

FLOOD RISK ASSESSMENT

67 High Street, Littlehampton is located within Flood Zone 3, as defined by the Local Planning Policy Statement and we therefore submit the following risk assessment.

Flood Risk Assessment

67 High Street, Littlehampton is an established retail unit, located in the High Street. This application is for the installation of tables and chairs in the established shopping precinct.

Site, need for flood risk assessment

The site is within current flood zone 3, considered to be at high risk of flooding. PPS25 states in this connection that commercial use is “less vulnerable” and residential is “more vulnerable”. This application is by its nature is temporary being only operated during “Shopping Hours” It is therefore suggested that no flood risk applies

Current use

The Establishment has been a shop in the High Street for many years and therefore not considered applicable relating to Flood Risk.

Proposed use

It is not proposal to use the property for sleeping accommodation.

Proposed use: provision for refuge

The floor level in the establishment is raised above the general street level and therefore provides temporary refuge provision to any possible flash flooding.

Conclusion

The proposed application does not represent any increase in vulnerability to an extreme flood event warranting refusal of the application

20th May 2018