

Mrs D Johnson
Arun District Council
Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
WEST SUSSEX
BN17 5LF

Dear Mrs D Johnson

Application reference: LU/57/22/PL

Change of use from shop (Class E) to Nail Bar (Sui Generis).
18 Beach Road Littlehampton BN17 5HT

Flood Risk Assessment

Paragraph 164 of the NPPF states that “applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 50”. Footnote 50 states that “a site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3.”

Since the site lies in Flood Zones 2 and 3 (please accompanying Appendix A and B), then a Flood Risk Assessment (FRA) is therefore required with to be provided with the above detailed planning application submission. This document fulfils this requirement.

The EA flood map, as well as identifying that the application site lies within Flood Zones 2 and 3, also confirms that the site benefits from flood defences (as indicated by the continuous orange line on the eastern bank of the River Arun – please see Appendix A).

This planning proposal relates to the change of use from shop (Class E) to Nail Bar (Sui Generis). As such there will be no changes to the building structure or doorways.

It is understood that the controlling residual flood risk mechanism on site is tidal. Tidal flooding is generally caused by low pressure weather systems creating storm-surges (or storm tides), chiefly via high speed winds. These winds (and to a certain extent, the low pressure) create a ‘bulge’ of water which, if it coincides with high tide, can generate very high, stormy, water levels. However, because this mechanism is well understood, it is very likely that an early warning will be issued before such an event strikes.

Section 9.4.1 of the Arun SFRA (2016) states that the lead time for EA Flood Warnings are at least 2 hours, with the aim to provide warnings up to 24 hours in advance for the area of Littlehampton. As such, it is very unlikely that the site would be subject to tidal flooding without several hours of early warning. The proposed change of use will not have any impact on others or their resilience to a flood event.

This shop is on a very low risk area please see appendix B and the definition of a very low risk area is as following:

"Flood risk from rivers or the sea

Very low risk means that each year this area has a chance of flooding of less than 0.1%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail"

In conclusion, and given that:

- The development is for the change of use of the existing building, which is located within a developed area;
- The shop is located in a very low risk area;
- The site is located within an EA Flood Warning Area and within an area of tidal flood risk, which could provide sufficient warning to enable prior evacuation;

Following the guidance contained within the NPPF, we conclude that the proposed development is acceptable in flood risk terms.

Yours sincerely,

Thomas Soderlund