

5th October 2020

Neil Crowther
Group Head of Planning
Arun District Council

Dear Sir,

**Re: Land at former McIntyre Nursery, Littlehampton Road, West Sussex BN12 6PG
Demolition of polytunnel, storage building and scaffolders storage racks, use of
land for Class B8 container self-storage and the siting of 79 single-stacked storage
containers, part relevening of sloping ground, new fencing, CCTV and lighting.**

The Environment Agency's (EA's) Flood Zone Mapping indicates that the development site is located in Flood Zone 1, which is land assessed as having less than a 1 in 1000 annual probability of river or sea flooding (<0.1% in any year). Owing to the site location, topography and Flood Zone classification, it is at negligible risk from tidal sources.

The land rises up towards the north as a gentle slope. There is a modest cross fall sloping from east to west, which also includes a slight dip in the levels at the northern end. Surface water therefore discharges overland to the south west corner in an unrestricted manner.

BGS mapping shows that the geology of the site is on a border between Brickearth and Upper Chalk soil.

The EA's flood map of surface water confirms that the majority of the site is classified as being at 'very low' risk from surface water flooding. The freeholder has previously reported that the site does not flood in heavy or inclement weather, including during the particularly wet winter of 2013-2014.

The site is largely covered in a loose aggregate and/or compacted soil which provides a self-draining permeable surface. There is also a smaller section of impermeable concrete where the sloping ground has been levelled in front of a polytunnel and an earth embankment formed to the south and west.

The applicant proposes to replace the existing permeable surfacing with a similar self-draining surface of crushed road planings. The modest dip across the site in the northern end would be infilled and an even cross fall reinstated. The concrete and raised ground at the southern end of the site would be removed and the more pronounced cross fall reduced. The finished surface would follow the original contours of the land. The surface water run-off rate should therefore be no greater than the existing rate and the direction of flow retained. There should be no increase in surface water discharge levels from the proposed development.

The applicant also advises that the proposed shipping containers will permit the flow of surface water by virtue of four open lifting eyes at the base of each container. The floor of an ISO standard shipping container is designed to be clear of the ground. There is therefore a void below the floor for drainage, which also permits mechanical lifting of the container.

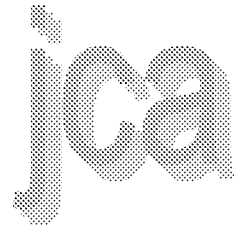
The development is classified as "less vulnerable" to flood in accordance with Table 2 of the NPPF Technical Guidance. The proposal is for the same usage vulnerability classification as existing and should therefore not introduce a greater risk.

In conclusion, the development proposal should not materially increase the risk of surface water run-off or surface water flood.

This planning statement has been prepared solely for the purposes of supporting the above development and to assist the Council in the consideration of the risk of surface water flooding arising from the proposed development.

Yours faithfully

J V Barkham



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