

APPENDICES

Appendix A Site Layout

ORIGINAL SIZE OF THIS DRAWING IS A1



D	04.11.25	Garages to plots 5 and 6 amended to "Sedum" roof. SUDS planters indicated with notation.
C	27.03.25	Additional information included to site access.
B	12.12.24	General update.
A	18.11.24	Amended to accord with 'Bright Plan' comments.
REV.	DATE	REVISIONS

NOTES: 1. DO NOT SCALE FROM THIS DRAWING (EXCEPT FOR PLANNING APPLICATION PURPOSES). 2. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE CARRYING OUT WORK.
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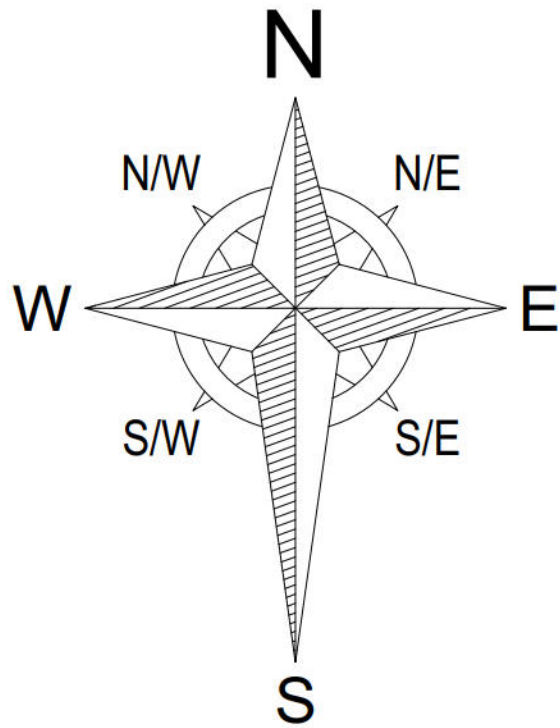
PROJECT Inglenook Residential Phase 2				CLIENT Honour			
DRAWING TITLE Site Plan as Proposed				COMPUTER FILE NAME: DWS.DWG ORIGINAL SIZE OF THIS DRAWING IS A1			
DRAWN CHECKED DATE				PROJECT NUMBER ACTUAL DRAWING NUMBER REVISION			
DCH MB April '23				1803 10 D			
SCALE -- AS SCALE RODS				PROJECT NUMBER ACTUAL DRAWING NUMBER REVISION			
1:200				1803 10 D			
TRINITY, STRETINGTON, CHICHESTER, WEST SUSSEX, PO18 0LA, UNITED KINGDOM.				TEL 01243 771166			

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ARCHITECTS
DESIGN
&
MANAGEMENT

Appendix B Topographic Survey

ORIGINAL SIZE OF THIS DRAWING IS A1

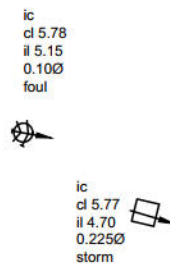
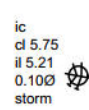
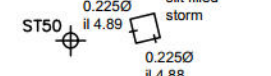
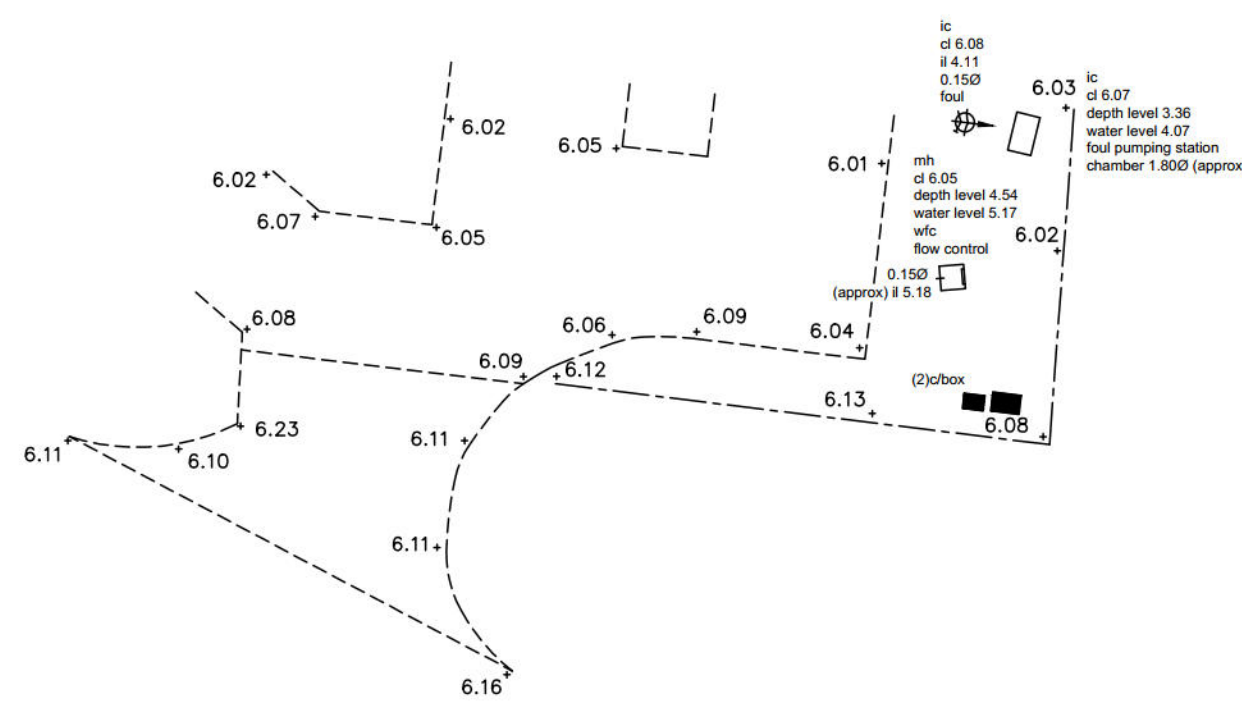


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PROJECT Inglenook Residential Phase 2				CLIENT Honour			
DRAWING TITLE Topographical Survey				COMPUTER FILE NAME DWG.DWG			
ORIGINAL SIZE OF THIS DRAWING IS A1				DRAWING NUMBER			
DRAWN DCH MB	CHECKED Nov '21	DATE 1:200	SCALE - AS SCALE RODS	PROJECT NUMBER 1803	ACTUAL DRAWING NUMBER 04	REVISION -	
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GENERAL NOTES

THIS DRAWING HAS BEEN PRODUCED WITH A PLOT SCALE ACCURACY OF 1:200
THREE HEIGHTS SHOULD BE TREATED AS APPROXIMATE AND SPECIES SHOULD BE VERIFIED BY A
QUALIFIED ARBORICULTURIST IF CRITICAL
OVERHEAD CABLES ARE SURVEYED REMOTELY AND SHOULD BE TREATED AS APPROXIMATE.
ALL UTILITY AND DRAINAGE COVER INFORMATION HAS BEEN SURVEYED WHERE VISIBLE/ACCESSIBLE;
PLEASE NOTE THAT ANY DAMAGED COVERS AND COVERS WITHIN HIGHWAYS HAVE NOT SEEN LIFT
PIPE DETAILS AND INVERTS ARE SURVEYED FROM GROUND LEVEL AND SHOULD BE TREATED AS A
GUIDE ONLY.

LEVEL DATUM & COORDINATE SYSTEM

ALL LEVELS AND COORDINATES ARE IN METRES RELATED TO A THIRD PARTY SURVEY PROVIDED BY ADM ARCHITECTS. SAM MORRIS SURVEYING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE THIRD PARTY SURVEY.

STANDARD ABBREVIATIONS & SYMBOLS

[illegible]

FENCE TYPES

b/w - barbed wire
c/b - closeboard
cl - chain link
ir - iron railings
mf - mesh
mxf - mixed ferrous
puf - picket
pf - post and rail
pw - post and wire

TREE SPECIE

be - beech
con - conifer
hawt - hawthorn
hichest - horse chest
pop - poplar
sibirch - silver birch

SURVEY CONTROL

[illegible]

NORTH POINT



SCALE BAR = 1200



EMAIL - SAM@SM-SURVEYING.CO.UK
TELEPHONE - 07752 724140
WWW.SM-SURVEYING.CO.UK

TOPOGRAPHICAL SURVEYS
MEASURED BUILDING SURVEY

Project - The Inglenook Hotel, 255 Pagham Road, Bognor Regis, PO21 3QB

Drawing Title - Topographical Survey

Scale 1:200 @ A0	Date - March 2025	Drawing Number - SMS-1086-1	Surveyor - S.A.M
------------------	-------------------	-----------------------------	------------------

Revisions

Appendix C Site Investigation

GROUNDWATER MONITORING

AT

INGLENOOK HOTEL, PAGHAM

FOR

ANTHONY HONOUR

G6626

19 December 2024



Ground Management Ltd
Civil and Geotechnical Engineering Services

DOCUMENT CONTROL

Report Title: Groundwater Monitoring
Inglenook Hotel, Pagham

Report No./ Issue: G6626-01/1

Report Status: Issued for Client Comment

Distribution: Anthony Honour PDF copy 19 December 2024

Whaleback RTPi Planning Consultants

Prepared by: Alistair Tyler BSc MSc DIC CEng MICE

Signed:

A black rectangular box redacting the signature.

Ground Management Ltd Robin Hill Farm Clay Lane Fishbourne Chichester West Sussex PO18 8AB

A black rectangular box redacting the contact information.

CONTENTS

1.0 Introduction

Figure 1: Site Location Plan

Figure 2: Existing Site Layout

Figure 3: Proposed Development

Figure 4: Exploratory Hole Location Plan

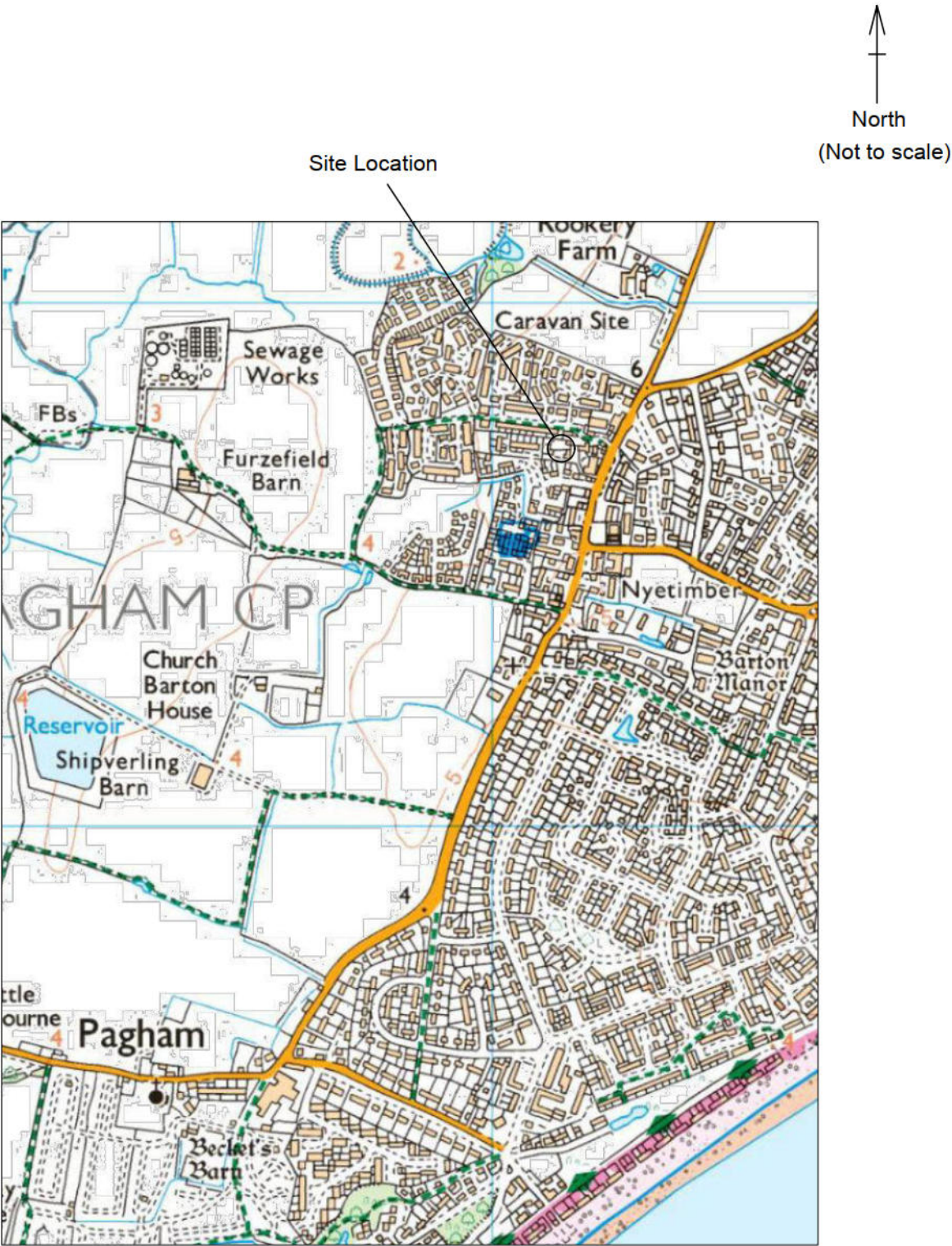
Exploratory Hole Logs: Boreholes BH1 and BH2

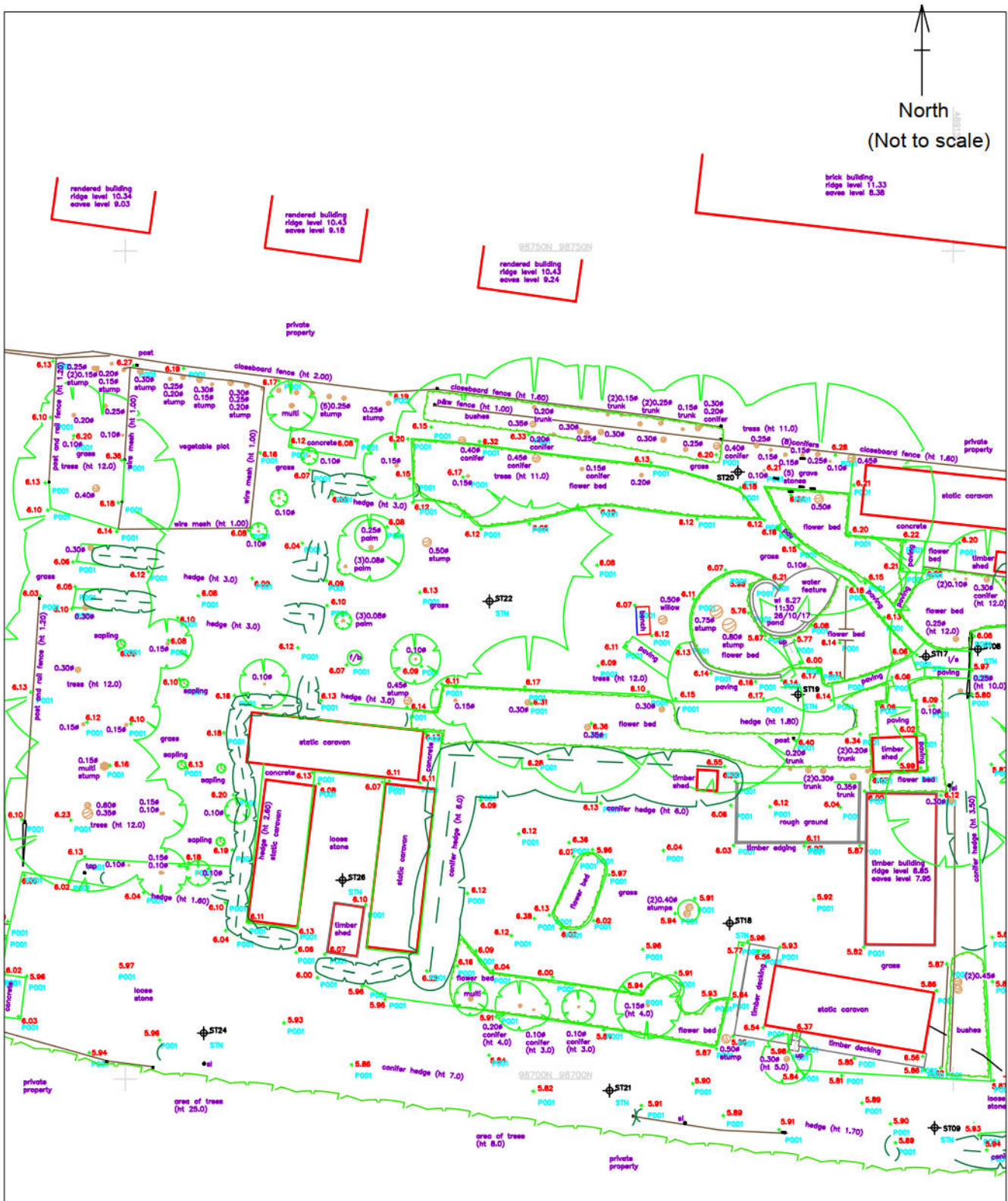
Groundwater Monitoring Results to 16 December 2024

1.0 INTRODUCTION

- 1.1 Ground Management Ltd have installed groundwater monitoring at Inglenook Hotel, Pagham (location indicated on Figure 1) to inform drainage design for a proposed new residential development as indicated on attached Figure 3.
- 1.2 The work included excavation of two boreholes referenced BH1 and BH2 by dynamic sampling at locations indicated on Figure 4 each to a depths of 3m to investigate the ground profile and install standpipes to allow future monitoring of groundwater level. Borehole logs are attached.
- 1.3 The standpipes were installed on 5/12/24 and a record of the monitoring observations up to 16/12/24 is appended.
- 1.4 The work was carried out for Anthony Honour under instruction from Whaleback RTPi Planning Consultants and nothing in this report confers or purports to confer on any third party, any benefit or any right to enforce any term of this report pursuant to the Contract (Rights of Third Parties) Act 1999.

Ground Management Ltd Civil and Geotechnical Engineering Services		PROJECT NO: G6626
		FIGURE REF: Figure 1
PROJECT:	Inglenook Pagham Residential Phase 2	PREPARED: AJHT
SECTION:	Preliminary Ground Investigation	CHECKED: AJHT
TITLE:	Site Location Plan	DATE: Dec 2024





Ground Management Ltd Civil and Geotechnical Engineering Services	Robin Hill Farm, Clay Lane, Fishbourne CHICHESTER, Wiltshire, PO18 8LR [REDACTED]	PROJECT NO: G6626
		FIGURE REF: Figure3
PROJECT: Inglenook Pagham Residential Phase 2		PREPARED: AJHT
SECTION: Preliminary Ground Investigation		CHECKED: AJHT
TITLE: Exploratory Hole Location Plan		DATE: Dec 2024

↑
North
(Not to scale)



PROJECT: Inglenook Pagham Residential Phase 2

PREPARED: AJHT

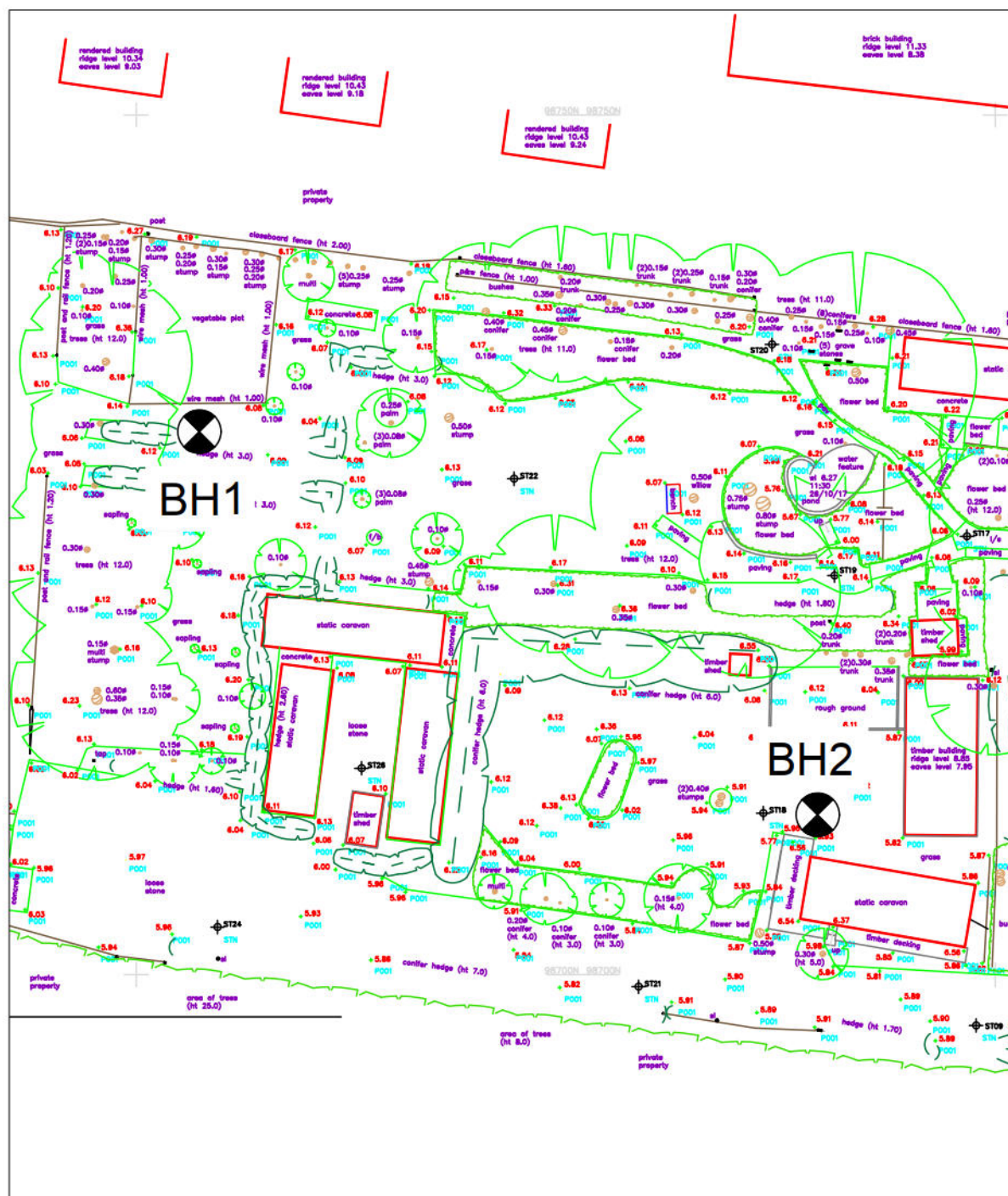
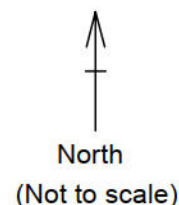
SECTION: Preliminary Ground Investigation

CHECKED: AJHT

TITLE: Exploratory Hole Location Plan

DATE: Dec 2024

Exploratory hole locations shown are indicative unless dimensioned



Ground Management Ltd

Civil and Geotechnical Engineering Services

Robin Hill Farm Clay Lane Fishbourne
CHICHESTER West.Sussex PO18 8AB

Site
Inglenook Hotel, Pagham

Number
BH1

Excavation Method Dynamic sampling using Archway Dart	Dimensions 80mm to 1.00m 70mm to 2.00m 60mm to 3.00m	Ground Level (mOD) 6.10	Client Anthony Honour	Job Number G6626
	Location See Location Plan	Dates 05/12/2024	Engineer BP Civils	Sheet 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.90-1.20	D1		HV at 0.8m : 60,50,60 kPa HV at 1.2m : 50 kPa	5.80	(0.30)	Tree litter over slightly sandy (fine) slightly clayey silt TOPSOIL with occasional subangular medium flint gravel. Some roots up to 3mm dia.		
					0.30	Firm orange brown silty CLAY with occasional subangular fine flint gravel. Some fine rootlets		
					(1.05)			
					4.75	1.35	Orange brown and yellow brown coarse medium and fine angular to subangular flint GRAVEL with some silty fine to medium sand	
					(1.05)		... with some silty clay from 2.1m to 2.3m	
				3.70	2.40	Yellow brown slightly silty fine to medium SAND with a little coarse medium and fine rounded to subrounded flint gravel		
					(0.60)			
				3.10	3.00	Complete at 3.00m		

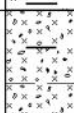
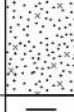
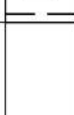
Remarks

Some seepage below 1m
19mm dia. standpipe installed on completion - 2m slotted with geosoc and gravel surround, 1m plain with bentonite pellet seal
Water level recorded 0.89m bgl after 30 minutes
Ground level estimated by reference to topographic survey by Midlands Surveys dated Nov 2017

Scale
(approx)
1:20

Logged
By
AT

Figure No.
G6626.BH1

Ground Management Ltd Civil and Geotechnical Engineering Services				Robin Hill Farm Clay Lane Fishbourne CH		Site Inglenook Hotel, Pagham		Number BH2	
Excavation Method Dynamic sampling using Archway Dart		Dimensions 80mm to 1.00m 70mm to 2.00m 60mm to 3.00m		Ground Level (mOD) 5.93		Client Anthony Honour		Job Number G6626	
		Location See Location Plan		Dates 05/12/2024		Engineer BP Civils		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description		Legend	Water
0.80-1.00	D1		HV at 0.8m : 40,40,40 kPa	5.63	(0.30)	Grass over moist brown slightly sandy (fine) slightly clayey silt TOPSOIL with occasional fine and medium subangular flint gravel. Some fine roots			
					0.30	Firm orange brown silty CLAY			
1.20-1.60	D2		HV at 1.5m : 45,50,45 kPa	4.73	(0.90)	... with a little coarse medium and fine subrounded and rounded flint gravel below 1.0m			
					1.20	Firm orange brown and yellow brown sandy (medium and fine) CLAY / SILT with some coarse medium and fine angular to subangular flint gravel.			
2.40-2.90	D3			3.53	(1.20)	... some roots up to 2mm dia above 1.9m			
					2.40	Orange brown slightly silty fine to medium SAND			
2.90-3.00	D4		HV at 2.95m : 70,70,70 kPa	3.03	2.90	Firm to stiff brown CLAY			
					(0.10)	Complete at 3.00m			
				2.93	3.00				
Remarks Some seepage below 1m 19mm dia. standpipe installed on completion - 2m slotted with geosoc and gravel surround, 1m plain with bentonite pellet seal. Flush cover. Water level recorded 0.65m bgl after 30 minutes Ground level estimated by reference to topographic survey by Midlands Surveys dated Nov 2017								Scale (approx) 1:20	Logged By AT
								Figure No. G6626.BH2	

G6626 Inglenook Hotel, Pagham

Water Level Monitoring (relative to ground level)



G6626 Inglenook Hotel, Pagham Water Level Monitoring (relative to Ordnance Datum)



Project No: G6626
Ingelnook Hotel, Pagham
15-Feb-25

		BH1	BH2			
Upstand (m)		0.360	0.000			
Ground Level (mAOD)		6.100	5.930			
Cover level (mAOD)		6.460	5.930			
Base dip (m)						

mAOD: metres Above Ordnance Datum

Ground levels estimated by reference to survey by Midlands Surveys dated Nov2017

[illegible]

G6626 Inglenook Hotel, Pagham

Water Level Monitoring (relative to ground level)



G6626 Inglenook Hotel, Pagham

Water Level Monitoring (relative to Ordnance Datum)



Project No: G6626
Ingelnook Hotel, Pagham
28-Mar-25

		BH1	BH2			
Upstand (m)		0.360	0.000			
Ground Level (mAOD)		6.100	5.930			
Cover level (mAOD)		6.460	5.930			
Base dip (m)						

mAOD: metres Above Ordnance Datum

Ground levels estimated by reference to survey by Midlands Surveys dated Nov2017

[illegible]

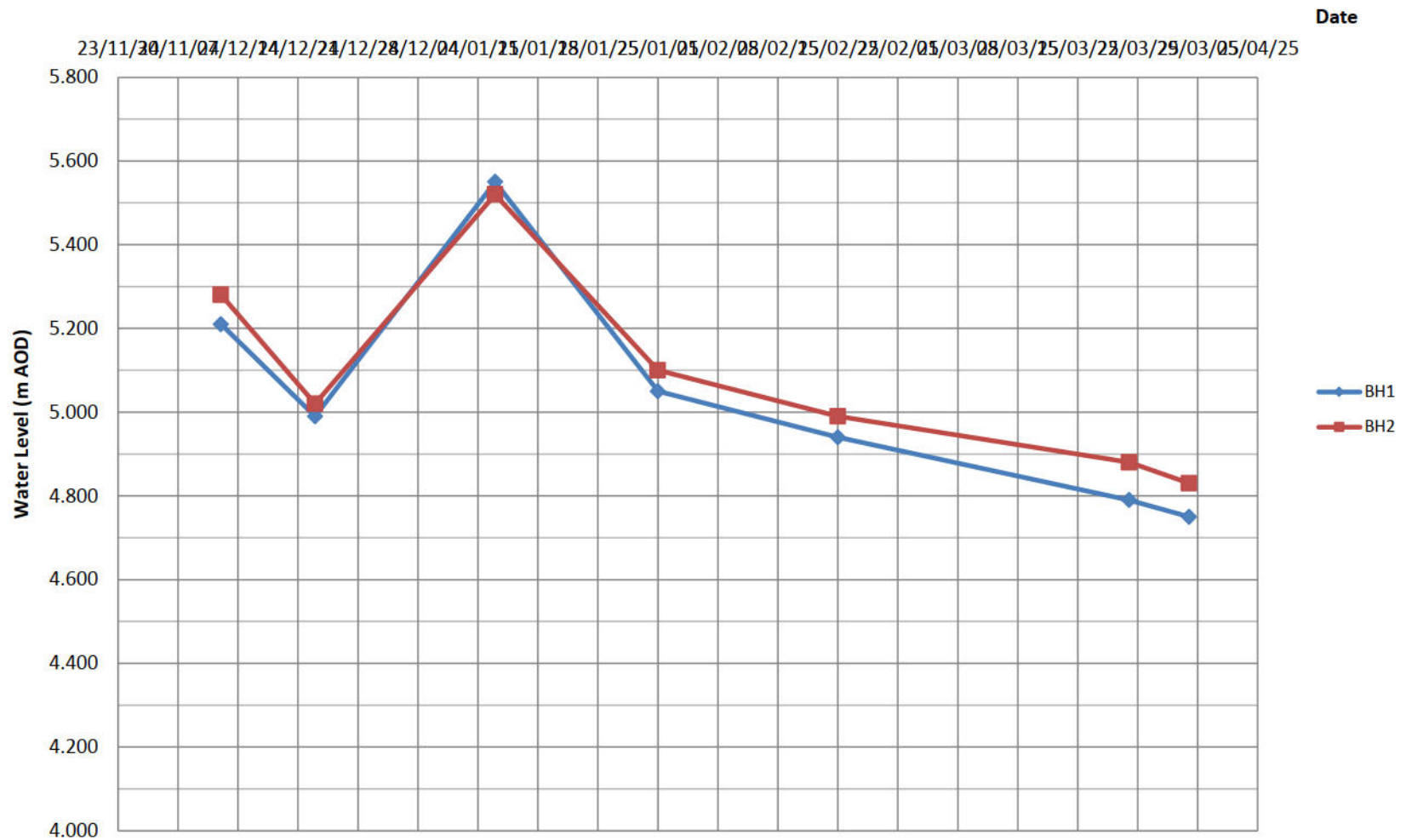
G6626 Inglenook Hotel, Pagham

Water Level Monitoring (relative to ground level)

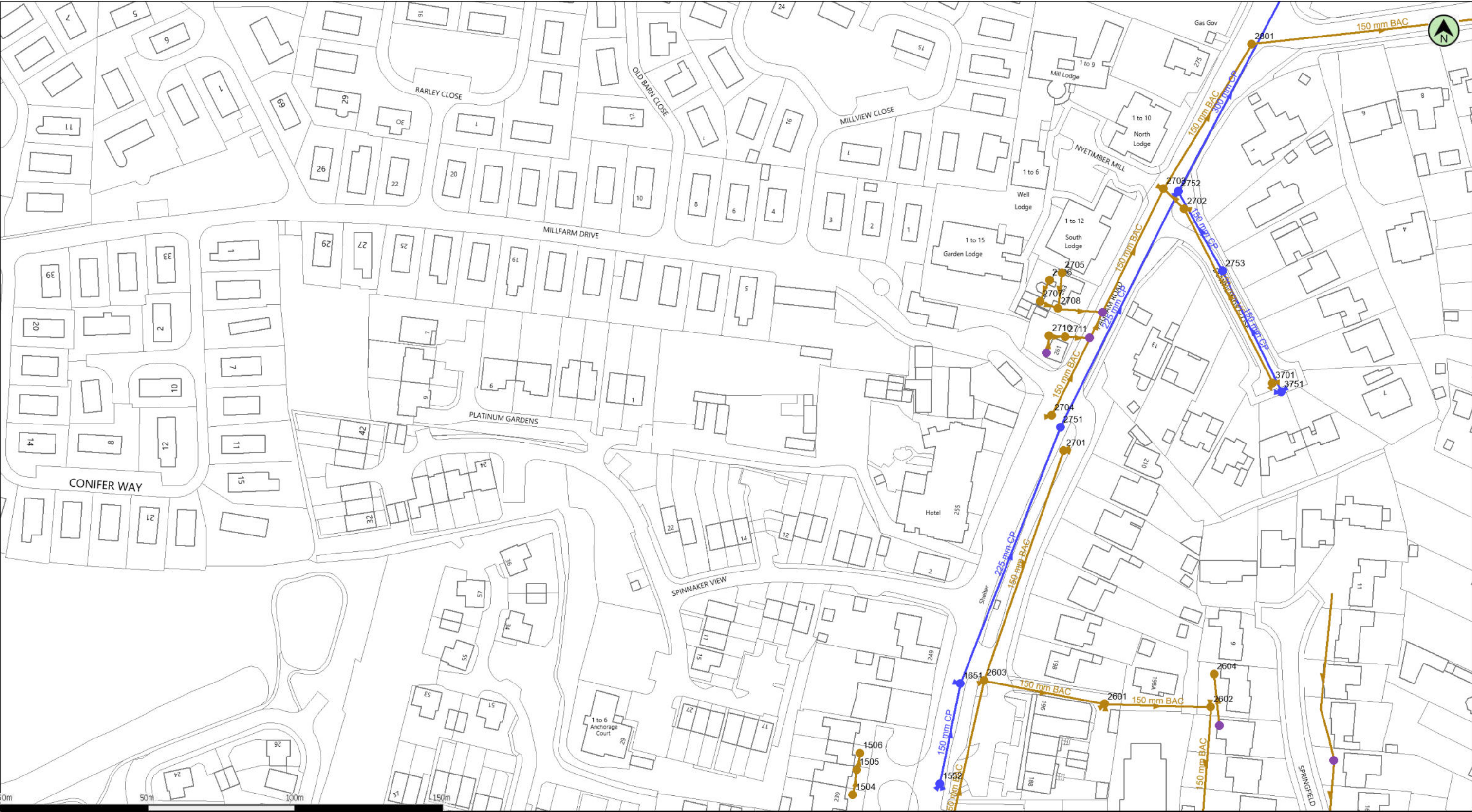


G6626 Inglenook Hotel, Pagham

Water Level Monitoring (relative to Ordnance Datum)



Appendix D Public Sewer Records

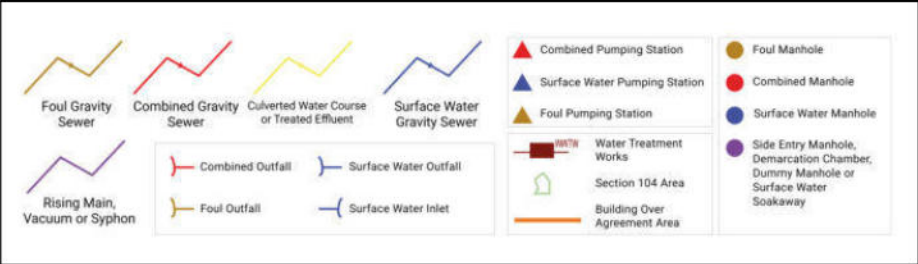


(c) Crown copyright and database rights 2025 Ordnance Survey AC0000808122 Date: 15/01/25 Scale: 1:1250 Map Centre: 489122,98717 Data updated: 20/12/24 Our Ref: 1660588 - 1 Wastewater Plan A3
Powered by digdat

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

D2310



Appendix E Flood Maps for Planning Extracts



Get data for your location

Add or edit a location boundary

[Show](#)

Datasets

Flood zones 2 and 3

[Hide](#)

☒ Flood zones 2 and 3

☐ Surface water

☐ None

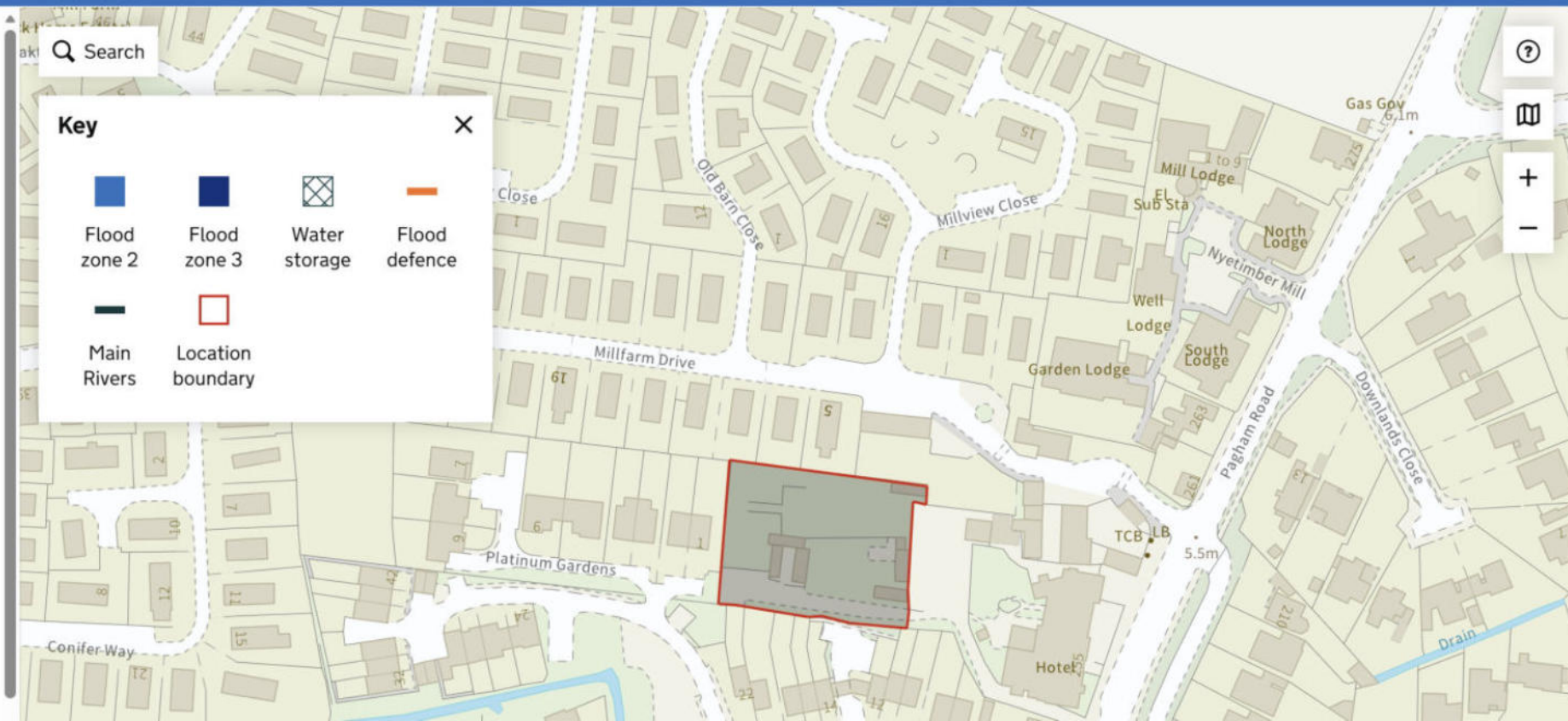
Climate change

Present day

[Hide](#)

☒ Present day

☐ 2070 to 2125





Get data for your location

Add or edit a location boundary

[Show](#)

Datasets

Flood zones 2 and 3

[Hide](#)

☒ Flood zones 2 and 3

☐ Surface water

☐ None

Climate change

2070 to 2125

[Hide](#)

☐ Present day

☒ 2070 to 2125

Key



Flood zone 2 (present day)



Flood zone 3 (present day)



Climate change (2070 to 2125)



Climate change data unavailable



Water storage



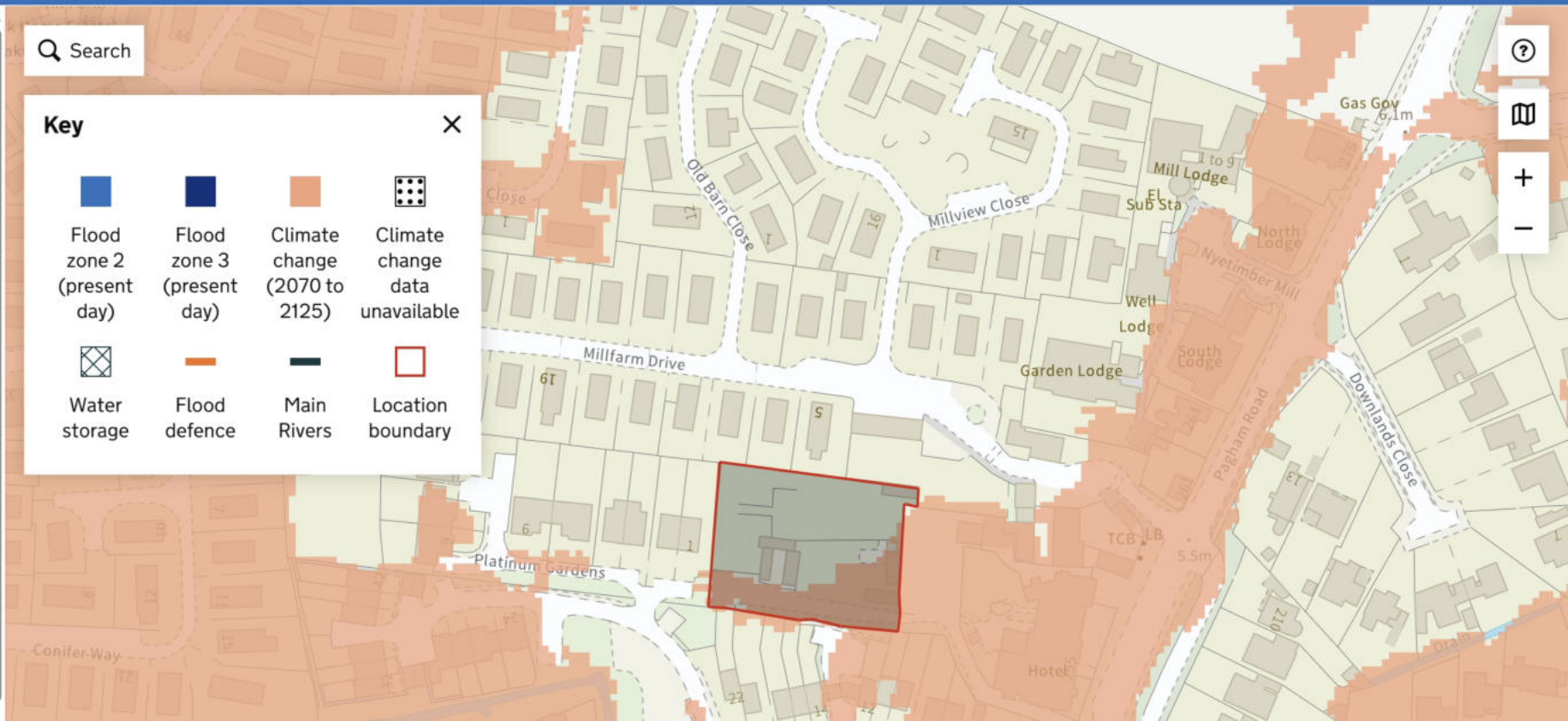
Flood defence



Main Rivers



Location boundary



Get data for your location

Add or edit a location boundary

[Show](#)

Datasets

Surface water

[Hide](#)

☐ Flood zones 2 and 3

☒ Surface water

☐ None

Annual likelihood of flooding

1 in 30

[Hide](#)

☒ 1 in 30

☐ 1 in 100

☐ 1 in 1000

Key



Flood extent



Water storage



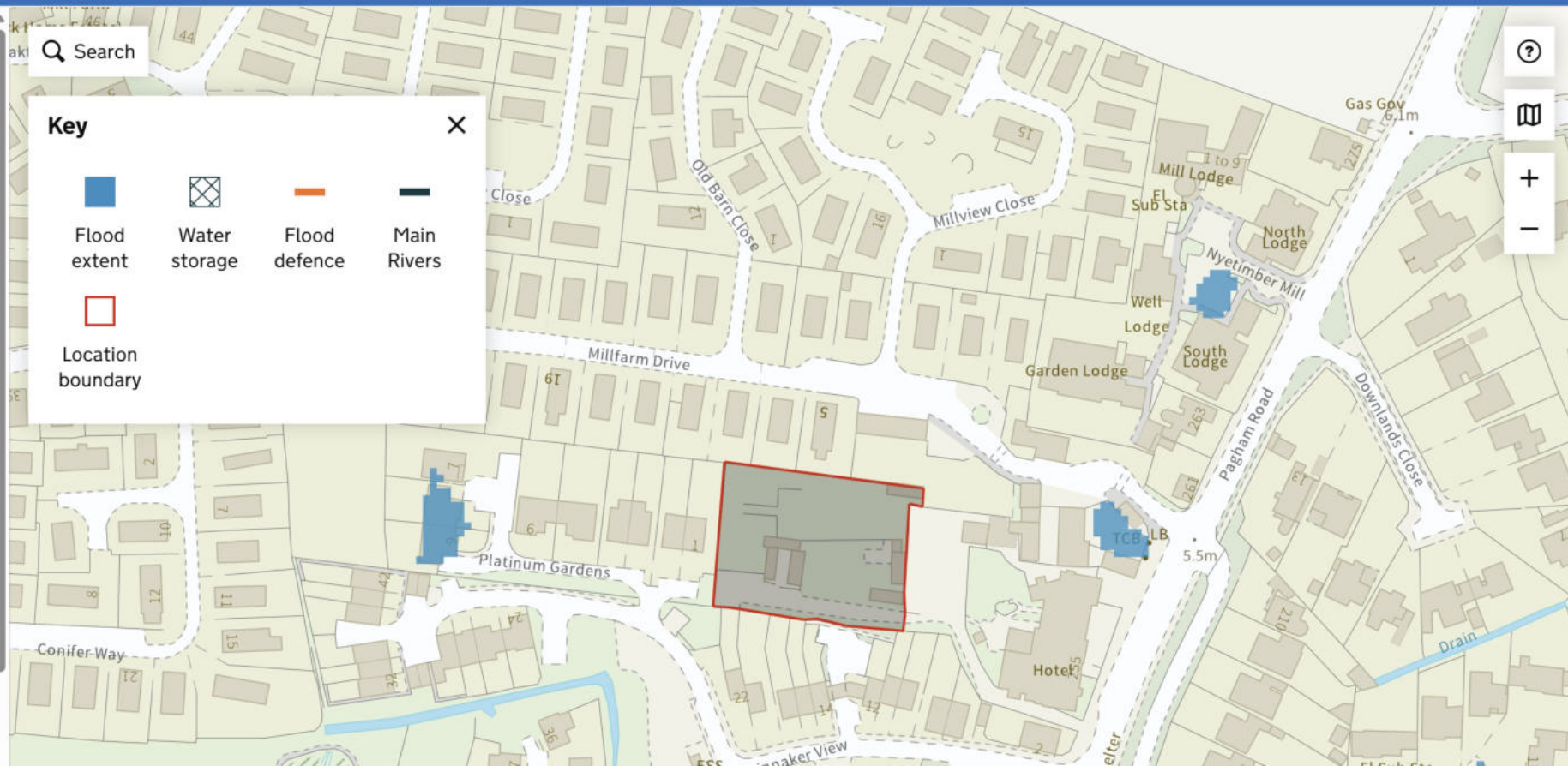
Flood defence



Main Rivers



Location boundary



Get data for your location

Add or edit a location boundary

Show

Datasets

Surface water

Hide

☐ Flood zones 2 and 3

☒ Surface water

☐ None

Annual likelihood of flooding

1 in 100

Hide

☐ 1 in 30

☒ 1 in 100

☐ 1 in 1000



Get data for your location

Add or edit a location boundary

[Show](#)

Datasets

Surface water

[Hide](#)

☐ Flood zones 2 and 3

☒ Surface water

☐ None

Annual likelihood of flooding

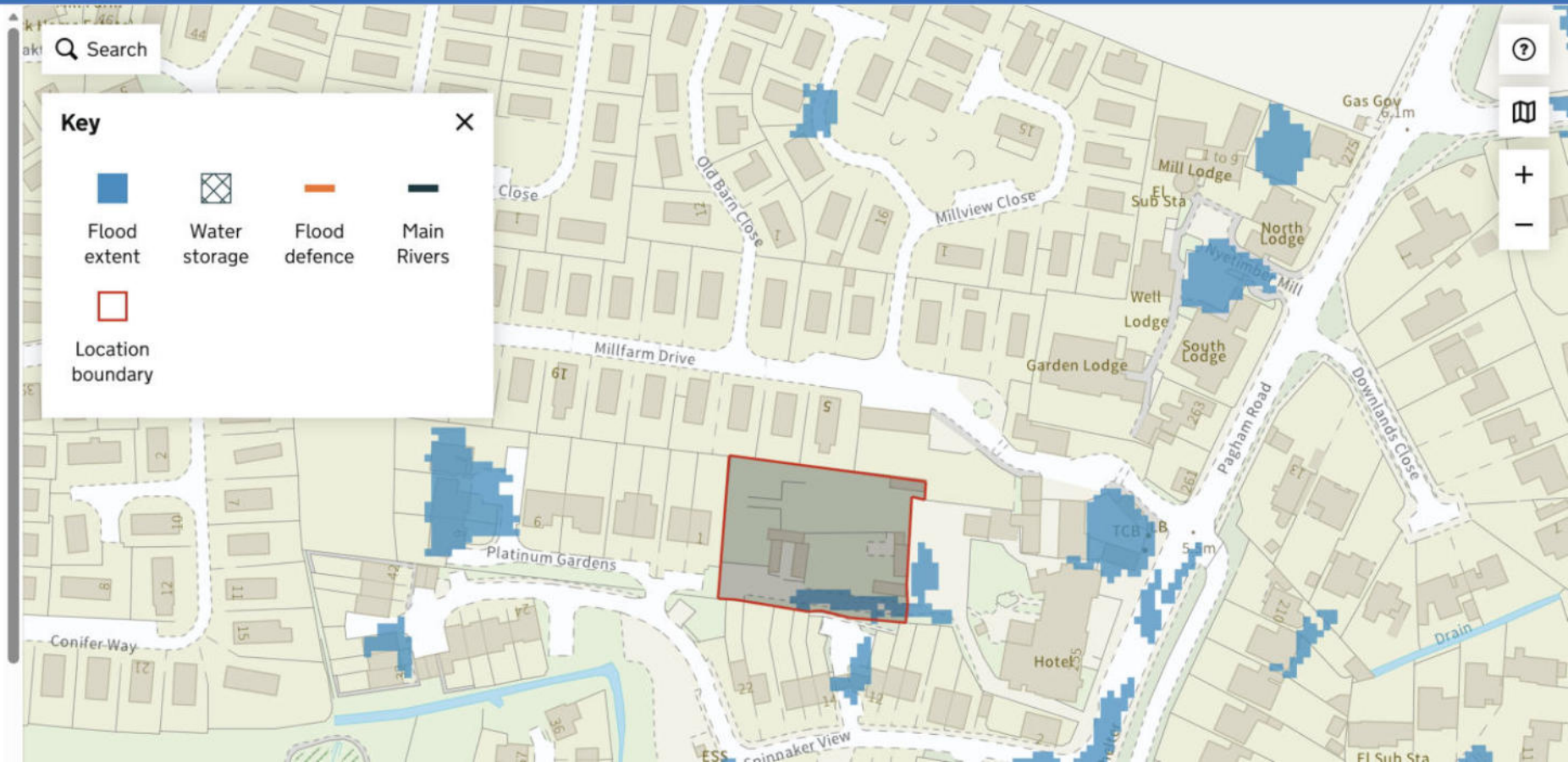
1 in 1000

[Hide](#)

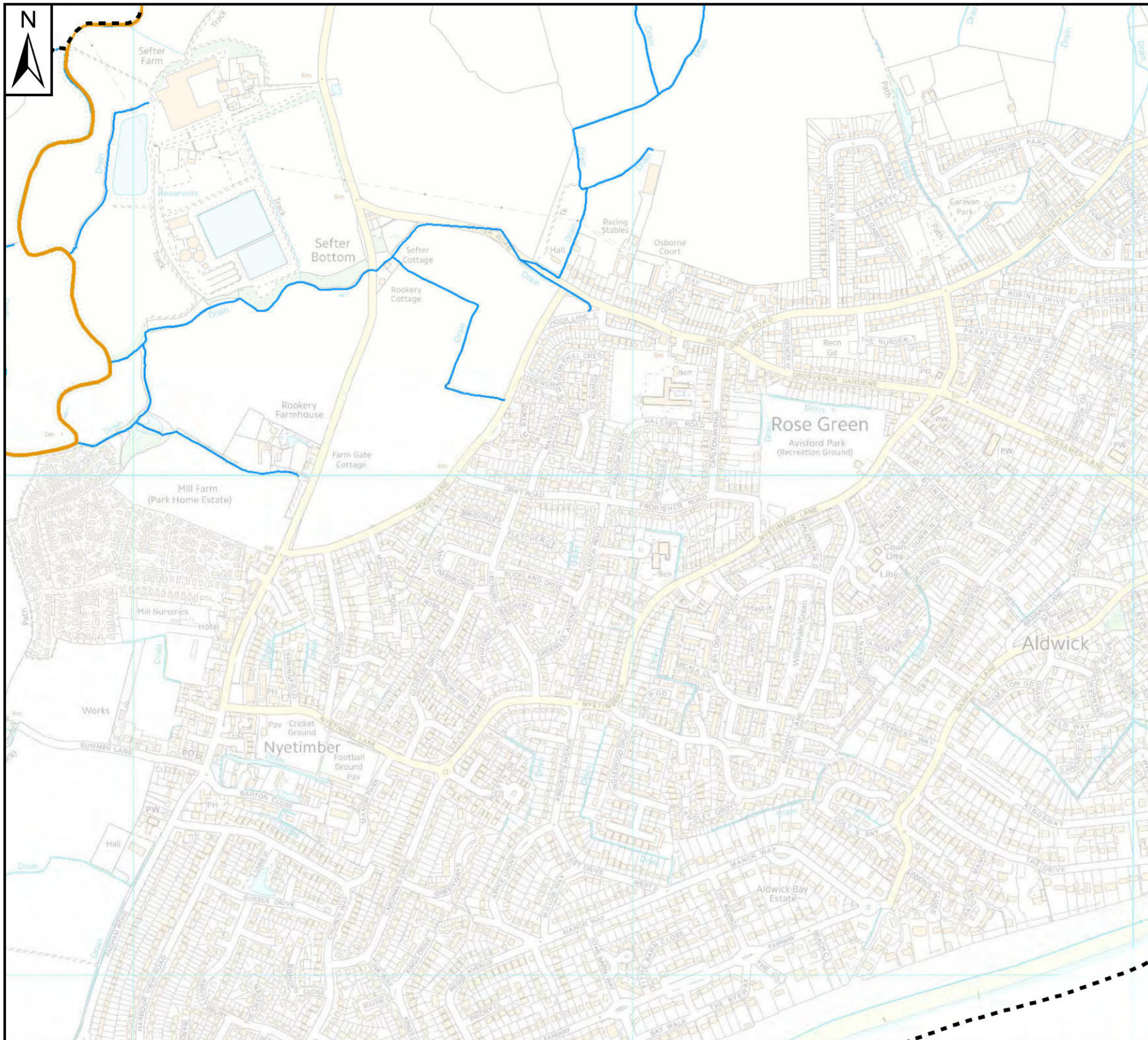
☐ 1 in 30

☐ 1 in 100

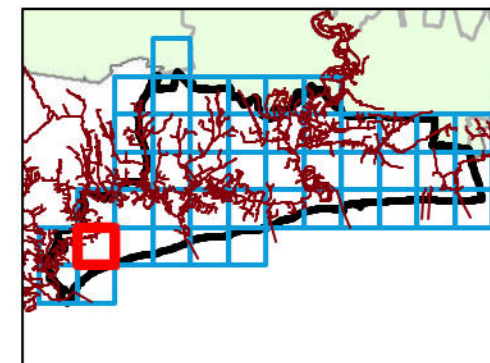
☒ 1 in 1000



Appendix F Strategic Flood Risk Assessment Extracts



Key Plan



Legend

- Arun District SFRA boundary
- Main Rivers**
- Aidingbourne Rife
 - Ash Grove
 - Barnham Lane Ditch
 - Barnham Rife
 - Black Ditch
 - Decoy Ponds Ditch
 - East Poling Drain
 - Eel Springs Ditch
 - Ferring Rife
 - Forebridge Rife
 - Lidsey Rife
 - Little Tortington Stream
 - North Bersted Ditch
 - Pagham Harbour Channels
 - Pagham Rife
 - River Arun
 - Rope Walk Ditch
 - Ryebank Rife
 - Shripney Manor Ditch
 - West Poling Drain
 - Yapton Rife
 - Ordinary watercourse



REF	Date	Comments
A	June 2016	-
B		
C		

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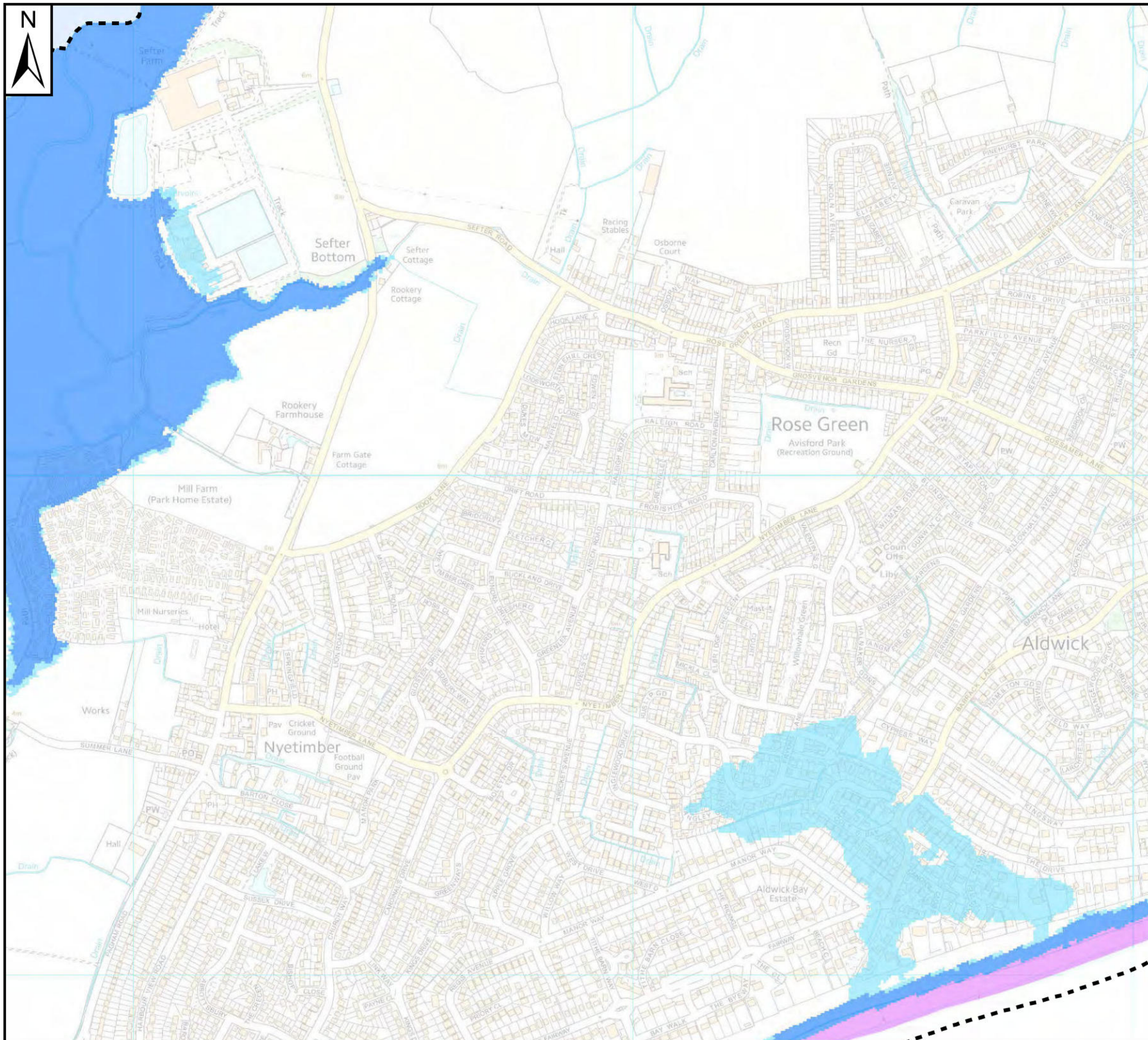
ARUN DISTRICT COUNCIL

LEVEL 1 SFRA: APPENDIX B WATERCOURSES

Sheet No: 4 of 46 Index Number: ADC_04

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Notes

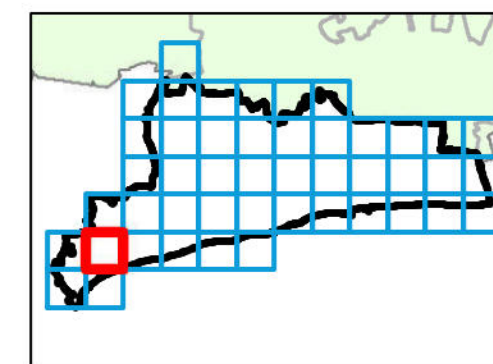
Zone 1: Comprised of land having a less than 1 in 1,000 annual probability of river or sea flooding in any year.

Zone 2: Comprised of land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding or 1 in 200 and 1 in 1,000 annual probability of sea flooding in any year.

Zone 3a: This zone comprises land assessed as having a greater than 1 in 100 annual probability of river flooding or a greater than 1 in 200 annual probability of flooding from sea in any year.

Zone 3b: This zone comprises land where water has to flow or be stored in times of flood (the functional floodplain). The SFRA identified this Flood Zone as land which would flood with an annual probability of 1 in 20 years, where detailed modelling exists. In the absence of detailed hydraulic model information, a precautionary approach has been adopted with the assumption that the extent of Flood Zone 3b would be equal to Flood Zone 3a. If development is shown to be in Flood Zone 3a, further work should be undertaken as part of a detailed site specific

Key Plan



Legend

- Arun District SFRA boundary
- Flood Zone 3b
- Flood Zone 3a
- Flood Zone 2



REF	Date	Comments
A	June 2016	-
B		
C		

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ARUN DISTRICT COUNCIL

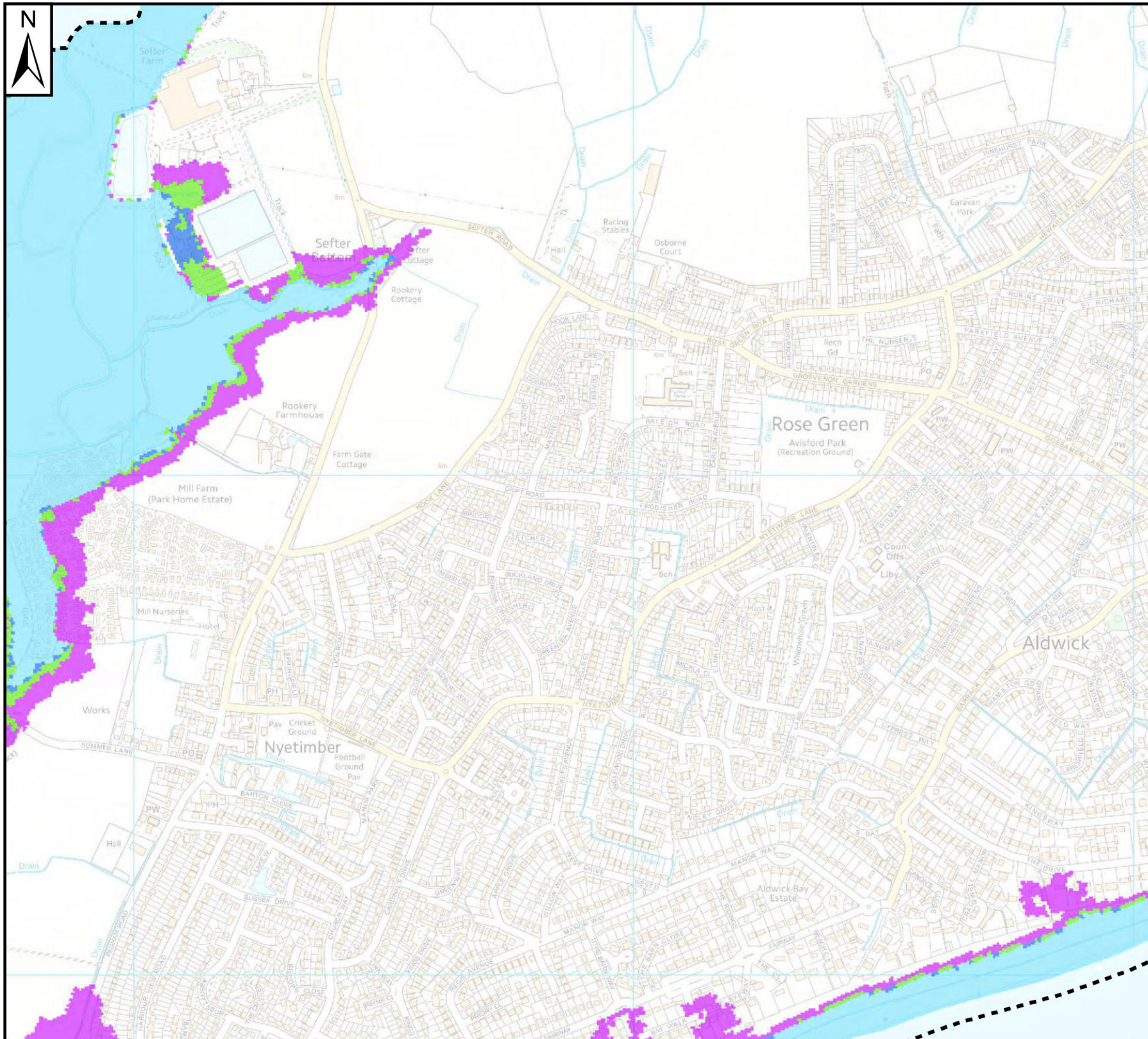
LEVEL 1 SFRA: APPENDIX C FLOOD ZONES

Sheet No: 4 of 46

Index Number: ADC_04

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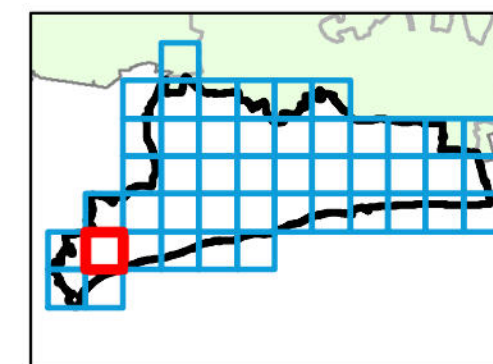
Notes

Hydraulic modelling has been undertaken as part of this SFRA to provide updated climate change flood mapping in the Arun District for Flood Zone 3a. This modelling followed the latest guidance for climate change in FRAs/SFRAs released by the Environment Agency in February 2016 (and updated in April 2016). Climate change for fluvial events has been based on the Higher Central estimates for the years 2031, 2061 and 2111. Present day flood risk information is available for comparison. Arun District is within the South East River Basin District and therefore allowance are:

- 2031 = +15% flows
- 2061 = +30% flows
- 2111 = +45% flows

For tidal/coastal models, undefended case still water level and defended case still water level with wave overtopping simulations have been completed to inform future flood risk within the Arun District. Again, climate change allowance predictions are for the years 2031, 2061 and 2111, with present day outputs for comparison.

Key Plan



Legend

- Arun District SFRA boundary
- Present Flood Zone 3a
- Future Flood Zone 3a (2061)
- Future Flood Zone 3a (2111)
- Future Flood Zone 3a (2031)



REF	Date	Comments
A	August 2016	
B		
C		

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ARUN DISTRICT COUNCIL

LEVEL 1 SFRA: APPENDIX D CLIMATE CHANGE MAPPING

Sheet No: 4 of 46

Index Number: ADC_04

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Notes

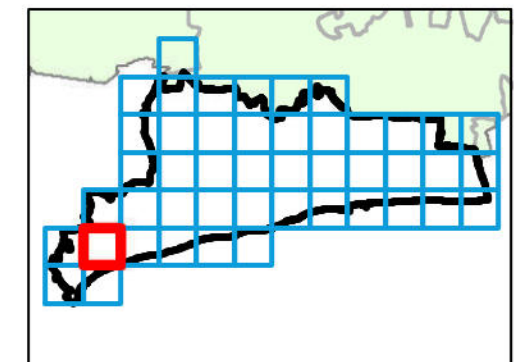
The updated Flood Map for Surface Water (uFMfSW) shows the flooding that takes place from the 'surface runoff' generated by rainwater (including snow and other precipitation) which:

- (a) is on the surface of the ground (whether or not it is moving), and
- (b) has not yet entered a watercourse, drainage system or public sewer.

The uFMfSW will pick out natural drainage channels, rivers, low areas in the floodplain and flow paths between buildings but it will only indicate flooding caused by local rainfall.

Note: The uFMfSW shows predictions of flooded areas but does not show whether individual properties will be affected by surface water flooding or have been affected in the past. The uFMfSW should not be used to predict if individual properties will flood.

Key Plan



Legend

- Arun District SFRA boundary
- uFMfSW 30-year extent
- uFMfSW 100-year extent
- uFMfSW 1,000-year extent



REF	Date	Comments
A	June 2016	-
B		
C		

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ARUN DISTRICT COUNCIL

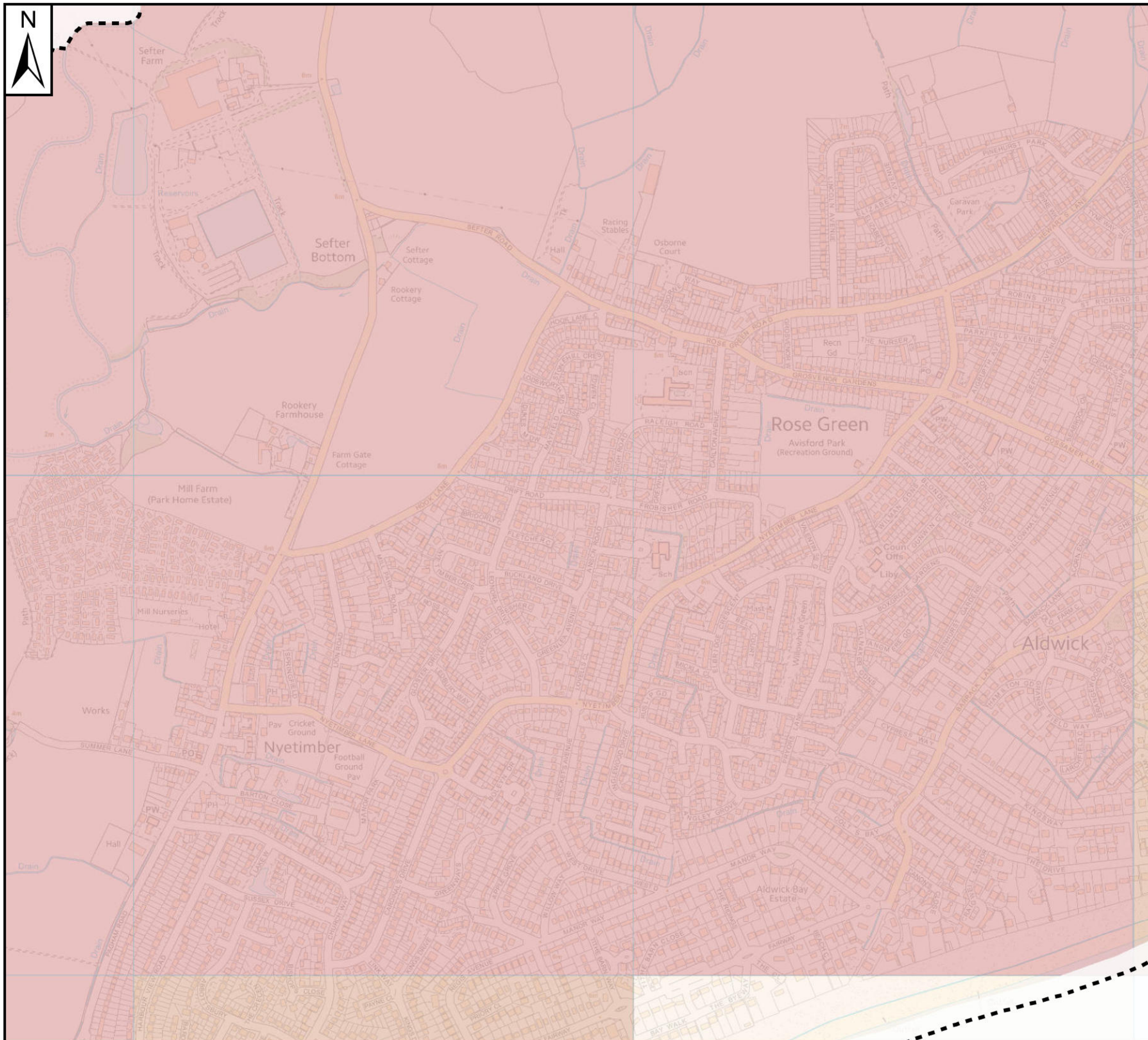
LEVEL 1 SFRA: APPENDIX E SURFACE WATER FLOOD RISK

Sheet No: 4 of 46

Index Number: ADC_04

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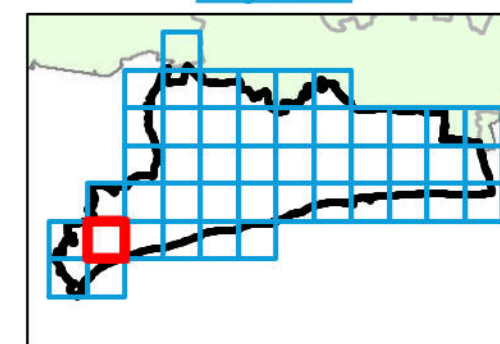
Notes

The Areas Susceptible to Groundwater Flooding (AS_tGWF) is a strategic scale map showing groundwater flood areas on a 1km square grid. The data was produced to annotate indicative Flood Risk Areas for Preliminary Flood Risk Assessment (PFRA) studies and allow the Lead Local Flood Authorities (LLFAs) to determine whether there may be a risk of flooding from groundwater.

This data shows the proportion of each 1km grid square where geological and hydrogeological condition show that groundwater might emerge. It does not show the likelihood of groundwater flooding occurring. It does not take account of the chance of flooding from groundwater rebound. This dataset covers a large area of land, and only isolated locations within the overall susceptible area are actually likely to suffer the consequences of groundwater flooding.

The AS_tGWF data should be used only in combination with other information, for example local data or historic data. It should not be used as sole evidence for any specific flood risk management, land use planning or other decisions at any scale. However, the data can help to identify areas for assessment at a local scale where finer resolution datasets exist.

Key Plan



Legend

Arun District SFRA boundary

- < 25%
- >= 25% < 50%
- >= 50% < 75%
- >= 75%

0 0.125 0.25 0.5 km

REF	Date	Comments
A	June 2016	-
B		
C		

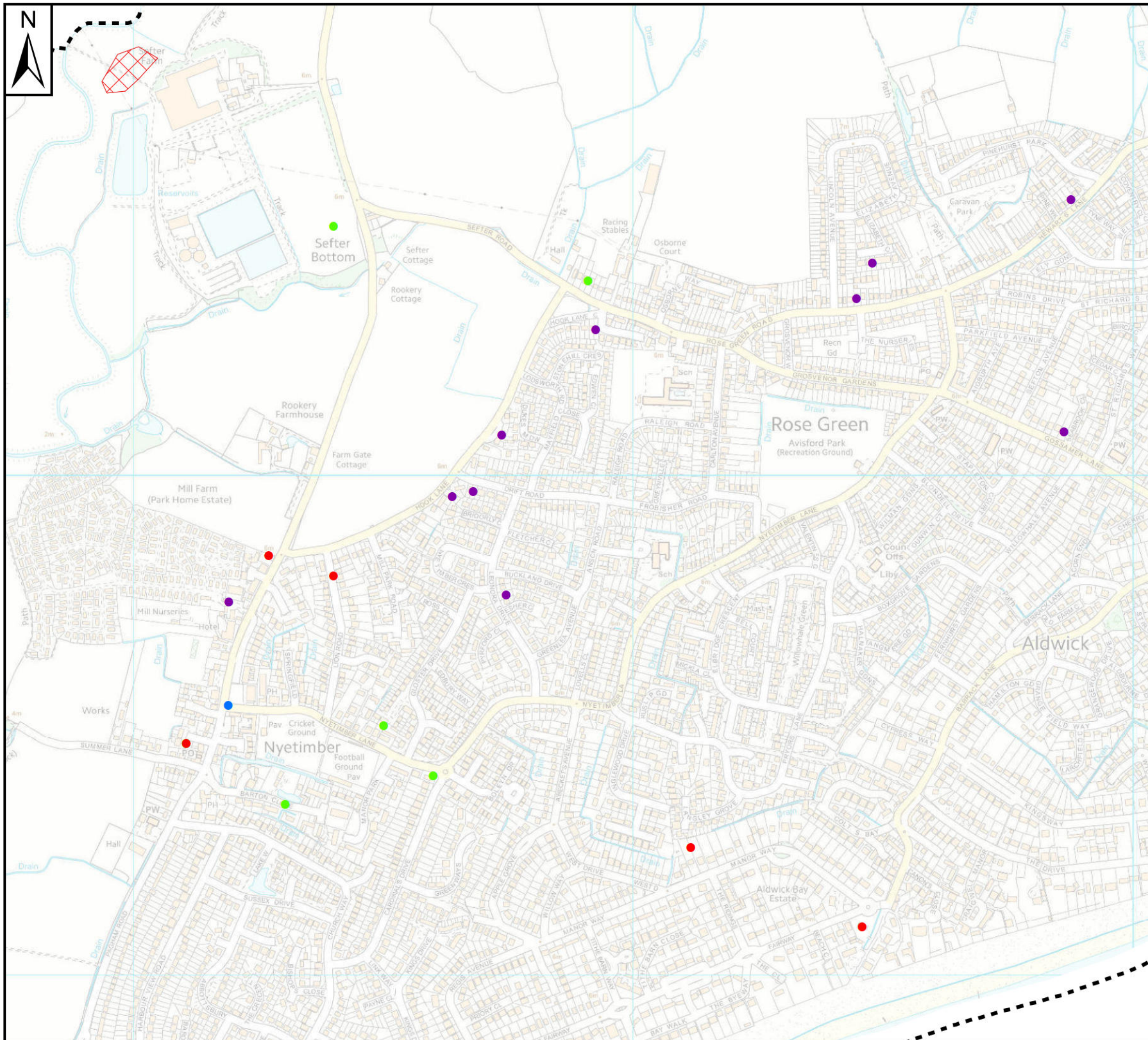
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ARUN DISTRICT COUNCIL LEVEL 1 SFRA: APPENDIX F AREAS SUSCEPTIBLE TO GROUNDWATER

Sheet No: 4 of 46 Index Number: ADC_04

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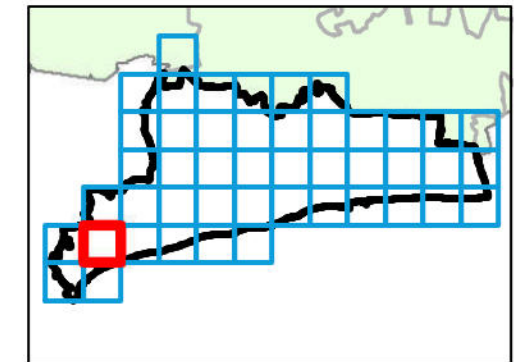
Notes

The Historic Flooding Map shows the recorded incidents and flood outlines provided by Arun District Council, West Sussex County Council, Southern Water and Environment Agency. Historical flood extent was obtained from the Environment Agency.

Flooding incidents provided have been categorised based upon the details provided in the records. Unknown flood points could not be determined from the information provided, and therefore could be from a number of sources.

Please note that not all historical records may be shown on this map, and that it is therefore advised you contact Arun District Council for updated information post 2015.

Key Plan



Legend

- Arun District SFRA boundary
- Historic flood outline
- Source of flooding**
- Fluvial
 - Coastal
 - Surface Water
 - Failure
 - Unknown
 - Tidal



REF	Date	Comments
A	June 2016	-
B		
C		

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ARUN DISTRICT COUNCIL LEVEL 1 SFRA: APPENDIX H HISTORIC FLOODING RECORDS

Sheet No: 4 of 46 Index Number: ADC_04

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Appendix G Greenfield Run-off Calculations

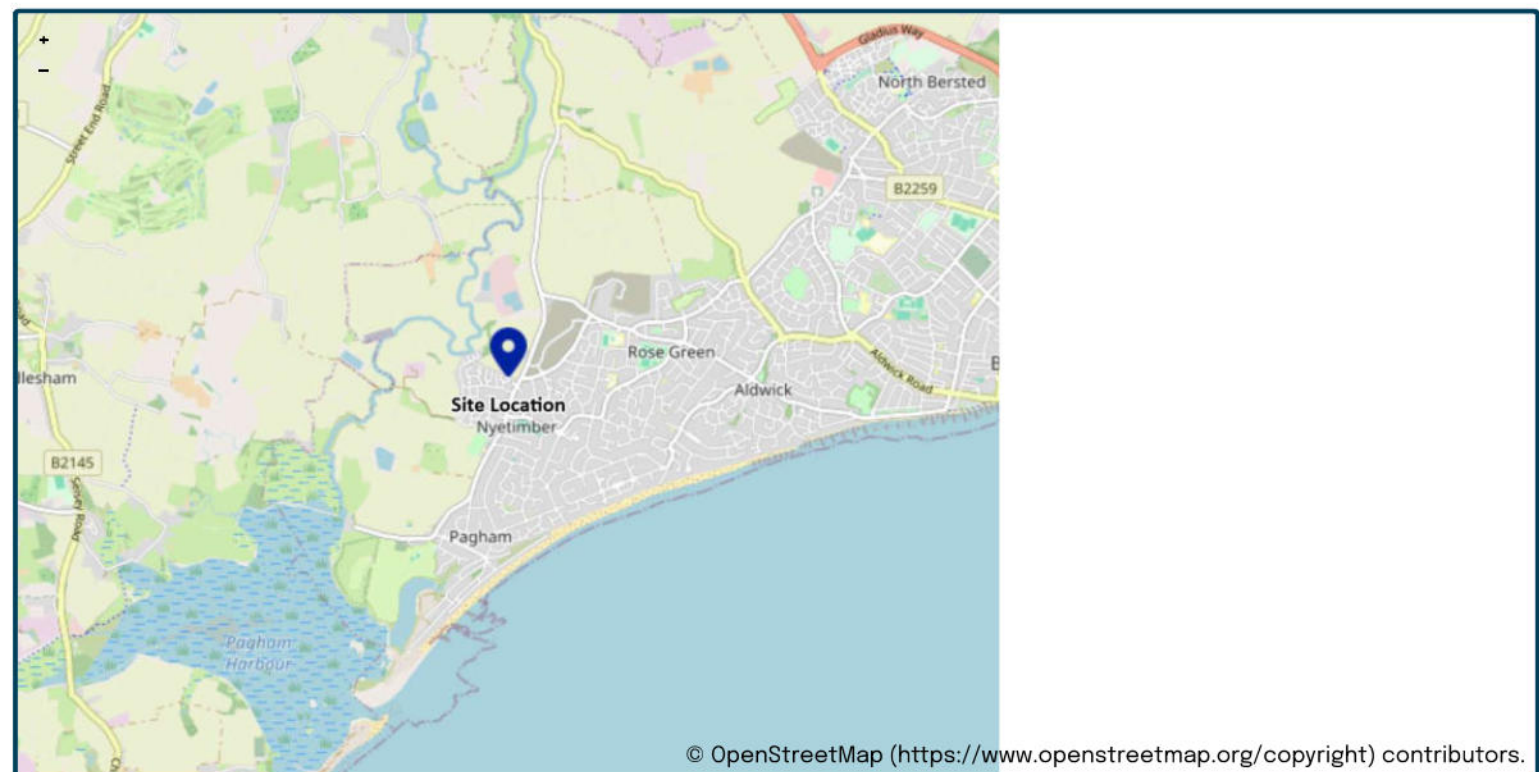
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). 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	30/03/2026
Calculated by	BP CIVILS
Reference	D2310 INGLENOOK
Model version	2.2.3

Location

Site name	INGLENOOK
Site location	PAGHAM ROAD



Site easting (British National Grid)	489196
Site northing (British National Grid)	98682

Site details

Total site area (ha)	0.2399	ha
----------------------	-------------------------------------	----

Greenfield runoff

Method

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

IH124

	<u>My value</u>		<u>Map value</u>
SAAR (mm)	694	mm	694
How should SPR be derived?	WRAP soil type		
WRAP soil type	3		3
SPR	0.37		
QBar (IH124) (l/s)	0.7	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)	0.6	l/s
Flow rate 2 year (l/s)	0.6	l/s
Flow rate 10 years (l/s)	1.1	l/s
Flow rate 30 years (l/s)	1.6	l/s
Flow rate 100 years (l/s)	2.2	l/s
Flow rate 200 years (l/s)	2.6	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 (2.2.3) 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 H Proposed Surface Water Drainage Calculations

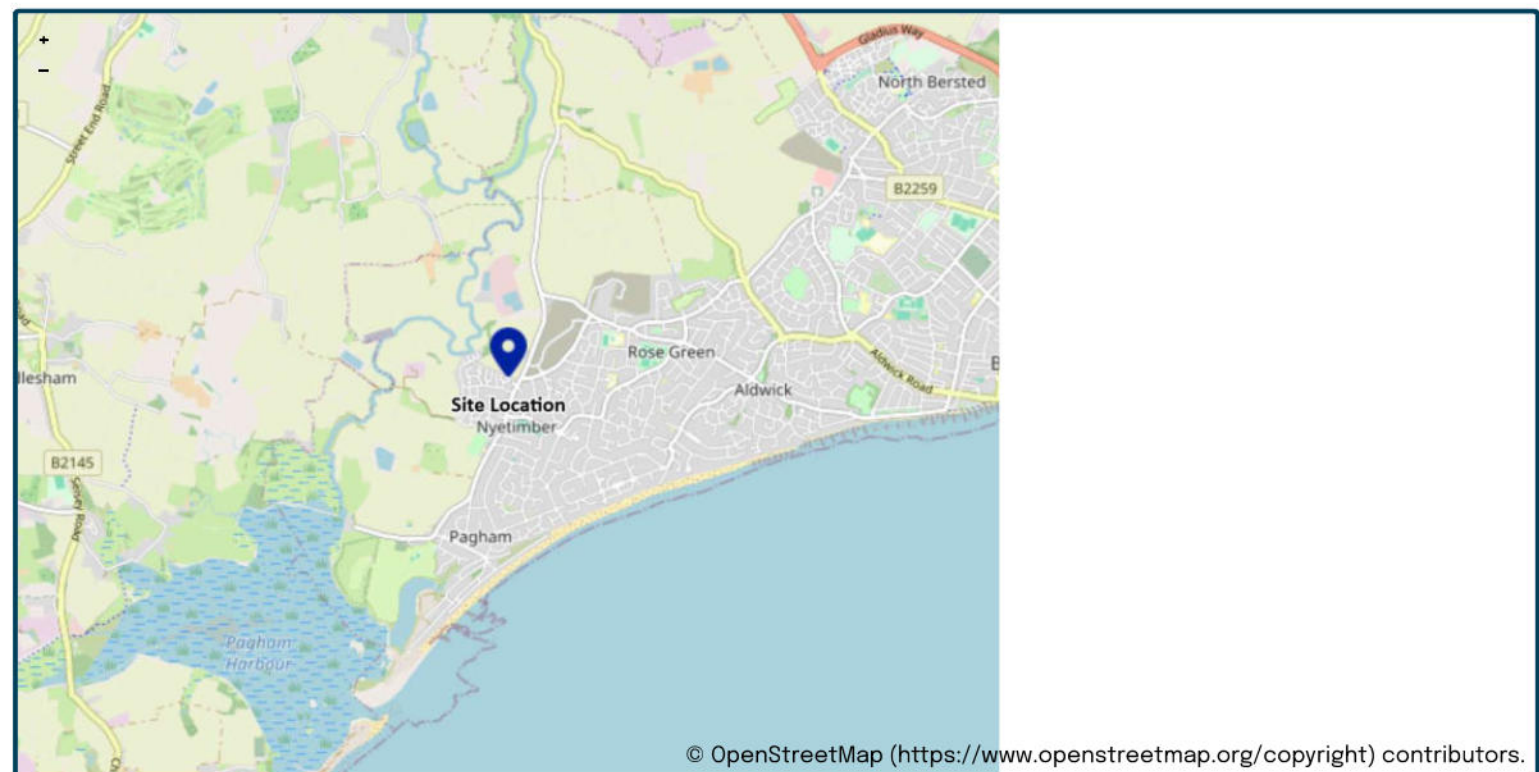
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). 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	30/03/2026
Calculated by	BP CIVILS
Reference	D2310 INGLENOOK
Model version	2.2.3

Location

Site name	INGLENOOK
Site location	PAGHAM ROAD



Site easting (British National Grid)	489196
Site northing (British National Grid)	98682

Site details

Total site area (ha)	0.1118	ha
----------------------	-------------------------------------	----

Greenfield runoff

Method

Method	IH124		
IH124			
	<u>My value</u>	☐	<u>Map value</u>
SAAR (mm)	694	☐	694
How should SPR be derived?	WRAP soil type		
WRAP soil type	3	☐	3
SPR	0.37		
QBar (IH124) (l/s)	0.3		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)	0.3	l/s
Flow rate 2 year (l/s)	0.3	l/s
Flow rate 10 years (l/s)	0.5	l/s
Flow rate 30 years (l/s)	0.7	l/s
Flow rate 100 years (l/s)	1.0	l/s
Flow rate 200 years (l/s)	1.2	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

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Network Details

Manhole Schedule

Manhole	Catchment Area (ha)	Size (mm)	Type	CL (m)	IL (m)	Depth To Soffit (m)	Easting (m)	Northing (m)
PS1	0.008	0	Unknown	6.000	5.500	0.350	489102.659	98727.558
PS2	0.000	500	Type E	6.000	5.420	0.430	489101.224	98715.644
PS3	0.000	708x354	Type E	6.162	5.400	0.612	489101.075	98714.403
PS4	0.001	708x354	Type E	6.000	5.370	0.480	489104.936	98712.991
S5	0.017	450	Unknown	6.058	5.315	0.593	489104.592	98710.136
PS6	0.000	0	Unknown	6.000	5.500	0.350	489115.818	98725.973
PS7	0.000	500	Type E	6.000	5.420	0.430	489114.386	98714.082
PS8	0.000	708x354	Type E	6.150	5.400	0.600	489114.025	98711.080
PS9	0.000	0	Unknown	6.000	5.500	0.350	489117.010	98725.829
PS10	0.000	500	Type E	6.000	5.420	0.430	489115.575	98713.915
PS11	0.000	708x354	Type E	6.150	5.400	0.600	489115.216	98710.937
S9	0.000	150	Unknown	6.000	5.320	0.530	489118.847	98707.659
S10	0.023	0	Unknown	6.000	5.211	0.639	489120.035	98708.276
PS13	0.000	0	Unknown	6.000	5.500	0.350	489130.169	98724.244
PS14	0.000	500	Type E	6.000	5.420	0.430	489128.736	98712.353
PS15	0.000	708x354	Type E	6.016	5.400	0.466	489128.375	98709.352
PS16	0.000	0	Unknown	6.000	5.500	0.350	489133.447	98723.849
PS17	0.000	500	Type E	6.000	5.420	0.430	489132.012	98711.936
PS18	0.000	708x354	Type E	5.960	5.400	0.410	489131.653	98708.957
S11	0.027	708x354	Unknown	6.000	5.270	0.580	489130.682	98705.046
S8	0.002	0	Unknown	5.901	5.121	0.630	489133.526	98706.651
PS19	0.008	0	Unknown	6.000	5.500	0.350	489146.606	98722.264
PS20	0.000	500	Type E	6.000	5.420	0.430	489145.173	98710.373
PS21	0.000	708x354	Type E	6.000	5.400	0.450	489144.812	98707.372
PS22	0.006	708x354	Type E	5.975	5.295	0.530	489146.132	98702.958
S12	0.023	708x354	Unknown	5.973	5.192	0.630	489141.029	98703.385
S6	0.000	1200	Unknown	6.028	5.091	0.788	489137.986	98706.114
S1	0.000	1200	Unknown	6.023	5.180	0.618	489090.585	98705.815
S7	0.000	450	Unknown	5.988	4.989	0.774	489137.660	98702.047
S2	0.000	450	Unknown	5.960	4.890	0.845	489161.899	98700.106
S3	0.000	450	Unknown	5.860	4.740	0.895	489176.462	98675.708
S4	0.000	450	Unknown	5.770	4.700	0.845	489198.285	98669.118

Pipe Schedule

Pipe Number	US Manhole	US IL (m)	DS Manhole	DS IL (m)	Shape	Dimension (mm)	Length (m)	Gradient (1:x)	Roughness (mm)	US Depth To Soffit (m)	DS Depth To Soffit (m)
1.000	PS1	5.500	PS2	5.420	Circ	150	12.000	150	0.600	0.350	0.430
1.001	PS2	5.420	PS3	5.400	Circ	150	1.250	63	0.600	0.430	0.612
1.002	PS3	5.450	PS4	5.370	Circ	150	4.111	51	0.600	0.562	0.480
1.003	PS4	5.370	S5	5.315	Circ	150	2.875	52	0.600	0.480	0.593
1.004	S5	5.315	S10	5.211	Circ	150	15.554	150	0.600	0.593	0.639
2.000	PS6	5.500	PS7	5.420	Circ	150	11.977	150	0.600	0.350	0.430
2.001	PS7	5.420	PS8	5.400	Circ	150	3.023	151	0.600	0.430	0.600
2.002	PS8	5.450	S9	5.320	Circ	150	5.913	45	0.600	0.550	0.530
3.000	PS9	5.500	PS10	5.420	Circ	150	12.000	150	0.600	0.350	0.430
3.001	PS10	5.420	PS11	5.400	Circ	150	3.000	150	0.600	0.430	0.600
3.002	PS11	5.450	S9	5.320	Circ	150	4.892	38	0.600	0.550	0.530
2.003	S9	5.320	S10	5.211	Circ	150	1.339	12	0.600	0.530	0.639
1.005	S10	5.211	S8	5.121	Circ	150	13.588	150	0.600	0.639	0.630
4.000	PS13	5.500	PS14	5.420	Circ	150	11.977	150	0.600	0.350	0.430
4.001	PS14	5.420	PS15	5.400	Circ	150	3.023	151	0.600	0.430	0.466
4.002	PS15	5.450	S8	5.171	Circ	150	5.816	21	0.600	0.416	0.580
5.000	PS16	5.500	PS17	5.420	Circ	150	12.000	150	0.600	0.350	0.430
5.001	PS17	5.420	PS18	5.400	Circ	150	3.000	150	0.600	0.430	0.410
5.002	PS18	5.450	S8	5.171	Circ	150	2.970	11	0.600	0.360	0.580
6.000	S11	5.270	S8	5.121	Circ	150	3.266	22	0.600	0.580	0.630
1.006	S8	5.121	S6	5.091	Circ	150	4.492	150	0.600	0.630	0.788
7.000	PS19	5.500	PS20	5.420	Circ	150	11.977	150	0.600	0.350	0.430
7.001	PS20	5.420	PS21	5.400	Circ	150	3.023	151	0.600	0.430	0.450
7.002	PS21	5.450	PS22	5.295	Circ	150	4.607	30	0.600	0.400	0.530
7.003	PS22	5.295	S6	5.141	Circ	150	8.736	57	0.600	0.530	0.738

Pipe Schedule

Pipe Number	US Manhole	US IL (m)	DS Manhole	DS IL (m)	Shape	Dimension (mm)	Length (m)	Gradient (1:x)	Roughness (mm)	US Depth To Soffit (m)	DS Depth To Soffit (m)
8.000	S12	5.192	S6	5.091	Circ	150	4.088	40	0.600	0.630	0.788
1.007	S6	5.091	S7	5.064	Circ	150	4.080	150	0.600	0.788	0.774
9.000	S1	5.180	S7	4.989	Circ	225	47.226	247	0.600	0.618	0.774
1.008	S7	4.989	S2	4.890	Circ	225	24.317	247	0.600	0.774	0.845
1.009	S2	4.890	S3	4.740	Circ	225	28.413	189	0.600	0.845	0.895
1.010	S3	4.740	S4	4.700	Circ	225	22.797	570	0.600	0.895	0.845

Permeable Paving Schedule

Permeable Paving	Assigned Manhole	Effective Storage Volume (m3)	CL (m)	IL (m)	Storage Infil Rate (m/hr)	Safety Factor	Easting (m)	Northing (m)
PP1	PS4	1.777	6.000	5.370	0.00000000	2.00	489104.689	98713.812
RPA1	S5	8.679	6.058	5.728	0.00000000	2.00	489096.279	98705.480
RPA4	S5	1.683	6.058	5.728	0.00000000	2.00	489102.557	98710.348
PP2	S10	9.908	6.000	5.320	0.00000000	2.00	489115.022	98710.720
RPA5	S10	0.348	6.000	5.670	0.00000000	2.00	489110.243	98708.757
PP3	S11	14.657	6.000	5.270	0.00000000	2.00	489128.483	98708.332
RPA2	S8	1.163	5.901	5.571	0.00000000	2.00	489130.593	98699.236
PP4	PS22	7.016	5.975	5.295	0.00000000	2.00	489146.261	98710.586
Road PP	S12	44.827	5.973	5.193	0.00000000	2.00	489137.653	98703.373
RPA3	S6	0.185	6.028	5.698	0.00000000	2.00	489139.911	98697.829

Outfall Details

Outfall Manhole S4 : Free Discharge

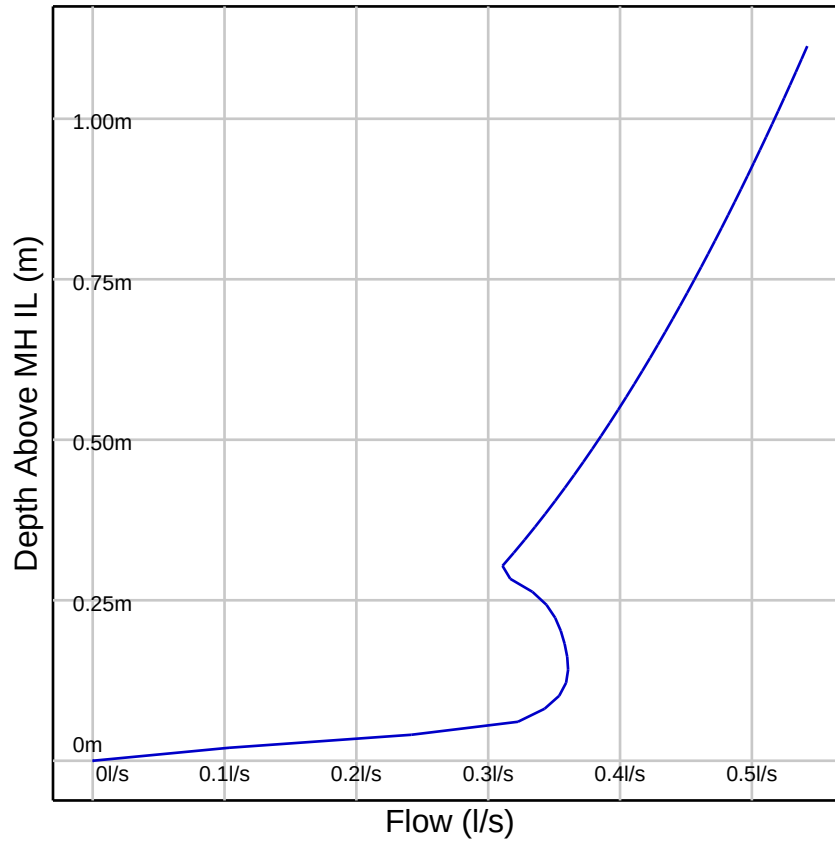
Flow Control Details

Controls within Manhole S6

Hydro-Brake® Optimum Control

Model Ref	Design Depth (m)	Design Flow (l/s)	Invert Offset (m)	FF Head (m)	FF Flow (l/s)	KF Head (m)	KF Flow (l/s)
SHE-0033-5000-0937-5000	0.938	0.500	0.000	0.144	0.361	0.292	0.306

Hydro-Brake® Optimum Control from S6 to S7



Simulation Settings

FEH2022 (point): Filename=FEH_Point_Descriptors_489089_98712_v5_0_1.xml

Summer (Cv: 1.00), Winter (Cv: 1.00)

Global Time of Entry: 5.0 mins

Durations (mins): 15, 30, 60, 120, 180, 240, 360, 480, 600, 720, 960, 1440, 2160, 2880, 4320, 5760, 7200, 8640, 10080

Return Periods (yrs) + Climate Change: (100, +45%)

Manhole Flood Risk Freeboard: 0.300m

Simulated Rainfall Events

Storm	Average Intensity (mm/hr)	Runoff Continuity %	Flow Continuity %	Storm	Average Intensity (mm/hr)	Runoff Continuity %	Flow Continuity %
100Yr+45% 15Min Winter	145.455	-2.62	2.33	100Yr+45% 720Min Winter	8.857	0.00	3.82
100Yr+45% 15Min Summer	145.455	-2.59	2.35	100Yr+45% 960Min Summer	6.942	0.00	3.24
100Yr+45% 30Min Winter	96.698	0.00	3.14	100Yr+45% 960Min Winter	6.942	0.00	3.29
100Yr+45% 30Min Summer	96.698	0.00	3.13	100Yr+45% 1440Min Summer	4.962	0.00	2.12
100Yr+45% 60Min Summer	61.667	0.00	4.10	100Yr+45% 1440Min Winter	4.962	0.00	2.37
100Yr+45% 60Min Winter	61.667	0.00	4.09	100Yr+45% 2160Min Summer	3.581	0.00	0.94
100Yr+45% 120Min Winter	36.408	0.00	4.50	100Yr+45% 2160Min Winter	3.581	0.00	1.00
100Yr+45% 120Min Summer	36.408	0.00	4.50	100Yr+45% 2880Min Summer	2.844	0.00	0.31
100Yr+45% 180Min Summer	26.544	0.00	4.49	100Yr+45% 2880Min Winter	2.844	0.00	0.32
100Yr+45% 180Min Winter	26.544	0.00	4.49	100Yr+45% 4320Min Summer	2.083	0.00	0.08
100Yr+45% 240Min Summer	21.357	0.00	4.42	100Yr+45% 4320Min Winter	2.083	0.00	0.06
100Yr+45% 240Min Winter	21.357	0.00	4.42	100Yr+45% 5760Min Summer	1.691	0.00	0.06
100Yr+45% 360Min Winter	15.544	0.00	4.25	100Yr+45% 5760Min Winter	1.691	0.00	0.07
100Yr+45% 360Min Summer	15.544	0.00	4.25	100Yr+45% 7200Min Summer	1.450	0.00	0.08
100Yr+45% 480Min Summer	12.347	0.00	4.05	100Yr+45% 7200Min Winter	1.450	0.00	0.04
100Yr+45% 480Min Winter	12.347	0.00	4.05	100Yr+45% 8640Min Summer	1.286	0.00	0.14
100Yr+45% 600Min Summer	10.301	0.00	3.81	100Yr+45% 8640Min Winter	1.286	0.00	0.03
100Yr+45% 600Min Winter	10.301	0.00	3.83	100Yr+45% 10080Min Winter	1.167	0.00	0.08
100Yr+45% 720Min Summer	8.857	0.00	3.73	100Yr+45% 10080Min Summer	1.167	0.00	0.04

Simulation Results

Return Period (yrs) + Climate Change (%):

100yr+45%

Manholes

Manhole	Critical Storm	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Flood (m3)	Status
PS1	960 min Winter	938	5.883	0.383	0.091		Flood Risk
PS2	960 min Winter	937	5.882	0.462	0.070		Flood Risk
PS3	960 min Winter	937	5.883	0.483	0.055		Flood Risk
PS4	960 min Winter	940	5.882	0.512	0.428		Flood Risk
S5	960 min Winter	927	5.883	0.568	0.044		Flood Risk
PS6	960 min Winter	927	5.881	0.381	0.013		Flood Risk
PS7	960 min Winter	921	5.881	0.461	0.041		Flood Risk
PS8	960 min Winter	921	5.880	0.480	0.055		Flood Risk
PS9	960 min Winter	923	5.881	0.381	0.000		Flood Risk
PS10	960 min Winter	924	5.880	0.460	0.056		Flood Risk
PS11	960 min Winter	917	5.880	0.480	0.044		Flood Risk
S9	960 min Winter	918	5.881	0.561	0.132		Flood Risk
S10	960 min Winter	917	5.880	0.668	0.085		Flood Risk
PS13	960 min Winter	924	5.881	0.381	0.002		Flood Risk
PS14	960 min Winter	941	5.881	0.461	0.030		Flood Risk
PS15	960 min Winter	941	5.881	0.481	0.028		Flood Risk
PS16	960 min Winter	942	5.881	0.381	0.016		Flood Risk
PS17	960 min Winter	930	5.881	0.461	0.166		Flood Risk
PS18	960 min Winter	922	5.881	0.481	0.065		Flood Risk
S11	960 min Winter	942	5.881	0.611	0.000		Flood Risk
S8	960 min Winter	922	5.883	0.762	0.215		Flood Risk
PS19	960 min Winter	918	5.881	0.381	0.087		Flood Risk
PS20	960 min Winter	940	5.882	0.462	0.037		Flood Risk
PS21	960 min Winter	941	5.881	0.481	0.043		Flood Risk
PS22	960 min Winter	905	5.882	0.587	0.206		Flood Risk
S12	960 min Winter	941	5.882	0.690	0.129		Flood Risk
S6	960 min Winter	918	5.881	0.791	0.600		Flood Risk
S1	15 min Winter	0	5.180	0.000	0.000		OK
S7	960 min Winter	942	5.007	0.019	0.462		OK
S2	960 min Winter	944	4.907	0.017	0.462		OK
S3	960 min Winter	927	4.765	0.025	0.462		OK
S4	960 min Winter	927	4.717	0.017	0.462		Outfall

Conduits

Pipe No.	Critical Storm	Peak (mins)	US Manhole	DS Manhole	Flow Depth (m)	Max Velocity (m/s)	Max Flow (l/s)	Flow / Capacity	Status
1.000	60 min Winter	58	PS1	PS2	0.150	0.542	3.300	0.229	Surcharged
1.001	30 min Summer	42	PS2	PS3	0.150	0.722	6.075	0.270	Surcharged
1.002	60 min Winter	48	PS3	PS4	0.150	0.982	5.504	0.222	Surcharged
1.003	30 min Summer	28	PS4	S5	0.150	0.821	6.482	0.263	Surcharged
1.004	30 min Summer	21	S5	S10	0.150	0.518	8.350	0.579	Surcharged
2.000	600 min Summer	468	PS6	PS7	0.150	0.013	0.222	0.015	Surcharged
2.001	960 min Winter	669	PS7	PS8	0.150	0.016	0.213	0.015	Surcharged
2.002	4320 min Summer	2443	PS8	S9	0.150	0.018	0.324	0.012	Surcharged
3.000	5760 min Winter	3465	PS9	PS10	0.150	0.012	0.211	0.015	Surcharged
3.001	4320 min Winter	6561	PS10	PS11	0.150	0.471	0.743	0.051	Surcharged
3.002	4320 min Winter	6561	PS11	S9	0.150	0.667	8.245	0.284	Surcharged
2.003	4320 min Winter	6561	S9	S10	0.150	0.338	5.945	0.117	Surcharged
1.005	15 min Summer	12	S10	S8	0.150	0.458	8.094	0.561	Surcharged
4.000	720 min Summer	862	PS13	PS14	0.150	0.015	0.266	0.018	Surcharged
4.001	720 min Summer	862	PS14	PS15	0.150	0.018	0.325	0.023	Surcharged
4.002	120 min Summer	76	PS15	S8	0.150	0.032	0.382	0.010	Surcharged
5.000	4320 min Summer	3586	PS16	PS17	0.150	0.017	0.188	0.013	Surcharged
5.001	8640 min Summer	9461	PS17	PS18	0.150	1.303	0.908	0.063	Surcharged
5.002	8640 min Summer	9461	PS18	S8	0.150	0.318	2.815	0.051	Surcharged
6.000	15 min Summer	24	S11	S8	0.150	0.265	4.678	0.122	Surcharged
1.006	15 min Summer	15	S8	S6	0.150	0.560	9.889	0.685	Surcharged
7.000	60 min Winter	62	PS19	PS20	0.150	0.568	3.482	0.241	Surcharged

Conduits

Pipe No.	Critical Storm	Peak (mins)	US Manhole	DS Manhole	Flow Depth (m)	Max Velocity (m/s)	Max Flow (l/s)	Flow / Capacity	Status
7.001	30 min Summer	46	PS20	PS21	0.150	0.581	6.422	0.447	Surcharged
7.002	5760 min Summer	7488	PS21	PS22	0.150	0.669	8.363	0.256	Surcharged
7.003	15 min Summer	21	PS22	S6	0.150	0.800	7.113	0.301	Surcharged
8.000	5760 min Summer	7494	S12	S6	0.150	0.140	2.480	0.088	Surcharged
1.007	960 min Winter	941	S6	S7	0.017	0.402	0.462	0.032	OK
9.000	960 min Winter	942	S1	S7	0.009	0.000	0.000	0.000	OK
1.008	960 min Winter	943	S7	S2	0.018	0.311	0.462	0.014	OK
1.009	960 min Winter	944	S2	S3	0.021	0.246	0.462	0.012	OK
1.010	960 min Winter	927	S3	S4	0.021	0.249	0.462	0.022	OK

Permeable Paving Storage

Permeable Paving	Critical Storm	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Flood (m3)	Surface Runoff (m3)	Status
PP1	960 min Winter	936	5.883	0.513	0.004			Surcharged
RPA1	960 min Winter	938	5.882	0.154	0.070			OK
RPA4	960 min Winter	938	5.882	0.154	0.036			OK
PP2	960 min Winter	917	5.885	0.564	0.124			Surcharged
RPA5	960 min Winter	917	5.882	0.212	0.003			Surcharged
PP3	960 min Winter	920	5.883	0.613	0.459			Surcharged
RPA2	960 min Winter	928	5.881	0.310	0.008			Flood Risk
PP4	960 min Winter	942	5.881	0.586	0.044			Surcharged
Road PP	960 min Winter	941	5.882	0.690	0.058			Surcharged
RPA3	960 min Winter	941	5.882	0.183	0.029			OK

Appendix I Arun District Council Pre-app Response



Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Tel: 01903 737756
Email: planning@arun.gov.uk
www.arun.gov.uk/planning

Whaleback
91 Boundary Road
Hove
BN3 7GA

Date: 27th February 2026

Please ask for: Hannah Kersley

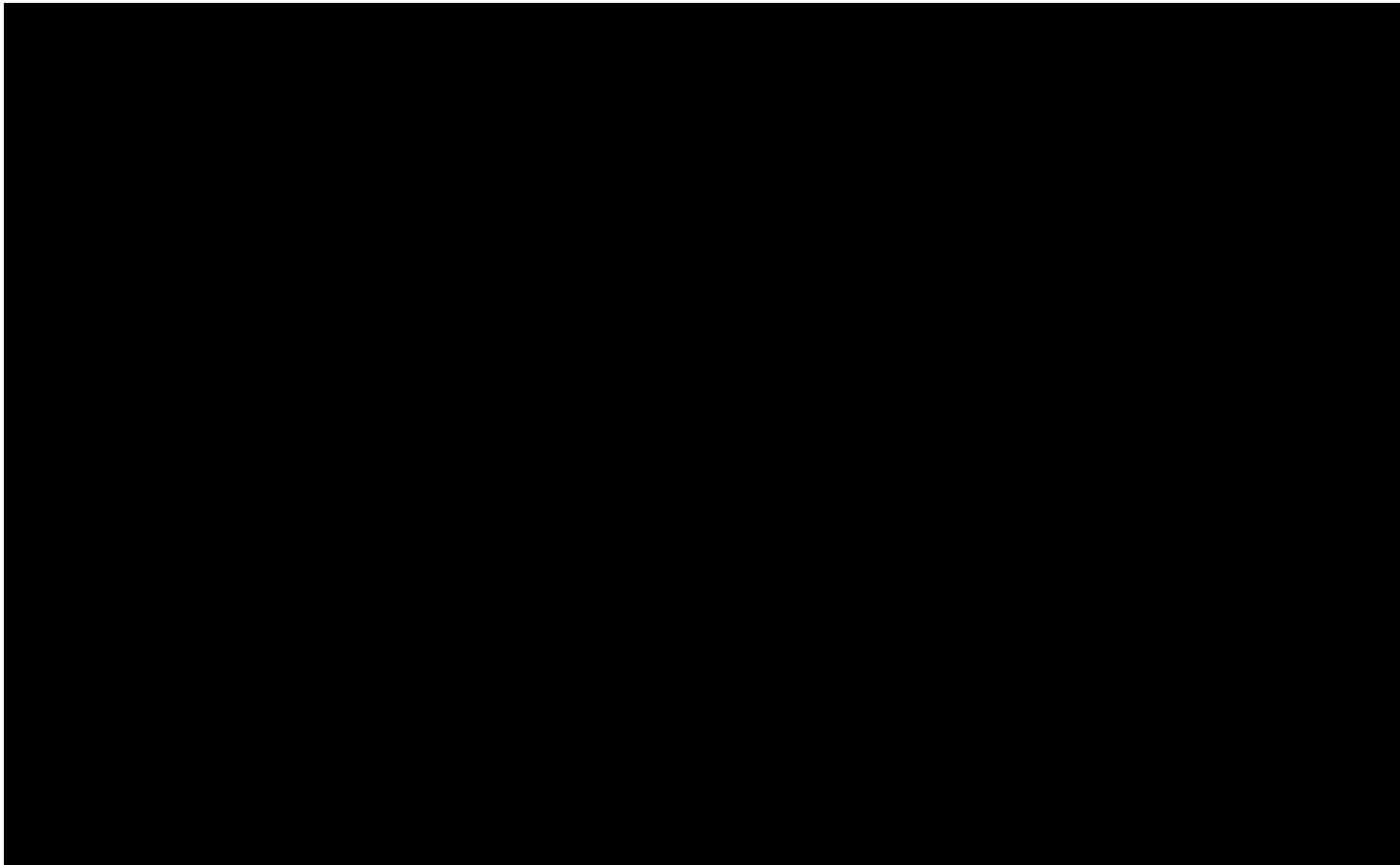
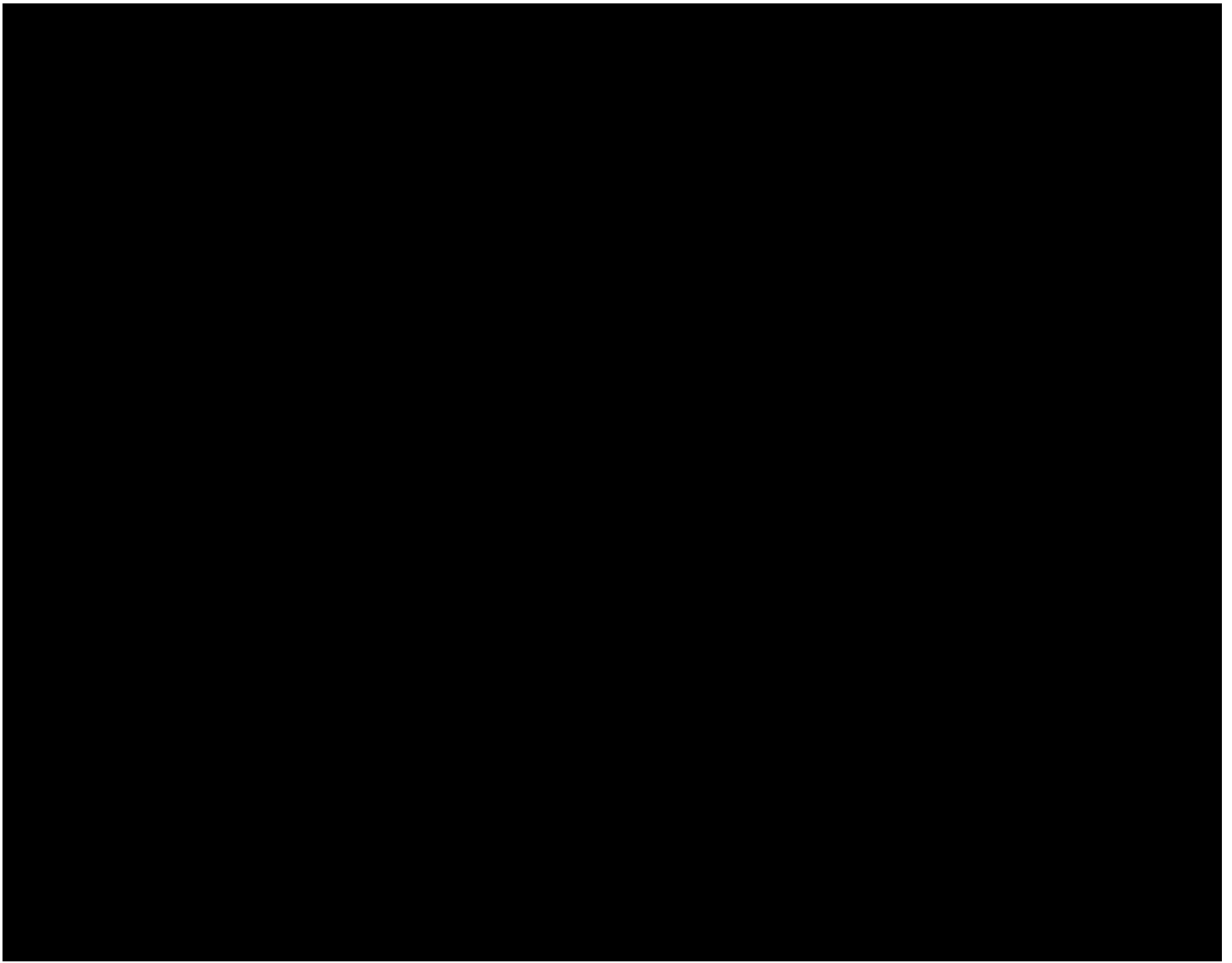
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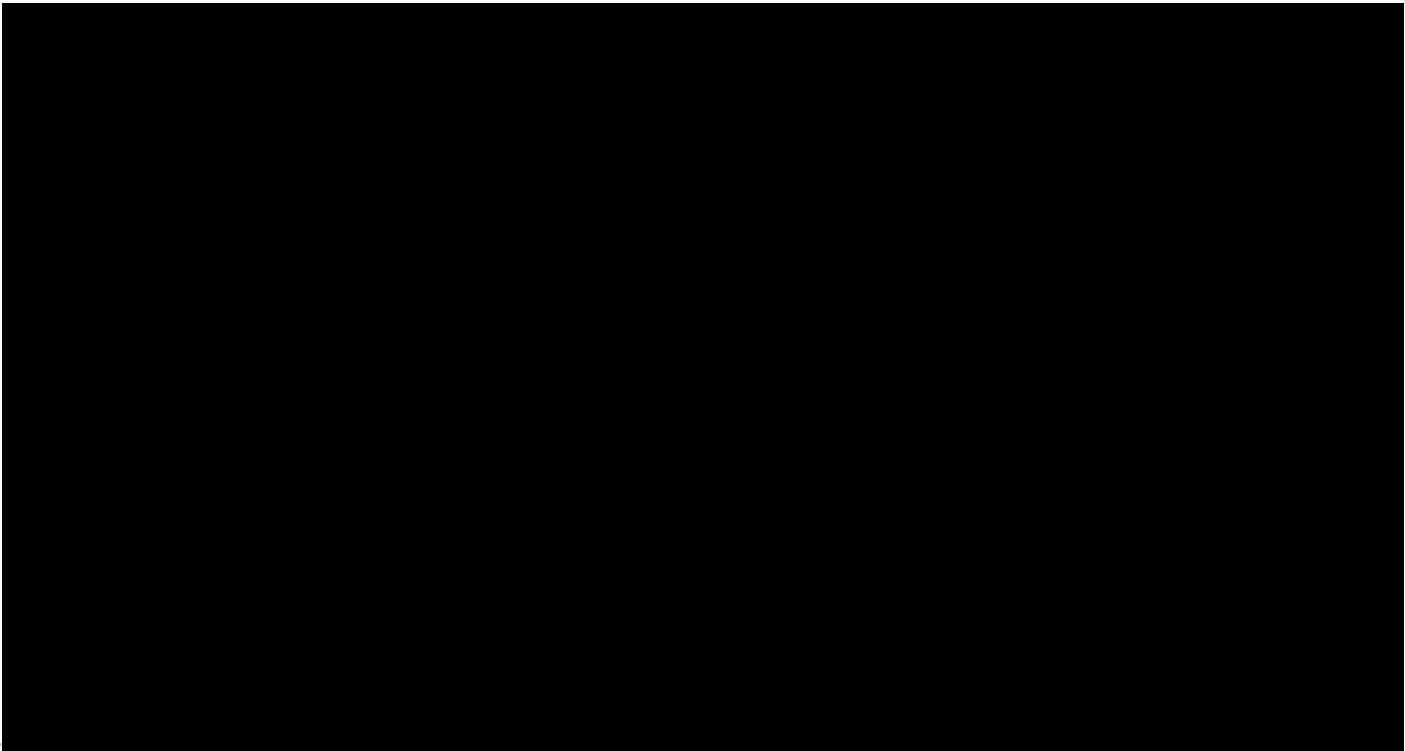
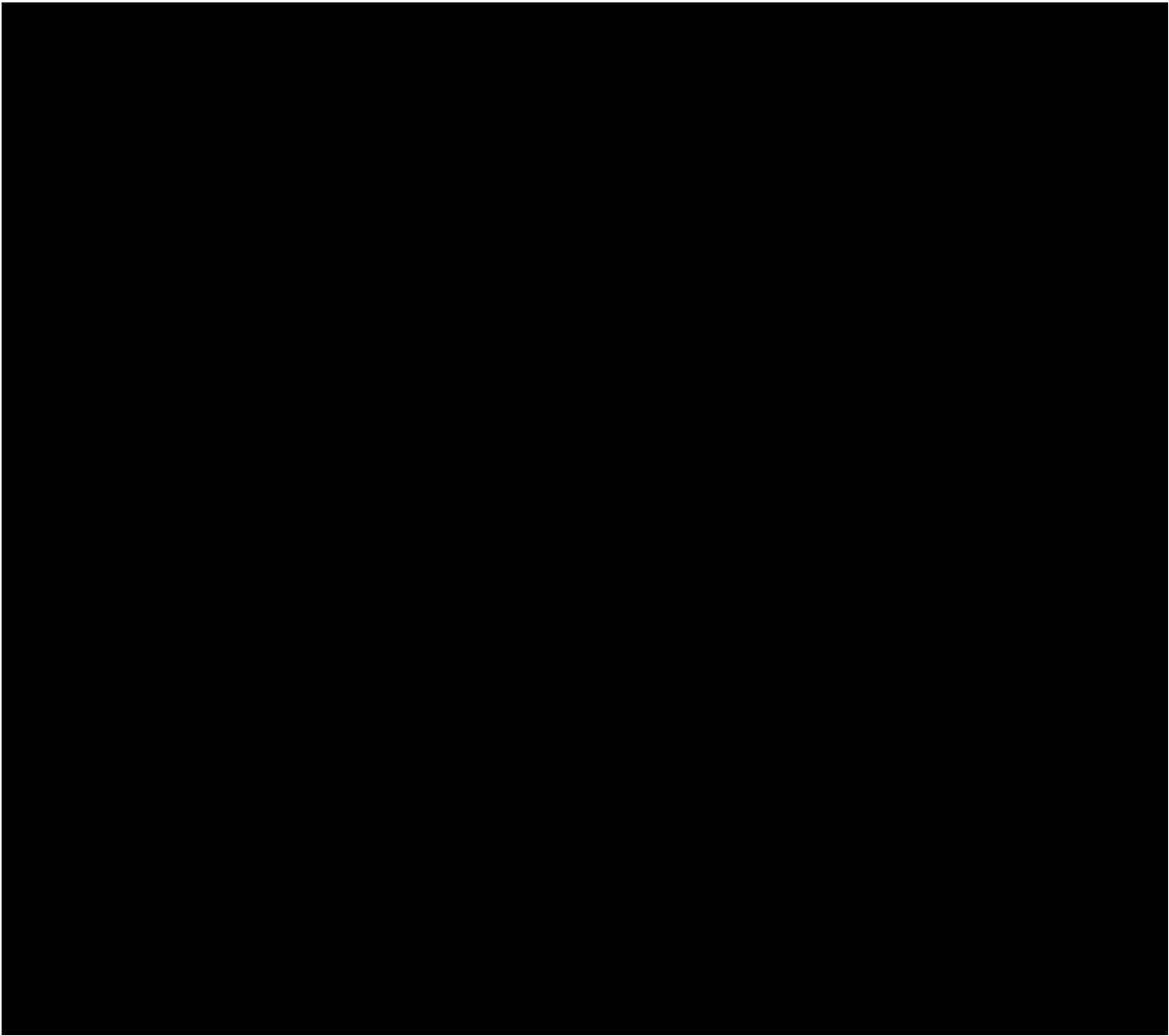
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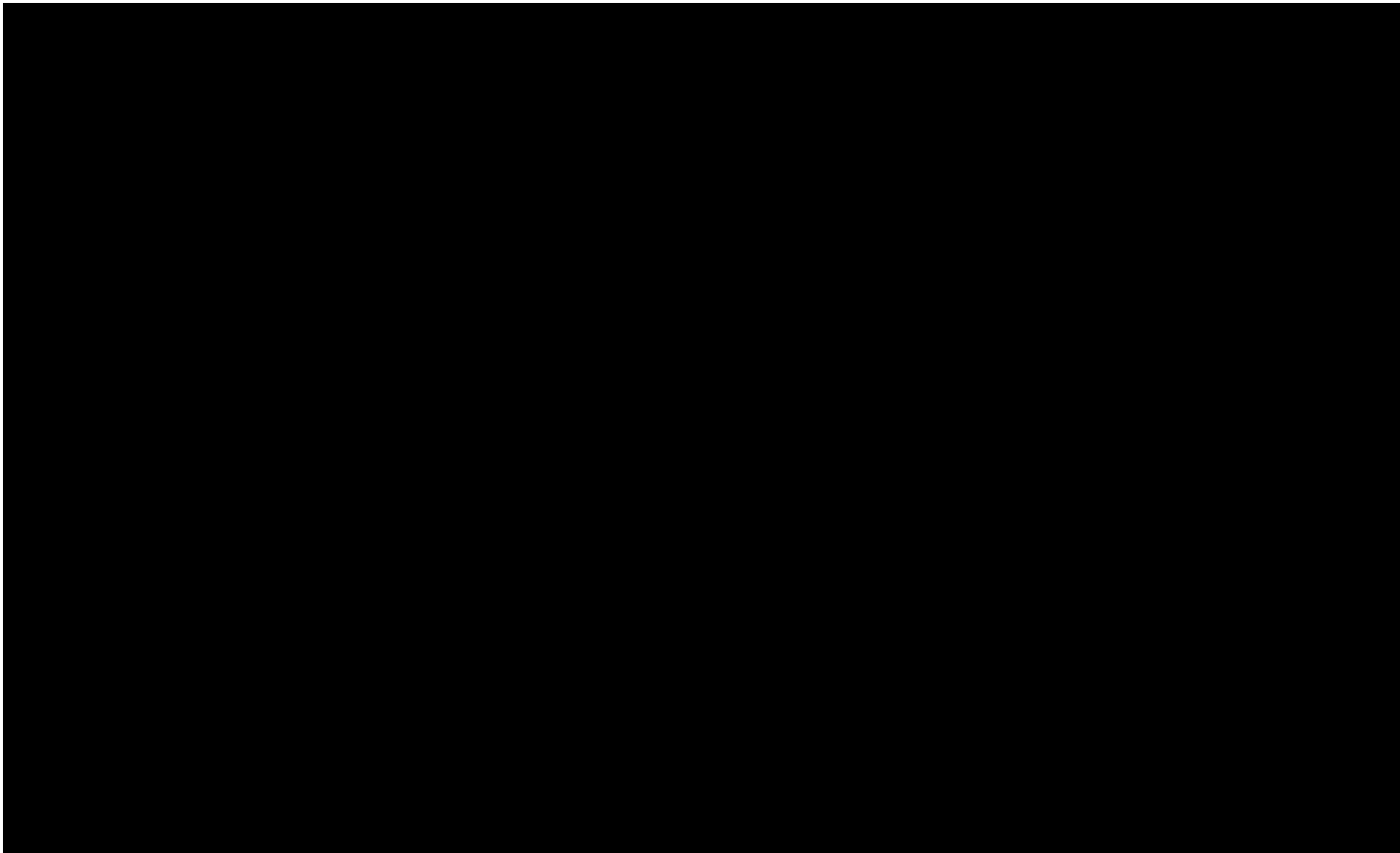
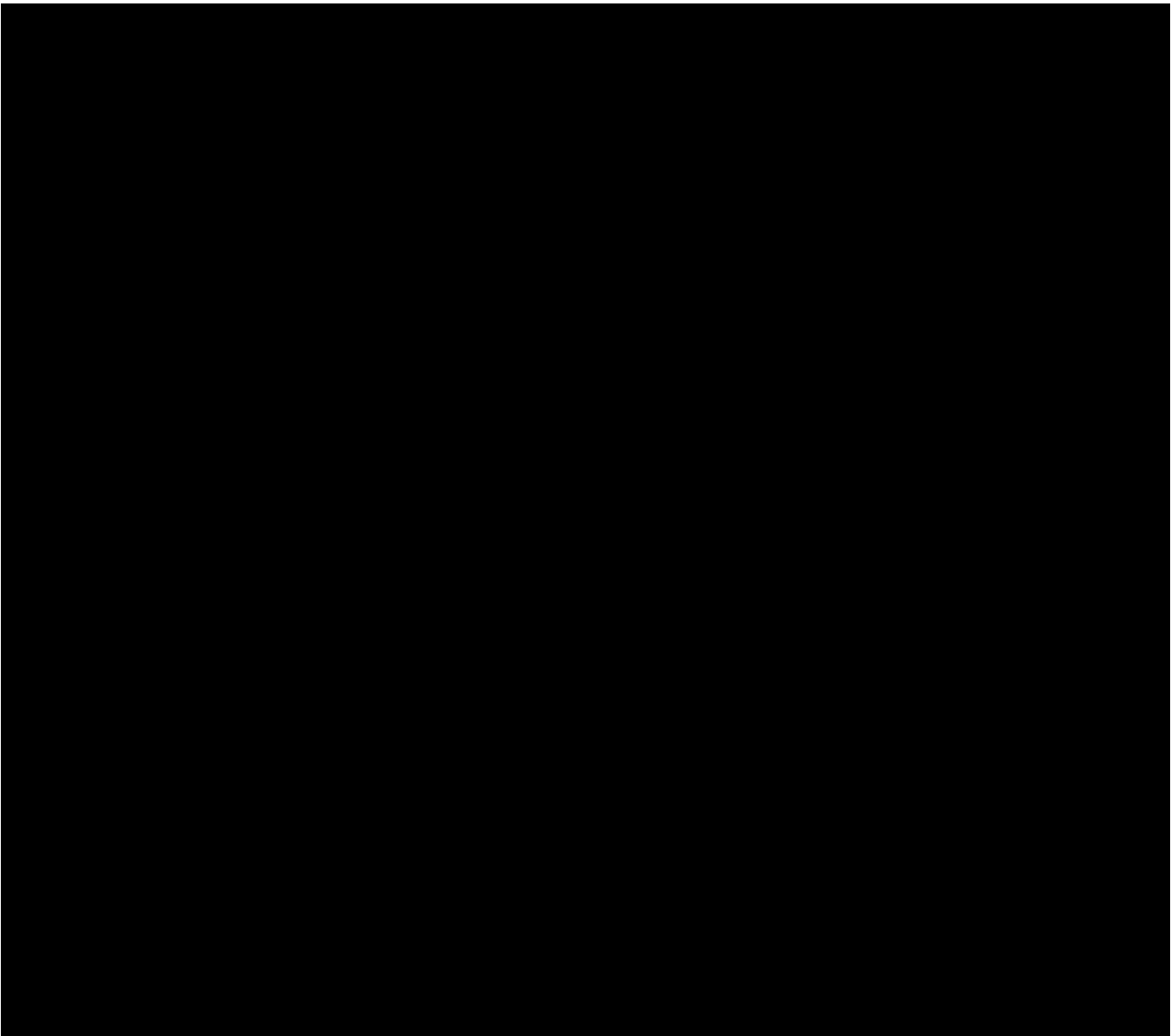
Dear Mr Penny,

Pre-Application Advice

[REDACTED]







I trust this is of assistance to you.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning