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Planning Department
Arun Civic Centre
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BN17 5LF

Excel Building Surveying Ltd.
38 Salisbury Road
Worthing
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26th February 2021
Our Ref: 20.1174
Your ref: PP-09189175

Dear Daun,

LITTLEHAMPTON BEACH HUT APPLICATION FLOOD RISK ASSESSMENT

We have reviewed the data within the Arun District Council Strategic Flood Risk Assessment completed by Capita Simmonds and published in 2008. We presume this to be the latest version available.

We note that the maps associated with the SFRA all contain caveats stating that the flood extent boundaries are not definitive, some flood mechanisms have not been included in the assessments and “the coastal risk” areas require further assessment.

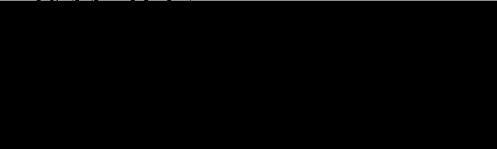
The proposed new beach hut positions (20no) are all believed to lie within “the coastal risk” area. The level of risk is not defined however reference to map A1-T suggests the positions lie outside of the actual 1:200 year event flood area and the residual defended tidal 1:100 year flood risk areas.

There is some conjecture regarding future sea level rises and plans have been presented suggesting the proposed positions are likely to lie within flood zones in 2056 and 2106. These plans presume that no future defences will be constructed and so may be ignored.

The proposed beach huts are not permanent being simply bolted to concrete pads. They do not provide sleeping accommodation so are highly unlikely to involve elevated risk to life in the event of a flood. They do not increase the likelihood of flooding elsewhere. They are no more at risk of flooding than the adjacent huts already in-situ.

We consider the flood risk involved with the new huts to be negligible and see no reason why the application should be rejected due to flood risk concerns.

Yours sincerely



Paul Gatland
Director
Excel Building Surveying