2 ROSE COTTAGES, CLIMPING STREET, CLIMPING BN17 5RH

PROPOSED DRIVEWAY AND MINOR RESIDENTIAL EXTENSIONS

Drainage Strategy & Lidsey Drainage Statement

Prepared on Behalf of

Rosemary Farrar

D2358/DS1.1

May 2025

BP Civils – Transport Planning and Civil Engineering Consultants
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DOCUMENT CONTROL

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1 INTRODUCTION

1.1 Background

1.1.1 BP Civils is instructed by Rosemary Farrar ('the client') to prepare a drainage strategy and Lidsey drainage statement to accompany a householder planning application in relation to a proposed new driveway and minor residential extensions at 2 Rose Cottage, Climping Street, Climping.

1.1.2 The proposed development concerns the construction of a new private driveway measuring 44m^2 and minor residential extensions resulting in an increased footprint of 19m^2.

1.1.3 The architectural development proposals are contained within **Appendix A**.

1.1.4 This report has been undertaken in accordance with National Planning Policy Framework (NPPF) and The Planning Practice Guidance on the use of SuDS for achieving sustainable development.

1.1.5 In preparing this report, BP Civils has referred to the following documents and information:

- British Geological Survey (BGS) Information and Records
- Environment Agency 'Flood Maps for Planning'
- Arun District Council Strategic Flood Risk Assessment
- Lidsey Surface Water Management Plan
- Southern Water Public Sewer Records

1.1.6 The drainage strategy has been prepared to assess site constraints and opportunities and propose a drainage strategy that is appropriate for the design life of the development, without causing off site impacts from run-off in a design event.

1.1.7 This report has been prepared for the benefit of the named client only.

2 SITE LOCATION AND DESCRIPTION

2.1.1 The National Grid Reference for the site is TQ 00195 01379.

2.1.2 A site location plan is included within this report (drawing **PL001 'Site Location Plan'**).

2.1.3 The site measures 357m^2 (0.04Ha) and is located on the eastern side of Climping Street, Climping.

2.1.4 The site is currently occupied by 2 Rose Cottages (existing property) and its associated grounds.

2.1.5 The client's architect has provided a site topographic survey, as contained within **Appendix B**.

2.1.6 The topographic survey identifies levels broadly in the range of 4.90m AOD and 5.10m AOD. An area of raised ground is identified in the south-eastern corner of the rear garden with levels sloping from 6.02m AOD / 5.65m AOD to 5.00mn AOD.

2.1.7 Drawing **PL002 'Site Topographic Survey & Contours'** has been prepared to demonstrate the trends in topography at the site.

3 GROUND CONDITIONS

3.1.1 Intrusive site investigation has not been undertaken at the site.

3.1.2 Reference has been made to the 'BGS Geology of Britain Viewer' to provide an understanding of the anticipated geology at the site.

3.1.3 The 'Geology of Britain Viewer' identifies a CHALK bedrock geology.

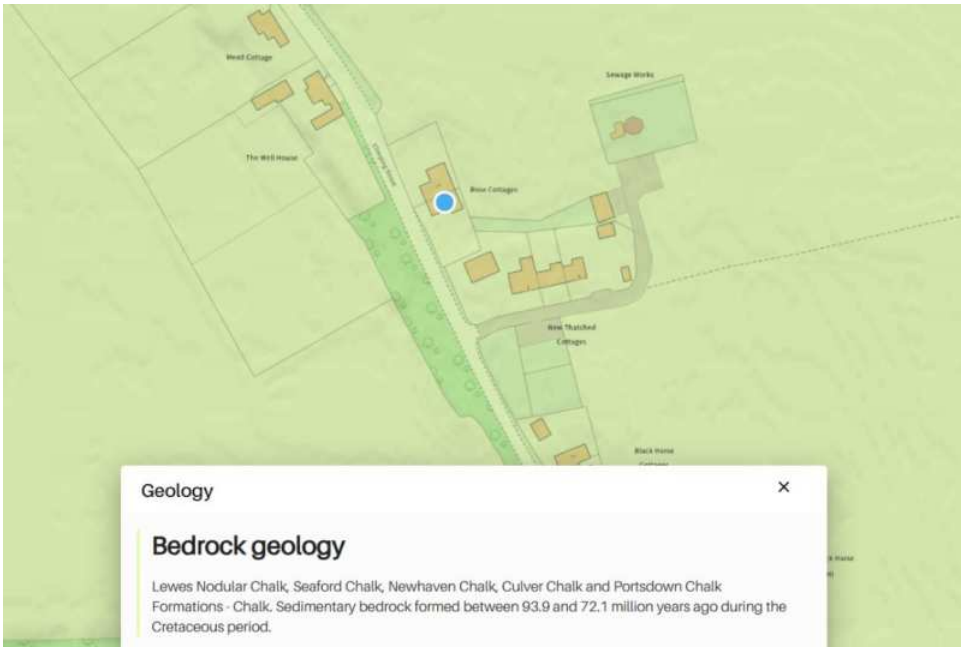


Figure 1. BGS Geology of Britain Viewer – Bedrock Geology

3.1.4 Superficial deposits are identified as *'Raised Beach Deposits – Sand and Gravel'*.

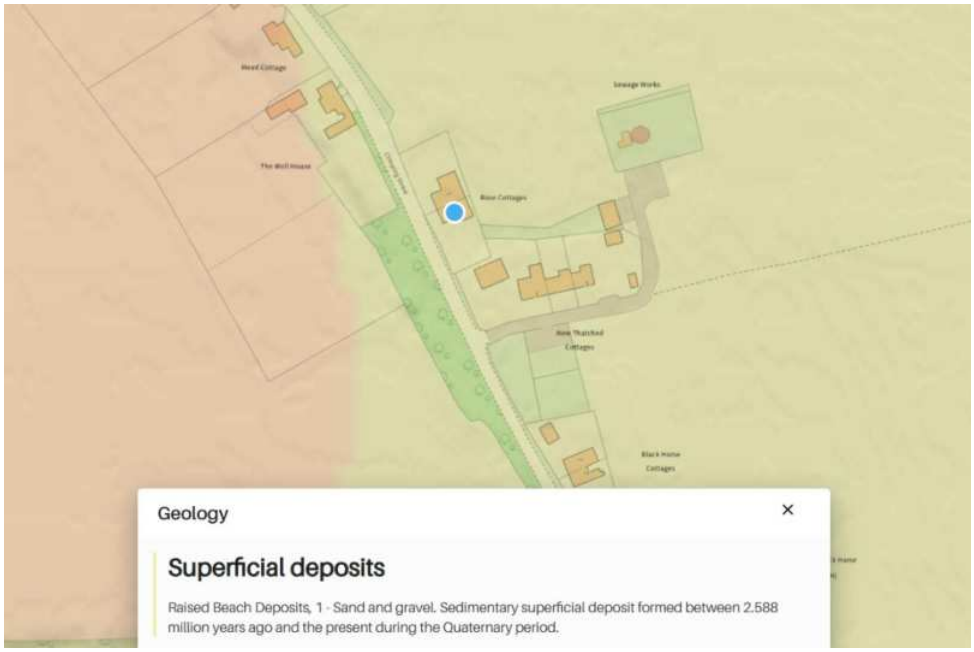


Figure 2. BGS Geology of Britain Viewer – Superficial Deposits

3.1.5 An historic borehole has been identified on Climping Street within the vicinity of the site, as identified in **Figure 3**.

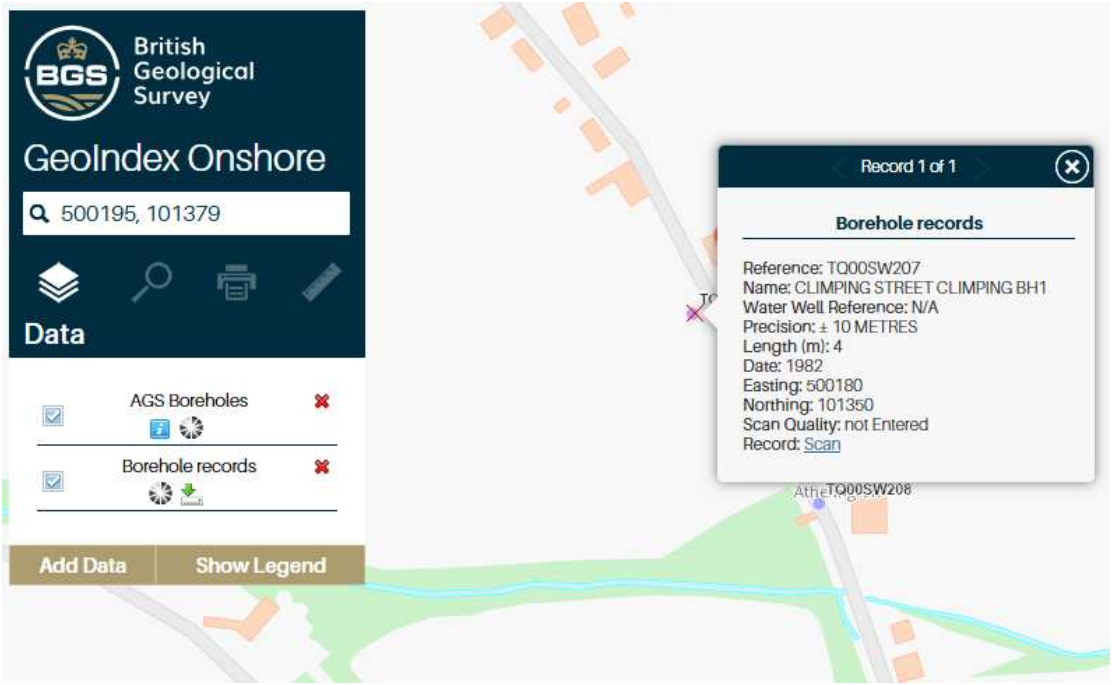


Figure 3. BGS GeoIndex Onshore Historic Borehole Records

3.1.6 The historic borehole log records '*Made Ground*' to 1.50m below ground level, underlain by '*Firm brown sandy stony CLAY*' to a depth of 2.25m below ground level, beneath which '*Brown and grey sandy CLAY with chalk pebbles*' was recorded to a depth of 4.00m below ground level.

3.1.7 The BGS records reviewed are contained within **Appendix C**.

3.2 Groundwater

3.2.1 Groundwater invesitgation and monitoring has not been undertaken on site.

3.2.2 The BGS historic borehole records reviewed state that groundwater was not encountered at the time of excavation.

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 aquifer designations, as well as whether the site is located within any groundwater source protection zones, groundwater vulnerability zones, drinking water protected areas or drinking water safeguard zones.

3.2.4 The site falls within a '*Principal*' bedrock aquifer and a '*Secondary A*' superficial drift aquifer.

Figure 4. Bedrock Aquifer Designation Map (DEFRA)

Figure 5. Superficial Drift Designation Map (DEFRA)

3.2.5 The Groundwater Vulnerability Map confirms that the site falls within a *'High'* groundwater vulnerability zone with a '*Soluble Rock Risk*'.

Figure 6. Groundwater Vulnerability Map (DEFRA)

3.2.6 The site falls outside of any Drinking Water Protected Areas, Drinking Water Safeguard Zones and Source Protection Zones.

Figure 7. Drinking Water Protected Areas (Surface Water), Drinking Water Safeguard Zones (Surface Water and Groundwater) and Source Protection Zones Map (DEFRA)

4 EXISTING DRAINAGE

4.1 Surface Water

4.1.1 The client has confirmed that all water draining from the guttering soaks straight into the ground. They are not aware of any soakaways on site.

4.1.2 Greenfield run-off rates have been calculated based on the site area of 357m^2 (0.04Ha) as follows:

- QBAR: 0.1 l/s
- 1 in1-Year: 0.088 l/s
- 1 in 2-Year: 0.092 l/s
- 1 in 10-Year: 0.17 l/s
- 1 in 30-Year: 0.24 l/s
- 1 in 100-Year: 0.33 l/s
- 1 in 200-Year: 0.39 l/s

4.1.3 There are no ordinary watercourses and/or Main Rivers within the vicinity of the site.

4.1.4 Public sewer records have been obtained from Southern Water, as contained within **Appendix D**.

4.1.5 Southern Water's public sewer records identify a 300mm dia. public surface water sewer beneath Climping Street and the adjacent verge, flowing in a southerly direction.

4.2 Foul Water

4.2.1 The existing property drains to Southern Water's public foul water sewer network.

4.2.2 Southern Water's public sewer records identify a 150mm dia. public foul water sewer beneath Climping Street.

4.2.3 The 150mm dia. public foul water sewer is identified as flowing in a northerly direction, discharging to the Climping treatment facility, located to the east of the property.

4.3 Highway Drainage

4.3.1 Climping Street, within the vicinity of the site, is not served by any formal drainage infrastructure and instead drains 'over the edge'.

5 FLOOD RISK

5.1 Flood Maps and Modelling

5.1.1 Flood Maps for Planning identifies the site falling fully within Flood Zone 1.

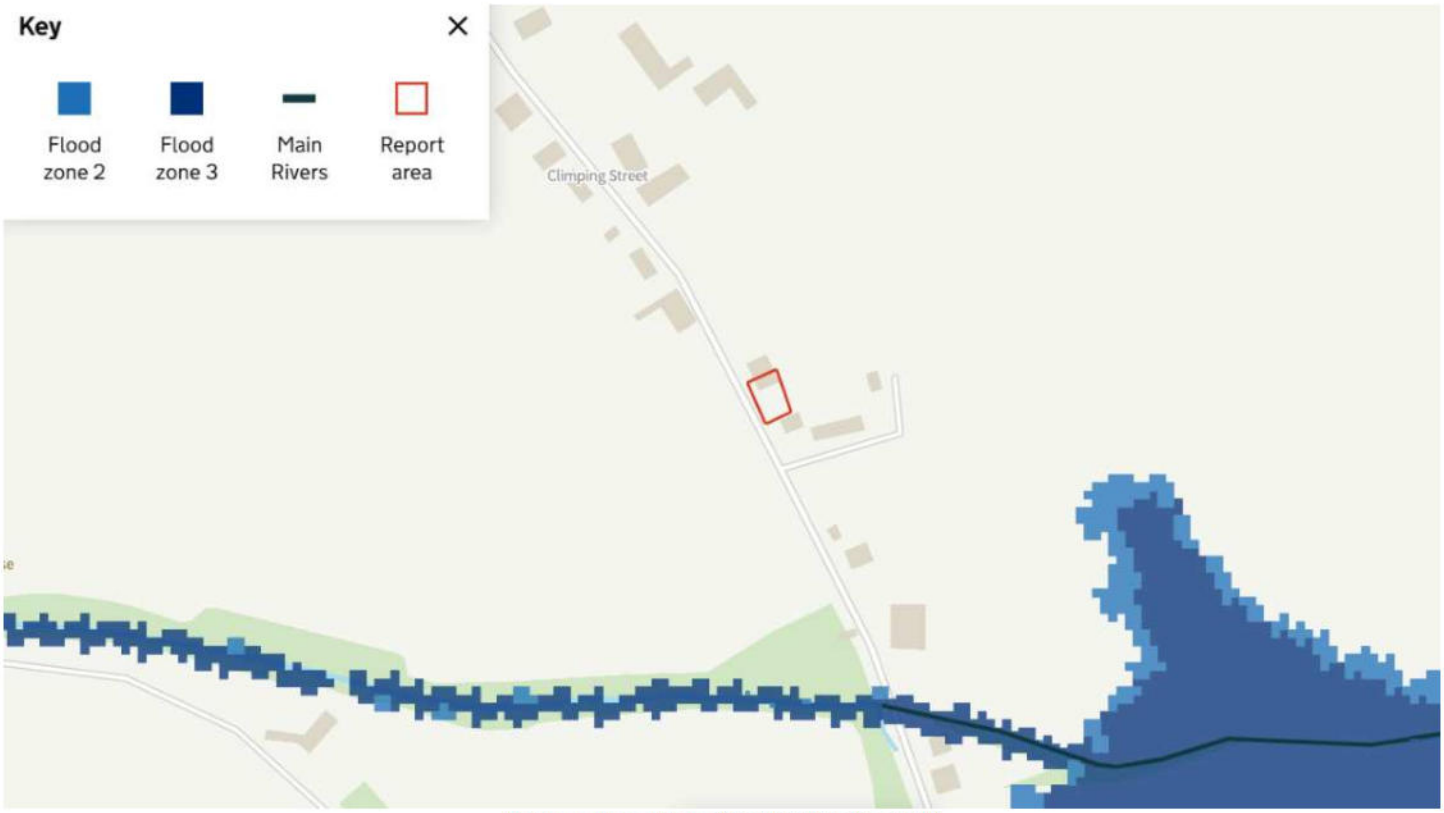


Figure 7. Flood Maps for Planning (Gov.uk)

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 functional 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).

5.1.2 Flood Maps for Planning, Rivers and the Sea, do not identify the site as being at risk of flooding from such sources in the present day in the 1 in 30, 1 in 100/200 (Rivers/Sea) or 1 in 1000 scenarios with and/or without defences.

5.1.3 The site is identified as being at risk of flooding from such sources in respect of climate change in the 1 in 100/200 (Rivers/Sea) and 1 in 1000 scenarios with and/or without defences.

5.1.4 Flood Maps for Planning, Surface Water, do not identify the site as being at risk of surface water flooding in the 1 in 30, 1 in 100 and/or 1 in 1000 scenarios. The site is classified as being at 'Very Low' risk of surface water flooding.

5.1.5 Flood Maps for Planning extracts are contained within **Appendix E**.

5.1.6 The Long-Term Flood Risk Service indicates that groundwater and/or reservoir flooding is 'unlikely' at the site.

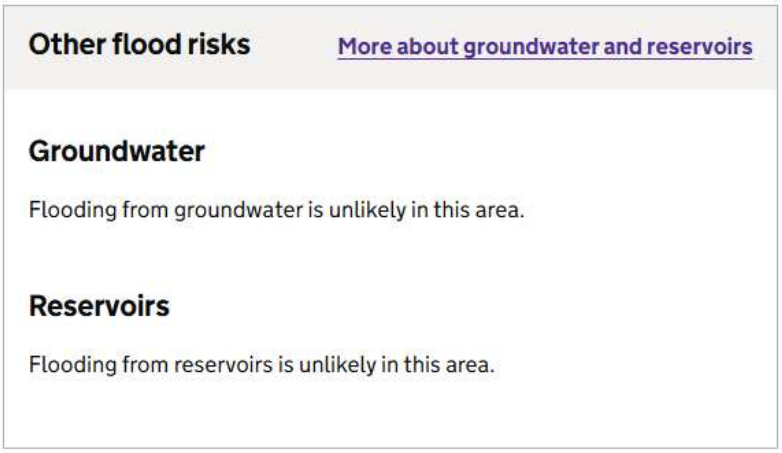


Figure 8. Long-Term Flood Risk Service – Groundwater and Reservoirs (Gov.uk)

5.2 Summary of Flood Risk

5.2.1 The potential sources of flooding are:

Source of Flooding	Level of Risk
Rivers and Coastal	**Present Day: Very Low** The site is not identified as being at risk of flooding from Rivers and/or the Sea in present day scenarios, as per Flood Maps for Planning. **Climate Change: Medium / Low** The site is identified as being at risk of flooding from Rivers and/or the Sea in respect of climate change (Climate Change Defended and Undefended 1 in 100/200 and 1 in 1000 scenarios), as per Flood Maps for Planning.
Surface Water	**Very Low** Flood Maps for Planning, Surface Water, do not identify the site as being at risk of surface water flooding in the 1 in 30, 1 in 100 and/or 1 in 1000 scenario. Mapping within Arun District Council's Strategic Flood Risk Assessment identifies an instance of historic 'Surface Water' flooding at or immediately to the south-west of the property.
Groundwater	**Low** Groundwater investigation and monitoring has not been undertaken on site. BGS historic borehole records reviewed within the vicinity of the site state that groundwater was not encountered when site works were undertaken.
Sewers	**Low** No information has been identified which suggests historic sewer flooding at the site. The site is, however, located within the Lidsey Waste Water Treatment Catchment Area where flood risk from sewers is considered to be greater owing to historic foul water sewer flooding as a result of groundwater comprising the system, in addition to surface water inundation.
Artificial Sources	**None** The site is not identified as being at risk of flooding from artificial sources.

6 PROPOSED DEVELOPMENT

6.1 Description of Development

6.1.1 The proposed development concerns the construction of a new private driveway measuring 44m^2 and minor residential extensions resulting in an increased footprint of 19m^2. The architectural development proposals are contained within **Appendix A**.

6.1.2 The type of development proposed falls within the "More 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					

6.1.3 The proposed minor extensions will result in a negligible increase in the building footprint of 19m^2.

6.1.4 The proposed driveway will measure 44m^2.

6.1.5 The specific drainage proposal is detailed in **Section 7** of this report.

7 PROPOSED DRAINAGE STRATEGY

7.1 Surface Water

7.1.1 The SUDS Manual and Building Regulations, Approved Document H, set out a hierarchy of drainage methods to ensure that developments maximise the use of sustainable drainage techniques. The hierarchy favours infiltration methods of disposal over other methods such as watercourse and sewers, as detailed below;

i. Utilise infiltration techniques

ii. Attenuate rainwater in ponds or open water features for gradual release

iii. Attenuate rainwater by storing in tanks or sealed water features for gradual release

iv. Discharge rainwater direct to a watercourse

v. Discharge rainwater to a surface water sewer/drain

vi. Discharge rainwater to a combined sewer

SUDS Technique	Suitable	Comments
Living Roof	No	Not suitable in view of development proposals.
Basins and Ponds (such as Wetlands, Balancing Ponds, Detention Basins, Retention Ponds)	No	Not viable in view of spatial constraints and not suitable in view of development proposals.
Filter strips and swales	No	Not viable in view of spatial constraints and not suitable in view of development proposals.
Infiltration Devices - Soakaways - Infiltration trenches and basins	No	The client has confirmed that all water draining from the guttering soaks straight into the ground. They are not aware of any soakaways on site. Given the negligible increase in the overall building footprint, new soakaways are not proposed.
Permeable surfaces and filter drains (such as gravelled areas and porous block paving)	Yes	The proposed driveway will be of a free-draining gravel construction.

Tanked systems (such as oversized pipes or cellular tanks)	No	Not likely to be required in view of negligible increase in building footprint (19m^2).

7.1.2 The proposed extensions will result in a negligible increase in the overall building footprint of 19m^2. Given this negligible increase, it is proposed that the building will continue to drain via existing means. The client has confirmed that all water draining from the guttering soaks straight into the ground. They are not aware of any soakaways on site.

7.1.3 The proposed driveway will be of a free-draining gravel construction.

7.2 Lidsey Wastewater Treatment Catchment Area

7.2.1 The site falls within the Lidsey Wastewater Treatment Catchment Area.

7.2.2 Historic flooding has been experienced within the communities that fall within the catchment, assumed to have been caused by the sewerage system being overloaded.

7.2.3 Groundwater ingress within the public sewer network and surface water inundation are both stated to be contributing factors, compromising the functionality and operation of the system.

7.2.4 Development within the catchment areas is required to take account and contribute to the improvement of the existing sewage and drainage network, in accordance with the Surface Water Management Plan.

7.2.5 West Sussex County Council's has published the Lidsey Surface Water Management Plan (October 2014).

7.2.6 Neither the site, nor Climping Street, are specifically referenced within the Surface Water Management Plan.

7.2.7 The site does not fall within any of the 27 No. Local Flood Risk Zones within the catchment area.

7.2.8 The proposed development will result in an negligible increase in the building footprint of 19m^2. Existing drainage methods will be retained in view of this negligible increase, with surface water managed fully on-site.

7.2.9 The proposed driveway (44m^2) will be of a free-draining gravel construction, therefore presenting no off-site issues.

7.2.10 In view of the above, the development will have no adverse impact upon the existing issues experienced within the catchment area.

7.3 Treatment

7.3.1 The proposed development will see a negligible increase in the overall building footprint of 19m^2. The building, inclusive of new extensions, will continue to drain as existing.

7.3.2 Run-off from the existing and proposed roof areas is considered to be clean, and therefore does not require treatment.

7.3.3 The proposed driveway will be of a free-draining gravel construction which will prevent pollutants and/or contaminants from migrating to the underlying soils and aquifers.

7.3.4 No additional treatment is considered appropriate or necessary in view of the proposed development.

7.4 Climate Change

7.4.1 Potential changes in peak rainfall intensity have not been considered in respect of this drainage strategy.

7.4.2 The proposed development will see a negligible increase in the overall building footprint of 19m^2. The building will continue to drain as existing.

7.4.3 The proposed driveway will be of a free-draining gravel construction.

7.4.4 In view of the above, surface water drainage calculations are not deemed necessary.

7.5 Urban Creep

7.5.1 Not allowance is to be made in respect of urban creep.

7.5.2 It is considered that the proposed extensions are, in effect, the urban creep factor on site.

7.6 Foul Water Drainage

7.6.1 The proposed development will continue to drain as existing to Southern Water's public foul water sewer network.

7.6.2 There will be no material change in flows as a result of the proposed development being implemented.

8 MAINTENANCE

8.1 Proposed Maintenance Regime

8.1.1 Maintenance is required to ensure the long-term operational performance of the proposed surface water drainage system.

8.1.2 There will be no material change to the existing drainage arrangements on site in view of the proposed development.

8.1.3 To assist with the ongoing management and maintenance of the on-site surface water drainage system, the below actions are suggested:

Drainage System feature	Proposed maintenance / remedial works	Required frequency of works
Diffuser units & catch pits, gully sumps and drains	Inspection and additional cleansing as required.	Annual
	Desilting	Year 1, Year 3, then every 5 years
Pipework	Jetting to clear blockages	As required

8.1.4 All management and maintenance responsibilities will rest with the owner/occupier of the property.

9 OFFSITE IMPACTS

9.1.1 Surface water will be managed fully within the confines of the site, as existing.

9.1.2 No changes are proposed in respect of foul drainage.

10 SUMMARY

10.1.1 The proposed development concerns the construction of a new private driveway measuring 44m^2 and minor residential extensions resulting in an increased footprint of 19m^2.

10.1.2 The site measures 357m^2 (0.04Ha).

10.1.3 The site topographic survey identifies levels broadly in the range of 4.90m AOD and 5.10m AOD. An area of raised ground is identified in the south-eastern corner of the rear garden with levels sloping from 6.02m AOD / 5.65m AOD to 5.00mn AOD.

10.1.4 The client has confirmed that all water draining from the guttering soaks straight into the ground. They are not aware of any soakaways on site.

10.1.5 Foul water currently drains to Southern Water's public foul water sewer network.

10.1.6 Post development, run-off from the existing and proposed roof area will continue to drain as existing.

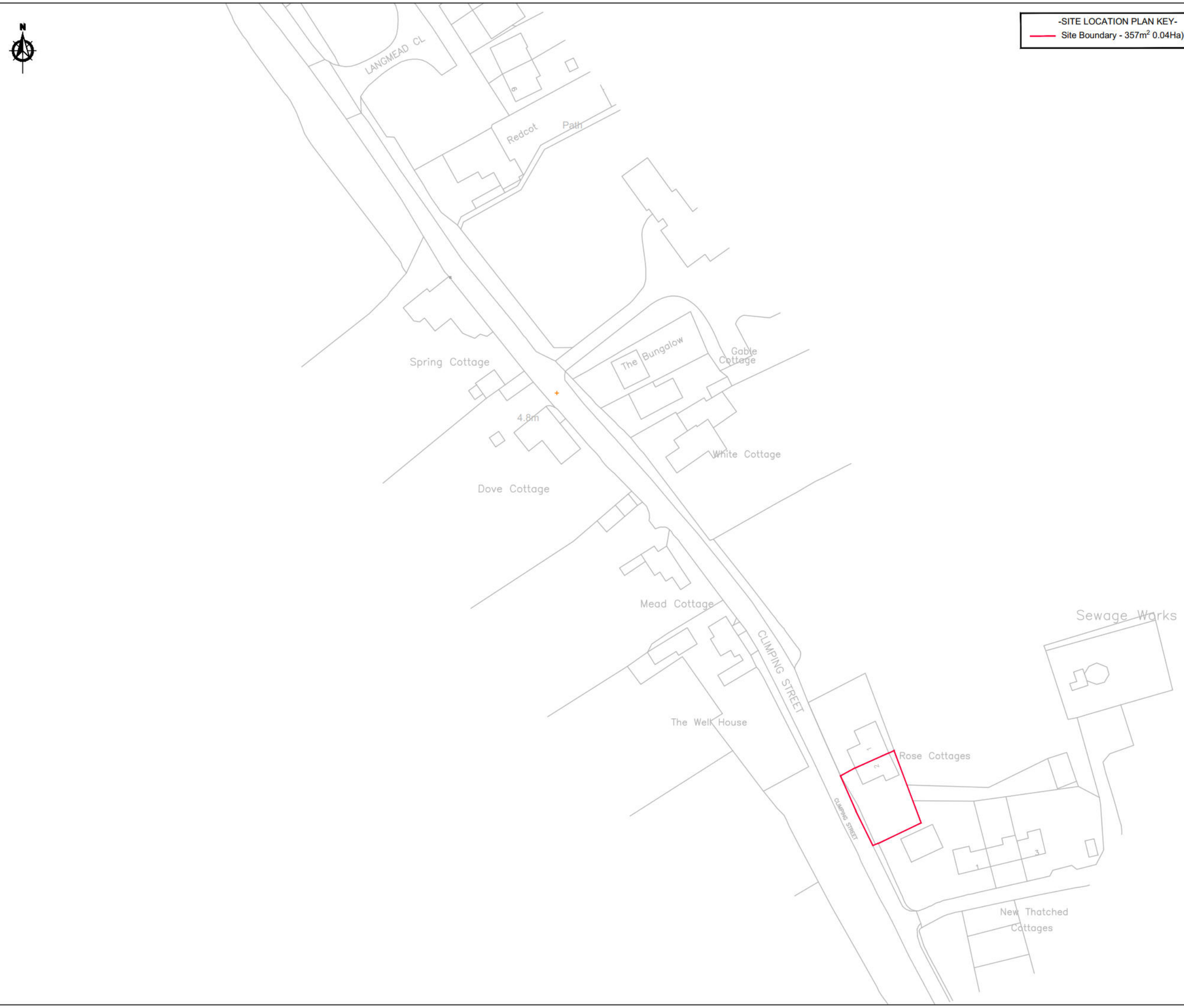
10.1.7 The proposed driveway will be of a free-draining gravel construction.

10.1.8 Foul water will continue to drain to Southern Water's public foul water sewer network.

10.1.9 There will be no negative impacts off-site as a result of the proposed development.

DRAWINGS

PL001 Site Location Plan
PL002 Topographic Survey & Contours
PL003 Impermeable Areas



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Client
Rosemary Farrar

Project
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BN17 5RL

Drawing Title
Site Location Plan

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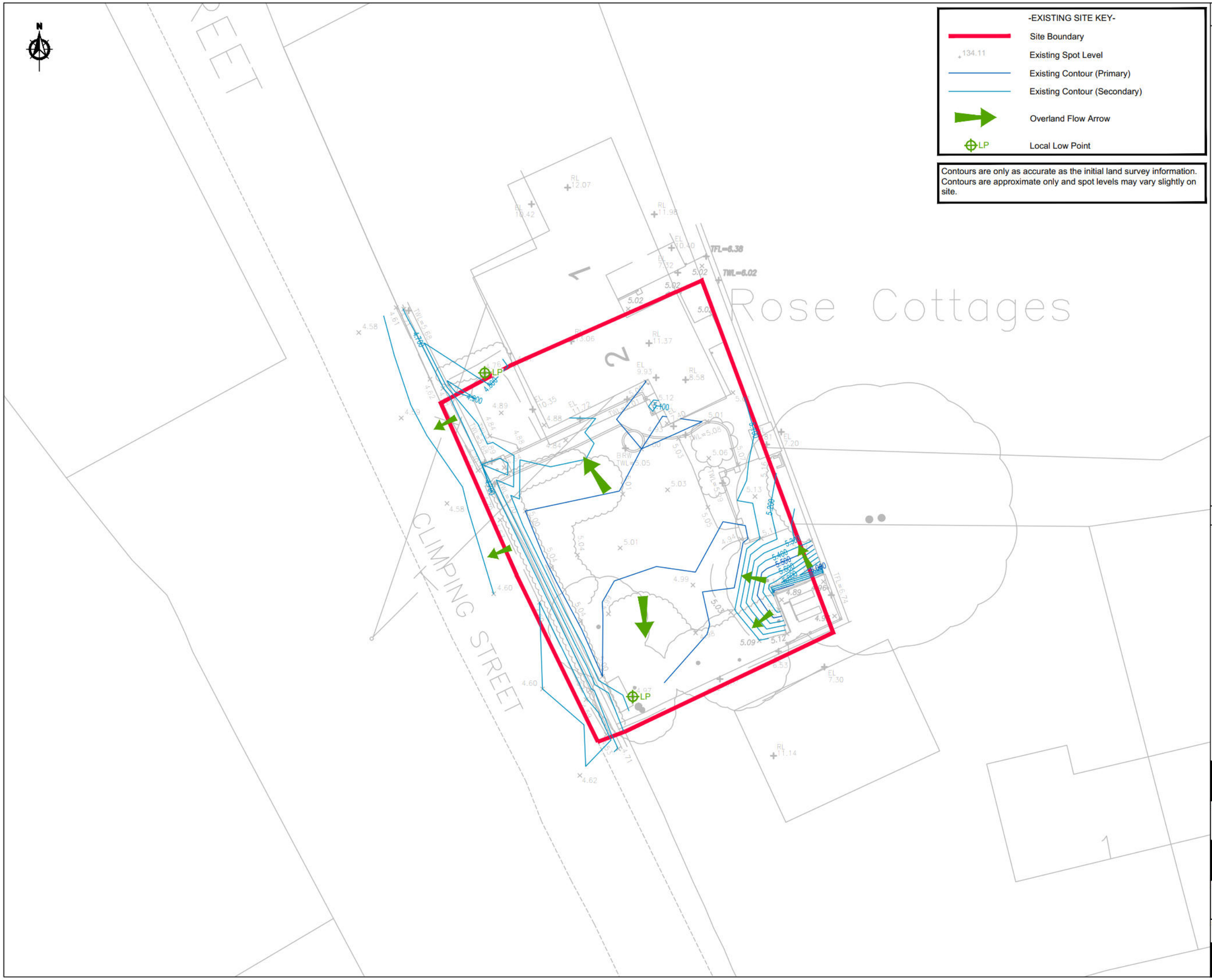

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BN17 5RL

Drawing Title
Topographic Survey with Contours

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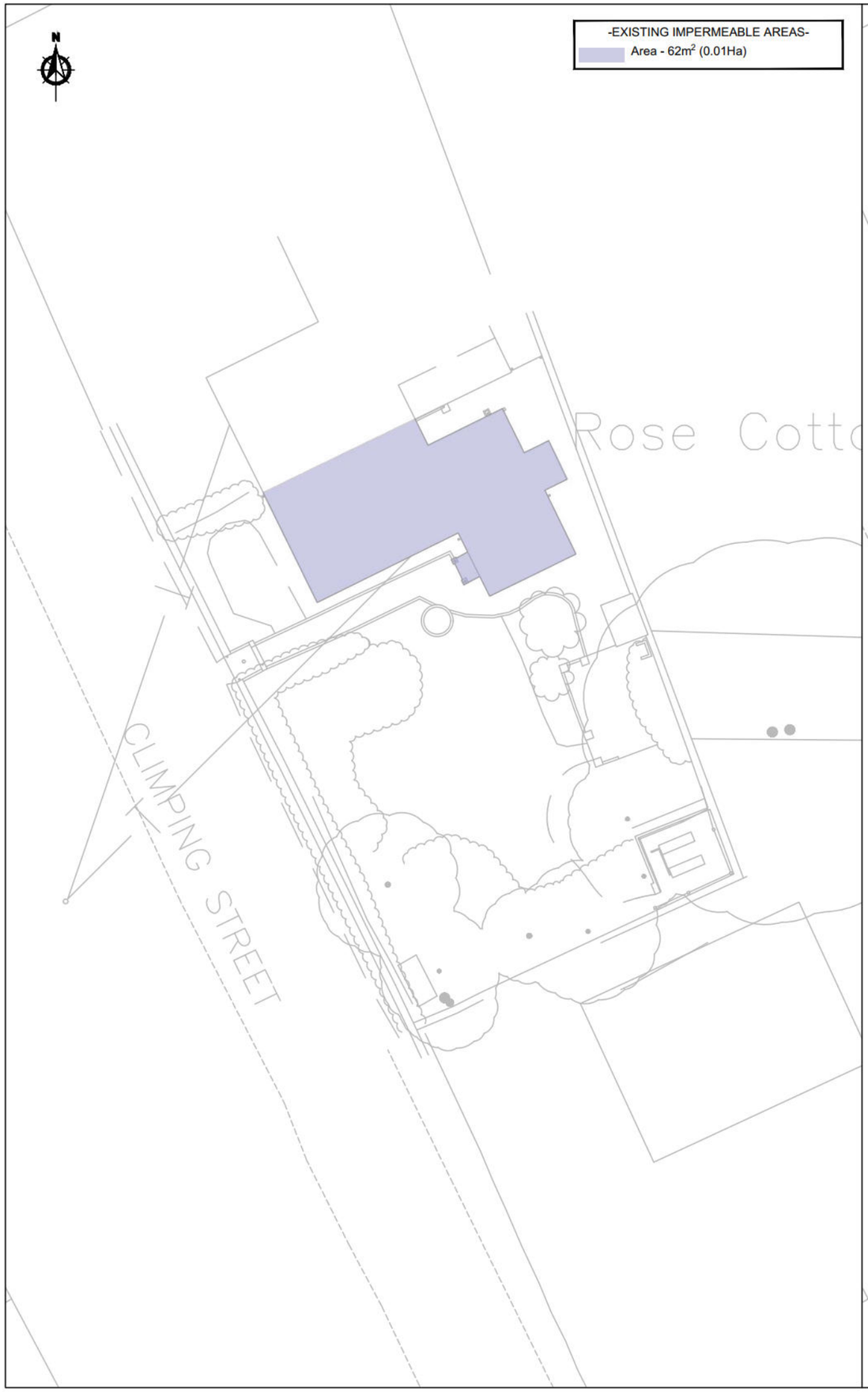
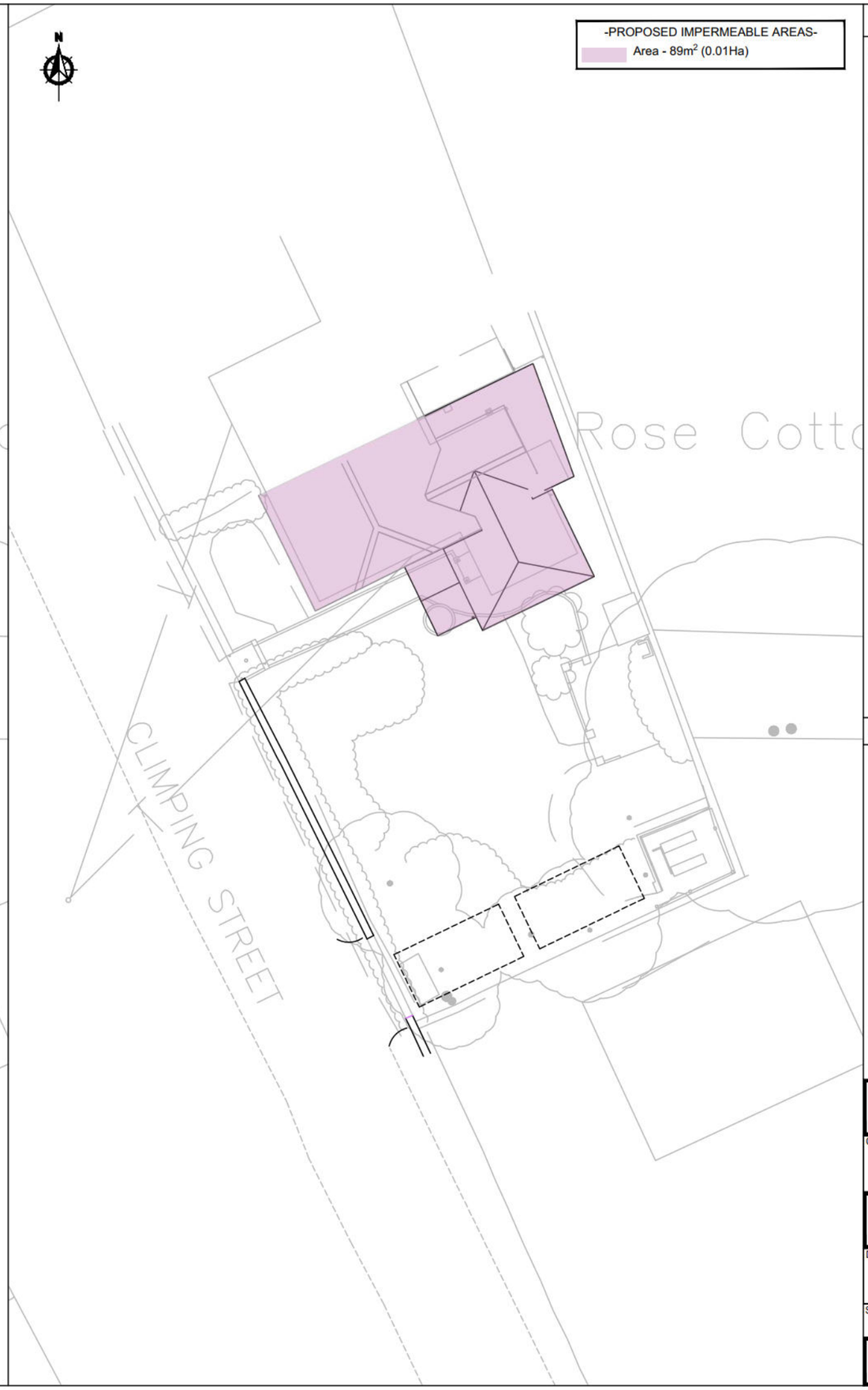
Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	PL002	P0





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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
NOT FOR CONSTRUCTION

Client
Rosemary Farrar

Project
2 Rose Cottages, Climping Street
BN17 5RL

Drawing Title
Impermeable Area Assessment

Scale at A3	Date	Drawn By	Checked By	Project No.
1:200	Mar 25	JHL	MJA	D2358

Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	PL003	P0

APPENDICES

Appendix A Architectural Development Proposals

Location Plan 1:1250

Block Plan 1:500

N

NOTES

- DO NOT SCALE OFF THIS DRAWING EXCEPT FOR PLANNING PURPOSES
- CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED
- ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE
- COPYRIGHT OF THIS DRAWING IS RETAINED BY THE ARCHITECT AND IT MUST NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

REV	DATE	BY	AMENDMENT
B	28.11.24	LA	dims and visibility splays shown
A	15.11.24	LA	Revised block plan

folkes architects
The Old Forge
6 Church Street
Storrington
West Sussex
RH20 4LA
t. 01903 868629
info@folkesarchitects.co.uk

CLIENT
Ms Farrar & Ms Connors

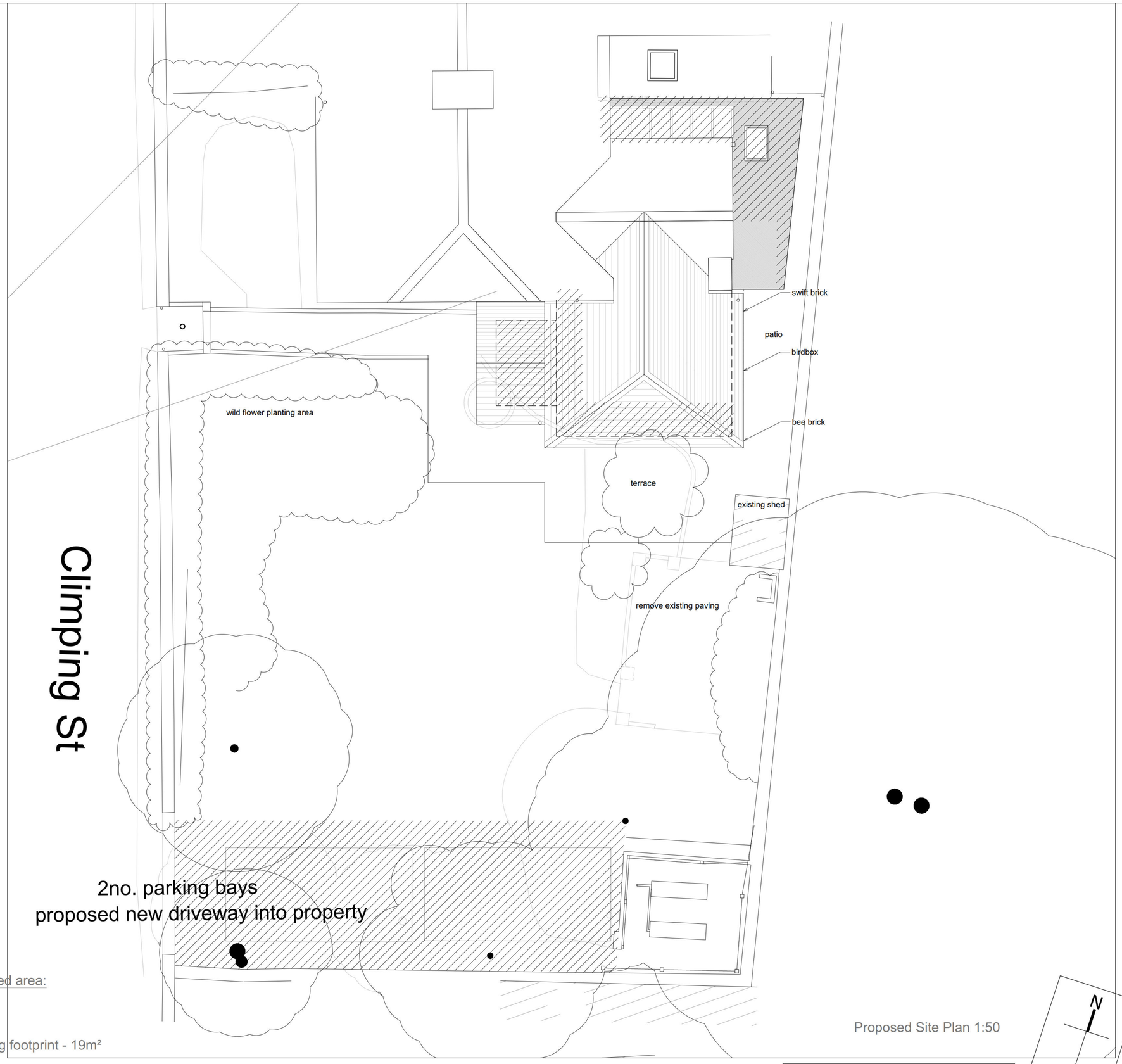
JOB TITLE
2 Rose Cottage
Climping Street
Climping
Littlehampton
BN17 5RH

DRAWING TITLE
Location and Block Plan

DRAWING STATUS
PLANNING
NOT FOR CONSTRUCTION USE UNLESS STATED AS 'CONSTRUCTION'

DATE	SCALE	DRAWN BY	CHECKED BY
June 2024	as shown	LA	

JOB NO.	DRAWING NO.	REVISION
24027	1.01	B



NOTES

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REV	DATE	BY	AMENDMENT
~~B~~	~~28.11.24~~	~~LA~~	~~additional info as requested by planning~~
A	18.07.24	LA	Revised plans

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CLIENT
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JOB TITLE
2 Rose Cottage
Climping Street
Climping
Littlehampton
BN17 5RH

DRAWING TITLE
Proposed Additional Footprint and Hardstanding

DRAWING STATUS
PLANNING
NOT FOR CONSTRUCTION USE UNLESS STATED AS 'CONSTRUCTION'

DATE	SCALE	DRAWN BY	CHECKED BY
June 2024	as shown	LA	

JOB NO.	DRAWING NO.	REVISION
24027	2.04	

Proposed West Elevation 1:50

Proposed East Elevation 1:50

Proposed South Elevation 1:50

0m 1m 2m 3m 4m 5m

scale: 1:50

NOTES

- DO NOT SCALE OFF THIS DRAWING EXCEPT FOR PLANNING PURPOSES
- CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED
- ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE
-

REV	DATE	BY	AMENDMENT
A	18.07.24	LA	Update following client's comments

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CLIENT
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JOB TITLE
2 Rose Cottage
Climping Street
Climping
Littlehampton
BN17 5RH

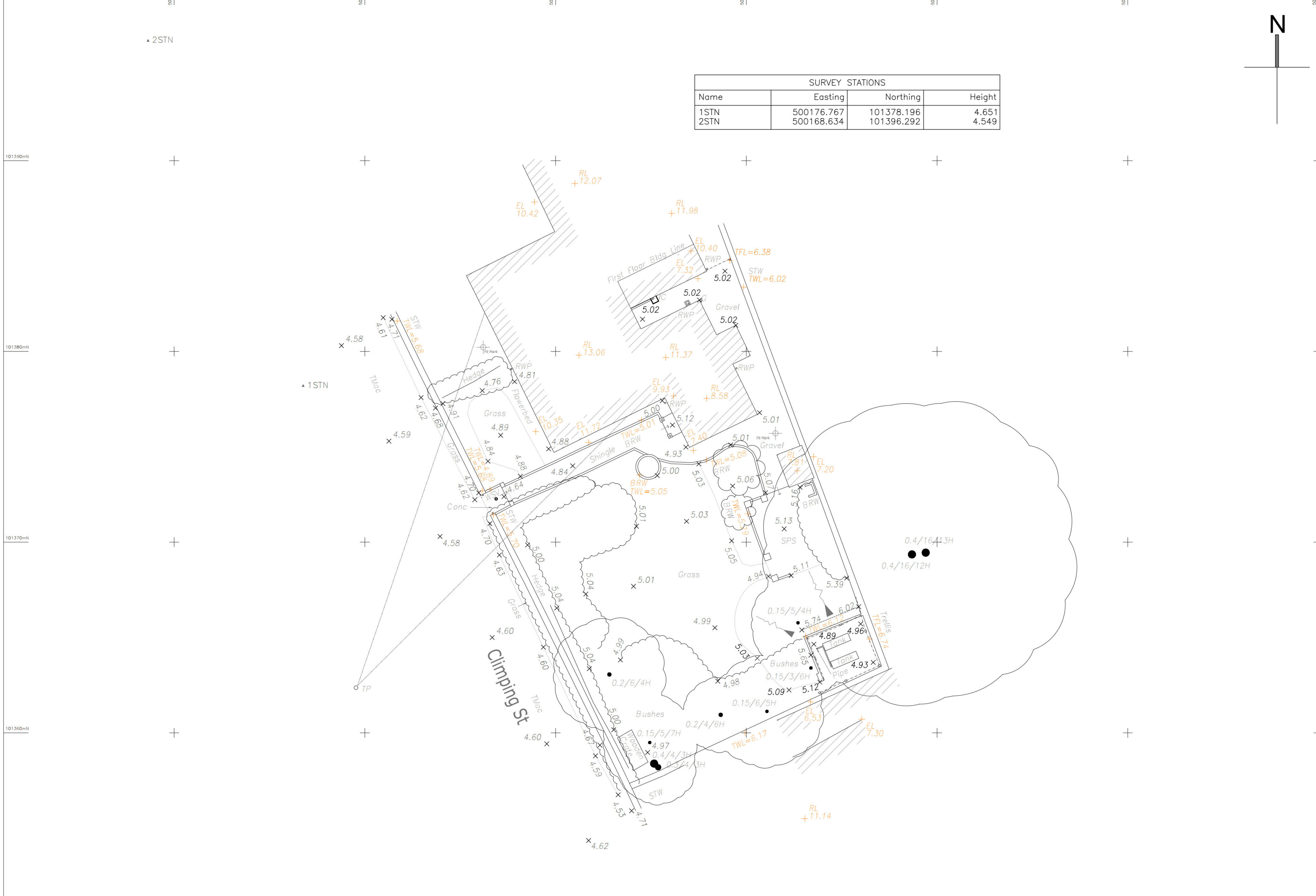
DRAWING TITLE
Proposed Elevations

DRAWING STATUS
PLANNING
NOT FOR CONSTRUCTION USE UNLESS STATED AS 'CONSTRUCTION'

DATE	SCALE	DRAWN BY	CHECKED BY
June 2024	as shown	LA	

JOB NO.	DRAWING NO.	REVISION
24027	2.02	A

Appendix B Topographic Survey



SURVEY STATIONS			
Name	Easting	Northing	Height
1STN	500176.767	101378.196	4.651
2STN	500168.634	101396.292	4.549

5 0 5 10

Scale Bar 1:100

NOTES

- DO NOT SCALE OFF THIS DRAWING EXCEPT FOR PLANNING PURPOSES
- CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED
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SURVEY GRID:

All information is to Ordnance Survey National Grid, computed using Leica Smartnet RTK Network

SURVEY DATUM:

All Levels are Orthometric Heights Related To OSGM15 Datum.

NOTES:

- Surveyed boundaries may not be legal boundaries.
- Dimensions should not be scaled. All information contained in the drawing should be checked and verified on site prior to any fabrication/construction.
- All utilities have been identified to the best of the surveyors knowledge but cannot be guaranteed. Due to non entry of inspection chambers all pipe sizes should be checked and verified before any works commence.
- Services such as Inspection Chambers and Water Meters etc may be obscured by parked cars or debris.

Topo Key

Trees

Tree canopies an heights shown as indicative only. Tree species identified to the best of the Surveyors knowledge. If tree species are important than the services of an Arborist should be employed. Individual tree canopies are shown in a separate layer, called TREES which is turned off for presentation purposes.

Tree Notation: Trunk/Canopy/Height

Symbology

Linetypes

REV	DATE	BY	AMENDMENT

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2 Rose Cottage
Climping Street
Climping
Littlehampton
BN17 5RH

DRAWING TITLE
Topographical Site Plan

DRAWING STATUS
PLANNING
NOT FOR CONSTRUCTION USE UNLESS STATED AS 'CONSTRUCTION'

DATE	SCALE	DRAWN BY	CHECKED BY
April 2024	as shown	KD	

JOB NO.	DRAWING NO.	REVISION
24027	1.02	

Appendix C BGS Borehole Records

Norwest Holst Soil Engineering Ltd.

Borehole No. 1

BOREHOLE LOG

Contract No. F5316
Location Climping Street
Client Arun District Council
Method of Boring Percussion
Diameter of Borehole 150 mm

TQ00SW 207

Sheet 1 of 1
Chainage
Ground Level m.A.O.D.
Date 17/8/82

Description of Strata	Legend	Depth Below G.L.(m)	O.D. Level (m)	Casing Depth at Sampling	Sampling and Coring	"N"/ R.Q.D.%	Daily Progress
MADE GROUND: Clay, brick rubble, chalk fragments etc.		1.50					
Firm brown sandy stony CLAY.		2.25					
Brown and grey sandy CLAY with chalk pebbles.		4.00					

Type of Sample

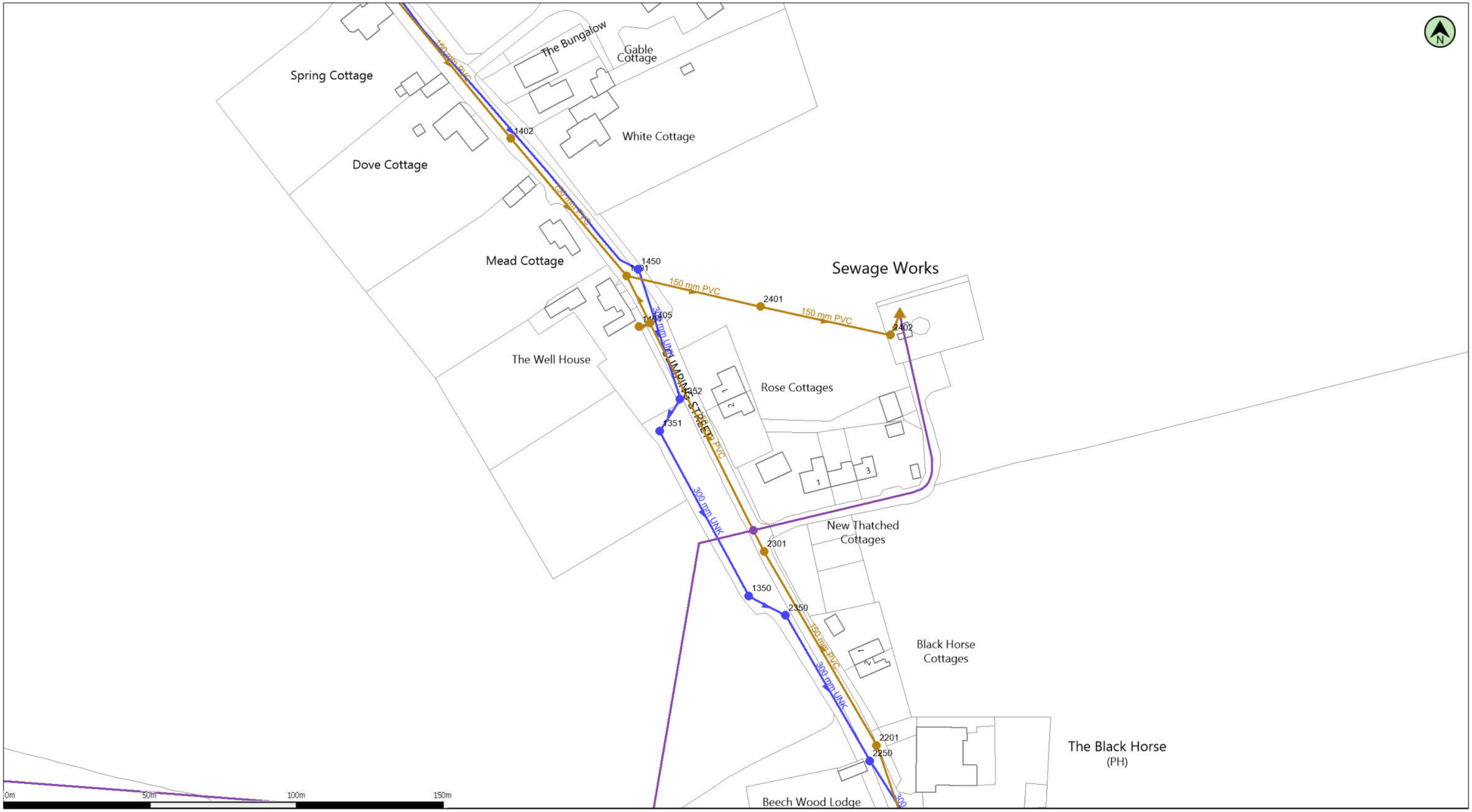
- S.P.T.
- Undisturbed
- C.P.T.
- Vane
- Jar
- Water
- Bulk
- Piezometer

Remarks (Observations of Ground Water etc.)

Borehole dry.

Water levels are subject to seasonal or tidal variations and should not be taken as constant

Appendix D Southern Water Public Sewer Records

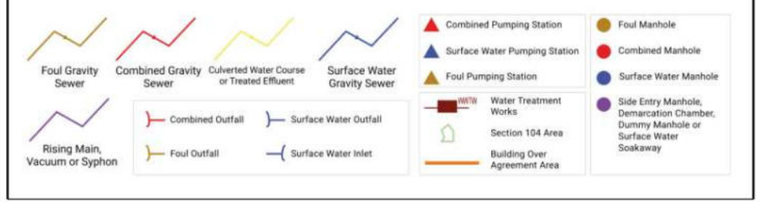


(c) Crown copyright and database rights 2025 Ordnance Survey AC0000808122 | Date: 02/05/25 | Scale: 1:1250 | Map Centre: 500194,101378 | Data updated: 20/03/25 | Our Ref: 1760250 - 1 | Wastewater Plan A3 Powered by digdat

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

D2358

WATER for LIFE from Southern Water

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
1401	F	4.49	0.00	
1402	F	4.31	2.61	
1404	F	0.00	0.00	
1405	F	0.00	0.00	
2201	F	4.40	3.08	
2301	F	4.65	2.77	
2401	F	0.00	0.00	
2402	F	0.00	0.00	
1350	S	0.00	0.00	
1351	S	0.00	0.00	
1352	S	0.00	0.00	
1450	S	0.00	0.00	
2250	S	0.00	0.00	
2350	S	0.00	0.00	

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert

Appendix E Flood Maps for Planning Extracts

GOV.UK

Flood map for planning

Get a boundary report

Edit

Delete

Datasets

- (•) Flood zones 2 and 3
- ( ) River and sea with defences
- ( ) River and sea without defences
- ( ) Surface water
- ( ) None

Map features

- [x] Water storage
- [x] Flood defence
- [x] Main Rivers

Datasets

- ○ Flood zones 2 and 3
- ◉ River and sea with defences
- ○ River and sea without defences
- ○ Surface water
- ○ None

Time frame

- ◉ Present day
- ○ Climate change

Annual likelihood of flooding

- ◉ Rivers and sea 1 in 30
- ○ Rivers 1 in 100, Sea 1 in 200
- ○ Rivers and sea 1 in 1000

Map features

- ☑ Water storage
- ☑ Flood defence
- ☑ Main Rivers

Rivers and sea supporting data may show inconsistent results. Find out more

Search

Key

Flood extent
Water storage
Flood defence
Main Rivers
Report area

Climping Street

Ryebank House

Get summary report

Ordnance Survey

Datasets

- ○ Flood zones 2 and 3
- ◉ River and sea with defences
- ○ River and sea without defences
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- ○ None

Time frame

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Key

Flood extent
Water storage
Flood defence
Main Rivers
Report area

Climping Street

Ryebank House

Get summary report

Ordnance Survey

GOV.UK

Flood map for planning

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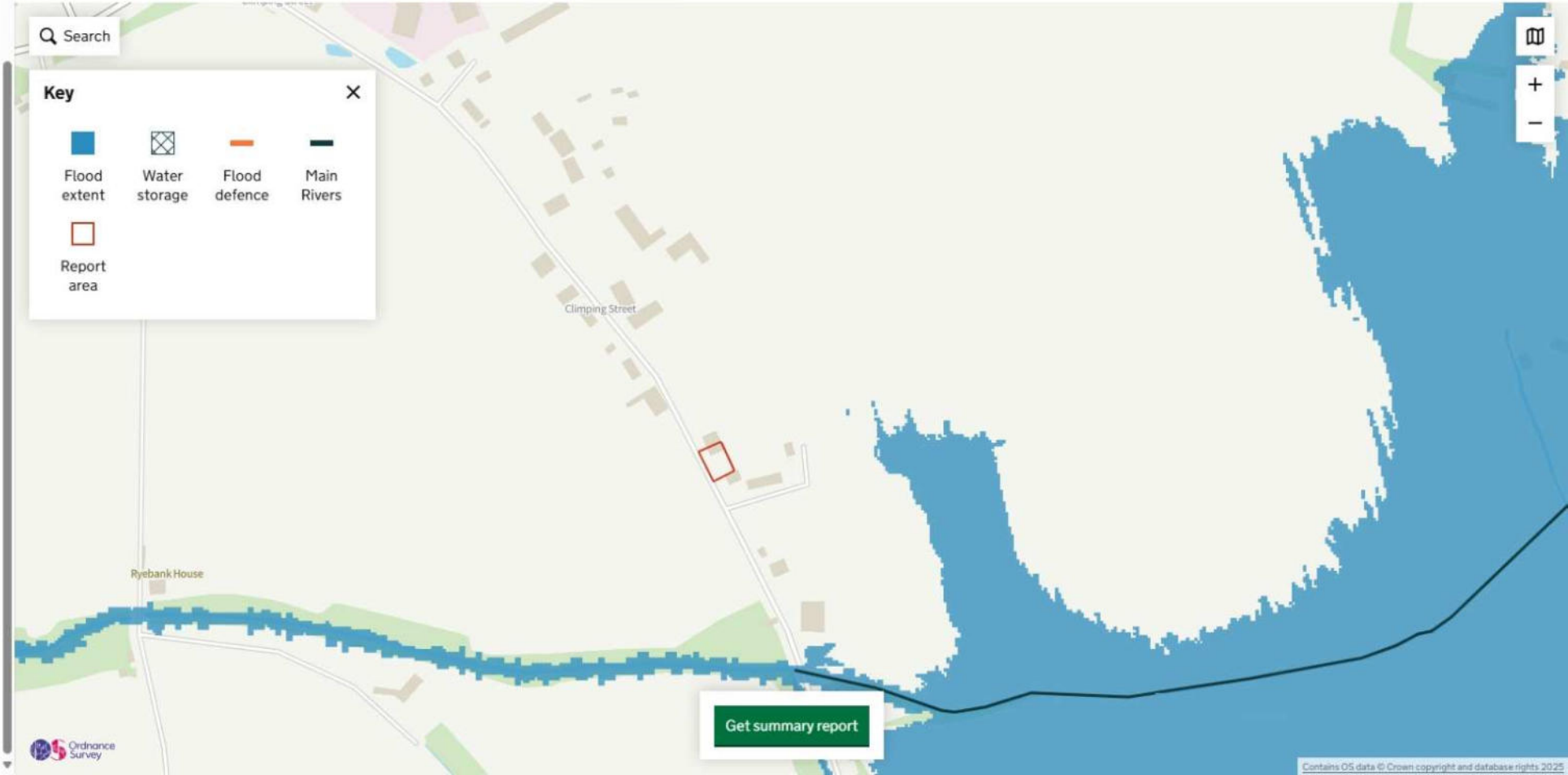

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Time frame

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Annual likelihood of flooding

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Map features

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- ☑ Flood defence
- ☑ Main Rivers

Rivers and sea supporting data may show inconsistent results. Find out more

Search

Key

Flood extent
Water storage
Flood defence
Main Rivers
Report area

Climping Street

Ryebank House

Get summary report

Ordnance Survey

Delete

Datasets

- ○ Flood zones 2 and 3
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- ◉ River and sea without defences
- ○ Surface water
- ○ None

Time frame

- ○ Present day
- ◉ Climate change

Annual likelihood of flooding

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- ○ Rivers and sea 1 in 1000

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- ☑ Flood defence
- ☑ Main Rivers

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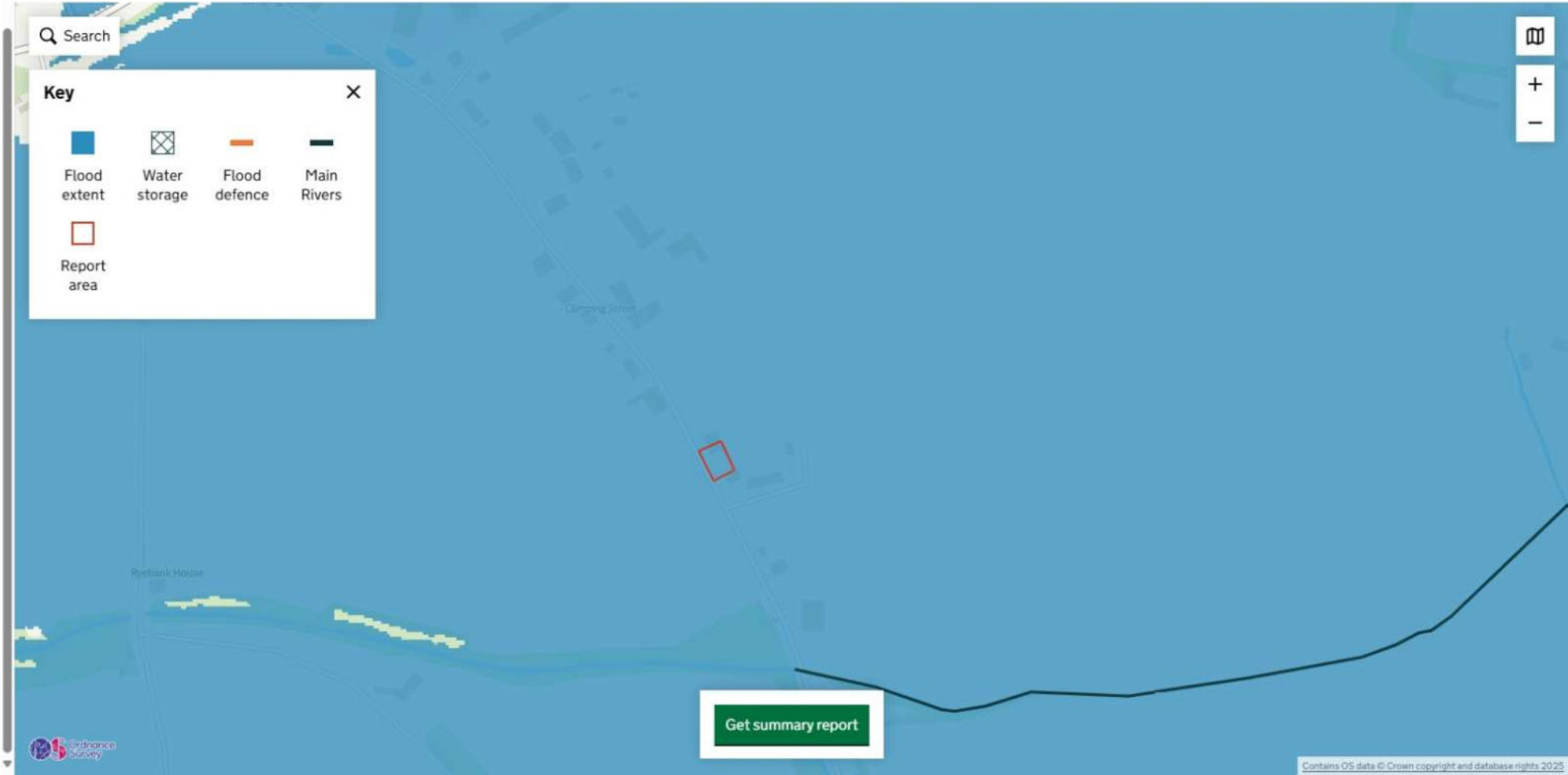

Delete

Datasets

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- ○ River and sea with defences
- ◉ River and sea without defences
- ○ Surface water
- ○ None

Time frame

- ○ Present day
- ◉ Climate change

Annual likelihood of flooding

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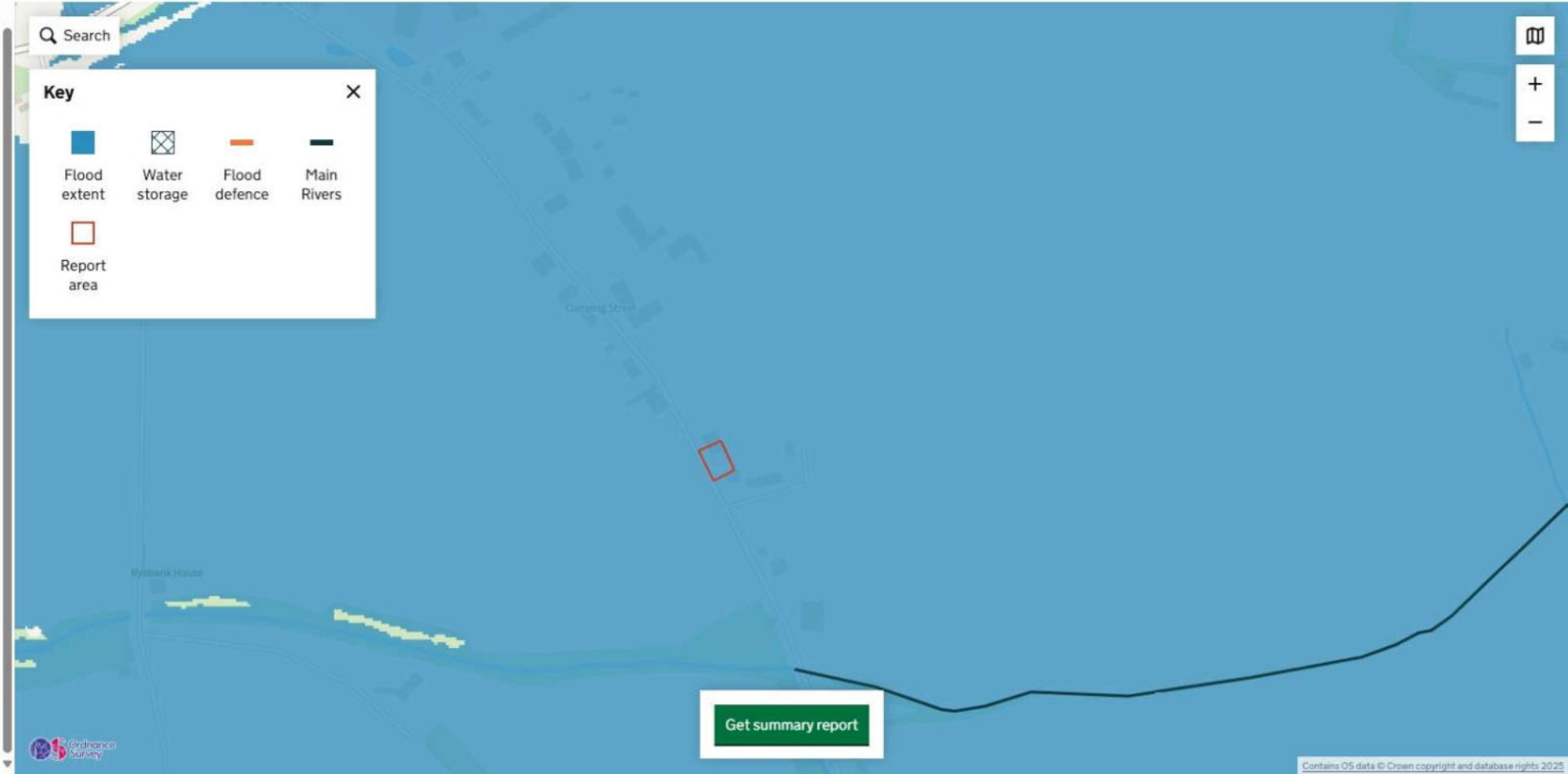
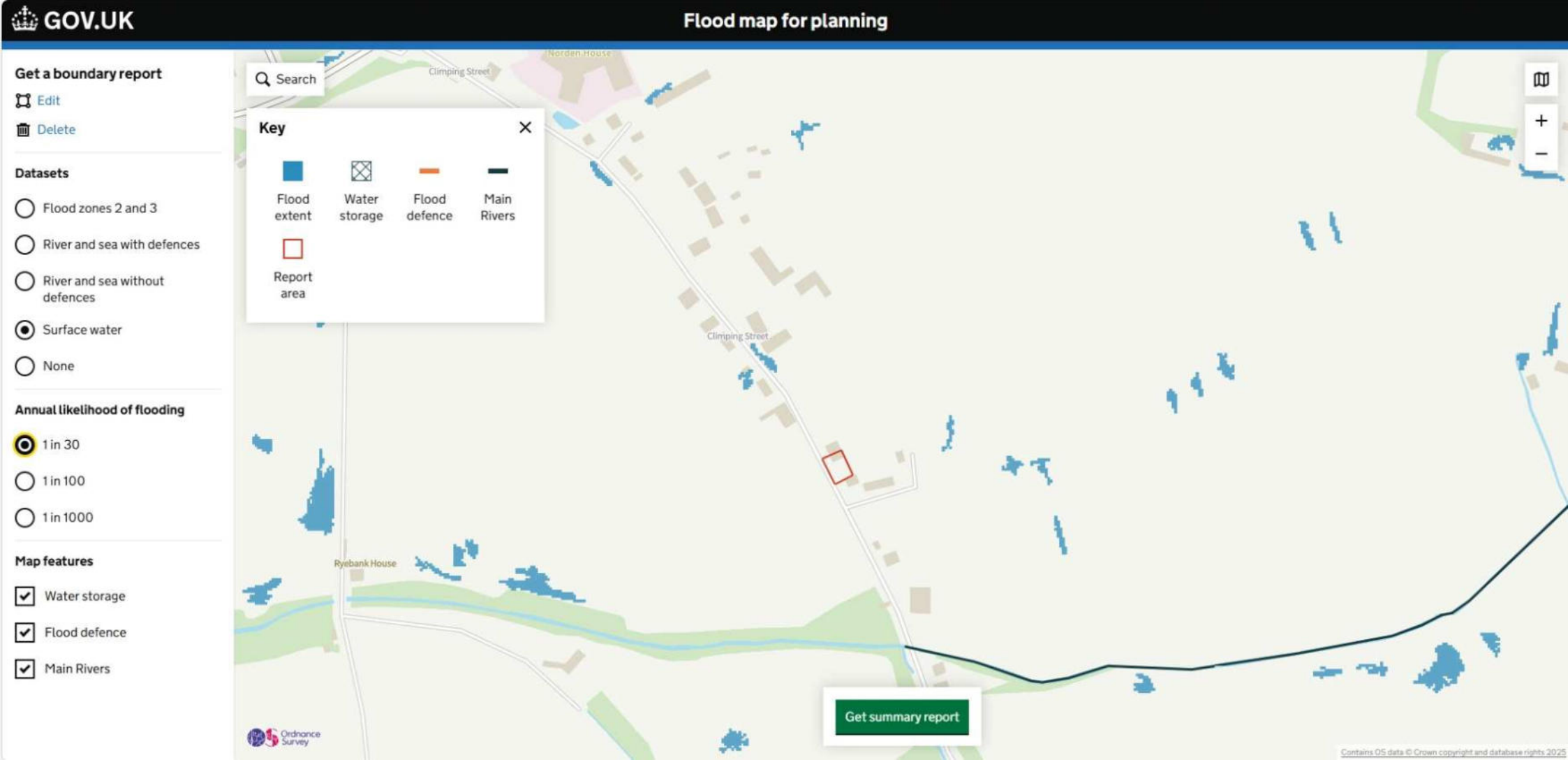



GOV.UK
Flood map for planning
Get a boundary report
Edit
Delete
Datasets
Flood zones 2 and 3
River and sea with defences
River and sea without defences
Surface water
None
Annual likelihood of flooding
1 in 30
1 in 100
1 in 1000
Map features
Water storage
Flood defence
Main Rivers
Search
Key
Flood extent
Water storage
Flood defence
Main Rivers
Report area
Climping Street
Norden House
Ryebank House
Get summary report
Ordnance Survey
Contains OS data © Crown copyright and database rights 2025

Flood map for planning

Get a boundary report

Edit

Delete

Datasets

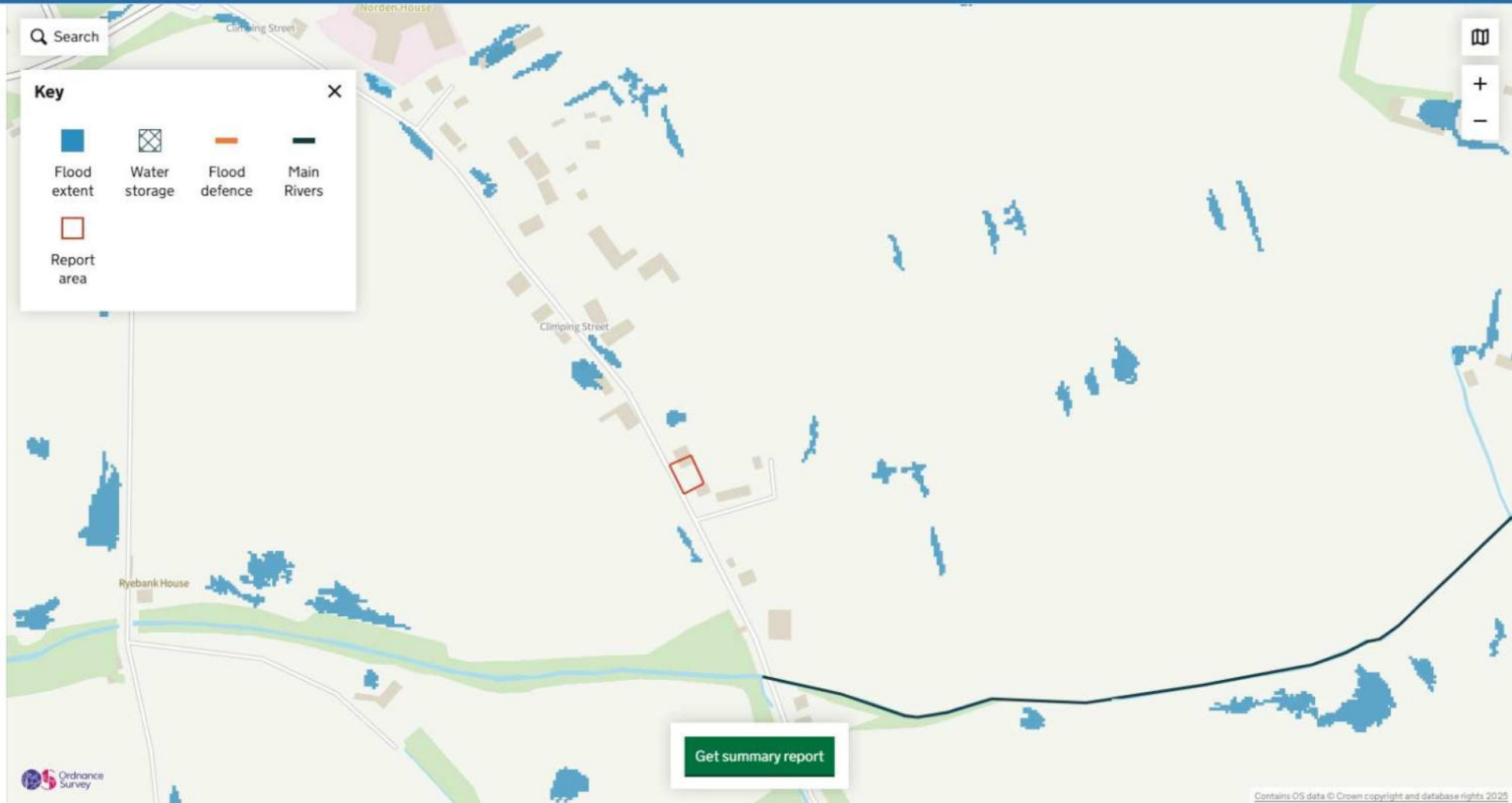
- ○ Flood zones 2 and 3
- ○ River and sea with defences
- ○ River and sea without defences
- ◉ Surface water
- ○ None

Annual likelihood of flooding

- ○ 1 in 30
- ◉ 1 in 100
- ○ 1 in 1000

Map features

- ☑ Water storage
- ☑ Flood defence
- ☑ Main Rivers



Get a boundary report

Edit

Delete

Datasets

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- ○ River and sea without defences
- ◉ Surface water
- ○ None

Annual likelihood of flooding

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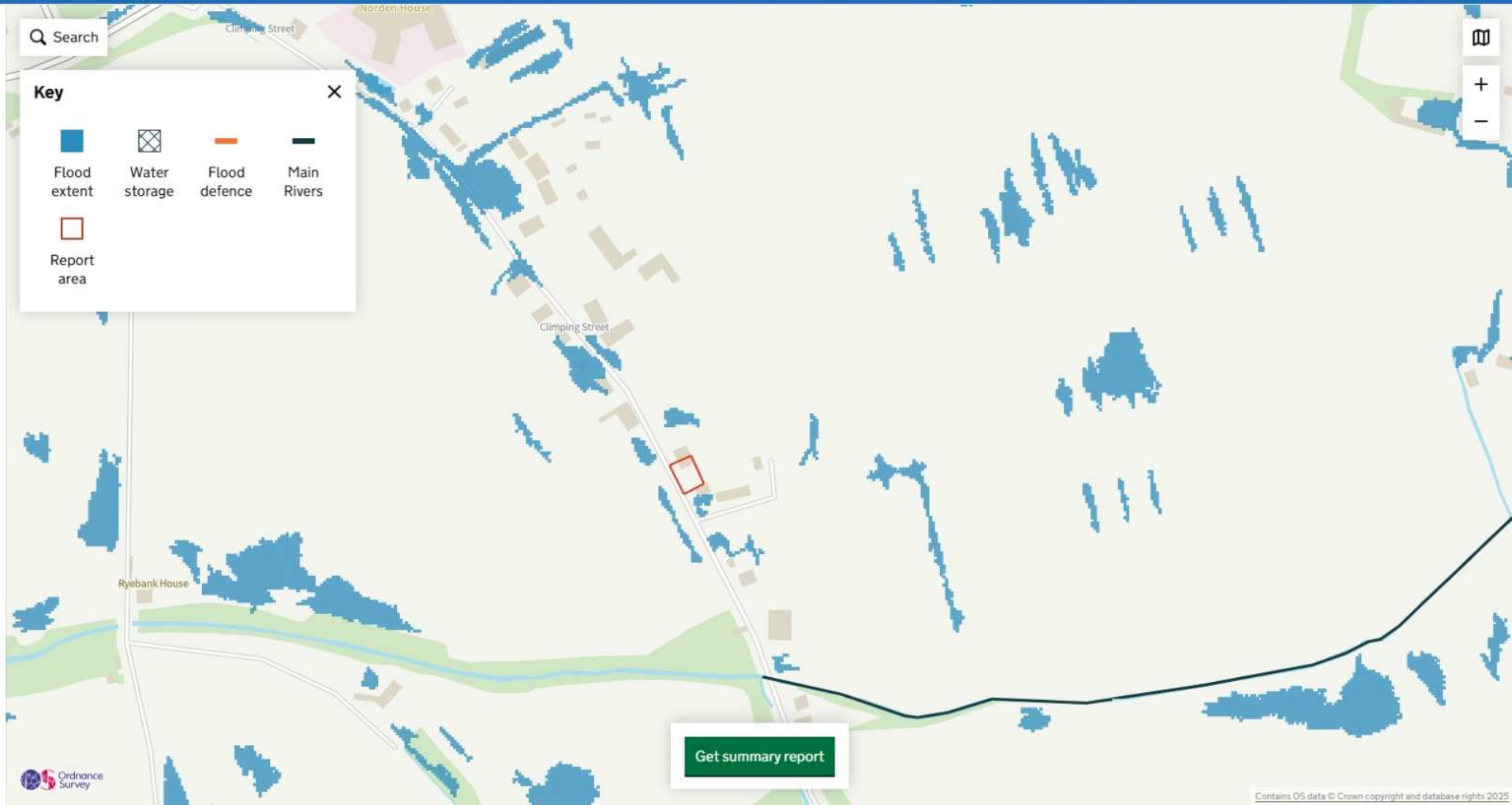


Appendix F Wallingford Greenfield Run-off Calculations

Greenfield runoff rate estimation tool

www.uksuds.com | Greenfield runoff rate estimation tool (https://www.uksuds.com/)

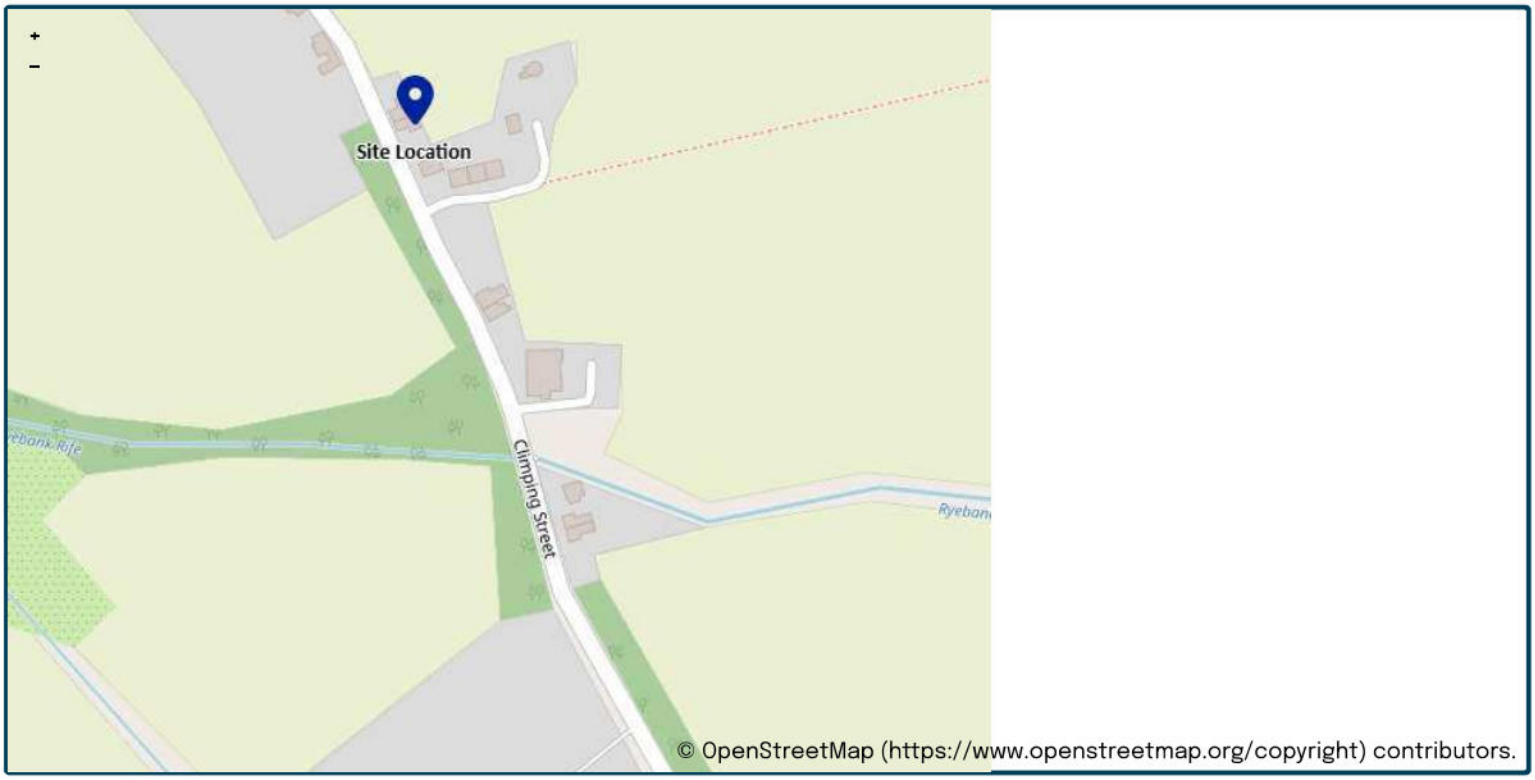
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance "Rainfall runoff management for developments", SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). 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	06/05/2025
Calculated by	S Burnett
Reference	D2358 2 Rose Cottages
Model version	2.0.0

Location

Site name	2 Rose Cottages
Site location	Climping Street



Site easting	500200
Site northing	101366

Site details

Total site area (ha)	0.0357 ha

Greenfield runoff

Method

Method	IH124

IH124

	My value		Map value
SAAR (mm)	709 mm		709
How should SPR be derived?	WRAP soil type		
WRAP soil type	3		3
SPR	0.37		
QBar (IH124) (l/s)	0.1 l/s		

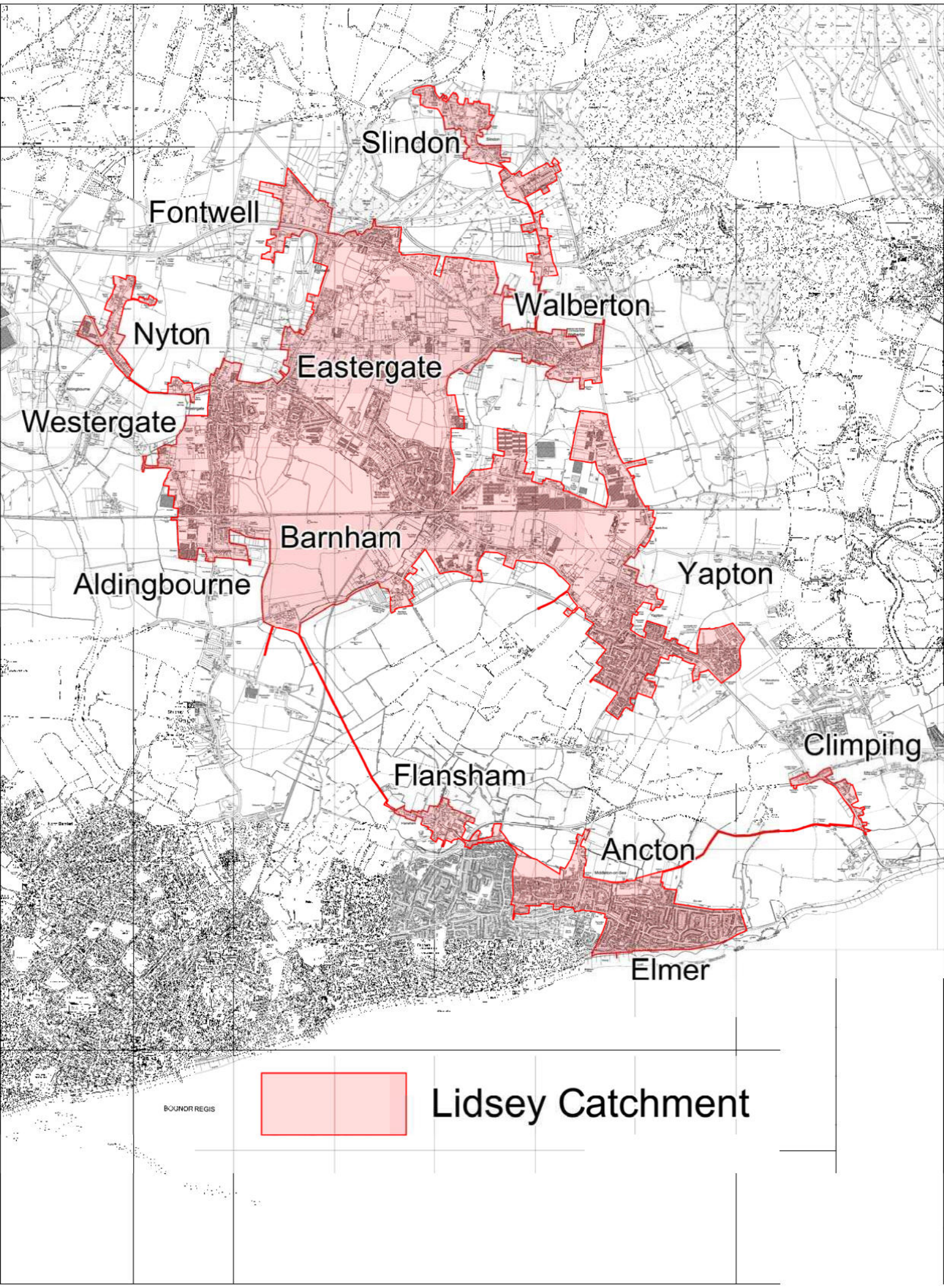
Growth curve factors

	My value		Map value
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)	0.088 l/s
Flow rate 2 year (l/s)	0.092 l/s
Flow rate 10 years (l/s)	0.17 l/s
Flow rate 30 years (l/s)	0.24 l/s
Flow rate 100 years (l/s)	0.33 l/s
Flow rate 200 years (l/s)	0.39 l/s

Appendix G Lidsey Wastewater Treatment Catchment Area


Slindon
Fontwell
Walberton
Nyton
Eastergate
Westergate
Barnham
Aldingbourne
Yapton
Climping
Flansham
Ancton
Elmer
BOGNOR REGIS
Lidsey Catchment