

Flood Risk Assessment Statement

85 Bayford Road, Littlehampton, West Sussex, BN17 5HW

01/04/2026

Dear Sir/Madam,

Re: Flood Risk Assessment – Change of Use to Residential

I am submitting this Flood Risk Assessment in support of the proposed change of use of the property from a guest house (business use) to a residential dwelling.

The site comprises an existing three-storey property located within an established urban area. The property benefits from a rear garden and is not subject to any known history of flooding.

The proposal relates solely to a change of use, with no internal or external building works proposed. There will be no changes to the building footprint, ground levels, drainage arrangements, or surface water runoff characteristics.

As no additional built development or hardstanding is proposed, the development will not increase flood risk on site or elsewhere. Existing drainage systems will remain unchanged and continue to operate as existing.

The proposal is therefore considered to be appropriate in terms of flood risk and complies with national and local planning policy relating to flood risk and sustainable development.

I trust this statement satisfies the requirements for flood risk considerations associated with this application.

Yours faithfully,

Kim Bowman