

26th February 2018

Director of Planning & Economic Regeneration
Arun District Council

Dear Sir/Madam,

**Re: Land at the former McIntyre Nursery, Littlehampton Road, West Sussex BN12 6PG
Demolition of polytunnels, use of land for Class B8 container self-storage and the
siting of 42 single-stacked storage containers, an office/toilet portacabin, new fencing,
gates, CCTV, lighting and alterations to the entrance.**

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 topography of the site comprises a gentle slope in ground levels, falling from north to south. BGS mapping shows that the geology of the site is on a border between brickearth and upper chalk soil.

The EA's flood map from surface water shows that the majority of the site is classified as being at 'very low' risk from this source of flooding. The mapping indicates that the only area of the site considered as being at an increased risk is a narrow band adjacent to the southern boundary. This area is shown to be at low risk of flood (a probability between 0.1 and 1% in any year). Predicated depths of flood are less than 300mm and with a low flow velocity of under than 0.25m/sec. 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 existing site largely contains a self-draining permeable surface of gravel or scalplings. The exception is a small area of tarmac forming part of the entrance and a concrete paved hardstanding adjacent for parking. These hard and impermeable surfaces drain to the access road, which is located outside the application site.

The applicant proposes to replace the existing permeable surface with a similar self-draining surface of crushed road planings to follow the same contours of the ground. The surface water run-off rate should accordingly be no greater than the existing rate. There should therefore be no increase in surface water discharge levels from the proposed development.

The applicant also advises that the proposed shipping or storage 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.

With regard to the alterations to the access point, there would be a small section of additional impermeable tarmac provided for the reconfigured entrance. However, there is existing impermeable paving adjacent, which would become redundant and returned to grass. There would therefore be no net additional area to be drained.

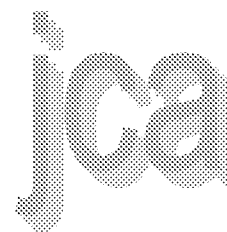
The development is classified as "less vulnerable" to flood in accordance with Table 2 of the NPPF Technical Guidance. The proposal is for the same usage vulnerability classification as existing and should therefore not introduce a greater risk.

In conclusion, the development proposal should not increase surface water run-off or cause an increased risk of surface water flooding.

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

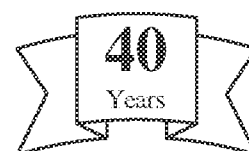
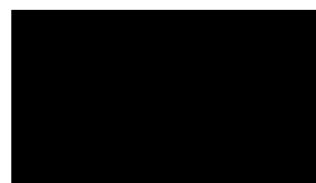
J V Barkham



**JOHN COLLINS
ASSOCIATES**

*Chartered Surveyors
Town Planners*

**127 Beulah Road
Thornton Heath
Surrey CR7 8JJ**



Established
1977



Principal:
John Barkham BSc FRICS

Consultants:
Marek Glowinski BSc CEng
MIStructE MConsE
John Parker PhD DipArch
DipTP ARIBA FRSA
Terry Williams FRICS
Kevin Wright BSc MSc CEnv
CEng AMIStructE FICE FRICS

Founded by:
John Collins FRICS

Regulated by RICS