



pete sonntag

ARCHITECT

Flood Risk Assessment

49 River Road, Littlehampton, BN17 5BZ
24th April 2025

For: Change of Use from Light Industrial (Class E/B2) to Residential (Class C3)

Local Authority: Arun District Council
Flood Zone: Zone 3 (High Risk)

1. Introduction

This Flood Risk Assessment supports a full planning application for the change of use of the ground floor of the existing two-storey building at 49 River Road, Littlehampton, BN17 5BZ, from light industrial use (Class E/B2) to residential (Class C3). The site is located within Flood Zone 3, an area identified as having a high probability of flooding from rivers or the sea.

2. Site Description and Proposed Development

- Current Use: Ground floor — light industrial joinery workshop; First floor — residential accommodation (approved under planning application LU/144/97).
- Proposed Use: Conversion of the ground floor to become part of a single residential dwelling.
- Topography: The site is generally flat and level with the surrounding land.
- Building Type: Two-storey brick construction with pitched roof. No external alterations are proposed.

3. Flood Risk Overview (Source: GOV.UK Flood Risk Information Service)

- Flood Zone Designation: Zone 3 (High Risk)
- River and Sea Flood Risk: Low
- Surface Water Flooding (Pluvial): Very Low annual chance
- Future Risk (2040–2060): Low
- Groundwater Flooding: Unlikely
- Reservoir Flooding: Unlikely

Although the site is located in a mapped high-risk flood zone, current government modelling and historical records indicate a low to very low risk from all principal sources of flooding.

4. Flood Risk Vulnerability and Classification

The proposed residential use is classified as “More Vulnerable” under the Planning Practice Guidance. As no additional residential units are proposed and the footprint remains unchanged, the Exception Test may not be required. The development does not intensify use significantly and incorporates mitigation measures.

5. Flood Mitigation Measures

- No increase in the footprint or elevation of the existing structure.
- Resilient construction techniques to be incorporated into the conversion:
 - Raised electrical outlets and services
 - Flood-resistant wall and floor finishes
 - Non-return valves on drainage
- Safe refuge available on the first floor
- Occupants will be registered for the Environment Agency flood warning service
- A site-specific flood evacuation plan will be developed

6. Surface Water Drainage

- No changes are proposed to existing hard surfacing.
- The conversion will use the existing drainage systems.
- No additional surface water run-off is expected as a result of the proposal.

7. Conclusion

Although located in Flood Zone 3, flood risk to the property is currently assessed as low to very low from all major sources. The proposed change of use will not increase vulnerability or impact local drainage patterns. With appropriate flood resilience measures in place, the development is considered to comply with the objectives of the National Planning Policy Framework (NPPF) and relevant local planning policies relating to flood risk.