

Proposed Pergola and Jumbrellas at

The Windmill Harvester, Littlehampton

Flood Risk Assessment – March 2017

Planning Application

The Windmill, Coastguard Road, Littlehampton, West Sussex BN17 5LH

1. Overview

- 1.1. This statement has been prepared to support the Planning application for a Pergola and Giant Jumbrella in the existing external dining area outside the Harvester restaurant.
- 1.2. The application is on behalf of Mitchells and Butlers PLC. They currently operate this restaurant under their Harvester brand. Design Coalition have carried out various refurbishment works to these premises over the years, and therefore have a working knowledge of this site generally.

2. Flood risk assessment

- 2.1. Historic and projected flood levels for the area are not currently known, however the site is within zone 3 on the Environment Agency's designated flood risk maps.
- 2.2. Proposed Pergola
Due to the type of development proposed, the pergola will not have no impact on flooding. Basically, the volume of structure is minimal being simply timber posts to have any impact on flood plain water storage or have any impact on flood water flows across the site, regardless of whatever level of flooding might occur. The structure is also of a robust nature that will not be effected if the site is flooded. Whilst the drawings also show seating this is in the nature of garden furniture which could be placed, removed or replaced at any time and does not require planning permission.
- 2.3. Proposed Jumbrellas
The simple single central stanchion supporting this will have even less impact than the Pergola considered above.
- 2.4. Consequently the proposed development will have no effect on flood levels or water flows and therefore not increase the risk of flooding on this site or elsewhere.