

Modelled Flood Outlines Fluvial (Defended). Centred on RH16 1SN. Created 04/07/2025.

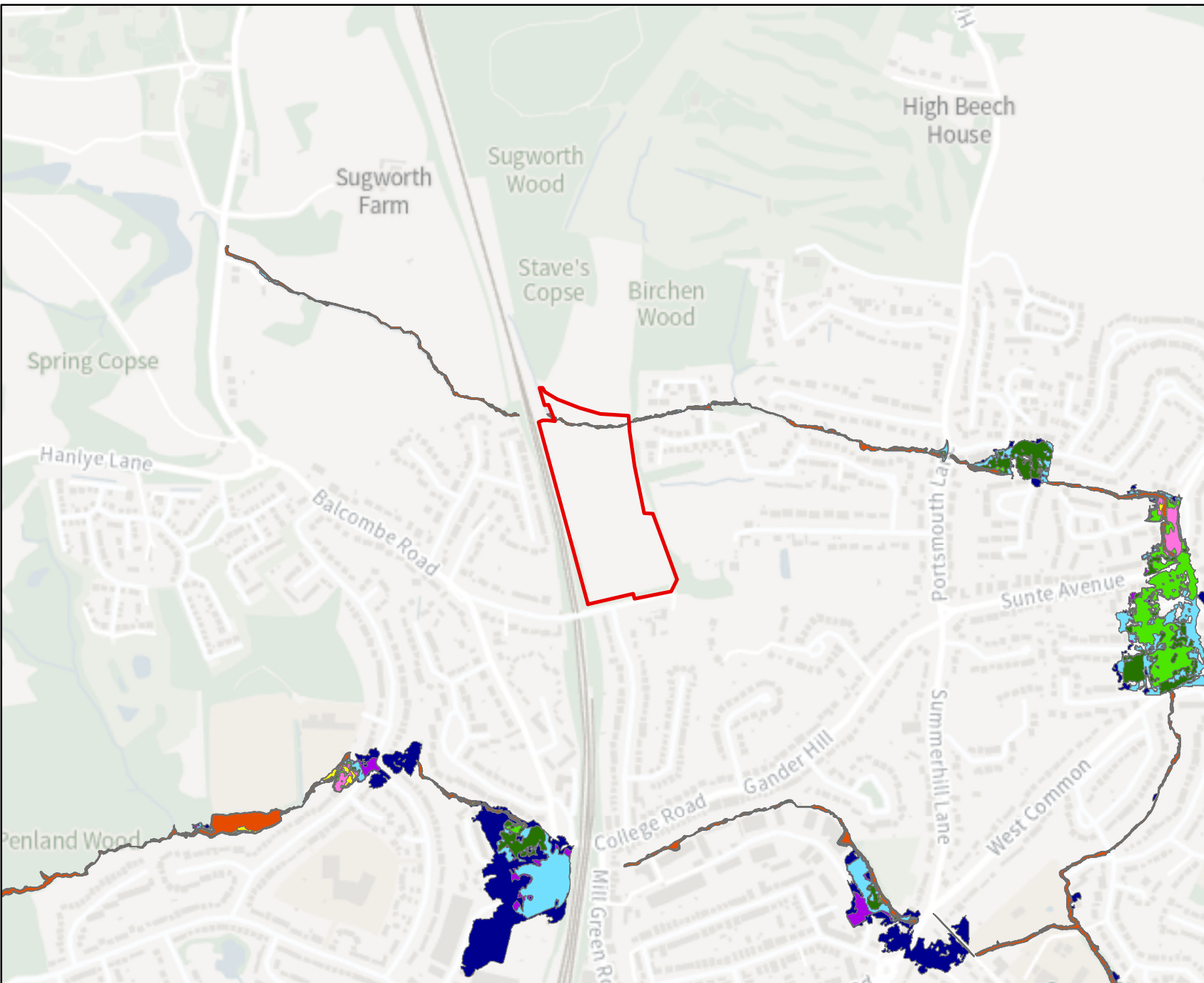
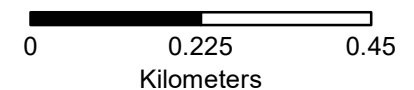


Legend

- Site Boundary
- 20% AEP (Defended Fluvial)
- 5% AEP (Defended Fluvial)
- 2% AEP (Defended Fluvial)
- 1.3% AEP (Defended Fluvial)
- 1% AEP (Defended Fluvial)
- 1% AEP Plus Climate Change (Defended Fluvial)
- 0.4% AEP (Defended Fluvial)
- 0.1% AEP (Defended Fluvial)

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Scale: 1:10,000



Modelled Flood Outlines Fluvial (Defended). Centred on RH16 1SN. Created 04/07/2025.

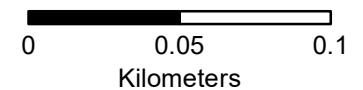


Legend

- Site Boundary
- 20% AEP (Defended Fluvial)
- 5% AEP (Defended Fluvial)
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Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Scale: 1:2,500



FRA Site Boundary and Node Points. Centred on RH16 1SN. Created 04/07/2025.



Legend

-  Site Boundary
-  ModelNodePoint_Scrase_Bridge_point

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Scale: 1:2,500

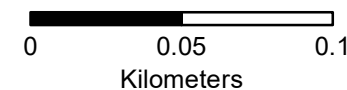


Table 5: Water Levels: Fluvial Undefined

Node Ref	NGR		Modelled Flood Levels in Metres AOD Defended Annual Exceedance Probability							
	Eastings	Northings	20%	5%	2%	1.3%	1%	1%+cc	0.4%	0.1%
W2225	532979	125802	49.05	49.16	49.23	49.28	49.32	49.43	49.46	49.55
W2153!	533034	125804	48.68	48.76	48.81	48.84	48.86	48.93	48.94	48.99
W2153	533046	125792	48.58	48.65	48.76	48.73	48.75	48.81	48.82	48.87
W2054	533141	125778	47.91	48.01	48.08	48.12	48.15	48.25	48.27	48.36
W2004	533189	125787	47.56	47.68	47.75	47.80	47.84	47.95	47.98	48.07
W2004!	533236	125799	47.27	47.36	47.42	47.46	47.49	47.55	47.56	47.62
W1905	533285	125810	46.90	47.02	47.09	47.13	47.17	47.26	47.28	47.36
W1783	533395	125820	45.98	46.08	46.13	46.17	46.20	46.28	46.29	46.35
W1783i01	533423	125813	45.80	45.87	45.91	45.94	45.96	46.03	46.04	46.09

All fluvial model data taken from the Scrase Bridge Stream Flood Mapping Study, completed in 2009 by Atkins and is a 1D-2D ISIS TUFLOW model. Please note that we are unable to provide any depths here as no 2D modelling was carried out at this location.

**There is no additional information or health warnings for these levels/depths or the model from which they have been produced.
Produced on 04/07/2025.**

The flood risk data provided is based on existing EA hydraulic models for existing 0.5% annual probability events with an allowance for climate change. Please note the climate change allowances provided are not up to date. These were updated on 17 December 2019. You should refer to 'Flood risk assessments: climate change allowances' for the most up to date allowances. You will need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

Your Lead Local Flood Authority is West Sussex County.

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

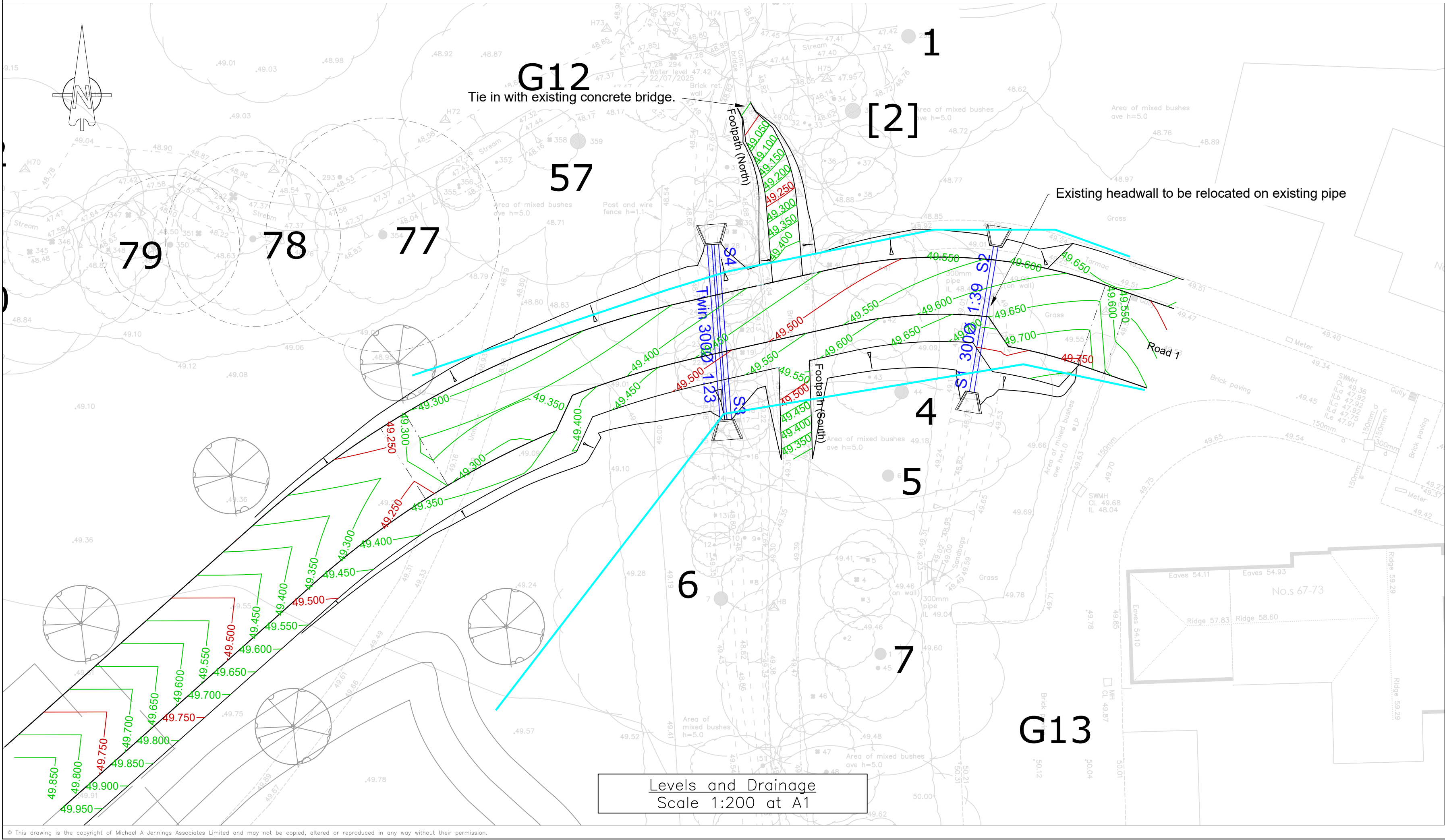
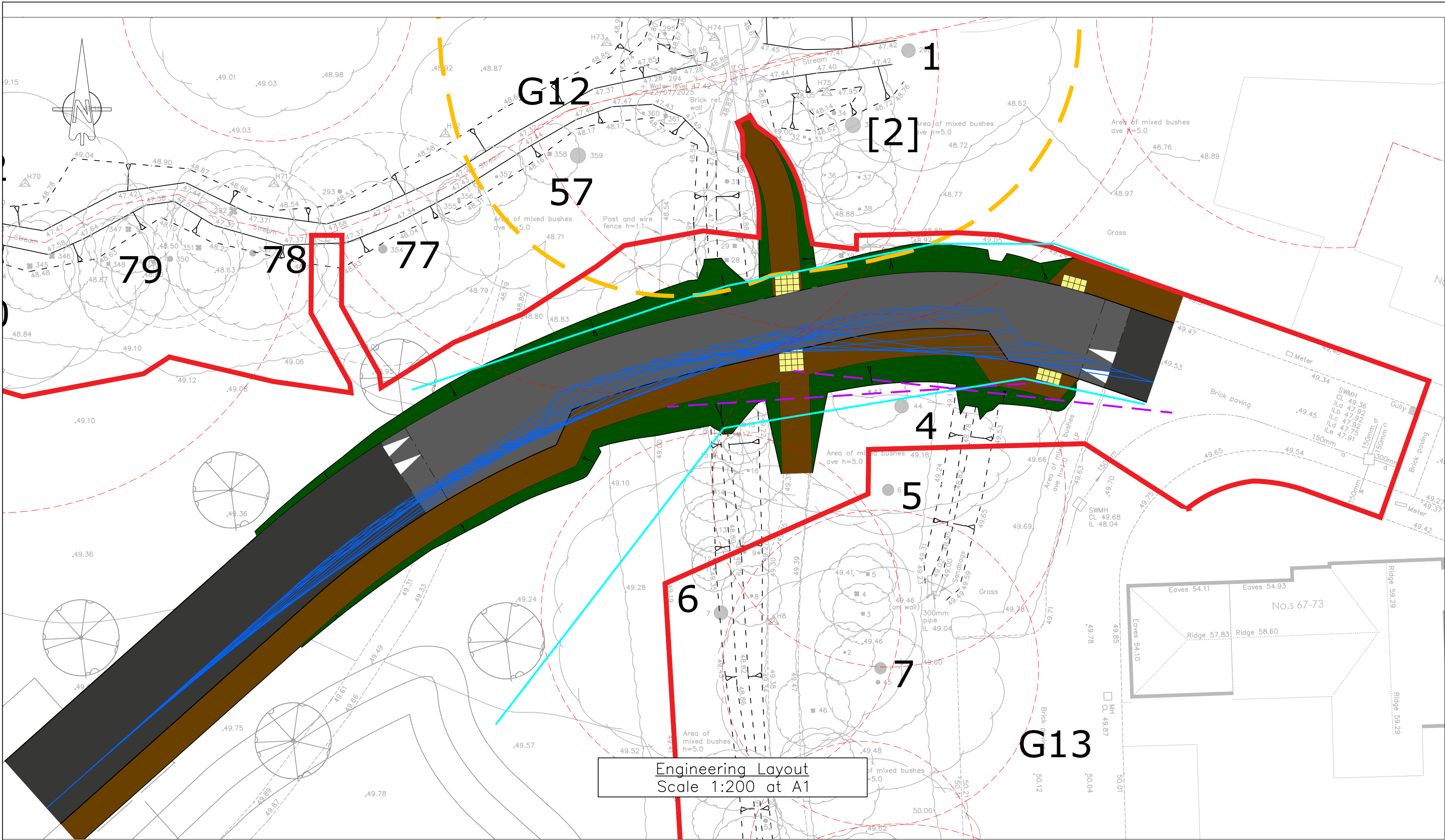
[Find out more about flood risk activity permits](#)

Help and advice

Contact the Solent and South Downs Environment Agency team at ssdenquiries@environment-agency.gov.uk for:

- [more information about getting a product 5, 6, 7 or 8](#)
- general help and advice about the site you're requesting data for

APPENDIX D – PROPOSALS



Key:

- Site Boundary
- Ancient Woodland Buffer
- Root Protection Area
- Carriageway
- Raised Table
- Footway
- 25m Pedestrian Visibility (MFS 20mph)
- 25m Forward Visibility (MFS 20mph)
- Tactile Paving
- Embankment (1:3 gradient)
- Surface Water Culvert with Headwall (Althon or similar)
- Road / Path Contours

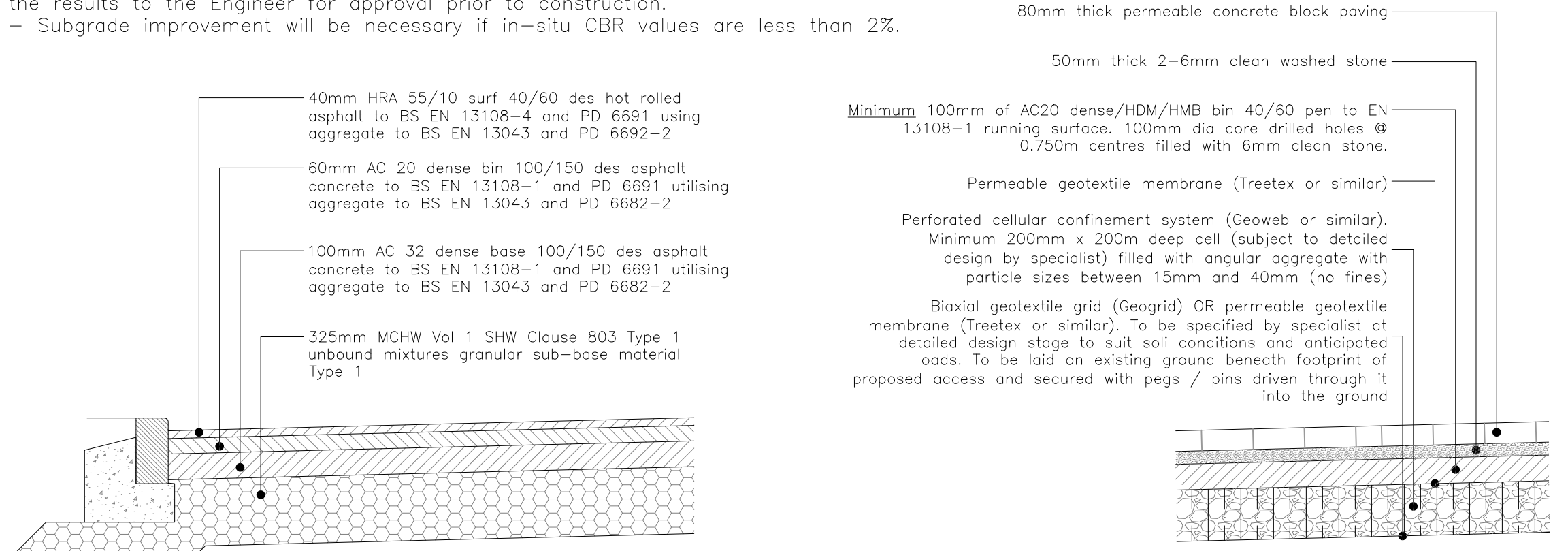
Drawing Notes:

- This drawing to be read in conjunction with all other relevant documents and specifications, including architectural layouts and developer house type information. Any discrepancies should be reported to MJA Consulting.
- Do not scale from this drawing.
- All levels relate to Ordnance Datum; all dimensions in metres unless otherwise specified. Site survey grid & co-ordinates to be checked on site prior to commencement of any works.
- The level & location of all existing services shall be verified and marked on site by the Contractor prior to commencing any construction works.
- All highway works should be carried out in accordance with the MCHW Specification for Highway Works and the requirements of the Local Highway Authority.
- Topographic Survey provided in Ridge Access Arrangement Layout 4, as received from Client in .dwg format on 03/02/2026.
- RPAs and AWB based on SJA drawing number SJA TCP 25245-011, as received in .dwg format on 04/02/2026.
- Contractor must comply with all current legislation relating to CDM, Health and Safety, and COSHH.
- ALL WORKS WITHIN ROOT PROTECTION AREAS OR ANCIENT WOODLAND BUFFER ZONE SUBJECT TO APPROVAL AND SUPERVISION FROM ARBORICULTURALIST.

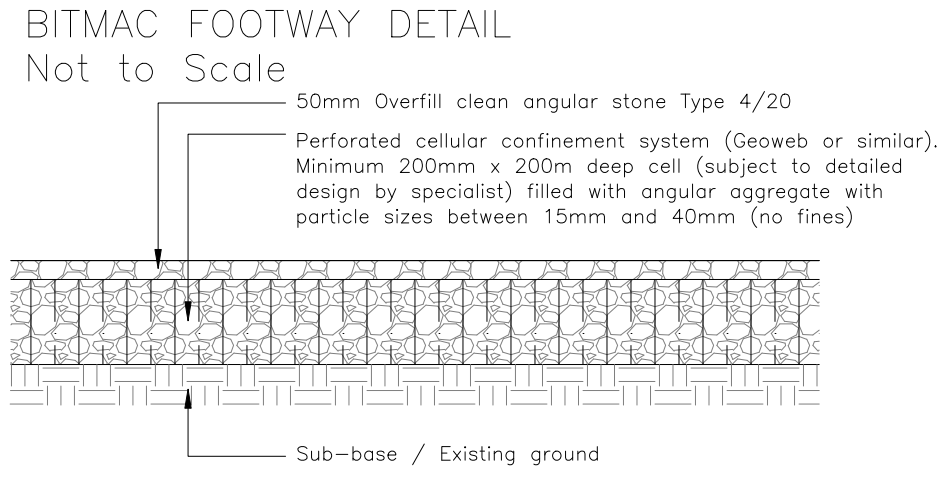
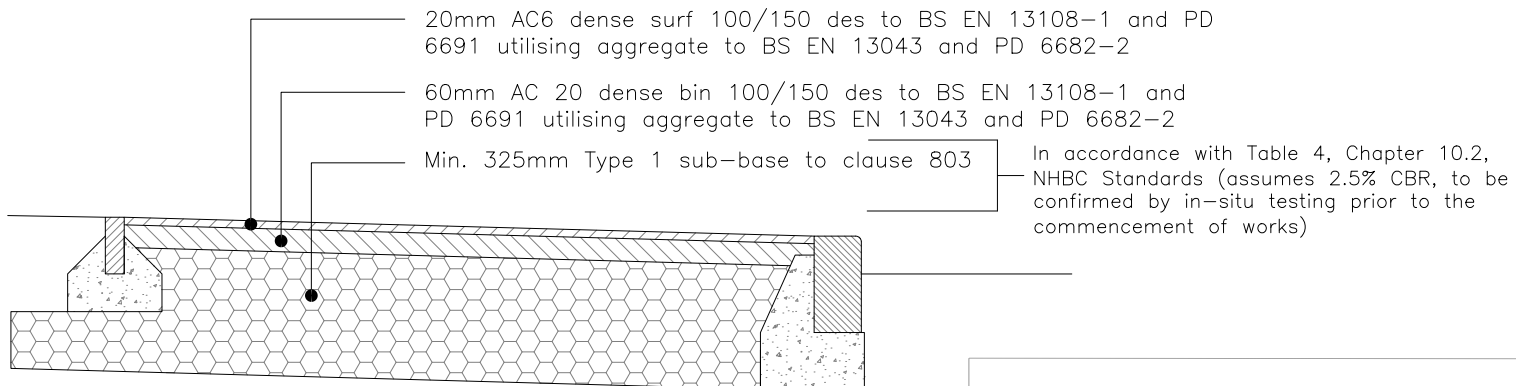
NHBC Standards
Table 4, Chapter 10.2

California Bearing ratio (CBR) Values	Minimum thickness (mm) of Sub-Base (Consolidated in accordance with MCHW Volume 1 clause 801, table 8/1)
Less Than 2%	Subgrade requires improvement
2% to 3%	325
* 3% to 5%	250
5% to 7%	150
7% to 20%	100

- * 250mm sub-base used to provide overall thickness of 450mm. Assumed CBR values of >3%, subject to receipt of in situ testing.
- CBR Notes:
- The contractor shall carryout in-situ CBR testing on the formation and submit the results to the Engineer for approval prior to construction.
 - Subgrade improvement will be necessary if in-situ CBR values are less than 2%.



BITMAC CARRIAGEWAY DETAIL
(NHBC STANDARDS 2026 CH 10.2 TABLE 3a)
Not to Scale



FOOTPATH DETAIL THROUGH ROOT
PROTECTION AREAS (GEOWEB)
Not to Scale

CARRIAGEWAY DETAIL THROUGH ROOT
PROTECTION AREAS (GEOWEB)
Not to Scale

P2	14.05.26	Redline updated	TH	TSH
P1	22.04.26	First Issue	NW	TSH
REV. No.	DATE	DESCRIPTION	DRAWN	CHECKED
Client			Crest Nicholson	
Project			Land West of Gatesmead	
Title			Proposed Site Access One-way Road	
Scale:			As shown at A1	Status: PRELIMINARY
Drawn:			NW	Project Engineer TSH
Drawing Number:			7627	MJA Project No: 7627
Date:			22/04/2026	Rev: P2

MJA CONSULTING
CIVIL & STRUCTURAL ENGINEERS

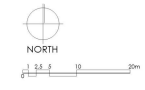
Ipsium Court, 24 The Quadrant,
Abingdon Science Park, Abingdon
Oxon, OX14 3YS
Tel: 01235 555173
Email: mail@mjaconsulting.co.uk



LAND WEST OF GATESMEAD PLANNING LAYOUT



- Key**
- Site Boundary
 - Ownership Boundary
 - Adaptable Highway (see Engineers details)
 - Adaptable Footpath (see Engineers details)
 - Shared Surface
 - Private Drive
 - T1m Trail/POB Footpath
 - Private Path
 - Grasscrete
 - Public Open Space (Inc. Mown Paths)
 - Existing Trees/Planting (see Landscape Arch. details)
 - Proposed Trees/Planting (see Landscape Arch. details)
 - Attenuation pond (see Engineers details)
 - Boardwalk
 - Gas Pipeline - 6 & 12m Easement
 - Rear gate
 - Affordable Housing - Rented
 - Affordable Housing - Shared Ownership
 - BCP Bin Collection Point



F Boundary lines updated. E Plot 30 front HT replaced with Stour HT. Plot 40 front HT replaced with Severn HT. Reference to M43 removed on plots 33,34 & 41. D Spur added to northern application boundary for drainage outfall.	LG FK 13/05/26 LG FK 22/04/26 LG FK 01/04/26
PLANNING	
pad Design Ltd - The Tobacco Factory - Ryeleigh Road - Bristol BS3 1TP - Tel: 0117 9330591 - www.pad-design.com	



RIDGE



www.ridge.co.uk