



Flood Risk Assessment for Planning

Prepared for:

Vitae Investments Ltd

April 2022

Our reference:

91650-Green-CliftonRd

Location:

27 Clifton Road

Littlehampton

West Sussex

BN17 5TE



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Client:	Vitae Investments Ltd
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1. Key Facts

1.1 Flood Risk Posed:

- EA Flood Zones 2 and 3 (Medium and High Risk).
- Predominantly tidal and originate from the River Arun 142m west of the site and the English Channel 615m south of the site.
- Modelled flood levels and flood extents have been requested from the EA as part of a Product 4 data request.
- No Flood Storage Areas located in close proximity to the site.
- A Flood Management Scheme for defences along the eastern bank of the River Arun adjacent to Littlehampton has recently been completed - constructed to a 1 in 300 annual exceedance probability standard of protection.
- EA and Arun District Council have no records of historical flooding having affected the site.
- Risk of pluvial flooding would appear to be "Low" to "Medium".
- The site falls within an area with a $\geq 75\%$ likelihood of groundwater flooding at the surface.
- No information has been provided to suggest that the site is susceptible sewer surcharge or reservoir flooding.

1.2 Flood Risk Mitigation:

- The ground floor finished floor levels will be raised by up to 600mm above existing levels.
- The application is for a part change of use with no increase in vulnerability.
- No increase in built footprint.
- There will be no unacceptable loss of fluvial flood storage.
- Flood proofing of the development will be incorporated as appropriate.
- The applicant will register with the Environment Agency Floodline Alert/Warnings Direct service.
- Safe escape will be provided by a flood warning and evacuation plan, which will be prepared in liaison with the Council's Emergency Planners and tied in with the existing emergency plans for the area.

Assuming accordance with these flood risk management measures, Unda Consulting Limited consider the proposed application to be suitable in flood risk terms.

2. Introduction

Unda Consulting Limited have been appointed by Vitae Investments Ltd (hereinafter referred to as “the applicant”) to undertake a Flood Risk Assessment for the proposed development at 27 Clifton Road, Littlehampton, West Sussex, BN17 5TE (hereinafter referred to as “the site”). The FRA has been undertaken in accordance with the National Planning Policy Framework (NPPF) and the associated technical guidance.

The site appears to be located within Flood Zones 2 & 3 as defined by the Environment Agency (EA) on their Flood Map for Planning. Under the National Planning Policy Framework (NPPF), a FRA is required if a proposed development:

- includes building or engineering works in Flood Zone 2 or 3;
- includes building or engineering works on land classified by the Environment Agency as having critical drainage problem;
- changes the use of land or buildings in a location at risk of flooding from rivers or the sea, or with critical drainage problems;
- changes the use of land or buildings in a way that increases the flood vulnerability of the development where it may be subject to other sources of flooding;
- is larger than 1 hectare.

The assessment should demonstrate to the Local Planning Authority (LPA) and EA how flood risk will be managed now and over the development’s lifetime, taking climate change into account, and with regard to the vulnerability of its potential users.

- whether the proposed development is likely to be affected by current or future flooding from any source;
- whether it will increase flood risk elsewhere;
- whether the measures proposed to deal with these effects and risks are appropriate.

3. Existing Situation

3.1 Site Usage:

The application site currently functions as a licensed 11-bedroom House of Multiple Occupation (HMO) (Use Class C4) with an additional 1-bed flat (C3 unit), which does not benefit from planning permission. The 11-bedrooms are located on the first floor with a C3 unit on the ground floor.

Existing plans are provided in the report Appendix.



Figure 1: Aerial photograph of site and surrounding area (Source: Google Earth)



Figure 2: Front elevation of the property (Source: Google Earth)

3.2 Topography:

Environment Agency LiDAR has been used to assess the topography across the site and wider area. Light Detection and Ranging (LIDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground surface. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated at high spatial resolutions. The EA's LIDAR data archive contains digital elevation data derived from surveys carried out by the EA's specialist remote sensing team. Accurate elevation data is available for over 70% of England. The LiDAR technique records an elevation accurate to $\pm 0.15\text{m}$ every 1m. This dataset is derived from a combination of our full dataset which has been merged and re-sampled to give the best possible coverage. The dataset can be supplied as a Digital Surface Model (DSM) produced from the signal returned to the LIDAR (which includes heights of objects, such as vehicles, buildings and vegetation, as well as the terrain surface) or as a Digital Terrain Model (DTM) produced by removing objects from the Digital Surface Model. 1.0m horizontal resolution DTM LiDAR data has been used for the purposes of this study.

LiDAR remotely sensed digital elevation data suggests that the ground topography on the site is approximately 1.98mAOD to 2.47mAOD.

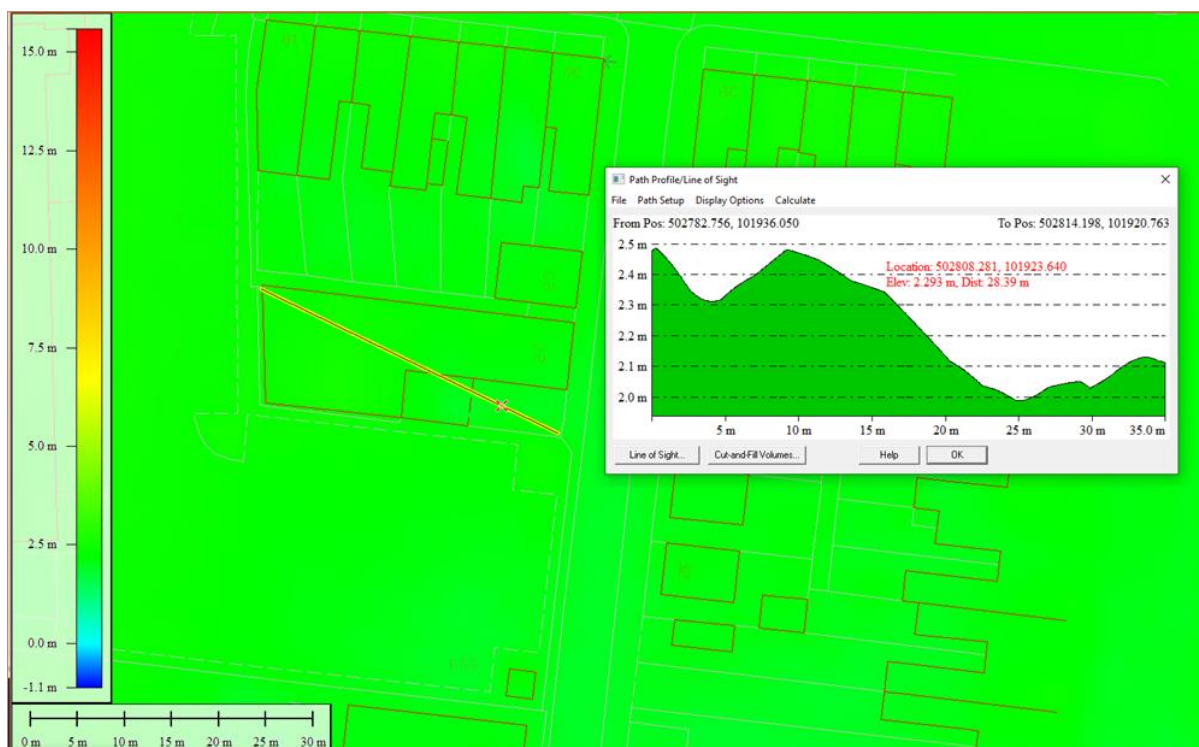


Figure 3: LiDAR DTM showing topographic levels across the site (transect runs south-north) (Source: EA 2m LiDAR)

3.3 Geology and Soil:

The British Geological Survey (BGS) Map indicates that the bedrock underlying the site is Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation and Portsdown Chalk Formation (undifferentiated) - Chalk. Sedimentary Bedrock formed approximately 72 to 94 million years ago in the Cretaceous Period.

Superficial deposits recorded on the site are Raised Beach Deposits, 1 - Sand and Gravel. Superficial Deposits formed up to 3 million years ago in the Quaternary Period.

The soil type taken from the UK Soil Observatory website is relatively deep soils from Quaternary Marine/Estuarine Sand soil parent material, with a Sand to Sandy Loam texture.

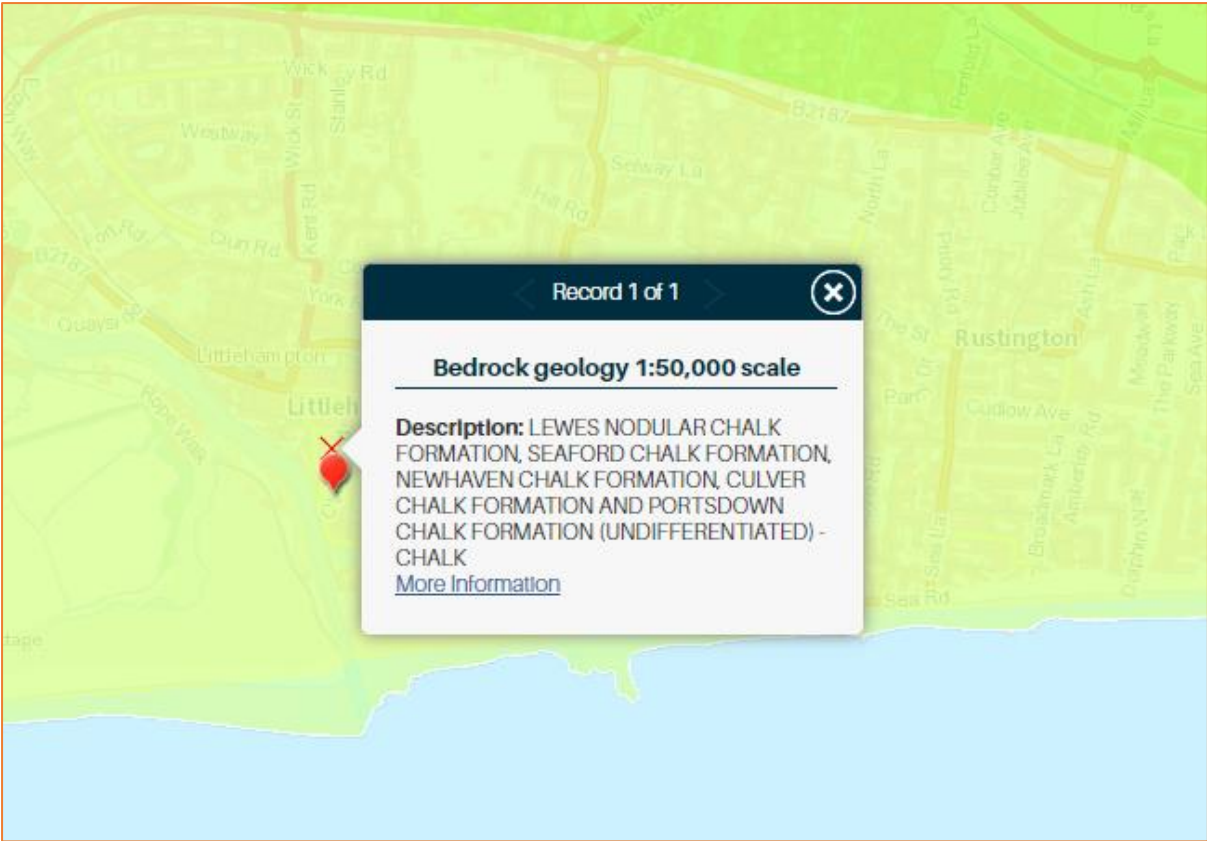


Figure 4: Local bedrock geology (Source: BGS)

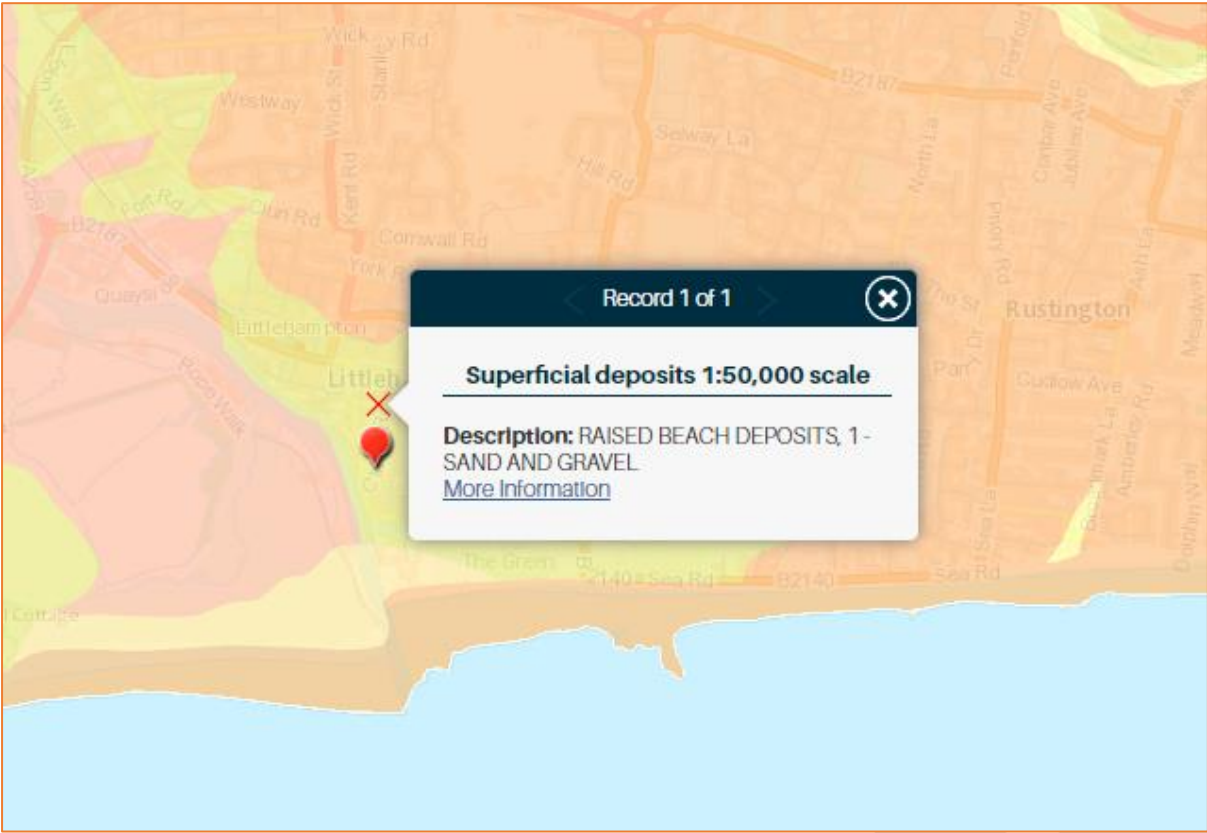


Figure 5: Local Superficial deposits geology (Source: BGS)

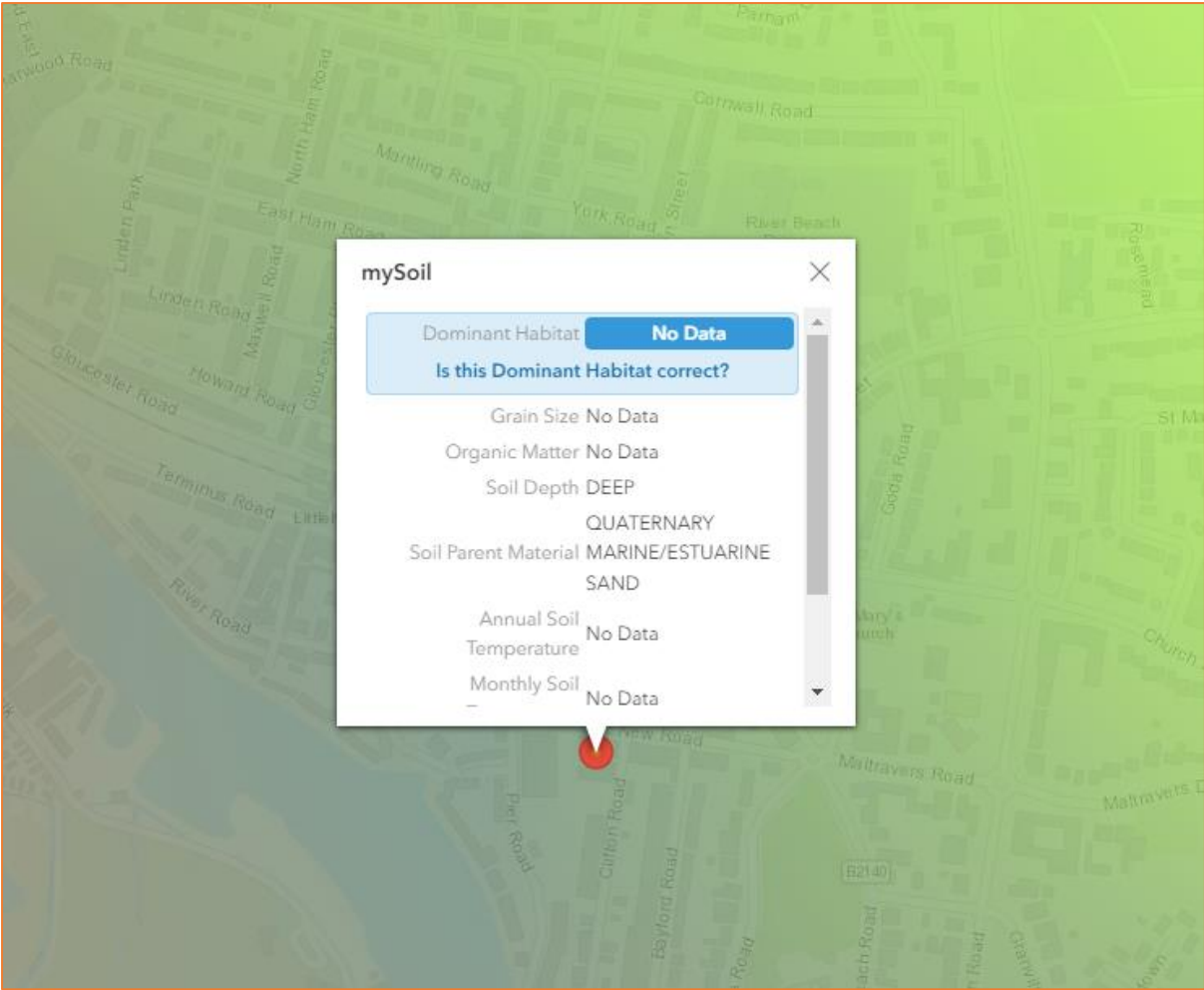


Figure 6: Local soil types (Source: UKSO)

4. Development Proposal

The development proposals comprise part change of use / regularisation of use for the site as a 20-bed HMO with associated site management office. The proposals also include an additional separate 1-bed self-contained C3 unit.

Due to the nature of the proposed development, which uses the confines of the existing structure, the applicant has agreed to raise the ground floor finished floor levels by up to 600mm above existing levels.

Proposed plans are provided in the report Appendix.



Figure 7: Proposed ground floor plans (Source: Aspire)

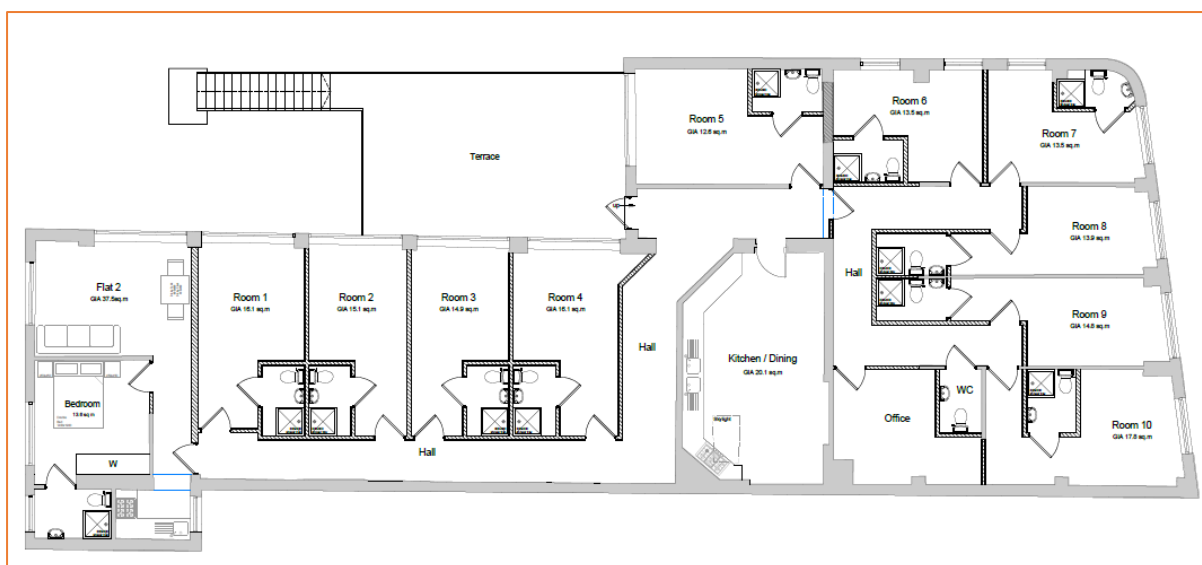


Figure 7: Proposed first floor plans (Source: Aspire)

5. Assessment of Flood Risk

5.1 Flood Zones:

Within planning, Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency's Flood Map for Planning (Rivers and Sea), available on the Environment Agency's website.

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Table 1: Flood Zones

The Flood Zones shown on the Environment Agency's Flood Map for Planning (Rivers and Sea) do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding.

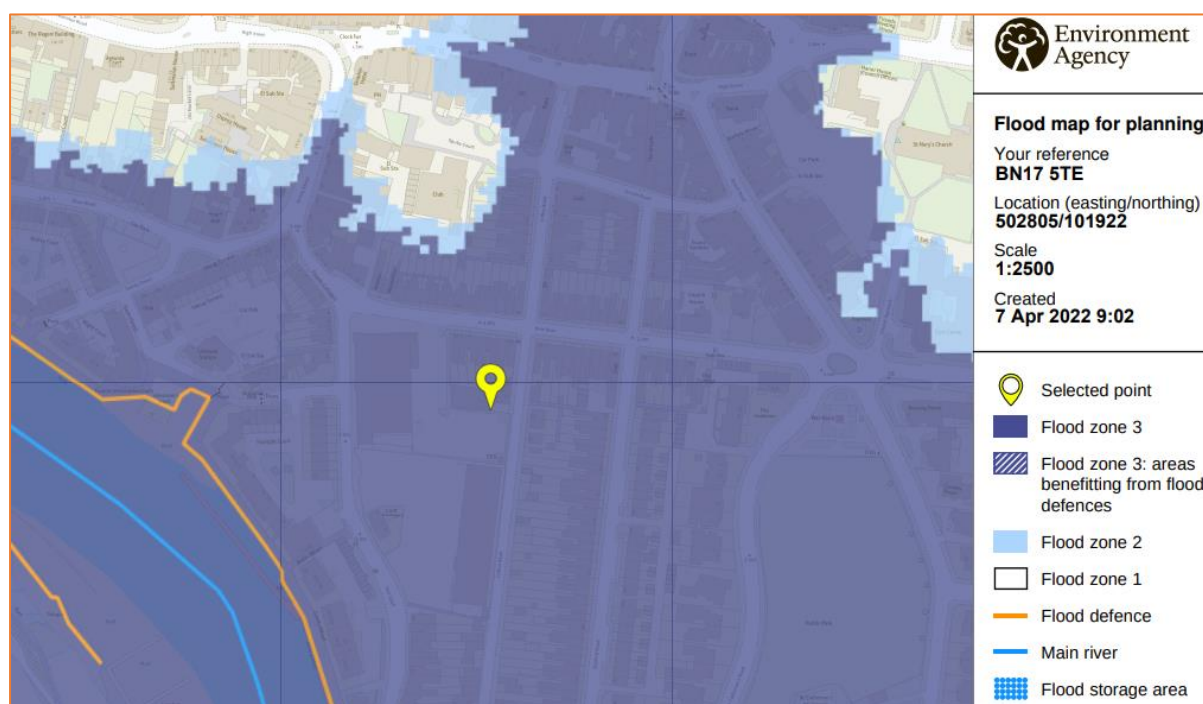


Figure 8: Environment Agency Flood Map for Planning (Rivers and Sea) (Source: EA)

The site would appear to be located within Flood Zone 2 (Medium Probability), which means it is defined as land having between a 1 in 200 and 1 in 1,000 annual probability of river and sea flooding and Flood Zone 3 (Medium Probability), which means it is defined as land having between a 1:100 and 1 in 1000 annual probability of fluvial flooding.

The risk would appear to be predominantly tidal and originate from the River Arun 142m west of the site and the English Channel 615m south of the site.

5.2 Tidal (River Arun / English Channel):

The Arun is a river in the English county of West Sussex. Its source is a series of small streams in the St Leonard's Forest area, to the east of Horsham. After flowing through Horsham to the west, it is joined by the North River at Nowhurst. Turning to the south, it is joined by its main tributary, the western River Rother, and continues through Arundel and past Arundel Castle, to join the English Channel at Littlehampton. The Arun local government district in West Sussex is named after it. It is one of the faster flowing rivers in England, and is tidal as far inland as Pallingham Quay, 41km upstream from the sea at Littlehampton. The River Arun is classified as a Main River by the Environment Agency.

The English Channel (The Channel) is the body of water that separates southern England from northern France, and joins the southern part of the North Sea to the Atlantic Ocean. It is about 560km long and varies in width from 240km at its widest to 33.1km in the Strait of Dover. It is the smallest of the shallow seas around the continental shelf of Europe, covering an area of some 75,000km².

Uniquely, The Channel acts as a funnel that amplifies the tidal range from less than a metre as observed at sea to more than 6 metres as observed in the Channel Islands, the west coast of the Cotentin Peninsula and the north coast of Brittany. The time difference of about 6 hours between high water at the eastern and western limits of the Channel are indicative of the tidal range being amplified further by resonance. Some areas along the south coast are particularly vulnerable to severe storms moving from the Atlantic eastwards along the English Channel.

5.2.1 Modelled flood levels and extents:

Product 4 modelled flood levels and extents have been requested from the Environment Agency for use within this report. At the time of writing no logged enquiry number was available.

5.2.2 Flood Storage Areas:

Flood Storage Areas are areas that act as a balancing reservoir, storage basin or balancing pond. Their purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. Flood storage areas do not completely remove the chance of flooding and can be overtopped or fail in extreme weather conditions.

According to Environment Agency data, there no Flood Storage Areas located in close proximity to the site.

5.2.3 Flood Defences:

Flood defences are typically raised structures that alter natural flow patterns and prevent floodwater from entering property in times of flooding. They are generally categorised as either

'formal' or 'informal' defences. A 'formal' flood defence is a structure that was built specifically for the purpose of flood defence, and is maintained by its respective owner, which could be the Environment Agency, Local Authority, or an individual. An 'informal' flood defence is a structure that has not been specifically built to retain floodwater, and is not maintained for this specific purpose, but may afford some protection against flooding. The structural integrity and design standard is unknown for these types of defences, and their existence cannot always be guaranteed for the lifetime of a proposed development. These defences can include boundary walls, industrial buildings, railway embankments and road embankments situated immediately adjacent to rivers.

The Environment Agency's "Areas Benefiting from Defences" dataset shows those areas that benefit from the presence of defences in a 1 in 100 (1%) chance of flooding each year from rivers; or 1 in 200 (0.5 %) chance of flooding each year from the sea.

Defences are given a rating based on a grading system for their condition. A summary of the grading system used by the Environment Agency for condition is provided in the Table below.

Grade	Rating	Description
1	Very Good	Cosmetic defects that will have no effect on performance.
2	Good	Minor defects that will not reduce the overall performance of the asset.
3	Fair	Defects that could reduce the performance of the asset.
4	Poor	Defects that would significantly reduce the performance of the asset. Further investigation required.
5	Very Poor	Severe defects resulting in complete performance failure.

Table 2. Defence asset condition rating (Source EA)

According to Arun District Council, Level 1 and Level 2, Strategic Flood Risk Assessment (SFRA), Final Report November 2016 Water levels in the River Arun from Arundel to Littlehampton through the Arun District are influenced by tides and river flows and the risk of flooding is determined by the height and condition of the raised flood defences adjacent to the channel banks. As the river flows closer to the coast, it is normally expected that fluvial flows may have less influence on flood risk as tidal mechanisms begin to predominate. The east bank defences in Littlehampton were constructed by the Environment Agency, and post-construction these are privately maintained. Although the Environment Agency and Arun District Council have permissive powers to maintain defences, they do not hold responsibility to carry out maintenance or improvement works.

The defences which line the River Arun primarily have the standard of protection of 0.33% annual probability (1 in 300 chance in each and every year of experiencing an event of this magnitude) or lower downstream of Arundel until Littlehampton.

A Flood Management Scheme for defences along the eastern bank of the River Arun adjacent to Littlehampton has recently been completed. The new defences, which extend from the coastal frontage of Littlehampton to approximately 500m beyond the A259, are reported by the Environment Agency to have been constructed to a 1 in 300 annual exceedance probability standard of protection. The new defences are under the responsibility of the private owners to maintain.

The condition grade for the embankment defences along the River Arun is generally 'Very Good', 'Good' or 'Fair'.

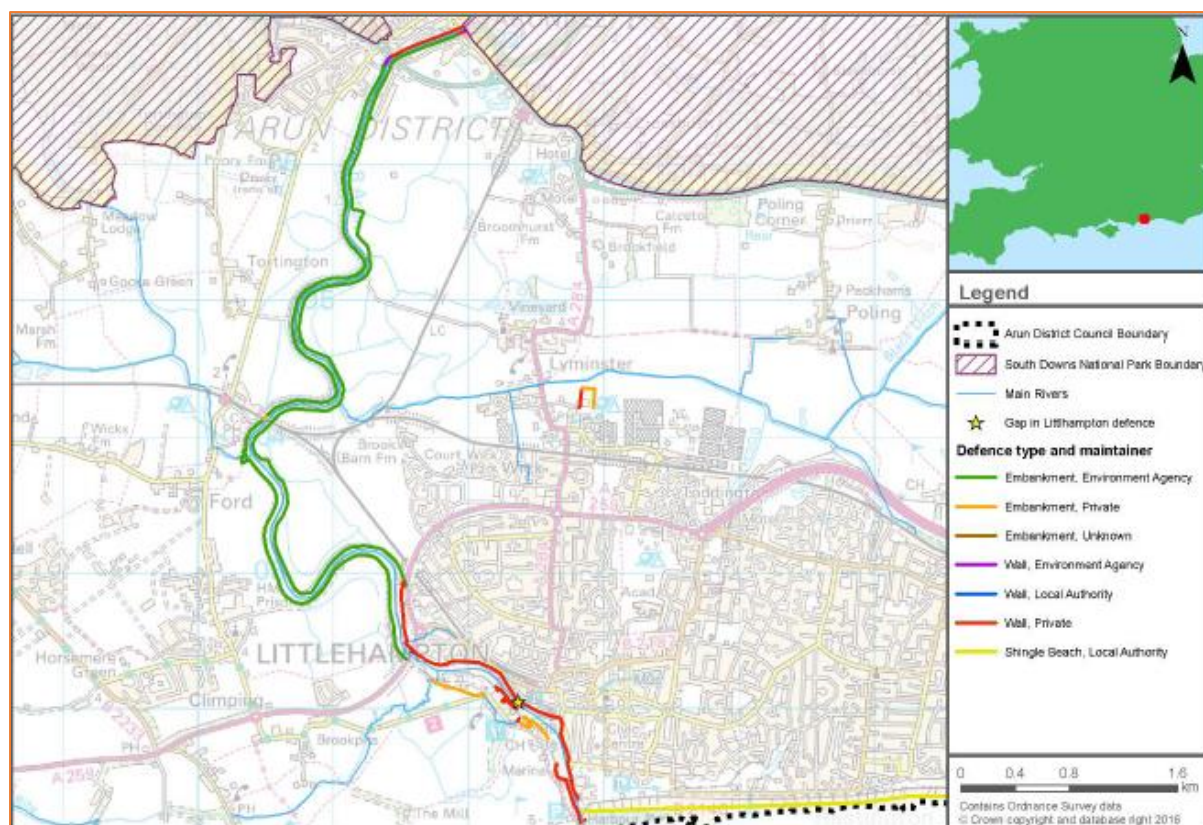


Figure 8: Location of defences along the River Arun downstream of Arundel (Source: Arun District Council SFRA 2016)

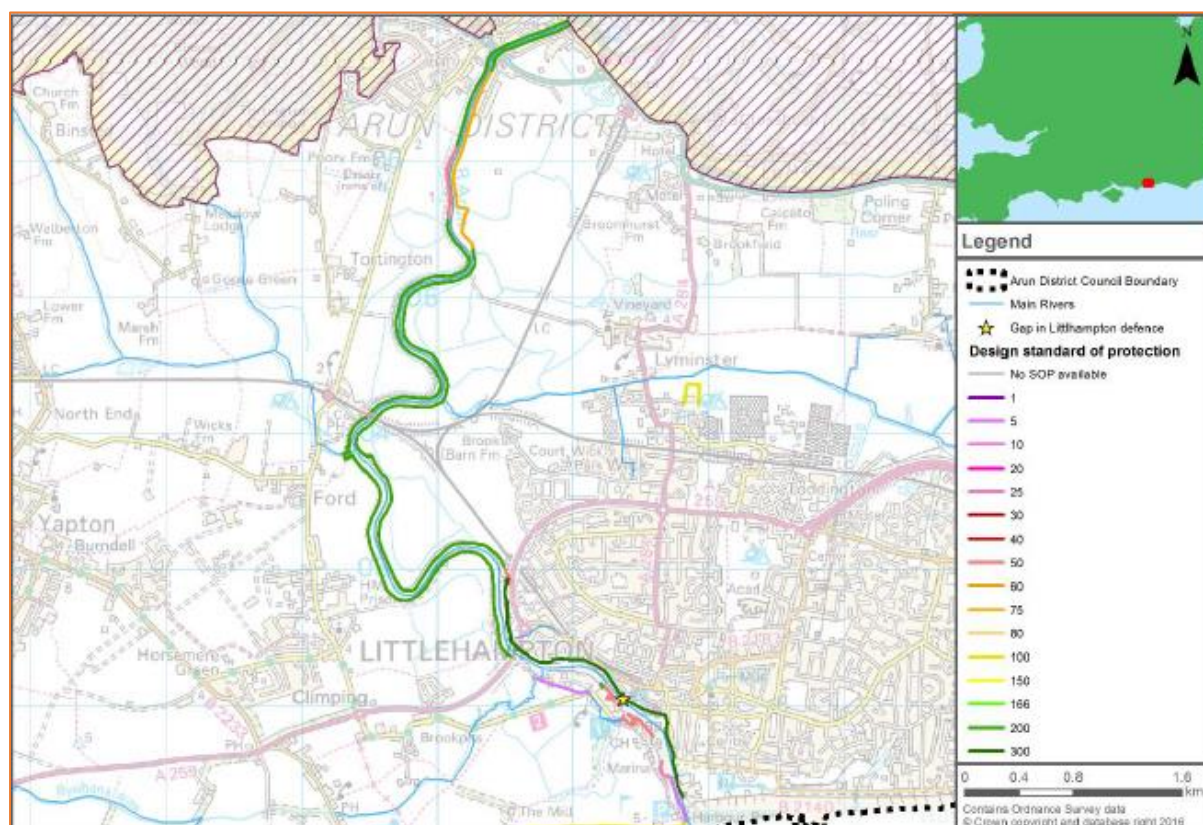


Figure 9: Design Standard of Protection (return period) for defences along the River Arun downstream of Arundel (Source: Arun District Council SFRA 2016)

5.2.4 Residual risk (breach or overtopping of flood defences):

Breaching of flood defences can cause rapid inundation of areas behind flood defences as flow in the river channel discharges through the breach. A breach can occur with little or no warning, although they are much more likely to concur with extreme river levels or tides when the stresses on flood defences are highest. Flood water flowing through a breach will normally discharge at a high velocity, rapidly filling up the areas behind the defences, resulting in significant damage to buildings and a high risk of loss of life. Breaches are most likely to occur in soft defences such as earth embankments although poorly maintained hard defences can also be a potential source of breach.

Overtopping of flood defences occurs when water levels exceed the protection level of raised flood defences. The worst case occurs when the fluvial or tidal levels exceed the defence level as this can lead to prolonged flooding. Less severe overtopping can occur when flood levels are below defence levels, but wave action causes cyclic overtopping, with intermittent discharge over the crest level of the defence. Flood defences are commonly designed with a freeboard to provide protection against overtopping from waves. The risk from overtopping due to exceedance of the flood defence level is much more significant than the risk posed by wave overtopping. Exceedance of the flood defence level can lead to prolonged and rapid flooding with properties immediately behind the defences at highest risk.

There remains a residual risk in the incidence of failure. Wave overtopping is one of the principal mechanisms of flooding for the coastal frontage. Allowing for wave-overtopping increases the extent of flooding.

5.2.5 Historical flood events:

The EA have no records of historical flooding having affected the site. According to Arun District Council, Level 1 and Level 2, Strategic Flood Risk Assessment (SFRA), Final Report November 2016 no historical flooding has occurred on site.

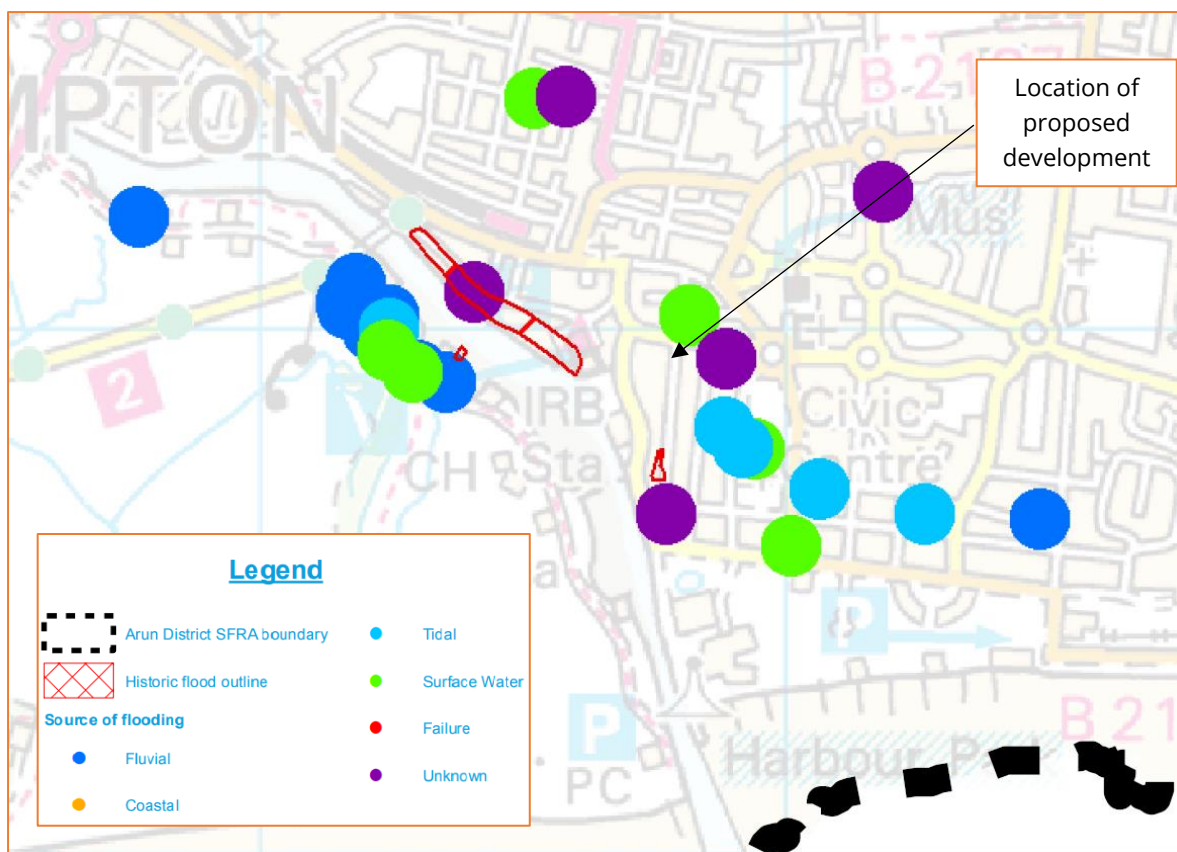


Figure 10: Historic flood records (Source: Arun District Council SFRA 2016)

5.3 Pluvial (Surface Water):

Pluvial (surface water) flooding happens when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.

In 2013 the EA, working with Lead Local Flood Authorities (LLFAs), produced an updated Flood Map for Surface Water. It is considered to represent a significant improvement on the previous surface water flood maps available, both in terms of method and representation of the risk of flooding. The modelling techniques and data used are considerably improved, and also incorporated locally produced mapping where this is available to represent features best modelled at a local scale.

The Flood Map for Surface Water assesses flooding scenarios as a result of rainfall with the following chance of occurring in any given year (annual probability of flooding is shown in brackets):

- High: Greater than or equal to 3.3% (1 in 30) chance in any given year (3.3%)
- Medium: Less than 3.3% (1 in 30) but greater than or equal to 1% (1 in 100) chance in any given year
- Low: Less than 1% (1 in 100) but greater than or equal to 0.1% (1 in 1,000) chance in any given year
- Very Low: Less than 0.1% (1 in 1,000) chance in any given year

Please note that the EA to not consider this information suitable to be used to identify the risk to individual properties or sites. It is useful to raise awareness in areas which may be at risk and may require additional investigation.

The EA Risk of Flooding from Surface Water Map suggests that the site lies in an area of “Low” to “Medum” risk from surface water.



Figure 11: Extract from Environment Agency Surface Water Flood Map (Source: EA)

5.4 Groundwater:

Groundwater flooding occurs as a result of water rising up from the underlying rocks or from water flowing from abnormal springs. This tends to occur after much longer periods of sustained high rainfall. Higher rainfall means more water will infiltrate into the ground and cause the water table to rise above normal levels. Groundwater tends to flow from areas where the ground level is high, to areas where the ground level is low. In low-lying areas, the water table is usually at shallower depths anyway, but during very wet periods, with all the additional groundwater flowing towards these areas, the water table can rise up to the surface causing groundwater flooding.

Groundwater flooding is most likely to occur in low-lying areas underlain by permeable rocks (aquifers). These may be extensive, regional aquifers, such as chalk or sandstone, or may be localised sands or river gravels in valley bottoms underlain by less permeable rocks. Groundwater flooding takes longer to dissipate because groundwater moves much more slowly than surface water and will take time to flow away underground.

According to the Arun District Council SFRA the site falls within an area with a $\geq 75\%$ likelihood of groundwater flooding at the surface. This is based on 250m grid cells.

No further information has been provided to suggest that the site is particularly susceptible to groundwater flooding, or has experienced groundwater flooding previously.

5.5 Sewer Surcharge:

Sewer flooding occurs when the sewer network cannot cope with the volume of water that is entering it. It is often experienced during times of heavy rainfall when large amounts of surface water overwhelm the sewer network causing flooding. Temporary problems such as blockages, siltation, collapses and equipment or operational failures can also result in sewer flooding.

All Water Companies have a statutory obligation to maintain a register of properties/areas which have reported records of flooding from the public sewerage system, and this is shown on the DG5 Flood Register. This includes records of flooding from foul sewers, combined sewers and surface water sewers which are deemed to be public and therefore maintained by the Water Company. The DG5 register records of flood incidents resulting in both internal property flooding and external flooding incidents. Once a property is identified on the DG5 register, water companies can typically put funding in place to address the issues and hence enable the property to be removed from the register. It should be noted that flooding from land drainage, highway drainage, rivers/watercourses and private sewers is not recorded within the register.

According to Arun District Council, Level 1 and Level 2, Strategic Flood Risk Assessment (SFRA), Final Report November 2016 there have been 22 recorded flood incidents from both foul and surface water sewers in the BN17 5 area. This is based on information obtained on 25/02/2016.

No further information has been provided to suggest that the site itself has flooded as a result of sewer surcharge.

5.6 Other Sources:

Reservoirs with an impounded volume in excess of 25,000 cubic metres (measured above natural ground level) are governed by the Reservoirs Act and are listed on a register held by the Environment Agency. The site outside the maximum inundation extent on the EA Reservoir Inundation Map. The EA also advise on their website that reservoir flooding is extremely unlikely. There has been no loss of life in the UK from reservoir flooding since 1925. All major reservoirs have to be inspected by specialist dam and reservoir Engineers. In accordance with the Reservoirs Act 1975 in England, these inspections are monitored and enforced by the EA themselves. The risk to the site from reservoir flooding is therefore minimal and is far lower than that relating to the potential for fluvial / tidal flooding to occur. The Environment Agency Reservoir Flood Map illustrated below, illustrates the largest area that might be flooded if the storage area were to fail and release the water it is designed to hold during a flood event.

Records of flooding from reservoirs and canals are erratic as there is no requirement for the Environment Agency to provide information on historic flooding from canals and raised reservoirs

on plans. In particular, the NPPF does not require flood risk from canals and raised reservoirs to be shown on the Environment Agency flood zones.

Overflows from canals can be common as they are often fed by land drainage, and often do not have controlled overflow spillways. Occasionally, major bank breaches also occur, leading to rapid and deep flooding of adjacent land.

6. Flood Risk Management

6.1 Vulnerability to flooding:

The NPPF classifies property usage by vulnerability to flooding.

The existing site usage is classified as "more vulnerable" throughout, as it is a licensed 11-bedroom House of Multiple Occupation (HMO) (Use Class C4) with an additional 1-bed flat (C3 unit).

Post development, the site will remain "more vulnerable", as the application comprises of a part change of use / regularisation of use for the site as a 20-bed HMO with associated site management office. The proposals also include an additional separate 1-bed self-contained C3 unit.

Accordingly, it is considered that while the vulnerability of the site as a whole will not increase post development, there will be an intensification of usage and introduction of additional or separate residential units.

6.2 EA Standing Advice:

The EA Standing Advice guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250m². It should not be applied if an additional dwelling is being created, e.g. a self-contained annexe or additional commercial unit.

The proposed planning application is for the part change of use (regularisation and part retrospective) from 11 bed HMO (Sui Generis) to a 20 bed HMO & 2 No dwellings (net gain of 1 No dwelling) of approximately 30m².

6.3 Physical Design Measures:

The NPPF requires new residential floor levels to be set at least 300mm above suitable modelled flood levels.

Due to the nature of the proposed development, which uses the confines of the existing structure, the applicant has agreed to raise the ground floor finished floor levels by up to 600mm above existing levels.

To help protect against flooding during extreme events, the applicant has agreed to implement flood resistant design measures into the proposal, in consultation with the Local Authority building control department. These measures can include the following:

- Electrical main ring run from ceiling level;
- Electrical incomer and meter situated at a high level;
- Boilers, control and water storage / immersion installed at a high level;
- Plumbing insulation of closed-cell design;
- Non-return valves fitted to all drain and sewer outlets;

- Manhole covers secured;
- Anti-syphon fitted to all toilets.
- Ground floor electrical main ring run from first floor level; and on separately switched circuit from first floor;
- Electrical incomer and meter situated at first floor level or above;
- Boilers, control and water storage / immersion installed at first floor level or above;
- Gas meter installed at first floor level or above;
- Plumbing insulation of closed-cell design;
- Non-return valves fitted to all drain and sewer outlets;
- Manhole covers secured;
- Anti-syphon fitted to all toilets;
- Kitchen units of solid, water resistant material;
- Use of MDF carpentry (i.e. skirting, architrave, built-in storage) avoided at ground floor level;
- Stairs of solid hardwood construction with wood faces treated to resist water penetration.
- The external ground floor doors and windows will be flood proof.

The applicant should also consider the use of demountable flood defence barriers to defend ground level doorways and low windows.

6.4 Safe Escape and Flood Action Plan:

The NPPF requires a route of safe escape for all residents and users to be provided from new residential properties in Flood Zone 3. Safe escape is usually defined as being through slow moving flood water no deeper than 25cm during the 1:100 year fluvial / 1:200 year tidal plus allowance for climate change flood event.

Safe escape will be provided by a formal flood warning and evacuation plan which will need to be prepared in liaison with the Council's Emergency Planners, and tied in with the existing emergency plans for the area. The applicant has agreed to implement a flood warning and evacuation plan post development, and subscribe to the EA's flood warning service.

6.5 Flood Warning:

The EA is responsible for issuing flood warnings. Flood warnings are issued to the emergency services and local authorities. Both private individuals and organisations can sign-up to receive warnings via phone, text or email. This system of receiving warnings is currently voluntary.

Advice regarding severe flood warnings will generally be given during weather forecasts on local radio and TV. In the case of extreme events, warnings can also be disseminated via door to door visits by the police or locally appointed flood wardens.

The site lies within an Environment Agency Flood Alert Area/warning. The EA issue flood warnings/alerts to specific areas when flooding is expected. It is recommended that the applicant registers online with the free Environment Agency Floodline Warnings/Alert Direct service at www.gov.uk/sign-up-for-flood-warnings to receive flood warnings by phone, text or email.

The flood warning service has three types of warnings that will help you prepare for flooding and take action:

Flood Warning	Flood Alert	Flood Warning	Severe Flood Warning
			
What it means?	Flooding is possible. Be prepared.	Flooding is expected. Immediate action required.	Severe flooding. Danger to life.
When it's used?	Two hours to two days in advance of flooding.	Half an hour to one day in advance of flooding.	When flooding poses a significant threat to life.
What to do?	Be prepared to act on your flood plan. Prepare a flood kit of essential items. Monitor local water levels and the flood forecast on our website.	Move family, pets and valuables to a safe place. Turn off gas, electricity and water supplies if safe to do so. Put flood protection equipment in place.	Stay in a safe place with a means of escape. Be ready should you need to evacuate from your home. Co-operate with the emergency services. Call 999 if you are in immediate danger.

Table 2: EA Flood Warning Service

6.6 Flood Plan:

It is recommended that the applicant and future owners, occupiers and Landlords of the property prepare a flood plan to protect life and property during a flood event:

Before a flood:

- Prepare and keep a list of all your important contacts to hand or save them on your mobile phone.
- Think about what items you can move now and what you would want to move to safety during a flood.
- Know how to turn off electricity and water supplies to the site.
- Prepare a flood kit of essential items and keep it handy. It can include copies of important documents, a torch, a battery-powered or wind-up radio, blankets and warm clothing, waterproofs, rubber gloves and a first aid kit including all essential medication.

During a flood:

- Activate the evacuation plan and evacuate the site.
- Remove cars from the site if there is sufficient warning and the water levels are not rising rapidly.
- Switch off water and electricity for the site.

- Tune into your local radio station on a battery or wind-up radio.
- Listen to the advice of the emergency service and evacuate if told to do so.
- Avoid walking or driving through flood water. Six inches of fast-flowing water can knock over an adult and two feet of water can move a car.

After a flood:

- If you have flooded, contact your insurance company as soon as possible.
- Take photographs and videos of your damaged property as a record for your insurance company.
- If you don't have insurance, contact your local authority for information on grants and charities that may help you.
- Flood water can contain sewage, chemicals and animal waste. Always wear waterproof outerwear, including gloves, wellington boots and a face mask.
- Have your electrics and water checked by qualified engineers before switching them back on.

6.7 Off-Site Impacts:**6.7.1 Fluvial floodplain storage:**

The NPPF requires that where development is proposed in undefended areas of floodplain, which lie outside of the functional floodplain, the implications of ground raising operations for flood risk elsewhere needs to be considered. Raising existing ground levels may reduce the capacity of the floodplain to accommodate floodwater and increase the risk of flooding by either increasing the depth of flooding to existing properties at risk or by extending the floodplain to cover properties normally outside of the floodplain. Flood storage capacity can be maintained by lowering ground levels either within the curtilage of the development or elsewhere in the floodplain, in order to maintain at least the same volume of flood storage capacity within the floodplain.

In undefended tidal areas, raising ground levels is unlikely to impact on maximum tidal levels so the provision of compensatory storage should not be necessary.

For development in a defended flood risk area, the impact on residual flood risk to other properties needs to be considered. New development behind flood defences can increase the residual risk of flooding if the flood defences are breached or overtopped by changing the conveyance of the flow paths or by displacing flood water elsewhere. If the potential impact on residual risk is unacceptable then mitigation should be provided.

Post development, there will be no unacceptable loss of floodplain storage as the site is situated within an area of predominantly tidal flood risk.

6.7.2 Surface Water Drainage:

The development will utilise Sustainable drainage systems (SuDS) design in accordance with the NPPF for Planning Applications and the drainage hierarchy as follows:

1. Store rainwater for later use;
2. Infiltration techniques;
3. Attenuate rainwater by storing in tanks for gradual release;

4. Discharge rainwater direct into watercourse;
5. Discharge rainwater into surface water sewer;
6. Discharge rainwater into a combined sewer;

Due to the small scale of the development, a full Surface Water Drainage Strategy is not required at this stage of planning. However, SuDS features will be incorporated into the development where practically possible or will utilise the existing arrangement on site.

As such, any change in surface water runoff from the site will likely be negligible.

7. Sequential and Exception Test

The Sequential Test aims to ensure that development does not take place in areas at high risk of flooding when appropriate areas of lower risk are reasonably available.

The site is situated within Flood Zones 2 and 3 when using the Environment Agency Flood Map for Planning (Rivers and Sea). Post development, the site will remain “more vulnerable”, as the application comprises of a part change of use / regularisation of use for the site as a 20-bed HMO with associated site management office. The proposals also include an additional separate 1-bed self-contained C3 unit.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	Exception Test required	✗	Exception Test required	✓	✓
Zone 3b	Exception Test required	✗	✗	✗	✓

Table 3: Flood risk vulnerability and flood zone ‘compatibility’

Using the table above, the proposed application (“more vulnerable”) is considered to be suitable within Flood Zones 2 and 3. The Sequential and Exception Tests do not need to be applied to minor developments and changes of use. The proposed application is for the part change of use of the existing building.

8. Discussion and Conclusions

Unda Consulting Limited have been appointed by Vitae Investments Ltd to undertake a Flood Risk Assessment for the proposed development at 27 Clifton Road, Littlehampton, West Sussex, BN17 5TE. The FRA has been undertaken in accordance with the National Planning Policy Framework (NPPF) and the associated technical guidance.

Post development, the site will remain “more vulnerable”, as the application comprises of a part change of use / regularisation of use for the site as a 20-bed HMO with associated site management office. The proposals also include an additional separate 1-bed self-contained C3 unit.

The site would appear to be located within Flood Zone 2 (Medium Probability), which means it is defined as land having between a 1 in 200 and 1 in 1,000 annual probability of river and sea flooding and Flood Zone 3 (Medium Probability), which means it is defined as land having between a 1:100 and 1 in 1000 annual probability of fluvial flooding.

The risk would appear to be predominantly tidal and originate from the River Arun 142m west of the site and the English Channel 615m south of the site.

Product 4 modelled flood levels and extents have been requested from the Environment Agency for use within this report.

According to Environment Agency data, there no Flood Storage Areas located in close proximity to the site.

A Flood Management Scheme for defences along the eastern bank of the River Arun adjacent to Littlehampton has recently been completed. The new defences, which extend from the coastal frontage of Littlehampton to approximately 500m beyond the A259, are reported by the Environment Agency to have been constructed to a 1 in 300 annual exceedance probability standard of protection.

The EA have no records of historical flooding having affected the site. According to Arun District Council, Level 1 and Level 2, Strategic Flood Risk Assessment (SFRA), Final Report November 2016 no historical flooding has occurred on site.

The EA Risk of Flooding from Surface Water Map suggests that the site lies in an area of “Low” to “Medium” risk from surface water.

According to the Arun District Council SFRA the site falls within an area with a $\geq 75\%$ likelihood of groundwater flooding at the surface.

According to Arun District Council, Level 1 and Level 2, Strategic Flood Risk Assessment (SFRA), Final Report November 2016 there have been 22 recorded flood incidents from both foul and surface water sewers in the BN17 5 area. This is based on information obtained on 25/02/2016.

Due to the nature of the proposed development, which uses the confines of the existing structure, the applicant has agreed to raise the ground floor finished floor levels by up to 600mm above existing levels.

To help protect against flooding during extreme events, the applicant has agreed to implement flood resistant design measures into the development where practically possible. The finished floor levels will remain the same post development.

Due to the small scale of development, a full Surface Water Drainage Strategy is not required at this stage of planning. However, SuDS features will be incorporated into the development where practically possible or will utilise the existing arrangement on site.

The applicant has confirmed that:

- The ground floor finished floor levels will be raised by up to 600mm above existing levels.
- The application is for a part change of use with no increase in vulnerability
- No increase in built footprint.
- There will be no unacceptable loss of fluvial flood storage.
- Flood proofing of the development will be incorporated as appropriate.
- The applicant will register with the Environment Agency Floodline Alert/Warnings Direct service.
- Safe escape will be provided by a flood warning and evacuation plan, which will be prepared in liaison with the Council's Emergency Planners and tied in with the existing emergency plans for the area.

Assuming accordance with these flood risk management measures, Unda Consulting Limited consider the proposed application to be suitable in flood risk terms.

Appendix

- Site location, existing and proposed plans
- EA Flood Map for Planning

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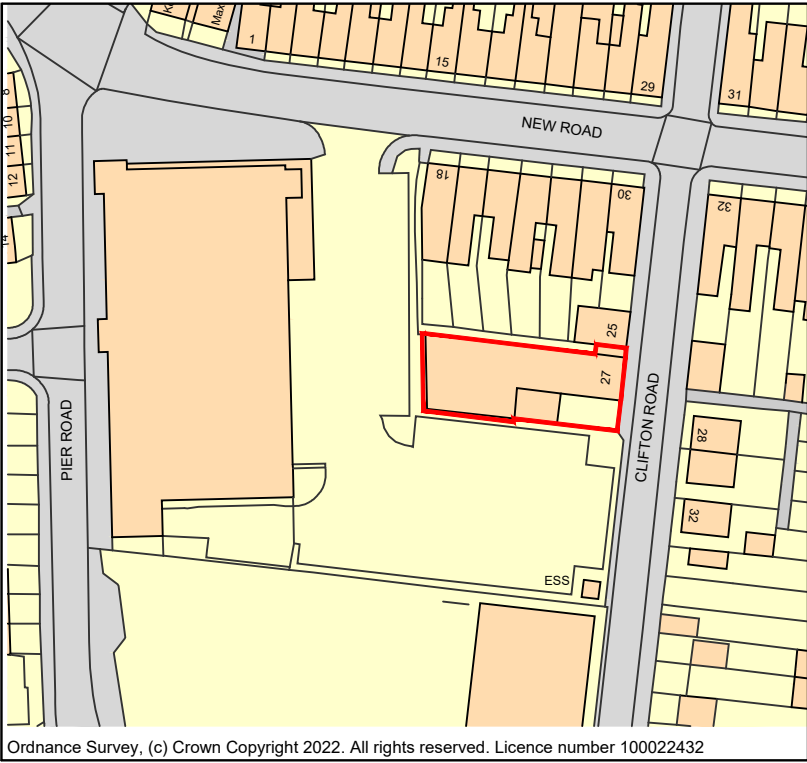
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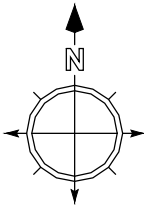
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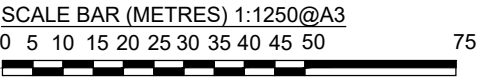
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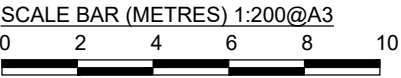
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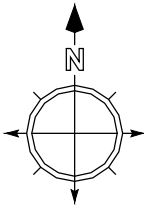
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Existing Site Plan
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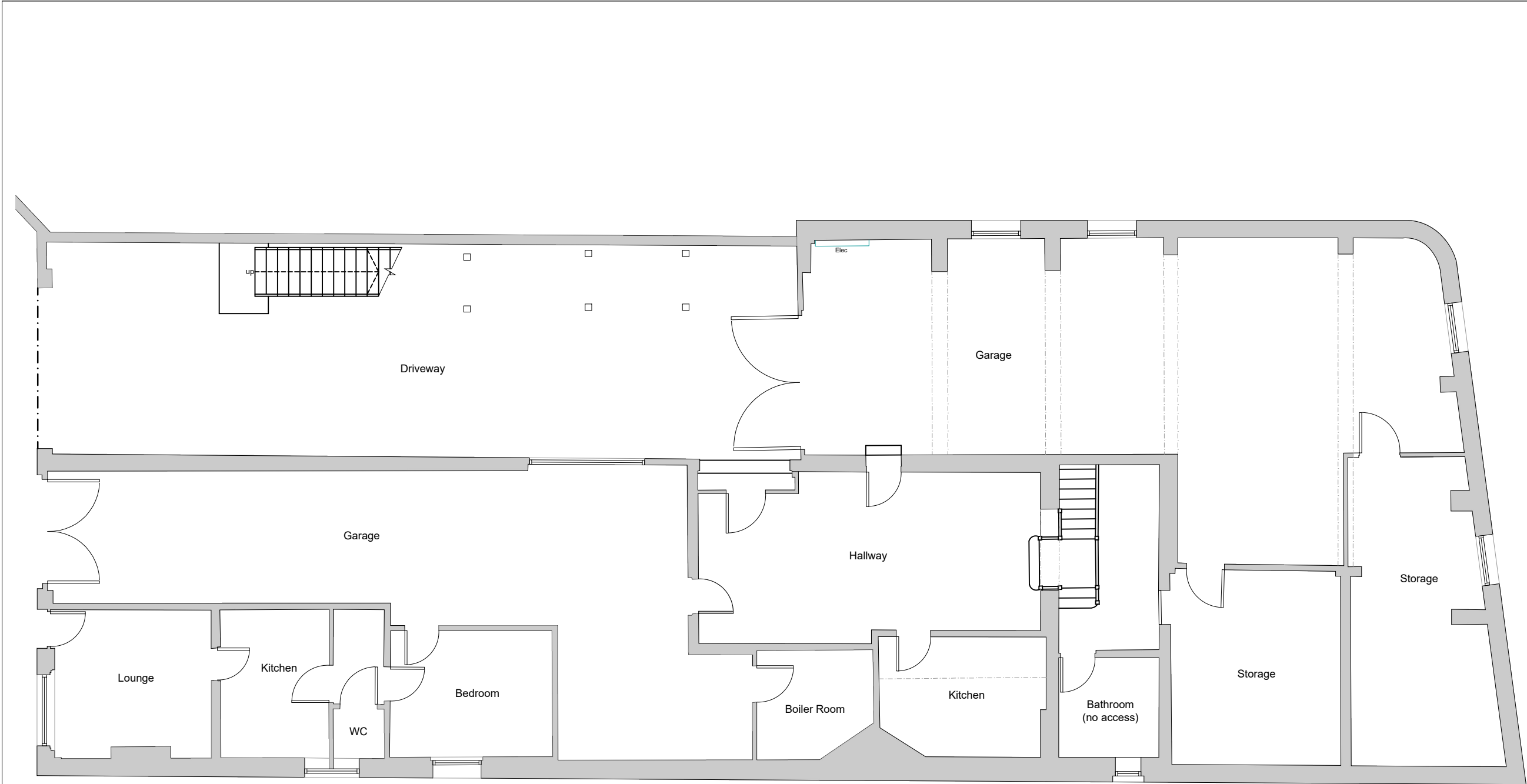
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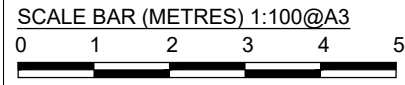
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Existing Ground Floor Plan
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- PROPOSED BRICKWORK
- PROPOSED STUDWORK
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- PROPOSED BEAMS
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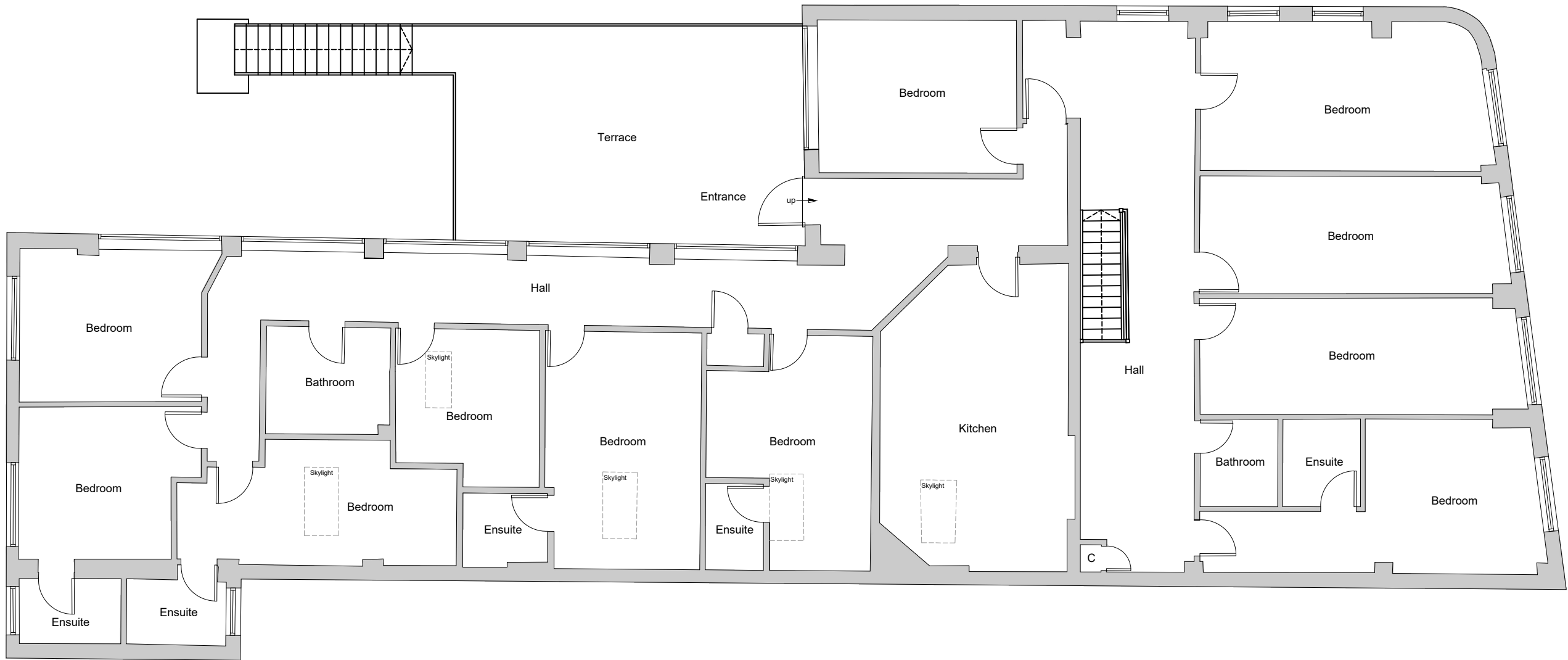
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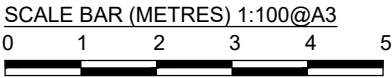
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Existing First Floor Plan
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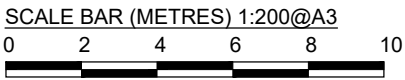
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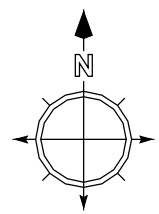
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Proposed Site Plan
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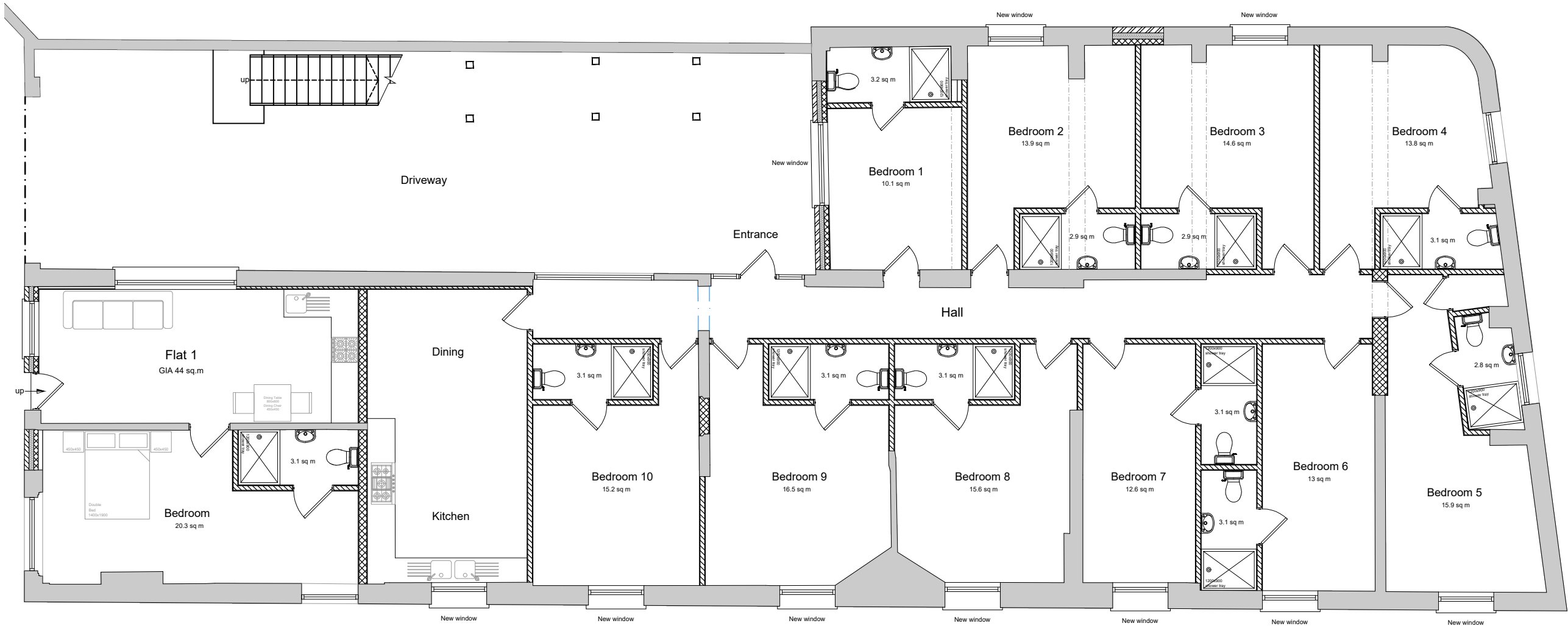
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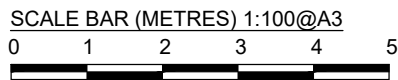
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Proposed Ground Floor Plan
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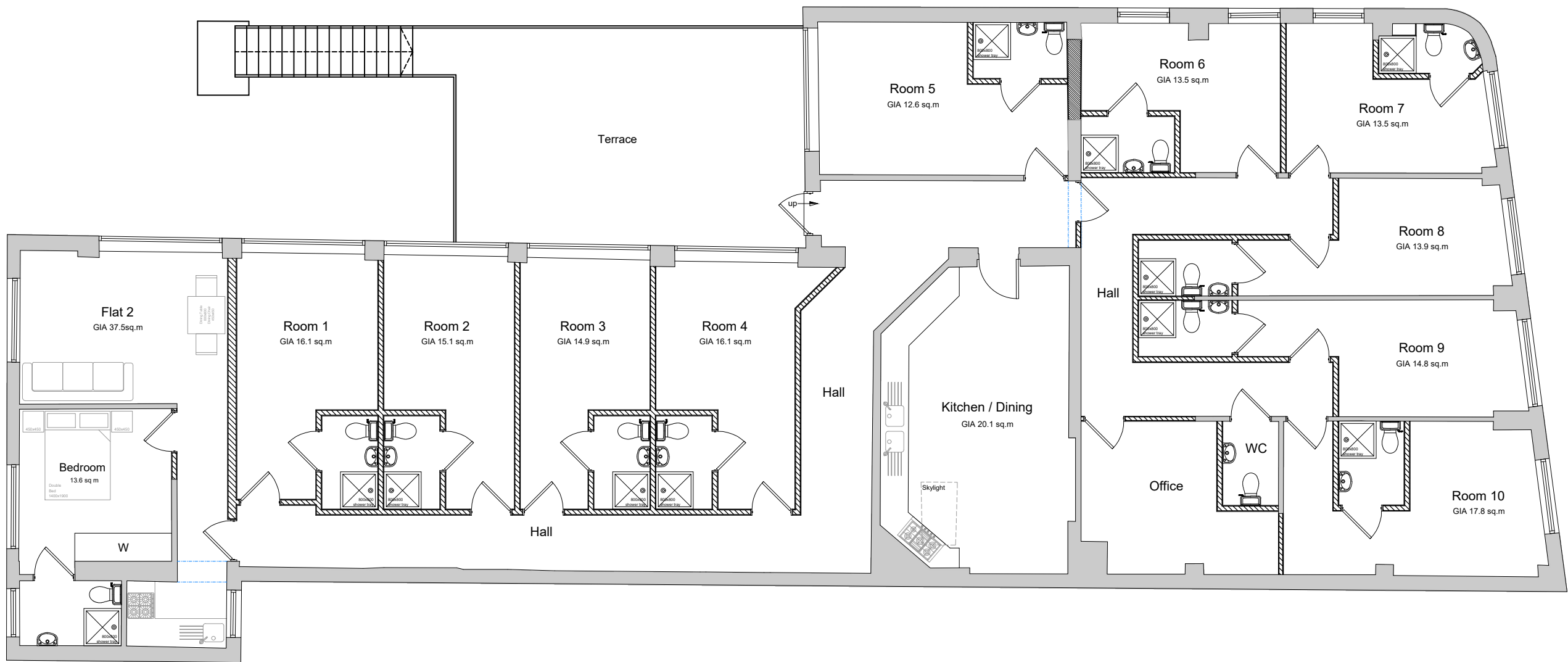
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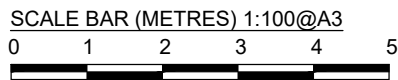
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Feasibility

Flood map for planning

Your reference
BN17 5TE

Location (easting/northing)
502807/101921

Created
7 Apr 2022 11:08

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)

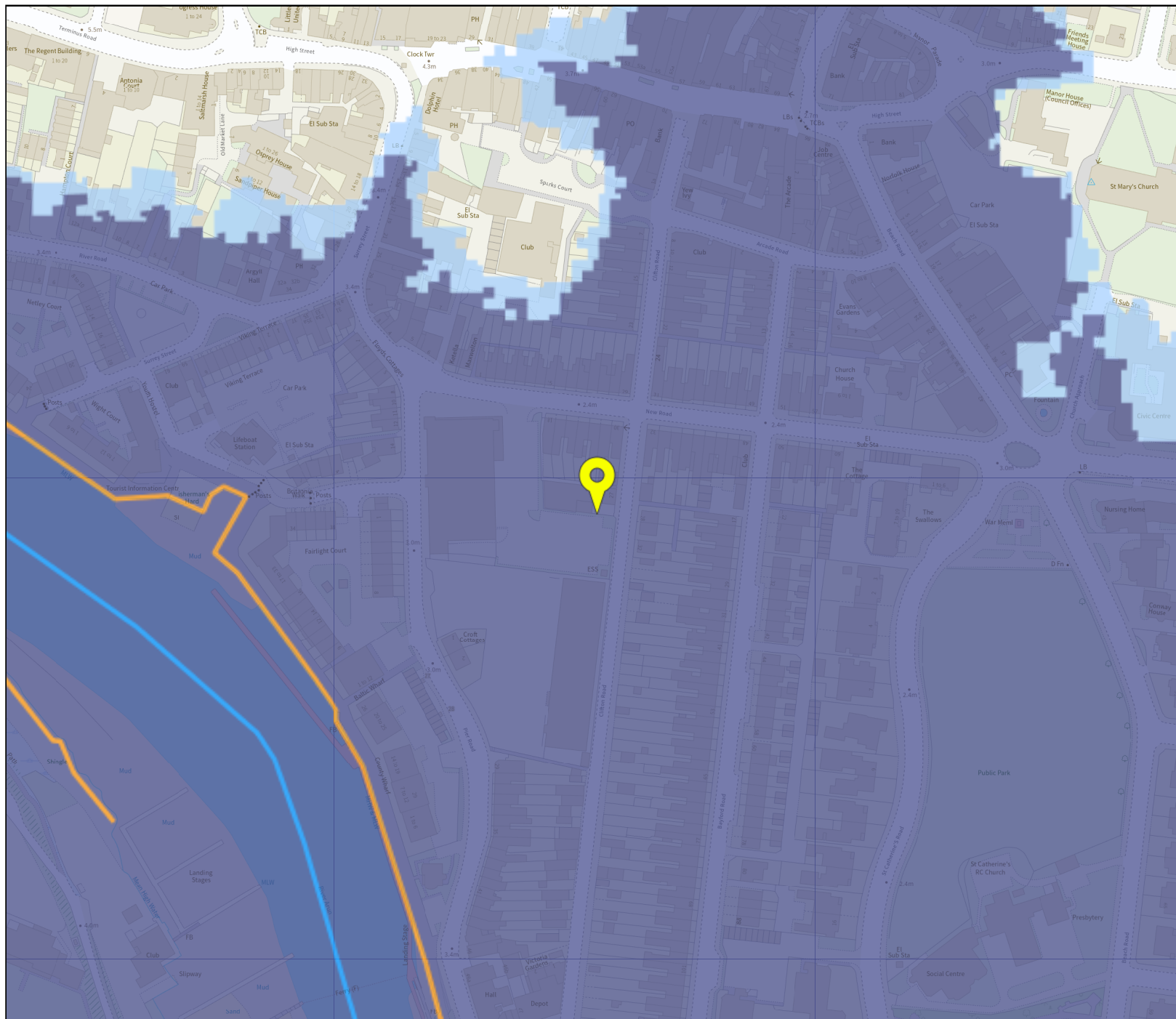
Notes

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.

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

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Flood map for planning

Your reference
BN17 5TE

Location (easting/northing)
502807/101921

Scale
1:2500

Created
7 Apr 2022 11:08

-  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

Page 2 of 2