



**NYTON REST, NYTON ROAD,
ALDINGBOURNE PO20 3TU**

**RETENTION OF EXISTING
AGRICULTURAL WORKERS
ACCOMODATION**

Flood Risk Assessment, Drainage Strategy &
Lidsey Drainage Impact Assessment

Prepared on Behalf of

Waigo Ltd

D2416/FRA1.1

October 2025

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Retention of Existing Agricultural Workers Accommodation

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1 INTRODUCTION

1.1 Background

- 1.1.1 BP Civils is instructed by Waigo Ltd to prepare a flood risk assessment, drainage strategy and Lidsey drainage impact assessment to accompany a planning application for *'Permanent planning permission for change of use to agricultural workers accomodation comprising 14 No. chalets, low level lighting, retention of existing hardstanding, utilisation of existing individual foul treatment plants and existing permitted access and associated works.'*
- 1.1.2 Planning permission was originally granted for *'Continued use of land for agricultural workers accomodation for a temporary period of 2 years comprising 14 No. chalets, low level lighting, retention of existing hardstanding, utilisation of existing individual foul treatment plants and existing permitted access, and associated works'* on 30th October 2020 (AL/61/20/PL).
- 1.1.3 An extension was granted for the continued use of the site for the previously consented purpose for a further three year period. This application was decided on 25th August 2022 (AL/94/22/PL).
- 1.1.4 The consent obtained under AL/94/22/PL has since expired (August 2025) and the client is now seeking to obtain permanent planning permission for the site to be retained in its current form and use.
- 1.1.5 An application (AL/67/25/P) was submitted for permanent planning permission prior to the consent under AL/94/22/PL expiring, although Arun District Council has yet to validate the application, with additional information and documentation requested from the client (applicant).
- 1.1.6 This report has been undertaken in accordance with National Planning Policy Framework (NPPF) and National Standards for Sustainable Drainage Systems (SuDS) (June 2025).
- 1.1.7 In preparing this report, BP Civils has referred to the following documents and information:
- British Geological Survey (BGS) Information and Records
 - Environment Agency (EA) Flood Maps for Planning
 - Flood Estimation Handbook (FEH) Catchment Data
 - Long-term Flood Risk Service (Gov.uk)
 - Southern Water Public Sewer Records
 - Arun District Council (ADC) Strategic Flood Risk Assessment
- 1.1.8 This report has been prepared for the benefit of the named client only.

2 SITE LOCATION AND DESCRIPTION

- 2.1.1 A site location plan is included within this report.
- 2.1.2 The National Grid Reference is SU 92464 06250.
- 2.1.3 The site is located on the western side of Nyton Road (B2233) at Nyton Farm Shop.
- 2.1.4 The site measures 2,544m² (0.25Ha) and is occupied by the development formerly consented under AL/61/20/PL and AL/94/22/PL.
- 2.1.5 The site has a permeable surface covering consisting of primarily of gravel in addition to loose stone and scalping. The surface is permeable, and free-draining.
- 2.1.6 A topographic survey has not been undertaken at the site. In the absence of such information, reference has been made to LiDAR to provide an assessment of levels on site.
- 2.1.7 LiDAR identifies levels on site in the range of 13.00m AOD to 13.20m AOD.
- 2.1.8 Drawing PL200 (LiDAR Contours) has been prepared to demonstrate the topography of the site.
- 2.1.9 Site photographs are contained within **Appendix A**.

3 GROUND CONDITIONS

- 3.1.1 Detailed intrusive site investigation has not been undertaken at the site. In the absence of such information, reference has been made to the BGS Geology of Britain Viewer.
- 3.1.2 The BGS Geology of Britain Viewer indicates a 'Lambeth Group – Clay, silt and sand' bedrock geology.

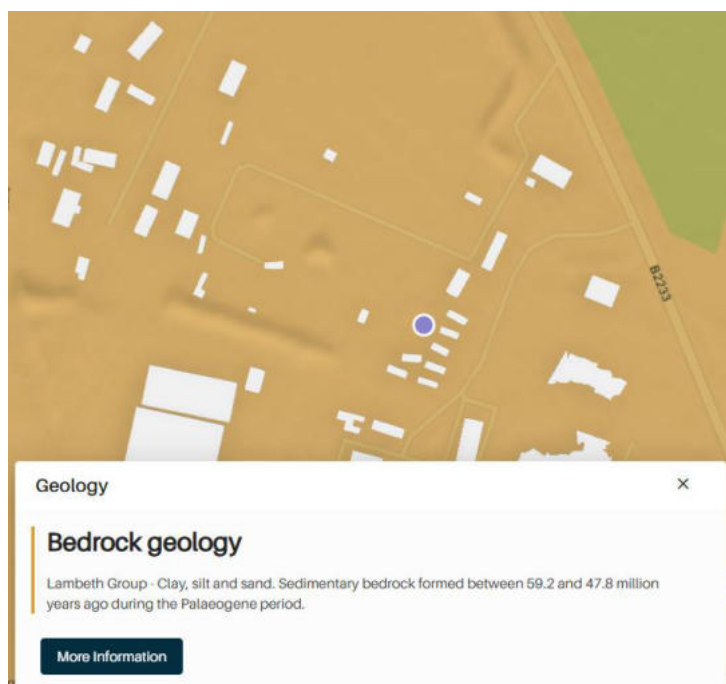


Figure 1. Geology of Britain Viewer – Bedrock Geology (BGS)

- 3.1.3 Superficial deposits are recorded as 'Head – Gravel, sand, silt and clay.'

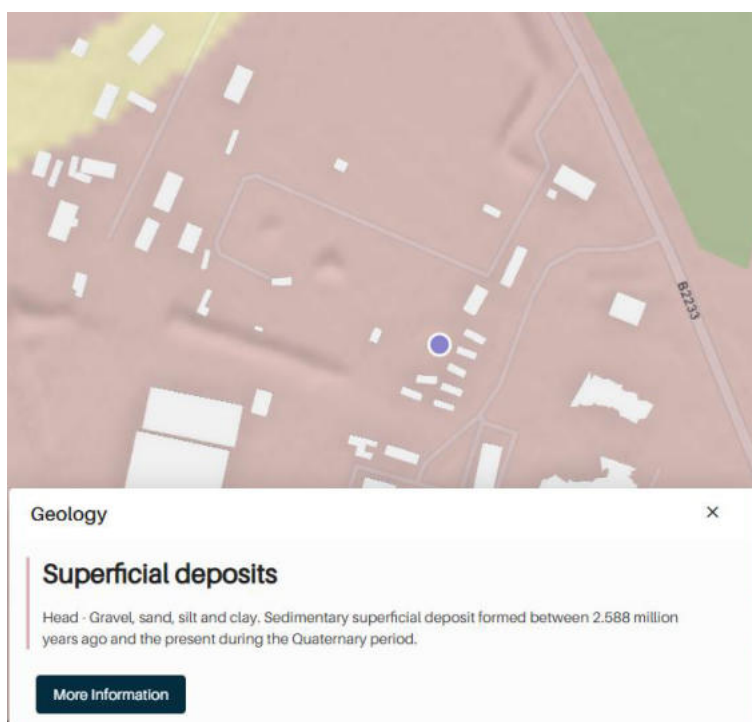


Figure 2. Geology of Britain Viewer – Superficial Deposits (BGS)

- 3.1.4 Historic borehole records are available on the BGS website (GeoIndex Onshore). A borehole has been identified south-east of the site, identified as 'Aldingbourne Nurseries' (SU90NW150); Easting: 492480, Northing: 106180).

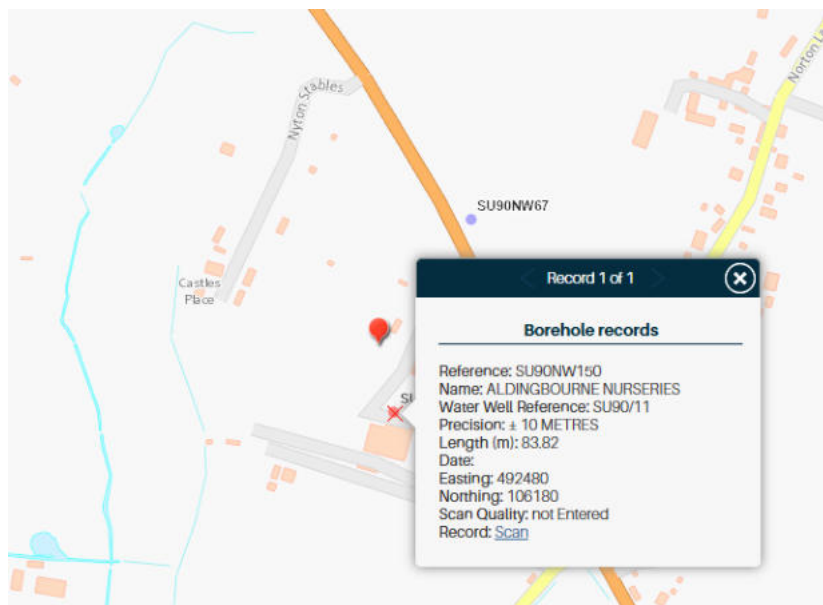


Figure 3. GeoIndex Onshore – Borehole Register (BGS)

- 3.1.5 The records relating to this borehole state a 'Drift/Upper Chalk' geology.
- 3.1.6 A second borehole is identified to the north of the site, north of Nyton Road, recorded as 'Norton Farm' (SU90NW67); Easting: 492560, Northing: 106380).

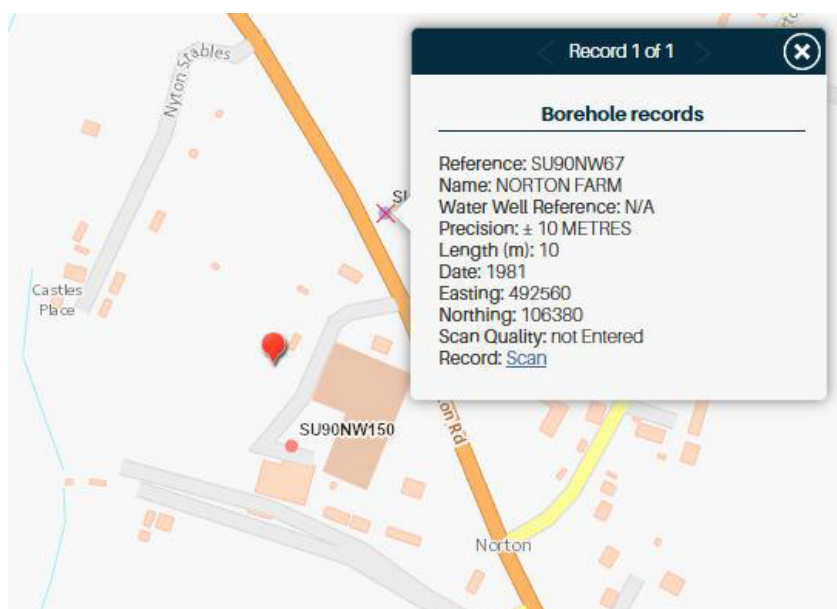


Figure 4. GeoIndex Onshore – Borehole Register (BGS)

- 3.1.7 The records relating to this borehole state 'Head Gravel', 'Raised Beach Deposits' and 'Woolwich and Reading Beds', consistent with the BGS Geology of Britain mapping.
- 3.1.8 The BGS records reviewed can be found within **Appendix B**.

3.2 Groundwater

- 3.2.1 Groundwater investigation and monitoring has not been undertaken on-site.
- 3.2.2 The BGS borehole records reviewed in relation to SU90NW67 record groundwater levels at 5.2m below ground level (September 1981) to the north of the site.
- 3.2.3 Mapping managed by MAGIC (magic.defra.gov.uk) provides geographic information concerning the natural environment from across government. This mapping tool has been referred to in order to confirm whether the site is located within either any groundwater source protection zones or groundwater vulnerability zones.
- 3.2.4 The site is shown to be located within an area identified as being a 'Secondary A' bedrock aquifer, in addition to a 'Secondary A' superficial drift aquifer.

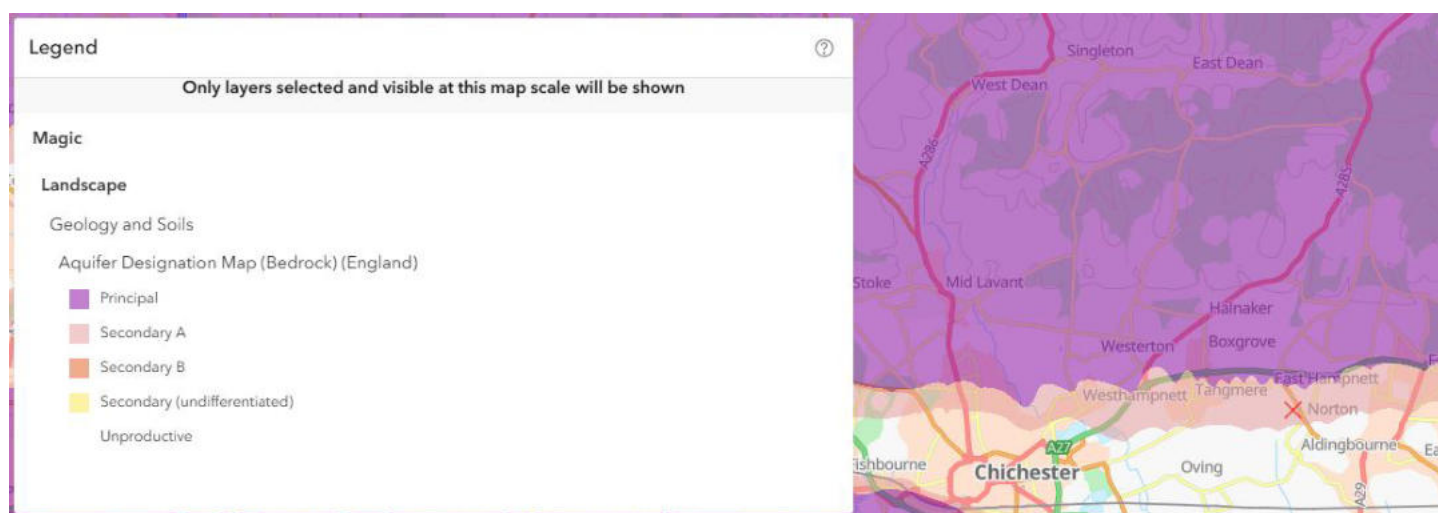


Figure 5. Aquifer Designation Map - Bedrock Aquifer (DEFRA)

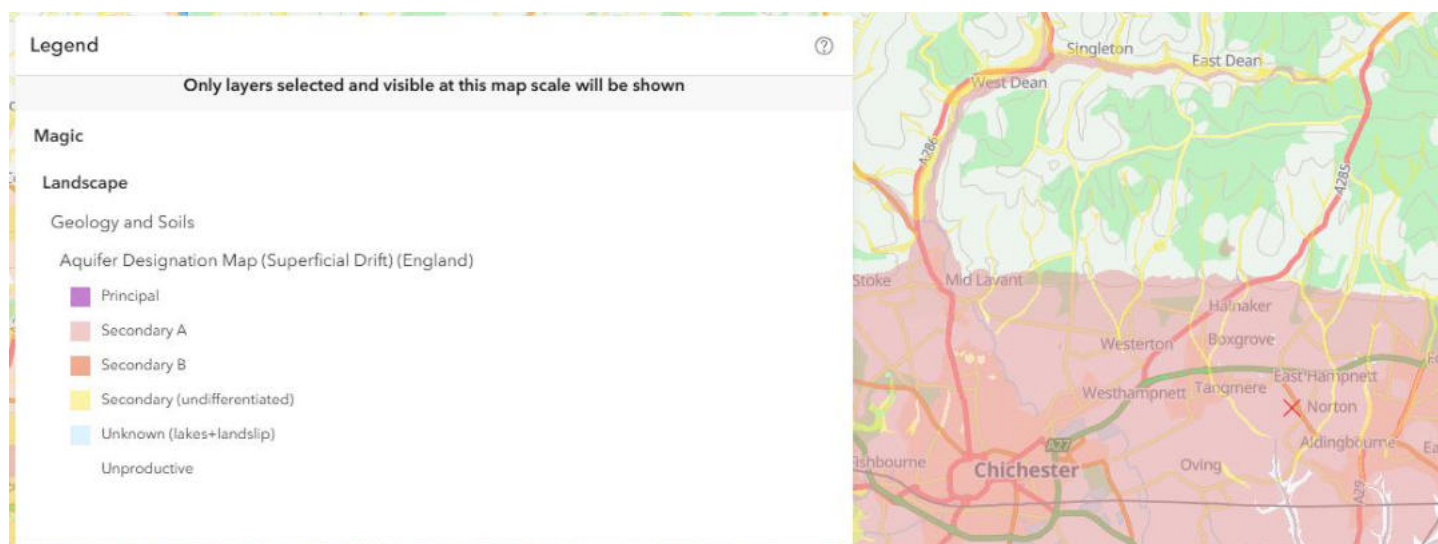


Figure 6. Aquifer Designation Map – Superficial Drift (DEFRA)

- 3.2.5 The site is located within a 'Medium' groundwater vulnerability zone, with a 'Soluble Rock Risk' also identified.

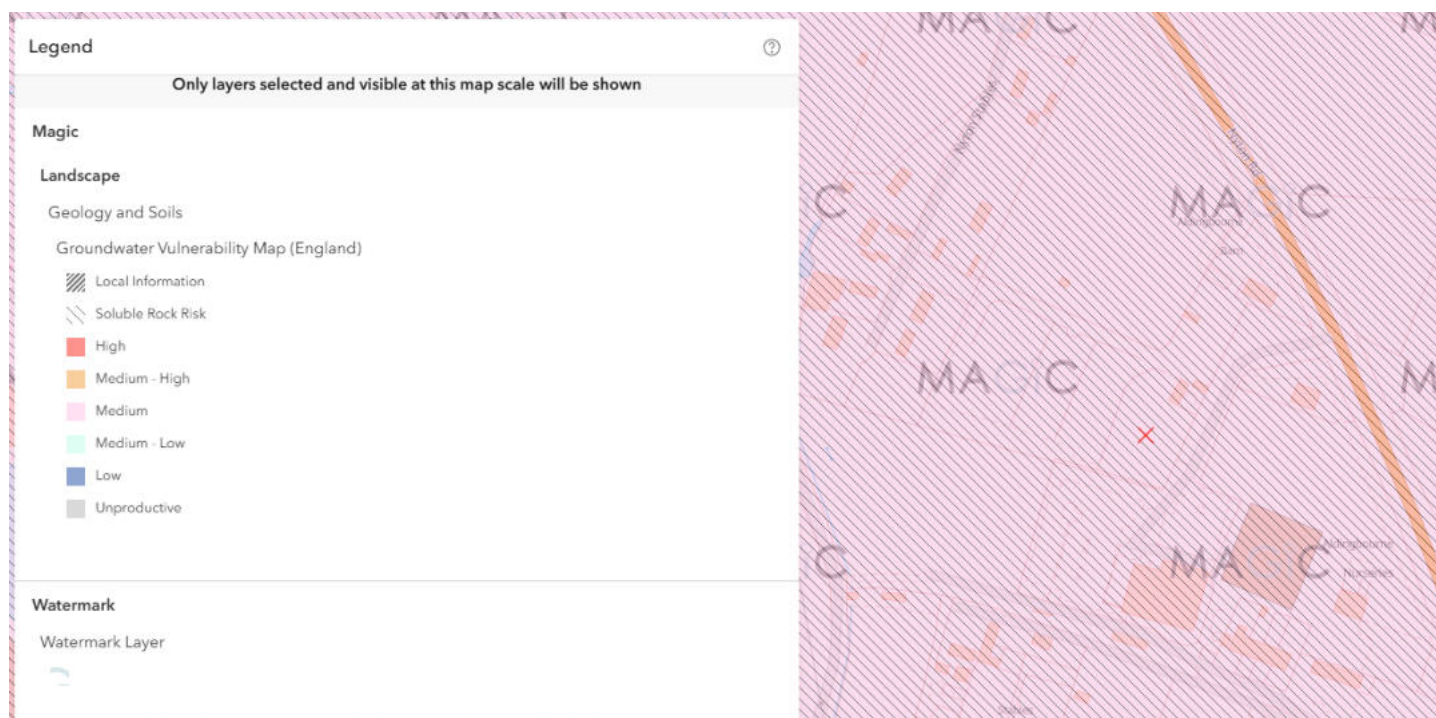


Figure 7. Groundwater Vulnerability Map (DEFRA)

3.2.6 The site does not fall within any drinking water protected areas (surface water) or drinking water safeguard zones (surface water or groundwater).

3.2.7 The site is located within a 'Zone II – Subsurface Activity' source protection zone.

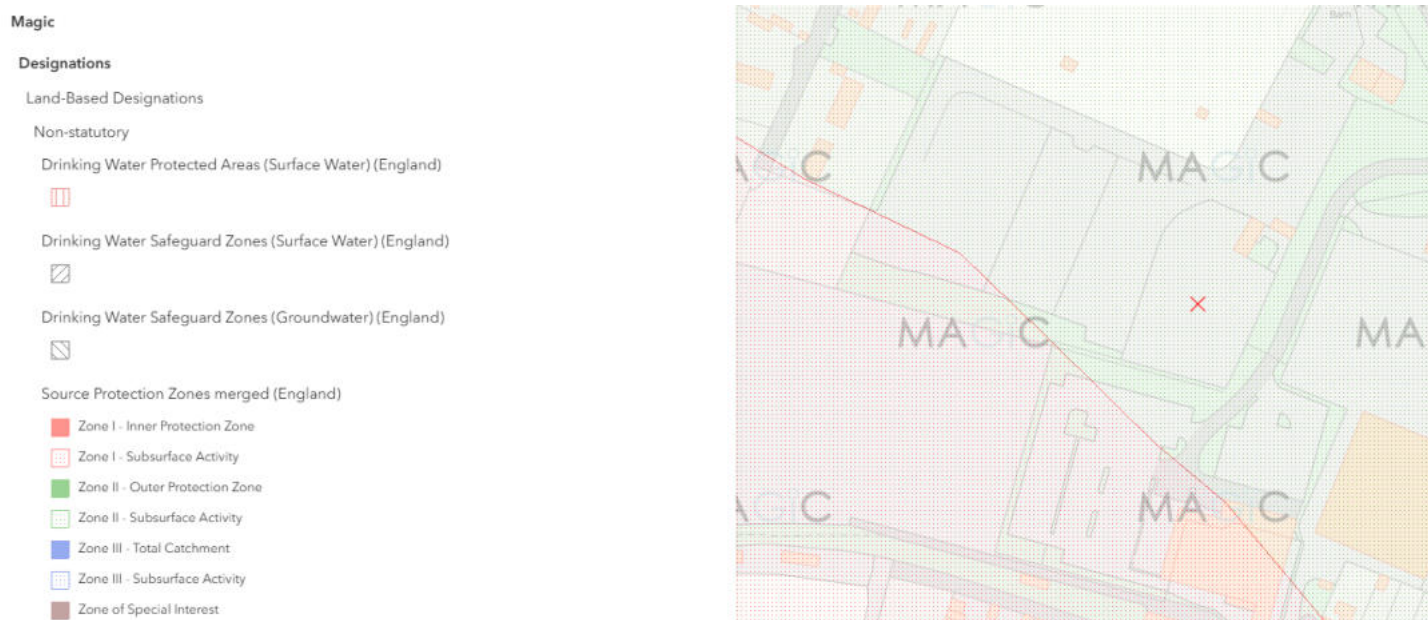


Figure 8. Drinking Water Protected Areas (Surface Water), Drinking Water Safeguard Zones (Surface Water and Groundwater and Source Protection Zone Map (DEFRA)

4 EXISTING DRAINAGE

4.1 Surface Water

- 4.1.1 The local sewerage authority is Southern Water.
- 4.1.2 Public sewer records have been obtained from Southern Water (**Appendix C**).
- 4.1.3 Southern Water's public sewer records do not identify any public surface water sewers on site, or in the wider vicinity of the site.
- 4.1.4 Run-off from the chalet roofs drains to the adjacent ground. The site has a permeable, free-draining surface finish and drains naturally.
- 4.1.5 A greenfield run-off rates have been established in relation to the site area (2,544m²) using HR Wallingford's 'Greenfield run-off rate estimation' tool.
- 4.1.6 Greenfield run-off rates have been calculated as follows;
- $Q^{BAR} = 0.05$ l/s
 - 1 in 1 Year – 0.04 l/s
 - 1 in 2 Year – 0.04 l/s
 - 1 in 10 Year – 0.1 l/s
 - 1 in 30 Year – 0.1 l/s
 - 1 in 100 Year – 0.2 l/s
 - 1 in 200 Year – 0.2 l/s

4.2 Foul Water

- 4.2.1 Southern Water's public sewer records do not identify any public foul water sewers on site, or in the immediate wider vicinity of the site.
- 4.2.2 The site is currently served by a treatment plant, with treated effluent discharging to the ground.

4.3 Highway Drainage

- 4.3.1 Nyton Road is served by a combination of 'over the edge' run-off in addition to road gullies. The road gullies are assumed to discharge to a highway drain, which may discharge to the local ordinary watercourse network.

5 PROBABILITY

5.1 Sources of Information

5.1.1 The National Planning Policy Framework (NPPF) requires that all sources of flooding are considered being tidal, fluvial, pluvial, groundwater, sewers and man made canals/reservoirs.

5.1.2 The likelihood of the site flooding has been established by reviewing the following information:

- Environment Agency Flood Maps for Planning
- Long-Term Flood Risk Service (Gov.uk)
- ADC Strategic Flood Risk Assessment

5.2 Flood Map Analysis

5.2.1 The site is located in Flood Zone 1 in both the present day, and in respect of climate change (Flood Maps for Planning).

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 0.1% annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b).
Zone 2 Medium Probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map).
Zone 3a High Probability	Land having a 1% or greater annual probability of river flooding; or land having a 0.5% or greater annual probability of sea. (Land shown in dark blue on the Flood Map).
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of function floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: • Land having a 3.3% or greater annual probability of flooding, with any existing flood management infrastructure operating effectively; or • Land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability flooding).

	Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map).
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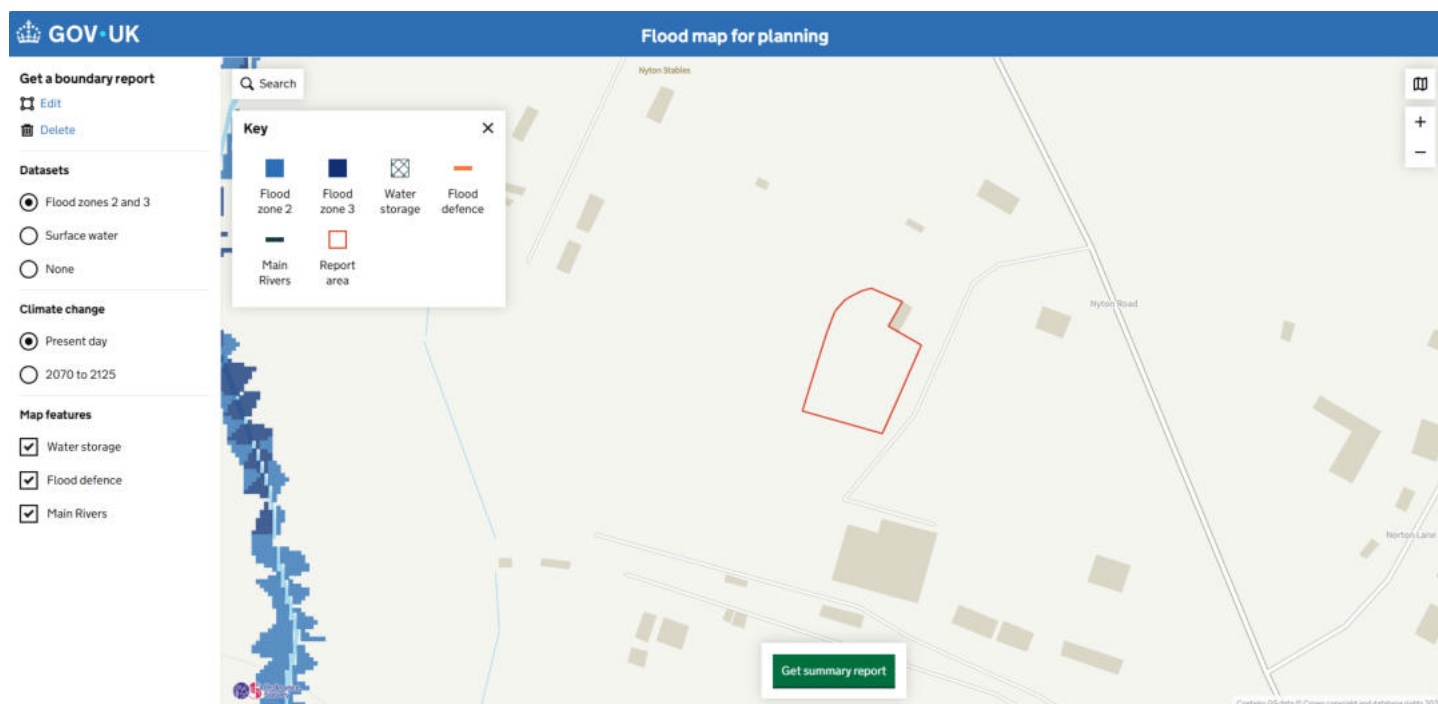


Figure 9. Flood Maps for Planning – Present Day (Gov.uk)

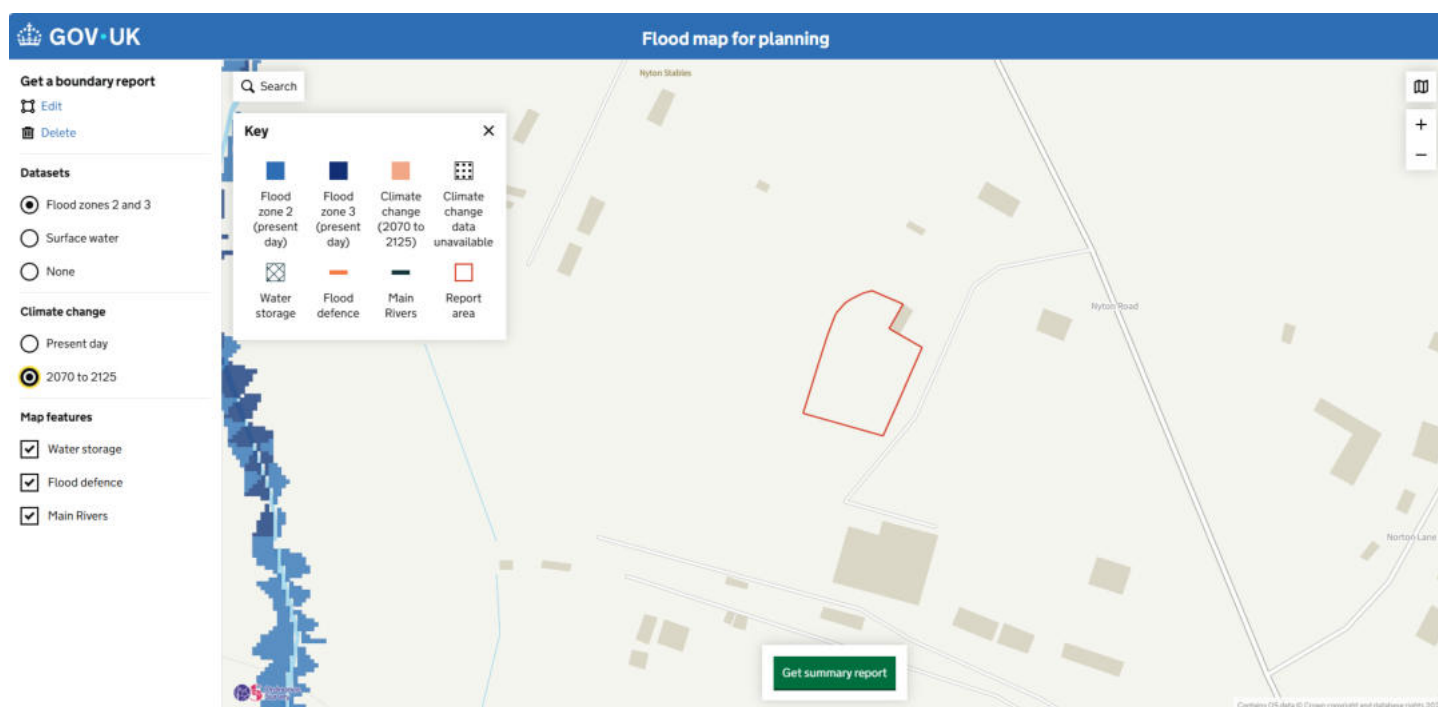


Figure 10. Flood Maps for Planning – Climate Change 2070 – 2125 (Gov.uk)

5.2.2 The site is identified as being at 'Very Low' risk of surface water flooding.

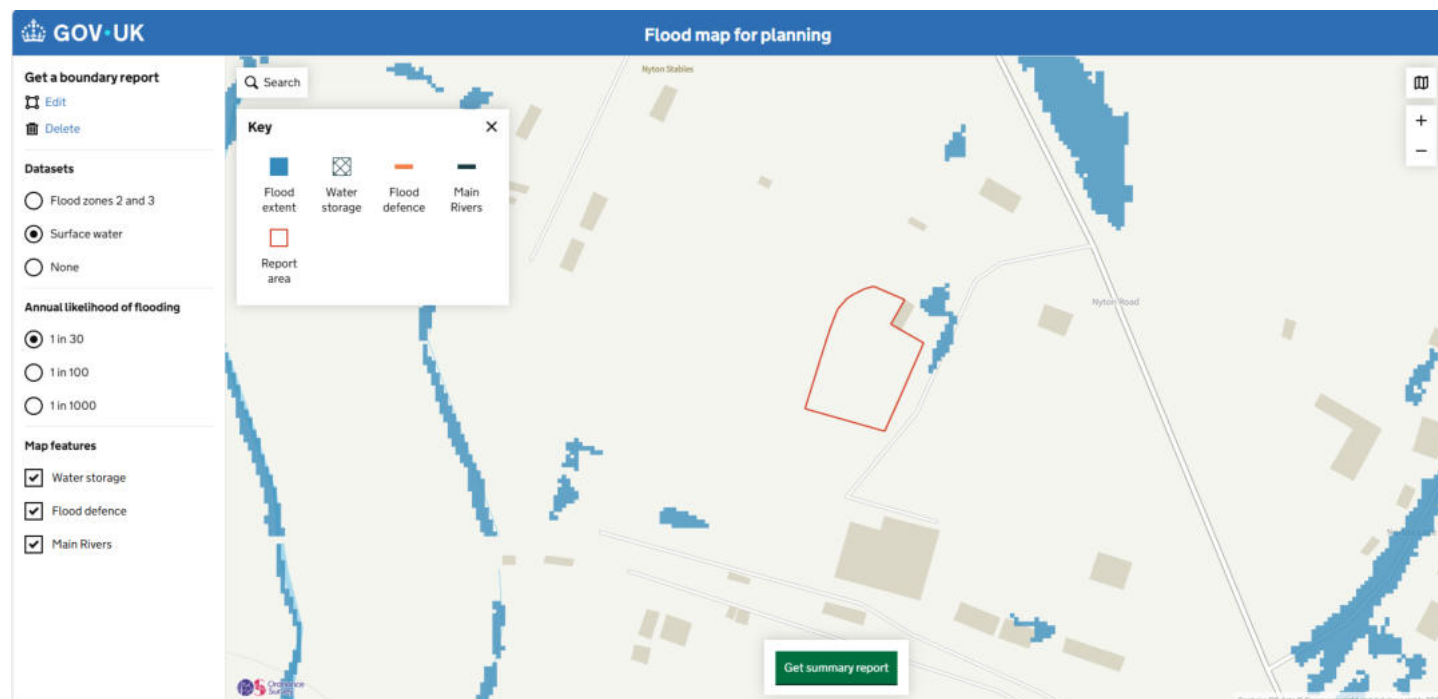


Figure 11. Flood Maps for Planning – Surface Water 1 in 30 (Gov.uk)

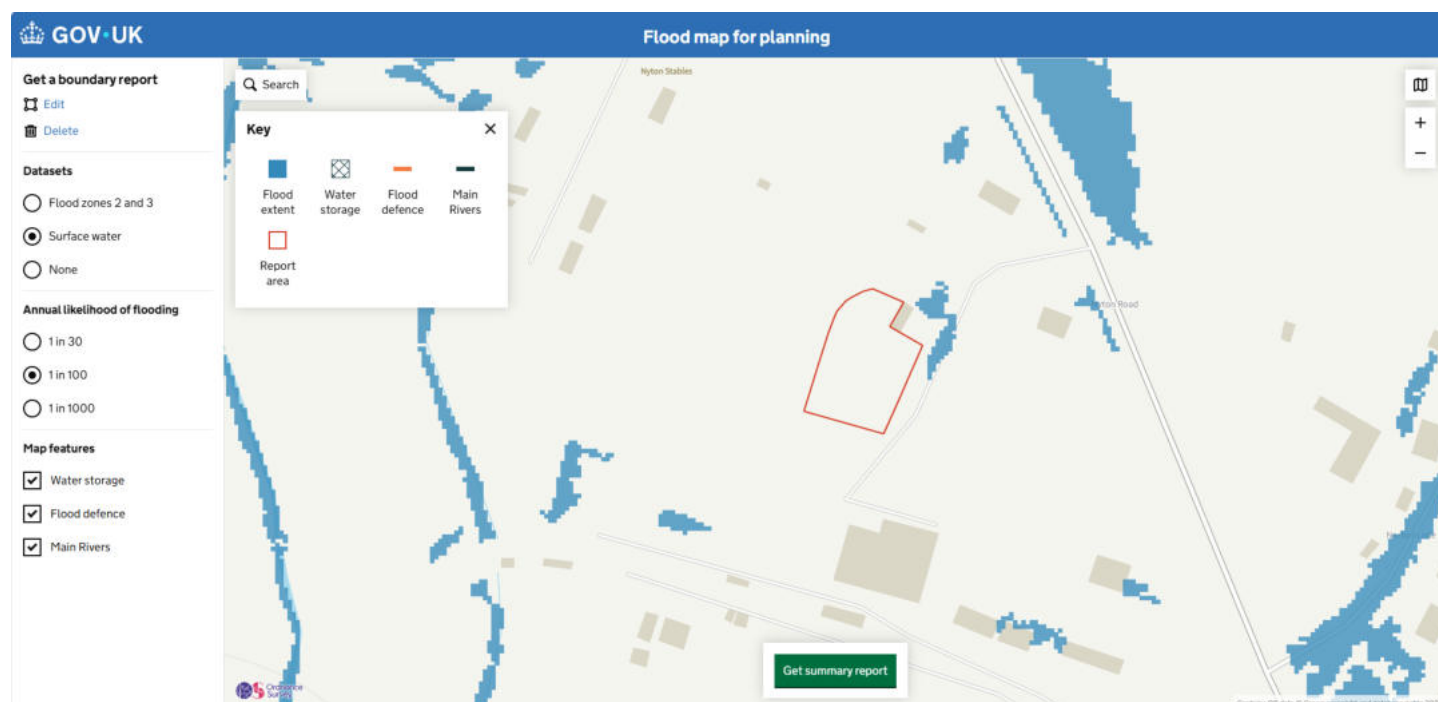


Figure 12. Flood Maps for Planning – Surface Water 1 in 100 (Gov.uk)

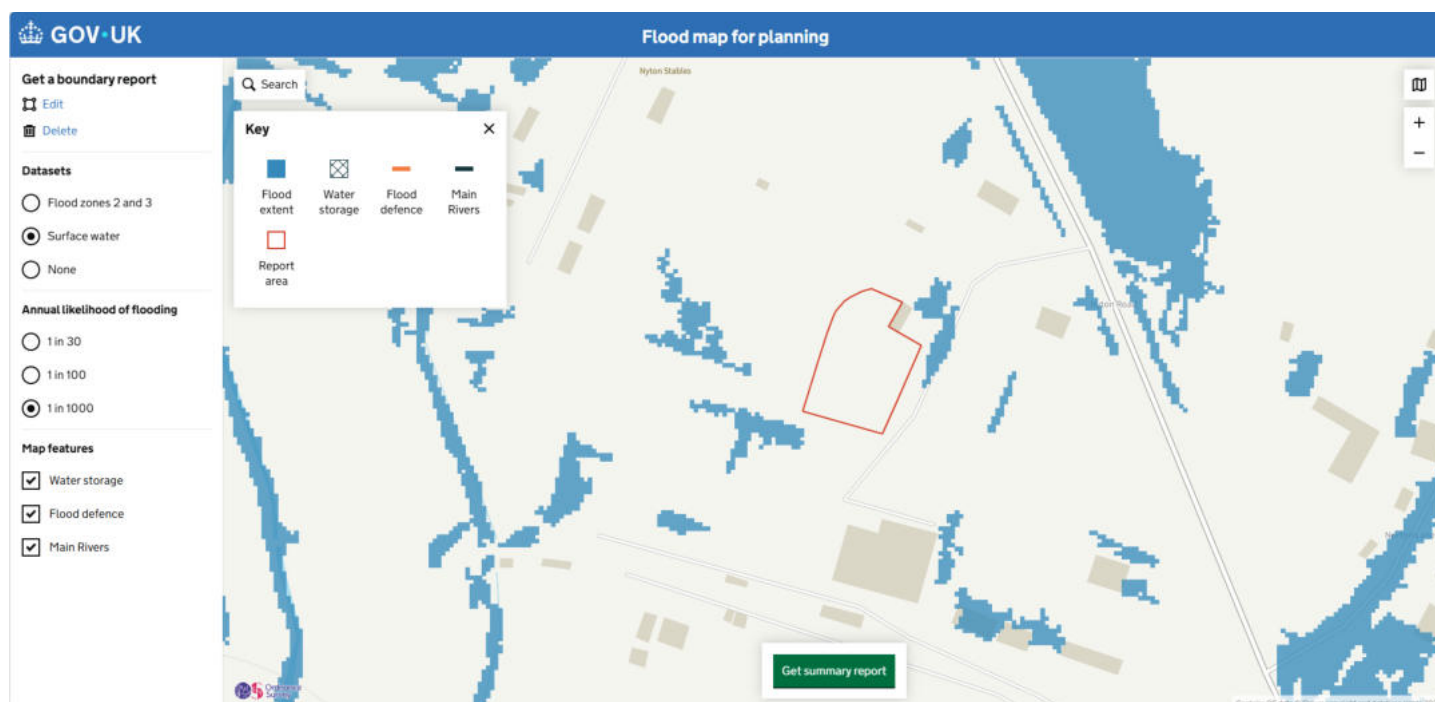


Figure 13. Flood Maps for Planning – Surface Water 1 in 1000 (Gov.uk)

- 5.2.3 The Long-Term Flood Risk Service (Gov.uk) states that flooding from groundwater and/or reservoirs is 'unlikely' at the site.

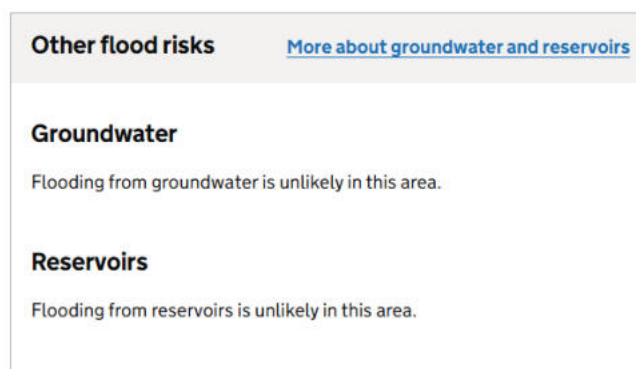


Figure 13. Long-Term Flood Risk Map – Reservoirs (Gov.uk)

5.3 Historic Flooding

- 5.3.1 No instances of historic flooding have been identified at the site, upon review of the information available at the time of undertaking this flood risk assessment.

5.4 Summary of Flood Risk

5.4.1 The potential sources of flooding are:

Source of Flooding	Level of Risk
Rivers and Coastal	Very Low The site is located in Flood Zone 1 in both the present day and in respect of current climate change mapping.
Surface Water	Very Low Flood Maps for Planning identifies the site as being at 'Very Low' risk of surface water flooding.
Groundwater	Very Low to Low Groundwater investigation and/or monitoring has not been undertaken at the site. Groundwater levels specific to the site itself have not been confirmed, but of the information reviewed, the site is assessed as being at 'Very Low' to 'Low' risk of groundwater flooding.
Sewers	Very Low No evidence of historic sewer flooding has been identified whilst there are no public sewers on site or in the immediate wider vicinity of the site.
Artificial Sources	None The site is not identified as being at risk of flooding from such sources.

5.4.2 The site has been assessed as being at 'Very Low' or 'Low' risk of flooding from all of the potential sources of flooding as identified in the above table.

6 PROPOSED DEVELOPMENT

6.1 Description of Development

- 6.1.1 The planning application for which this Flood Risk Assessment has been prepared to accompany is for 'Permanent planning permission for change of use to agricultural workers accommodation comprising 14 No. chalets, low level lighting, retention of existing hardstanding, utilisation of existing individual foul treatment plants and existing permitted access and associated works.'
- 6.1.2 The type of development falls within the "Highly Vulnerable" flood risk vulnerability classification (Annex 3: Flood risk vulnerability classification, NPPF) and is appropriate in Flood Zone 1 (Flood Risk and Coastal Change Table 2).

Flood Zones	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Flood Zone 1	✓	✓	✓	✓	✓
Flood Zone 2	✓	Exception Test Required	✓	✓	✓
Flood Zone 3a†	Exception Test Required †	✗	Exception Test Required	✓	✓
Flood Zone 3b*	Exceptions Test Required *	✗	✗	✗	✓*
✓ = Development is appropriate ✗ = Development should not be permitted					

7 SEQUENTIAL AND EXCEPTION TESTS

7.1 Sequential Test

- 7.1.1 The Sequential Test ensures that a sequential, risk-based approach is followed to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account.
- 7.1.2 Where it is not possible to locate development in low-risk areas, the Sequential Test should look to compare reasonably available sites within medium risk areas, and then only where there are no reasonably available sites in low and medium risk areas, within high-risk areas.
- 7.1.3 The site is located fully within Flood Zone 1, and has been assessed as being at 'Very Low' or 'Low' risk of flooding from all of the potential sources of flood risk considered.
- 7.1.4 In view of the above factors, the Sequential Test is passed.

7.2 Exception Test

- 7.2.1 The Exception Test requires two additional elements to be satisfied, as set out in paragraph 164 of the NPPF before development can be permitted in situations where suitable sites at lower risk of flooding are not available following application of the Sequential Test.
- 7.2.2 The Exception Test requires the applicant to demonstrate that;
 - i. development that has to be in a flood risk area will provide wider sustainability benefits to the community that outweigh flood risk, and;
 - ii. the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 7.2.3 Flood Risk and Coastal Change, Table 2 (see 6.1.2) confirms that "Highly Vulnerable" development is acceptable in Flood Zone 1, and therefore application of the Exception Test is not required.

8 PROPOSED DRAINAGE STRATEGY

8.1 Surface Water

- 8.1.1 Run-off from the chalet roofs drains to the adjacent ground. The site has a permeable, free-draining surface finish and drains naturally.
- 8.1.2 The proposed application seeks to retain the existing development on a permanent basis, having twice been consented on a temporary basis for fixed periods (a two year term, followed by a three year term).
- 8.1.3 It is proposed that the site will continue to drain by its existing means. No changes are proposed to the current surface water drainage arrangement.

8.2 Foul Water Drainage

- 8.2.1 The site is currently served by a treatment plant, with treated effluent discharging to the ground.
- 8.2.2 It is proposed that the existing foul drainage arrangement will be retained.

8.3 Climate Change

- 8.3.1 Gov.uk provides guidance for local planning authorities preparing strategic flood risk assessments and developers and their agents preparing flood risk assessments for planning applications, and development consent orders for nationally significant infrastructure projects.
- 8.3.2 Climate change allowances are predictions of anticipated change for peak river flow, peak rainfall intensity, sea level rise and offshore wind speed and extreme wave height.
- 8.3.3 Allowance for climate change shall be provided in the undertaking of site-specific flood risk assessments where new development is proposed to minimise vulnerability and provide resilience to flooding and coastal change.
- 8.3.4 The 'Peak Rainfall Allowances Map' shows anticipated changes in peak rainfall intensity.
- 8.3.5 Based on the latest allowances, for the 3.3% annual exceedance rainfall event, an increase of 40% should be applied to peak rainfall in relation to the proposed development.
- 8.3.6 For the 1% annual exceedance rainfall event, an increase of 45% should be applied to peak rainfall in relation to the proposed development.
- 8.3.7 The planning application for which this Flood Risk Assessment has been prepared to accompany seeks to obtain retrospective consent for the site to retain the existing development which is in-situ, having twice previously been granted planning consent on a temporary basis. No material change is proposed and existing drainage methods are to be retained. The site will continue to drain naturally.

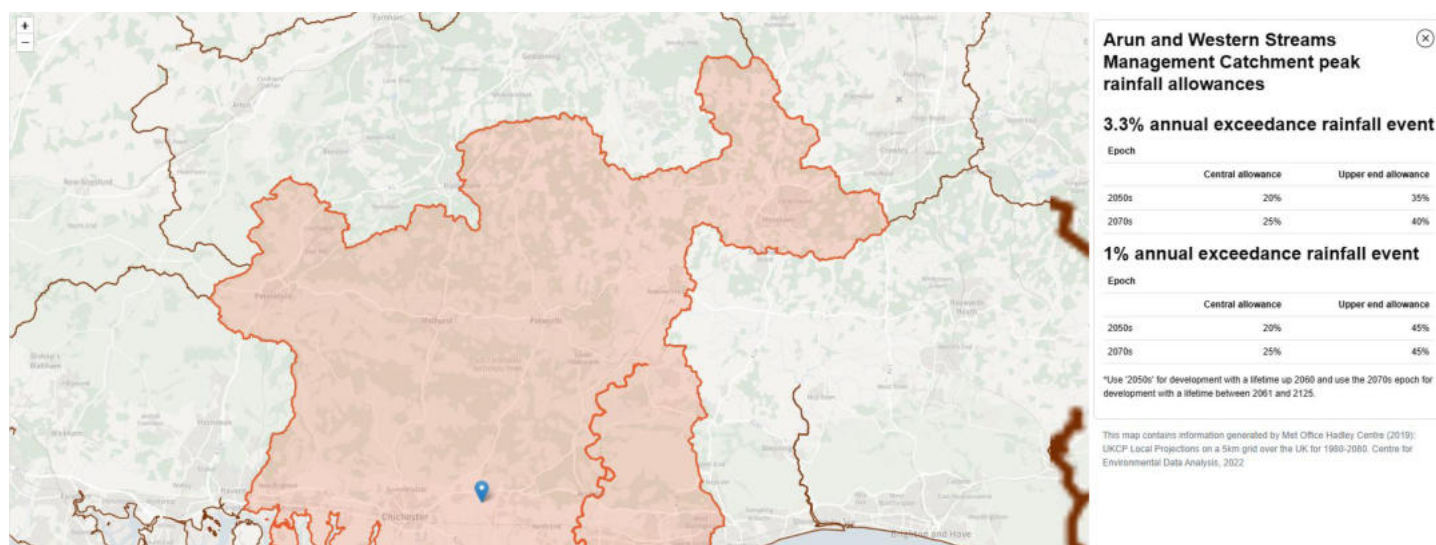


Figure 14. Climate Change Allowances – Peak Rainfall Allowances (Gov.uk)

8.4 Urban Creep

- 8.4.1 No allowance or consideration has been afforded in respect of urban creep as the development is existing, seeking permanent permission to be retained in its existing form.

9 LIDSEY DRAINAGE IMPACT ASSESSMENT

- 9.1.1 The site is not located within the Lidsey wastewater treatment catchment area, although immediately abuts the boundary of this.
- 9.1.2 Communities which fall within the catchment area have, historically, experienced foul water flooding of roads and property which has also led to the pollution of watercourses. The stated cause is assumed to have been as a result of the sewerage system being overloaded, as a result of groundwater infiltration/ingress and surface water inundation of the sewerage system.
- 9.1.3 West Sussex County Council has published the Lidsey Surface Water Management Plan (2014) which does not identify the site as falling within any of the defined Local Flood Risk Zones.
- 9.1.4 The site is served by an on-site private treatment plants arrangement; no foul water flows discharge off-site to the public sewer network.
- 9.1.5 Additionally, surface water is managed fully within the confines of the site, with no discharge off-site.
- 9.1.6 In view of the above factors, the site does not contribute to any of the issues associated with the Lidsey wastewater treatment catchment area and has no negative impact in respect of this.

10 RESIDUAL RISK AND MITIGATION

10.1 Residual Risk

10.1.1 The following residual risks have been identified in relation to the proposed development:

- i. Extreme rainfall events resulting in surface water flooding
- ii. Groundwater flooding to the site caused by groundwater levels exceeding the ground surface level

10.2 Mitigation

10.2.1 Consideration has been taken to the residual risks stated in Section 9.1, and the following mitigation measures are proposed:

- i. The site is not served by formal drainage infrastructure and drains naturally. The site has a permeable surface which is free-draining. Should extreme rainfall events occur which exceed the ground's capacity to drain efficiently, surface water flooding may occur. Given the flat nature of the site, this would likely result in localised ponding on site, which would eventually either evaporate and/or drain to the ground as conditions allow. No instances of historic flooding have been confirmed or identified. The site is identified as being at 'Very Low' risk of surface water flooding, as per Flood Maps for Planning.
- ii. Groundwater investigation and monitoring has not been undertaken at the site. As such, groundwater levels on site are unknown. Should groundwater emerge on site, this would mimic the behaviours of surface water flooding. Given the flat nature of the site, this would likely result in localised ponding on site, which would eventually regress as ground conditions would allow.

11 FLOOD RISK MANAGEMENT

11.1 Safe Access and Egress

- 11.1.1 The site is accessed via a private access/entrance off of Nyton Road. The existing access route is to be retained.
- 11.1.2 The site is fully within Flood Zone 1 and has been assessed as being at 'Very Low' to 'Low' risk of flooding from all of the sources of potential flood risk considered in the undertaking of this flood risk assessment. It is therefore evident that safe access and egress is available from a flood risk perspective.

11.2 Flood Warning

- 11.2.1 The site is located fully within Flood Zone 1 as has been assessed as being at 'Very Low' to 'Low' risk of flooding from all of the sources of potential flood risk considered in the undertaking of this flood risk assessment. As such, there is no requirement for a Flood Warning System, Flood Plan or Flood Evacuation Plan to be provided.

12 MAINTENANCE

- 12.1.1 There is no formal surface drainage infrastructure in place; the site instead drains naturally. As such, there are no maintenance requirements or activities necessary.
- 12.1.2 The site is served by a foul treatment plant arrangement. This shall continue to be maintained, managed and serviced in accordance with the manufacturer's specification and requirements.

13 OFFSITE IMPACTS

- 13.1.1 Surface water is managed within the confines of the site; the site drains naturally.
- 13.1.2 Foul drainage is managed within the confines of the site, also.
- 13.1.3 In respect of both foul and surface water drainage, this existing development represents no adverse off-site impacts.

14 SUMMARY

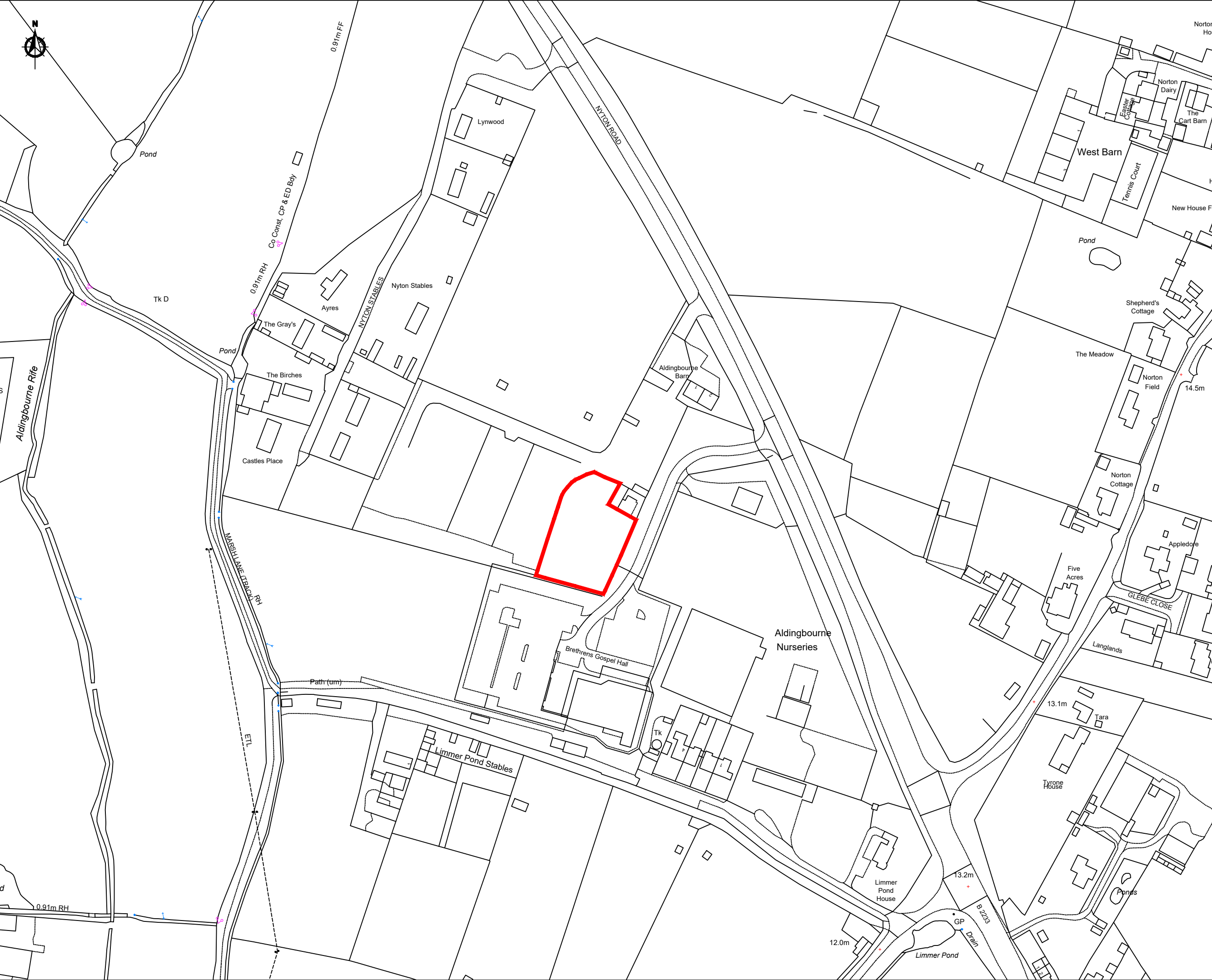
- 14.1.1 BP Civils is instructed by Waigo Ltd to prepare a flood risk assessment, drainage strategy and Lidsey drainage impact assessment to accompany a planning application for *'Permanent planning permission for change of use to agricultural workers accomodation comprising 14 No. chalets, low level lighting, retention of existing hardstanding, utilisation of existing individual foul treatment plants and existing permitted access and associated works.'*
- 14.1.2 Planning permission was originally granted for *'Continued use of land for agricultural workers accomodation for a temporary period of 2 years comprising 14 No. chalets, low level lighting, retention of existing hardstanding, utilisation of existing individual foul treatment plants and existing permitted access, and associated works'* on 30th October 2020 (AL/61/20/PL).
- 14.1.3 An extension was granted for the continued use of the site for the previously consented purpose for a further three year period. This application was decided on 25th August 2022 (AL/94/22/PL).
- 14.1.4 The consent obtained under AL/94/22/PL has since expired (August 2025) and the client is now seeking to obtain permanent planning permission for the site to be retained in its current form and use.
- 14.1.5 The site is located on the western side of Nyton Road (B2233) at Nyton Farm Shop, and measures 2,544m² (0.25Ha).
- 14.1.6 The site is occupied by 14 No. chalets, as consented under the 2 No. previous temporary planning consents.
- 14.1.7 The site has a permeable surface covering consisting of primarily of gravel in addition to loose stone and scalplings. The surface is permeable, and free-draining.
- 14.1.8 LiDAR identifies levels on site in the range of 13.00m AOD to 13.20m AOD.
- 14.1.9 Run-off from the chalet roofs drains to the adjacent ground. The site has a permeable, free-draining surface finish and drains naturally.
- 14.1.10 In respect of foul drainage, the site is currently served by a treatment plant, with treated effluent discharging to the ground.
- 14.1.11 No changes are proposed to the existing drainage arrangements on site, with existing methods being retained.
- 14.1.12 The site is located in Flood Zone 1, and has been assessed as being at 'Very Low' or 'Low' risk of flooding from all of the potential sources of flood risk considered in the undertaking of this flood risk assessment.
- 14.1.13 The site is located within the immediate vicinity of the Lidsey wastewater catchment area, however, foul and surface water drainage is managed fully within the confines of the site, therefore presenting no adverse effects within this sensitive area.
- 14.1.14 The continued use of the site in its current form is not considered to present issues in respect of flood risk and/or surface water drainage.
- 14.1.15 In conclusion, the continued used of the site in its existing form – which has twice previously been consented on a temporary basis – is suitable with regards to flood risk and surface water drainage.

DRAWINGS

PL100 Site Location Plan

PL200 LiDAR Contours

PL300 Surface Water Flood Risk (Flood Maps for Planning)



NOTES

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P-

31/10/2025

Original Issue

Rev.

Date

Amendments



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Infrastructure Design and Transport Planning Consultants

2 West Barn, Norton Lane, Chichester, West Sussex PO20 3AF

Tel: 01243 210418

www.bpcivils.co.uk enquiries@bpcivils.co.uk

Drawing Status

FOR INFORMATION

Client

Waigo Ltd

Project

Nyton Rest,
Nyton Road, Aldingbourne PO20 3TU

Drawing Title

Site Location Plan

Scale at A3

Date

Drawn By

Checked By

Project No.

1:2000

Oct. '25

SPB

MJA

D2416

Drawing Code

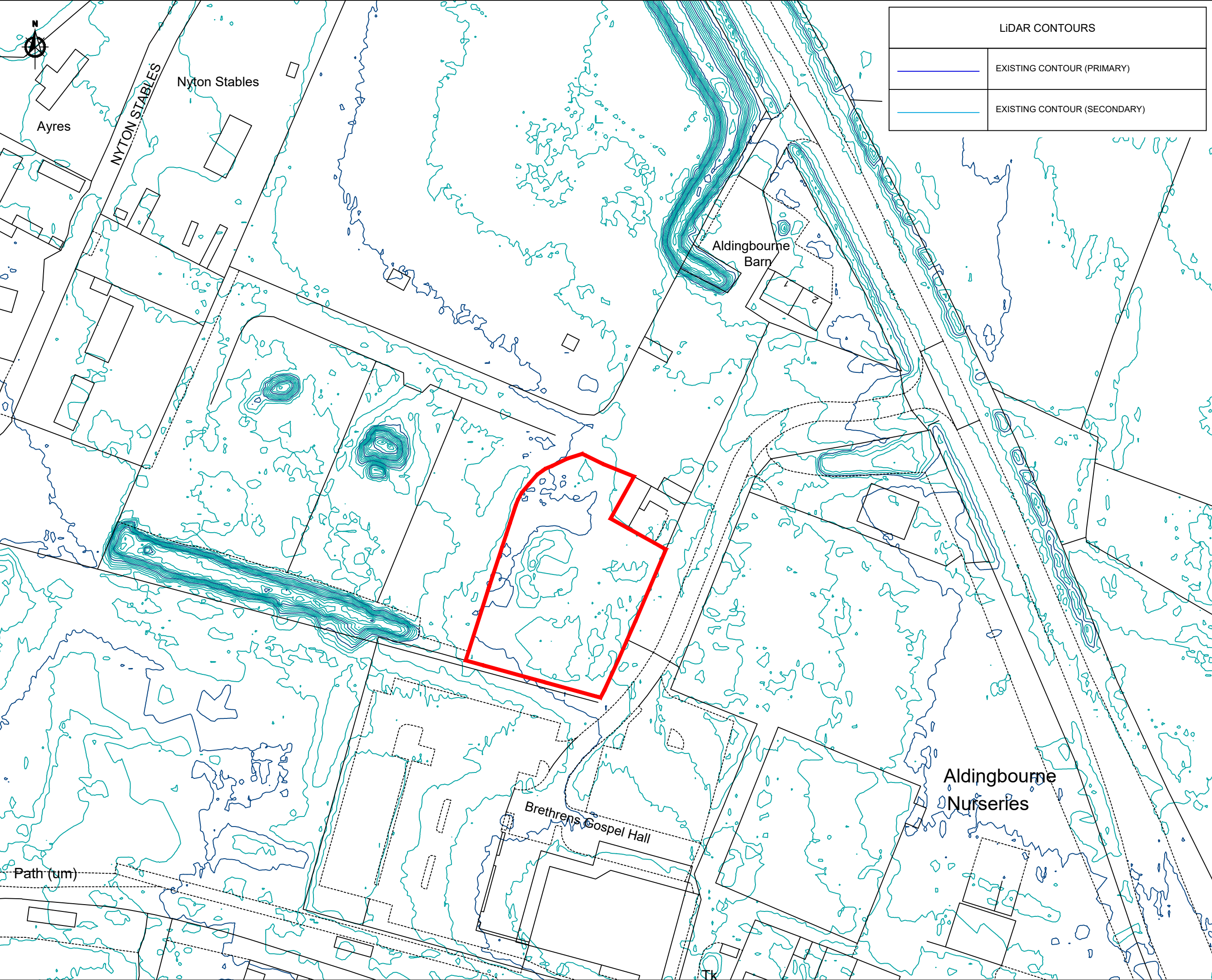
Drawing No.

Rev.

000-BPC-WD-ZZ-D-C

PL100

P-



LiDAR CONTOURS	
	EXISTING CONTOUR (PRIMARY)
	EXISTING CONTOUR (SECONDARY)

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Rev.	Date	Amendments

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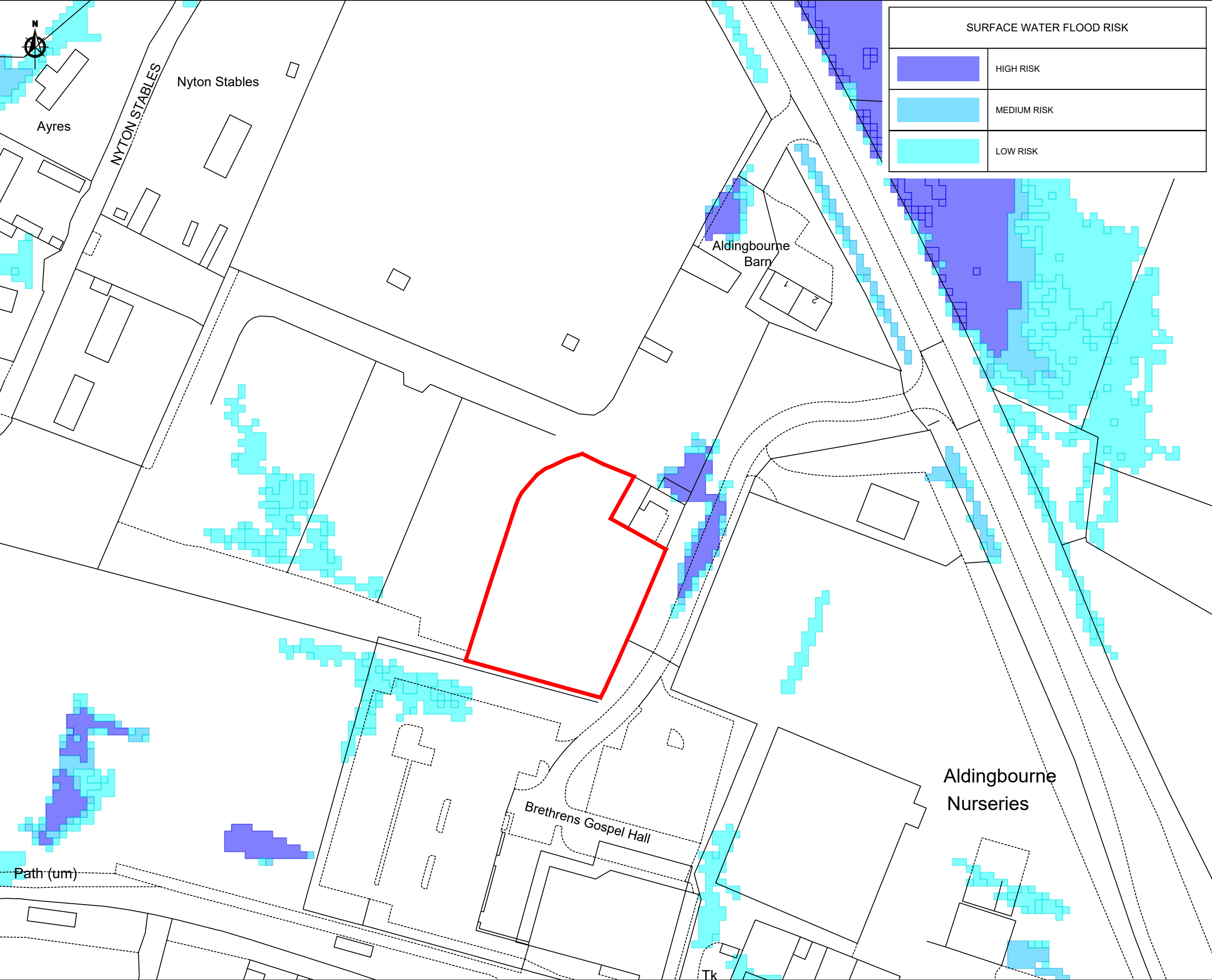
Infrastructure Design and Transport Planning Consultants

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Tel: 01243 210418

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Drawing Status	FOR INFORMATION			
Client	Waigo Ltd			
Project	Nyton Rest, Nyton Road, Aldingbourne PO20 3TU			
Drawing Title	LiDAR Contours			
Scale at A3	Date	Drawn By	Checked By	Project No.
1:1000	Oct. '25	SPB	MJA	D2416
Drawing Code		Drawing No.	Rev.	
000-BPC-WD-ZZ-D-C		PL200	P-	



SURFACE WATER FLOOD RISK	
	HIGH RISK
	MEDIUM RISK
	LOW RISK

- NOTES
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Drawing Status	FOR INFORMATION
----------------	-----------------

Client	Waigo Ltd
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Project	Nyton Rest, Nyton Road, Aldingbourne PO20 3TU
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Drawing Title	Surface Water Flood Risk Flood Maps for Planning
---------------	---

Scale at A3	Date	Drawn By	Checked By	Project No.
1:1000	Oct. '25	SPB	MJA	D2416
Drawing Code	Drawing No.		Rev.	
000-BPC-WD-ZZ-D-C	PL300		P-	

APPENDICES

Appendix A Site Photographs











Appendix B BGS Records



SU 90 NW 67 9256 0638

Norton Farm

Surface level +13.8 m
Water struck at +8.6 m
September 1981

Block G

Overburden 2.0 m
Mineral 2.0 m
Waste 2.2 m
Mineral 2.3 m
Bedrock 1.5 m+

LOG

Geological classification	Lithology	Thickness m	Depth m
	Soil	0.3	0.3
Head Gravel	Gravel, very clayey, with flint pebbles - some porous	0.6	0.9
	Clay, silty, brown, with pebbles	1.1	2.0
	a 'Very clayey' gravel Gravel: coarse and fine; flint, some porous Sand: coarse with fine and medium Fines: silt, chalky	2.0	4.0
Raised Beach Deposits (younger)	Silt, very chalky	0.5	4.5
	Silt, brown, with fine sand and some bivalve shells	1.7	6.2
	b 'Very clayey' sand: fine; a few flint pebbles near base	2.3	8.5
Woolwich and Reading Beds	Clay, grey, silty, with a few flint pebbles	0.5	9.0
	Clay, mottled brown and grey	0.8	9.8
	Clay, mottled red and grey, with a few small calcareous nodules	0.2+	10.0

GRADING

	Mean for deposit percentages			Depth below surface (m)	Percentages						
	Fines	Sand	Gravel		Fines	Sand			Gravel		
						+ $\frac{1}{2}$ - $\frac{1}{2}$	+ $\frac{1}{2}$ -1	+1 -4	+4 -16	+16 -64	+64 mm
a	34	21	45	2.0-3.0	35	6	6	9	20	24	0
				3.0-4.0	31	4	6	11	19	29	0
				Mean	34	5	6	10	19	26	0
b	31	67	2	6.2-7.2	36	64	0	0	0	0	0
				7.2-8.5	28	67	1	0	0	4	0
				Mean	31	66	1	0	0	2	0
a+b	32	45	23	Mean	32	37	3	5	9	14	0

COMMERCIAL IN CONFIDENCE

IGS 1536 (1159) 2000 1/78

Institute of Geological Sciences

Sheet 1 of 2

Borehole Reg No: SU90NW/67	Classification of ground	Thickness m	Nature
Temp borehole No: SU90/15	Waste	to 0.3	soil
Nat Grid Ref: SU92560638	Min. ———	0.3 to 0.9	v. clayey gravel
Locality: Nyton Rd (N. of Aldingbourne)	Waste	0.9 to 1.4	silty clay
Surface level: 13.8 m O.D. (ft O.D.)	Min. ———	1.4 to 4.0	v. clayey gravel
Drilled by: Sondadomes	Waste	4.0 to 5.2	silt
Drill type:	Min. ———	5.2 to 8.5	silty fine sand
Hole diameter:	B.R.	8.5 to 10.0	London Clay / Reading Beds
Depth(s) bailed:			
Date started: 17/9/81			
Date finished: 18/9/81			
Recorded by: PHAN			

Remarks * small bivalve (valve only) found @ 6.0 m approx

Explanation
 ▽ Groundwater depth first encountered
 a ▽ Morning water level
 p ▽ Evening water level
 === Casing depth
 — Borehole depth
 w Water sample
 U, sample; solid ornament shows fraction recovered
 • Spot disturbed sample
 } Bulk sample
 S.P.T. Standard Penetration Test

Geological Classification	Description of Strata	Sampling	Sample Nos	Water level	Drilling and Casing progress
	SOIL				
Coombe (decalc.) R.	v. clayey gravel 25 cgr 15 sand 20 fgr 40 fines	0.3 to 0.9	CCB 140		
? Brickearth	brown pebbly silty clay	0.9	CBSS 273		
decalc. Coombe R.	v. clayey gravel as 0.3-0.9	1.4 to 2.0	CCB 141		
	chalky silty gravel 20 cgr } 20 fgr } 30 cs - chalk 30 fines	2.0 to 3.0	CCB 142		
		3.0 to 4.0	CCB 143		
? Brickearth	v. chalky silt	4.0	CBSS 275		
	strong brown silt	4.5-4.6	CBSS 276		
		4.8-5.0	CBSS 277		
	v. silty fine sand 10 cs + fgr 50 fs 40 fines	5.2 to 6.2	CCB 144	5.2	
Marine Sand	vsilty fine sand 5 cs + fgr 60 fs 35 fines brown	6.2 to 7.2	CCB 145		
	v. silty fine sand 5 cgr (a few pebbles) 60 fs @ base 35 fines	7.2 to 8.5	CCB 146		

cont. →



COMMERCIAL
IN CONFIDENCE

Borehole Reg No:
Temp. borehole No: SU90 NW/67

Sheet 2 of 2

Geological Classification	Description of Strata	Sampling	Sample Nos	Water level	Drilling and Casing progress
Marine Sand	V. silty fine sand. pebbly near base ooooo	7.2 to 8.5	CCB 146		
? base London Clay	grey silty clay with a few pebbles	8.5 to 9.0	CBSS 278		
Reading Beds	brown and grey clay, becoming red mottled @ ab. 9.6 m ----- small nodules; ? calcareous	9.0 to 9.8	CBSS 279		
		9.8 - 10.0	CBSS 279A		end 10.0



**NGRC
BOREHOLE RECORDS
ADJUSTMENT FORM**

QUARTER SHEET SU 90NW

BH REGISTRATION NUMBER 150-151

RECORDS ENTERED AND HELD BY WALLINGFORD

BH REGISTRATION NUMBER(S)



EXACT SITE
OF WELL

*DELETE
AS
NECESSARY

TEST
CONDITIONS

NORMAL
CONDITIONS

LOG OF
STRATA
OVERLEAF

RECORD OF WELL

At Aldingbourne Nursery,
Lower Road
Town or Village Aldingbourne
County SUSSEX
Six-inch County Sheet 62NW/W

Six-inch National Grid sheet and reference SU 9248 0618
For Aldingbourne Nursery
State whether owner, tenant, builder, contractor, consultant, etc.:—
Address (if different from above)

Level of ground surface above sea level (O.D.) ft (..... m)
If well top is not at ground level, state how far above* ft (..... m)
below:
SHAFT ft (..... m); diameter ft (..... m);
HEADINGS (please attach details—dimensions and directions)
BORE 2.75 ft (..... m); diameter: at top 8 in (..... cm); at
bottom 8 in (..... cm)

Full details of permanent lining tubes (position, length, diameter, plain, slotted, etc.)
steel casing

Water struck at depths of ft (..... m) below well top
Rest level of water ft (..... m) above* well top. Suction at ft (..... m)
below
Yield on hours* test pumping at galls (..... m³) per with
depression to ft (..... m) below well top. Recovery to rest level in mins*
hours
Capacity of pump g.p.h. (..... m³/h)
Date of measurements

DESCRIPTION OF PERMANENT PUMPING EQUIPMENT:

Make and/or type Ar-Lift Motive power Electric
Capacity galls (..... m³) per hour. Suction at ft (..... m)
below well top. Amount pumped galls (..... m³) per day. Estimated
consumption galls (..... m³) per week
Well made by Date of sinking

ADDITIONAL NOTES ANALYSIS (please attach copy if available)

For mineral horticultural purposes.
Artesian well into chalk. Borehole plate at surface
lowered for up to 9.0 mg to 40, 0.025 mg d.
(Average daily quantity = 0.025 mg.)

From lensa file, Sussex
R.A.,
on 1/7/76

M.H. 9/2/73

INSTITUTE OF GEOLOGICAL SCIENCES,
WATER DEPARTMENT,
SOUTH KENSINGTON,
LONDON, S.W.7.

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S. R. A.
5241308

N.....

317 SU90/11
416

Received from
Date
Observation well
Recorder
E.R. log
Site marked on
1" map
6" map
(use symbol)
Copy to
Date

Metre



Name of Staff or Name given by Geological Survey:

Aldingbourne Nurseries

6-inch Map
Registered
No.

317/416
317/416

Geological
Classification

DESCRIPTION OF STRATA

Thickness

Depth

Fr

IN

Fr

IN

*Visited and site corrected as O on
Sheet 62 NW/W (Also corrected on sheet SU 90NW)
Correct address: *Working Nurseries Ltd.
Aldingbourne Nurseries,
Linnets Pond
nr. Salisbury**

SU90/11

*Drift pump; inaccessible for measurement of WLS.
Pump house in brick building (c 220 yds from road at
Linnets Pond, 35 yds N of footpath)*

O.D. 143.40 (+13.11 m)

6.577 PM: RN

Date Bank



RECORD OF WELL

At Worthing, Nemesis, Ltd.
Aldingbourne Nemesis, Linnam Pond,
Town or Village Chichester
County

For Institute use only Licence No. N.....
317/416
SU 90/11

EXACT SITE
OF WELL

Six-inch National Grid sheet and reference SU 9248 0618
For HA 41 Southam WS
State whether owner, tenant, builder, contractor, consultant, etc.:
Address (if different from above)
Level of ground surface above sea level (O.D.) ft (13.11 m)
DEPTH If well top is not at ground level state how far above ft (..... m)
AS SHAFT ft (..... m); diameter ft (..... m);
NECESSARY HEADINGS (please attach details—dimensions and directions)
BORE ft (83.8 m); diameter at top in (203 mm);
at bottom in (..... mm)
Full details of permanent lining tubes (position, length, inner and outer diameters, plain slotted etc.):
Water struck at depths of ft (..... m) below well top
Rest level of water ft (..... m) above* well top. Suction at ft (..... m) below
Yield on hours* test pumping at galls per (1.32 l/s) with
depression to ft (..... m) below well top. Recovery to rest level in mins*
CONDITIONS Capacity of pump g.p.h. (..... l/s)
Date of measurements 7/1971
DESCRIPTION OF PERMANENT PUMPING EQUIPMENT:
Make and/or type Motive power
NORMAL Capacity galls (..... m³) per hour. Suction at ft (..... m)
CONDITIONS below well top. Amount pumped galls (..... m³) per day. Estimated
consumption galls (..... m³) per week
Well made by Date of sinking
ADDITIONAL NOTES ANALYSIS (please attach copy if available)

LOG OF
STRATA
OVERLEAF



For Institute use only

GEOLOGICAL
CLASSIFICATION

NATURE OF STRATA

If measurements start below ground surface, state how far.

THICKNESS

DEPTH

Feet

Inches

Metres

Feet

Inches

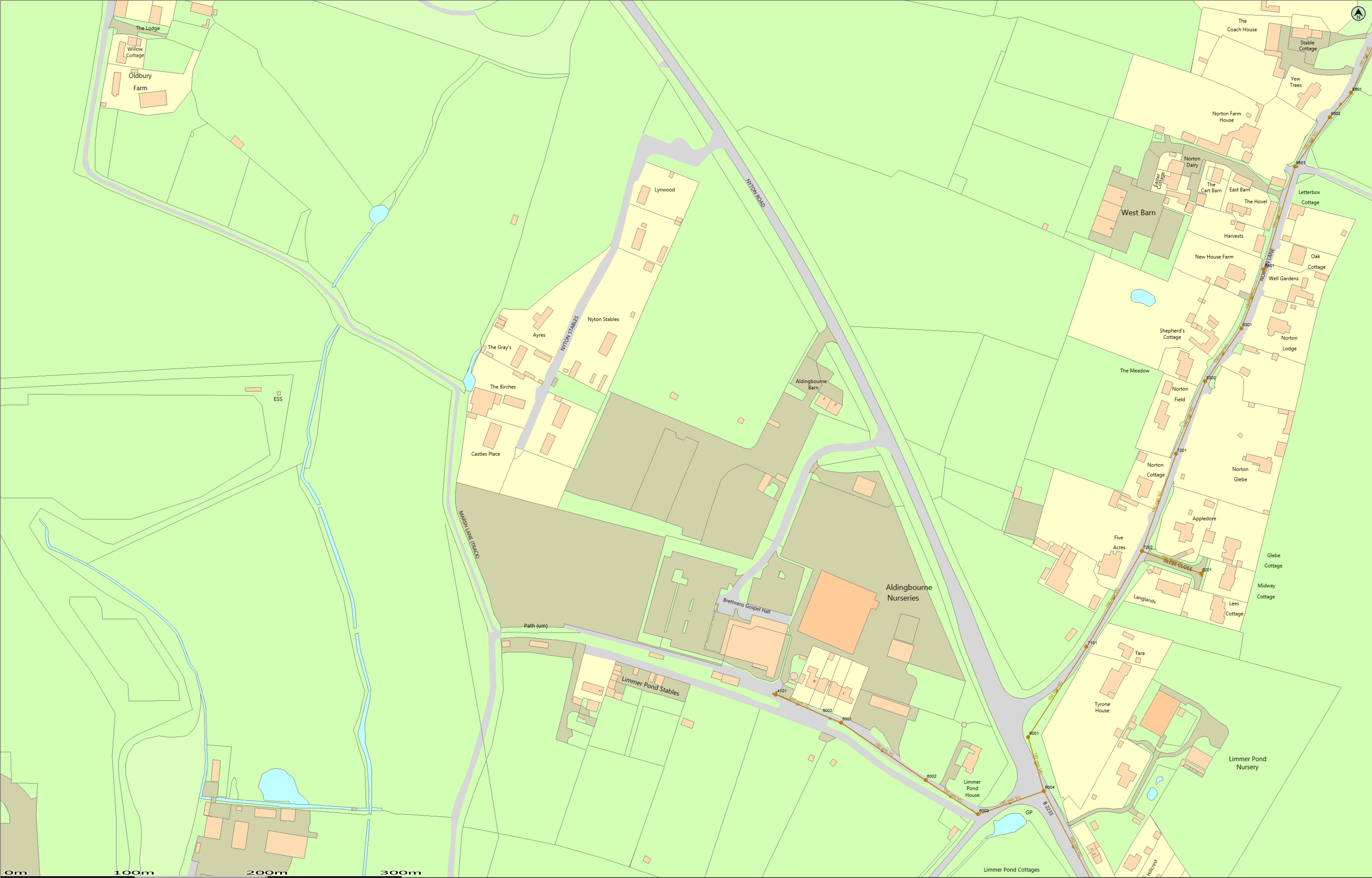
Metres

Drift / Upper Chalk

83.8

83.8

Appendix C Public Sewer Records



(c) Crown copyright and database rights 2025 Ordnance Survey AC0000808122 Date: 29/10/25 Scale: 1:1250 Map Centre: 492423.106303 Data updated: 21/09/25 Our Ref: 1924216 - 1

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2025 Ordnance Survey AC0000808122. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.

searches@bpcivils.co.uk
D2416 Nyton Rest



Wastewater Plan A1
Powered by digdat

Appendix D Greenfield Run-off Calculations

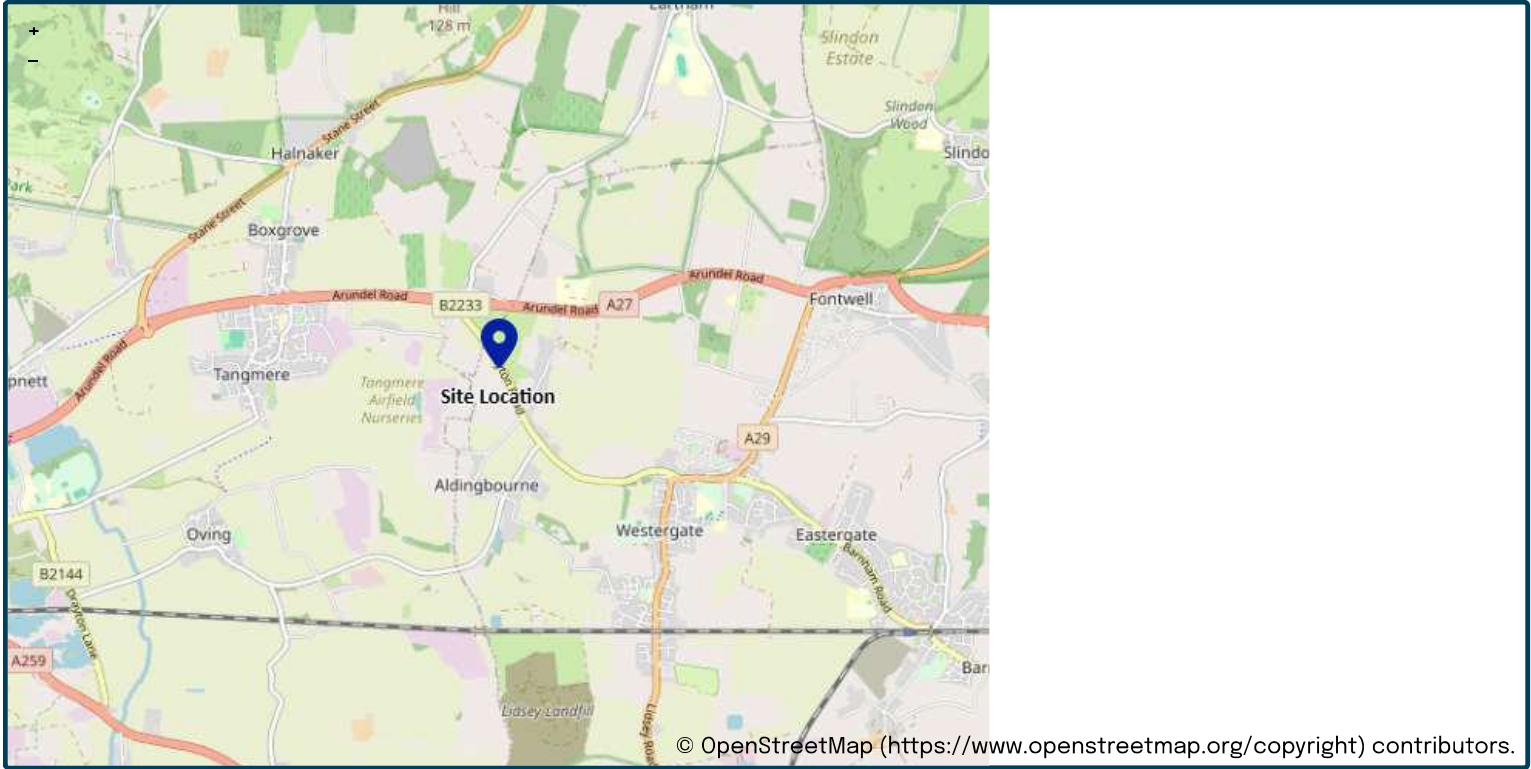
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	30/10/2025
Calculated by	
Reference	
Model version	2.2.1

Location

Site name	D2416 Nyton Rest
Site location	Aldingbourne



Site easting (British National Grid)	492474
Site northing (British National Grid)	106273

Site details

Total site area (ha)	0.2544	ha
----------------------	-------------------------------------	----

Greenfield runoff

Method

Method	IH124
--------	-------

IH124

	<u>My value</u>		<u>Map value</u>
SAAR (mm)	771	mm	771
How should SPR be derived?	WRAP soil type		
WRAP soil type	1		1
SPR	0.1		
QBar (IH124) (l/s)	0.05	l/s	

Growth curve factors

	<u>My value</u>		<u>Map value</u>
Hydrological region	7		7
1 year growth factor	0.85		
2 year growth factor	0.88		
10 year growth factor	1.62		
30 year growth factor	2.3		
100 year growth factor	3.19		
200 year growth factor	3.74		

Results

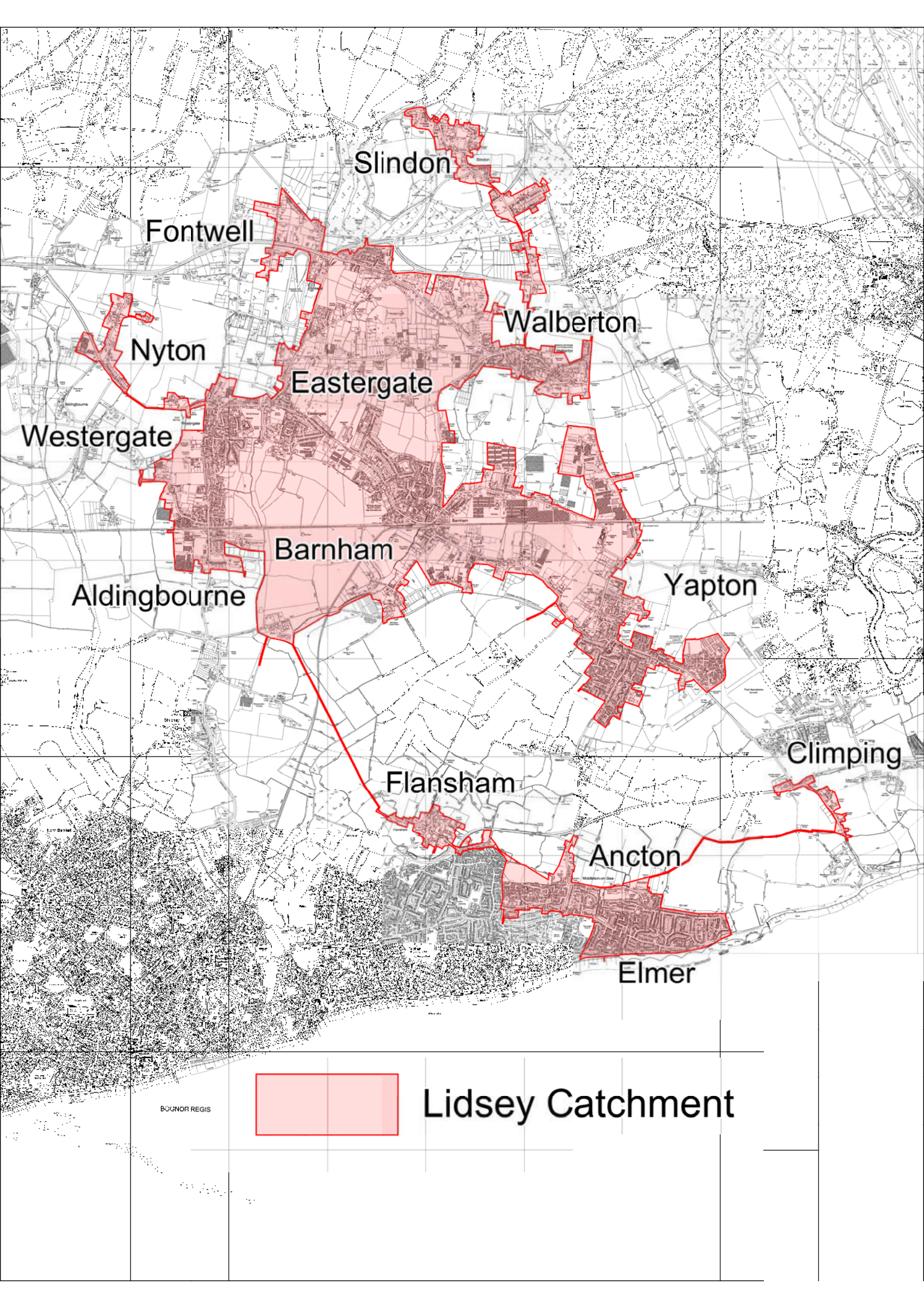
Method	IH124	
Flow rate 1 year (l/s)	0.04	l/s
Flow rate 2 year (l/s)	0.04	l/s
Flow rate 10 years (l/s)	0.1	l/s
Flow rate 30 years (l/s)	0.1	l/s
Flow rate 100 years (l/s)	0.2	l/s
Flow rate 200 years (l/s)	0.2	l/s

Please note runoff estimation is subject to significant uncertainty. Results are therefore normally reported to only 1 decimal place. Where 2 decimal places are provided, this does not indicate accuracy to this level, it has been adopted to prevent ‘zero’ figures from being reported. Outputs less than 0.01 l/s are reported as 0.01 l/s.

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.2.1) developed by HR Wallingford and available at uksuds.com (<https://www.uksuds.com/>). The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at uksuds.com/terms-conditions (<https://www.uksuds.com/terms-conditions>). The outputs from this tool have been used to estimate Greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.

Appendix E Lidsey Wastewater Catchment Area



Slindon

Fontwell

Nyton

Walberton

Eastergate

Westergate

Barnham

Aldingbourne

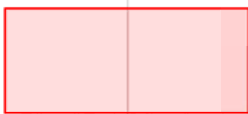
Yapton

Flansham

Climping

Ancton

Elmer



Lidsey Catchment

BOGNOR REGIS