

TO: Planning Department
Arun District Council
Civic Centre
Maltravers Road
Littlehampton

25. 09. 2013 / REVISED 23.10.2013

FLOOD RISK ASSESSMENT

3 an 5. Church Street. Littlehampton. Sussex
Proposed Change of Use to Dwellings

1.01 FLOODING:

Detailed information has been obtained from the Environment Agency with particular regard to this application site and location. The following documents are attached to this Statement:

- [a] Flood Map for Surface Water showing 1 in 30 chance of flooding in the vicinity suggests a possibility of 0.1M just at the front of the site where the access road meets Church Street which would not prejudice escape and the majority of the site would be out of the suggested flood area providing adequate refuge at the rear of the property plus the site behind is to be developed and an access road formed which will provide additional safe refuge options. If required, the existing external stair to the first floor can also be used as a refuge.
- [b] Flood Depth for Surface Water showing 1 in 200 chance of flooding in the vicinity suggests a possibility of 0.3M at the same junction which would not prejudice escape as stated above at [a].
- [c] Modelled Data Node Point Location Map.
- [d] Letter dated 23.10.2013 from the Environment Agency containing Supporting Information. In particular please note the paragraph headed 'Flood Defences' confirming the evidence shown on the enclosed maps and stating that the new East Bank Flood Defence Scheme will improve the chances of flooding to 1 in 300 when completed which will result in a re-calibration of the enclosed flood risk maps.

1.02 The site is currently very largely hard surfaced which drains to gullies and thence to the public surface water sewer system. Following demolition of the detached garage, small areas will be left as soft landscape. Private parking spaces will be formed with permeable pavings all of which will allow more rainwater to drain naturally into the ground rather than be immediately discharged into the sewer which will be an improvement on the existing situation.

1.03 The site is shown as being located in a flood zone however there are no records of flooding on the site as has been confirmed by the previous owners Littlehampton District Council.

1.04 Where existing ground floors are replaced to introduce insulation these floors will be laid in Concrete and a step up to front doors will be maintained subject to compliance with disabled access requirements.

Mr Graham Nicolls
grahamnicolls@hotmail.com

Our ref: SSD/2223/VH
Your ref:

Date: 23/10/2013

Dear Mr Nicolls

Provision of Product 4 for 3 and 5 Church Street, Littlehampton BN17 5EL

Thank you for your request to use Environment Agency data. The information is attached.

If you have requested this information to help inform a development proposal, then you should note the detail in the attached advisory text on the use of Environment Agency Information for Flood Risk Assessments / Flood Consequence Assessments.

Supporting Information

This information is provided subject to the enclosed notice, which you should read.

Modelled Flood Levels

The attached flood levels have been taken from the 2011 Arun to Adur Flood Modelling study. These levels represent defended and undefended tidal flood risk.

Guildbourne House, Chatsworth Road, Worthing, West Sussex BN11 1LD
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

Flood Defences

The estimated Standard of Protection for defences offering protection to this area vary from 1in50yr to 1in200yr, with crest levels varying from 4.4 to 3.8 mAOD. The Littlehampton Arun East Bank Tidal Walls Flood Defence Scheme will make improvements to the flood defences on the East Bank of the River Arun in the town of Littlehampton to reduce the risk of flooding to 0.33% (1in300yr) up to the year 2110. Further details available at <http://www.environment-agency.gov.uk/homeandleisure/floods/114650.aspx>

Flood History

We do not have any records of previous flood events affecting this location. However, I would suggest contacting Arun District Council for a more comprehensive flood history check.

If you have any queries or would like to discuss the content of this letter further please don't hesitate to contact me.

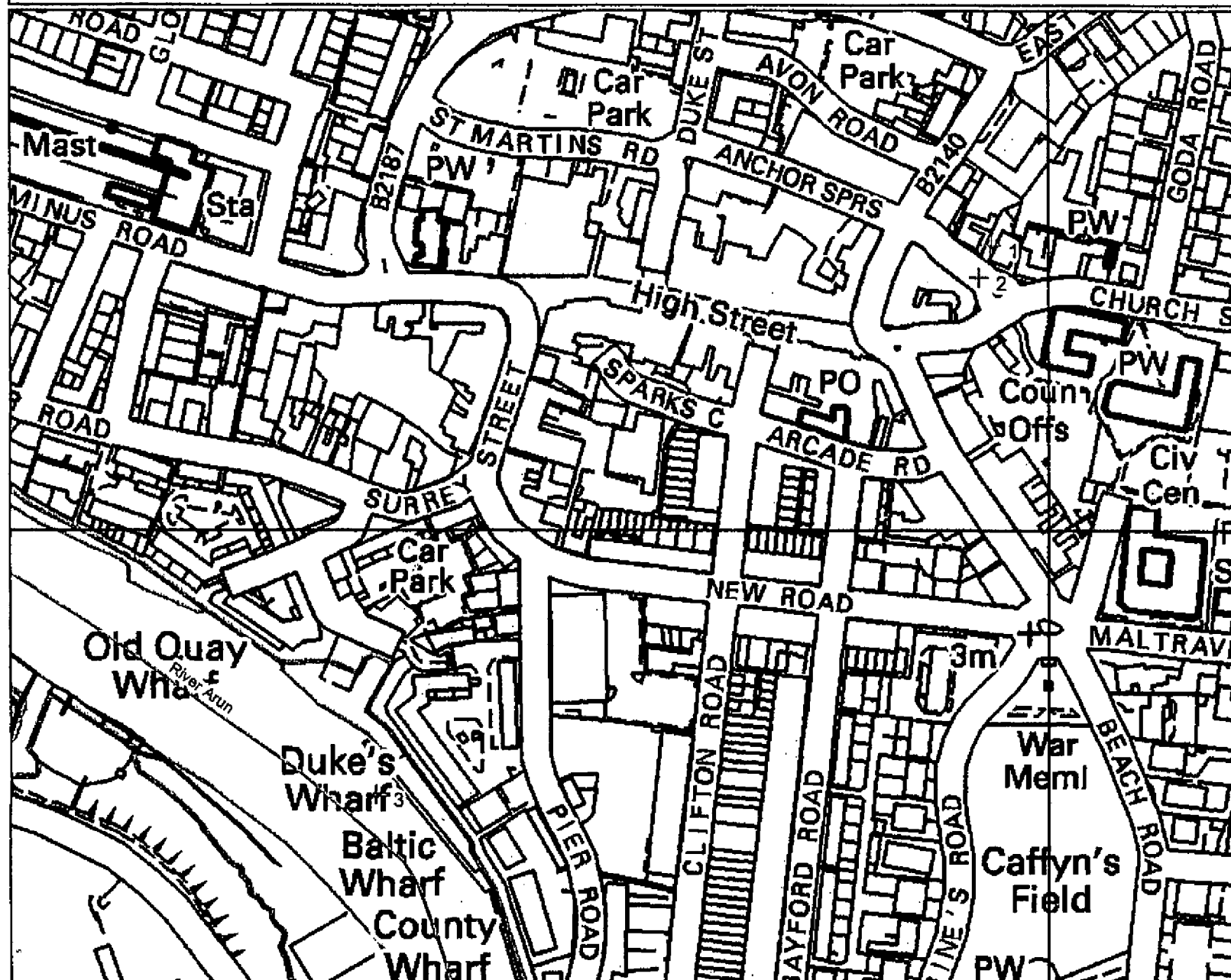
Yours faithfully

Jon Denman
FCRM Officer
Partnership and Strategic Overview Team – West Sussex



Enc. Detailed FRA/FCA Map, Node Point Map, Flood Map for Surface Water
[Standard Notice]

**Modelled Data Node Points Map Centered on Church Street, Littlehampton BN17 5EL -
Created 22/10/2013 [Ref: SSD/2223/VH]**

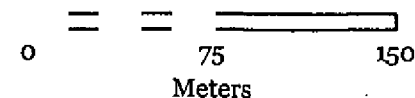


Environment
Agency

Legend

- Main River
- + 3 Node Point

1:3,000 *
*when printed at A4.



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ARUN DISTRICT COUNCIL **Contact Us:** National Customer Contact Centre, PO BOX 544, Rotherham, S60 1BY. Tel: 08708 506 506 (Mon-Fri 8-6). Email: enquiries@environment-agency.gov.uk