

FLOOD RISK ASSESSMENT

ADDRESS: MARKS & SPENCER, ARUN RETAIL PARK, UNIT E, SHRIPNEY ROAD, BOGNOR REGIS, PO22 9NF

PROPOSAL: SITING OF 1NO. REFRIGERATED CONTAINER FOR A TEMPORARY PERIOD BETWEEN 01 NOVEMBER TO 31 JANUARY ANNUALLY

1 Purpose of the statement

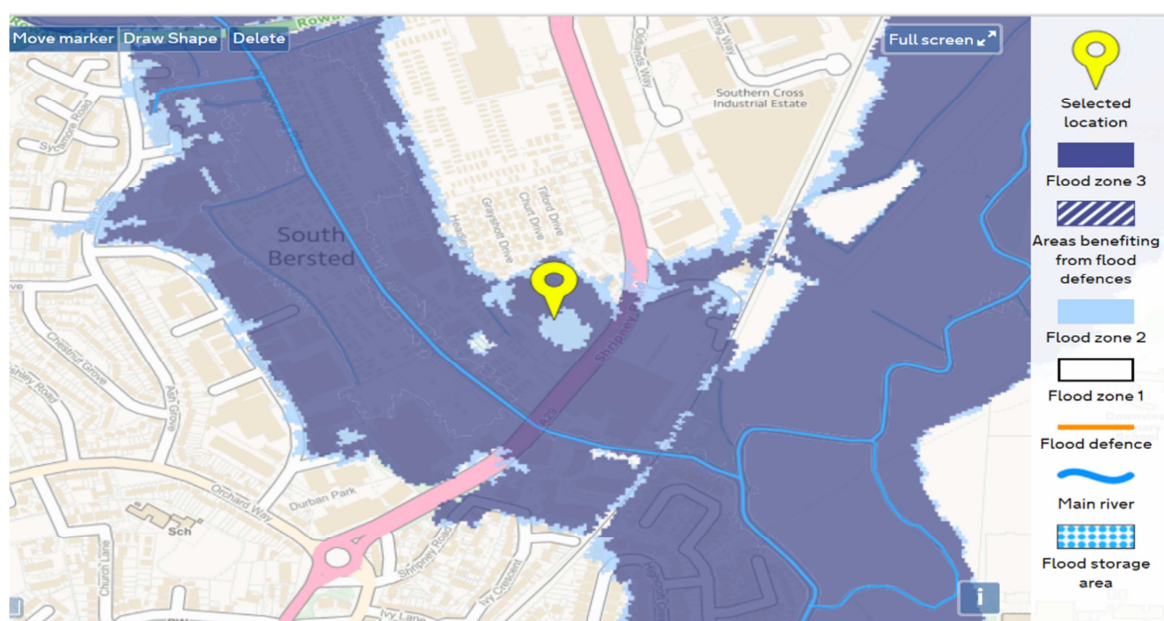
This Flood Risk Assessment has been prepared to accompany the planning application for the sitting of 1no. temporary storage container at Marks & Spencer, Arun retail park, Shripney Road, Bognor Regis, PO22 9NF. According to the Environment Agency the application site is located within Flood Zone 2, which has a 'medium' probability of flooding.

2 Description of the Proposal

This application seeks permission for the installation of 1no. temporary storage container to be situated within the service yard area of the Marks and Spencer store between 1st November and 31st January annually. The storage container measures 6048mm (l) x 2438mm (w) x 2591mm (h) and will be finished in white.

3 Assessment

The Marks and Spencer store is located approximately 3km to the north east of Bognor Regis town centre. It lies to the east of Shripney Road within an established commercial area with a mix of uses comprising predominantly retail and service uses.



(Source: Environment Agency)

According to the Environment Agency's Flood Map (above) the site is located within Flood Zone 2, which has a 'medium' risk of flooding. This means the land has between 0.1% and 1% chance of flooding from rivers in any year and 0.1% and 0.5% chance of flooding from the sea in any year.

In terms of flood risk vulnerability classification, the Environment Agency identifies "buildings used for shops,..... storage and distribution..." uses as "less vulnerable." Translating this information into its flood zone compatibility it identifies development within Flood Zone 2 as "appropriate."

Given that this application seeks permission for the installation of a non-vulnerable use, on an area of existing hard-standing, the proposal will cause no additional harm to the risk of flooding in the area. The development proposal will not alter the permeability of the land and consequently will not increase the risk of flooding at the application site or wider area.

With regards to the design of the container, it has air and water- tight seals to maintain the internal environment required to refrigerate the contents. All electricity systems are located above the ground level of the container and are therefore flood protected. Given these measures, it is therefore considered that the application proposal is entirely acceptable.