Planning Services, Adur District Council

ADUR DISTRICT COUNCIL

Civic Centre,
Ham Road,
Shoreham-by-Sea,
West Sussex,
BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
website : www.adur.gov.uk
e-mail : developmentcontrol@adur.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	
First name:	
Last name:	
Company (optional):	TRIAD TIMBER COMPONENTS
Unit:	
House number:	
House suffix:	
House name:	C/O W.J. ODDS LTD
Address 1:	CROWN QUAY LANE
Address 2:	
Address 3:	
Town:	SITTINGBOURNE
County:	KENT
Country:	
Postcode:	ME10 3JB

2. Agent Name and Address

Title:	
First name:	
Last name:	
Company (optional):	HARRISON MUTCH
Unit:	
House number:	
House suffix:	
House name:	OASIS HOUSE
Address 1:	AMBLEY GREEN
Address 2:	GILLINGHAM BUSINESS PARK
Address 3:	
Town:	GILLINGHAM
County:	KENT
Country:	
Postcode:	ME8 0NJ

3. Description of the Proposal

Please describe the proposed development, including any change of use:

CHANGE OF USE FROM B8 to B2 together with 3 no NEW ACCESS DOORS, NEW HARDSTANDING AND NEW SMALL OPEN SIDED CANOPY

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. ADC/0058/09
DATE RECEIVED 10 FEB 2009

Has the building, work or change of use already started? ☐ Yes ☑ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☑ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: A | House number: | House suffix:

House name:

Address 1: PETER ROAD

Address 2: LANCING BUSINESS PARK

Address 3: LANCING

Town:

County: WEST SUSSEX

Postcode (optional): BN15 8TH

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: | Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☑ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☑ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☑ No

Are there any new public roads to be provided within the site? ☐ Yes ☑ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☑ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☑ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☑ No

If Yes, please provide details:

EXISTING ARRANGEMENTS CONTINUE

Have arrangements been made for the separate storage and collection of recyclable waste? ☑ Yes ☐ No

If Yes, please provide details:

WASTE TIMBER CHIPPINGS CONTAINER TO SOUTH END OF BUILDING

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☑ Yes ☐ No

If Yes, please provide details:

RABIT GROUP ADJOINING TO EAST.
UNIT 2 CHARTWELL RD.
CHURCHILL INDUSTRIAL ESTATE
LANCING BN15 8TH

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls			☑	☐	
Roof			☑	☐	
Windows			☑	☐	
Doors		PLASTISOL HPS 200 GOOSEWING GREY	☐	☐	1013. 14B
Boundary treatments (e.g. fences, walls)		GALVANIZED STEEL PALISADE	☐	☐	1013.13B
Vehicle access and hard-standing			☑	☐	
Lighting			☑	☐	
Others (please specify)			☑	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☑ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DRAWINGS 1013. 01, 02, 03, 04, 11A, 12B, 13B, 14B AND 15B
DESIGN & ACCESS STATEMENT
FLOOD RISK ASSESSMENT

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	22	22	NIL
Light goods vehicles/ public carrier vehicles	0	0	
Motorcycles	0	0	
Disability spaces	0	1	PLUS 1
Cycle spaces	0	0	
Other (e.g. Bus) HGV	3	3	NIL
Other (e.g. Bus)	0	0	0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Cess pit
- ☐ Septic tank
- ☐ Other
- ☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

NOT APPLICABLE - NO CHANGE

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☑ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☑ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☑ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing watercourse
- ☑ Soakaway
- ☐ Pond/lake
- ☐ Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☑ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☑ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☑ No

15. Existing Use

Please describe the current use of the site:

B8

Is the site currently vacant? ☐ Yes ☑ No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☑ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☑ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☑ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☑ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☑ No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☑ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☑ No

If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total proposed residential units $(A+B+C+D)=$

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total existing residential units $(E+F+G+H)=$

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☑ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☑				
	Net tradable area:	☑				
A2	Financial and professional services	☑				
A3	Restaurants and cafes	☑				
A4	Drinking establishments	☑				
A5	Hot food takeaways	☑				
B1 (a)	Office (other than A2)	☑				
B1 (b)	Research and development	☑				
B1 (c)	Light industrial	☑				
B2	General industrial	☐			1890	NIL
B8	Storage or distribution	☐	1890	1890		
C1	Hotels and halls of residence	☑				
C2	Residential institutions	☑				
D1	Non-residential institutions	☑				
D2	Assembly and leisure	☑				
OTHER	Please specify	☑				
		☑				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☑			
C2	Residential Institutions	☑			
Other	Hostels	☑			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	N/A	N/A	N/A
Proposed employees	20	0	20

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
	24 HR/DAY	24 HR/DAY	24 HR/DAY	

22. Site Area

Please state the site area in hectares (ha) 0,402

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

MANUFACTURE OF TIMBER BUILDING COMPONENTS

Is the proposal a waste management development? ☐ Yes ☑ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	NIL
Construction, demolition and excavation	NIL
Commercial and industrial	NIL
Hazardous	NIL

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☑ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other: Other:

Amount (tonnes): Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
J.T. FARN & V.K.G. FARN	JACKLYN HOUSE, CHURCH LANE WHITE RODING, ESSEX, CM6 1RT	06/02/09
SIMPLEX LTD.	UNIT C, PETER ROAD, LANCING BN15 8TH	06/02/09

Signed - Applicant:	Date (DD/MM/YYYY):
[redacted]	03/02/2009

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*)of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or [redacted] cultural holding.

Signed - Applicant:

Or [redacted]

Date (DD/MM/YYYY): 03/02/2009

B) I have/ The applicant has given the requisite notice to [redacted] er than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☑

The correct fee: ☑

The original and 3 copies of a design and access statement: ☑

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an *identified scale and showing the direction of North:* ☑

The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☑

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☑

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or [redacted]

Date (DD/MM/YYYY): 03/02/2009 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

c/o Agent

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	01634 265940	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):
	01634 265945

Email address (optional):

ian@harrison-mutch.co.uk

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:	Telephone number:

Email address:

Adur District Council :
Planning application checklist

ADUR
DISTRICT COUNCIL

Please complete the checklist below.

If you are unsure about any aspect of your application please phone Planning Services on (01273) 263222.

1	Have you completed all questions on the application form, including a full description of your proposal and marked any questions not applicable with 'not applicable'?	☑
2	Have you signed and dated your application form?	☑
3	Have you completed and signed one of the ownership certificates?	☑
4	If ownership certificate B is applicable, have you sent an Article 6 Notice (Notice No.1) to the named owner(s)?	☑
5	Have you provided an Ordnance Survey extract at the scale of 1:1250 with the site outlined in red and any other land in the applicants control outlined in blue?	☑
6	Have you provided an Ordnance Survey extract or other block plan at a minimum scale of 1:500 with the siting of the proposed development shown on it?	☑
7	Have you included at least three sets of all plans and drawings (identified with a reference number) at a minimum scale of 1:50 for floor plans and 1:100 for elevations? – LARGE BUILDING - FLOOR PLANS AT 1:100	☑
8	Have you included a Design and Access Statement if required? (please see guidance notes)	☑
9	Have you included a Flood Risk Assessment if necessary? (see Environment Agency website)	☑
10	Have you included the correct fee?	☑
11	Have you signed and dated your cheque?	☑

We require three sets of all documents and it would be helpful if you could also send copies you have electronically on CD-rom.



ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. ADC/0058/09
DATE 10 FEB 2009

north

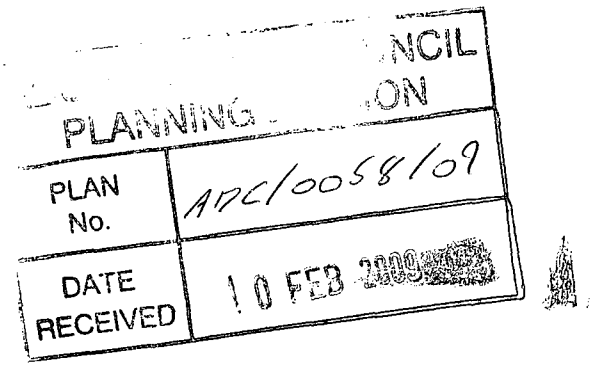
Harrison Mutch
Chartered Architects & Surveyors
Oasis House Ambley Green
Gillingham Business Park
Gillingham Kent ME8 0NJ
Tel: 01634 265940 Fax: 01634 265945
E-mail: info@harrison-mutch.co.uk

Unit A, Lancing Business Park
Triad Timber

Location Plan

Scale 1:1250 @ A3
Date 11.08
Drawn
Chekd
Status

Drawing : 1013-LP



Unit A, Peter Road, Lancing Business Park

Lancing, Sompting, West Sussex.

Planning Application for Change of Use & Minor Works.

Messrs Triad Timber Components Ltd.

Design and Access Statement

1013-002

Introduction

Messrs. Triad Timber Components Ltd. manufacture timber roof trusses, beams and similar components for use in the construction industry. They are intending to relocate to an existing building at Unit A, Peter Road, Lancing Business Park, Lancing, West Sussex, BN15 8TH.

The existing building is currently used as a warehouse (for books) and thus comes under Use Class B8. Triad's intended manufacturing use will come under Use Class B2, hence this Planning application for change of use.

Whilst no new floor space will be created it is intended to undertake some minor alterations as follows:

Lay hard standing to rear (east) of building
Installation of 3 no. sectional overhead doors
Erect open sided canopy to part of rear (east) of building
New fencing to close small gap at north east corner of building
Convert existing fencing at south face of building to gates

1:00 Context.

1:01 General Nature of the Application Site, Building & Surrounding Area

Lancing Business Park is an established industrial area and Unit A is located at its heart.

The ownership boundary amounts to approximately 0,382 Ha. There is a shared access road to the north side giving access to some of the car parking, gable end and rear (east) space as well as to the neighbouring property to the north. The ownership boundary plus the shared access road amount to 0,402 Ha. and this is the area that has been used as the Planning application 'red line' boundary.

The building is existing and is constructed in fair faced brick walls with fibrous cement profiled industrial roof sheeting. There are a number of white upvc windows and a number of steel 'roller shutter' doors with galvanized finish. None of this will change. The building is broadly similar to its neighbours.

1:02 **Proposed New Works**

There are six aspects to the matters proposed as follows:

A) Change of Use from B8 to B2

It is understood that former uses of the building have included general industrial however the current use is as a warehouse for the storage and distribution of books. The principal part of this application is therefore change of use from B8 to B2.

B) New Hard Standing

Remove existing compacted grassed area at rear (east) of building and lay new hard standing for the storage of timber prior to fabrication within the building.

At the south end of this hard standing will be a water based treatment plant complete with 'built in' bund for the preservative treatment of the timber components prior to fabrication.

C) Installation of 3 no. Sectional Overhead Access Doors

2 no. doors will be located at the south end of the east elevation for gaining access to the new rear hard standing area to allow the passage of timber materials into the building for manufacturing. These will be approximately 6,0M and 4,5M wide x 2,5M high.

1 no. door will be located towards the east end of the north elevation to be used on (fairly infrequent) occasions when large trusses need to be taken out of the building. This door will be approximately 4,2M wide x 5,4M high.

All of these doors will be insulated sectional overhead type with a Plastisol HPS200 finish in Goosewing Grey.

D) Canopy over Treatment Plant

To protect operatives from inclement weather when transferring materials into the treatment plant an open sided canopy will be erected at the south end of the new rear hard standing area.

The roof and fascia will be profiled steel sheeting with a Plastisol HPS200 finish in Goosewing Grey.

E) New Fencing

New fencing is to be erected at the north end of the new hard standing to provide security for the storage yard area. This fencing will be 2,4M high steel palisade (with matching gates) with a galvanized finish. This is in keeping with neighbouring properties that have security fencing.

F) New Gates

There is an existing galvanized steel palisade fence closing the gap between the application property and the neighbouring unit to the south. Part of this fence will be converted to (matching) pair of gates for additional access.

1:03 **Planning Policy**

The Local Plan generally encourages the retention of existing businesses (the applicant being an established business within the local area now proposing to relocate to improved premises) and for encouraging new investment all aimed at meeting the needs of existing businesses.

The site falls within an established employment area and is covered by Policies AE2 and AE4.

AE2 indicates that changes of use will be acceptable, subject to certain provisions, albeit that use may be restricted to Use Class B1 where there is residential property nearby. In this case there is no residential property nearby and so change of use from B8 to B2 would seem to be acceptable in Policy terms.

AE4 relates generally to mixed use development proposals and is not therefore relevant to this particular case.

2:00 **Use**

2:01 Use will be for the manufacture of timber components for use in the construction industry. This is a change of use from B8 to B2.

The processing/manufacture of timber components is not, by industrial standards, a noisy activity. Notwithstanding this, there are no nearby residential properties.

3:00 **Amount**

3:01 The proposal does not add any floor space to the existing establishment.

There is a commercial area amounting to approximately 1,646 sq.m. plus ground floor office and ancillary space totalling 183 sq.m. together with first floor office space totalling 61 sq.m.

The overall site area amounts to 0,382 Hectares although there is a shared access driveway to the north of the building and the total ground area including this access amounts to 0,402 Hectares.

4:00 **Layout**

4:01 There is a new hard standing area to be constructed together with a small open sided canopy to cover a treatment plant. These are both sited at the rear (east) side of the building where they are sandwiched between Unit A and the neighbouring waste to energy plant building. The new hard standing and canopy are therefore out of site relative to the principal elevations of the building.

This will minimise any impact upon the surrounding area.

Access routes within the site are unaffected by the proposal.

5:00 **Scale**

5:01 The proposed new hard standing and canopy are small in scale and hidden from view.

The scale is therefore entirely in keeping with the existing establishment and the surrounding area.

6:00 **Landscaping**

6:01 The proposed new hard standing and canopy are a very simple addition to the existing facilities in an location not visible from the surrounding area.

There is therefore no landscaping proposed with this development other than provision for all frontage landscaping to be retained as existing.

7:00 **Appearance**

7:01 The appearance of the new doors, hard standing and canopy have been designed to is to blend with the existing features of the building and the hard standing and canopy are in a location that is screened from view.

8:00 **Access**

8:01 The site is generally flat. The car park area is unaltered by the development. A new raqmp will be constructed to provide a level approach to the point of visitor/staff entrance.

8:02 The new doors to the rear (east) elevation provide for access between the internal working space and the external storage area and treatment plant. This is generally hidden from view being at the rear of the building and sandwiched between Unit A and the adjoining waste to energy building.

8:03 The new door to the north elevation will generally be used to move larger items (such as large roof trusses) that are too large to pass through the existing doors on the front (west) elevation.

COUNCIL
PLANNING DIVISION
PLAN No. ADC/00581/09
DATE RECEIVED 10 FEB 2009

Flood Risk Assessment

Unit A, Lancing Business Park, Lancing

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REPORT AMENDMENT REGISTER

Rev. No.	Section & Page No.	Issue/Amendment	Author	Project Eng	Checked	Date
P	All	Issued	GV	-	GV/ST	14/01/09
A	2 & 5	Amendment	GV		GV/ST	26/01/09

Author: Grant Verster .....

Position: Director .....

Signature: .....

Date: .....

Flood Risk Assessment
Unit A, Lancing Business Park

Contents

1. INTRODUCTION 1

1.1 SCOPE AND BACKGROUND 1
1.2 FLOOD RISK ASSESSMENT METHODOLOGY 1
1.3 AIM AND OBJECTIVES 2

2. SITE SETTING 3

2.1 CURRENT SITE 3
2.2 IDENTIFICATION OF LOCAL WATER FEATURES 3
2.3 GEOLOGY / HYDROGEOLOGY 4
2.4 PROPOSED DEVELOPMENT 4
2.5 POLICY CONTEXT 4
2.6 SEQUENTIAL TEST 5

3. FLOOD RISK – TO DEVELOPMENT 6

3.1 SOURCE-PATHWAY-RECEPTOR MODEL 6
3.2 FLOOD HISTORY 7
3.3 TIDAL FLOOD SOURCES 7
3.4 FLUVIAL FLOOD SOURCES 8
3.5 DRAINAGE 9
3.6 HYDRAULIC STRUCTURES 9
3.7 SUMMARY OF FLOOD SOURCES 9
3.8 RESIDUAL FLOOD RISK 10

4. FLOOD RISK – FROM DEVELOPMENT 11

4.1 PPS25 POLICY 11

5. FLOOD MITIGATION MEASURES 12

5.1 MITIGATION OF FLOOD RISK – TO THE DEVELOPMENT 12
5.2 FLOOD RISK FROM THE DEVELOPMENT – STORM WATER MANAGEMENT 12
5.3 RESIDUAL RISK 12
5.4 FLOOD WARNING 13
5.5 DRY ACCESS/EGRESS 13
5.6 CONCLUSION 13

6. CONCLUSIONS 14

6.1 FLOOD RISK – TO DEVELOPMENT 14
6.2 FLOOD RISK – FROM THE DEVELOPMENT 14
6.3 FLOOD MITIGATION MEASURES 14
6.4 PPS25 CLASSIFICATION 15

List of Figures

Figure 1 Location Plan
Figure 2 Aerial View of development site
Figure 3 Existing Site Plan
Figure 4 Proposed Development Plan
Figure 5 Environment Agency's Indicative Flood Plain Map
Figure 6 Strategic Flood Risk Assessment – Overview of Worthing
Figure 7 Strategic Flood Risk Assessment – Map of Fluvial Flood Zones
Figure 8 Strategic Flood Risk Assessment – Map of Tidal Flood Zones
Figure 9 Proposed SUDS to new Hard Standing area

Appendices

Appendix A - Environment Agency's email 5th January 2009

Appendix B - Environment Agency's email 9th January 2009

1. INTRODUCTION

1.1 Scope and Background

This Flood Risk Assessment (FRA) has been prepared by Bradbrook Consulting to support the planning application for the proposed refurbishment of an existing industrial unit located in Lancing Business Park in Worthing.

The industrial site which is to be refurbished as part of this planning application is currently a brown field site used for industrial type works; the proposal is to refurbish the existing industrial unit with minor works to the surrounding externals. The site is located within the Lancing Business Park, off Peter Road to the east of Worthing.

A review of the Environment Agency's Flood Map (Figure 5) available online at www.environmentagency.gov.uk, shows that the site lies outside of the Environment Agency's Indicative 1 in 100 year fluvial flood plain but falls within the 1 in 200 year tidal floodplain. This means that this site lies within Flood Zone 3 as classified by PPS25.

As the proposed development site is considered to be at risk from fluvial and tidal flooding PPS25 requires that a FRA must accompany all development proposals if they are located within Flood Zone 3. As a consequence, a FRA for the proposed development site is required to consider the vulnerability of the site to flooding from tidal, fluvial, ground water and pluvial sources as well as an assessment of the potential development to increase flooding elsewhere through changes in the generation of and management of surface water run-off.

1.2 Flood Risk Assessment Methodology

The aim of Flood Risk Assessments is to assess the risk of all forms of flooding to and from a development. PPS25 emphasises the need for a risk-based approach to be adopted by planning authorities through the application of the Source-Path-Receptor model. In accordance with the recommendations of Annex E of PPS25, Bradbrook Consulting approach to FRA's is based on this model.

The Source-Path-Receptor model identifies the causes or 'sources' of flooding to and from a development. The identification is based on a review of local conditions and consideration of the effects of climate change. The nature and likely extent of flooding arising from each source is considered, and whether such flooding is likely to be localised or widespread.

The presence of a flood source does not always infer a risk. It is the exposure pathway or the 'flooding mechanism' that determines the risk to the receptor and the effective consequence of exposure. For example, sewer flooding does not necessarily increase the risk of flooding unless the sewer is local to the site and ground levels encourage surcharged water to accumulate.

The varying effect of flooding on the 'receptors' depends largely on the sensitivity of the large. Receptors include any people or buildings within the range of the flood source, which are connected to the source of flooding by a pathway.

1.3 Aim and Objectives

The aim of this report is to provide our client with a Flood Risk Assessment to assess the flood risk to and from the proposed development, sufficient to submit with a detailed planning application. In order to achieve this, the following objectives will be needed to be met:

- Identify all potential sources of flooding and determine whether potential pathways exist which may result in potential flood risk to the proposed development site;
- Determine whether the proposed development will increase flood risk elsewhere;
- Propose measures to deal with any potential effects to or from flooding and determine whether the measures proposed are appropriate;

2. SITE SETTING

2.1 Current Site

The Lancing Business Park is located to the north of the A259 Brighton Road and south of the railway line linking Worthing with Shoreham-by-sea which lies to the east (Figure 2). Unit A, off Peter Road in Lancing Business Park which is the subject of this planning application is to be refurbished with no change in its industrial type use post development. The site is fairly level with a slight fall away to the west and the adjoining watercourse. The Ordnance Survey grid reference for the site is approximately TQ 173 039. A location plan is attached and can be seen in Figure 1.

The closest watercourse is Teville Stream which runs to the west of the site approximately 600m away. This stream has a negligible fluvial flood risk on the site (Figure 7) but tidal modelling indicates the area around this stream as the main point of tidal flow in extreme events (Figure 8).

Topography

Existing ground levels are shown in Figure 3. The site generally level with a slight fall from the South East of the site to the North West.

The post refurbishment site levels and FFL levels of the existing industrial unit will be kept as existing in all cases. It is therefore assumed that with no alterations to levels across the site that the FFL of the industrial unit has sufficient freeboard for extreme tidal events.

2.2 Identification of Local Water Features

A watercourse runs to the west of the Lancing Business Park approximately 600m away from this site and is known as Teville Stream. This stream flows through a series of natural channels and culverts into the Brooklands Pond prior to discharging into the sea.

The natural channels and Brookland pond provide a standard protection of 1:10 and are in 'fair' condition. The culverts inspected by the Environment Agency have been given a condition rating of 'good'.

2.3 Geology / Hydrogeology

The geology of the site is not know at this stage as a detailed site investigation has not been commissioned yet but based on guidance given from the design team the site is thought to consist of sandy silt topsoil underlain by clayey sandy silt underlain by the Atherfield clay formation.

The Environment Agency website shows that the site lies outside of the Source Protection Zones.

2.4 Proposed Development

As detailed in figure 4, the proposal is to refurbish an existing industrial, resurface part of the external areas and construction of a small 'lean-to'. The site will be continued to be used as an industrial type development post refurbishment.

2.5 Policy Context

Vulnerability Classification & PPS25 Sequential Testing

In accordance with Table D2 in Annex D PPS25, the proposed development is considered as "Less Vulnerable" under the flood risk vulnerability classification. Based on the Environment Agency's Flood Zone Map (Figure 5) site lies within Flood Zone 3a; PPS25 Annex D Table D.1 defines this as follows:

Zone 3a High Probability

Definition

This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

Appropriate uses

The water-compatible and less vulnerable uses of land in Table D.2 are appropriate in this zone.

The highly vulnerable uses in Table D.2 should not be permitted in this zone.

The more vulnerable and essential infrastructure uses in Table D.2 should only be permitted in this zone if the Exception Test (see para. D.9) is passed. Essential infrastructure permitted in this zone should be designed and constructed to remain operational and safe for users in times of flood.

FRA requirements

All development proposals in this zone should be accompanied by a FRA. See Annex E for minimum requirements.

Policy aims

In this zone, developers and local authorities should seek opportunities to:

(i) reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage techniques;

(ii) relocate existing development to land in zones with a lower probability of flooding; and

(iii) create space for flooding to occur by restoring functional floodplain and flood flow pathways and by identifying, allocating and safeguarding open space for flood storage.

This is confirmed in the EA flood map attached to the email received on the 5th January (Appendix A).

2.6 Sequential Test

The Sequential Test aims to steer development into the lowest probability Flood Zones, therefore primarily Flood Zone 1 should be considered. If there are no 'reasonable available sites' thereafter, Flood Zone 2 is considered and in turn Flood Zone 3. It is the responsibility of the Local Planning Authority to apply the Sequential Test to the development to demonstrate that there are no more reasonably available land in lower probability Flood Zones. Whilst development should be steered in to the lowest probability Flood Zone it is also stated in PPS25 that "flood risk should be considered alongside other spatial planning concerns such as transport, housing, economic growth, natural resources, regeneration and the management of hazards", to reinforce the fact that flooding should not be an issue treated in isolation of other sustainability criteria.

As noted in point 2.4 above, the proposal is to refurbish an existing industrial unit with the use of the building remaining substantially the same post development. Reference to Table D.2 confirms that an 'Industrial Developments' falls under the 'Less Vulnerable' classification.

Subsequent reference to PPS25 Annex D Table D.3: Flood Risk Vulnerability and Flood Zone 'Compatibility' confirms that 'Less Vulnerable' development in Flood Zone 3a are appropriate.

PPS25 Annex D confirms that *'The risk-based Sequential Test should be applied at all stages of planning. Its aim is to steer new development to areas at the lowest probability of flooding....Within each Flood Zone, new development should be directed first to sites at the lowest probability of flooding and the flood vulnerability of the intended use matched to the flood risk of the site, e.g. higher vulnerability uses located on parts of the site at lowest probability of flooding.'*

3. FLOOD RISK – TO DEVELOPMENT

PPS25 requires that all potential sources of flooding that could affect the proposed development are considered. The section considers all potential sources as listed in Annex C (Forms of Flooding) of PPS25.

Due to the variability of data associated with each of the types of flooding, a quantitative risk assessment based on the probability and severity of flooding has been used.

Table 3 summarises the range of potential flood sources, pathways and their relevance to the site.

Table 3.1: Summary of potential flood sources

Flood Type	Source	Pathway	Considered Further
Fluvial	The Teville Stream	Backing up from the Levels	Yes
Tidal	The Teville Stream / Breach Scenario	Backing up of tidal waters / Overtopping or failure of flood defences	Yes
Drainage	Public / Private drainage	Surcharged sewers on	Yes

Information provided by relevant organisations combined with observations during the site visit has identified what flood sources represent a risk to the proposed development.

The aim of an FRA is to assess the risks of all forms of flooding to, and from, a development. PPS25 emphasises the need for a risk-based approach to be adopted by planning authorities through the application of the source-pathway-receptor model. Bradbrook Consulting approach to FRAs is based on this model and in accordance with the recommendations of Annex E of PPS25 (Communities and Local Government, 2006).

3.1 Source-Pathway-Receptor Model

The source-pathway-receptor model identifies the causes or "sources" of flooding to and from the development. The identification is based on review of local conditions and consideration of the effects of climate change. The nature and likely extent of flooding arising from any one source is considered, e.g. whether such flooding is likely to be localised or widespread.

The mere presence of a flood source does not infer a risk. The exposure pathway of "flooding mechanism" determines the risk to the receptor and the effective consequence of exposure. For example, sewer flooding does not necessarily increase the risk of flooding unless the sewer is local to the site and ground levels encourage surcharged water to accumulate and/or flow towards the site.

The effect of flooding on the receptors depends largely on the sensitivity of the target. Receptors include any people or buildings within the range of the flood source, which are connected to the source by a pathway.

In order for there to be a flood risk all the elements of the model must be present. Furthermore effective mitigation can be provided by removing one element of the model, for example by removing the pathway or receptor.

The Bradbrook Consulting approach involves a desk-based review of available information accompanied by a site walkover survey to establish the likely flooding sources and mechanisms for the site. Once the flood risk has been established, mitigation measures are proposed (where necessary) and residual risks addressed.

The sources and pathways (shown in Table 3.1) have been based upon information obtained during the preparation of this report and observations from the site visit. The receptor is defined as people and the built environment. However, a more specific receptor can often be defined, where necessary. Specific receptors are illustrated where relevant and any additional receptors should be highlighted in the subsequent stages when more information becomes available.

3.2 Flood History

The natural channels and Brookland Pond which form part of the Teville Stream (Figure 2) provide a standard of protection of 1:10. A conversation between Bryan Curtis of Worthing Borough Council and Bradbrook Consulting confirmed that there have been no recent flood events known to have affected this site, this was again confirmed in the EA's response attached as Appendix A.

3.3 Tidal Flood Sources

The principle threat from flooding is inundation from the sea through backing up of the Teville Stream (Figure 8) or if there were to be a breach of the coastal defences. However, this is an unlikely situation as the defences south of the Lancing Business Park where completed in 2006 and are regularly inspected providing protections for the 1 in 100 year event.

In addition, both Worthing Borough Council and the Environment Agency have, subject to Defra funding, adopted the 'Arun to Adur Coastal Defence Strategy', which recommends the maintenance of the standard of protection for the frontage. Both Worthing BC and the Environment Agency are responsible for maintaining the Coastal Defences for the frontage.

The Environment Agency's indicative floodplain map shows that the site falls within the indicative 1 in 200 year tidal plain. A copy of the Flood Zone Map for the area can be seen in Figure 5, this map shows a tidal flood extent based on an assumption of no flood defences being present.

Tidal Still Water Level

PPS25 reinforces the precautionary principle pertaining to climate change and recommends contingency allowance for sea level rise when assessing tidal flood risk. It therefore requires revised flood risk calculations. The Environment Agency have provided the 1 in 200 year climate change tidal level of 5.45m AOD (Above Ordnance Datum), which has been calculated up to 2115, which has been provided by the Environment Agency (Appendix A).

These levels provided by the EA are in a grid format for three locations near to the site are shown in the table below:

Location	1 in 200yr 2000	1 in 200yr 1990	1 in 200yr 2070	1 in 200yr 2115
Worthing	4.20	3.60	4.80	5.40
Shoreham	4.30	3.70	4.90	5.50

The site lies approximately 0.7 km's away from the sea front and is therefore on the extremities of the floodplain. If a breach occurred then wave energies, flood depths and velocities will have reduced significantly by the time the site is reached. Whilst the flood map (Figure 5) ignores the presence of defences it should be noted that there are also many defacto defences such as raised roads etc. that would provide additional protection on the site.

The Environment Agency have confirmed in there email of the 5th January that the breach analysis information that they have for the area is showing no risk to this site.

3.4 Fluvial Flood Sources

A possible secondary threat of flooding to the site is fluvial and is defined to be at risk of flooding during a 1 in 100 year event or greater. This site falls outside the extent of fluvial flooding envelope (Figure 7) and as such risks to this site through fluvial flooding is not considered.

Its is worth noting the conditions of the natural channels, Brooklands Pond and culverts associated with the Teville Stream should be regularly inspected to maintain good working conditions.

This satisfies the requirements of the Local Plan and the flood storage scheme, which required general site levels to be a minimum of 2.90mAOD. The annual probability of flooding of the site will therefore be less than 1% (including the allowance for climate change), as required by PPS25. As noted above the whole of the proposed site already lies above these levels and would not be susceptible to flooding.

3.5 Drainage

The proposal is to refurbish the existing industrial unit and as such the existing drainage connections will be reused as part of this development. The area of hard standing to the rear of the site to be re-surfaced could include for shallow soakaways to reduce the peak runoff from the development site (Figure 4b).

The existing site is higher than Peter Road where it is assumed the public sewers are situated, if surface water drains were to become substantially overwhelmed the site will therefore be at minimal to no risk from over flowing.

Consequently the risk of surface water drainage flooding the site has been assessed as low.

3.6 Hydraulic Structures

There are no hydraulic structures of any size located within the site.

The Environment Agency have stated in there letter (Appendix A) that the Teville stream which runs to the west of the site and would be the main cause of flooding through tidal backing up, has a number of culverts. These culverts are regularly checked by the Environment Agency and have been found to be in 'good' condition.

3.7 Summary of Flood Sources

- The SFRA undertaken by Capita Symonds indicates that the site lies within the 1 in 200 year tidal floodplain but outside the 1 in 100 year flood plain. A copy of these Maps for the area are included as Figure 7 & 8 and further information provided by the Environment Agency is shown in Appendix A.
- The EA note that the breach analysis undertaken shows that the site does not show any risk to this site.

- The undefended tidal flood level for the site is 4.85mAOD for 2070 and 5.45mAOD and for 2115.
- The current sea defence level fronting this site is for a 1 in 100 year event; however if the defences fail, the site is considered to be at a sufficient distance away for wave energies, flood depths and velocities to have reduced significantly by the time the site is reached.
- The scheme should be included on the flood warning system provided by the Environment Agency.
- The position of the site relative to surrounding land use and topography means there is only a low risk if flooding from surcharging drainage.

3.8 Residual Flood Risk

Residual flooding occurs despite the presence of defence structures. Should a failure or breach of the tidal flood defences occur then flood water could inundate the site. Regular maintenance of this structure will assist in providing a high level of protection.

The site is further afforded protection by defences such as raised roads etc. These will provide protection by acting as barriers preventing or slowing down of flood waters. Therefore in the scenario that the sea defences where to fail these would act as secondary defences.

Therefore the residual risk of flooding is considered to be low.

4. FLOOD RISK – FROM DEVELOPMENT

4.1 PPS25 Policy

PPS25 states that as well as assessing risk to a development, a suitable FRA should consider the risk of flooding arising from a development.

When sites are redeveloped or as in this case refurbished consideration should be given to ways and means to incorporate SUDS systems to reduce the peak runoff rate from the site thereby ensure that flood risk to others is not increased.

According to Annex F within PPS25 the surface water arrangements for any development site should be such that the volumes and peak flow rates of the surface water leaving a development site are no greater than the rates prior to the proposed development, unless specific off-site arrangements are made and result in the same net effect. Furthermore, accordance with Policy aims in Annex D within PPS25, developers in Flood Risk Zone 3 should aim to:-

a) Reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage techniques;
b) Relocate existing development land in zones with a lower probability of flooding; and
c) Create space for flooding to occur by restoring functional floodplain and flood flow pathways and by identifying, allocating and safeguarding open space for flood storage should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of sustainable drainage techniques.

The proposal is to refurbish the existing site and as such the extent of hard standing on the site may only increase marginally. The peak flow from this site will therefore be no greater than the existing situation. Means available to reduce this rate will be explored in Section 5.

5. FLOOD MITIGATION MEASURES

5.1 Mitigation of Flood Risk – To the Development

The proposed development site lies within the Environment Agency's indicative tidal flood plain. Purpose built flood defences exist along Worthing to Shoreham coastline to defend against tidal floods. The Environment Agency and Worthing Borough Council actively maintain the defences.

The site levels will not be altered as part of the refurbishment works and as such it is assumed the floor level of the existing industrial unit is set at the minimum standard height required as outlined by the Environment Agency to protect against flooding.

Compensation storage and attenuation of run off must be provided for any flood storage lost through ground raising and for increased runoff due to greater impermeable areas. As noted in the points above there will be no increase in building area as part of the refurbishment works and as such not requirement for compensatory storage.

The proposal is to reuse the existing drainage connections for the site. The increased hard standing area to the rear of the site will be drained through the use of a shallow soakaway (Figure 9) or porous paving arrangement.

5.2 Flood Risk from the Development – Storm Water Management

Section 4 has outlined that the proposed development will meet the requirements of Paragraph F10 of PPS25 by ensuring that the run-off generated by the site is no greater than the runoff generated by the existing site. Any increased storm water runoff from the small hard standing area to the rear of the site will be routed into either shallow soakaways (Figure 9) or porous paving.

5.3 Residual Risk

Current EA guidance recommends that the minimum ground floor levels of developments are set at:

- 300mm above the 1 in 100 (1%) annual probability + 20% allowance for climate change, flood level (if it is available), or if there is only a 1 in 100 (1%) annual probability flood level then;
- 600mm above the 1 in 100 (1%) annual probability flood level.

As noted above, as part of the refurbishment works the floor level of the existing unit to be reused will not be altered and as such it is assumed the level is set sufficiently high enough to provide protection as noted in the 2 points above.

5.4 Flood Warning

The site lies within an area of tidal flood risk, whilst man made defences such as the rock groynes and defacto defences such as raised roads afford protection to the site, the site must still be considered at risk of tidal flooding. The development should be included on the Environment Agency Flood Warning System in the event of a breach of scenario or failure of flood defences.

5.5 Dry Access/Egress

As the site is outside the 1 in 100 year fluvial flood zone, dry escape would be provided by way of the existing entrance to the site onto Peter road.

5.6 Conclusion

The site is outside the 1 in 100 year fluvial flood risk area an on the extremity of the 1 in 200 year tidal flood zone. The proposal is to refurbish the existing site which will maintain all existing site levels; it is therefore assumed sufficient freeboard (i.e. margin of safety of floor levels above the flood level) has been allowed for. Construction and mitigation arrangements demonstrate a robust solution that will minimise the risk of flooding to the proposed development and its users.

6. CONCLUSIONS

Following the completion of this Flood Risk Assessment, in line with the recommendations of PPS25, the following conclusions and recommendations have been made:

6.1 Flood Risk – To Development

- Based on the Environment Agency Flood Zone Map the site lies within Flood Zone 3.
- The fluvial flood level for the 1 in 100 year plus climate change event has not been provided by the EA but the Strategic Flood Risk Assessment (SFRA) completed by Capita Symonds shows the whole site lies above this level and would not be susceptible to flooding.
- The EA note that the breach analysis undertaken shows that the site is not at any risk.
- The undefended tidal flood level for the site is 4.85mAOD for 2070 and 5.45mAOD and for 2115.
- There is a low risk of flooding from tidal flooding due to the existing sea defences and natural defences as raised embankments. However, in the event of breach or failure of these defences the development warning will be provided by the Environment Agency Flood Warning System.

6.2 Flood Risk – From the Development

- There is a marginal increase in impermeable area as a result of the development and this has an associated increased surface water runoff volume. However, this will be mitigated by using either shallow soakaways or porous paving to drain the new hard standing areas.

6.3 Flood Mitigation Measures

- Finished floor levels of the building will not be altered and as such it is assumed that these are set sufficiently high enough to provide protection against the fluvial 1 in 100 year plus climate change level.
- An increase in impermeable surfaces for the proposed development will be mitigated by way of soakaways or porous pavings for the increased hard standing area.
- The development should be registered on the Environment Agencies Flood Warning Scheme.

6.4 PPS25 Classification

- In accordance with the Sequential Test, presented in Table D1 of PPS25 'Less Vulnerable Developments' classifications are appropriate in Flood Zone 3a areas.
- Section 4 has outlined that the proposed development will meet the requirements of Paragraph F10 of PPS25 by ensuring that the runoff generated by the site is no greater than the runoff generated by the existing site.

Appendices

Appendix A Environment Agency's email 5th January 2009

Grant Verster

From: Grant Verster
Sent: 14 January 2009 16:27
To: Grant Verster
Subject: FW: WSX201 UNIT A, PETER ROAD, LANCING BUSINESS CENTRE, LANCING, WEST SUSSEX
Attachments: Lancing Business Park.pdf; Copyright statement and disclaimer.pdf

From: Customer Contact SSD [mailto:sossd@environment-agency.gov.uk]
Sent: 23 December 2008 09:19
To: Thomas Thornton
Subject: WSX201 UNIT A, PETER ROAD, LANCING BUSINESS CENTRE, LANCING, WEST SUSSEX

Dear Mr Thornton

UNIT A, PETER ROAD, LANCING BUSINESS CENTRE, LANCING, WEST SUSSEX

Thank you for your recent enquiry regarding the above address.

The site may be affected by an extreme flood. According to our published flood map, which provides a general estimate of the likelihood of flooding across England & Wales, the property is shown to be within an area which may have a 0.5% chance of flooding annually (1 in 200), **ignoring** the presence and effect of any flood defences.

The Agency has no record of flooding to this site, but not all flooding events are reported to us and further information may be available from Worthing Borough Council.

The areas which we have breach analysis data for is not showing any risk to the site.

The defences in the vicinity of the site are mainly the natural channels of Booklands and Brooklands Pond and have an estimated standard of protection of 1:10, they were found to be in fair condition when last inspected by the Agency. There is also a number of culverts which were all in good condition when last inspected by the Agency and have an estimated standard of protection of 1:10. Information on any nearby sea defences is available from Worthing Borough Council.

West Sussex Tide Levels

The table below shows the calculated extreme tide levels (in metres above ordnance datum, determined from OS Active GPS Network) during a tidal event with a 0.5% and 0.1% probability of occurring each year. This is the best tidal information we have for this area.

	200 year return period			
Location	**2000**	**1990**	**2070**	**2115**
Worthing	4.20	3.60	4.8	5.4
Shoreham	4.30	3.70	4.9	5.5

A flood risk assessment must be written by yourselves. There is no template or set format, and the information required will depend on the size and type of development. You will find guidance from the following links:

http://www.communities.gov.uk/publications/planningandbuilding/pps25floodrisk and

http://www.pipernetworking.com/floodrisk.

For further assistance, Helen Tier is our Development Control officer for this area and can be contacted on 01903 833862, but Helen is due to contact you directly soon.

Please note that the above information refers only to flooding from rivers and/or the sea, and that properties may also be at risk from other elements of the drainage system such as surface water, highway drainage and the sewerage system. The Environment Agency is not in a position to comment on the risk from these other systems.

The information is provided subject to the notice overleaf, which you should read. The replies given are based on the information available to the officers of the Environment Agency at the present time, and the Agency accepts no liability in respect thereof in the absence of negligence.

I hope this satisfies your request.

Many thanks & Kind Regards

KELLY BROOMFIELD
External Relations Officer
Environment Agency

01962 76 4890
01962 71 1712

Wishing You Best Wishes For The Festive Season

Solent & South Downs Area Office
Colvedene Court
Wessex Business Park
Wessex Way
Colden Common
Winchester
Hampshire
SO21 1WP

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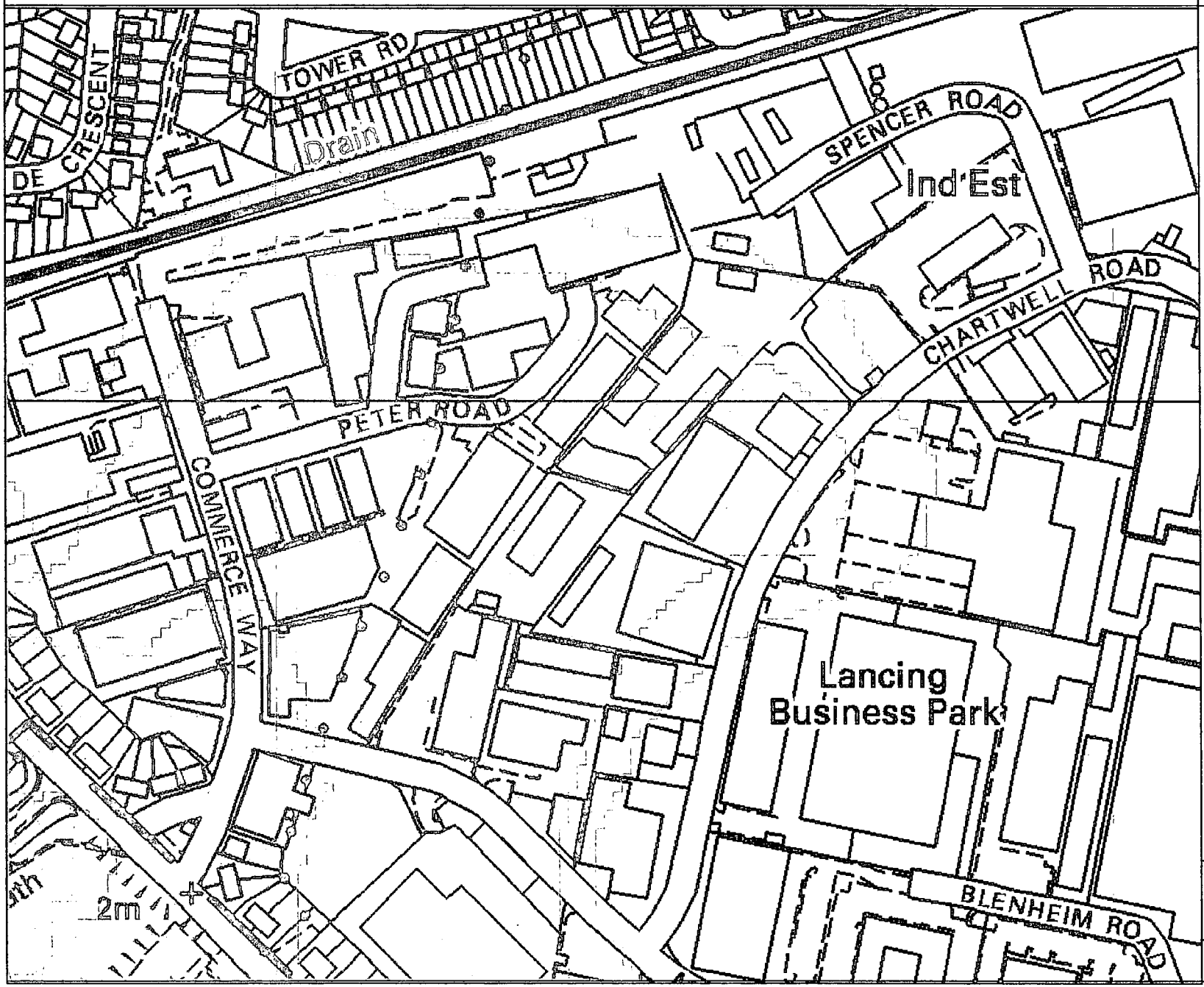
14/01/2009

Lancing Business Centre, Lancing

ENVIRONMENT AGENCY



Legend

- Flood Zone 3
- Flood Zone 2

0 0.04 0.08

Kilometres

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Environment Agency, 100026380, 2008.

Appendix B Environment Agency's email 9th January 2009

Grant Verster

From: Gray, Nick [nick.gray@environment-agency.gov.uk]
Sent: 09 January 2009 11:54
To: Grant Verster
Subject: Lancing sea defences
Follow Up Flag: Follow up
Flag Status: Red

Dear Mr Verster,

Below is a quick summary on the state of the defences along the Lancing seafront.

In 2002 a 3 phased construction plan was started to improve the sea defences along the Lancing and Shoreham frontages. This consisted of rock groynes and shingle nourishment which now work to provide a 1 in 100 year standard of protection. The defences to the south of Peter's road were completed in 2006 and are regularly inspected, our most recent inspection has classified them as being a grade 2 (Good condition).

If you require any further help, please email back or you can contact me on 01903 703818

Kindest regards

Nick Gray

Nick Gray
Team Member
Asset System Management Team (Sussex)

01903 703818
nick.gray@environment-agency.gov.uk
01903 703963

Environment Agency
Guildbourne House, Chatsworth Road,
Worthing, West Sussex,
BN11 1LD

www.environment-agency.gov.uk

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Figures

Lancing Business Centre, Lancing



ENVIRONMENT AGENCY

Legend

- Flood Zone 3
- Flood Zone 2

0 0.04 0.08

Kilometres

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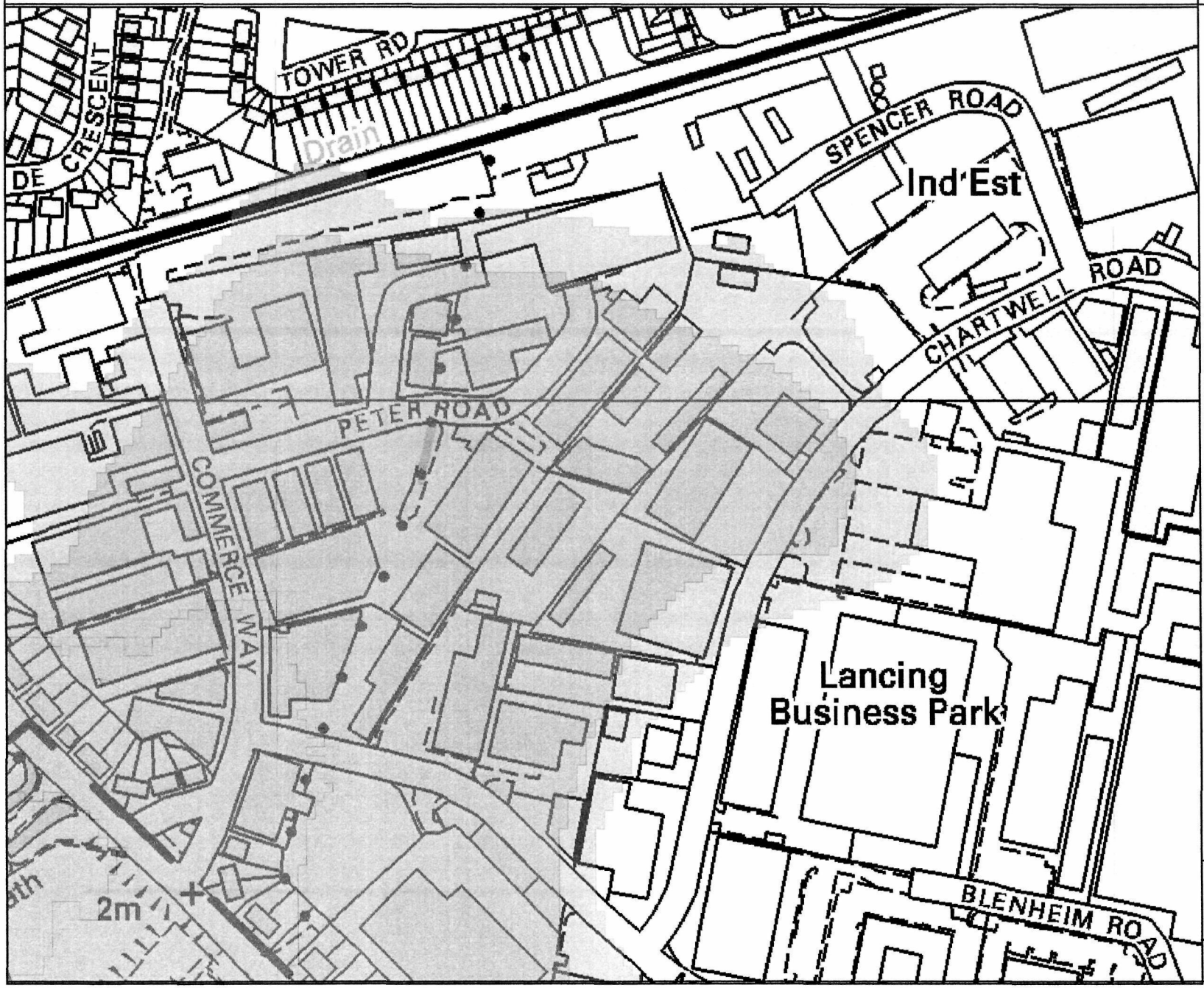
Environment Agency, 100026380, 2008.

Lancing Business Centre, Lancing



ENVIRONMENT AGENCY

Legend

- Flood Zone 3
- Flood Zone 2

0 0.04 0.08

Kilometres

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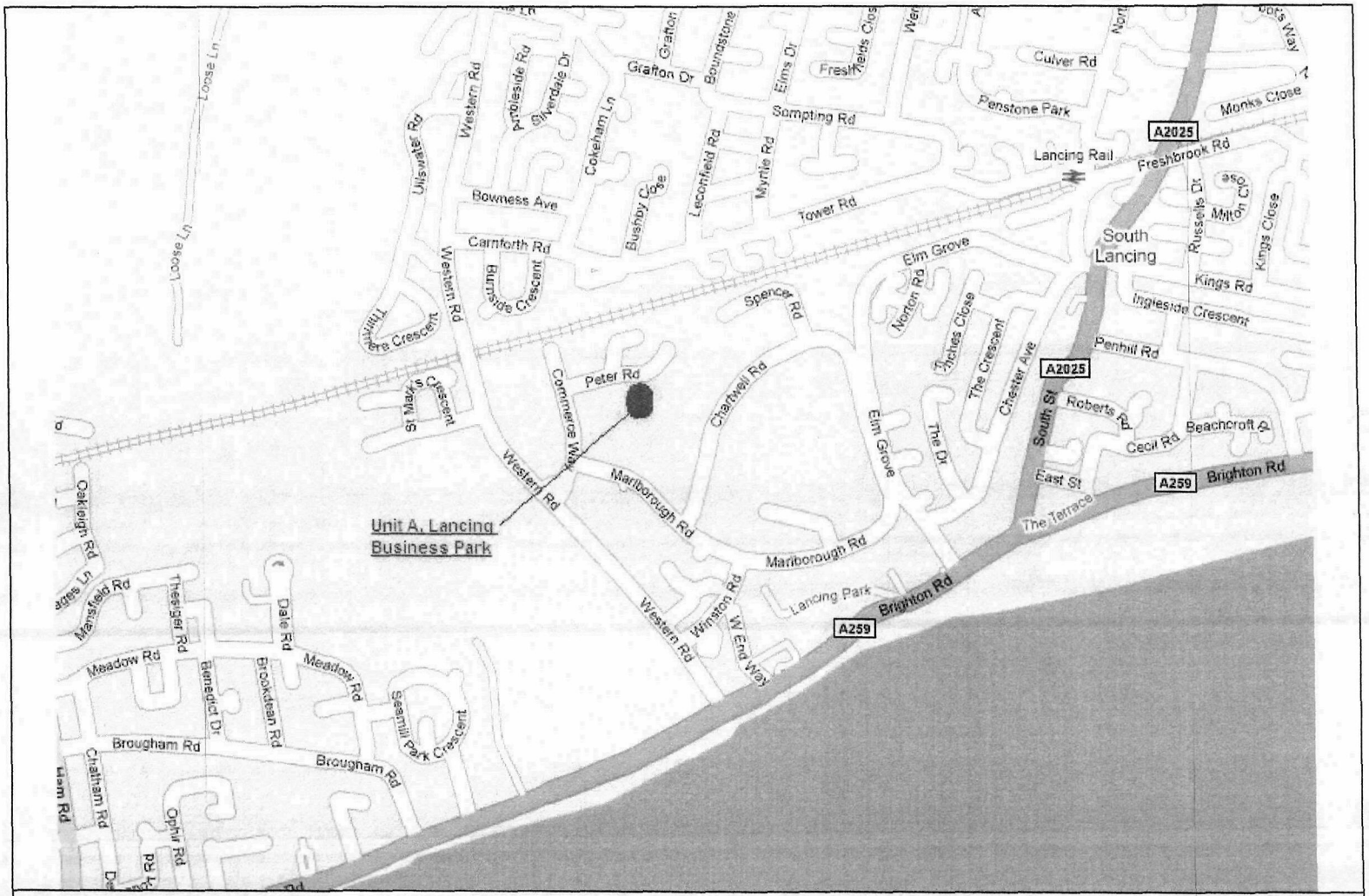


Figure 1 – Location Plan

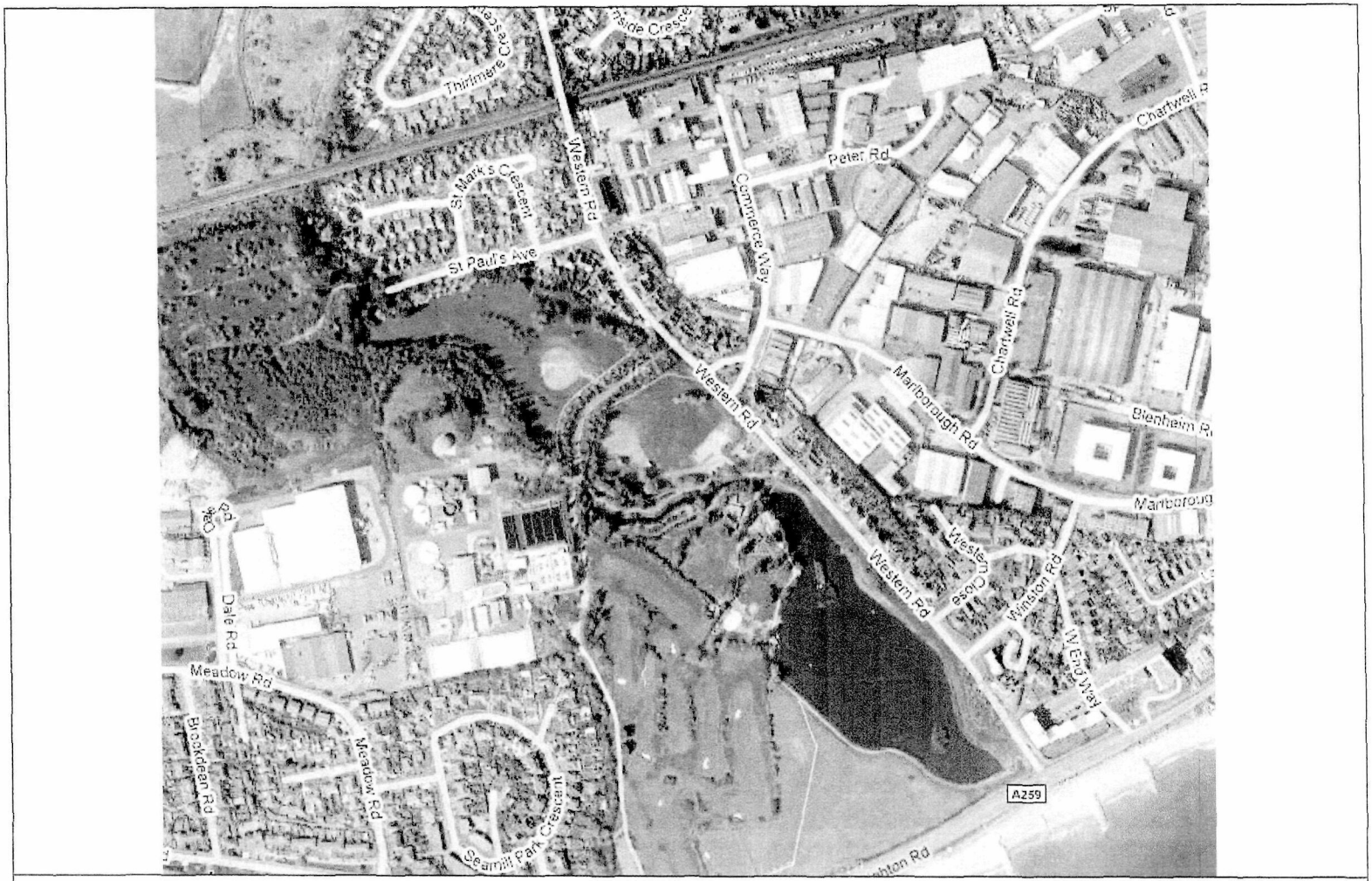


Figure 2 – Aerial Photograph of Development Site

Figure 3 - Existing Site Plan

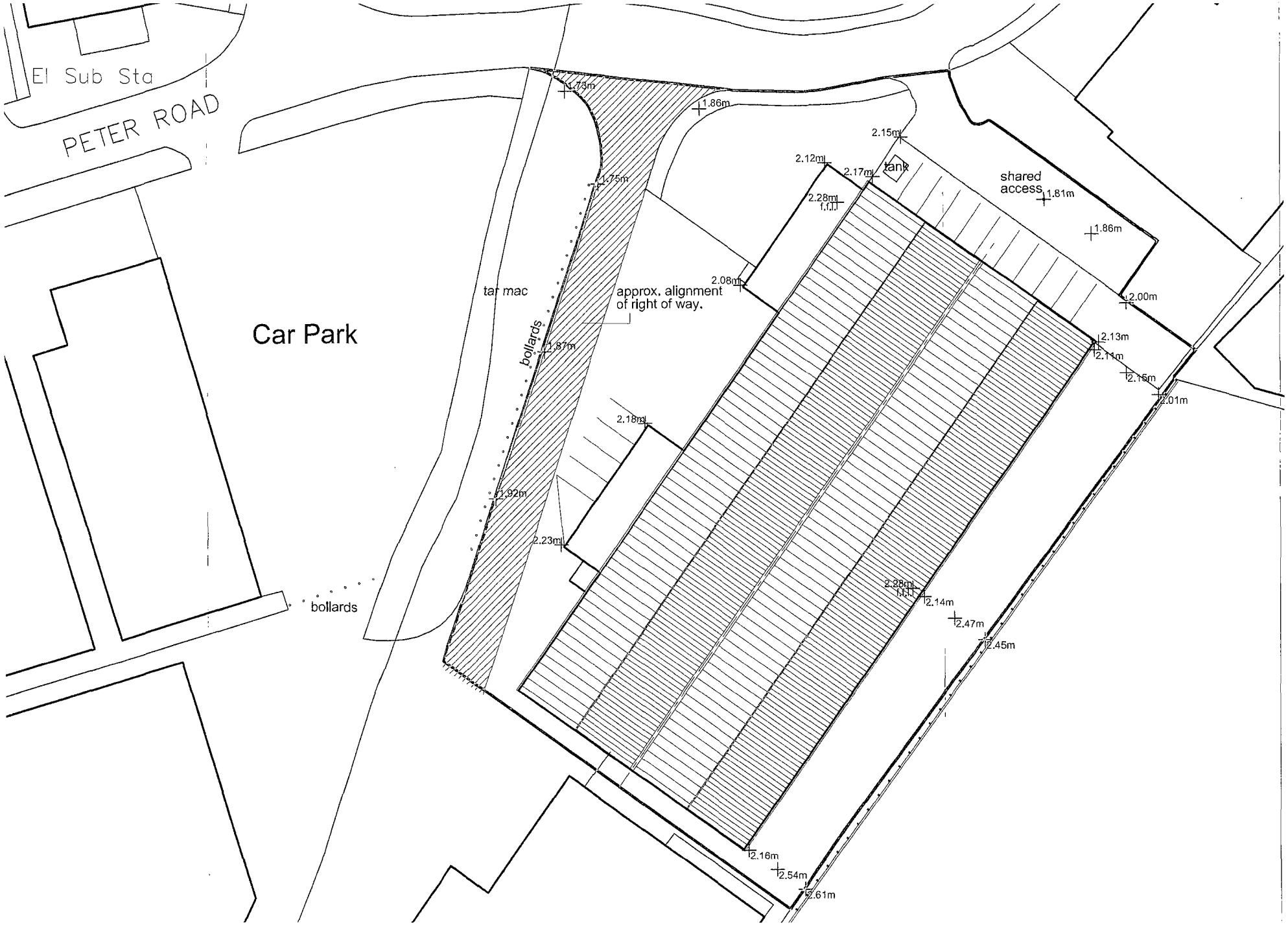
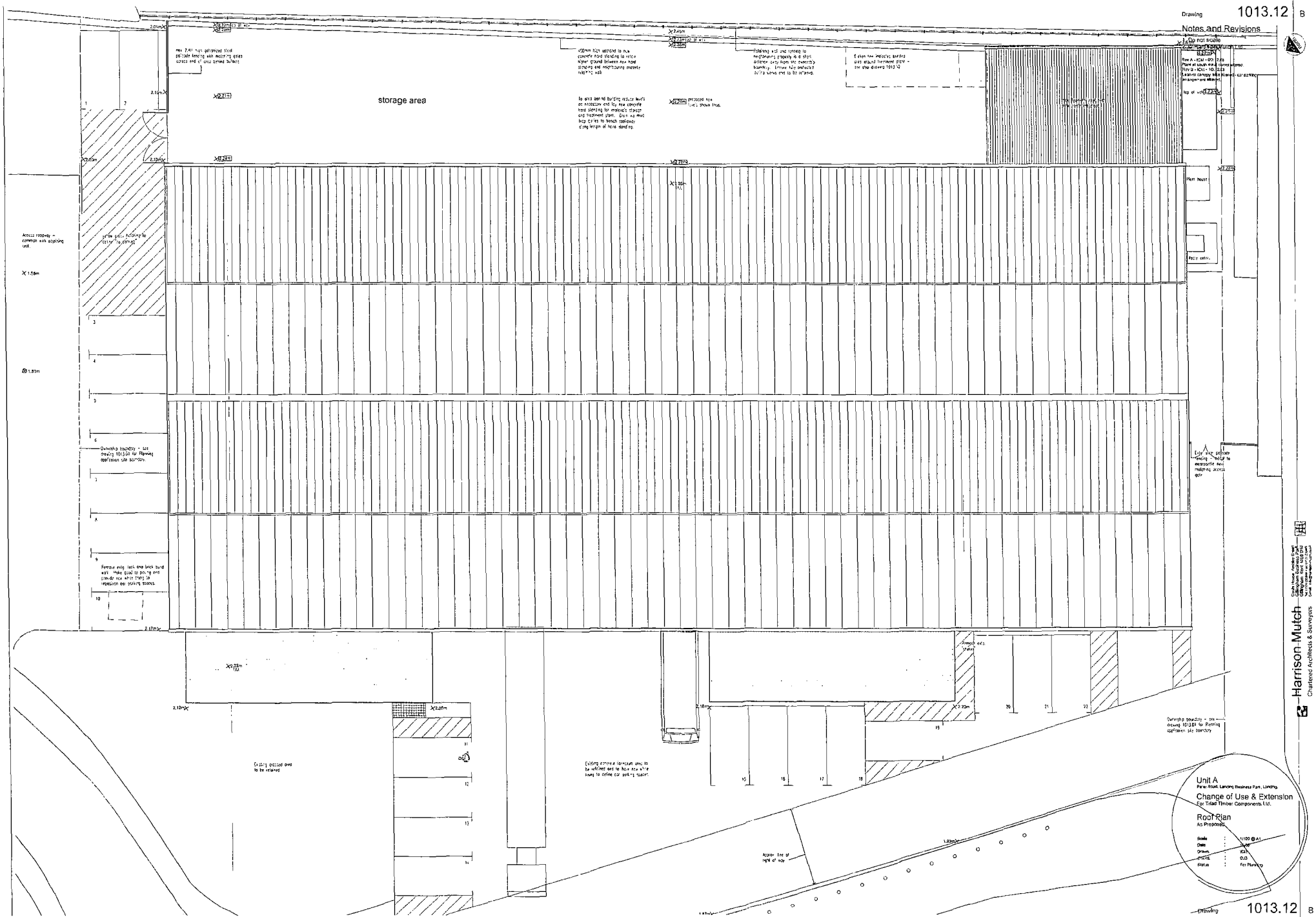

El Sub Sta
PETER ROAD
Car Park
tar mac
approx. alignment of right of way.
bollards
bollards
shared access
tank
1.73m
1.86m
2.15m
2.12m
2.17m
2.28m
1.75m
1.81m
1.86m
2.08m
2.00m
1.87m
2.13m
2.11m
2.16m
2.01m
2.18m
1.92m
2.23m
2.28m
2.14m
2.47m
2.45m
2.16m
2.54m
2.61m

Figure 4 - Proposed Development Plan



Drawing
1013.12
B
Notes and Revisions
Do not scale
storage area
Unit A
Parker Road, Landing Business Park, Landing.
Change of Use & Extension
For Triad Timber Components Ltd.
Roof Plan
As Proposed
Scale : 1:100 @ A1
Date : 11.08
Drawn : KGH
Checked : DJB
Status : For Planning
Harrison Mutch
Chartered Architects & Surveyors
Drawing
1013.12
B

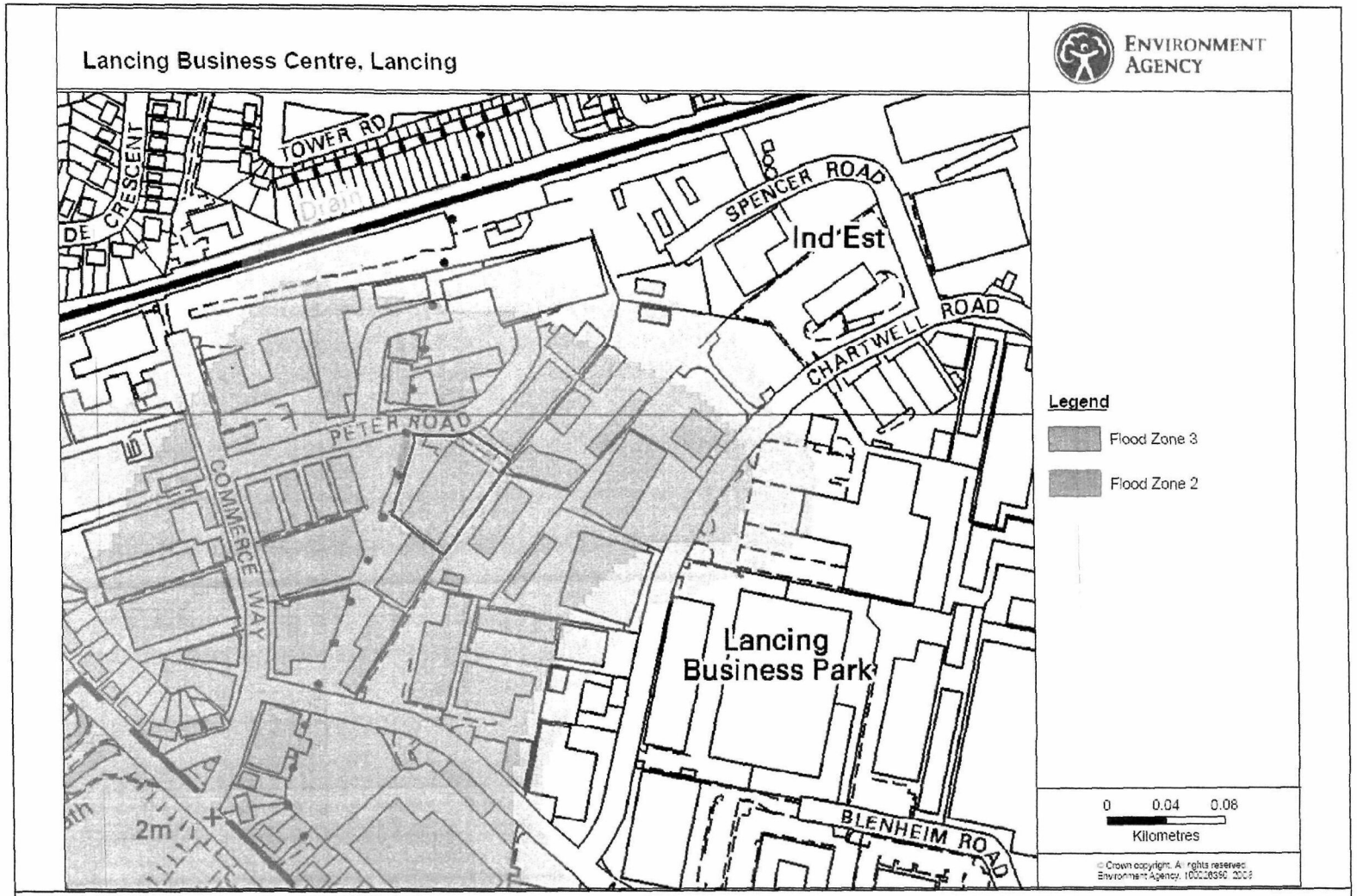


Figure 5 – Environment Agency's Indicative Flood Plain Map

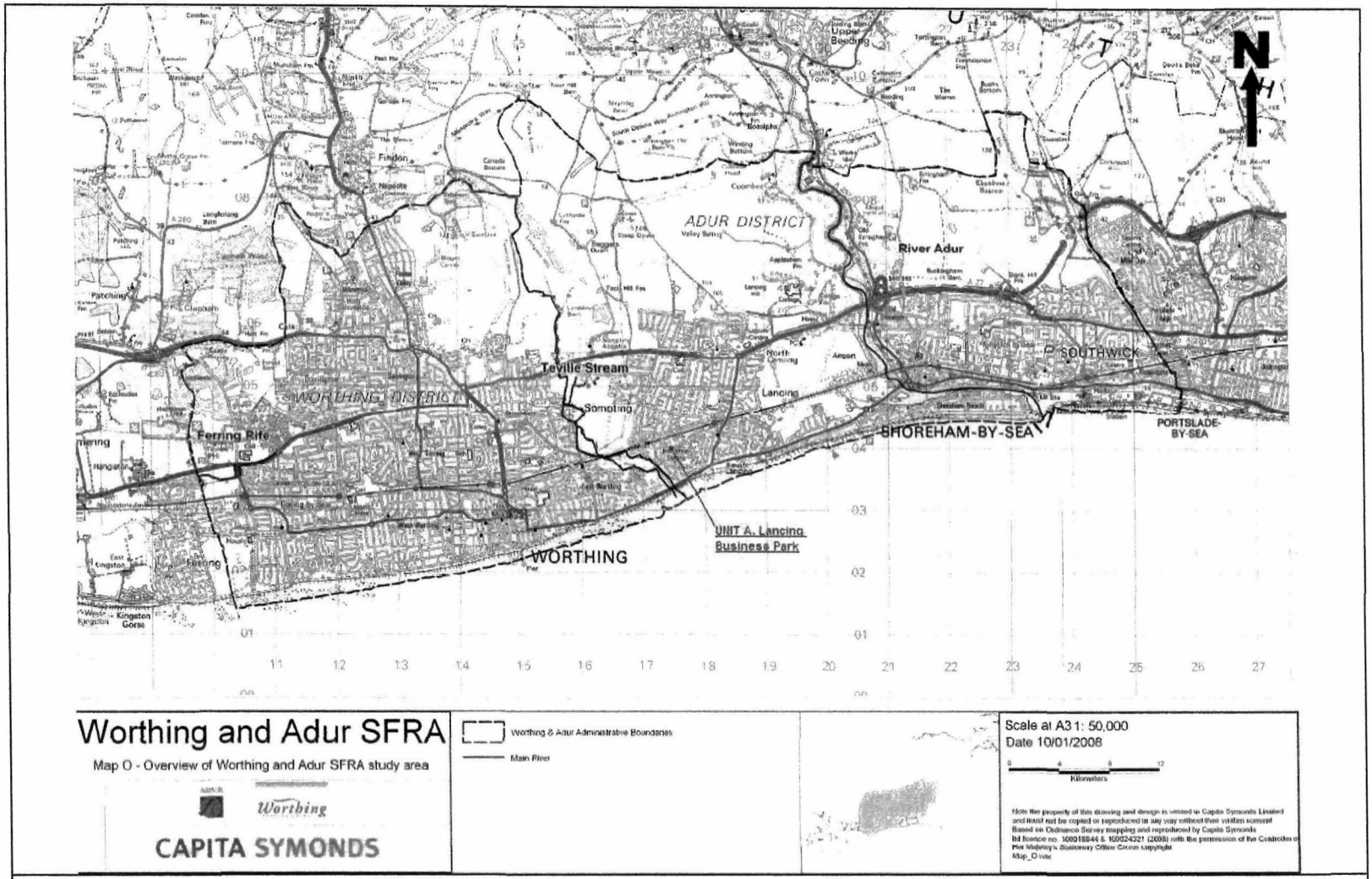


Figure 6 – Strategic Flood Risk Assessment – Overview of Worthing

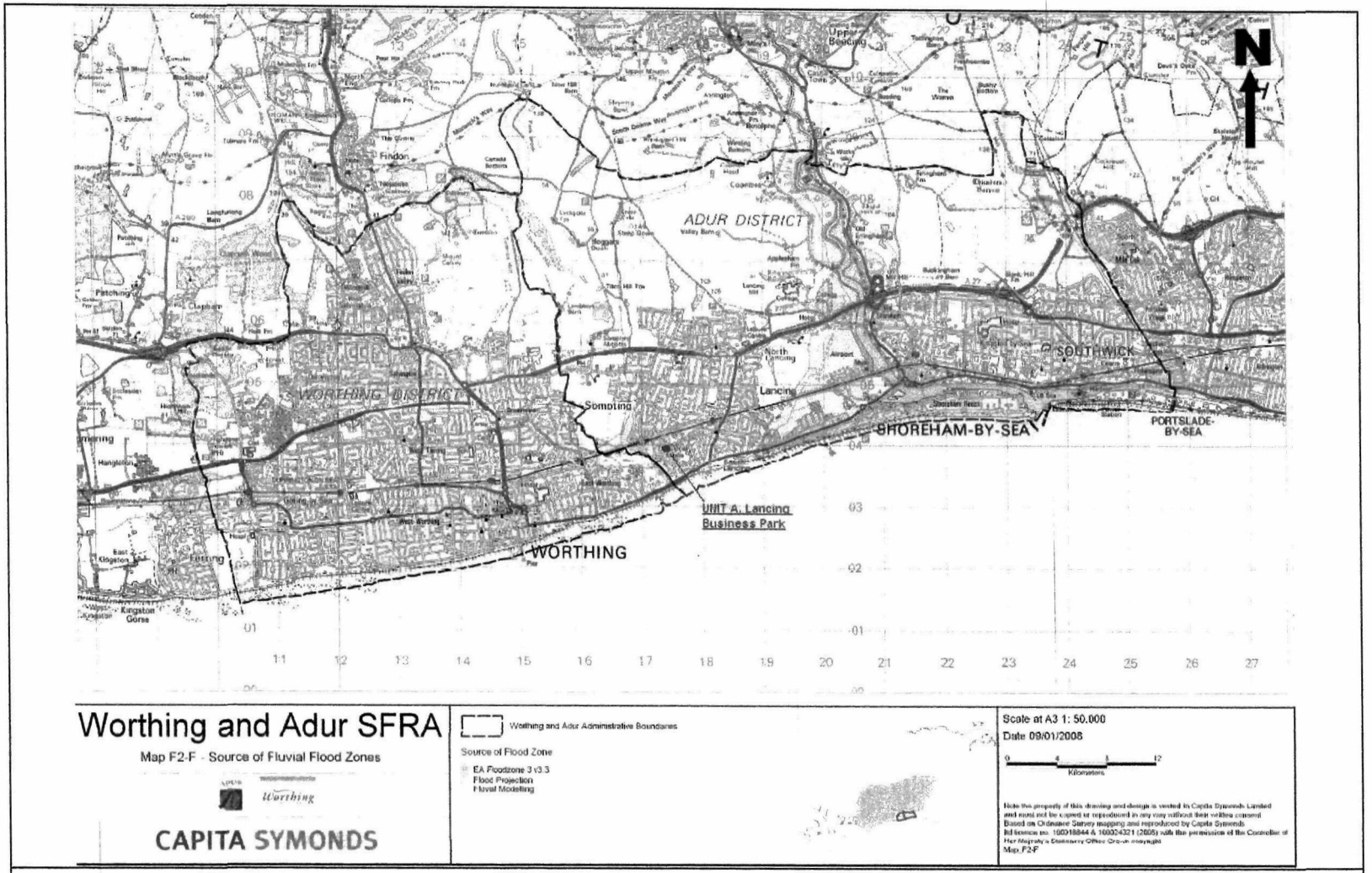


Figure 7 – Strategic Flood Risk Assessment – Map of Fluvial Flood Zones

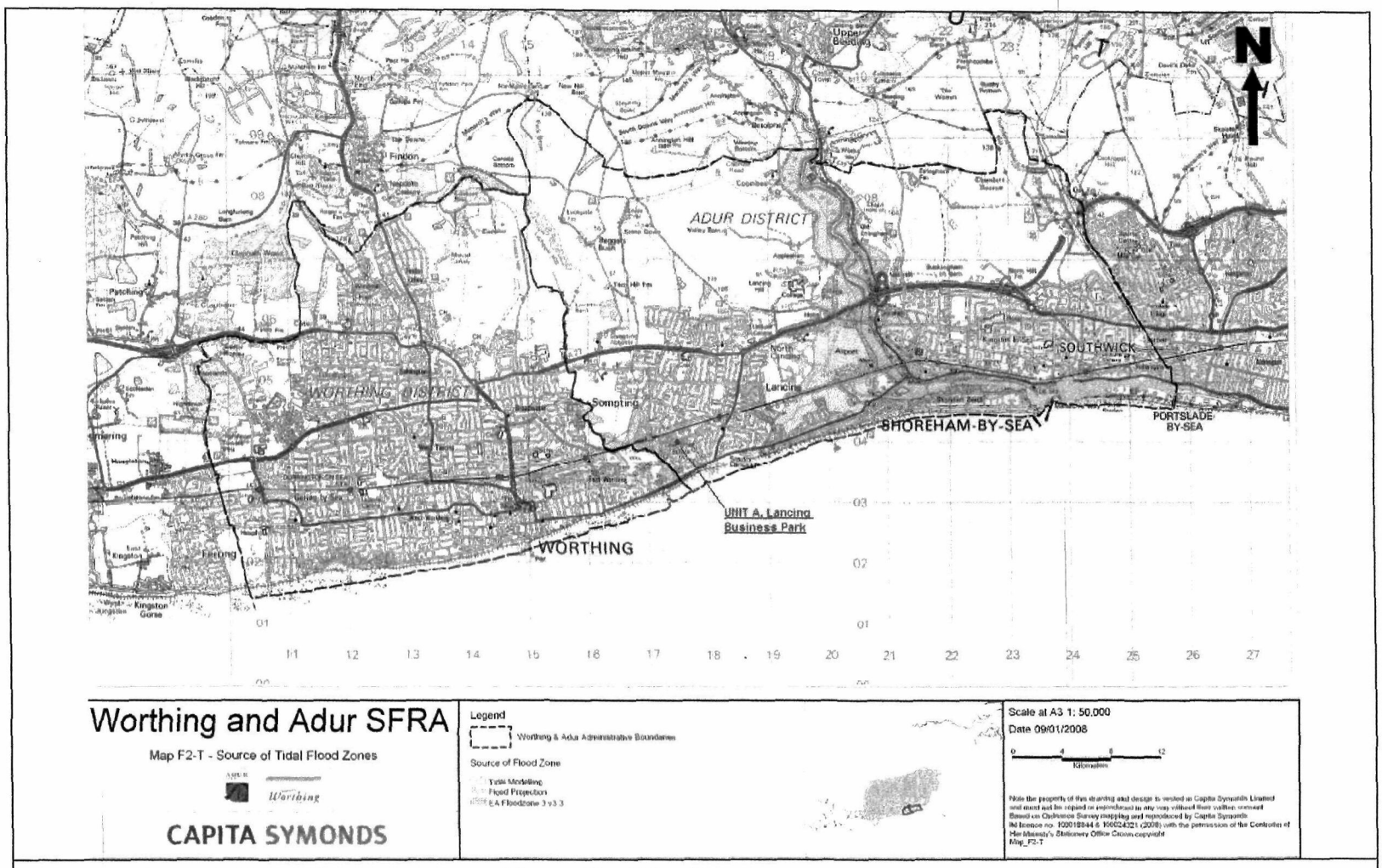


Figure 8 – Strategic Flood Risk Assessment – Map of Tidal Flood Zones

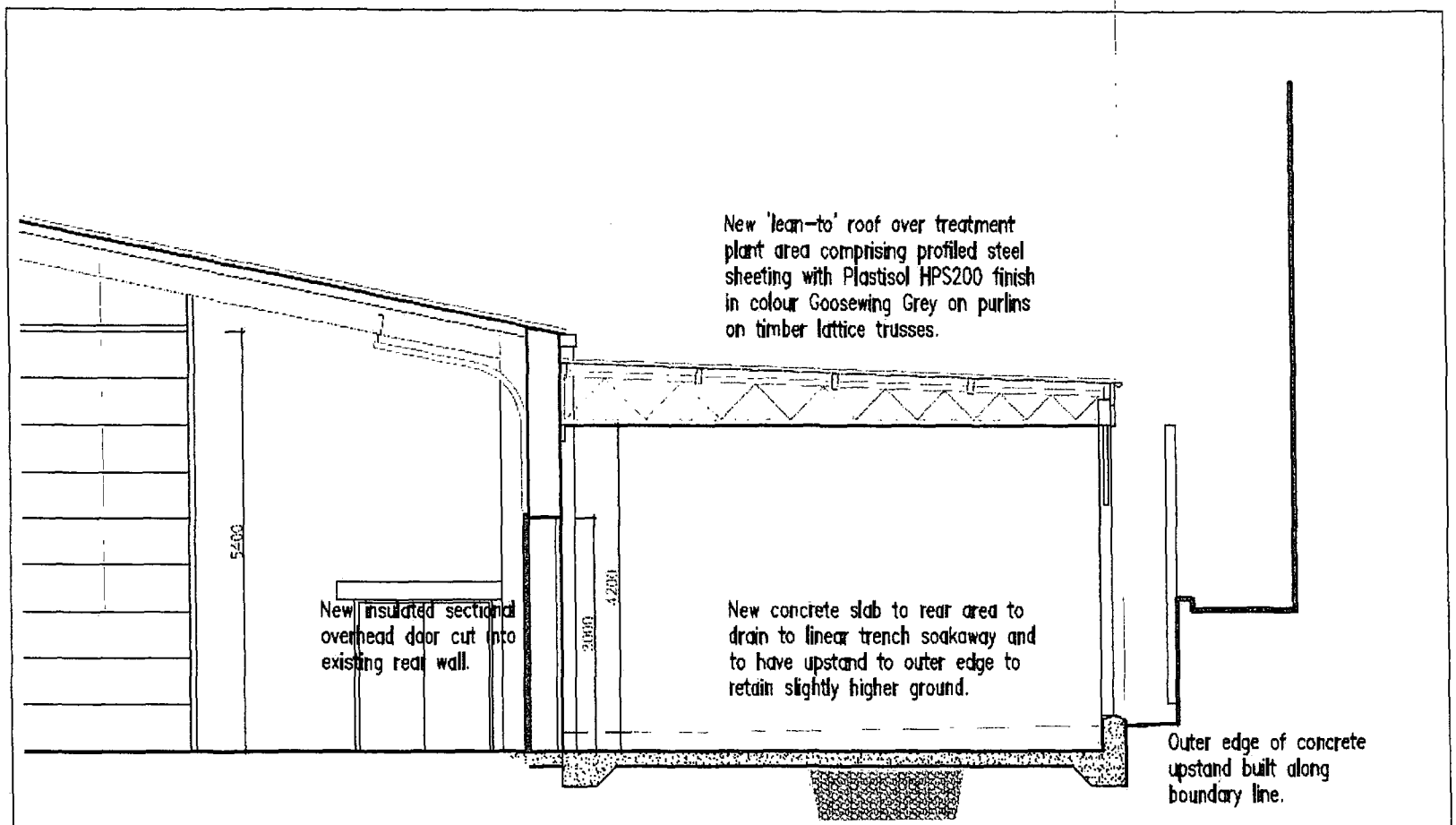


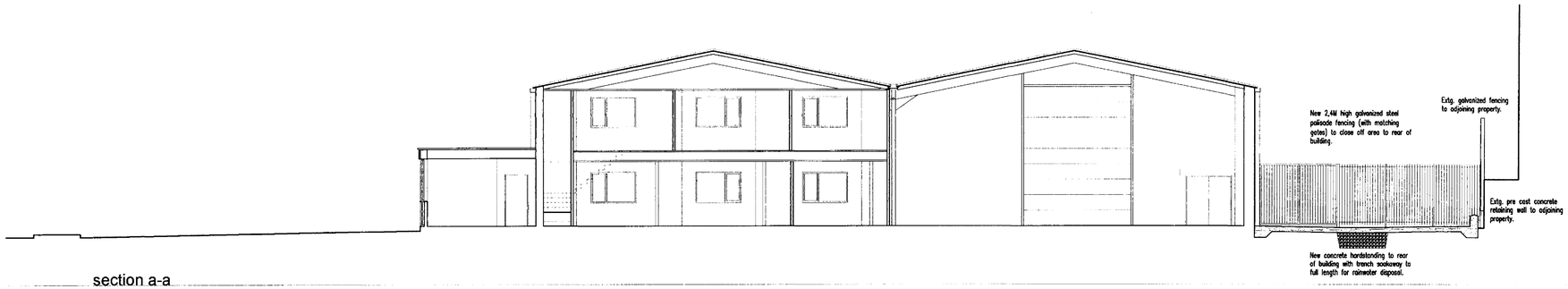
Figure 9 – Proposed SUDS to new Hard Standing area

Drawing 1013.15 B

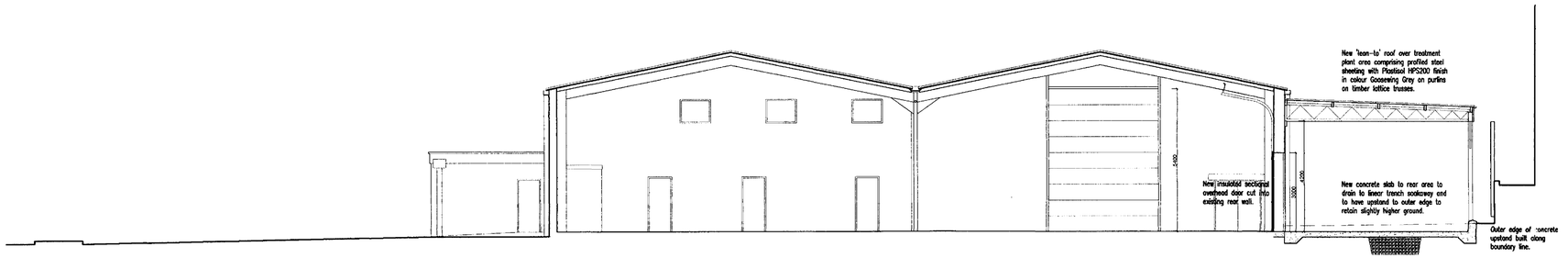
Notes and Revisions

1. Do not scale
2. © Harrison Mutch Ltd

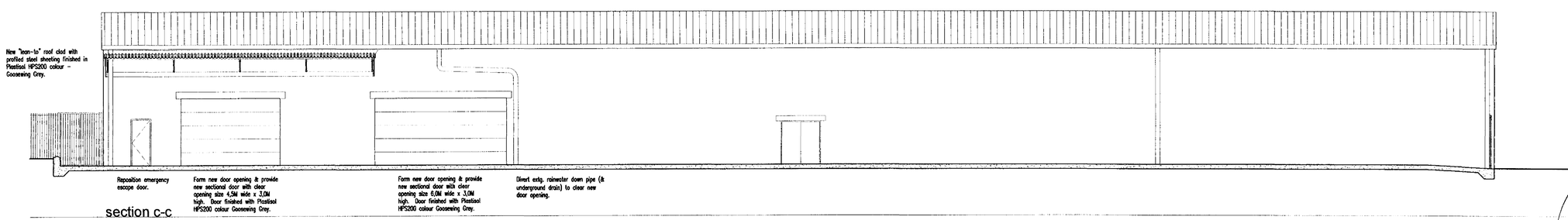
Rev A - ICM - 09.12.08
Emergency escape door at south east corner re positioned
Rev B - ICM - 10.12.08
New canopy height increased



section a-a



section b-b



section c-c

PLAN
PLAN No. ADC/0058/09
DATE RECEIVED 10 FEB 2009

Harrison Mutch
Chartered Architects & Surveyors
Clare House, Ashley Green
Gillingham Business Park
Gillingham, Kent ME8 0NJ
Tel: 01634 388 888
E-mail: info@harrison-mutch.co.uk

Unit A
Peter Road, Lancing Business Park, Lancing.

Change of Use & Extension
For Triad Timber Components Ltd.

Sections
As Proposed

Scale	:	1:100 @ A1
Date	:	11.08
Drawn	:	ICM
Chekd.	:	DJB
Status	:	For Planning

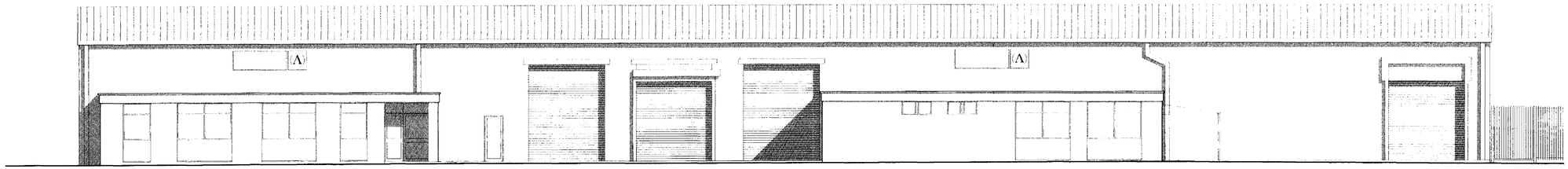
Drawing 1013.15 B

Drawing 1013.14 B

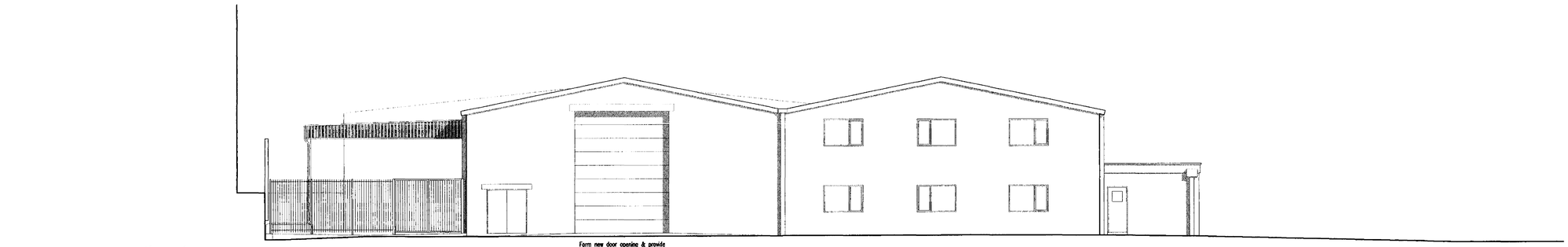
Notes and Revisions

1. Do not scale
2. © Harrison Mutch Ltd

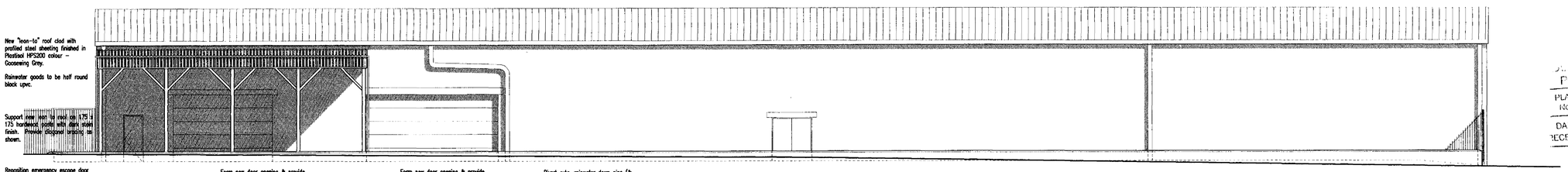
Rev A - ICM - 09.12.08
Emergency escape door on south east corner re positioned.
Rev B - ICM - 10.12.08
Lean-to canopy size altered, 1 no. sectional door position altered



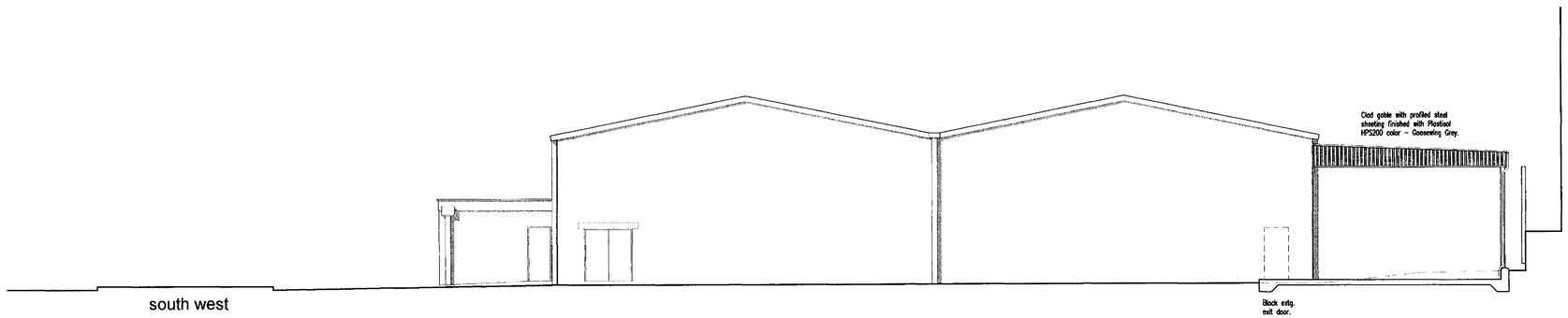
north west



north east



south east



south west

PLAN No. ADC/0058/09
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Oasis House, Ambley Green
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Gillingham, Kent ME8 0NJ
Tel: 01634 266 400 Fax: 01634 266 600
E-mail: info@harrisonmutch.co.uk

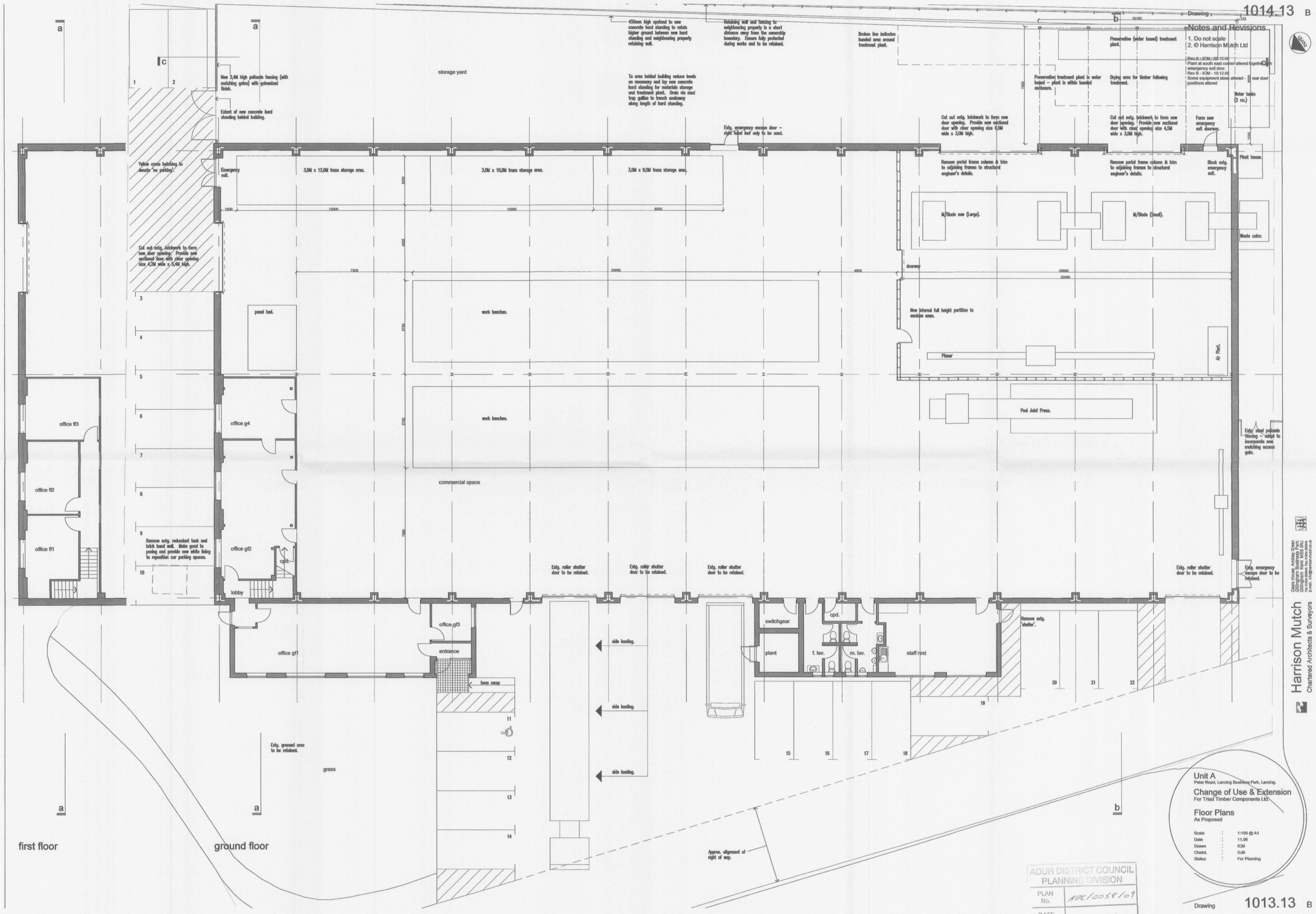
Unit A
Peter Road, Lancing Business Park, Lancing.

Change of Use & Extension
For Triad Timber Components Ltd.

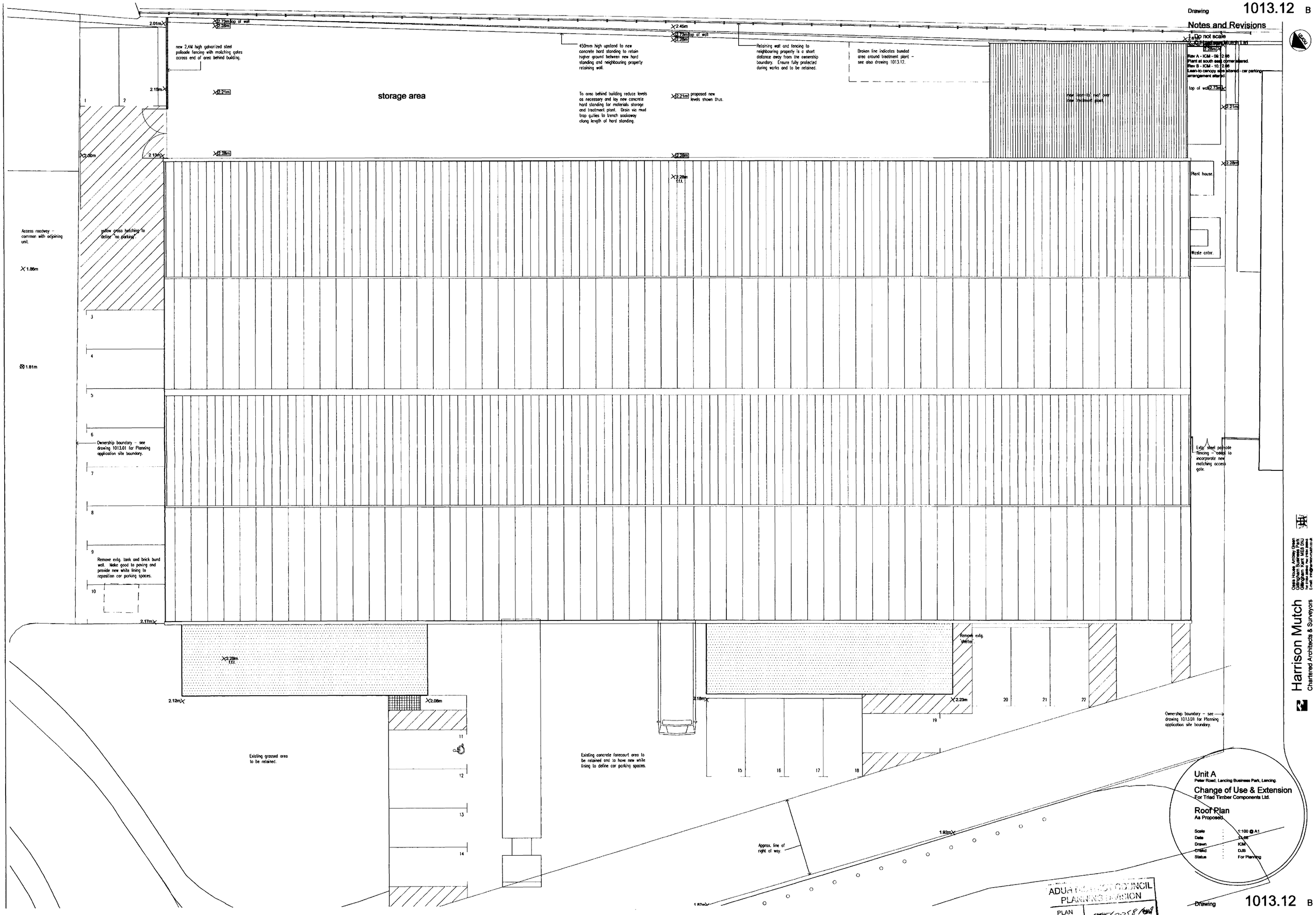
Elevations
As Proposed

Scale	:	1:100 @ A1
Date	:	11.08
Drawn	:	ICM
Chekd.	:	DJB
Status	:	For Planning

Drawing 1013.14 B



1014.13 B
Drawing
Notes and Revisions
1. Do not scale
2. © Harrison Mutch Ltd
Rev A - ICM - 09.12.06
Plant at south east corner altered together with emergency exit door.
Rev B - ICM - 10.12.06
Some equipment sizes altered - rear door positions altered
storage yard
450mm high upstand to new concrete hard standing to retain higher ground between new hard standing and neighbouring property retaining wall.
Retaining wall and fencing to neighbouring property is a short distance away from the ownership boundary. Ensure fully protected during works and to be retained.
Broken line indicates bunded area around treatment plant.
Preservative (water based) treatment plant.
Preservative treatment plant is water based – plant is within bunded enclosure.
Drying area for timber following treatment.
Water tanks (2 no.)
New 2,4M high palisade fencing (with matching gates) with galvanized finish.
Extent of new concrete hard standing behind building.
To area behind building reduce levels as necessary and lay new concrete hard standing for materials storage and treatment plant. Drain via mud trap gullies to trench soakaway along length of hard standing.
Extg. emergency escape door – right hand leaf only to be used.
Cut out extg. brickwork to form new door opening. Provide new sectional door with clear opening size 6,0M wide x 3,0M high.
Cut out extg. brickwork to form new door opening. Provide new sectional door with clear opening size 4,5M wide x 3,0M high.
Form new emergency exit doorway.
Yellow cross hatching to denote 'no parking'.
Emergency exit.
3,0M x 12,0M truss storage area.
3,0M x 10,0M truss storage area.
3,0M x 8,0M truss storage area.
Remove portal frame column & trim to adjoining frames to structural engineer's details.
Remove portal frame column & trim to adjoining frames to structural engineer's details.
Block extg. emergency exit.
Plant house.
M/Blade saw (Large).
M/Blade (Small).
Waste cntnr.
Cut out extg. brickwork to form new door opening. Provide new sectional door with clear opening size 4,2M wide x 5,4M high.
doorway
panel bed.
work benches.
New internal full height partition to enclose saws.
Planer
Air Plant.
work benches.
Pool Joint Press.
office ff3
office g4
office ff2
commercial space
office ff1
Remove extg. redundant tank and brick bund wall. Make good to paving and provide new white lining to reposition car parking spaces.
office gf2
cpd.
lobby
Extg. steel palisade fencing – adapt to incorporate new matching access gate.
Extg. roller shutter door to be retained.
Extg. roller shutter door to be retained.
Extg. roller shutter door to be retained.
Extg. roller shutter door to be retained.
Extg. emergency escape door to be retained.
office gf3
entrance
office gf1
form ramp
side loading.
side loading.
side loading.
switchgear
plant
cpd.
f. lav.
m. lav.
staff rest
Remove extg. 'shelter'.
Extg. grassed area to be retained.
grass
Approx. alignment of right of way.
first floor
ground floor
Harrison Mutch
Chartered Architects & Surveyors
Unit A
Peter Road, Lancing Business Park, Lancing.
Change of Use & Extension
For Triad Timber Components Ltd.
Floor Plans
As Proposed
Scale : 1:100 @ A1
Date : 11.08
Drawn : ICM
Chekd. : DJB
Status : For Planning
ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. ADC/0058/09
DATE RECEIVED 10 FEB 2009
Drawing 1013.13 B



Drawing 1013.12 B
Notes and Revisions
Do not scale
Harrison Mutch Ltd
Rev A - ICM - 09. 2.08
Plant at south east corner altered.
Rev B - ICM - 10. 2.08
Lean-to canopy area altered - car parking arrangement altered.
storage area
new 2.4M high galvanized steel palisade fencing with matching gates across end of area behind building.
450mm high upstand to new concrete hard standing to retain higher ground between new hard standing and neighbouring property retaining wall.
To area behind building reduce levels as necessary and lay new concrete hard standing for materials storage and treatment plant. Drain via mud trap gullies to trench soakaway along length of hard standing.
proposed new levels shown thus.
Retaining wall and fencing to neighbouring property is a short distance away from the ownership boundary. Ensure fully protected during works and to be retained.
Broken line indicates bunded area around treatment plant - see also drawing 1013.12.
new lean-to roof over new treatment plant.
top of wall
Plant house.
Waste cntnr.
Access roadway - common with adjoining unit.
yellow cross hatching to define "no parking".
Ownership boundary - see drawing 1013.01 for Planning application site boundary.
Remove extg. tank and brick bund wall. Make good to paving and provide new white lining to reposition car parking spaces.
Extg. steel palisade fencing - adapt to incorporate new matching access gate.
Remove extg. shelter.
Existing grassed area to be retained.
Existing concrete forecourt area to be retained and to have new white lining to define car parking spaces.
Approx. line of right of way.
Unit A
Peter Road, Lancing Business Park, Lancing.
Change of Use & Extension
For Triad Timber Components Ltd.
Roof Plan
As Proposed
Scale : 1:100 @ A1
Date : 11.08
Drawn : ICM
Checkd : DJB
Status : For Planning
Harrison Mutch
Chartered Architects & Surveyors
Oasis House, Ambley Green
Gillingham Business Park
Gillingham Kent ME8 0NJ
Tel: 01634 388840 Fax: 01634 388845
E-mail: info@harrisonmutch.co.uk
ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AWC/0058/08
DATE 16 FEB 2009
Drawing 1013.12 B

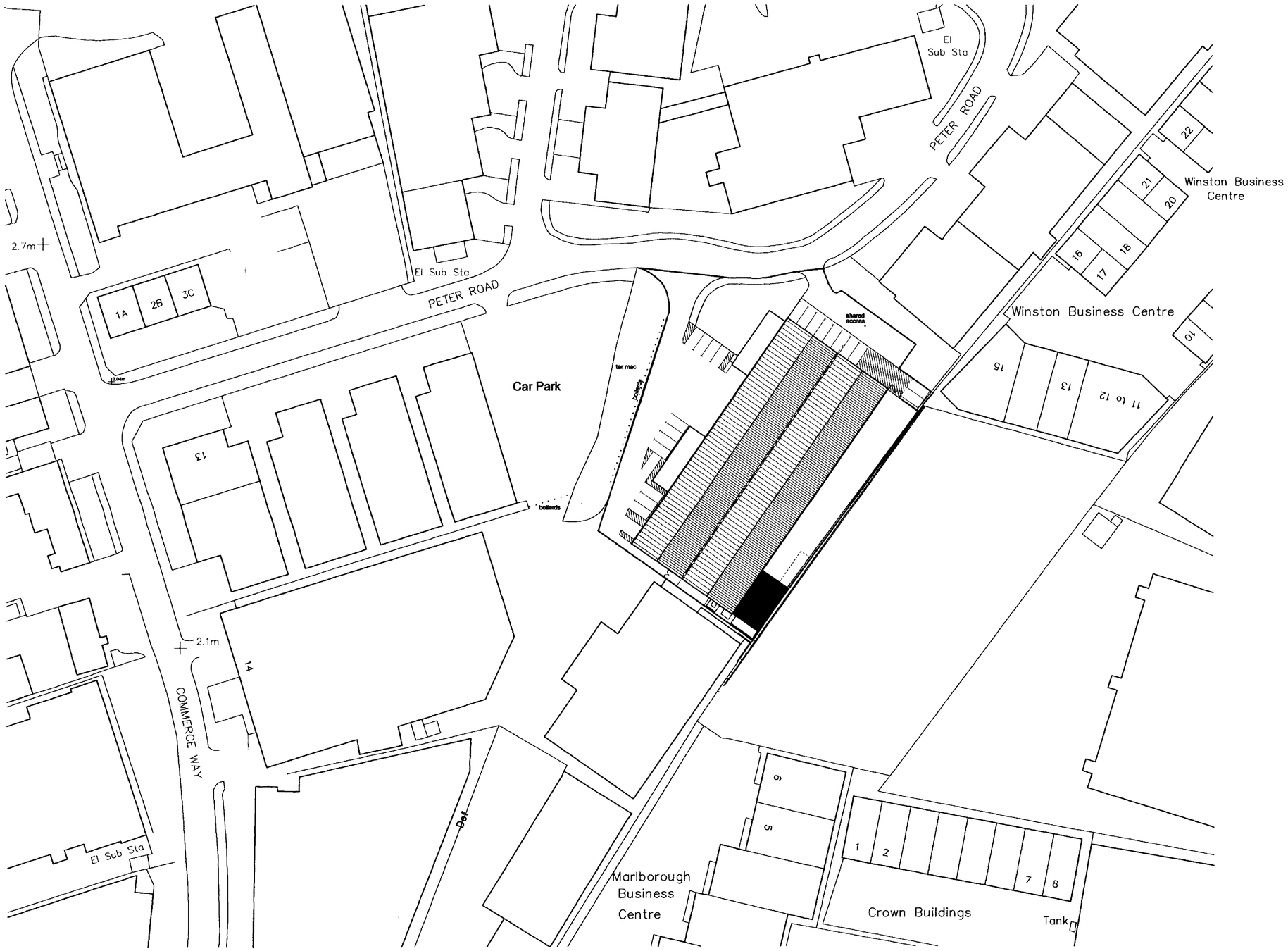
Drawing 1013.11 A

Notes and Revisions

1. Do not scale
2. © Harrison Mutch Ltd

Rev A - ICM - 10.12.08
Car parking altered - new lean to canopy size altered.

north



PLAN No. APC/0058/09
DATE RECEIVED 10 FEB 2009

Harrison Mutch
Chartered Architects & Surveyors
Oasis House, Ambley Green
Gillingham Business Park
Gillingham, Kent ME8 0NJ
Tel: 01634 389992 Fax: 01634 389994
E-mail: info@harrisonmutch.co.uk

Unit A
Peter Road, Lancing Business Park, Lancing.

Change of Use & Extension
For Triad Timber Components Ltd.

Site Plan
As Proposed

Scale	:	1:500 @ A1
Date	:	11.08
Drawn	:	ICM
Checkd.	:	DJB
Status	:	For Planning

Drawing 1013.11 A

Drawing 1013.04

Notes and Revisions

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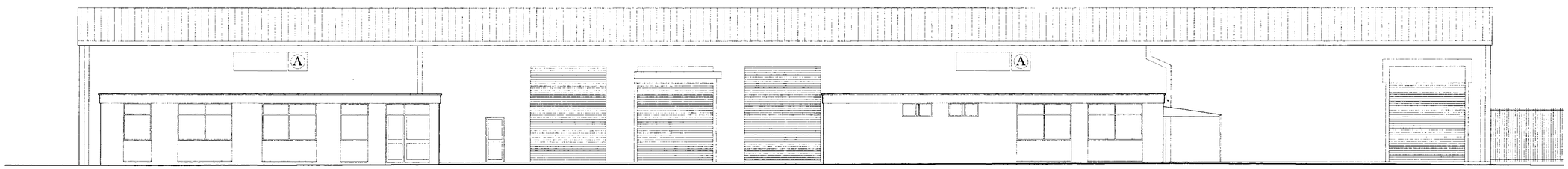
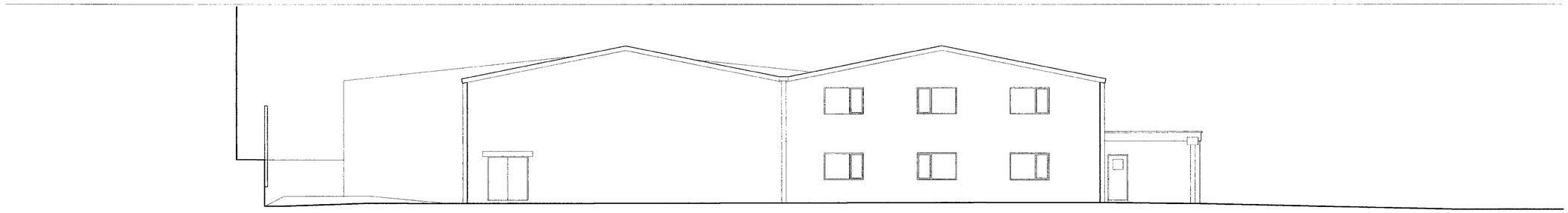
2. © Harrison Mutch Ltd

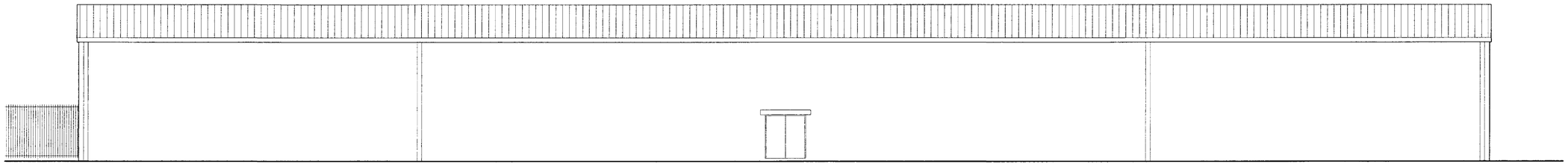
Rev



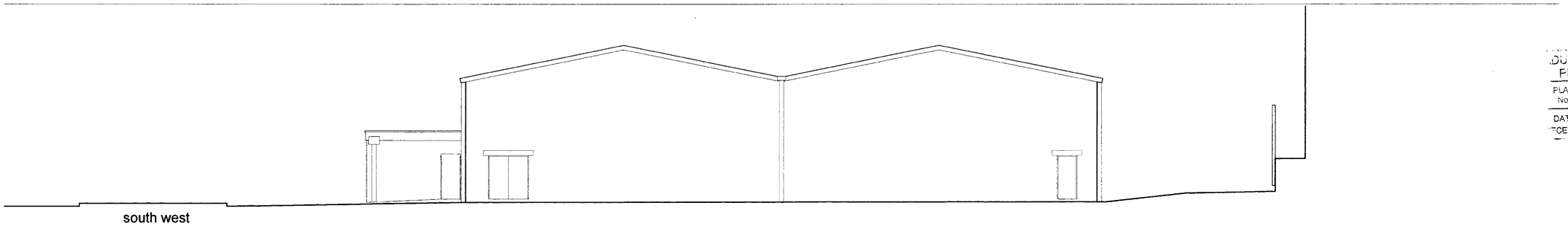
north west



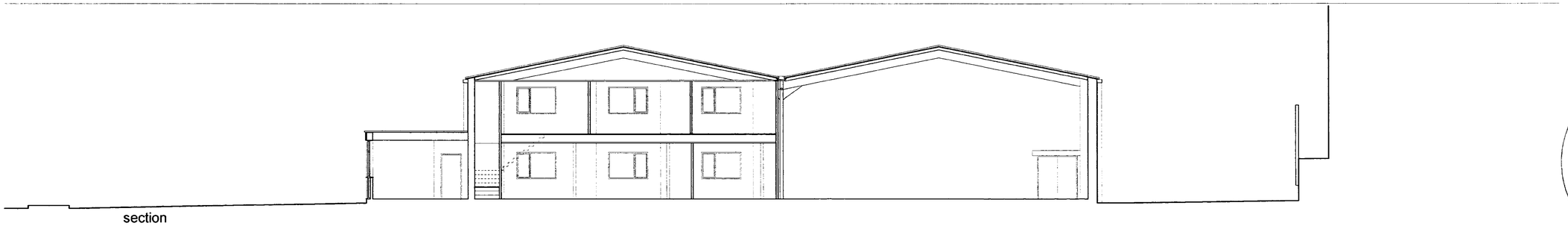
north east



south east



south west



section

DUR D... COUNCIL
PLAN ... SION
PLAN No. ADC/0058/09
DATE RECEIVED 10 FEB 2009

Harrison Mutch
Chartered Architects & Surveyors
Oasis House, Ambley Green
Gillingham Business Park
Gillingham, Kent ME8 0NJ
Tel: 01634 266400 Fax: 01634 266400
E-mail: info@harrison-mutch.co.uk

Unit A
Peter Road, Lancing Business Park, Lancing.

Change of Use & Extension
For Triad Timber Components Ltd.

Elevations & Section
As Existing

Scale	:	1:100 @ A1
Date	:	11.08
Drawn	:	ICM
Chekd.	:	DJB
Status	:	For Planning

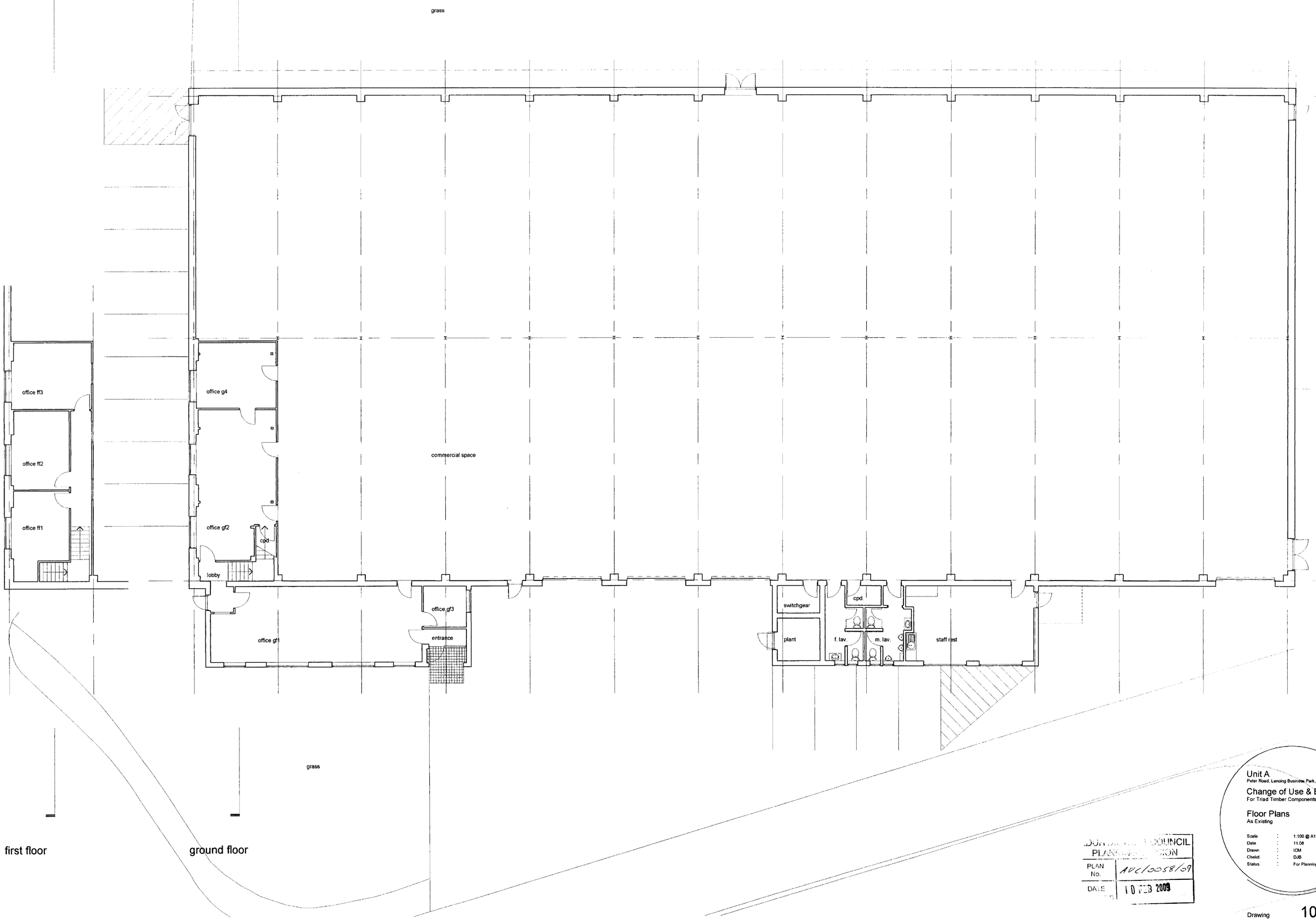
Drawing 1013.04

Drawing 1014.03

Notes and Revisions

1. Do not scale
2. © Harrison Mutch Ltd

Rev



Harrison Mutch
Chartered Architects & Surveyors
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Gillingham Business Park
Gillingham, Kent ME8 0NJ
Tel: 01634 266940 Fax: 01634 266945
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Unit A
Peter Road, Lancing Business Park, Lancing.

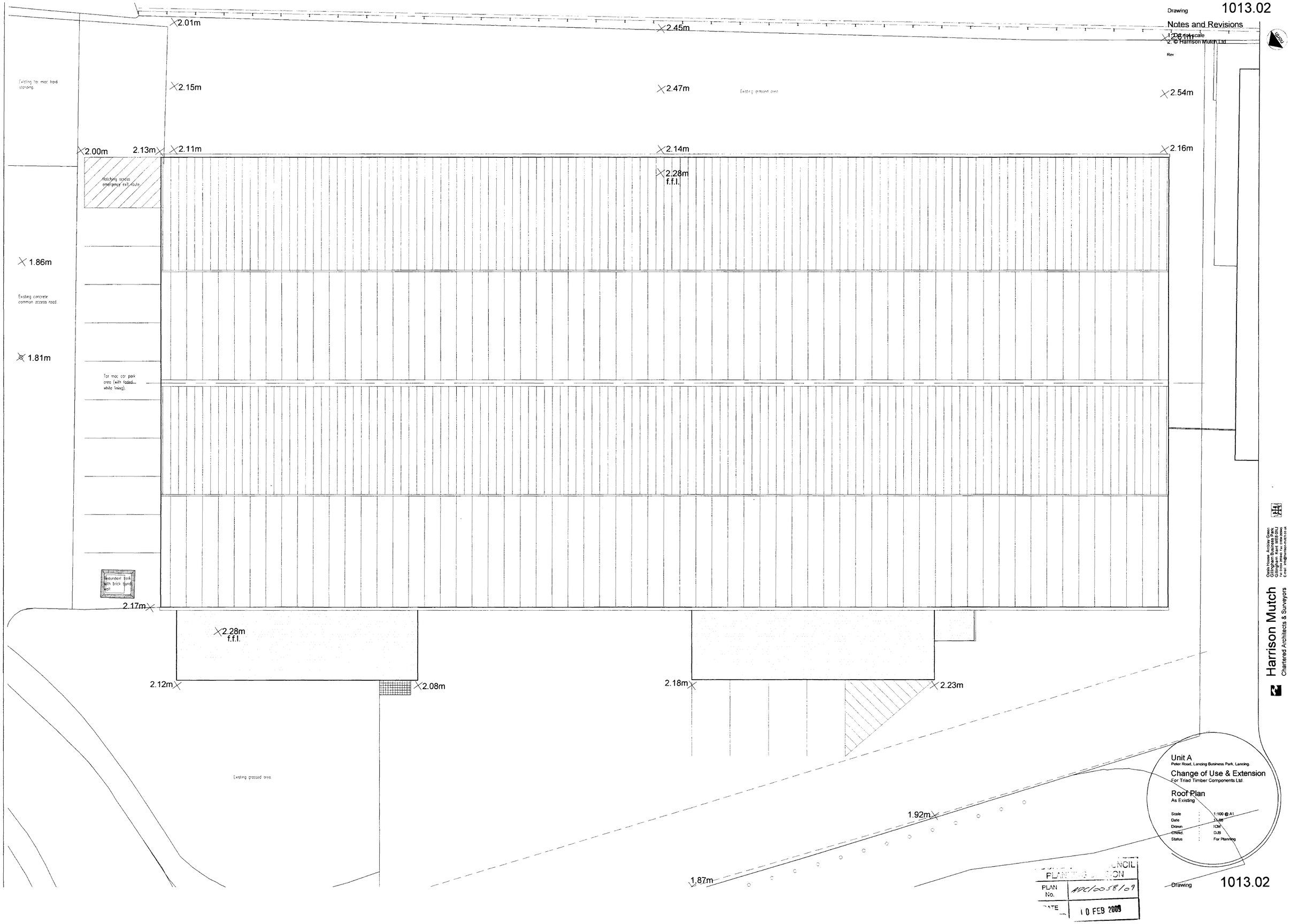
Change of Use & Extension
For Triad Timber Components Ltd.

Floor Plans
As Existing

Scale	:	1:100 @ A1
Date	:	11.08
Drawn	:	ICM
Chekd.	:	DJB
Status	:	For Planning

...COUNCIL
PLAN...SION
PLAN No. AVC/0058/09
DATE 10 FEB 2009

Drawing 1013.03



Drawing 1013.02
Notes and Revisions
1. Do not scale
2. © Harrison Mutch Ltd
Rev
2.01m
2.45m
2.61m
2.15m
2.47m
2.54m
Existing tar mac hard standing.
Existing grassed area
2.00m
2.13m
2.11m
2.14m
2.16m
2.28m f.f.l.
Hatching across emergency exit route
1.86m
Existing concrete common access road.
1.81m
Tar mac car park area (with faded white lining).
Redundant tank with brick bund wall
2.17m
2.28m f.f.l.
2.12m
2.08m
2.18m
2.23m
Existing grassed area
1.92m
1.87m
Unit A
Peter Road, Lancing Business Park, Lancing.
Change of Use & Extension
For Triad Timber Components Ltd.
Roof Plan
As Existing
Scale : 1:100 @ A1
Date : 11.08
Drawn : ICM
Checkd. : DJB
Status : For Planning
Harrison Mutch
Chartered Architects & Surveyors
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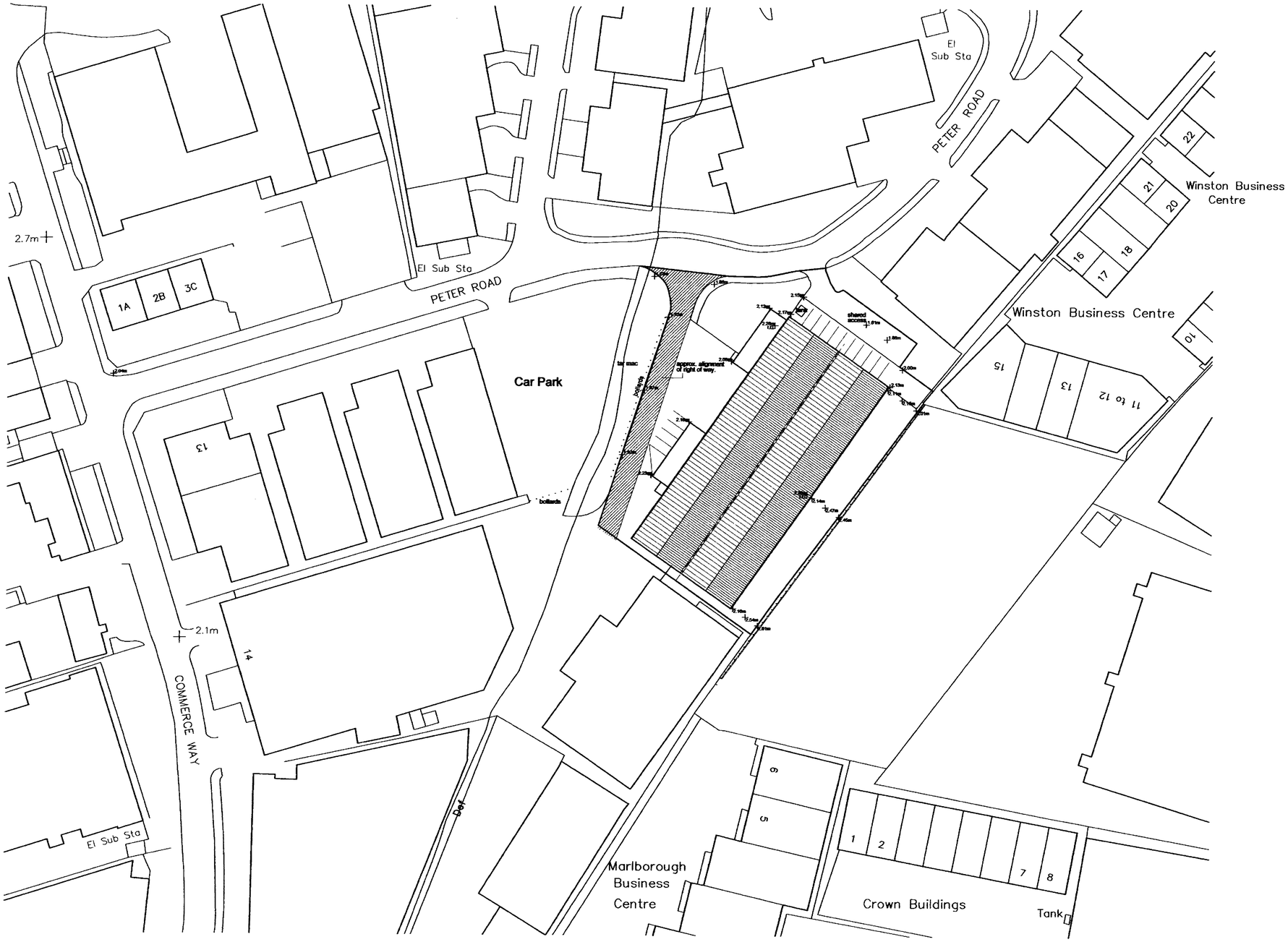
PLAN No. ADC/0058/09
DATE 10 FEB 2009
Drawing 1013.02

Drawing 1013.01

Notes and Revisions

1. Do not scale
2. © Harrison Mutch Ltd

Rev



PLAN No. APC/0058/09

DATE RECEIVED FEB 2009

Harrison Mutch
Chartered Architects & Surveyors

Unit A
Peter Road, Lancing Business Park, Lancing.

Change of Use & Extension
For Triad Timber Components Ltd.

Site Plan
As Existing

Scale	:	1:500 @ A1
Date	:	11.08
Drawn	:	ICM
Checked	:	DJB
Status	:	For Planning

Drawing 1013.01