



**BRANT STORAGE & REMOVALS,
BASINGSTOKE ROAD, ALTON GU34
4BH**

**PART RETROSPECTIVE APPLICATION
FOR THE CONTINUED USE OF LAND FOR
CARAVAN STORAGE**

Flood Risk Assessment & Drainage Strategy

Prepared on Behalf of

Brant Storage & Removals Ltd

D2395/FRA1.0

October 2025

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1 INTRODUCTION

1.1 Background

- 1.1.1 BP Civils is instructed by Brant Storage & Removals Ltd to prepare a flood risk assessment and drainage strategy to accompany a planning application for *'the retention of 100 caravan storage, removing the front storage bay and the bay to the north and enhancing the front boundary treatment, following refusal of previous application.'*
- 1.1.2 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.
- 1.1.3 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)
 - Thames Water Public Sewer Records
 - East Hampshire District Council (EHDC) Strategic Flood Risk Assessment
- 1.1.4 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 (**Appendix A**).
- 2.1.2 The National Grid Reference is SU 69576 39519.
- 2.1.3 The site is located on the western side of A339 (Basingstoke Road) at Brant Storage & Removals.
- 2.1.4 The site (application boundary) measures 12,052m² (1.21Ha) and is currently utilised for the storage of caravans.
- 2.1.5 The site has a permeable surface covering consisting of scalpings, gravel and loose stone which is free-draining.
- 2.1.6 A topographic survey has been undertaken at the site by Waterhouse & Associates Surveyors, dated April 2018. The survey identifies levels in the range of 29.00m AOD and 16.00m AOD.
- 2.1.7 Drawing PL001 (Topographic Survey with Contours) has been prepared to illustrate the topography of the site.
- 2.1.8 Levels are demonstrated as falling in an easterly/north-easterly direction.

3 GROUND CONDITIONS

- 3.1.1 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 'New Pit Chalk Formation - Chalk' bedrock geology.

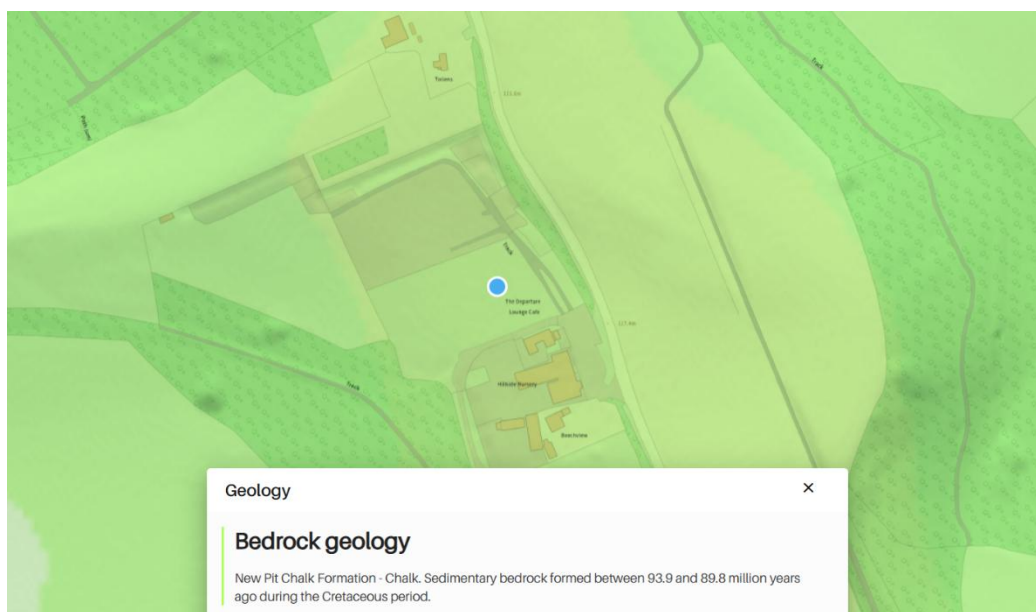


Figure 1. Geology of Britain Viewer – Bedrock Geology (BGS)

- 3.1.3 Superficial deposits are recorded as 'Head, 1 – Clay, silt, sand and gravel.'

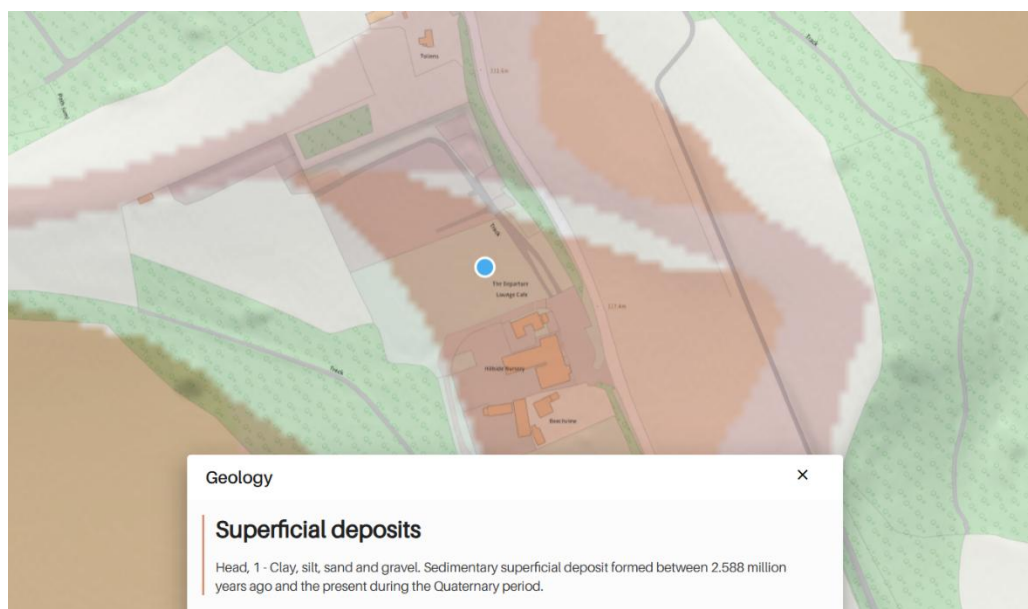


Figure 2. Geology of Britain Viewer – Superficial Deposits (BGS)

- 3.1.4 Historic borehole records are available on the BGS website (GeoIndex Onshore). A borehole has been identified south of the site, identified as 'Gamekeepers Cottage Alton' (SU63NE2; Easting: 469830, Northing: 139130).



Figure 3. GeoIndex Onshore – Borehole Register (BGS)

3.1.5 The records relating to this borehole confirm an underlying chalk geology, consistent with the Geology of Britain Viewer maps.

3.1.6 The BGS records reviewed can be found within **Appendix D**.

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 SU63NE2 record groundwater levels at c. 3.20m below ground level (March 1967) south 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 'Principal' bedrock aquifer, in addition to an 'Unproductive' superficial drift aquifer.

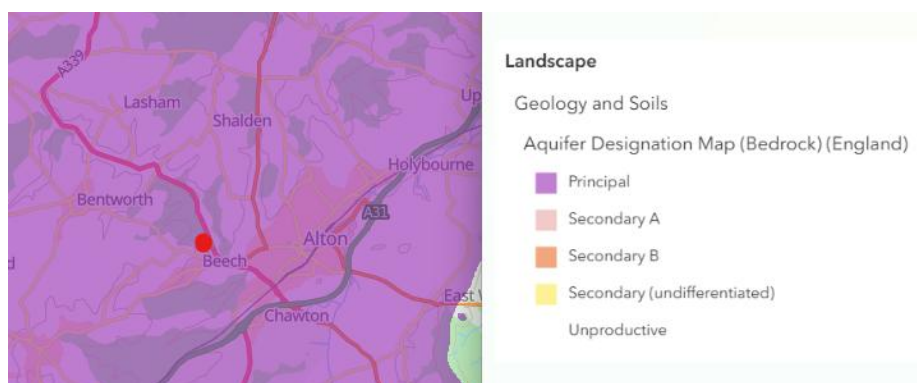


Figure 4. Aquifer Designation Map - Bedrock Aquifer (DEFRA)

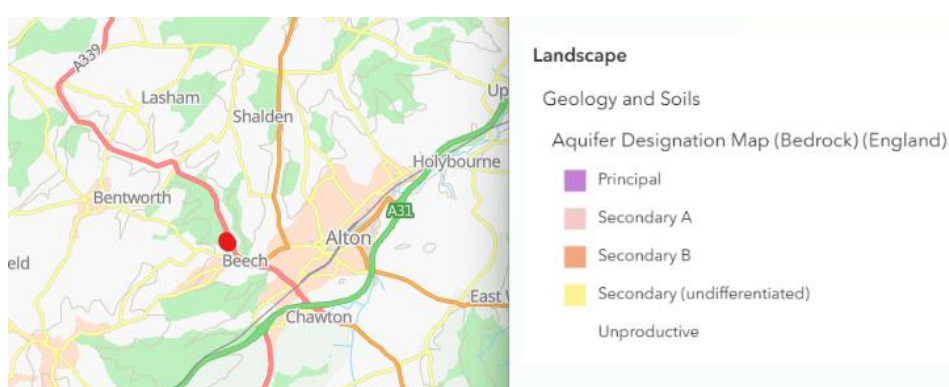


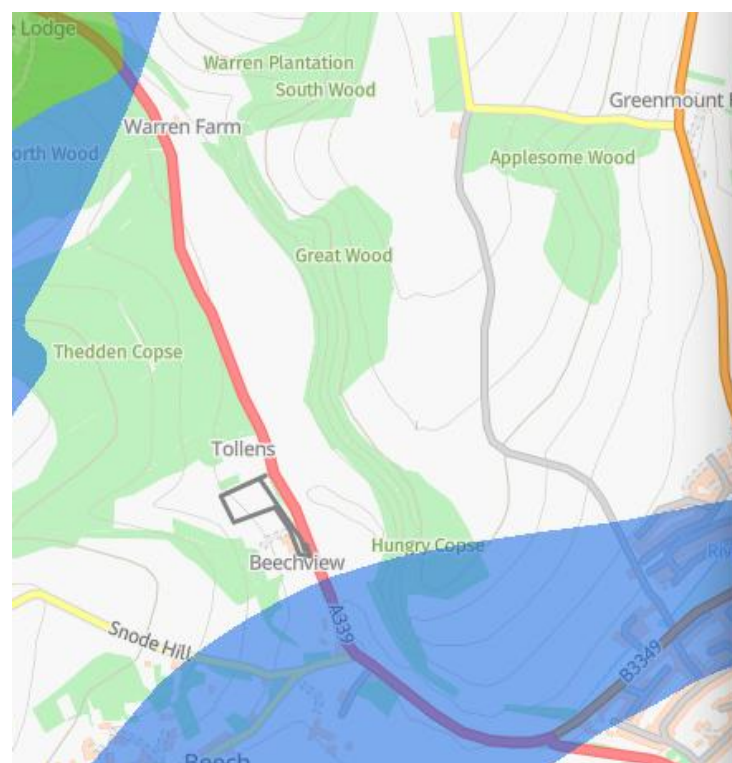
Figure 5. Aquifer Designation Map – Superficial Drift (DEFRA)

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



Figure 6. Groundwater Vulnerability Map (DEFRA)

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



Magic

Designations

Land-Based Designations

Non-statutory

Drinking Water Protected Areas (Surface Water) (England)



Drinking Water Safeguard Zones (Surface Water) (England)



Drinking Water Safeguard Zones (Groundwater) (England)



Source Protection Zones merged (England)

Zone I - Inner Protection Zone

Zone I - Subsurface Activity

Zone II - Outer Protection Zone

Zone II - Subsurface Activity

Zone III - Total Catchment

Zone III - Subsurface Activity

Zone of Special Interest

Figure 7. 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 Thames Water. Public sewer records have been requested from Thames Water.
- 4.1.2 Thames Water's assets will be confirmed once records have been received.
- 4.1.3 The site is not currently served by any positive drainage infrastructure and drains naturally.
- 4.1.4 A greenfield run-off rates have been established in relation to the site area (12,052m²) using HR Wallingford's 'Greenfield run-off rate estimation' tool.
- 4.1.5 Greenfield run-off rates have been calculated as follows;
 - $Q^{BAR} - 0.3 \text{ l/s}$
 - 1 in 1 Year – 0.2 l/s
 - 1 in 2 Year – 0.2 l/s
 - 1 in 10 Year – 0.4 l/s
 - 1 in 30 Year – 0.6 l/s
 - 1 in 100 Year – 0.8 l/s
 - 1 in 200 Year – 1.0 l/s

4.2 Foul Water

- 4.2.1 The local sewerage authority is Thames Water. Public sewer records have been requested from Thames Water.
- 4.2.2 Thames Water's assets will be confirmed once records have been received.

4.3 Highway Drainage

- 4.3.1 A339 (Basingstoke Road) is not served by any formal drainage infrastructure within the vicinity of the site and drains 'over the edge' to the adjacent verge(s).

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)
- EHDC Strategic Flood Risk Assessment
- Thames Water Historic Sewer Flooding Report

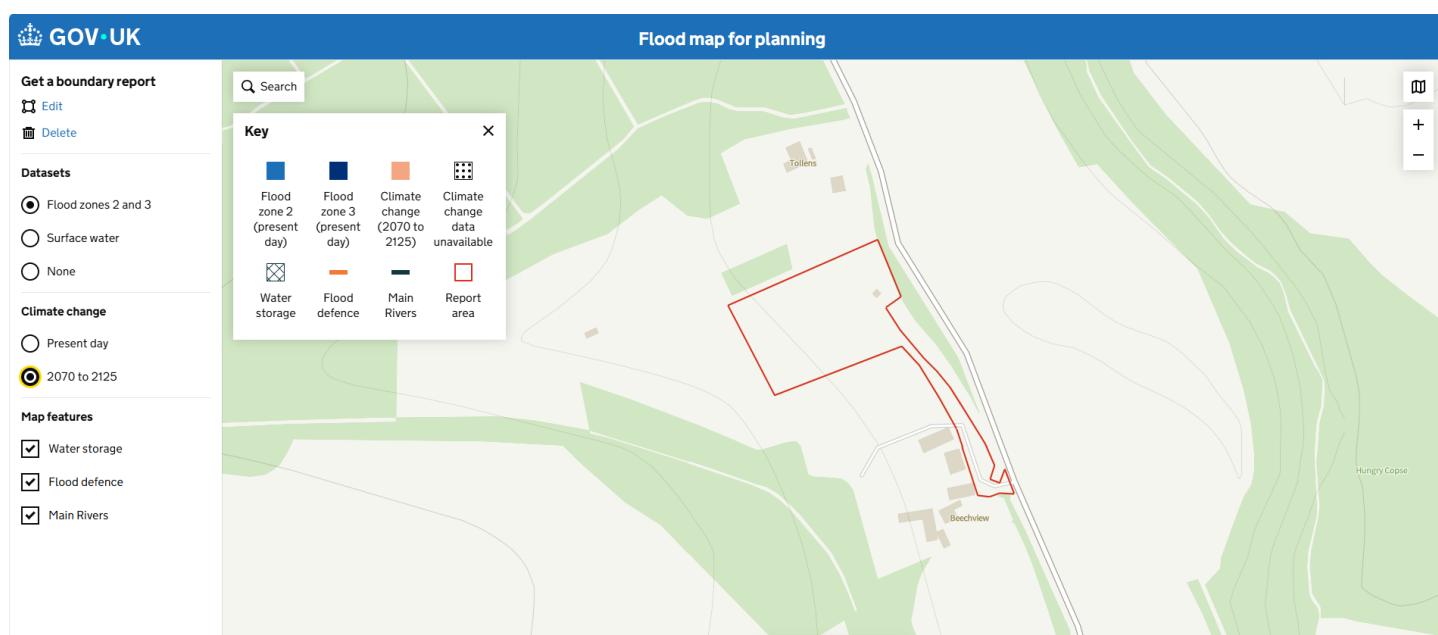
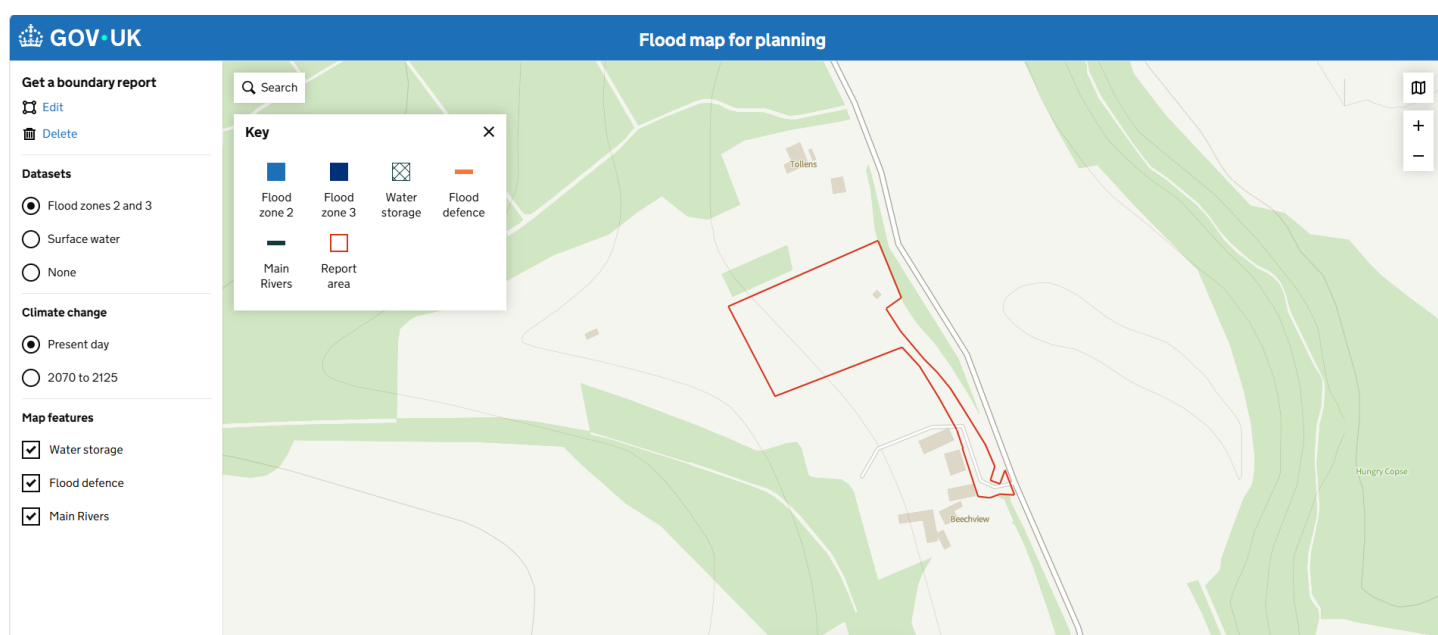
5.2 Flood Map Analysis

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).



- 5.2.2 The location of the caravan storage on site is identified as being at 'Very Low' risk of surface water flooding. Extents of the private access road/approach are identified as being at increased risk of surface water flooding, ranging from 'Low' (1 in 1000) to 'High' (1 in 30). These extents correspond with a low point within the existing car park area.

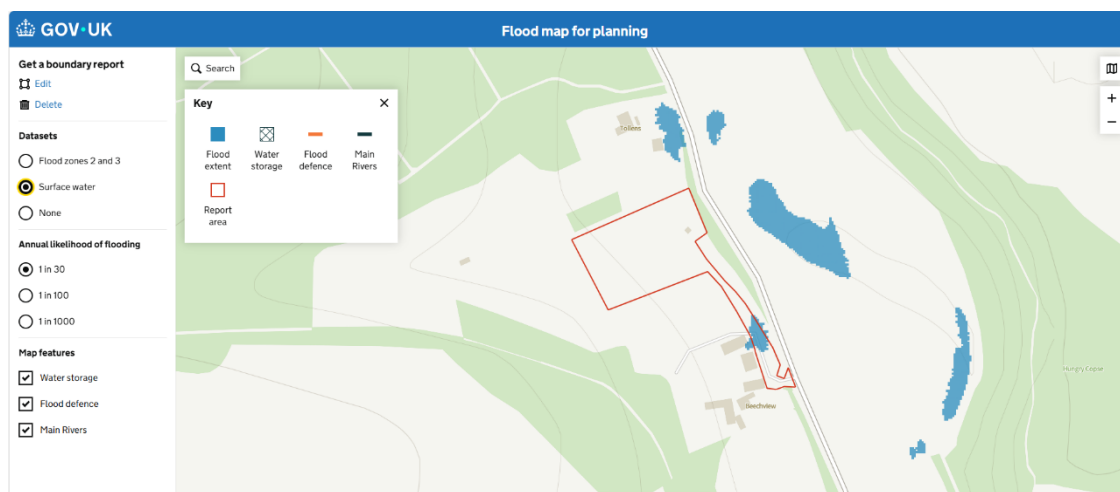


Figure 10. Flood Maps for Planning – Surface Water 1 in 30 (Gov.uk)

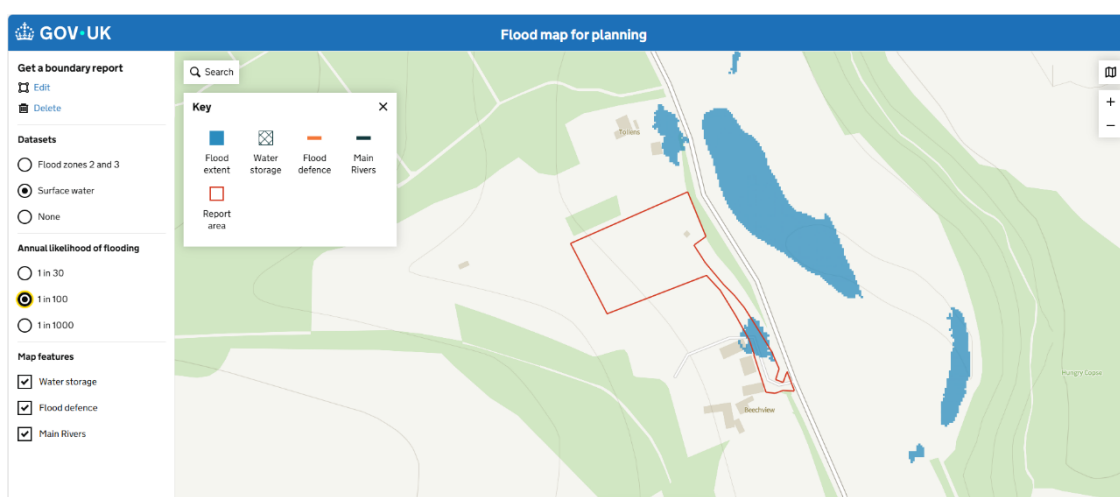


Figure 11. Flood Maps for Planning – Surface Water 1 in 100 (Gov.uk)

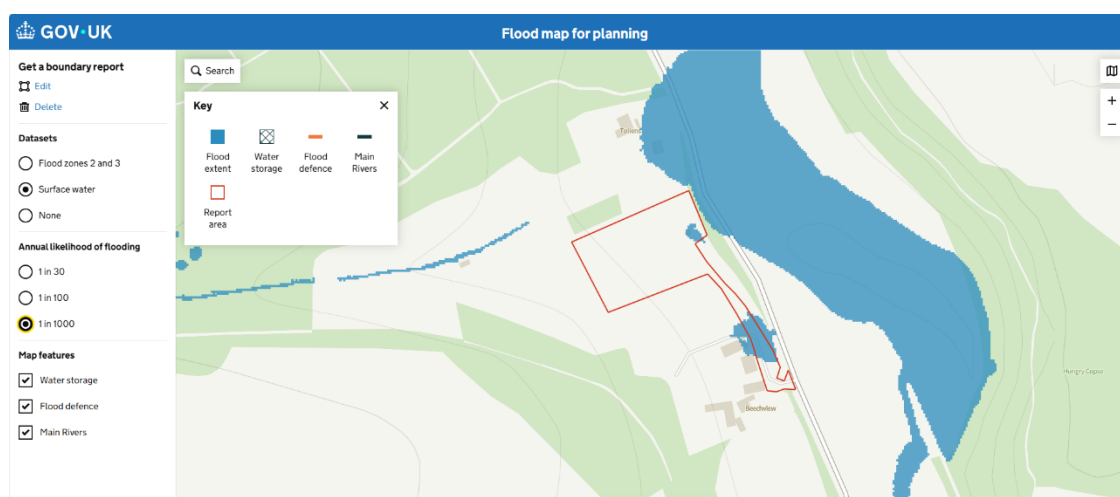


Figure 12. Flood Maps for Planning – Surface Water 1 in 1000 (Gov.uk)

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

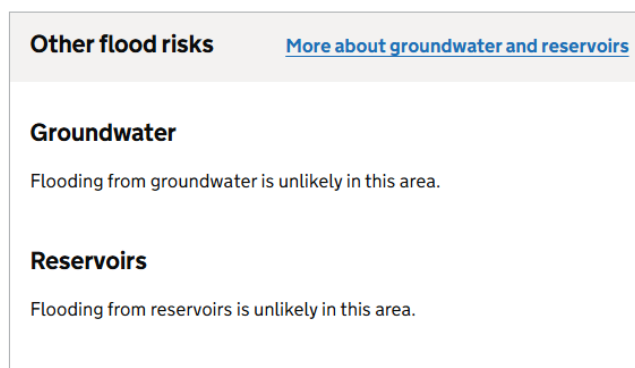


Figure 13. Long-Term Flood Risk Map – Reservoirs (Gov.uk)

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 in relation to the area where the caravan storage is located. Areas of the private access road/approach to this area of the site are identified as being at increased risk of surface water flooding ('Low' to 'High' risk), corresponding with a low point within the existing car park. Given the sloping nature of the site, specifically where the caravan storage is located, surface water flooding is unlikely; run-off would follow the natural topography of the site and wider area.
Groundwater	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 'Low' risk of groundwater flooding. Should groundwater emerge on site, flooding is unlikely; run-off would follow the natural topography of the site and wider area.
Sewers	Very Low No evidence of historic sewer flooding has been identified. Existing public sewer locations are to be confirmed upon receipt of Thames Water records.
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 'the retention of 100 caravan storage, removing the front storage bay and the bay to the north and enhancing the front boundary treatment, following refusal of previous application.' Retrospective consent is being sought for the continued use of the site for the storage of caravans. Drawings demonstrating the site arrangement are contained in **Appendix B**.

6.1.2 The type of development falls within the "Less 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 "Less 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 The site has a permeable surface covering consisting of scalpings, gravel and loose stone which is free-draining. The caravans are stored on this surface. The site therefore drains naturally.
- 8.1.2 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 continued use of the site for the storage of caravans has no requirement for foul drainage provision.

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 35% 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, and continued use for the storage of caravans. The 'development' in respect of the caravan storage is already implemented. No material change is proposed and existing drainage methods are to be retained. The site will continue to drain naturally. Hydraulic calculations have not been prepared as the site is free-draining.

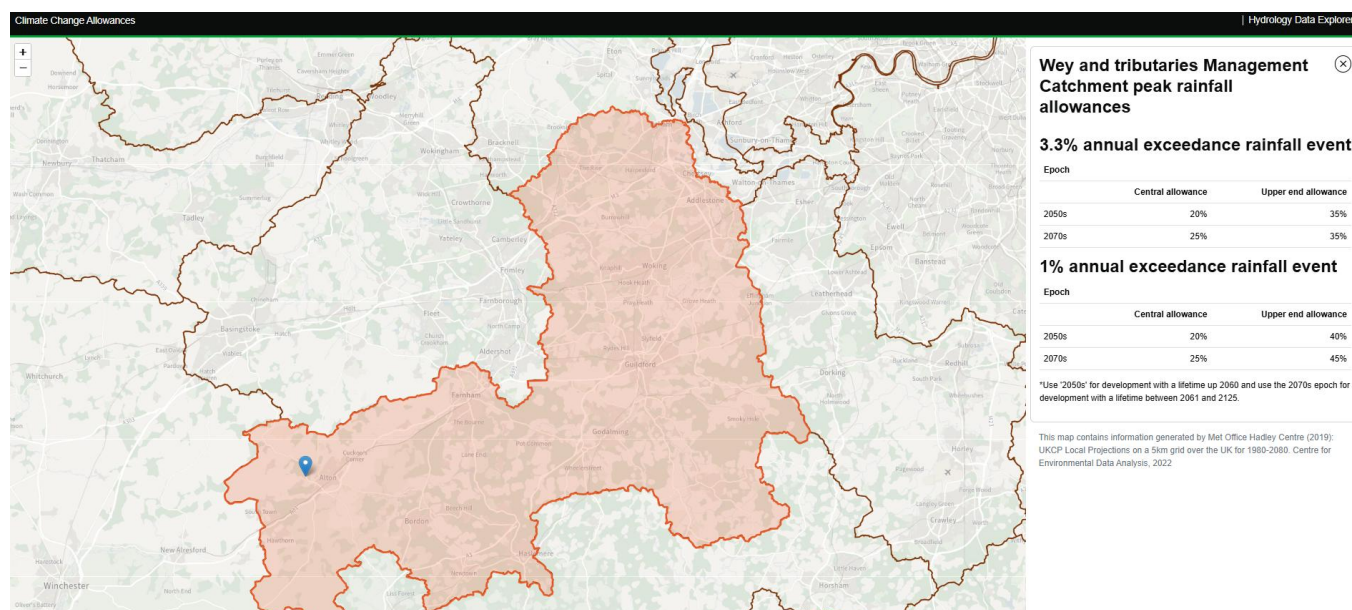


Figure 14. Climate Change Allowances – Peak Rainfall Allowances (Gov.uk)

8.4 Urban Creep

8.4.1 No allowance or consideration is required in respect of urban creep.

9 RESIDUAL RISK AND MITIGATION

9.1 Residual Risk

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

- i. Extreme rainfall events that exceed the design criteria used for the drainage system causing surface water flooding
- ii. Blockage/failure of the proposed drainage system causing flooding to the site
- iii. Groundwater flooding to the site caused by groundwater levels exceeding the ground surface level
- iv. Surface water flooding

9.2 Mitigation

9.2.1 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 area of storage for caravans has a permeable surface finish consisting of scalpings, gravel and loose stone. Should greater intensity or increased frequency of rainfall events occur, the site will continue to drain naturally, with any exceedance that is unable to percolate into the ground following the natural topography of the site; i.e. greenfield run-off.
- ii. The site is not served by piped drainage infrastructure and drains naturally. Any run-off which is unable to percolate into the ground will follow the natural topography of the site.
- iii. 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 follow the natural topography of the site.
- iv. The area of caravan storage is identified as being at 'Very Low' risk of surface water flooding; the natural topography of the site – falling to the east/north-east – suggests that standing water is unlikely to occur. Areas on the private access road/approach are identified as being at increased risk of surface water flooding (ranging from 'Low' to 'High'). These extents correspond with a low point within the existing car park. The area of storage does not provide any accommodation, and is used only for storage. Should access be restricted as a result of surface water flooding with the confines of the access/approach route, persons should wait until any flood waters drain away.

10 FLOOD RISK MANAGEMENT

10.1 Safe Access and Egress

- 10.1.1 Access to the site will be via the private access road/approach, off of A339 (Basingstoke Road). The access road to the storage area passes through the existing business premises' car park.
- 10.1.2 Areas along the approach route are identified as being at 'Low' to 'High' risk of surface water flooding. No information is available which advises of the potential modelled flood depths where potential surface water flooding is concerned.
- 10.1.3 The site topographic survey identifies a low point within the car park area which corresponds with the areas identified as being at increased risk of surface water flooding.
- 10.1.4 Drawing PL002 has been prepared to present the areas identified as being at increased risk of surface water flooding, overlaid with the topographic survey. The extents of increased surface water flood risk correspond with the 19.600m AOD contour (as demonstrated on drawing PL001), with the low point at c. 19.40m AOD. This would suggest potential depths of up to 200mm in depth.
- 10.1.5 The site is fully within Flood Zone 1 and has been assessed as being at 'Very Low' or '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 considered that safe access and egress is available from a flood risk perspective.

10.2 Flood Warning

- 10.2.1 The site is located fully within Flood Zone 1 as has been assessed as being at 'Very Low' or '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.

11 MAINTENANCE

- 11.1.1 There is no formal drainage infrastructure in place; the site instead drains naturally. As such, there are no maintenance requirements or activities necessary.

12 OFFSITE IMPACTS

- 12.1.1 Surface water is managed within the confines of the site; the site drains naturally.
- 12.1.2 The site use relating to this planning application has no existing foul drainage connectivity, or requirement. As a result, there are no on-site or off-site impacts.

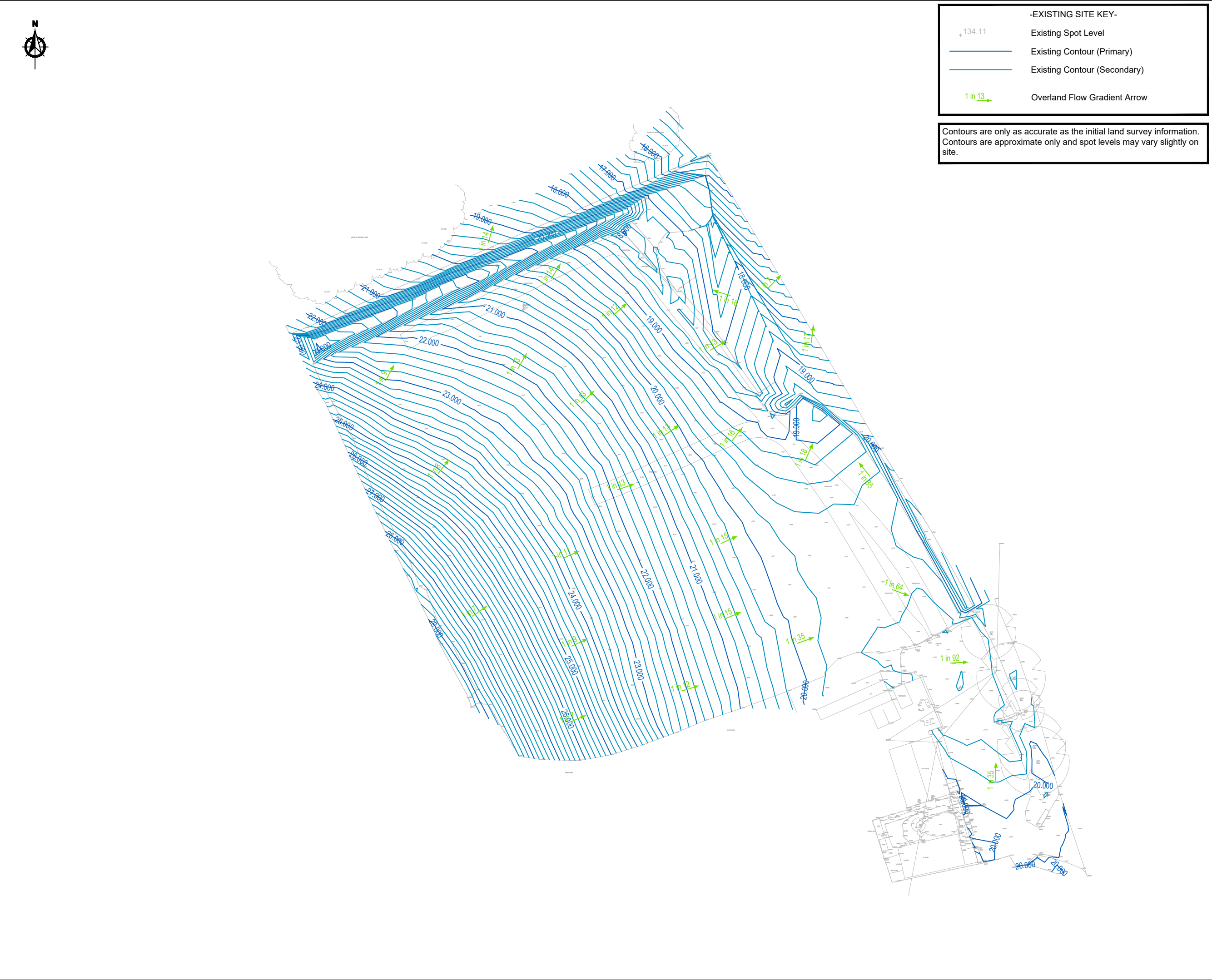
13 SUMMARY

- 13.1.1 This Flood Risk Assessment has been prepared in view of the following 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); Thames Water Public Sewer Records and East Hampshire District Council's (EHDC) Strategic Flood Risk Assessment.
- 13.1.2 The planning application for which this Flood Risk Assessment has been prepared to accompany is for *'the retention of 100 caravan storage, removing the front storage bay and the bay to the north and enhancing the front boundary treatment, following refusal of previous application.'* Retrospective consent is being sought for the continued use of the site for the storage of caravans.
- 13.1.3 The site is located on the western side of A339 (Basingstoke Road) at the Brant Storage & Removals.
- 13.1.4 The site (application boundary) measures 12,052m² (1.21Ha) and is currently utilised for the storage of caravans.
- 13.1.5 A topographic survey has been undertaken at the site by Waterhouse & Associates Surveyors, dated April 2018. The survey identifies levels in the range of 29.00m AOD and 16.00m AOD.
- 13.1.6 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.
- 13.1.7 The site has a permeable surface covering consisting of scalpings, gravel and loose stone which is free-draining. The caravans are stored on this surface. The site therefore drains naturally.
- 13.1.8 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.
- 13.1.9 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.
- 13.1.10 In conclusion, the continued use of the site for the storage of caravans is suitable with regards to flood risk and surface water drainage.

DRAWINGS

PL001 Topographic Survey with Contours

PL002 Risk of Flooding from Surface Water Map Assessment



-EXISTING SITE KEY-	
±134.11	Existing Spot Level
	Existing Contour (Primary)
	Existing Contour (Secondary)
1 in 13	Overland Flow Gradient Arrow

Contours are only as accurate as the initial land survey information. Contours are approximate only and spot levels may vary slightly on site.

NOTES	A3
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1. This drawing is to be read in conjunction with all other BP Civils drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.
2. BP Civils accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.
3. Do not scale, work to figured dimensions only. All dimensions are in millimeters unless noted otherwise and all levels are in metres from the topographic survey datum.
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5. All dimensions to be checked on site. All details and dimensions relating to sub-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.
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8. The client shall ensure all licences, consents and approvals required to implement the works are in place prior to commencing construction.

-	-	Original Issue
Rev.	Date	Amendments



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Drawing Status

FOR INFORMATION
NOT FOR CONSTRUCTION

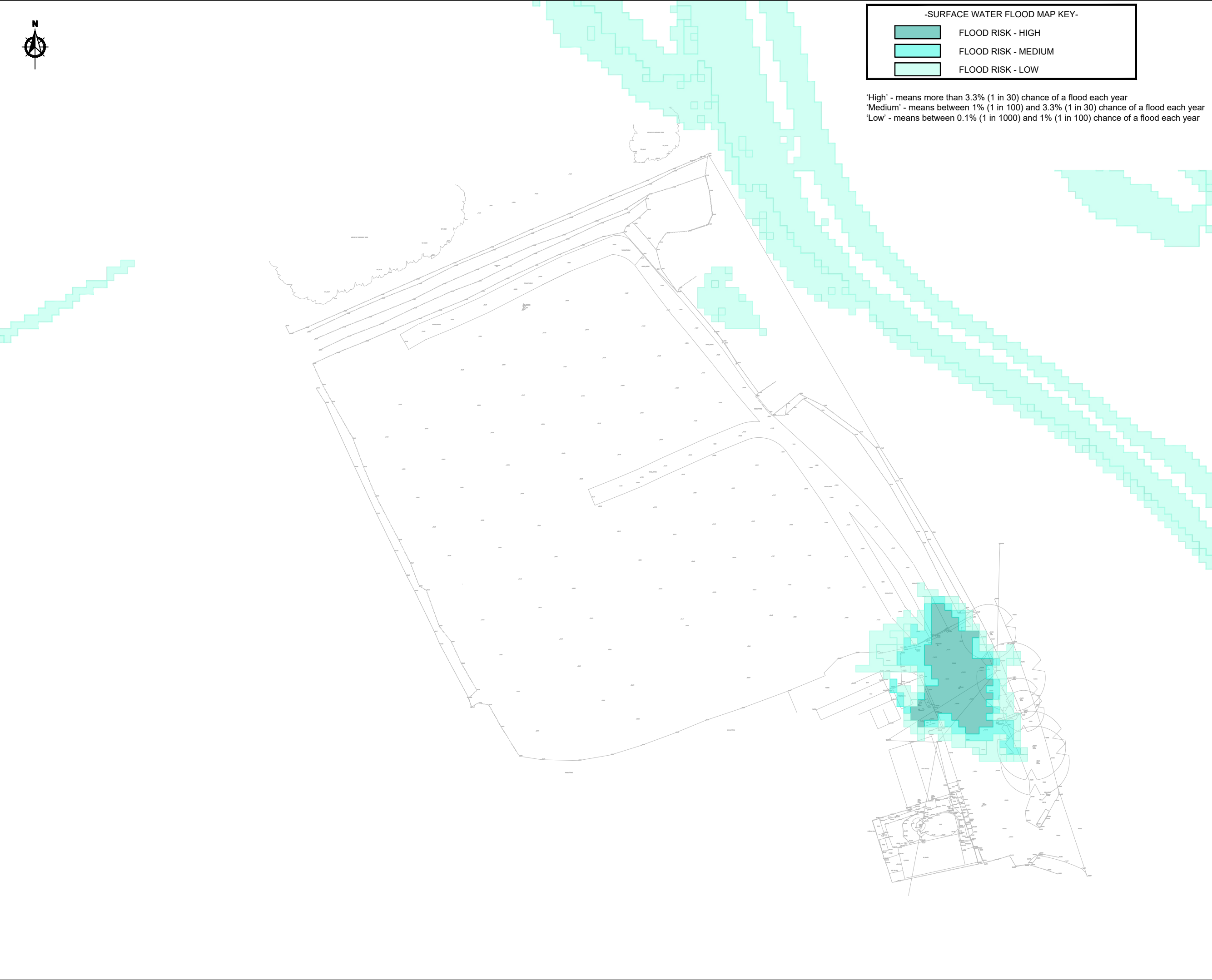
Client	Brant Storage & Removals
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Project	Brant Self Storage
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Drawing Title	Topographic Survey with Contours
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Scale at A3 1:1000	Date Sept 25	Drawn By JHL	Checked By MJA	Project No. D2395
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Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	PL001	P00



-SURFACE WATER FLOOD MAP KEY-

FLOOD RISK - HIGH

FLOOD RISK - MEDIUM

FLOOD RISK - LOW

'High' - means more than 3.3% (1 in 30) chance of a flood each year
'Medium' - means between 1% (1 in 100) and 3.3% (1 in 30) chance of a flood each year
'Low' - means between 0.1% (1 in 1000) and 1% (1 in 100) chance of a flood each year

NOTES

A3

1. This drawing is to be read in conjunction with all other BP Civils drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.

2. BP Civils accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.

3. Do not scale, work to figured dimensions only. All dimensions are in millimeters unless noted otherwise and all levels are in metres from the topographic survey datum.

4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain. The main contractor is responsible for checking all information on site prior to work commencing and taking due care whilst undertaking the works.

5. All dimensions to be checked on site. All details and dimensions relating to sub-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.

6. The electronic information from this drawing can not be guaranteed as dimensionally drawn exact. Figured dimensions must be used for setting out and detailing. BP Civils logos and company information must be removed from copies if information is re-used.

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8. The client shall ensure all licences, consents and approvals required to implement the works are in place prior to commencing construction.

Original Issue

Rev.

Date

Amendments

BP CIVILS

Infrastructure Design and Transport Planning Consultants

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Tel: 01243 210418

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Drawing Status

FOR INFORMATION

NOT FOR CONSTRUCTION

Client

Brant Storage & Removals

Project

Brant Self Storage

Drawing Title

Risk of Flooding from

Surface Water Map Assessment

Scale at A3

Date

Drawn By

Checked By

Project No.

1:1000

Sept 25

JHL

MJA

D2395

Drawing Code

Drawing No.

Rev.

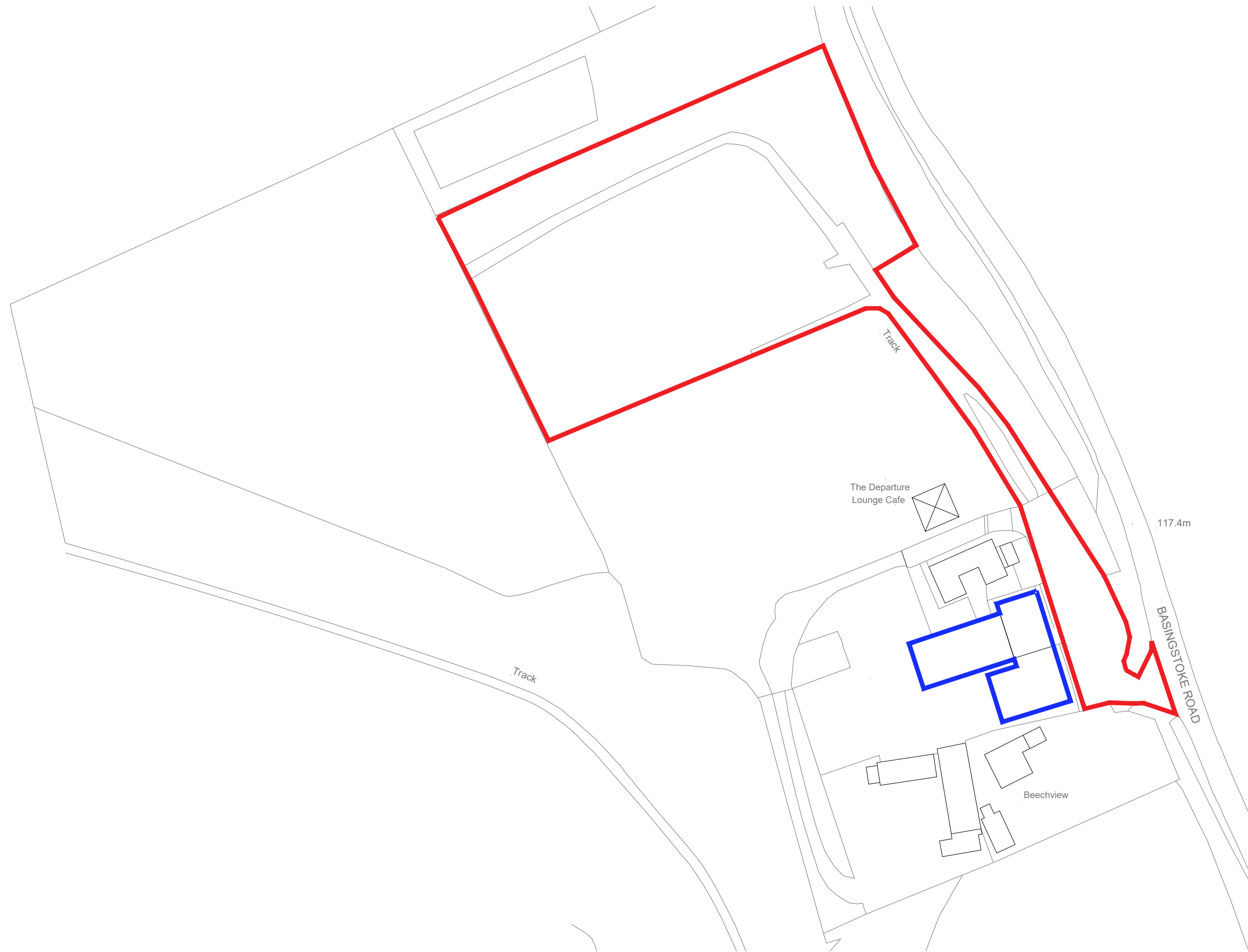
000-BPC-WD-ZZ-D-C

PL002

P00

APPENDICES

Appendix A Site Location Plan



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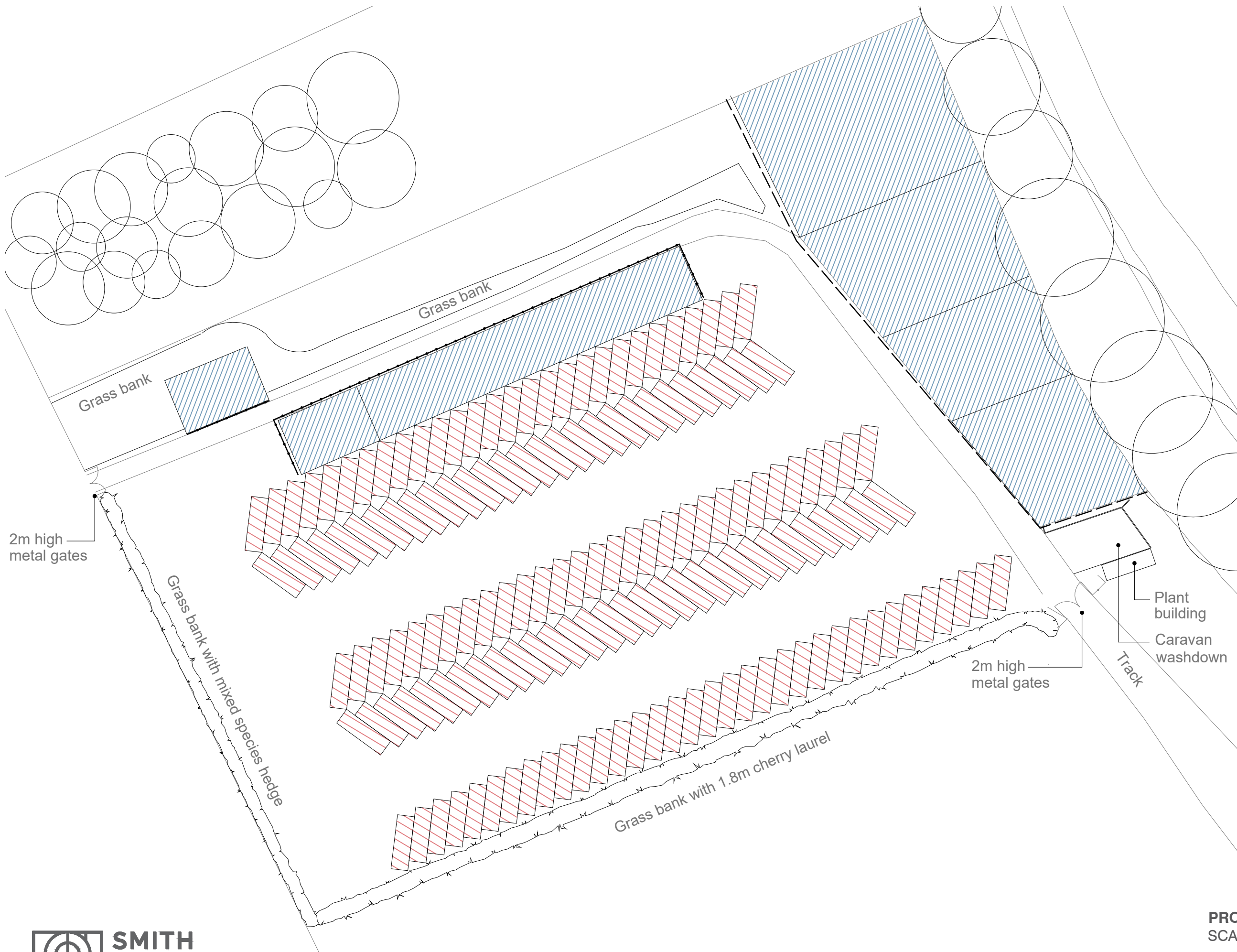


LOCATION PLAN
SCALE 1:1250 @ A3



REVISION 01

Appendix B Development Proposal(s)

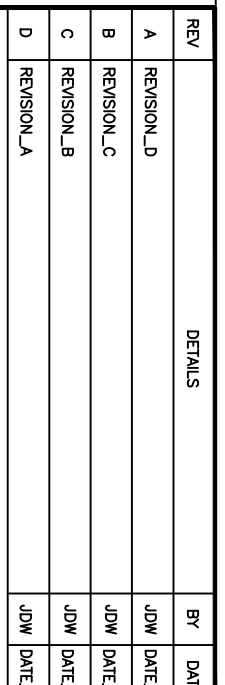


Key:

- EXISTING TREES
- STORAGE UNIT
- CARAVAN STORAGE
- EXISTING BOUNDARY PLANTING RETAINED AND REINFORCED WITH NEW PLANTING
- 2M TIMBER FENCE
- 1.8M HERRAS FENCE



Appendix C Topographic Survey

[illegible][illegible]

LEVEL DATA		CONTROL DATA	
Real-time	LEAD	Barium chloride	275
3.4 (ground 50 mm)	_____ 4180		
0.4 (0.0005 mm)			
0.1 (0.0001 mm)			
0.05 (0.00005 mm)			
0.01 (0.00001 mm)			

For OS data and theory, for lead and Pb see Appendix A. All units are metric.

FEATURES

[illegible]

SERVICES

☐ Standard motorcycle (M/C) ☐ Motorist trailer park ☐ Day/week RV/campground and PG • Rent apt./hotel

☐ Motorist room only ☐ Motorist lounge (ML) ☐ Day/week RV/campground PG for pet(s) (P)

☐ Motorist room only ☐ Motorist lounge (ML) ☐ Day/week RV/campground PG for pet(s) (P)

[illegible]

aka: kashat	aka: telkash box	C/C
stretcher rack	(Landing No)	13
aka: kash rack	ELIMINATOR BOMB CALL HAND	DAC
AKO LAV TROCK	ELIMINATOR GALT IN	ELP
AKO LAV TROCK	ELIMINATOR CORREL NO	EL3
AKO TROCK	ELIMINATOR PULM	PULM
	ELIMINATOR SMT	13

Product/Process	Pat #	Int. company	Pat #
PCST with Power PEEK	4,7	DAI ICHU	49
PCST with Seal PEEK	48	DAI ICHU	48
PCST with Seal PEEK	49	DAI ICHU	49
PCST with Seal PEEK	50	DAI ICHU	50
PCST with Seal PEEK	51	DAI ICHU	51
PCST with Seal PEEK	52	DAI ICHU	52
PCST with Seal PEEK	53	DAI ICHU	53
PCST with Seal PEEK	54	DAI ICHU	54
PCST with Seal PEEK	55	DAI ICHU	55
PCST with Seal PEEK	56	DAI ICHU	56
PCST with Seal PEEK	57	DAI ICHU	57
PCST with Seal PEEK	58	DAI ICHU	58
PCST with Seal PEEK	59	DAI ICHU	59
PCST with Seal PEEK	60	DAI ICHU	60
PCST with Seal PEEK	61	DAI ICHU	61
PCST with Seal PEEK	62	DAI ICHU	62
PCST with Seal PEEK	63	DAI ICHU	63
PCST with Seal PEEK	64	DAI ICHU	64
PCST with Seal PEEK	65	DAI ICHU	65
PCST with Seal PEEK	66	DAI ICHU	66
PCST with Seal PEEK	67	DAI ICHU	67
PCST with Seal PEEK	68	DAI ICHU	68
PCST with Seal PEEK	69	DAI ICHU	69
PCST with Seal PEEK	70	DAI ICHU	70
PCST with Seal PEEK	71	DAI ICHU	71
PCST with Seal PEEK	72	DAI ICHU	72
PCST with Seal PEEK	73	DAI ICHU	73
PCST with Seal PEEK	74	DAI ICHU	74
PCST with Seal PEEK	75	DAI ICHU	75
PCST with Seal PEEK	76	DAI ICHU	76
PCST with Seal PEEK	77	DAI ICHU	77
PCST with Seal PEEK	78	DAI ICHU	78
PCST with Seal PEEK	79	DAI ICHU	79
PCST with Seal PEEK	80	DAI ICHU	80
PCST with Seal PEEK	81	DAI ICHU	81
PCST with Seal PEEK	82	DAI ICHU	82
PCST with Seal PEEK	83	DAI ICHU	83
PCST with Seal PEEK	84	DAI ICHU	84
PCST with Seal PEEK	85	DAI ICHU	85
PCST with Seal PEEK	86	DAI ICHU	86
PCST with Seal PEEK	87	DAI ICHU	87
PCST with Seal PEEK	88	DAI ICHU	88
PCST with Seal PEEK	89	DAI ICHU	89
PCST with Seal PEEK	90	DAI ICHU	90
PCST with Seal PEEK	91	DAI ICHU	91
PCST with Seal PEEK	92	DAI ICHU	92
PCST with Seal PEEK	93	DAI ICHU	93
PCST with Seal PEEK	94	DAI ICHU	94
PCST with Seal PEEK	95	DAI ICHU	95
PCST with Seal PEEK	96	DAI ICHU	96
PCST with Seal PEEK	97	DAI ICHU	97
PCST with Seal PEEK	98	DAI ICHU	98
PCST with Seal PEEK	99	DAI ICHU	99
PCST with Seal PEEK	100	DAI ICHU	100

[illegible][illegible]

UNITED TO LIVE	U.S.	ALSO SEE	80
DEFENSE	001	ARMED FIVE	81
WATER SUPPLY	96	SPORTS AND/OR PETS	82
WATER SUPPLY	96	50X 40X 40X	83
CONCRETE	046	ARMY AND	84
ARMY AND	949	17X 10X 17X	85
ARMY AND	949	17X 10X 17X	86

TIME (H)	TEMPERATURE (°C)	WATER (g)	WATER (g)
0	25	0	0
1	25	0	0
2	25	0	0
3	25	0	0
4	25	0	0
5	25	0	0
6	25	0	0
7	25	0	0
8	25	0	0
9	25	0	0
10	25	0	0
11	25	0	0
12	25	0	0
13	25	0	0
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94	25	0	0
95	25	0	0
96	25	0	0
97	25	0	0
98	25	0	0
99	25	0	0
100	25	0	0



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Weybridge, Dorset, DT11 7BS
Tel: 01305 238 122

 **Chartered
Environmentalist**

 Email: info@iccs.org | www.iccs.org
 DRAWING SHEET LAYOUT

1000000

—

1000000

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PROJECT SITE ADDRESS
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PROJECT TITLE

DRAWING TITLE
Topographic Survey

SUBMITTED JDM	DRAWN JM	DESIGNED
CHECKED S/M	APPROVED	DATE OCT 2019
SCALE 1/250	A0	

DRAWING No:—	18.108	REV
		REV

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Appendix D BGS Records

~~SU 63 NE/2~~

300/302 Gamekeeper's Cottage, Alton. (Partly filled in)

Surface +362 $\frac{1}{2}$. Shaft x 2 $\frac{1}{2}$. Depth unknown. Date unknown.

R.W.L. +334 $\frac{1}{2}$. Oct. 1958. Handpump. Sept. 1962. R.W.L. +340. Oct. 1966;
+352. Mar. 1967.

MCK

...

28+

28+

SU 6983 2913

Estimated

Class 4. No details known.

p.p. L. P. Thomas

14.1.69

300/302 Gamekeeper's Cottage, Alton. (Partly filled in)

Surface $+362\frac{1}{2}$. Shaft x $2\frac{1}{2}$. Depth unknown. Date unknown.

R.W.L. $+334\frac{1}{2}$. Oct. 1958. Handpump. Sept. 1962. R.W.L. $+340$. Oct. 1966;

$+352$. Mar. 1967.

MGk

...

...

28+

28+

Estimated

class.

No details known.

p.p. L.P. Thomas

14.1.69



RECORD OF WELL

At Gamekeepers Cottage
Town or Village p. Allon Beach
County Hampshire

For Survey use only Licence No.

300/302
SU63/14

EXACT SITE
OF WELL

Six-inch sheet Hants 35 NW/E Six-inch National Grid sheet SU 699392

For State whether owner, tenant, builder, contractor, consultant, etc.:-

Address (if different from above) 34 6983 3913

Level of ground surface +362.5 If well top is not at ground } above:
above sea level (O.D.) +363 level, state how far } below;ft.

SHAFT.....ft.; diameter 2'6"ft.; HEADINGS (please attach details—dimensions and directions)

BORE.....ft.; diameter of bore: at top.....in.; at bottom.....in.

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

Water struck at depths of.....ft. below well top.

Rest level of water.....ft. above* well top. Suction at.....ft. Yield on.....hours*
pumping at.....galls. per.....with depression to.....ft. below well top.

Recovery to rest level in.....mins.* Capacity of pump.....g.p.h. Date of measurements.....

DESCRIPTION OF PERMANENT PUMPING EQUIPMENT:

Make and/or type.....Motive power.....

Capacity.....galls. per hour. Suction at.....ft. below well top.

Amount pumped.....galls. per day. Estimated consumption.....galls. per week.

Well made by.....Date of sinking.....

Information from Hampshire River Board

ADDITIONAL NOTES ANALYSIS (please attach copy if available)

Information from Hampshire River Board

DATE	R.W.L.	DATE	R.W.L.
Oct. '58	+342.335		
	334.5		
Oct. 66	+340.0		
Mar. 67	+352.0		

Disused Handpump
Partly filled -
Used & sited
on 6" Hants 35NW/E
13.9.62
G.M.W.

Oct 66 report
H. R. A.
Well top levelled
at +362.5

For Survey use only

Date Received 16.11.61

Section 6.....

Pumping test.....

Observ. well.....

Recorder.....

E.R. log.....

Site marked on

1" map.....

6" map.....
(use symbol)

Record forwarded

to.....

date.....

GEOLOGICAL SURVEY,
WATER DIVISION,
SOUTH KENSINGTON,
LONDON, S.W.7.

LOG OF STRATA OVERLEAF.

2.

(For Survey use only)
GEOLOGICAL
CLASSIFICATION

W.P.T.
14/1/69

[illegible]

2



SU63/14

300 / 302

HRA well no 252

Depth 29'
Dry Oct 72
Dry Oct 73

Inf'm HRA Report on Well Surveys S/74 LW

Data Bank

Appendix E Public Sewer Records

Appendix F Greenfield Run-off Calculations

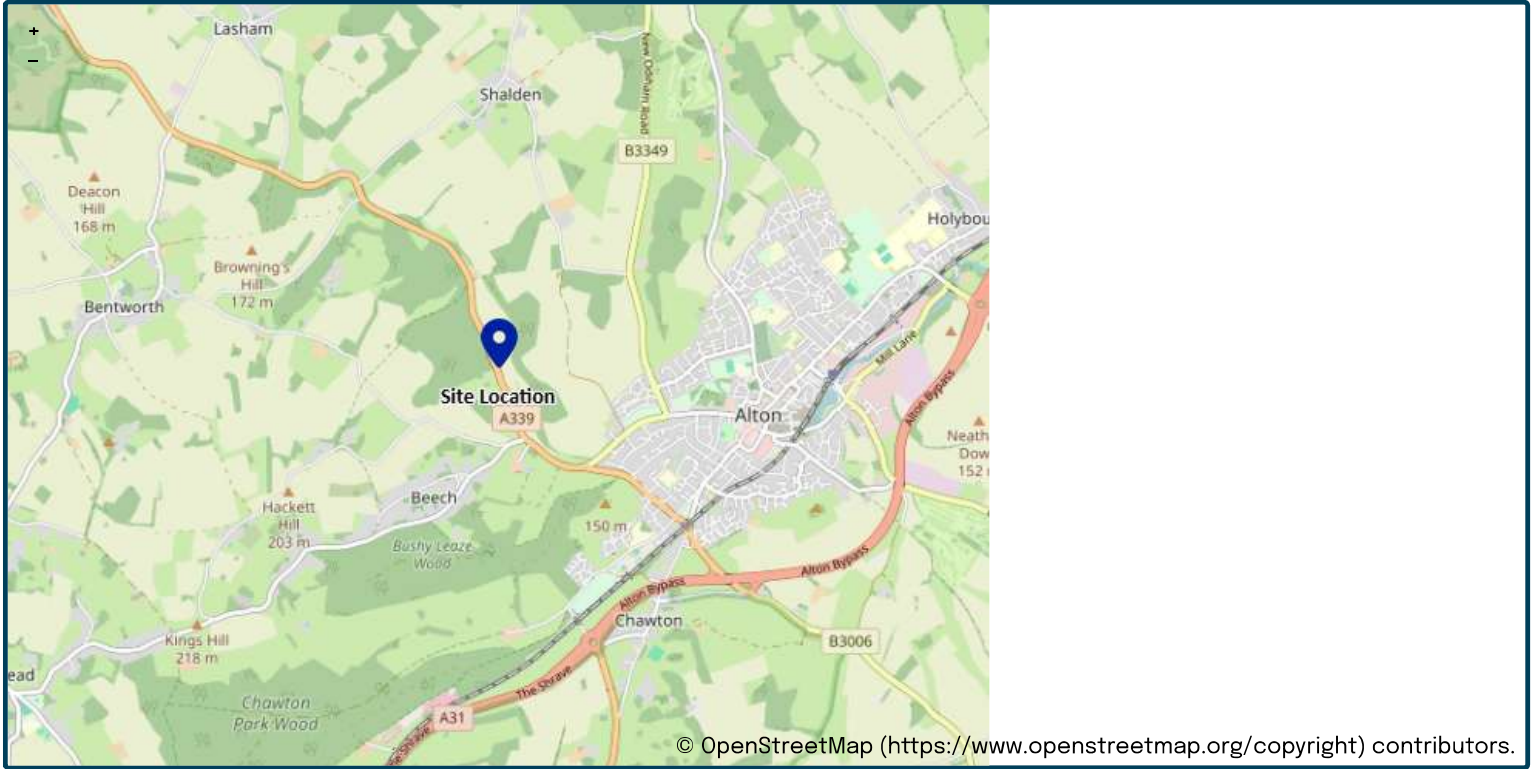
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). 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	16/10/2025
Calculated by	BP Civils
Reference	D2395
Model version	2.2.1

Location

Site name	D2395 Brant Storage & Removals
Site location	



Site easting (British National Grid)	469615
Site northing (British National Grid)	139531

Site details

Total site area (ha)	1.21	ha
----------------------	-----------------------------------	----

Greenfield runoff

Method

Method	IH124		
	<u>My value</u>		<u>Map value</u>
SAAR (mm)	866	mm	866
How should SPR be derived?	WRAP soil type		
WRAP soil type	1		1
SPR	0.1		
QBar (IH124) (l/s)	0.3	l/s	

Growth curve factors

	<u>My value</u>		<u>Map value</u>
Hydrological region	6		6
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)	0.2	l/s
Flow rate 2 year (l/s)	0.2	l/s
Flow rate 10 years (l/s)	0.4	l/s
Flow rate 30 years (l/s)	0.6	l/s
Flow rate 100 years (l/s)	0.8	l/s
Flow rate 200 years (l/s)	1.0	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.