CONCLUSION

With relation to flooding from rivers and the sea and surface water, the site sits within an area of high flood risk.

This has been carefully considered so as to have a minimal impact on the sustainability of the site.

It should be noted that the site has vast amounts of vegetation, this will help to naturally drain the site and additional surface water collected. To aid with this it is proposed to install 2 x 100 litre water butts.

In addition to this the proposal has been carefully designed with the river in mind. The proposed outbuilding is to be used for leisure activity only and must not be used for accommodation. The structure is to be supported on stilts designed by an engineer, and the finish floor level is to be 1.05m above the surrounding ground level. This is to minimise the potential flood risk.

As the proposed building Is to be used for leisure activity only and not for accommodation it is considered to have a less vulnerable classification. The site sits within a flood zone 3a and therefore no exception test is required.

Potential climate change and climate change allowance has also been considered. As mentioned above, the proposal has a less vulnerable classification and therefore the central percentile should be used when considering potential climate change affects on the river. The river that runs through the site is the river Adur. The central percentile for the river Adur is as follows:

2020's – 16%

2050's – 18%

2080's – 37%

It should be noted that the section of the Adur river that flows through the site is shallow. As such, a 37% increase in depth of the river will still fall well below the proposed 1.05m increase allowed.

It is believed that this proposal will be both functional and sustainable in the long run, in relation to potential issues from flooding.