites to meet business needs.

- 4.22 Policy RET DM1 (Retail Development) seeks to retain retail centres provided that high standards of design, materials and layout has regard to the character of the site and its surroundings.
- 4.23 Policy D SP1 (Design) requires that new development makes efficient use of land whilst reflecting the characteristics of the local area in all aspects of design.
- 4.24 Policy D DM1 (Aspects of form and design quality) sets required criteria for the assessment of new development, having regard to character, appearance/attractiveness, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout, public art, density, scale and form.
- 4.25 Policy ECC SP2 (Energy and Climate change mitigation) requires all new residential development to be energy efficient having regard to matters such as energy efficiency measures, design and layout and low carbon technologies.
- 4.26 Policy T SP1 (Transport and Development) requires development to minimise the use of the car, to provide for appropriate parking, and encourages healthy lifestyles.

- 4.27 Policy W DM1 (Water Supply and Quality) ensures that development can be provided with a sufficient water supply which does not cause detriment to supplies elsewhere.
- 4.28 Policy W DM2 (Flood Risk) sets out that development at risk from flooding will only be permitted when criteria for addressing the flood risk and providing mitigation measures have been met.
- 4.29 Policy W DM3 (Sustainable Urban Drainage Systems) seeks to ensure that proposals incorporate SUDS within private areas of development. This can include the provision of green roofs, permeable driveways and parking, soakaways and water harvesting.

Littlehampton Neighbourhood Development Plan 2014 - 2029

- 4.30 Relevant policies from the Neighbourhood Plan for this development comprise:
- Policy 1 – Presumption in favour of sustainable development
 - Policy 2 – A Spatial Plan for the Town

- 4.31 Policy 1 (Presumption in favour of sustainable development) sets out that applications that accord with the development plan policies will be approved unless material considerations indicate otherwise. It is confirmed that a positive approach will be taken to the consideration of development.
- 4.32 Policy 2 (A Spatial Plan for the Town) concentrates new development within the built up area of Littlehampton recognising the constraints upon development imposed by landscape and flood risk designations.

5.0 DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT

- 5.1 In considering the principle of the proposed development, it is pertinent to first consider the legal framework within which planning decisions are made. Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 When considering whether or not a proposed development accords with a development plan, it is not necessary to say that it must accord with every policy but whether it accords overall with the development plan (*Stratford on Avon v SSCLG* [2014] JPL 104). Even if a proposal cannot be described as being in accordance with the development plan, the statutory test requires that a balance be struck against other material considerations. The courts have emphasised that a planning authority is not obliged to slavishly adhere to the development plan and should apply inherent flexibility as set out within *Cala Homes (South) Limited v SSCLG* [2011] JPL 1458 and *Tesco Stores Ltd v Dundee City Council* [2012] 2 P.&C.R. 9.

- 5.3 The Arun Local Plan Policy SD SP1 provides a positive approach to new development that represents sustainable development and also meets the needs of the community. This is equally reflected within the Neighbourhood Plan Policies 1 and 2.
- 5.4 The proposal for 47 Pier Road seeks to retain the existing retail use of the ground floor of the property therefore supporting the local economy and providing an active frontage to Pier Road. The premises are however large thus are ideal to subdivide to provide two smaller units commensurate with demand in the current market to provide opportunities for smaller businesses. The proposal therefore makes efficient use of land and contributes towards achieving sustainable development objectives by adapting and bringing the property back into a retail use.
- 5.5 By providing new opportunities within the building, the proposals accords with Local Plan Policy EMP SP1 by protecting and enhancing an employment site to meet local business needs at a scale that compliments and is compatible with the local demand. Being located within the Economic Growth Area of Littlehampton, the proposal also responds to the vitality, viability and regeneration of the local area in accordance with Policy EMP SP2.

5.6 The principle of the development is additionally supported by Local Plan Policy EMP DM1 which protects employment premises with provision of a range of size units to meet business needs and the local economy. Specifically however for retail premises, the Local Plan provides support for initiatives that pro-actively manage retail opportunities to maintain and enhance their environment. The principle of retaining the retail use at the site, albeit as two smaller units that have adapted to local demand is therefore supported by the development plan.

Sustainable development

5.7 In addressing the objectives of sustainable development, the proposal would bring economic and social benefits by adapting and meeting local needs for smaller premises and therefore contributing to the local economy. By bringing the property back into use also contributes towards local spending and vitality by retaining footfall to the area. Finally, the refurbishment of the property would enable energy efficient standards to be met within the fenestration thus fulfilling the environmental objective. All three strands of sustainable development can therefore be met simultaneously from permitting this development.

Scale and amount

5.8 The proposed development to subdivide the premises and replace the shop windows with new openings (comprising new shop windows, doors and shutters) is small scale and requires no enlargement of the property. The alterations simply comprise a modest change to the appearance to facilitate the continued use of the site.

6.0 LAYOUT, DESIGN & APPEARANCE

- 6.1 The NPPF sets out that the Government attaches great importance to the design of the built environment (paragraph 56). Local Plan Policies D SP1, D DM1 and D DM2 consider matters of design, requiring new development to be of a high quality, with an attention to detail. These policies place weight upon the effect of new development upon its surroundings having regard to matters of design, scale, materials, siting and layout as well as the relationship to neighbouring development and the setting in the landscape.
- 6.2 Policy D SP1 draws upon the character of an area and its defining characteristics. Pier Road and its surroundings have a mixed character with regard to the properties and uses but retain strong street patterns with a regular density. Properties are mainly two or three storeys with a mix of materials and finishes visible in the street scene.

Layout

- 6.3 In addressing the layout of the development, the works to alter the premises to create two smaller retail units are mainly internal and therefore have no significant impact upon the appearance of the property or the immediate area. The proposal represents a positive response to making the best

use of the site and would accord with the strategic policy D SP1 (Design) which requires that new development makes efficient use of land whilst reflecting the characteristics of the local area.

Design and appearance

- 6.4 To address matters of design and appearance, Policy D DM1 (Aspects of form and design quality) is particularly relevant and sets out a criteria based approach to ensure that development meets the high standards required by the Local Planning Authority. As such the criteria are set out and individually addressed below.

Aspects of form and design quality

When considering any application for development the Council will have regard to the following aspects:

- 1. Character - Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.***

6.5 The proposed development would make efficient use of the property by meeting local requirements for smaller retail units and therefore brings the property back into a viable retail use. The use of the property would not change and therefore would remain commensurate with the surroundings. There would be no change to the scale, massing or siting, nor would there be any change to the relationship of the building to its adjoining and nearby properties.

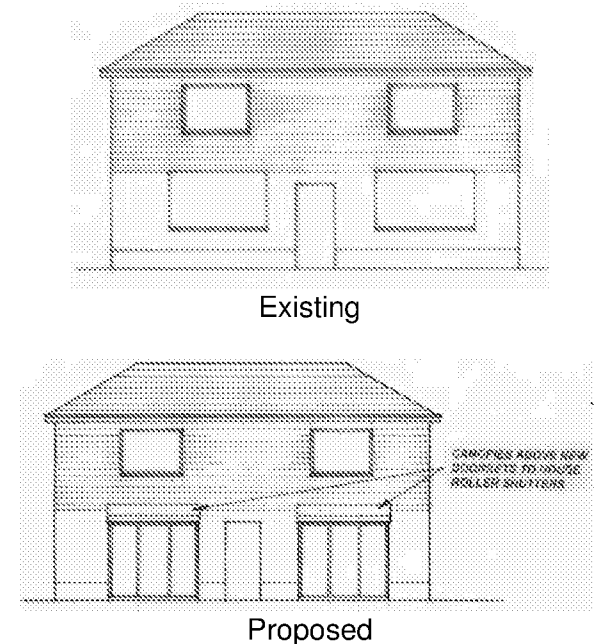
6.6 The development would alter the external appearance by replacing large ground floor windows with new openings serving each individual unit comprising a doorway flanked by windows. These would sit under new canopies containing roller shutters to provide security outside of opening hours. With there being no increase in the width of the openings, the alteration to the overall appearance would not be significant in the street scene. Materials would be commensurate with the property to ensure a high quality finish. The development therefore accords with Criteria 1.

2. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

6.7 The impact of the development upon users and occupiers of nearby properties would not change. There would be no impacts upon sunlight, privacy or outlook as to affect amenity. There would be some noise and disturbance whilst the works take place however this would be for a temporary period only and therefore not adversely harmful. Once operational, the noise would be commensurate with retail uses elsewhere and could have occurred at 47 Pier Road had the property been brought back into use as a single unit in any event. The requirements of criteria 2 are met.

Figure 1: Existing and Proposed west elevations



3. Innovation

Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.

- 6.8 The development simply refurbishes the existing property therefore provides minimal opportunities to embrace innovative design, technologies and construction techniques. It is expected that traditional building techniques would be employed however there would be opportunity to ensure that new technologies are embraced as appropriate to meet with Building Regulations.
- 6.9 The development will also ensure that required standards of energy efficiency are met as again set by Building Regulations. This would include having consideration to fixtures and fittings to ensure sustainable water use. The proposal would therefore be energy efficient in terms of layout, design and technologies as required by Policy DCC SP2 of the Local Plan. The proposal accords with Criteria 3.

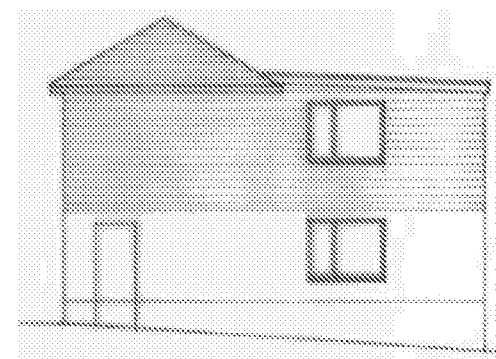
4. Adaptability

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and

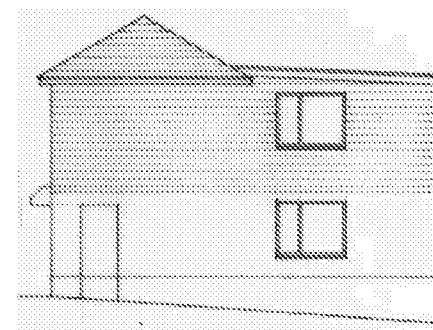
social trends, and be able to accommodate potential differing uses of public space.

- 6.10 The property would meet accessibility requirements set out within Building Regulations, which would enable the property to be adaptable in perpetuity as the needs of occupants change. The proposal therefore accords with criteria 4.

Figure 2: Existing and Proposed south elevations



Existing



Proposed

5. Crime prevention

Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.

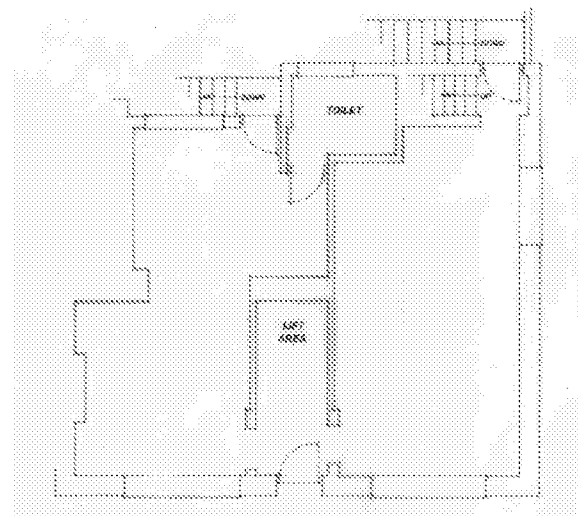
- 6.11 The property would retain an active frontage with shop windows that would provide for natural surveillance across the clearly defined public domain. The refurbishment works would also ensure that the property remains secure which would be enhanced by the inclusion of roller shutters for out of hours. The proposal would accord with criteria 5.

6. Trees and woodland

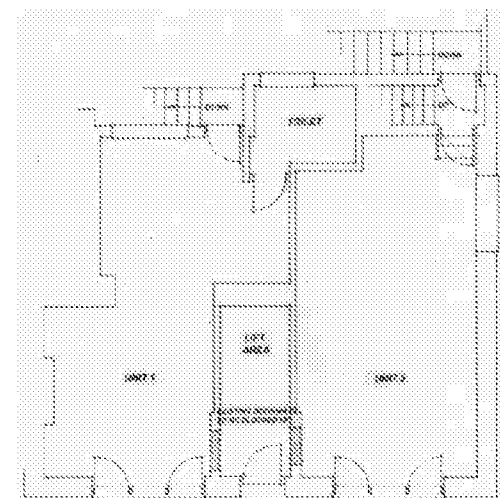
All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

- 6.12 Criteria 6 is not relevant to the proposed development which affects the internal layout of the building and its fenestration only.

Figure 3: Floor plans



Existing ground floor plan



Proposed ground floor plan

7. Solar gain

Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.

- 6.13 The orientation of the building is pre-fixed however the proposal with the modest alteration to the fenestration would maximise the opportunities to retain the existing levels of sunlight and passive solar energy without overheating. The development accords with criteria 7.

8. Public realm

Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

- 6.14 The proposal ensures that 47 Pier Road continues to positively address the public domain with retention of the shop fronts to the west elevation, as is the existing situation. The proposal has no requirement for providing external spaces or street furniture therefore this aspect of the criteria is not relevant. The proposal therefore accords with criteria 8.

9. Layout – movement

Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.

- 6.15 The development would continue to take access from the public highway as is the existing situation. The remainder of the criteria is not relevant to this proposal. Criteria 9 is therefore met.

10. Layout – legibility

Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).

- 6.16 47 Pier Road occupies a corner position and therefore contributes towards local legibility by providing a focal point within the street scene. There would be no change to the relationship of the site to the public domain with the principal elevation continuing to face west. The provision of individual shop fronts will assist with legibility to ensure that visitors can easily access the respective units. There would be no

requirement to provide public realm features such as sculptures, planting or street furniture. Criteria 10 is therefore met.

11. Public art

Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.

- 6.17 The proposal is for internal and external alterations to a retail premises therefore provision of public art is not relevant.

12. Density

The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.

- 6.18 This criteria is not relevant to the proposed development given that the application does not relate to new housing.

13. Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

- 6.19 The development would bring no change to the external scale and massing of the existing property where no extensions are proposed. Internally, the units to be created are to be of a scale that meets local requirements in order to bring the property back into a viable use and would appear not disproportionate to other units in the surrounding area. The proposal accords with criteria 13.

14. Aspects of form and design quality

Development should also comply with the Arun District Council Design Guide.

- 6.20 Matters regarding form and design have been addressed in relation to criteria 1. No Supplementary Planning Document titled 'Arun District Council Design Guide' could be found on the Council's website therefore it is not possible to specifically refer to this. Notwithstanding this, the proposal is considered to accord with the requirements of the development plan with regard to all aspects of design and is therefore considered to have an acceptable impact upon the character and appearance of the area.

7.0 FLOOD RISK ASSESSMENT

- 7.1 Policy W DM2 of the Local Plan requires that development in areas at risk of flooding as determined by the Environment Flood Risk maps will only be permitted where criteria set out within the policy are met. This ensures that the risk has been fully assessed with adaptation and mitigation measures in place to minimise the risk to persons and property.
- 7.2 The Local Plan continues by recognising that much of the District is at some level of risk from flooding, particularly within towns, such as Littlehampton which is low lying and thus is afforded protection by coastal and river defences. It is understood that flood events have occurred in the Pier Road area, with the flooding of properties prior to 1985 with an ingress of water through the harbour masters yard where water gates were left open. This occurred prior to improvements in the flood defences in the area which have subsequently reduced the risk of flooding from the main river.
- 7.3 47 Pier Road is located within Flood Zone 3 when having regard to the Environment Agency Flood Risk Map as detailed in Figure 4, although when the same map for fluvial and tidal flooding is enlarged, this places the site in Flood Zone 2. It remains therefore that the site is at risk given its relationship to the River Arun, as a main river which sits

approximately 50m to the west. The property is also located approximately 400m north of the Mean High Water line of the English Channel giving the site a 1 in 200 or greater annual probability of flooding from the sea (>0.5%).

Figure 4: Flood Risk map



Main flood risk map



Enlarged map specific to river and tidal flood risk

- 7.4 Given the location, it is a requirement for the development proposal to be accompanied by a Flood Risk Assessment for this minor category of planning application which seeks an alteration to the building. This is despite the use or the scale of the building not changing.
- 7.5 In accordance with the NPPF, a sequential test is required to be carried out by the Local Planning Authority to ensure that new development is appropriately located according to its vulnerability. In accordance with the EA Flood Zones and the Flood Risk Vulnerability Classification, the retail use of the property is a 'less vulnerable' and is compatible for Flood Zones 2 and 3, and does not require any Exception Test. The sequential test should therefore be considered as met.
- 7.6 In having further regard to the flood risk and the criteria of Policy W DM2, the site is currently protected by a flood wall comprising still piled sheets with a concrete cap designed to a protection level of 1:300. The site also benefits from sea defences along the beach to the south to 1:200 having benefited from significant investment in defences by the Environment Agency. In addressing longer term risk, accounting for climate change, the site falls within the area covered by the Beachy Head to Selsey Bill Shoreline Management Plan (2006) sitting within Policy Unit 4d19:

River Arun. The Plan applies the approach of 'Hold the Line' to the period 2105 with increased engineering and management planned for 2025-2055 with significant investment post 2055. This confirms that the Environment Agency will continue to manage and maintain flood defences within their area of responsibilities at the current level to match and meet climate change impacts from fluvial and tidal sources.

- 7.7 The proposed development comprising an alteration to the building would not have any impact upon the watercourse, its floodplain or its flood defences, nor would the development impede access to any flood defence or flood management facility. Furthermore, the development would not have any cumulative effects on local flood storage capacity or flood flows.
- 7.8 The site would however remain at its current level of tidal risk with future occupiers to be mindful of this potential impact upon their operation; this being no different to the existing situation. The property would however have sustainability benefits by bringing the retail use back into operation, making efficient use of the building and also providing an opportunity to contribute towards the local economy. As such, the property would remain subscribed to formal flood warnings aligned with the risk of tidal flooding from storm surges,

enabling prior evacuation to occur to an area of safe refuge. Given that storm surge events can be predicted, based upon combinations of high tides and low pressure weather systems, early warning systems enable the risk to persons to be minimised.

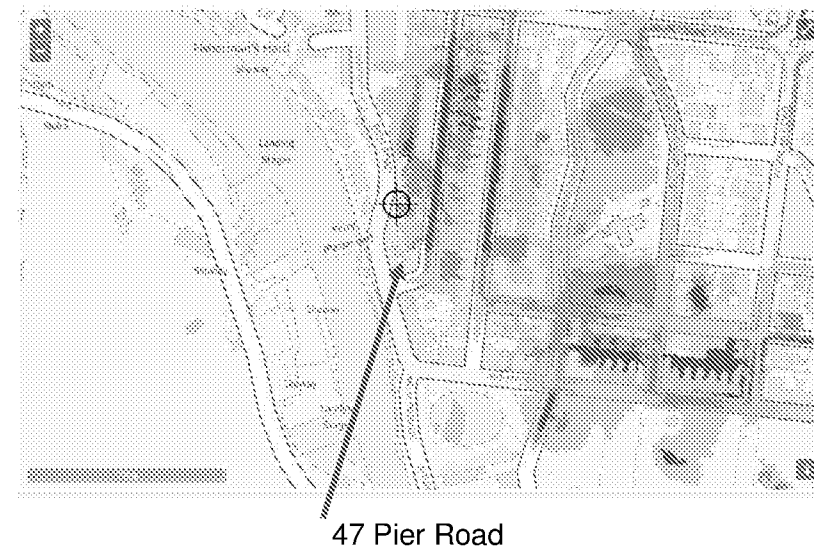
- 7.9 In conjunction with flood warning systems being in place, the refurbishment of the property provides opportunity to incorporate flood resilience within the internal fixtures and fittings. Given the existing situation, there is no justification for requiring extensive works such as changing floor levels. The property would also retain the existing exit points to allow for refuge to safe areas and future occupiers would be made aware of the potential flood risk of the site.

Surface water flooding

- 7.10 The Environment Agency Surface Water Flooding map places the site at very low risk of flooding with the risk increasing to the south and rear along Clifton Road rather than along Pier Road. Given that the proposed development would simply be subdividing the property and altering the shop windows, there would be no change to the site drainage systems and therefore no further construction works required to address flood flows or to provide flood storage areas.

- 7.11 In concluding on the flood risk for the site, it is acknowledged that the site is within Flood Zone 2 or 3 and the probability of tidal flooding is greater than 0.5% chance of annual flooding. Whilst at a high probability of flooding, the risk can be managed through the implementation of mitigating measures such as signing up to the EA flood warning system and ensuring that fixtures and fitting are flood resisant. However some risk does remain should there be a breach of flood defences in a severe flood event. Again, this risk is no different to the existing situation on the site. It is therefore considered that the requirements of Policy W DM2 are met.

Figure 5: Surface Water Flooding Map



8.0 ACCESS AND PARKING

- 8.1 Local Plan Policy T SP1 (Transport and Development) ensures that development meets its transport demands and is designed to minimise additional traffic generation, provides for safe and easy movement and meets parking requirements.
- 8.2 The development is a traffic generating use however there is no change to the existing use of the building therefore the development would not generate significant numbers of additional vehicular movements to the area ensuring no new interruption to the free flow of traffic on the highway. Given that there is no change to the use or size of the unit, there is additionally no change to the parking requirements which are provided within the local area.

9.0 INFRASTRUCTURE

- 9.1 The Local Plan is concerned with the infrastructure requirements of new developments. Whilst the development does not create any new floorspace to that as existing, the application has been accompanied by the required Community Infrastructure Levy form to meet validation requirements.

10.0 CONCLUSION

- 10.1 Planning permission is sought for the subdivision of a vacant retail unit at the ground floor of 47 Pier Road to create two smaller units to enhance the opportunities for bringing the property back into occupation. This provides two units that can meet current business needs and contribute towards the local economy.
- 10.2 The works required to facilitate the development comprise mainly internal refurbishment with an alteration to the layout. However in order to provide independent access, the existing shop front windows would be replaced with new units providing for doors with flanking windows. The alterations would include the provision of canopies over the windows to provide for roller shutters to enhance security of the property out of hours. These works would not significantly alter the appearance of the property in the street scene and would make use of high quality materials to ensure that the development satisfactorily addresses the surrounding character and appearance of the street scene.
- 10.3 The development would not enlarge the unit nor bring other changes as to alter the appearance of the property in the

street scene. The retention of the shop windows ensure that the property retains a presence and also natural surveillance across the public domain. There would be no new impacts upon the enjoyment of nearby properties, including the first floor residential unit, given that the existing retail use is retained. There would also be no impacts upon the local highway or the natural environment.

- 10.4 The site is acknowledged as being at risk from fluvial and tidal flooding, however this risk exists and would not be increased due to the development. The risk would therefore be managed by subscription to the EA Flood Warning System and by ensuring that the internal fit out is flood resilient.
- 10.5 The proposed development provides efficient use of the building within an accessible location, with the works also enhancing the energy efficiency of the building. The development would therefore accord with sustainable development objectives as set out within the NPPF and the policies of the development plan.