

FLOOD RISK ASSESSMENT

Proposal: Demolition of existing dwelling and garage and erection of 4no. dwellings with on-site parking and landscaping.

Location: Sunnymeade, Courtwick Lane, Littlehampton, West Sussex, BN17 7PA.

LPA ref: LU/32/17/PL.

The application site is within an existing established residential area at Wick. The area is protected from flooding by virtue of both sea defences and upgraded flood defences to the River Arun.

Over the last 40 years I have been involved in obtaining planning permission for large areas of development at Courtwick, including the former Body Shop Headquarters building, business premises on the south side of Courtwick Lane, SSE to the west and the recently permitted developments currently being undertaken by Bellway Homes and Barratt Homes.

The site in question is within Flood Zone 2. However, since that designation I am aware that works have been undertaken to enhance the culvert to the north beneath the railway line and to upgrade the flood defences along the River Arun.

My Client Mr David Bowerman, who formally owned much of the land within the vicinity of the application site, has informed me that there is no evidence of flooding in this area during the last 70 years. I believe this is confirmed by the Environment Agency records.

Furthermore the Local Planning Authority, having granted planning permission for development abutting the application site in recent years, must have been satisfied that those dwellings would not be at risk of flooding.

The application site has been in residential use for very many years and there is no evidence of flooding having affected the property or the site in question.

Arun District Council has recently published a SHLAA indicating the deliverability of other sites nearby within Flood Zones 2 and 3, thereby demonstrating that it is satisfied as to the capacity of the locality to accept additional housing.

The site itself is largely covered with hard surfacing, such that there will be a negligible increase in non-permeable surfaces.

In the light of the above comments I would suggest that this site is suitable for residential development by reference to the potential for flood risk.