

# **Flood Risk Assessment**

**Change of use of second floor from Class C3 residential to Class E offices for professional use.**

**9 St Catharine's Road, Littlehampton, West Sussex. BN17 5HS**

## **Site, need for flood risk assessment**

Information obtained from <https://flood-map-for-planning.service.gov.uk/> shows the site is within current Flood Zone 3, this is considered to be at high risk of flooding. However, the area is protected against tidal and fluvial risks by comprehensive Flood Defences installed in 2014, although minor surface water flooding does occasionally occur in parts of the High Street and South Terrace.

The Department for Communities and Local Government: Amendments to Planning Policy Statement 25: Development and Flood Risk, Impact Statement. P. 25, Table D.2, states in this connection that Buildings used for professional services as 'less vulnerable' and Dwelling House as 'more vulnerable'. We therefore undertake this flood risk assessment to be submitted with the planning application to show the reduction in risk.

The property is a substantially-built Victorian property consisting of 3 floors and an unused cellar. Its setting consists of adjoining dwelling houses and flats, and the property faces a public park (Caffyn's Field).

## **Current use**

The property is currently used as Commercial Professional Offices distributed over two floors plus a mezzanine, and with Residential-use rooms on the top floor that shares cooking and sanitary facilities with the offices.

## **Proposed change of use**

This proposal is for change of use of the three second floor rooms from residential to office use. No operational development is required to implement the change.

## **Proposed use: provision for refuge**

The first and second floor provide a refuge in the event of an extreme flood occurrence. There is an escape door with dedicated external stairs from the first floor, located next to the stairs to the mezzanine and top floor.

## **Conclusion**

The proposed change of use will considerably reduce the risks to persons in the event of an extreme flood in the locality because there will be no residents on the premises outside of office hours, generally Monday to Friday 08:00 to 17:00.

St Catharine's Road and surroundings is a predominantly Residential area posing a higher risk in an emergency situation than the proposed use as office space would be.

**George Schlich (applicant)**

**For and on behalf of Schlich Limited**

**2 April 2025**