



AQUA TERRA | CONSULTING

Land south of Northlands Lane: Flood Risk Assessment

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April 2026



Document Control

Title

Land south of Northlands Lane: Flood Risk Assessment

Client

Fairfax Acquisitions Ltd,
Buncton Barn,
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Bolney,
West Sussex,
RH17 5RE

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1. Introduction

Aqua Terra Consultants Ltd (Aqua Terra) was instructed by Fairfax Acquisitions Ltd (the Client) to provide a Flood Risk Assessment (FRA) for a proposed residential led development of a parcel of land to the south of Northlands Lane, Storrington (the Site).

1.1. Background

The FRA is to support an outline planning application for the erection of up to 56 dwellings, together with the provision of landscaping, open space, and associated works. Access to the Site is from an adjoining Site ("land north of Melton Drive") which constitutes the western portion of the Site boundary. No development relating to the current planning application is proposed in this western section which is to show access to the public highway through the adjoining Site. An illustrative masterplan depicting the proposed development was provided to Aqua Terra which is included as Figure 3-1.

The Site comprises predominantly agricultural land, and is approximately 7.0 Hectares (Ha) in size, of which 2.43 Ha relates to the access arrangements through the adjoining Site.

1.2. Scope

The scope of the FRA is as follows:

- Preparation of a FRA, written in line with the National Planning Policy Framework (NPPF) and supporting Planning Practice Guidance (PPG), to satisfy the Environment Agency (EA) and the Lead Local Flood Authority (LLFA, West Sussex County Council) that potential flood risks from all sources to and from the proposed development have been considered and that the proposed development is appropriate, as defined in the NPPF.
- Acquisition and review of modelled flood extents and levels for current and future climate scenarios from the EA.
- Where required, consideration of appropriate site-specific flood risk mitigation measures and provision of recommendations for a strategy for managing and mitigating potential flood risk posed on the Site.

The FRA primarily focuses on the east of the Site where the Proposed Development is proposed, although consideration of flood risk to the access through the adjoining Site has also been discussed.

1.3. Data sources

The main sources of data utilised in this assessment are summarised below:

- The proposed development plans as provided by the Client;
- LiDAR Digital Terrain Model (DTM) data obtained through data.gov.uk;
- Topographic Survey (Marvin & Partners Limited, June 2016);
- EA flood risk data (Environment Agency, 2025);
- Soilsclapes soil mapping (Cranfield Soil and AgriFood Institute, 2025);
- British Geological Survey (BGS) mapping (British Geological Society, 2025);
- Horsham District Council – Strategic Flood Risk Assessment, Level 1 (AECOM, 2024);
- Horsham District Council – Sequential and Exception Flood Risk Tests (Horsham District Council, 2024); and,
- Water. People. Places. A guide for master planning sustainable drainage into developments. Prepared by the Lead Local Flood Authorities of the South East of England (AECOM, 2013).

1.4. Limitations

This report is written strictly for the benefit of the Client and bound by the conditions presented in Appendix A.

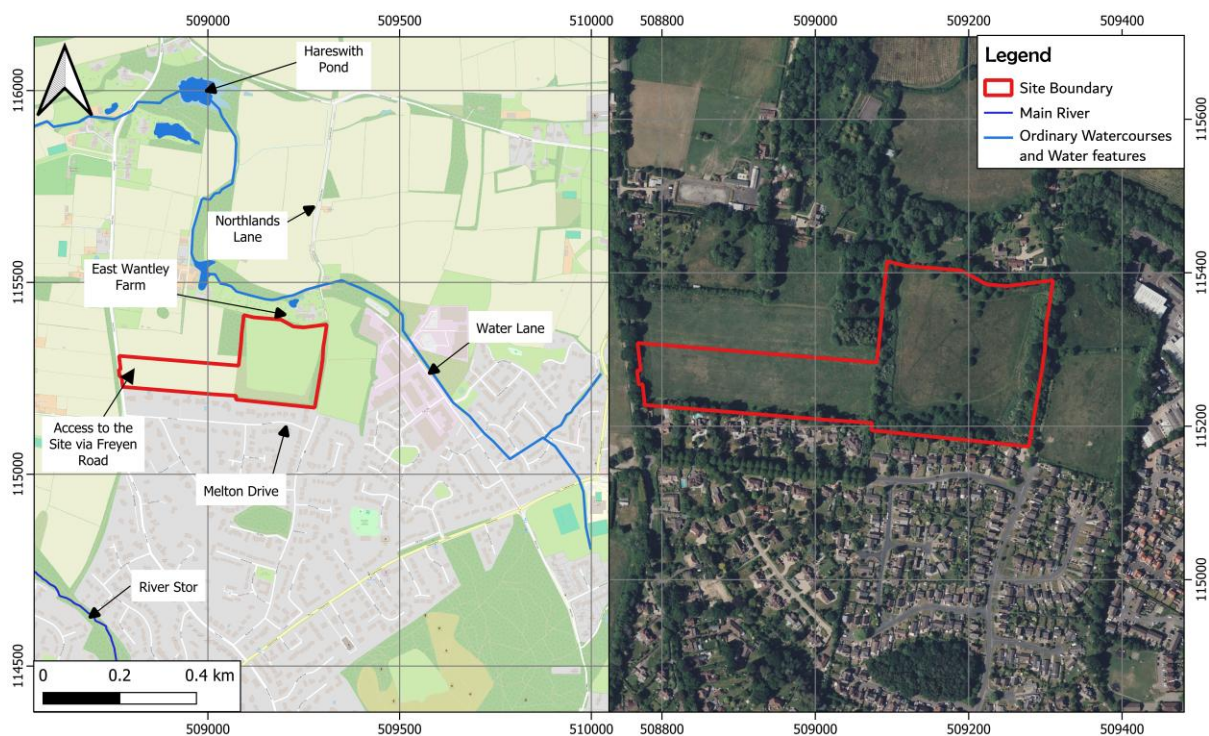
2. Site setting

2.1. Site location and description

The Site is located to the north of Storrington, within the Horsham District in West Sussex. The Site spans across an approximate area of 7.0Ha and is centred on National Grid Reference 509187, 115294. The Site is currently a greenfield site and is covered primarily with grass and isolated trees (see Figure 2-1). The north is East Wantley Farm, and to the south, Melton Drive. Third party planning applications are in process for land to the west of the Site "Land North of Melton Drive" and the field to the east of the Site "Croudace".

There is an ordinary watercourse which passes to the north of the Site. This watercourse flows east to west, and joins the River Stor north-west of the Site. There are also a number of ponds located along or adjacent to the ordinary watercourse. The largest of these is Hareswith Pond

Figure 2-1 Site location

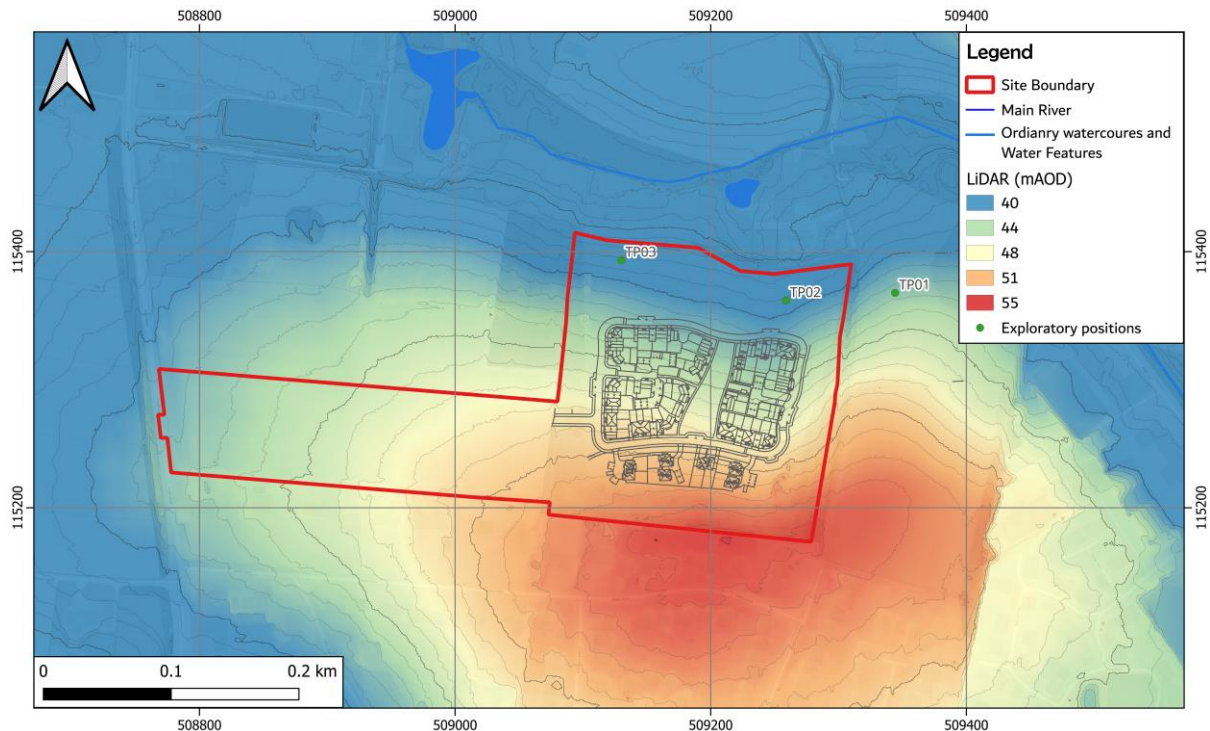


2.2. Topography

Ground elevation across Site, fall from 54m above Ordnance Datum (m aOD) along the southern boundary to an elevation of around 34.5m aOD in the northern corner. Figure 2-2 presents LiDAR topographical data overlain by the proposed development plans. Topographical survey has also been undertaken for the Site in August 2017. This is presented in Appendix B.

The Site does not currently have a formal drainage system and at present, the surface water runoff will either infiltrate or flow overland northwards towards the watercourse to the north of the Site.

Figure 2-2 Existing ground elevations from LiDAR data



2.3. Geology and hydrogeology

2.3.1. Published soils and geology

According to Soilsmap mapping and British Geological Survey (BGS) 1:50,000 scale mapping, the general geological sequence underlying the Site is as follows:

- **Soils:** Freely draining slightly acid loamy soils.
- **Superficial deposits:** (see Figure 2-3) Head Deposits across the northern portion of the Site closest to the ordinary watercourse. Absent across the remainder of Site.
- **Solid geology** (see Figure 2-4) Predominantly Hythe Formation Sandstone, with a small outcrop of Fittleworth Member (Sandstone and Mudstone) in the far south of the Site.

2.3.2. Site investigation outputs

Aqua Terra undertook a site investigation in July 2025 which comprised three trial pit locations across the Site. Due to accessibility constraints, soakaway testing was only undertaken at two of the trial pits, of which only a single test was undertaken in TP01, and was required to be extrapolated. A full three tests, in accordance with the methodology set out in BRE 365, was undertaken in TP03 – this is further discussed in the Outline Drainage Strategy.

The strata encountered during the fieldwork are summarised as follows:

- **Topsoil:** 0.3m to 0.4m thick. Encountered in all positions as a grass covered, light brown, slightly gravelly, slightly clayey SAND.
- **Head Deposits:** Encountered in all positions as an orangish brown, gravelly, fine to coarse SAND to a gravelly sandy CLAY.

Full results including exploratory logs are provided in Land south of Northlands Lane: soakaway testing (Aqua Terra Consulting Ltd, 2025). No seepages or groundwater strikes were noted during the site investigations.

Figure 2-3 BGS mapped Superficial Geology (1:50,000)

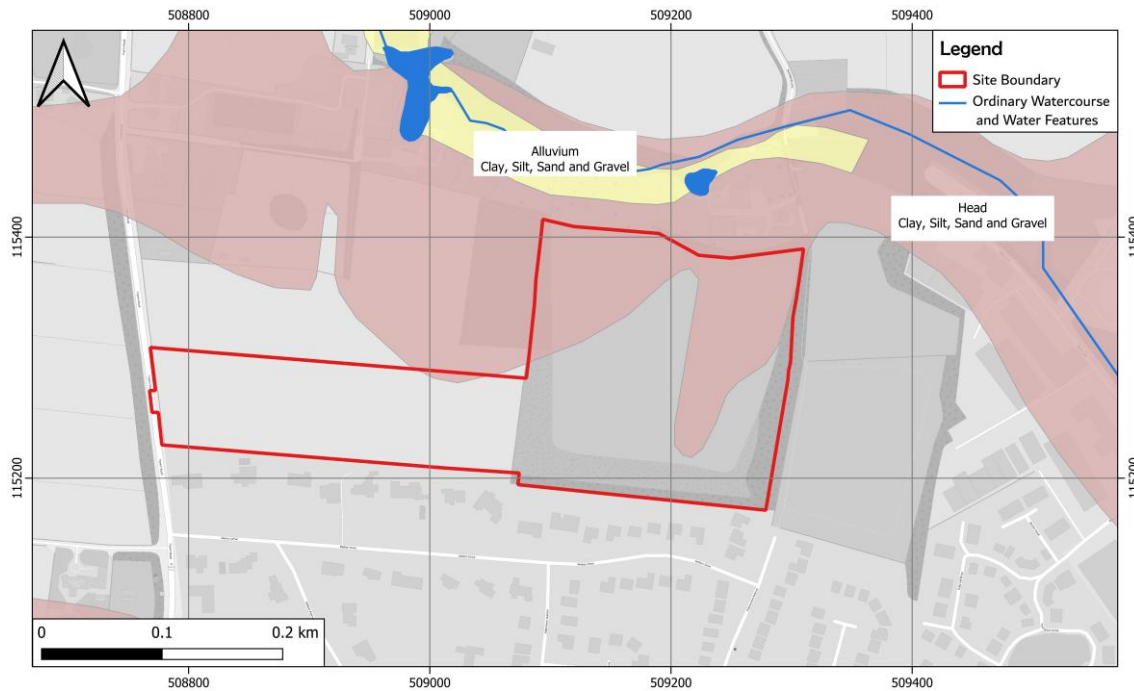
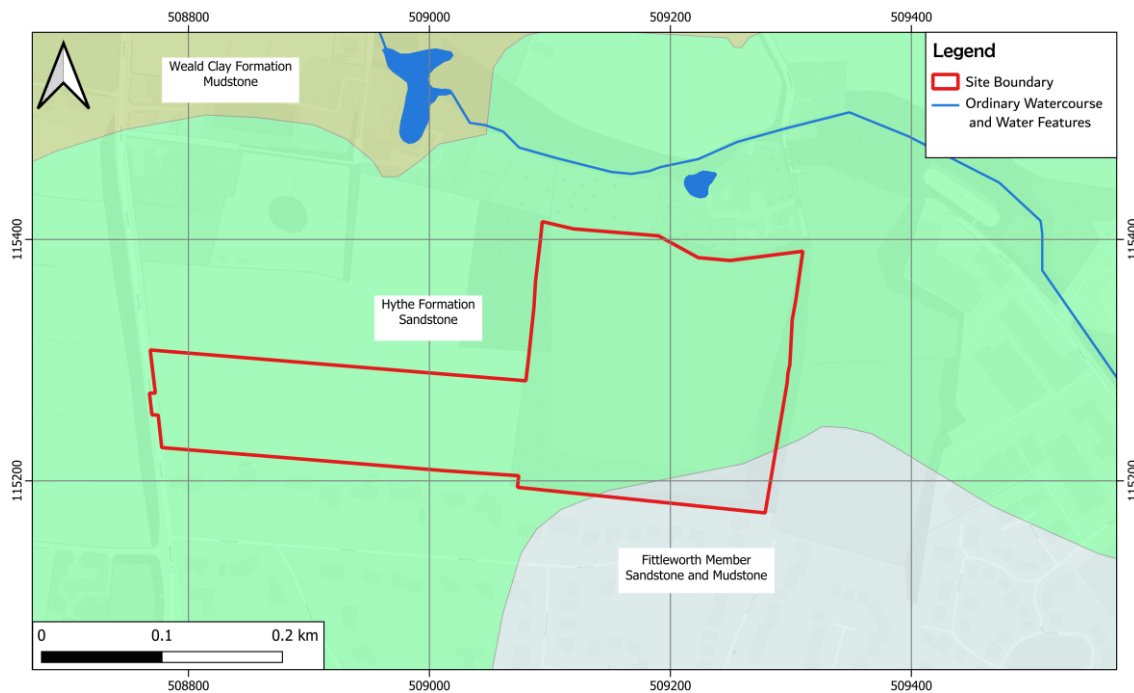


Figure 2-4 BGS mapped Bedrock Geology (1:50,000)



2.3.3. Hydrogeology

The superficial Head Deposits across Site are classified by the Environment Agency (EA) as a Secondary Undifferentiated Aquifer. These are defined where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non- aquifer in different locations due to the variable characteristics of the rock type.

The Hythe Formation is classified by the EA as a Principal Aquifer. These are defined as having a high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale.

The Fittleworth Member is classified by the EA as a Secondary A Aquifer. These are defined as having comprise permeable layers that can support local water supplies, and may form an important source of base flow to rivers.

Groundwater vulnerability across Site is classed as medium to high.

The Water Framework Directive (WFD) classifies the Lower Greensand Arun & Western Streams water body which includes the on Site aquifer, as having an overall and chemical rating of poor, and a quantitative rating of good in 2019.

The Site does not lie within a Source Protection Zone. However, potable water abstractions are recorded 93m south and 108m east of the Site. Both abstractions are associated with Croudace Homes Limited and are used for drinking, cooking, sanitary and washing (commercial/ industrial/ public services). Pumping tests indicated that water was struck at 26m below ground level within both boreholes.

2.4. Hydrology

Hydrological descriptors for the Site are provided in Table 2-1. In general, the Standard Average Annual Rainfall (SAAR) is below the national average, although similar to other areas in the south-east and the Base Flow Index (BFI) is higher than the national average (indicating that more of the incident rainfall infiltrated to ground. This is consistent with the sandy soils encountered during the Site investigation.

Table 2-1 Hydrological point descriptors

Descriptor	Value
NGR	TQ 09185 15317
BFIHOST19	0.657
PROPWET	0.34
SAAR6190	891 mm

The majority of the Site lies within the Stor water body catchment, which is classified under the WFD as having an overall and ecological rating of moderate in 2019. Chemical rating was given as 'fail' due to failing levels of polybrominated diphenyl ethers (PBDE) and mercury and its compounds.

There are no surface water features on Site, the closest being an unnamed ordinary watercourse which lies 37m north west of the Site at its closest point. The watercourse flows westwards, joining the River Stor approximately 1km west of Site. Several ponds are located along or adjacent to this watercourse, the largest of which is Hareswith Pond, approximately 560m north of the Site.

2.5. Current drainage arrangements

The Site currently has no formal drainage network and the majority of runoff is likely to infiltrate to ground. If the ground is saturated runoff will follow the topography northwards towards the unnamed watercourse.

3. Proposed development

The Proposed Development comprises the erection of up to 56 dwellings, together with the provision of landscaping, open space, and associated development works, with access from an adjoining Site ("land north of Melton Drive") to the west of the Site.

An illustrative masterplan of the proposed development has been supplied to Aqua Terra and is presented in Figure 3-1. The development is split into three regions. The first, to the south of the main access road, and the second and third to the west and east respectively of an open green space. The large field to the south-east is proposed to remain undeveloped, whilst the land to the north will provide amenity space and an areas for drainage features.

Figure 3-1 Illustrative masterplan



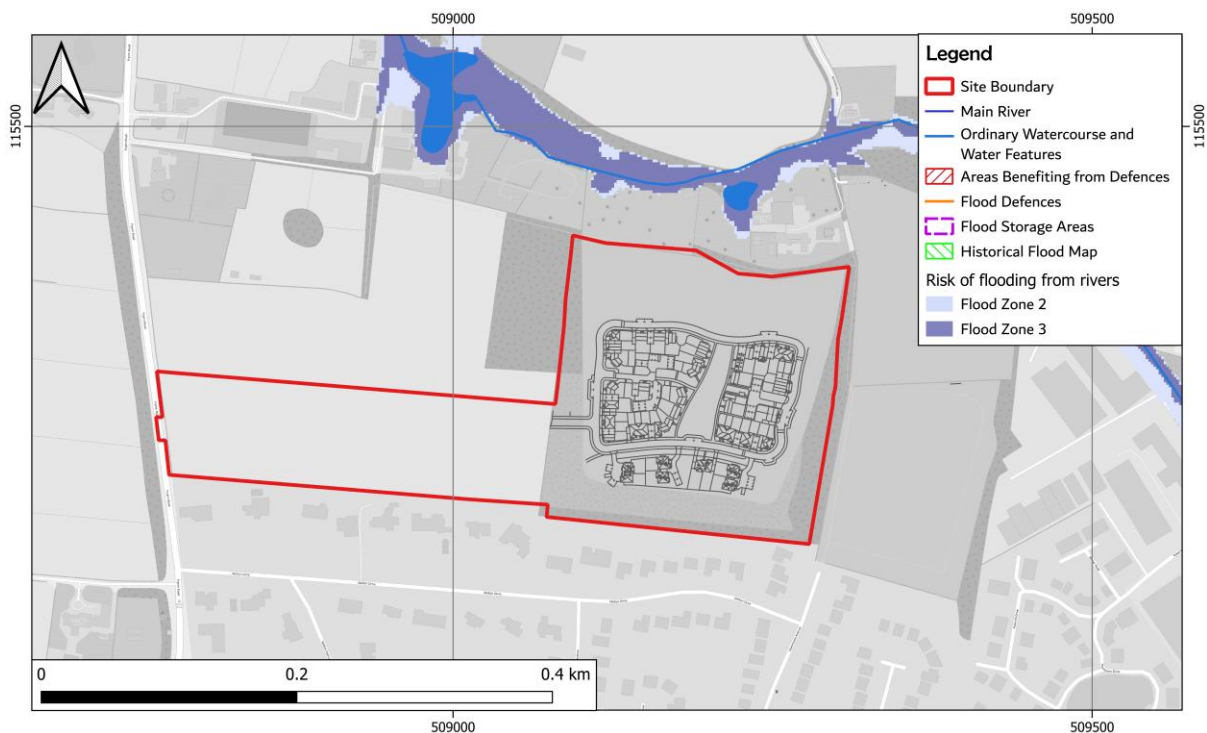
Source: Paul Hewitt (April 2026)

4. Flood risk to the proposed development

4.1. Fluvial and tidal

The Site is entirely within Flood Zone 1 (outside of the 0.1% annual exceedance probability of flooding) and therefore at very low risk of fluvial flooding (see Figure 4-1). The fluvial flood zones do however extend along the watercourse to the north of the Site, and come within 15m of the Site. There is no risk of tidal flooding. The historical flood map indicates that there has been flooding along the watercourse further to the east of the Site.

Figure 4-1 Risk of Flooding from Fluvial Sources



4.2. Surface water

Surface water (pluvial) flooding is usually associated with extreme rainfall events but may also occur when rain falls on land that is already saturated or has a low permeability. Rainfall that is unable to infiltrate into the ground generates overland flow which can lead to flooding or 'ponding' in localised topographical depressions before the runoff is able to enter local drainage systems and watercourses.

The EA's Risk of Flooding from Surface Water (RoFSW) flood map, updated in February 2025 to account for climate change, is shown in Figure 4-2. The Site is overall at very low risk of flooding from surface water. There is one location where an area of 'Low' risk extends onto the Site and over the Proposed Development footprint. This area comprises of a very shallow dry valley where surface flow may accumulate as it flows northwards towards the watercourse. EA flood mapping shows that

depths within this flow path are less than 0.2m¹. Due to the topography of the land, almost the entire catchment feeding this potential flow path lies within the Site .

Access onto the Site from the adjoining parcel of land to the west 'Land north of Melton Drive' and from thereon to the public road network on Freyen Road is free from surface water flood risk.

Figure 4-2 Risk of Flooding from Surface Water



4.3. Groundwater

Groundwater flooding occurs when the water table rises above the surface elevation (or the floor of sub-surface structures).

The Horsham District Council SFRA Level 1 report provides mapping of areas where geological conditions could enable groundwater flooding to occur based on Geosmart data, and the SFRA level 2 sequential test for the Site provides the proportion of the Site at High, Moderate, Low and Negligible risk based on that data as follows:

- High Risk – 5.0%
- Moderate Risk – 5.6%
- Low Risk – 16.2%
- Negligible Risk – 73.2% .

The mapping provided in the SFRA Level 1 is at a small scale and it is not possible to clearly identify which area of the Site are indicated as being at high risk – however it is likely based on the geology that it is the areas closest to the ordinary watercourse in the north of the Site

Mapping from Ambiantal Risk analytics, as part of a Groundsure report indicated the risk of flooding across the north of the Site to be low, falling to negligible in the south of the Site (see Figure 4-3). The

¹ This is based on the RoFSW CC01 0.2m depth mapping showing no extents within the Site.

two boreholes associated with abstraction licenses to the east of the Site found water at 26m below ground level.

Overall, based on the above and the bedrock geology of the Site, groundwater flood risk to the Site is considered to be low.

Figure 4-3 Groundwater flood risk – 1 in 100 year return period



Source: Ambiantal Risk Analytics²

4.4. Sewer flooding

Sewer flooding can occur during periods of intense rainfall and /or if a sewer becomes blocked with debris. The Site is not currently served by a sewer network.

It has not been possible to obtain detailed sewer flooding records for the area, however the Horsham District Council SFRA Level 1 report suggests there were between 41 and 120 reported incidents within postcode area RH20.

4.5. Catastrophic failures

This section considers catastrophic failures of water bearing infrastructure in the area of interest.

The data.gov.uk datasets suggest no risk of catastrophic flooding from reservoir failure.

² Site Boundary has been changed since the Groundsure report was purchased, however conclusions remain the same.

4.6. Historical flooding

There are no recorded historical flood extents within the Site boundary, however some historical flooding has been reported along the watercourse passing north of the Site, further upstream to the west (see Figure 4-1).

5. Suitability of the proposed development

The Sequential Test, outlined in the PPG, identifies that developments should be directed to areas with the lowest probability of flooding. Whilst the Site is entirely within fluvial Flood Zone 1, there is a small area at low risk of surface water which extends over an area proposed to be developed.

The latest revision to the NPPF (February 2025) states in paragraph 175 that:

"The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future"

The Planning Practice Guidance (September 2025) clarifies that:

"In applying paragraph 174 a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied".

The only flood risk on Site to occupiers now and in the future relates to the small area of 'Low' surface water flood risk identified on the EA's surface water mapping. Section 7.2 details how the Site will be made safe from flooding through ground profiling and provision of an on-Site drainage network. It is therefore considered that the sequential test need not be applied, and all types of development are permitted on the Site.

6. Flood risk from the proposed development

The NPPF stipulates that all new developments must be “safe, without increasing flood risk elsewhere”. As such the following stipulations are provided in the EA guidance for managing rainfall runoff:

- Stormwater runoff rates and volumes discharged from urban developments should approximate to the Site greenfield response over a range of storm frequencies of occurrence (return periods); and,
- Runoff for extreme events should be managed on-Site. This requires:
 - The peak rate of stormwater run-off to be limited.
 - The volume of run-off to be limited.
- The pollution load to receiving waters from stormwater runoff to be minimised.
- The assessment of overland flows and temporary flood storage across the Site.

An Outline Sustainable Drainage Strategy has been prepared for the Site, which is designed in such a way as to prevent an increase in runoff from the Site under a range of design storm scenarios. This includes suitable allowances for future increases in rainfall intensity caused by climate change. In particular the strategy will infiltrate to ground all runoff up to the 1 in 100 year with climate change event – therefore flood risk from the proposed development is likely to decrease compared to existing. The strategy also considers water quality and an assessment of exceedance flows – which are likely to follow the existing overall topography towards the watercourse to the north.

The Proposed Development will not impact other forms of flood risk elsewhere as it is not within the fluvial flood zones.

7. Flood risk mitigation measures

7.1. Key considerations

To meet the PPG requirements, the proposed development will be considered appropriate in this location provided the following conditions are met:

- Remains safe in times of flooding whilst taking climate change into account;
- Does not result in a net loss of floodplain storage;
- Does not impede existing water flow pathways; and,
- Does not increase the volume and rate of surface water runoff leaving a site over its intended design lifetime.

Each of these requirements is discussed in relation to the proposed development in Sections 7.2 to 7.5 below.

7.2. Remain safe in times of flooding

The only risk of flooding to the Proposed Development is from the low risk (events greater than the 1 in 100 year with climate change event) surface water flow path. The majority of the catchment feeding this flow path is contained within the Site (see Figure 7-1 for catchment delineate based on LiDAR data). The flood risk is due to the culmination of flow in the lower reaches of the catchment. The inclusion of a raised kerb along the lower edge of the road running west-east through the catchment, and following the edge of the road southwards will channel excess flow from the majority of the contributing catchment, via the road network, to undeveloped land south of the Proposed Development before it can accumulate sufficiently to create a risk to occupants. Where flow leaves the road network into the green open space it will follow the natural topography back towards its original flow path. Whilst flow is channelled along the road network, it may be captured by the road drainage network if there is sufficient capacity within the drainage system, further reducing risk. The drainage system has been designed to cater for the 1 in 100 year with climate change event, including an allowance of 30% of runoff from greenfield areas.

The catchment south of the raised kerb is significantly smaller and served by the on-site drainage network, therefore it is very unlikely that surface flow will accumulate sufficiently to create a flood risk. In order to address any residual risk, it is recommended that the property lying in direct line of the mapped flow path incorporates a raised floor level of 300mm above surrounding ground levels.

Given that the indicated surface water flooding is only present during events greater than the 1 in 100 year with climate change, and the Site is free from flooding during events up to and including the 1 in 100 year with climate change, it is considered that the above mitigation is sufficient to ensure that the Site remains safe in times of flooding.

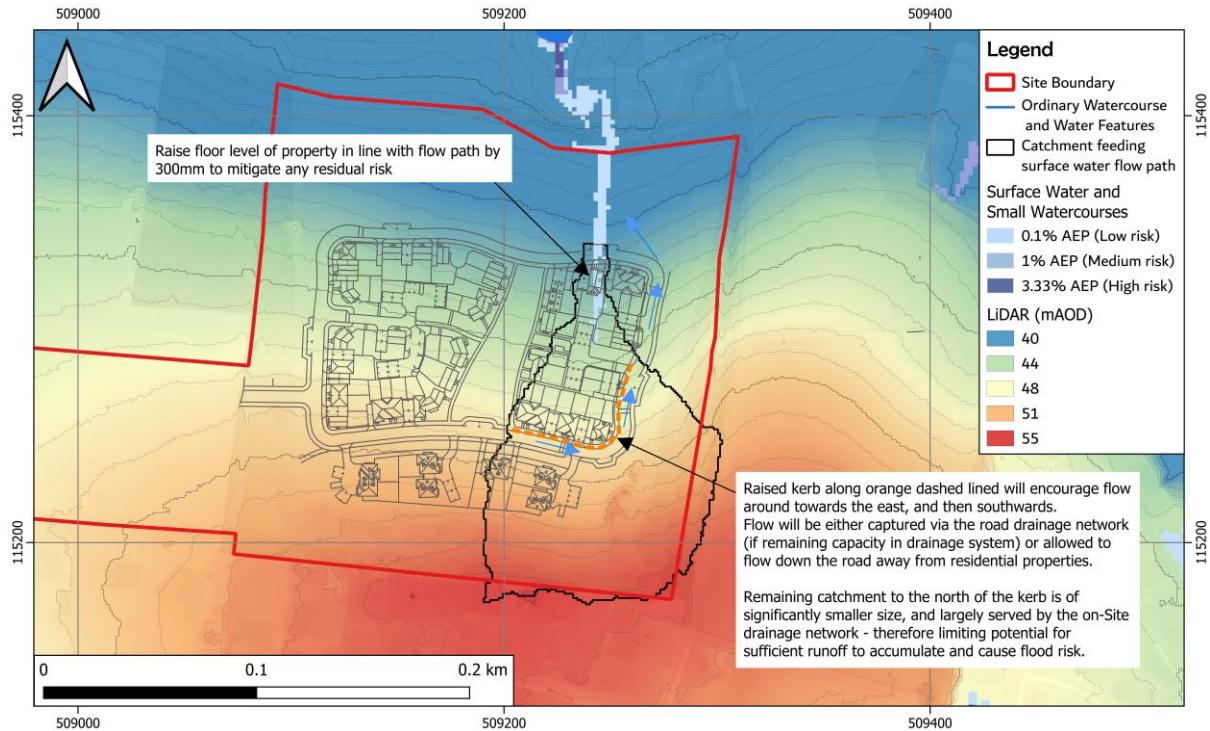
7.3. No net loss of floodplain storage

No development is proposed within the floodplain, as such any land re-profiling will not impact on floodplain storage.

7.4. No impediments to flood water flows

There are no overland flow paths across the Site identified in the Surface Water Flood Map other than the single low flow pathway discussed above. Rather than impeding the flow path, Site profiling and the drainage strategy will ensure that flow is unable to accumulate in sufficient quantities to allow the flow path to form.

Figure 7-1 Proposed Flood Mitigation Measures



7.5. No increase in the volume and rate of surface water runoff

An outline Sustainable Drainage Strategy has been produced for the Site which demonstrates how all runoff will be infiltrated to ground up to the 1 in 100 year with climate change event. Therefore there will be no increase in the volume or rate of surface water runoff from the Site.

8. Conclusions

The Site is entirely within Flood Zone 1 and at very low risk of surface water flooding with a single low risk flow path forming on Site.

The proposed development will consist of residential development together with the provision of landscaping, open space and associated development works. All development is considered acceptable within Flood Zone 1.

The proposed development will remain safe during times of flooding including a raised kerb upslope of the low risk surface water flow path and directing surface runoff from the upstream catchment around the side of the development via the road network. The on-site drainage network, designed for the 1 in 100 year with climate change event will also reduce the flow contributing to this flow path as the catchment is almost entirely contained within the Site. It is also recommended that the property in line with the mapped flow path is raised above surrounding ground levels by 300mm to mitigate against any residual flood risk.

The proposed development will not increase flood risk to others as there will be no displacement of fluvial flooding, and whilst the surface water flow path is being redirected around the side of the proposed development, it will rejoin its original course prior to exiting the Site. Surface water from the development will be managed on-Site through a Sustainable urban drainage system with all runoff infiltrated to ground for events up to and including the 1 in 100 year with climate change.

Overall, this FRA demonstrates that the Site may be delivered and remain safe from all sources of potential flood risk.

9. References

- AECOM. (2013). *Water. People. Places. A Guide for masterplanning sustainable drainage into developments.*
- AECOM. (2024). *Horsham District Council - Level 1 Strategy Flood Risk Assessment.*
- Aqua Terra Consulting Ltd. (2025). *Land south of Northlands Lane: Soakaway Testing.*
- British Geological Society. (2025). *BGS Geology Viewer.* Retrieved from <https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/>
- Cranfield Soil and AgriFood Institute. (2025). Retrieved from <http://www.landis.org.uk/soilscapes/>.
- Environment Agency. (2025). *Check the long term flood risk for an area in England.* Retrieved from <https://www.gov.uk/check-long-term-flood-risk>
- Horsham District Council. (2024). *Sequential and Exception Flood Risk Test - Horsham Local Plan 2023-2040.*

Appendix A Report conditions

Report Conditions

This report has been prepared by Aqua Terra Consultants Ltd. (Aqua Terra) in its professional capacity as soil and groundwater specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client and is provided by Aqua Terra solely for the internal use of its client.

The advice and opinions in this report should be read and relied on only in the context of the report, taking account of the terms of reference agreed with the client. The findings are based on the information made available to Aqua Terra at the date of the report (and will have been assumed to be correct) and on current UK standards, codes, technology, and practices as at that time. They do not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which will change the conclusions presented here.

Where necessary and appropriate, the report represents and relies on published information from third party, publicly and commercially available sources which is used in good faith of its accuracy and efficacy. Aqua Terra cannot accept responsibility for the work of others.

Site investigation results necessarily rely on tests and observations within exploratory holes only. The inherent variation in ground conditions mean that the results may not be representative of ground conditions between exploratory holes. Aqua Terra take no responsibility for variation in ground conditions between exploratory positions.

This report is confidential to the client. The client may submit the report to regulatory bodies, where appropriate. Should the client wish to release this report to any other third party for that party's reliance, Aqua Terra may, by prior written agreement, agree to such release, if it is acknowledged that Aqua Terra accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known. Aqua Terra accepts no responsibility for any loss or damage incurred as a result, and the third party does not acquire any rights whatsoever, contractual, or otherwise, against Aqua Terra except as expressly agreed with Aqua Terra in writing. Aqua Terra reserves the right to withhold and/ or negotiate the transference of reliance on this report, subject to legal and commercial review.

Appendix B Topographic Survey



Surveyed by: R Finch

Plotted by: S Brown

Drawn by: Acad

Legend

ACU

Air Valve

AV

Barrier Control

BC

Bollard

BDL

British Telecom Junction Box

BTB

British Telecom Manhole

BTM

Cable TV

CTV

Electricity Cable Pit

ELP

Electricity Cable Marker

EM

Electricity Pole

EP

Earth Rod

ER

Fire Hydrant

FP

Flag Pole

GP

Gully

GV

Gas Valve

IB

Illuminated Bollard

IL

Invert Level

IL

Junction Box

JB

Letter Box

LB

Lamp Column

LC

Manhole

MH

Concrete Marker

MPK

Outfall

O/F

Parking Meter

PM

Rodding Eye

RE

Rainwater Pipe

RWP

Stop Cock

SC

Sign Post

SP

Sluice Valve

SV

Telephone Kiosk

TGB

Traffic Light

TLC

Traffic Light Cover

TL

Ticket Machine

TM

Telegraph Pole

TP

Unable to Raise

UTR

Unable to Survey

UTS

Vent Column

VC

Water Meter

WM

Wash Out

WO

Waste Water Pipe

WWP

Data

i) Trees shown thus 0/6/200 indicates
HT: in metres/Spa: dia in metres
Trunk dia: in millimetres

ii) Trees shown thus 0/66/200 indicates
HT: in metres/Spa: dia in metres
Trunk dia: in millimetres

iii) Grid: Metric and oriented to north

iv) Levels: Metric and based on OS GPS DATA
Sited on Survey station 1

Value: 40.143m

Client

FAIRFAX

Site

NORTHLANDS LANE
STORRINGTON

SHEET 1 OF 4

Marvin & Partners
Limited

Plestor House
Farnham Road
West Liss
Hampshire GU33 6JQ

Tel : 01428 751888
Email: paul@maplimited.com

Date

AUG 2017

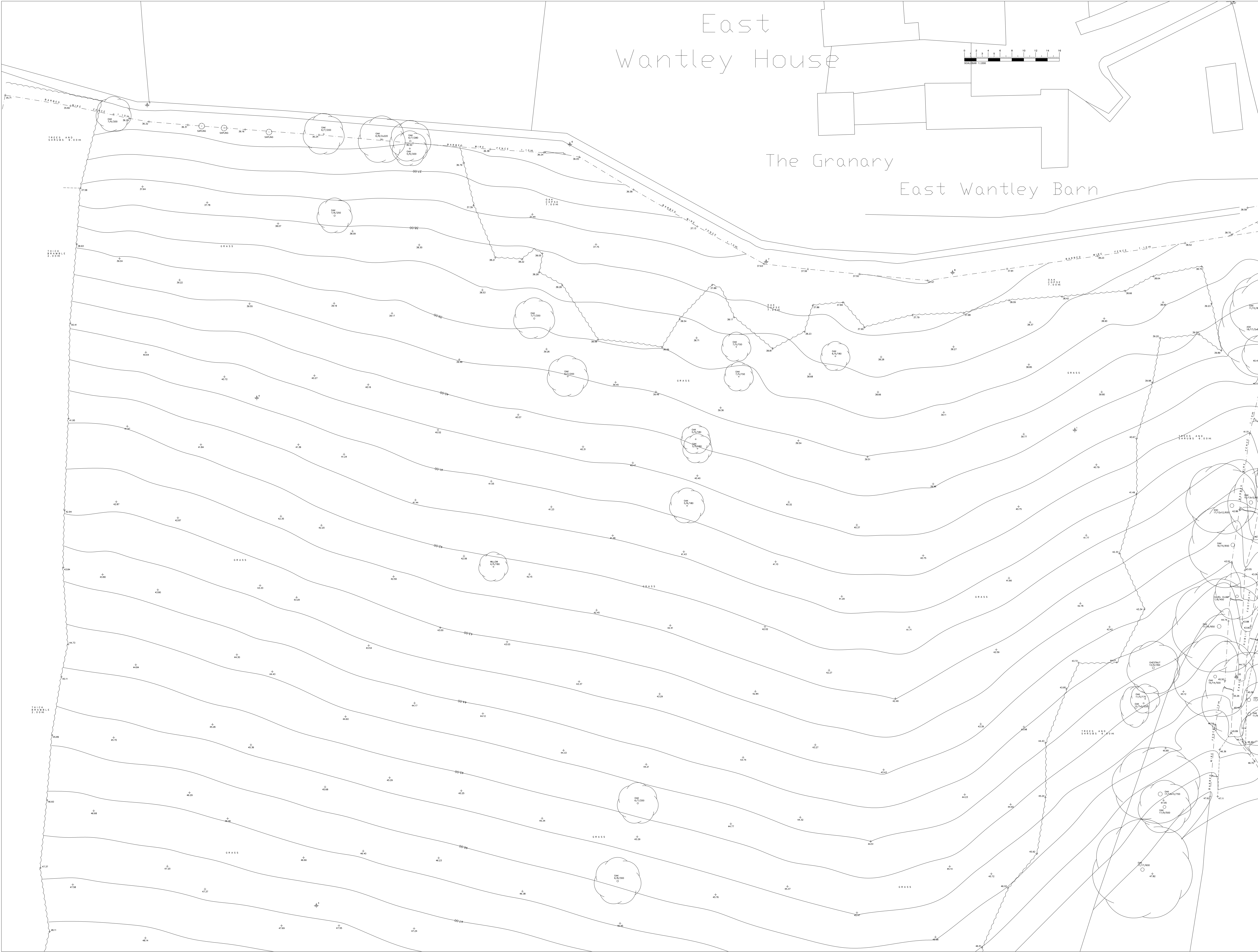
Scale

1/200 @ A0

Dwg/Job No.

17/4971

Checked By



Surveyed by: R Finch

Plotted by: S Brown

Drawn by: Acad

Legend

ACU

Air Conditioning Unit

AV

Air Valve

BC

Barrier Control

BOL

Bollard

BTB

British Telecom Junction Box

BTM

British Telecom Manhole

CL

Cover Level

CTV

Cable TV

ELCP

Electricity Cable Pit

EM

Electricity Cable Marker

EP

Electricity Pole

ER

Earth Rod

FM

Fire Hydrant

FP

Flag Pole

G

Gully

GV

Gas Valve

IB

Illuminated Bollard

IL

Invert Level

JB

Junction Box

LB

Letter Box

LC

Lamp Column

MB

Manhole

MPK

Concrete Marker

O/F

Outfall

PM

Parking Meter

RE

Rodding Eye

RMP

Rainwater Pipe

SC

Stop Cock

SP

Sign Post

SV

Sluice Valve

TGB

Telephone Kiosk

TL

Traffic Light

TLC

Traffic Light Cover

TM

Ticket Machine

TP

Telegraph Pole

UTR

Unable To Raise

UTS

Unable To Survey

VC

Vent Column

WM

Water Meter

WO

Wash Out

WMP

Waste Water Pipe

Data

i)

Trees shown thus 0/6/200 indicates

HT - in metres/Spans - dia in metres

Trunk dia - in millimetres

ii)

Trees shown thus 0/66/200 indicates

HT - in metres/Spans - dia in metres

Trunk dia - in millimetres

iii)

Grid : Metric and oriented to north

iv)Levels : Metric and based on OS GPS DATA

Situated on Survey station 1

Value: 40.143m

Client

FAIRFAX

Site

NORTHLANDS LANE

STORRINGTON

SHEET 2 OF 4

MAP

Marvin & Partners Limited

Plestor House

Farnham Road

West Liss

Hampshire GU33 6JQ

Tel : 01428 751888

Email: paul@maplimited.com

Date

AUG 2017

Scale

1/200 @ A0

Dwg/Job No.

17/4971

Checked By



Surveyed by: R Finch

Plotted by: S Brown

Drawn by: Acad

Legend

ACU Air Conditioning Unit

AV Air Valve

BC Barrier Control

BDL Bollard

BTB British Telecom Junction Box

BTM British Telecom Manhole

CL Cover Level

CTV Cable TV

ELP Electricity Cable Pit

EP Electricity Pole

ER Earth Rod

FF Fire Hydrant

FP Flag Pole

G Gully

GV Gas Valve

IB Illuminated Bollard

IL Invert Level

JB Junction Box

LB Letter Box

LC Lamp Column

MM Manhole

MPK Concrete Marker

O/F Outfall

PM Parking Meter

RE Rooding Eye

RMP Rainwater Pipe

SC Stop Cock

SP Sign Post

SV Sluice Valve

TGB Telephone Kiosk

TLC Traffic Light

TLC Traffic Light Cover

TM Ticket Machine

TP Telegraph Pole

UTR Unable to Raise

UTS Unable to Survey

VC Vent Column

WM Water Meter

WO Wash Out

WMP Waste Water Pipe

Data

i) Trees shown thus 9/6/200 indicates

HT in metres/Spans dia in metres

Trunk dia. in millimetres

ii) Trees shown thus 9/66/200 indicates

HT in metres/Spans dia in metres

Trunk dia. in millimetres

iii) Grid : Metric and oriented to north

iv) Levels : Metric and based on OS GPS DATA

Situated on Survey station 1

Value: 40.143m

Client

FAIRFAX

Site

NORTHLANDS LANE

STORRINGTON

SHEET 3 OF 4

Marvin & Partners
Limited

Plestor House
Farnham Road
West Liss
Hampshire GU33 6JQ

Tel : 01428 751888

Email: paul@maplimited.com

Date

AUG 2017

Scale

1/200 @ A0

Dwg/Job No.

17/4971

Checked By



Surveyed by: R Finch

Plotted by: S Brown

Drawn by: Acad

Legend

AGU Air Conditioning Unit

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CTV Cable TV

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FP Flag Pole

G Gully

GV Gas Valve

IB Illuminated Bollard

IL Invert Level

JB Junction Box

LB Letter Box

LC Lamp Column

MH Manhole

MPK Concrete Marker

O/F Outfall

PM Parking Meter

RE Rooding Eye

RMP Rainwater Pipe

SC Stop Cock

SP Sign Post

SV Sluice Valve

TCB Telephone Kiosk

TL Traffic Light

TLC Traffic Light Cover

TM Ticket Machine

TP Telegraph Pole

UTR Unable To Raise

UTS Unable To Survey

VC Vent Column

WM Water Meter

WO Wash Out

WMP Waste Water Pipe

Data

i) Trees shown thus 0/6/200 indicates
HT: in metres/Spa: dia in metres
Trunk dia: in millimetres

ii) Trees shown thus 0/66/200 indicates
HT: in metres/Spa: dia in metres
Trunk dia: in millimetres

iii) Grid: Metric and oriented to north

iv) Levels: Metric and based on OS GPS DATA
Sittued on Survey station 1

Value: 40.143m

Client

FAIRFAX

Site

NORTHLANDS LANE
STORRINGTON

SHEET 4 OF 4

Marvin & Partners
Limited

Plestor House
Farnham Road
West Liss
Hampshire GU33 6JQ

Tel : 01428 751888
Email: paul@maplimited.com

Date

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Scale

1/200 @ A0

Dwg/Job No.

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