

March 2015

Peter Brett Associates LLP

Land at New Road/Brook Lane Rustington, Littlehampton

Proposed Ground Level/Earthworks Statement

1. Overall Concept

The site lies outside the reference flood extent defined by the 1 in 100 year (1%) modelled fluvial flood event for the Rustington Stream. This reference flood level is 1.72m AOD (worst case). The 1 in 100 year event modelled flood level with the impact of climate change included was not available from the Environment Agency (EA) modelling.

As part of the assessment of the flood risk to the site and the potential impact of development on others, the 1 in 1000 year (0.1%) event of 2.08m AOD was adopted as a conservative estimate of the 1 in 100 year event with an allowance for the impact of climate change, in consultation with the EA.

To preserve the flood flow routes and floodplain storage on the site the overall approach was to only raise levels below this flood level where necessary to allow safe use of the buildings and the site and to compensate for any losses in floodplain storage by lowering land currently outside this flood extent.

2. Building Floor Levels

The building floor levels will be set no lower than 2.40m AOD to provide an appropriate freeboard above the design flood level. As the buildings are located on the higher parts of the site, this will require a very limited amount of land raising below the building footprint and some cutting into the higher ground levels to create a level platform.

3. External Areas

The levels of the external areas on the site are determined by three factors:

- Tying the ground levels around the buildings into the internal floor level so there are no ramps or steps for customers to negotiate entering and leaving the building;
- Providing safe gradients for both customers and staff in the external areas around the buildings including the customer parking and servicing areas and
- Ensuring that there are no overall losses in flood plain storage – i.e. any losses due to filling are offset by gains by lowering ground levels.

A drawing showing the overall ground level strategy is included in the Flood Risk Assessment (FRA) that was included in the planning application submission.

4. Earthworks

The overall earthworks will be designed to maximise the re-use of material on site, subject to its suitability as engineering fill. A geotechnical and geo-environmental investigation carried out by Card Geotechnics (in April 2007) concluded that there were no significant contamination issues on the site suggesting that re-use is possible.

Any unsuitable material or surplus material will be taken off site for disposal at an approved site.

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5. Third Party Approvals

The EA will be consulted with respect to land engineering works and appropriate certificates obtained for all imported materials leaving the site. Waste Acceptance Criteria testing will be carried out on any material leaving the site in order that the composition can be determined and submitted to the proposed landfill site prior to disposal.

Any imported materials will be validated to confirm acceptability and Duty of Care and Haulage Certification will be provided by the haulage contractors identifying the source and delivery address for the imported materials. the imported soils will be tested to ensure concentrations of potential contaminants are not above the acceptable guidance levels.

PETER BRETT ASSOCIATES LLP