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Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Excel Building Surveying Ltd
37 Longships
Littlehampton
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28th February 2019
Our ref: 19.1034
Your ref: LU/52/19PL

Dear Daun,

LOOK AND SEA CENTRE FLOOD RISK ASSESSMENT

I write following receipt of your department's response from Neil Crowther dated 22/2/19.

I note the legal requirement for a flood risk and also note from the Environment Agency (EA) website that this may take many forms.

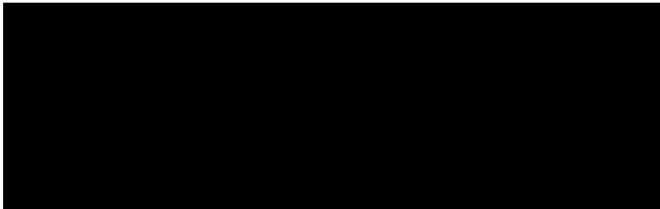
Having checked the location on the EA floodzone map, it is evident that the site is within flood zone 3 however the EA plan (included) does not apparently show the area to benefit from flood defences.

Having visited the site it is evident that more vulnerable uses (housing both directly upstream and downstream) have been granted planning permission in the relatively recent past and must therefore have passed the flood risk assessments. The existing building has also been through the same process.

The fact is, the current application is for a change of use without development of any kind and as such can have no bearing on flood risk. The change of use is to 3A (characterised as "less vulnerable" use by the EA).

The requirement for a full flood risk assessment is therefore questionable.

Yours sincerely



Paul Gatland

Flood map for planning

Your reference
look and sea

Location (easting/northing)
502600/101959

Created
25 Feb 2019 7:41

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

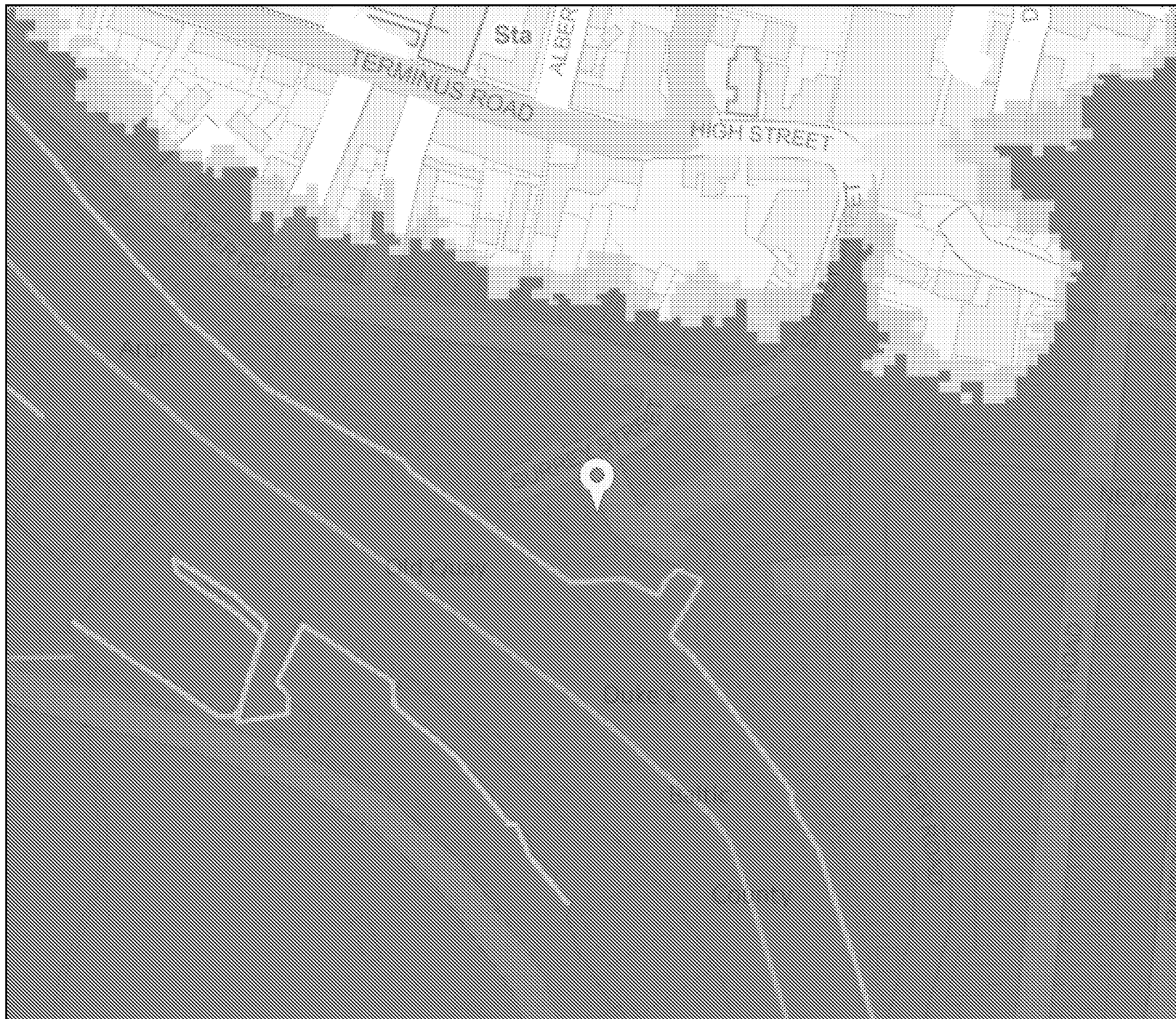
- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference
look and sea

Location (easting/northing)
502600/101959

Scale
1:2500

Created
25 Feb 2019 7:41

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

0 20 40 60m