Flood Risk & Surface Water Drainage Statement

Mallingbrooks Site
Lancing
West Sussex

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On behalf of
Manhattans Furniture

Report Ref: 2845.R2.Flood Risk & Surface Water Drainage Statement

Prepared by: Gregor Birszwilks

Checked by: Paul D. Underhay

February 2008

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Introduction

1 Stuart Michael Associates Limited, Consulting Engineers has prepared this Flood Risk & Surface Water Drainage Statement, hereafter referred to as the 'Report', on the instructions of Manhattan Furniture.

2 The Report is intended to support a proposal to redevelop land east of the Manhattan Furniture factory building at Lancing Business Park, Chartwell Road, Lancing, West Sussex, hereafter referred to as the 'Site'.

3 The Report presents overviews of flood risk and drainage issues; it does not provide detailed assessment of flood risk or full strategies for disposal of surface water runoff.

Location and Topography

4 The Site is located on the eastern edge of Lancing Business Park, Lancing, West Sussex. The Ordnance Survey National Grid Reference of the approximate centre of the Site is 517792E, 103757N. The location of the Site is indicated on the plan presented as **Figure 1**.

5 The Site comprises an area of approximately 0.94 hectares, which is bordered by extensive commercial/industrial premises to the north and west and residential dwellings to the south and east.

6 Ordnance Survey mapping indicates that the area of the Site is generally level with the location of the Site indicated as local 'highpoint' in the order of 7 m AOD.

Development Proposal

7 The Site is currently laid as grass together with paved areas used as forecourt and parking areas for cars and lorries. There are currently five smaller buildings on the Site. It is proposed to demolish the existing buildings and to create 13 new employment units together with allocated parking spaces, served via a spine road within the Site. The units will range in size from approximately 63 m^2 to approximately 197 m^2 and arranged in four blocks. A plan showing the proposed development is presented as **Appendix A**.

Geology and Hydrogeology

8 Geological mapping indicates that the Site is underlain by London Clay or Chalk. Further ground investigations are required to confirm the feasibility of infiltration techniques for disposal of surface water runoff.

Surface Water Drainage

9 Public sewer records provided by Adur District Council indicate that there are no public surface water sewers in the vicinity of the Site. An extract from the sewer records is presented as **Appendix B**.

10 The proposed development will include sustainable drainage systems to provide improvements in water quality, flow attenuation and temporary storage capacity to accommodate excess volumes of runoff. If the results of further ground investigations indicate that infiltration of surface water runoff to the underlying stratum is not feasible, further investigations of the existing sewer systems on Lancing Business Park would be required.

11 Permeable surfaces incorporating storage will be used for disposal of surface water from the new access road and car parking areas to attenuate surface water runoff to 'greenfield' flows before discharging to the existing surface water system on Lancing Business Park or infiltration direct to the underlying stratum. The choice of the final solution will be subject to the results of ground investigation and agreement with the system owner. Runoff from roof areas will drain to the granular construction underlying the permeable surfaces.

Flood Risk Statement

12 The Environment Agency's Flood Map indicates that the Site is located within Flood Zone 1. The Environment Agency has confirmed that the Site is located outside of an area which may have an annual chance of flooding 0.1% (1 in 1000) from rivers or sea and that there are no records of the Site flooding. Furthermore, the Environment Agency advises that a flood risk assessment is not necessary as part of the planning application for this particular site. Copies of the Environment Agency's correspondence are presented as **Appendix C**.

13 The location of the Site on a local 'highpoint' indicates that the risk of groundwater affecting the Site is low and that the Site is not at risk of flooding from higher lying land.

14 Ground levels above the public foul sewers in the vicinity of the Site are at lower levels than the Site. Therefore, the risk of flooding from these sewers is low.

Figure 1

Site Location Plan

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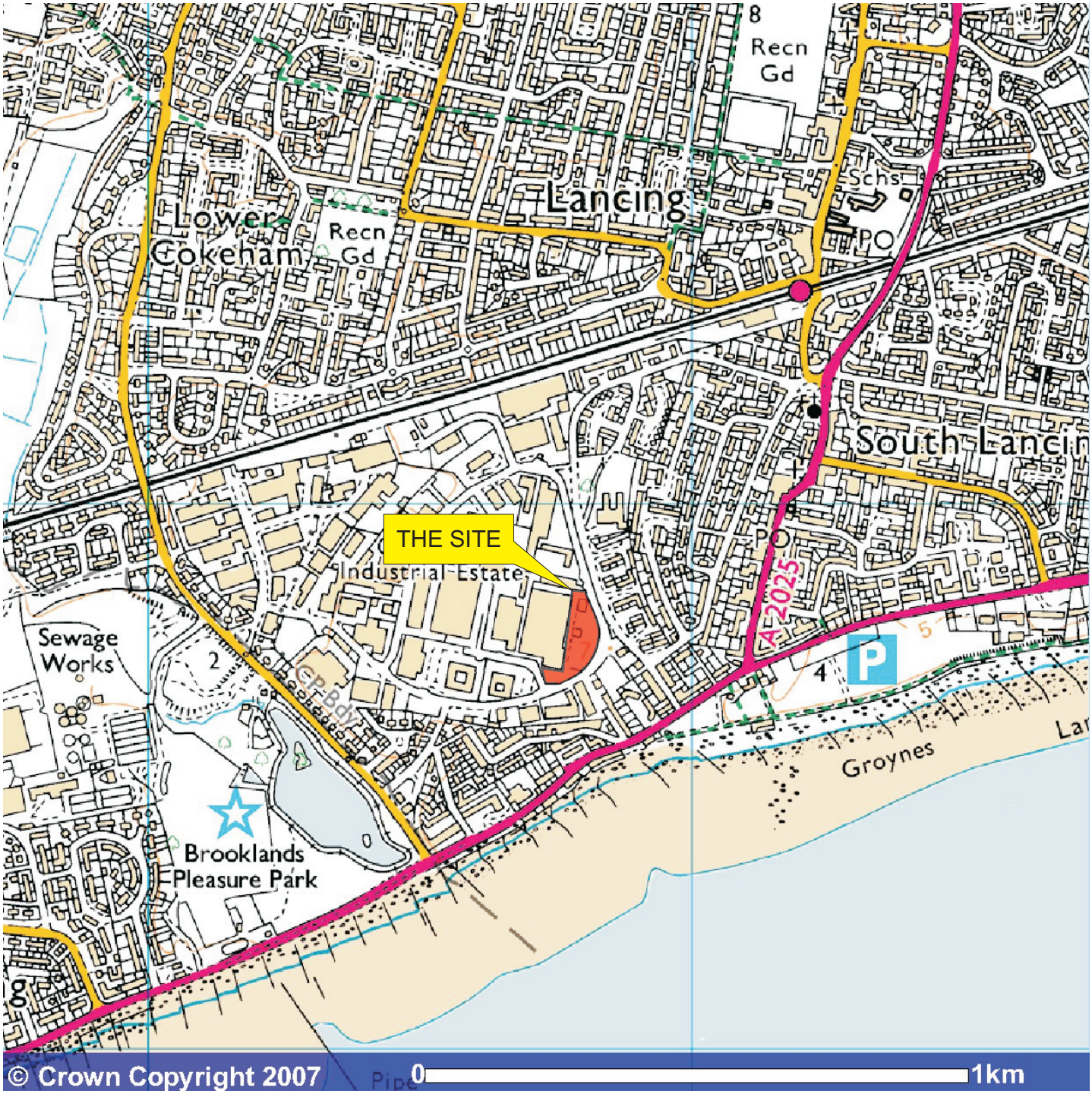

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Mallingbrooks Site, Lancing

LOCATION PLAN **Figure 1**

Appendix A

Scheme Layout

NOTES.

1. GENERAL

(i) The design is not to be scaled, work to figured dimensions and relative position only, confirm to designer

(ii) This drawing is to be read in conjunction with all relevant drawings, detailed specifications where applicable and all associated drawings in this series. (if any)

(iii) Any discrepancy on this drawing is to be reported immediately to the partnership for clarification.

(iv) The contractor is responsible for all temporary works and for the stability of the works in progress.

North Point

Issue	Date	By

CHARTWELL ROAD

CHARTWELL ROAD

MANHATTAN CRESCENT

UNIT 04 74.5 m² 800 ft²

UNIT 05 116.5 m² 1252 ft²

UNIT 06 137 m² 398 ft²

UNIT 07 137 m² 398 ft²

UNIT 08 116.5 m² 1252 ft²

UNIT 09 130 m² 1400 ft²

UNIT 10 225 m² 2419 ft²

UNIT 11 130 m² 1400 ft²

UNIT 12 197 m² 2117 ft²

UNIT 13 197 m² 2117 ft²

UNIT 01 130 m² 1400 ft²

UNIT 02 130 m² 1400 ft²

UNIT 03 63 m² 677 ft²

CYCLE PARK

DISABLED

Drop Kerb area

LORRY PARK

Tank

MANHATTAN DRIVE

MANHATTAN DRIVE

STUDIO/ CANTEEN

CANTEEN CAR PARK

Bollards Ped Route

MANHATTAN CAR PARK

BLENHEIM ROAD

BLENHEIM ROAD

Existing Car Park Entrance

MANHATTAN

Location Plan
1:250

Site Plan
1:300

Project	***NEW INDUSTRIAL UNITS @*** Manhattan, Lancing W.Sussex
Title	***PROPOSED:*** Site Plan & Location Map

HAWKINSFAGG
PARTNERSHIP
ARCHITECTURE ● INTERIORS ● SURVEYING ● GRAPHICS

● 189 Freshfield Road
Brighton
East Sussex
BN2 9YE

● Tel : 01273 626688
Fax : 01273 602288
E mail : info@hawkinsfagg.co.uk

Scales	Date	Drawn	Designer	Checked	Approved
1/300 @A1	Jan 07	RL	RL		

Project No.	Task No.	Dwg. No.	Rev. No.
4222		03	A

Appendix B

Public Sewer Records

Gregor Birszwilks

From: Bruce Reynolds [Bruce.Reynolds@adur.gov.uk]
Sent: 20 February 2008 10:14
To: Gregor Birszwilks
Subject: Emailing: sewers chartwell

Attachments: sewers chartwell.bmp



sewers chartwell.bmp (3 MB

<<sewers chartwell.bmp>> Dear Gregor

Please find attached the public sewer records that the environmental health department has access to. Please note that these are only the public sewers and we do not keep records of any private drains or sewers unless we have had to take enforcement action.

The sewers to the east and south of the site are all public foul sewers and are active.

I hope that this information is of use.

Regards

Bruce Reynolds
Senior EHO
The message is ready to be sent with the following file or link attachments:

sewers chartwell

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

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Parkland Business Centre
Lancing
Business
Park
CHARTWELL ROAD
BM 6.98m
Tank
6.7m
BLENHEIM ROAD
LABURNUM CLOSE
CEDAR CLOSE
THE DRIVE
THE CRESCENT
BIRCH CLOSE
CHESTER AVENUE
Tower
El Sub Sta
Car Park
The Quoin Estate
MARLBOROUGH ROAD

Appendix C

Environment Agency Correspondence

Gregor Birszwilks

From: Mowatt, Keely [keely.mowatt@environment-agency.gov.uk]
Sent: 20 February 2008 10:54
To: Gregor Birszwilks
Subject: Flood Risk to Mullingsbrooks Site. Lancing

Gregor,

Jamie has passed this enquiry to me to answer for you.

As the site is less than 1 hectare in size and is located outside of flood zones 2 and 3, a flood risk assessment is not necessary as part of the planning application.
We would however, take this opportunity to refer you to our standing advice, as surface water should be considered as part of the design. PPS 25 states that surface water run-off should not be increased as a result of the development.

Flood Risk Standing Advice for England (PPS25)" is available at www.pipernetworking.com. Follow the link to the proposed development category e.g.

"Operational development less than 1 hectare in Flood Zone 1" for guidance on surface water drainage information.

Hope this helps. If you have any other questions, please contact us.

Regards

Keely Mowatt

Development Control Officer

Environment Agency
Sussex Area
Saxon House, Worthing, BN11 1DH
Direct Dial: 01903 703948
Email: keely.mowatt@environment-agency.gov.uk

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www.environment-agency.gov.uk

Gregor Birszwilks

Our ref: FE/WO/08/01
Your ref:

Date: 4th February 2008

Dear Gregor

Flood Risk to Mullingbrooks Site. Lancing.

Thank you for your enquiry regarding the above property.

According to our published flood map which provides a general estimate of the likelihood of flooding across England & Wales, the property/site is shown to be outside of an area which may have an annual chance of flooding of 0.1% (1 in 1000) from rivers or the sea.

We are unaware of any previous incidents of flooding that may have affected the property. Please be aware that not all incidents of flooding may be reported to us, and that you may wish to make additional local enquiries. This may include the Local Authority and Southern Water Services who may have further information on localised surface water flooding.

I trust that this information will be of assistance. Please do not hesitate to contact me again should you require any further information.

This information is provided subject to the attached notice, please read it.

Yours sincerely

Jamie Fielding
Flood Risk Mapping Officer

Environment Agency
Saxon House, Little High Street, Worthing, West Sussex, BN11 1DH
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk