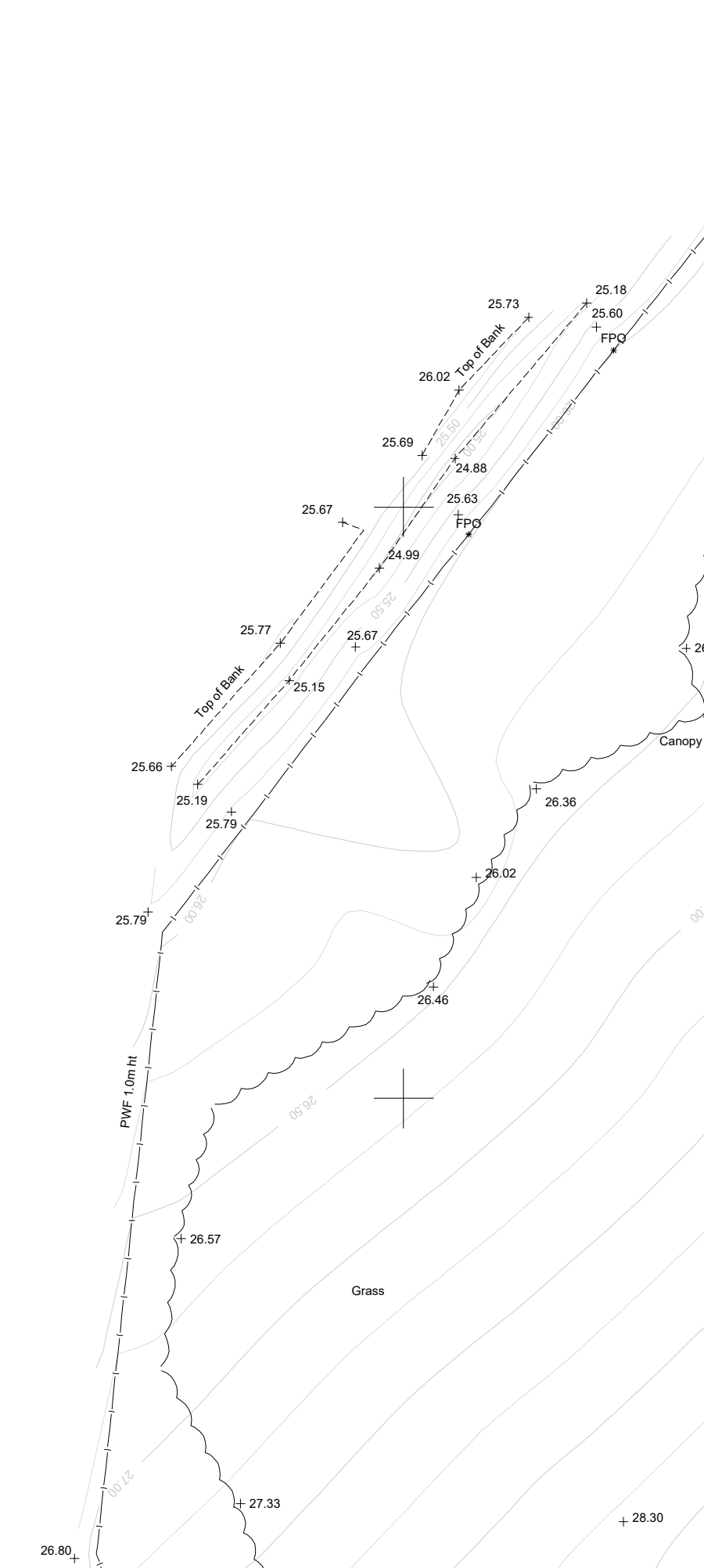


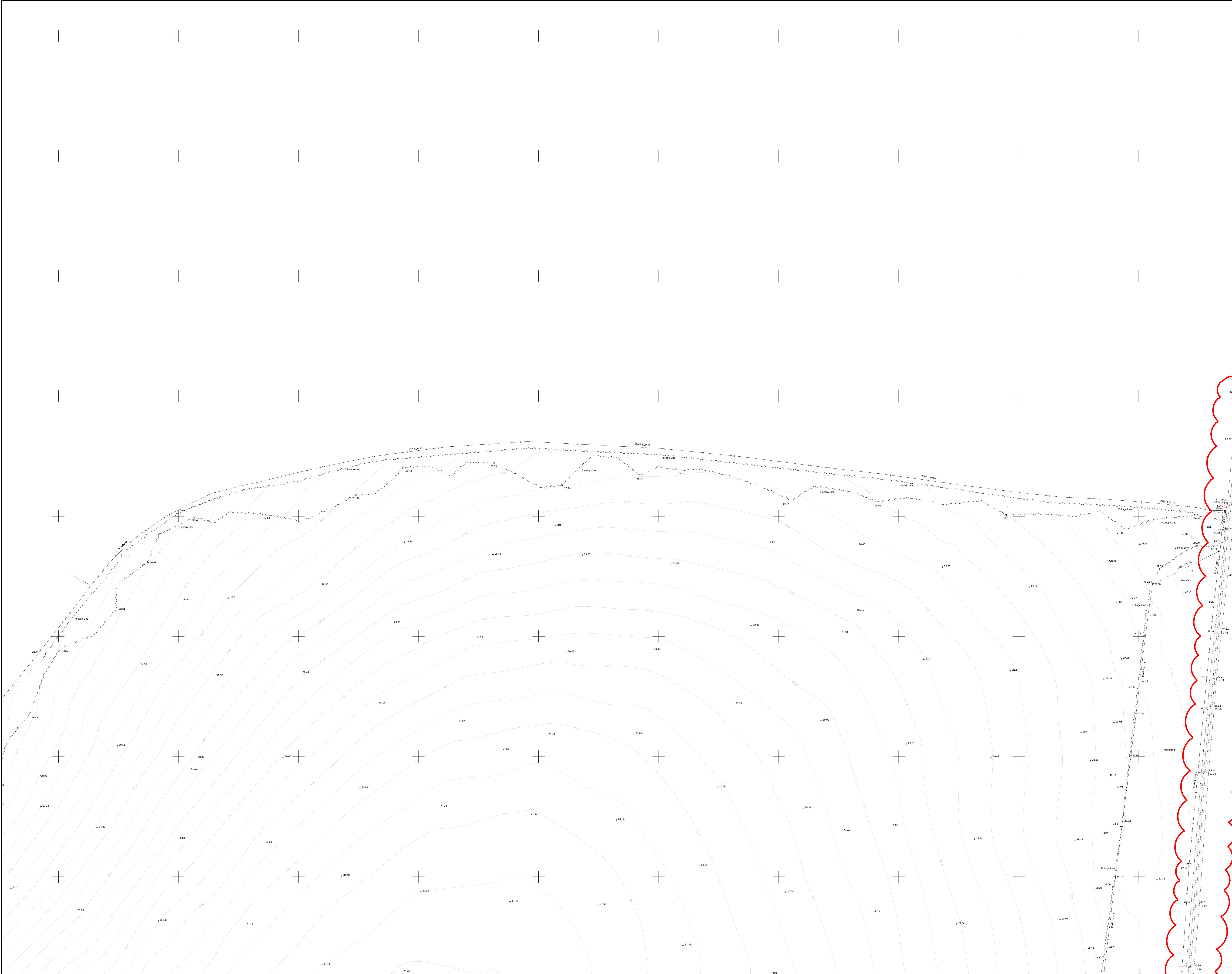
KEY: ILLUSTRATIVE MASTERPLAN

	SITE BOUNDARY		BRIDLEWAY		EXISTING VEGETATION & TREES		PROPOSED PATHS		INDICATIVE DWELLINGS
	PROPOSED VEHICULAR ACCESS		OPEN SPACE		INDICATIVE TREE PLANTING		INDICATIVE STREETS		PROPOSED LEAP
	PUBLIC RIGHT OF WAY		WOODLAND		PROPOSED SUDS BASINS				

LAND AT COOMBE FARM, SAYERS COMMON - ILLUSTRATIVE MASTERPLAN



Job No	Rev	Drawing Number
17/179	B	17/179/100/A
Date : July 2017		



17179-100-A

17179-100-B

17179-100-C

17179-100-D

17179-100-E

17179-100-F

17179-100-G

17179-100-H

17179-100-I

Grid

N

W

E

S

BANKING

BUSHES & HEDGES

TREES

GATES

WT 1/21 0.2 / 0

MASS 1/21 0.2 / 0

NOTE: SPREADS AND HEIGHTS ARE REDUCED ONLY

Top

Bottom

WALL

BUILDING

OPEN SIDED BUILDING

GLASS ROOFED

CONTOURS

Width shown to scale 0.50m

20.00

ABBREVIATIONS (WHERE APPLICABLE)

ARCH HEAD HEIGHT

ARCH SPRINGER HEIGHT

ARCH SPRINGER LEVEL

AIR VALVE

RED LEVEL

BELSHAM BEACON

BRITISH TELECOM BOX

BROWWORK

BUS STOP

CABLE T.V.

CABLE MANHOLE

COLUMN

CONCRETE POST

EAVES LEVEL

ELECTRICAL COVER

ELECTRICITY CONTROL BOX

FLOUNDER BED

FINISHED FLOOR LEVEL

FIRE HYDRANT

FLOOR LEVEL

FLAG STAFF

GAS VALVE

GALLY

GATE STOP

INSPECTION COVER

INVERT LEVEL

LAMP POST

FENCES

BARBED WIRE FENCE

CORRUGATED IRON FENCE

CLOSE BOARD FENCE

CHAIN LINK FENCE

CHESTNUT PALING FENCE

FENCE POST

INTERTWINED FENCE

IRON RAILING FENCE

MARKER

MONITORING WELL

NAME PLATE

OVERHEAD WIRES

PARKING METER

ROOF LEVEL

ROAD SIGN

RODGING EYE

RETAINING WALL

RAIN WATER PIPE

SILICE VALVE

STOP COCK

SOFT LEVEL

STRUCTURAL SLAB LEVEL

THREE STUMP

SOL AND VENT PIPE

THRESHOLD LEVEL

TELEGRAPH POLE

TELEPHONE CALL BOX

TUNNILE

TOP OF KERB

TRAFFIC LIGHT

TOP OF WALL

TUNNILE

UNABLE TO LIFT

UNABLE TO SURVEY

VENT PIPE

WATER METER

WATER LEVEL

WASH OUT

WASTE PIPE

WATER TANK

WATER VALVE

MARKER

MONITORING WELL

NAME PLATE

OVERHEAD WIRES

PARKING METER

ROOF LEVEL

ROAD SIGN

RODGING EYE

RETAINING WALL

RAIN WATER PIPE

SILICE VALVE

STOP COCK

SOFT LEVEL

STRUCTURAL SLAB LEVEL

THREE STUMP

SOL AND VENT PIPE

THRESHOLD LEVEL

TELEGRAPH POLE

TELEPHONE CALL BOX

TUNNILE

TOP OF KERB

TRAFFIC LIGHT

TOP OF WALL

TUNNILE

UNABLE TO LIFT

UNABLE TO SURVEY

VENT PIPE

WATER METER

WATER LEVEL

WASH OUT

WASTE PIPE

WATER TANK

WATER VALVE

MKR

MW

NB

NP

OWP

PM

RD

RL

RE

RE

RTV

RV

SC

SOP

SPL

ST

SVP

TL

TCL

TK

TS

TL

TV

UTL

UTS

VP

WM

WL

WP

WT

WV

REV.

NOTES

DWN

DATE

ISO 9001

REGISTERED

THE SURVEY ASSOCIATION

ISO 14001

REGISTERED

Notes:

Grid and levels relate to OS GPS Active Network.

Maltby Surveys Ltd

2 QUEENS ROAD

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SURVEYED

DG

DRAWN

DG

CHECKED

RM

Welbeck Land

SCALE

1/200 (A0 Sheet)

Land at Sayers Common, BN6 9HY

TOPOGRAPHICAL SURVEY

Job No

Rev

Drawing Number

17/179

B

17/179/100/B

Date

July 2017



Sheet Layout

17179-100-A	17179-100-B
17179-100-C	17179-100-D
17179-100-E	17179-100-F
17179-100-G	17179-100-H
17179-100-I	

Grid

N

W E

S

LEGEND

BANKING

BUSHES & HEDGES

TREES

GATES

WALL

BUILDING

OPEN SIDED BUILDING

GLASS ROOFED

CONTOURS

ABBREVIATIONS (WHERE APPLICABLE)

ARCH HEAD LEVEL	ARK	MARKER	MKR
ARCH SPRINGER HEIGHT	ASH	MONITORING WELL	MW
ARCH SPRINGER LEVEL	ASL	NOTICE BOARD	NB
AIR VALVE	AV	NAME PLATE	NF
BELLSIAEACON	BL	OVERHEAD WIRES	OW
BOLLARD	BL	PARKING METER	PM
BRITISH TELECOM BOX	BTS	ROOF LEVEL	RL
BROWWORK	BTB	ROAD SIGN	RS
BUS STOP	BS	ROOFING EYE	RE
CABLE T.V.	BTB	RETAINING WALL	RTW
CABLE MANHOLE	BTB	RAIN WATER PIPE	RWP
COLUMN	BTB	SLICE VALVE	SV
CONCRETE POST	BTB	SOFT LEVEL	SF
EAVES LEVEL	EAV	STRUCTURAL SLAB LEVEL	SSL
ELECTRICAL COVER	ELEC	THREE STUM	ST
ELECTRICITY CONTROL BOX	EPC	SOL AND VENT PIPE	SVP
ELECTRICITY POLE	EP	THRESHOLD LEVEL	TL
FLORER BED	FB	TELEPHONE CALL BOX	TCL
FLORER BED	FB	TOP OF KERB	TK
FINISHED FLOOR LEVEL	FLL	TOP OF WALL	TW
FIRE HYDRANT	FH	TUNNEL	TS
FLOOR LEVEL	FL	UNABLE TO SURVEY	UTS
FLAG STAFF	FS	UNABLE TO SURVEY	UTS
GAS PIPE	GP	VENT PIPE	VP
GAS VALVE	GV	WATER METER	WM
GATE STOP	G	WATER LEVEL	WL
GATE STOP	G	WASH OUT	WO
INVERT LEVEL	IC	WASTE PIPE	WP
INSPECTION COVER	IC	WATER TANK	WT
LAMP POST	LP	WATER VALVE	WV

FENCES

BARRIED WIRE FENCE	BWF	LARCH LAP FENCE	LLF
CORRUGATED IRON FENCE	CIF	METAL RAILING FENCE	MPF
CLOSE BOARD FENCE	CBF	POST AND CHAIN FENCE	PCF
CHALK LAY FENCE	CLF	POST AND RAIL FENCE	PRF
CHESTNUT PALING FENCE	CPF	POST AND RAIL FENCE	PRF
FENCE POST	FP	STEEL PALISADE SECURITY FENCE	SPF
INTERTOWN FENCE	INF	STEEL PALISADE SECURITY FENCE	SPF
IRON RAILING FENCE	IRF	TUBULAR STEEL RAIL FENCE	TSRF

REV. NOTES

1	Ditch added on road side of the site. B226 road updated with culvert detail.	DWN	DATE
2	Stonework house added.	YMS	05/02/05
3		SJ	10/02/07

Notes:

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SURVEYED

DG

DRAWN

DG

CHECKED

RM

Welbeck Land

SCALE

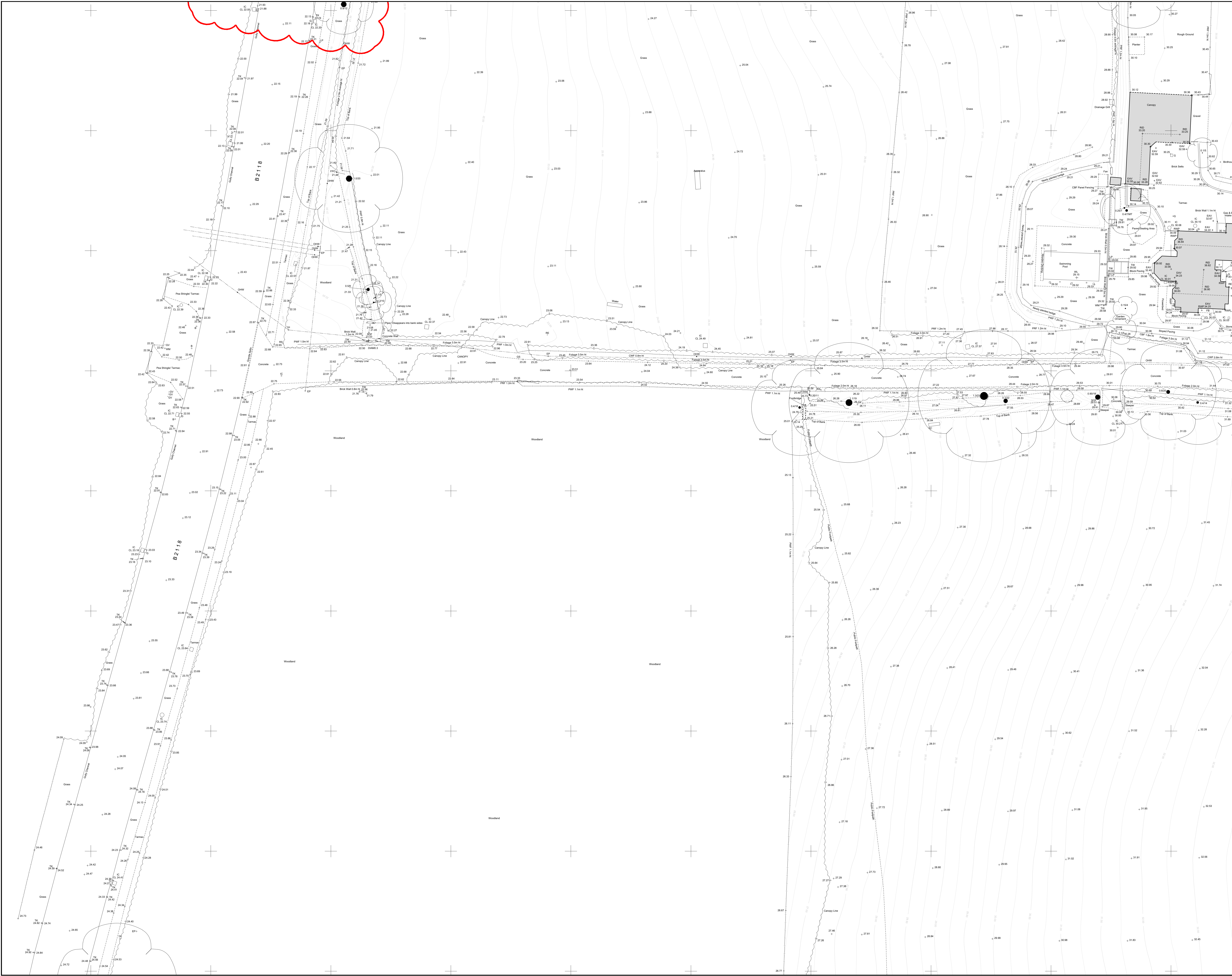
1/200 (A0 Sheet)

Land at Sayers Common, BN6 9HY

TOPOGRAPHICAL SURVEY

Job No	Rev	Drawing Number
17/179	B	17/179/100/C

Date: July 2017



17179-100-A

17179-100-B

17179-100-C

17179-100-D

17179-100-E

17179-100-F

17179-100-G

17179-100-H

17179-100-I

Grid

N

W

E

S

Top

Banking

Bushes & Hedges

Trees

Gates

Walls

Buildings

Open Sided Buildings

Glass Roofing

Contours

Abbreviations (Where Applicable)

Arch Head Level

Arch Springing Height

Arch Springing Level

Air Valve

Bed Level

Belgian Beacon

Bollard

British Telecom Manhole

Browwork

Bus Stop

Cable TV

Cable Manhole

Cover Level

Cable Marker

Column

Concrete Post

Eaves Level

Electrical Cover

Electricity Control Box

Electricity Pole

Earth Rod

Flower Bed

Finished Floor Level

Flower Bed

Floor Level

Flag Staff

Gas Pipe

Gas Valve

Gully

Gate Stop

Inspection Cover

Invert Level

Lamp Post

Marker

Monitoring Well

Notice Board

Name Plate

Overhead Wires

Parking Meter

Road Level

Road Sign

Roof Level

Roof Ridge

Rodding Eye

Retaining Wall

Rain Water Pipe

Sluice Valve

Stop Cook

Structural Slab Level

Tree Stump

Sol and Vent Pipe

Threshhold Level

Telephone Call Box

Telephone Pole

Top of Kerb

Top of Wall

Traffic Light

Top of Wall

Unable to Lift

Unable to Survey

Vent Pipe

Water Meter

Water Level

Wash Out

Water Pipe

Water Tank

Water Valve

Fences

Barbed Wire Fence

Corrugated Iron Fence

Close Board Fence

Chain Link Fence

Chestnut Paling Fence

Fence Post

Intertown Fence

Iron Railing Fence

Larch Lap Fence

Metal Railing Fence

Post and Chain Fence

Post and Rail Fence

Post and Wire Fence

Steel Palisade Security Fence

Tubular Steel Rail Fence

LLF

MPF

PCF

PF

PPF

PPW

SPF

TRPF

REV

NOTES

DWN

DATE

ISO 9001 REGISTERED

ISO 14001 REGISTERED

Notes:

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SURVEYED

DG

DRAWN

DG

CHECKED

RM

Welbeck Land

SCALE

1/200 (A0 Sheet)

Land at Sayers Common, BN6 9HY

TOPOGRAPHICAL SURVEY

Job No

Rev

Drawing Number

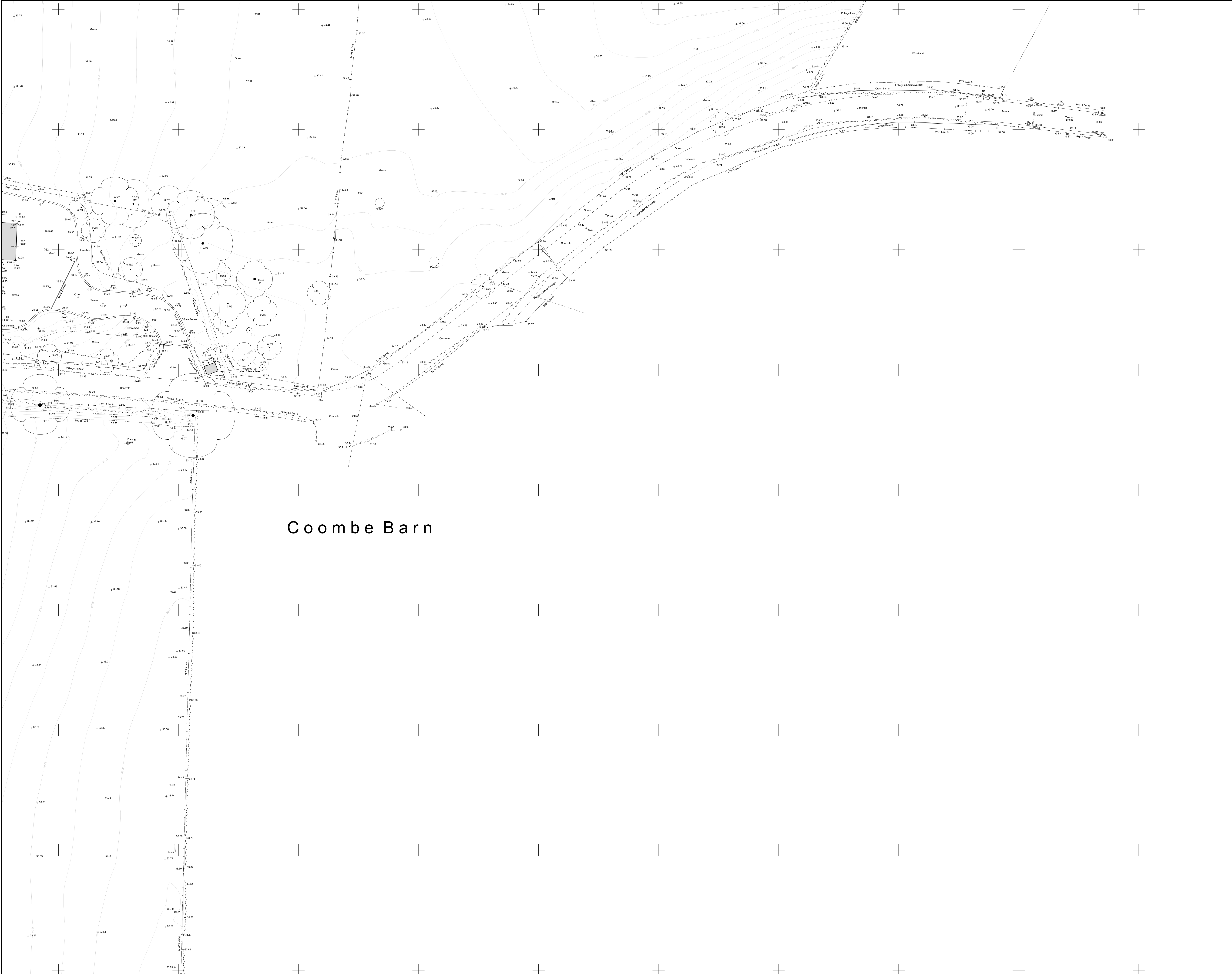
17/179

B

17/179/100/E

Date

July 2017



Sheet Layout

17179-100-A

17179-100-B

17179-100-C

17179-100-D

17179-100-E

17179-100-F

17179-100-G

17179-100-H

17179-100-I

Grid

N

W

E

S

LEGEND

BANKING

BUSHES & HEDGES

TREES

GATES

WY 1/1 0.2 / 0

MASS 1/2 0.2 / 0

NOTE: - SPREADS AND HEIGHTS ARE REDUCED ONLY

WALL

BUILDING

OPEN SIDED BUILDING

GLASS ROOFED

CONTOURS

ABBREVIATIONS (WHERE APPLICABLE)

ARCH HEAD HEIGHT

ARCH SPRINGER HEIGHT

ARCH SPRINGER LEVEL

AIR VALVE

BELLSIA BEACON

BOLLARD

BRITISH TELECOM BOX

BRICKWORK

BUS STOP

CABLE T.V.

COVER LEVEL

CABLE MANHOLE

COLUMN

CONCRETE POST

EAVES LEVEL

ELECTRICAL COVER

ELECTRICITY CONTROL BOX

ELECTRICITY POLE

EARLY ROAD

FLOWER BED

FINISHED FLOOR LEVEL

FIRE HYDRANT

FLOOR LEVEL

FLAG STAFF

GAS VALVE

GALLY

GATE STOP

INSPECTION COVER

INVERT LEVEL

LAMP POST

MARKER

MONITORING WELL

NOTICE BOARD

OVERHEAD WIRES

PARKING METER

ROOF LEVEL

ROAD SIGN

RODGING EYE

RETAINING WALL

RAIN WATER PIPE

SURVEY

STOP COCK

SCOFFED LEVEL

STRUCTURAL SLAB LEVEL

THREE STUMP

SOL AND VENT PIPE

THRESHOLD LEVEL

TELEGRAPHY POLE

TELEPHONE CALL BOX

TOP OF WALL

TOP OF KERB

TUNNEL

TRAFFIC LIGHT

TOP OF WALL

UNABLE TO SURVEY

VENT PIPE

WATER METER

WATER LEVEL

WATER PIPE

WATER TANK

WATER VALVE

MKR

MY

NB

NP

CHW

PM

RD

RL

RS

RE

RTV

RWP

SV

SC

SOP

SBL

ST

SVP

THL

TCL

TK

TS

TL

TR

UTL

UTS

VP

WM

WL

WP

WT

VV

REV.

NOTES

DWN

DATE

ISO 9001 REGISTERED

ISO 14001 REGISTERED

Notes:

Grid and levels relate to OS GPS Active Network.

Maltby Surveys Ltd

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SURVEYED

DG

DRAWN

DG

CHECKED

RM

Welbeck Land

SCALE

1/200 (A0 Sheet)

Land at Sayers Common, BN6 9HY

TOPOGRAPHICAL SURVEY

Job No

Rev

Drawing Number

17/179

B

17/179/100/F

Date

July 2017



Sheet Layout

17179-100-A	17179-100-B
17179-100-C	17179-100-D
17179-100-E	17179-100-F
17179-100-G	17179-100-H
17179-100-I	

Grid

N
W E
S

LEGEND

BANKING: WT 1:27 1:2.7 0

BUSHES & HEDGES: [Symbol]

TREES: [Symbol]

GATES: [Symbol]

WALL: [Symbol]

BUILDING: [Symbol]

OPEN SIDED BUILDING: [Symbol]

GLASS ROOFED: [Symbol]

CONTOURS: [Symbol]

ABBREVIATIONS (WHERE APPLICABLE)

ARCH HEAD HEIGHT	ARKH	MARKER	MKR
ARCH SPRINGER HEIGHT	ASPH	MONITORING WELL	MW
ARCH SPRINGER LEVEL	ASL	NOTICE BOARD	NB
AIR VALVE	AV	NAME PLATE	NF
BELLSIA BEACON	BB	OVERHEAD WIRES	OW
BELL	B	PARKING METER	PM
BRITISH TELECOM BOX	BTS	ROOF LEVEL	RL
BROWNS	BS	ROAD SIGN	RS
BUS STOP	BS	RODGING EYE	RE
CABLE TV	CTV	RETAINING WALL	RTW
CABLE MARKER	CM	RAIN WATER PIPE	RWP
COVER LEVEL	CL	SLICE VALVE	SV
COLUMN	CL	SOFT LEVEL	SOF
CONCRETE POST	CP	STRUCTURAL SLAB LEVEL	SLL
EAVES LEVEL	EAV	THRESHOLD LEVEL	THL
ELECTRICAL COVER	ELC	TELEGRAPH POLE	TP
ELECTRICITY CONTROL BOX	ECB	TELEPHONE CALL BOX	TCL
ELECTRICITY POLE	EP	TOP OF KERB	TK
EARTH ROD	ER	TUNNEL	TS
FLOWER BED	FB	TOP OF WALL	TW
FINISHED FLOOR LEVEL	FLL	TRAFFIC LIGHT	TL
FIRE HYDRANT	FH	UNABLE TO SURVEY	UTS
FLOOR LEVEL	FL	UNABLE TO SURVEY	UTS
FLAG STAFF	FS	WATER LEVEL	WL
GAS PIPE	GP	WATER METER	WM
GAS VALVE	GV	WATER PIPE	WP
GATE STOP	GS	WATER TANK	WT
INSPECTION COVER	IC	WATER VALVE	WV
INVERT LEVEL	IL		
LAMP POST	LP		

FENCES

BARBED WIRE FENCE	BWF	LARCH LAP FENCE	LLF
CORRUGATED IRON FENCE	CIF	METAL RAILING FENCE	MRF
CLOSE BOARD FENCE	CBF	POST AND CHAIN FENCE	PCF
CHAIN LINK FENCE	CLF	POST FENCE	PF
CHESTNUT PALING FENCE	CPF	POST AND RAIL FENCE	PRF
FENCE POST	FP	STEEL PALISADE SECURITY FENCE	SPF
INTERLOCKED FENCE	IF	TUBULAR STEEL RAIL FENCE	TSRF
IRON RAILING FENCE	IRF		

REV. NOTES

8	Ditch added on east side of the site. S228 road updated with culvert detail.	DWN	DATE
A	Stonecroft house added.	YM	05/2025
		SJ	10/2017

Notes:

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SURVEYED: DG

DRAWN: DG

CHECKED: RM

WELBECK LAND

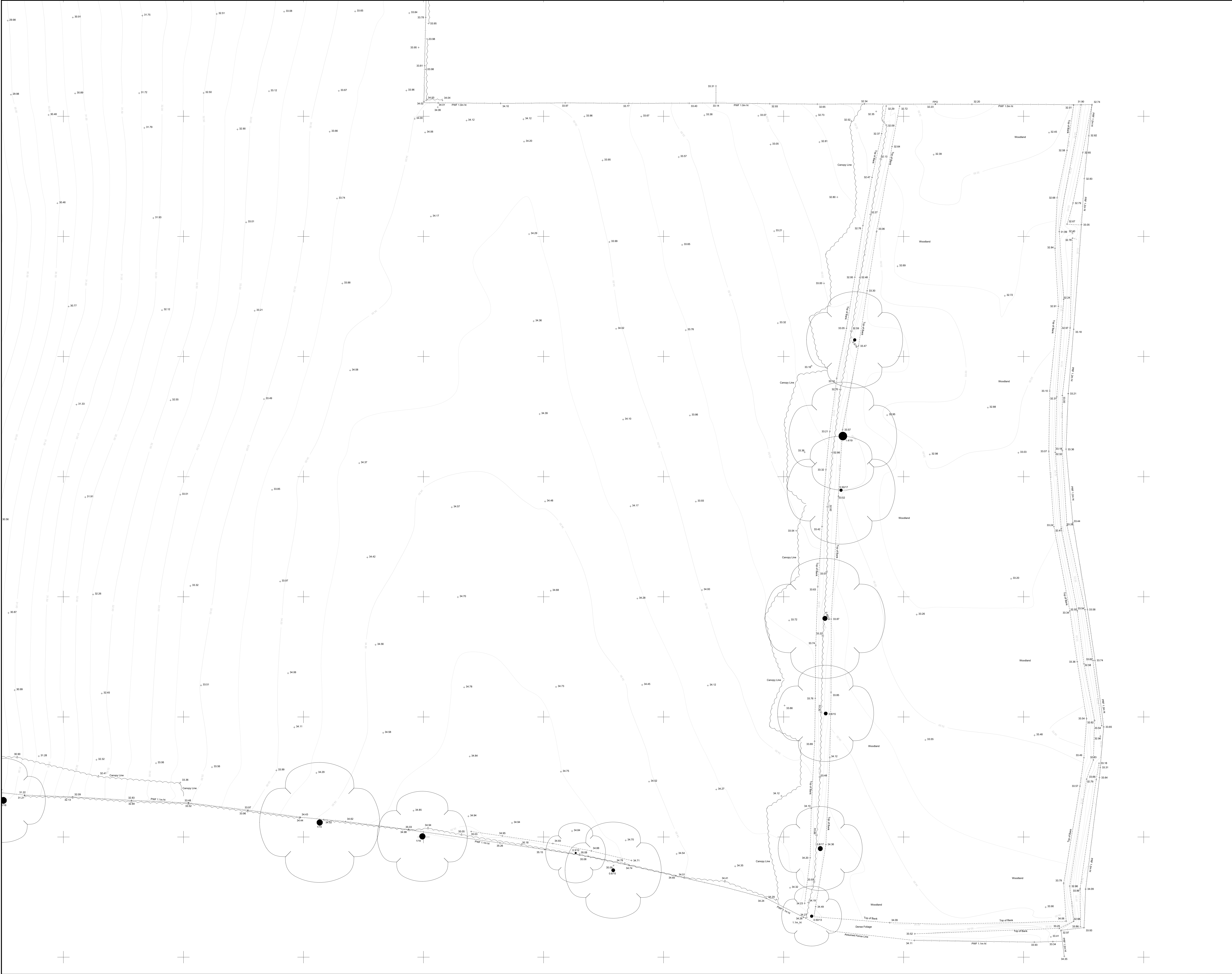
SCALE: 1/200 (A0 Sheet)

Land at Sayers Common, BN6 9HY

TOPOGRAPHICAL SURVEY

Job No	Rev	Drawing Number
17179	B	17179/100/G

Date: July 2017



Sheet Layout

17179-100-A

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17179-100-D

17179-100-E

17179-100-F

17179-100-G

17179-100-H

17179-100-I

Grid

N

W

E

S

LEGEND

BANKING

BUSHES & HEDGES

TREES

GATES

WALL

BUILDING

OPEN SIDED BUILDING

GLASS ROOFED

CONTOURS

ABBREVIATIONS (WHERE APPLICABLE)

ARCH HEAD HEIGHT

ARCH SPRINGER HEIGHT

AIR VALVE

BED LEVEL

BELGIAN BEACON

BRITISH TELECOM BOX

BRITISH TELECOM MANHOLE

BROWWORK

BUS STOP

CABLE T.V.

CABLE MANHOLE

COVER LEVEL

CUMULATIVE

EAVES LEVEL

ELECTRICAL COVER

ELECTRICITY CONTROL BOX

ELECTRICITY POLE

FLORIN BED

FINISHED FLOOR LEVEL

FIRE HYDRANT

FLOOR LEVEL

FLAG STAFF

GAS VALVE

GALLY

GATE STOP

INSPECTION COVER

INVERT LEVEL

LAMP POST

MARKER

MONITORING WELL

NOTICE BOARD

OVERHEAD WIRES

PARKING METER

ROOF LEVEL

ROAD SIGN

RODGING EYE

RETAINING WALL

RAIN WATER PIPE

SILICE VALVE

SOFFIT LEVEL

STRUCTURAL SLAB LEVEL

THRESHOLD LEVEL

TELEGRAPHY POLE

TELEPHONE CALL BOX

TOP OF KERB

TOP OF WALL

UNABLE TO SURVEY

VENT PIPE

WATER METER

WATER LEVEL

WASH OUT

WASTE PIPE

WATER TANK

WATER VALVE

MONITORING WELL

NOTICE BOARD

OVERHEAD WIRES

PARKING METER

ROOF LEVEL

ROAD SIGN

RODGING EYE

RETAINING WALL

RAIN WATER PIPE

SILICE VALVE

SOFFIT LEVEL

STRUCTURAL SLAB LEVEL

THRESHOLD LEVEL

TELEGRAPHY POLE

TELEPHONE CALL BOX

TOP OF KERB

TOP OF WALL

UNABLE TO SURVEY

VENT PIPE

WATER METER

WATER LEVEL

WASH OUT

WASTE PIPE

WATER TANK

WATER VALVE

REV.

NOTES

DWN

DATE

B

A

Drain added on road side of the site. S228 road updated with culvert detail.

Drainage house added.

YMM

SJJ

05/2025

10/2017

QMS

ISO 9001

REGISTERED

QMS

ISO 14001

REGISTERED

Notes:

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SURVEYED

DG

DRAWN

DG

CHECKED

RM

WELBECK LAND

SCALE

1/200 (A0 Sheet)

Land at Sayers Common, BN6 9HY

TOPOGRAPHICAL SURVEY

Job No

Rev

Drawing Number

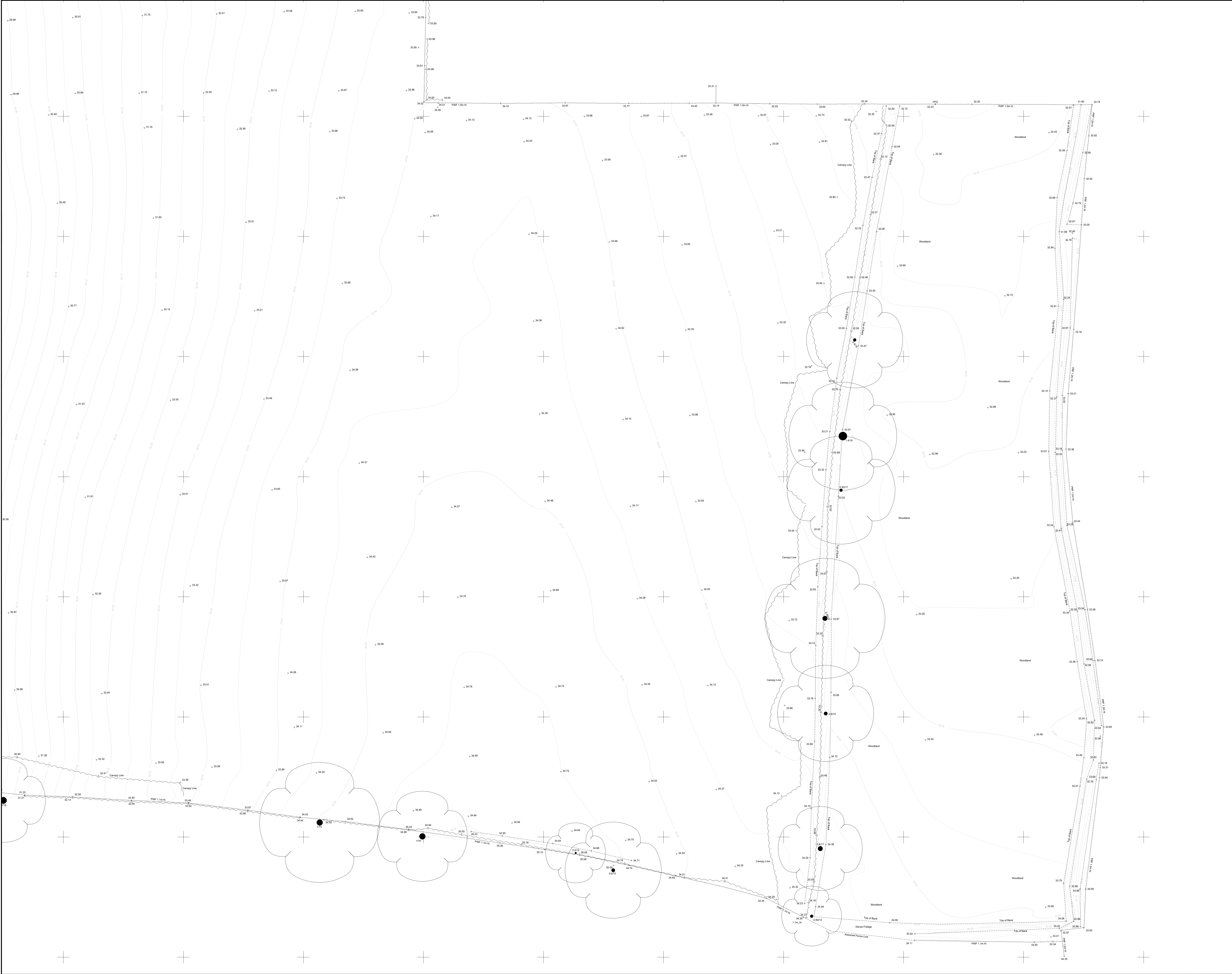
17179

B

17179/100/H

Date

July 2017



Sheet Layout

17179-100-A

17179-100-B

17179-100-C

17179-100-D

17179-100-E

17179-100-F

17179-100-G

17179-100-H

17179-100-I

Grid

N

W

E

S

LEGEND

BANKING

BUSHES & HEDGES

TREES

GATES

WALL

BUILDING

OPEN SIDED BUILDING

GLASS ROOFED

CONTOURS

ABBREVIATIONS (WHERE APPLICABLE)

ARCH HEAD HEIGHT

ARCH SPRINGER HEIGHT

AIR VALVE

BED LEVEL

BELGIAN BEACON

BOLLARD

BRITISH TELECOM BOX

BRITISH TELECOM MANHOLE

BROWWORK

BUS STOP

CABLE T.V.

CABLE MANHOLE

COVER LEVEL

CURB

CONCRETE POST

EAVES LEVEL

ELECTRICAL COVER

ELECTRICITY CONTROL BOX

ELECTRICITY POLE

FLYING

FINISHED FLOOR LEVEL

FLOWER BED

FIRE HYDRANT

FLOOR LEVEL

FLAG STAFF

GAS PIPE

GAS VALVE

GULLY

GATE STOP

INSPECTION COVER

INVERT LEVEL

LAMP POST

MARKER

MONITORING WELL

NOTICE BOARD

OVERHEAD WIRES

PARKING METER

ROOF LEVEL

ROAD SIGN

RODGING EYE

RETAINING WALL

RAIN WATER PIPE

SILVER VALVE

SOFFIT LEVEL

STRUCTURAL SLAB LEVEL

THRESHOLD LEVEL

TELEGRAPH POLE

TELEPHONE CALL BOX

TOP OF KERB

TOP OF WALL

TOP OF WIRE

UNABLE TO SURVEY

VENT PIPE

WATER METER

WATER LEVEL

WASH OUT

WASTE PIPE

WATER TANK

WATER VALVE

MKR

MW

NB

CHW

PM

RD

RS

RTV

RWP

SV

SCF

SSL

ST

SVP

TL

TCL

TK

TS

TRAFIC LIGHT

TW

UTL

WM

WM

WL

WP

WT

VV

REV.

NOTES

DWN

DATE

B

A

Drain added on road side of the site. S228 road updated with culvert detail.

YJM

05/2025

SJJ

10/2017

QMS

ISO 9001

REGISTERED

QMS

ISO 14001

REGISTERED

Notes:

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SURVEYED

DG

DRAWN

DG

CHECKED

RM

WELBECK LAND

SCALE

1/200 (A0 Sheet)

Land at Sayers Common, BN6 9HY

TOPOGRAPHICAL SURVEY

Job No

Rev

Drawing Number

17179

B

17179/100/I

Date

July 2017



RECORD OF BOREHOLE 858
TQ 21 NE - 33

Boring method		Shell and Auger		Location Cutting Chainage 6600m					
Boring equipment		Pilson Wayfarer 20		National Grid Reference		TQ 27019 18035		Sheet 1 of 1	
Boring diameter (mm)		150 to 5.00m		Contractor WIMPEY LABORATORIES LIMITED				Date Commenced 25.1.80	
Casing diameter (mm)		150 to 3.00m		Contractors Job Reference S/16465				Ground Level (m) AOD 26.00m	
Depth (m)	Sample	In situ test	Date & casing depth (m)	Depth to Water (m)	Strata Thickness (m)	Strata Depth (m)	Strata Description	Level (m) AOD	Legend
0.50	U		25/1 Nil		0.50	0.50	TOPSOIL	25.50	
0.95	D				1.50		Stiff to very stiff fissured orange-brown, cream and light grey very silty CLAY		
1.00	U		1.00						
1.45	D								
1.50-1.80	U		1.50						
1.80	D					2.00		24.00	
2.00-2.30	U		1.50						
2.45	D								
2.50	U		1.50						
2.50	BD		1.50	Dry					
3.00	U		28/1 3.00	Dry			Stiff to very stiff fissured brown, locally mottled grey, silty CLAY		
3.45	D								
3.50	U		3.00						
3.95	D								
4.00	U		3.00						
4.45	D								
4.50	U		3.00						
4.95	D					5.00		21.00	
END OF BOREHOLE									
Remarks									
Ground-water was not encountered.									
Key to symbols & abbreviations in Preface notes									



RECORD OF BOREHOLE 864

TQ 21 NE - 36

Boring method		Shell and Auger		Location		Embankment Chainage 7160m			
Boring equipment		Pilcon Wayfarer 20		National Grid Reference		TQ 26948 17483			
Boring diameter (mm)		150 to 5.00m		Contractor		WIMPEY LABORATORIES LIMITED			
Casing diameter (mm)		150 to 4.50m		Contractor's Job Reference		S/16465			
						Date Commenced 28.11.30			
						Ground Level (m) AOD 34.00			
Depth (m)	Sample	In situ test	Date & casing depth (m)	Depth to Water (m)	Strata Thickness (m)	Strata Depth (m)	Strata Description	Level (m) AOD	Legend
0.50-0.75	U4		28/1		0.50	0.50	TOPSOIL	33.50	
0.75	D		N11						
1.00-1.40	U4		N11		1.50		Firm mottled grey and orange-brown slightly sandy silty CLAY		
1.40	D								
1.50-1.85	U4		1.50						
1.90	D					2.00		32.00	
2.00	U		2.00						
2.45	D			2.50*					
2.50	U†		2.50						
2.50	BD			3.00**					
3.00	U		3.00						
3.45	D				2.70		Firm light brown and grey very sandy CLAY with occasional fine to medium flint gravel		
3.50-3.90	U4		3.50						
3.90	D								
4.00	U		4.00						
4.45	D					4.70		29.30	
4.50	U		4.50						
4.95	D					5.00	Firm to stiff fissured grey-brown silt-CLAY with fine to coarse flint gravel	29.00	
END OF BOREHOLE									
Remarks									
Ground-water was encountered at a depth of 2.50m, rose to 1.25m in 30 minutes and was sealed off by casing at a depth of 3.00m.									
Key to symbols & abbreviations in Preface notes									

LETTER REPORT

CLIENT	Welbeck Strategic Land IV LLP II Limited			
SITE ADDRESS	Land at Coombe Farm, Sayers Common, West Sussex BN6 9XJ			
REPORT REFERENCE	GWPR5667			
ENGINEER	Roger Foord, Ground and Water Limited			
INVESTIGATION LOCATIONS AND SCOPE OF WORKS	Site works were undertaken on the 1 st and 8 th November 2023 and comprised the drilling of 9No. Windowless Sampler Boreholes (WS01 – WS09) to a depth of between 4.00m bgl (where the stiffness of the soils prevented further progress) and 5.00m bgl. Groundwater monitoring wells were installed for the full depth of each borehole. In addition, falling head tests were undertaken in two of the boreholes (WS02 and WS06) at a depth of 4.00m bgl. See trial hole location plan within Figure 1.			
GROUND CONDITIONS ENCOUNTERED	A summary of the ground conditions encountered can be viewed below. The trial hole logs can be seen within Appendix B.			
	Summary of Strata Encountered			
	Strata	Top Depth (m bgl)	Base Depth (m bgl)	Thickness (m)
	TOPSOI: Dark brown sandy CLAY. The sand was fine grained.	GL	0.15 – 0.30	0.15 – 0.30
	SUBSOIL: Dark brown slightly sandy very silty CLAY. The sand was fine grained.	0.15 – 0.30	0.30 – 0.55	0.15 – 0.25
WEALD CLAY FORMATION: Generally comprising orangish brown and grey mottled, reddish brown and grey or olive green, grey and orange mottled silty CLAY. Thin bands of ironstone and mudstone fragments were noted in several of the borehole.	0.45 – 0.55	>4.00 – >5.00	>3.45 – >4.55	
ROOTS	Roots were encountered to a depth of between 0.25m bgl and 0.30m bgl in the boreholes. It should be noted that the accuracy of determining the depth of root penetration within narrow diameter boreholes is considered low. It should be noted that roots may be found to greater depths at other locations on the site, particularly close to trees and/or trees that have been removed both within the site and its close environs.			
GROUNDWATER	Groundwater was not encountered during the intrusive investigation. It should be noted that a groundwater strike may have been obstructed by the drilling process.			
	6No. return groundwater monitoring visits were undertaken between November 2023 and March 2024. A tabulated summary of the results can be seen tabulated below.			
	Depth of Standing Groundwater Within The Standpipes			
	Trial Hole	Date	Depth of Groundwater (m bgl)	Depth of Standpipe (m bgl)
	WS01	10/11/2023	2.26m	4.00m
		24/11/2023	2.02m	4.00m
		22/12/2023	1.64m	4.00m
		26/01/2024	1.60m	4.00m
		23/02/2024	1.50m	4.00m
		22/03/2024	1.62m	4.00m

LETTER REPORT

Depth of Standing Groundwater Within The Standpipes			
Trial Hole	Date	Depth of Groundwater (m bgl)	Depth of Standpipe (m bgl)
WS02	10/11/2023	2.10m	3.90m
	24/11/2023	3.10m	3.90m
	22/12/2023	3.92m	3.90m
	26/01/2024	3.60m	3.90m
	23/02/2024	2.30m	3.90m
	22/03/2024	2.48m	3.90m
WS03	10/11/2023	0.40m	4.00m
	24/11/2023	0.55m	4.00m
	22/12/2023	0.59m	4.00m
	26/01/2024	0.40m	4.00m
	23/02/2024	GL	4.00m
	22/03/2024	0.25m	4.00m
WS04	10/11/2023	0.35m	4.00m
	24/11/2023	0.90m	4.00m
	22/12/2023	0.73m	4.00m
	26/01/2024	0.69m	4.00m
	23/02/2024	0.60m	4.00m
	22/03/2024	0.75m	4.00m
WS05	10/11/2023	GL	4.00m
	24/11/2023	2.00m	4.00m
	22/12/2023	3.17m	4.00m
	26/01/2024	3.58m	4.00m
	23/02/2024	3.90m	4.00m
	22/03/2024	3.65m	4.00m
WS06	10/11/2023	GL	4.00m
	24/11/2023	0.30m	4.00m
	22/12/2023	0.45m	4.00m
	26/01/2024	0.50m	4.00m
	23/02/2024	GL	4.00m
	22/03/2024	0.48m	4.00m
WS07	10/11/2023	GL	4.00m
	24/11/2023	3.65m	4.00m
	22/12/2023	3.20m	4.00m
	26/01/2024	2.90m	4.00m
	23/02/2024	GL	4.00m
	22/03/2024	0.75m	4.00m

LETTER REPORT

Depth of Standing Groundwater Within The Standpipes			
Trial Hole	Date	Depth of Groundwater (m bgl)	Depth of Standpipe (m bgl)
WS08	10/11/2023	4.50m	4.50m
	24/11/2023	4.50m	4.50m
	22/12/2023	4.50m	4.50m
	26/01/2024	4.50m	4.50m
	23/02/2024	4.50m	4.50m
	22/03/2024	4.50m	4.50m
WS09	10/11/2023	4.70m	4.70m
	24/11/2023	4.70m	4.70m
	22/12/2023	4.70m	4.70m
	26/01/2024	4.70m	4.70m
	23/02/2024	4.70m	4.70m
	22/03/2024	4.70m	4.70m

FALLING HEAD INFILTRATION TESTING

Falling head infiltration tests were undertaken within the cohesive soils of the Weald Clay Formation at a depth of 4.00m bgl in WS02 and WS06. There was no fall in water level in either borehole after a period of 240 minutes and as a result the tests were terminated. An infiltration rate could not be determined and it was considered unlikely that soakaways would work as a method of surface water disposal in the cohesive soils of the Weald Clay Formation.

Please feel free to contact us should you have any queries regarding the information enclosed within this letter report. The following figures and appendices complete this report.

Yours sincerely



Roger Foord BA (Hons), MSc, DIC, FGS, CGeol, CIHM
Senior Engineer
For and on behalf of Ground and Water Limited

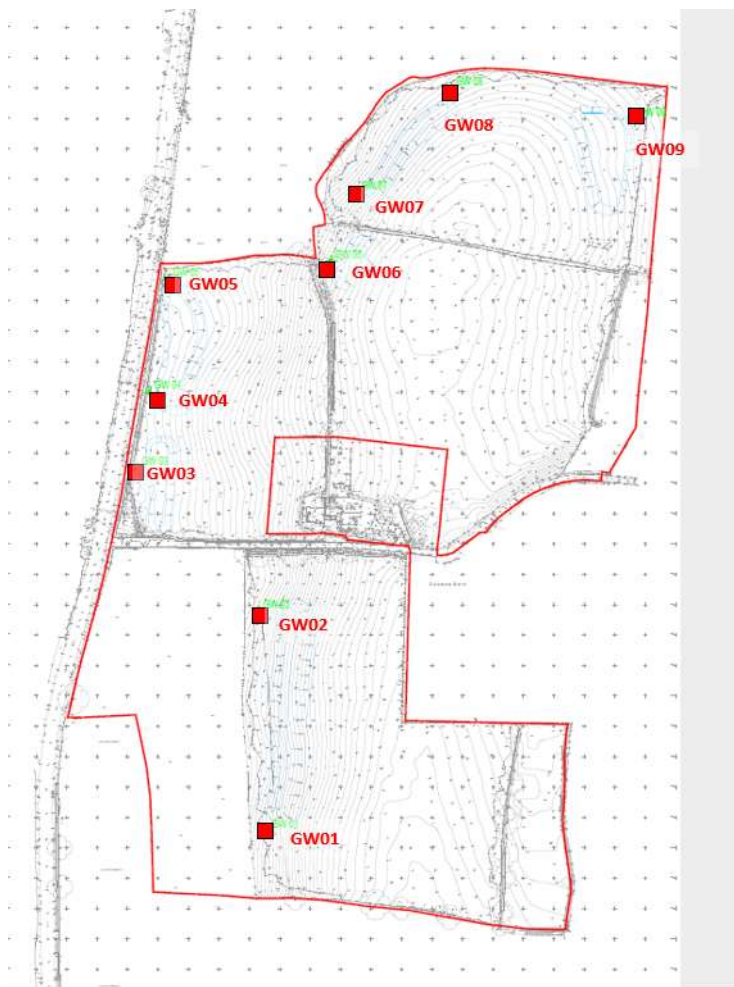
Figure 1 Trial Hole Location Plan

Appendix A Conditions and Limitations

Appendix B Trial Hole Logs

This preliminary information may be subject to amendment in the final report and no liability can be accepted for any actions based on this preliminary information.

FIGURES



NOT TO SCALE

Project:

Land at Coombe Farm, Sayers Common, West Sussex BN6 9XJ

Client:

Welbeck Strategic Land IV LLP II Limited

Date:

March 2024

Trial Hole Location Plan

Ref:

GWPR5667

Figure 1



APPENDIX A: Conditions and Limitations

The ground is a product of continuing natural and artificial processes. As a result, the ground will exhibit a variety of characteristics that vary from place to place across a site, and also with time. Whilst a ground investigation will mitigate to a greater or lesser degree against the resulting risk from variation, the risks cannot be eliminated.

The report has been prepared on the basis of information, data and materials which were available at the time of writing. Accordingly any conclusions, opinions or judgements made in the report should not be regarded as definitive or relied upon to the exclusion of other information, opinions and judgements.

The investigation, interpretations, and recommendations given in this report were prepared for the sole benefit of the client in accordance with their brief; as such these do not necessarily address all aspects of ground behaviour at the site. No liability is accepted for any reliance placed on it by others unless specifically agreed in writing.

Any decisions made by you, or by any organisation, agency or person who has read, received or been provided with information contained in the report ("you" or "the Recipient") are decisions of the Recipient and we will not make, or be deemed to make, any decisions on behalf of any Recipient. We will not be liable for the consequences of any such decisions.

Current regulations and good practice were used in the preparation of this report. An appropriately qualified person must review the recommendations given in this report at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.

Any Recipient must take into account any other factors apart from the Report of which they and their experts and advisers are or should be aware. The information, data, conclusions, opinions and judgements set out in the report may relate to certain contexts and may not be suitable in other contexts. It is your responsibility to ensure that you do not use the information we provide in the wrong context.

This report is based on readily available geological records, the recorded physical investigation, the strata observed in the works, together with the results of completed site and laboratory tests. Whilst skill and care has been taken to interpret these conditions likely between or below investigation points, the possibility of other characteristics not revealed cannot be discounted, for which no liability can be accepted. The impact of our assessment on other aspects of the development required evaluation by other involved parties.

The opinions expressed cannot be absolute due to the limitations of time and resources within the context of the agreed brief and the possibility of unrecorded previous in ground activities. The ground conditions have been sampled or monitored in recorded locations and tests for some of the more

common chemicals generally expected. Other concentrations of types of chemicals may exist. It was not part of the scope of this report to comment on environment/contaminated land considerations.

The conclusions and recommendations relate to land at Coombe Farm, Sayers Common, West Sussex BN6 9XJ.

Trial hole is a generic term used to describe a method of direct investigation. The term trial pit, borehole or window sampler borehole implies the specific technique used to produce a trial hole.

The depth to roots and/or of desiccation may vary from that found during the investigation. The client is responsible for establishing the depth to roots and/or of desiccation on a plot-by-plot basis prior to the construction of foundations. Where trees are mentioned in the text this means existing trees, recently removed trees (approximately 15 years to full recovery on cohesive soils) and those planned as part of the site landscaping.

Ownership of copyright of all printed material including reports, laboratory test results, trial pit and borehole log sheets, including drillers log sheets, remain with Ground and Water Limited. Licence is for the sole use of the client and may not be assigned, transferred or given to a third party.

Only our client may rely on this report and should this report or any information contained in it be provided to any third party we accept no responsibility to the third party for the contents of this report save to the extent expressly outlined by us in writing in a reliance letter addressed from us to the third party.

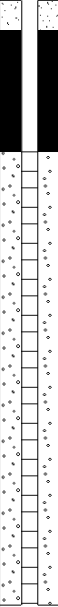
Recipients are not permitted to publish this report outside of their organisation without our express written consent.

APPENDIX B: Trial Hole Logs



Percussion Drilling Log

Project Name: Land at Coombe Farm,		Client: Welbeck Strategic Land IV LLP		Date: 08/11/2023	
Location: Sayers Common, West Sussex BN6 9XJ		Contractor: GW			
Project No. : GWPR5667		Crew Name:		Drilling Equipment:	
Borehole Number WS01	Hole Type WLS	Level	Logged By RF	Scale 1:50	Page Number Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.20	D		0.20			Dark brown sandy CLAY. The sand was fine grained. (TOPSOIL).	
		0.50	D		0.45			Dark brown slightly sandy very silty CLAY. The sand was fine grained. (SUBSOIL).	
		1.00	D					Pale orange and grey mottled silty CLAY. (WEALD CLAY FORMATION).	1
		1.50	D						
		2.00	D		2.10				2
		2.50	D					Dark orangish brown and grey mottled silty CLAY. (WEALD CLAY FORMATION).	
		3.00	D						3
		3.50	D		3.40 3.45			Black IRONSTONE. (WEALD CLAY FORMATION)	
								Olive green, grey and orange mottled silty CLAY. (WEALD CLAY FORMATION).	
		4.00	D		4.00			End of Borehole at 4.000m	4
									5
									6
									7
									8
									9
									10

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

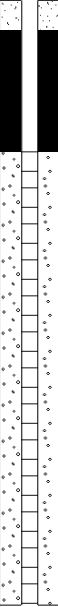
Remarks
Groundwater was not encountered. Roots were noted to 0.30m bgl.





Percussion Drilling Log

Project Name: Land at Coombe Farm,		Client: Welbeck Strategic Land IV LLP		Date: 08/11/2023	
Location: Sayers Common, West Sussex BN6 9XJ		Contractor: GW			
Project No. : GWPR5667		Crew Name:		Drilling Equipment:	
Borehole Number WS02	Hole Type WLS	Level	Logged By RF	Scale 1:50	Page Number Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.20	D		0.25			Dark brown sandy CLAY. The sand was fine grained. (TOPSOIL).	
		0.50	D		0.50			Dark brown slightly sandy very silty CLAY. The sand was fine grained. (SUBSOIL).	
		1.00	D					Pale orangish brown and pale grey mottled silty CLAY. (WEALD CLAY FORMATION).	1
		1.50	D						
		2.00	D						2
		2.50	D		2.30			Olive green and pale grey mottled silty CLAY with occasional mudstone fragments. (WEALD CLAY FORMATION).	
		3.00	D						3
		3.50	D		3.40			Dark grey, pale grey and orange mottled silty CLAY. (WEALD CLAY FORMATION).	
		4.00	D		4.00				4
								End of Borehole at 4.000m	5
									6
									7
									8
									9
									10

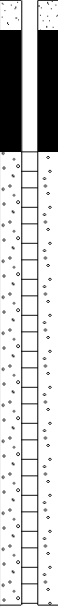
Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

Remarks	
Groundwater was not encountered. Roots were noted to 0.30m bgl.	



Percussion Drilling Log

Project Name: Land at Coombe Farm,		Client: Welbeck Strategic Land IV LLP		Date: 08/11/2023	
Location: Sayers Common, West Sussex BN6 9XJ		Contractor: GW			
Project No. : GWPR5667		Crew Name:		Drilling Equipment:	
Borehole Number WS03	Hole Type WLS	Level	Logged By RF	Scale 1:50	Page Number Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.20	D		0.15			Dark brown sandy CLAY. The sand was fine grained. (TOPSOIL).	
		0.50	D		0.30			Dark brown slightly sandy very silty CLAY. The sand was fine grained. (SUBSOIL).	
		1.00	D					Brown and grey mottled silty CLAY. (WEALD CLAY FORMATION).	1
		1.50	D						
		2.00	D						2
		2.20			2.20				
		2.50	D					Pale brown and pale grey mottled silty CLAY. (WEALD CLAY FORMATION).	
		3.00	D						3
		3.15			3.15			Pale green brown and pale grey mottled silty CLAY. (WEALD CLAY FORMATION).	
		3.50	D						
		4.00	D		4.00			End of Borehole at 4.000m	4
									5
									6
									7
									8
									9
									10

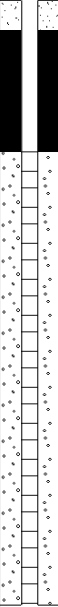
Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

Remarks Groundwater was not encountered. Roots were noted to 0.25m bgl.										
--	--	--	--	--	--	--	--	--	--	---



Percussion Drilling Log

Project Name: Land at Coombe Farm,		Client: Welbeck Strategic Land IV LLP		Date: 08/11/2023	
Location: Sayers Common, West Sussex BN6 9XJ		Contractor: GW			
Project No. : GWPR5667		Crew Name:		Drilling Equipment:	
Borehole Number WS04	Hole Type WLS	Level	Logged By RF	Scale 1:50	Page Number Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.20	D		0.30			Dark brown sandy CLAY. The sand was fine grained. (TOPSOIL).	1
		0.50	D		0.55			Dark brown slightly sandy very silty CLAY. The sand was fine grained. (SUBSOIL).	
								Orangish brown and grey mottled silty CLAY. (WEALD CLAY FORMATION).	
		1.00	D		1.20			Reddish brown and grey mottled silty CLAY. (WEALD CLAY FORMATION).	2
		1.50	D		1.80			Pale brown and grey mottled silty CLAY. (WEALD CLAY FORMATION).	
		2.00	D		2.40			Olive green and pale grey mottled silty CLAY. (WEALD CLAY FORMATION).	
		2.50	D		2.80			Black IRONSTONE. (WEALD CLAY FORMATION).	3
		3.00	D		3.05			Olive green and pale grey mottled silty CLAY. (WEALD CLAY FORMATION).	
		3.50	D		3.50			Black IRONSTONE. (WEALD CLAY FORMATION).	
		3.60			3.60			Olive green and pale grey mottled silty CLAY. (WEALD CLAY FORMATION).	4
		4.00	D		4.00			End of Borehole at 4.000m	
									5
									6
									7
									8
									9
									10

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

Remarks Groundwater was not encountered. Roots were noted to 0.25m bgl.										
--	--	--	--	--	--	--	--	--	--	---



Percussion Drilling Log

Project Name: Land at Coombe Farm,		Client: Welbeck Strategic Land IV LLP		Date: 08/11/2023	
Location: Sayers Common, West Sussex BN6 9XJ		Contractor: GW			
Project No. : GWPR5667		Crew Name:		Drilling Equipment:	
Borehole Number WS05	Hole Type WLS	Level	Logged By RF	Scale 1:50	Page Number Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.20	D		0.30			Dark brown sandy CLAY. The sand was fine grained. (TOPSOIL).	
		0.50	D		0.50			Dark brown slightly sandy very silty CLAY. The sand was fine grained. (SUBSOIL).	
		1.00	D					Orangish brown, olive green and grey mottled silty CLAY. (WEALD CLAY FORMATION).	1
		1.50	D						
		2.00	D		1.75			Olive green and pale grey mottled silty CLAY. (WEALD CLAY FORMATION).	2
		2.50	D						
		3.00	D		2.90			Olive green, orange and pale grey mottled silty CLAY with mudstone fragments. (WEALD CLAY FORMATION).	3
		3.50	D						
		4.00	D		4.00				
								End of Borehole at 4.000m	4
									5
									6
									7
									8
									9
									10

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

Remarks
Groundwater was not encountered. Roots were noted to 0.30m bgl.





Percussion Drilling Log

Project Name: Land at Coombe Farm,		Client: Welbeck Strategic Land IV LLP		Date: 01/11/2023	
Location: Sayers Common, West Sussex BN6 9XJ		Contractor: GW			
Project No. : GWPR5667		Crew Name:		Drilling Equipment:	
Borehole Number WS06	Hole Type WLS	Level	Logged By RF	Scale 1:50	Page Number Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.20	D		0.25			Dark brown sandy CLAY. The sand was fine grained. (TOPSOIL).	
		0.50	D		0.40			Dark brown slightly sandy very silty CLAY. The sand was fine grained. (SUBSOIL).	
		1.00	D					Orangish brown and grey mottled silty CLAY. (WEALD CLAY FORMATION).	1
		1.50	D		1.50			Reddish brown and grey mottled silty CLAY. (WEALD CLAY FORMATION).	2
		2.00	D						
		2.50	D		2.70			Olive green and grey brown mottled silty CLAY. (WEALD CLAY FORMATION).	3
		3.00	D						
		3.50	D						
		4.00	D		4.00			End of Borehole at 4.000m	4
									5
									6
									7
									8
									9
									10

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

Remarks

Groundwater was not encountered. Roots were noted to 0.35m bgl.





Percussion Drilling Log

Project Name: Land at Coombe Farm,		Client: Welbeck Strategic Land IV LLP		Date: 01/11/2023	
Location: Sayers Common, West Sussex BN6 9XJ		Contractor: GW			
Project No. : GWPR5667		Crew Name:		Drilling Equipment:	
Borehole Number WS07	Hole Type WLS	Level	Logged By RF	Scale 1:50	Page Number Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.20	D		0.30			Dark brown sandy CLAY. The sand was fine grained. (TOPSOIL).	
		0.50	D		0.55			Dark brown slightly sandy very silty CLAY. The sand was fine grained. (SUBSOIL).	
		1.00	D					Orangish brown and grey mottled silty CLAY. (WEALD CLAY FORMATION).	1
		1.50	D		1.40			Reddish brown and grey mottled silty CLAY. (WEALD CLAY FORMATION).	
		2.00	D						2
		2.50	D		2.60			Olive green and pale grey mottled silty CLAY. (WEALD CLAY FORMATION).	
		3.00	D						3
		3.50	D						
		4.00	D						4
		4.50	D						
		5.00	D		5.00				5
								End of Borehole at 5.000m	

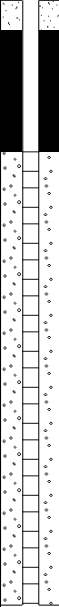
Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

Remarks	
Groundwater was not encountered. Roots were noted to 0.30m bgl.	



Percussion Drilling Log

Project Name: Land at Coombe Farm,		Client: Welbeck Strategic Land IV LLP		Date: 01/11/2023	
Location: Sayers Common, West Sussex BN6 9XJ		Contractor: GW			
Project No. : GWPR5667		Crew Name:		Drilling Equipment:	
Borehole Number WS08	Hole Type WLS	Level	Logged By RF	Scale 1:50	Page Number Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.20	D		0.30			Dark brown sandy CLAY. The sand was fine grained. (TOPSOIL).	
		0.50	D		0.50			Dark brown slightly sandy very silty CLAY. The sand was fine grained. (SUBSOIL).	
		1.00	D					Orangish brown and grey mottled silty CLAY. (WEALD CLAY FORMATION).	1
		1.50	D		1.35			Olive green and pale grey mottled silty CLAY. (WEALD CLAY FORMATION).	
		2.00	D		1.60			Dark brown and grey mottled silty CLAY. (WEALD CLAY FORMATION).	2
		2.50	D		2.20			Olive green, orange and pale grey mottled silty CLAY with mudstone fragments. (WEALD CLAY FORMATION).	
		3.00	D						3
		3.50	D						
		4.00	D		4.00				4
								End of Borehole at 4.000m	5
									6
									7
									8
									9
									10

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

Remarks

Groundwater was not encountered. Roots were noted to 0.25m bgl.





Date: 01/11/2023

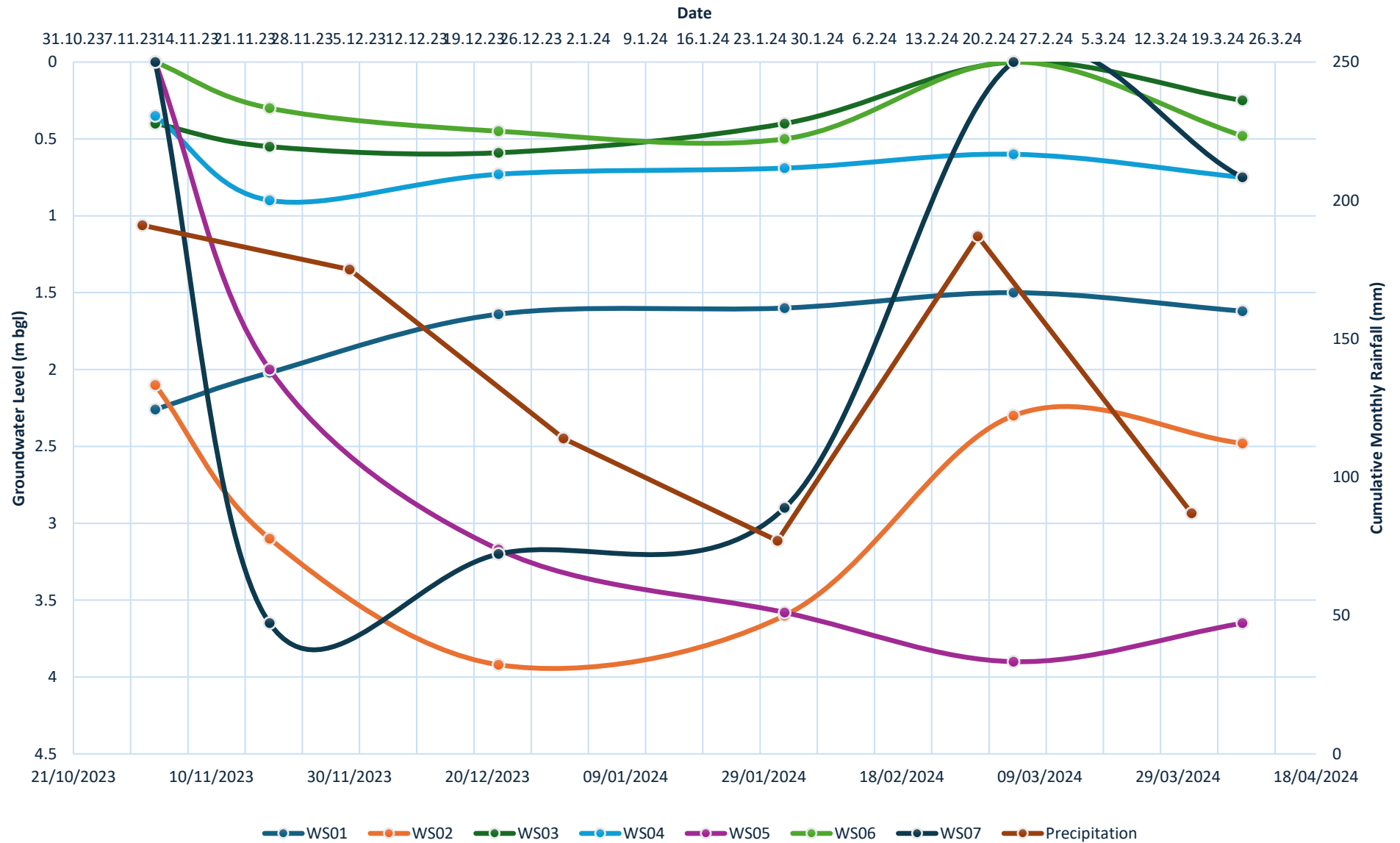
Contractor: GW

Drilling Equipment:

Page Number
Sheet 1 of 1

Remarks	
Groundwater was not encountered. Roots were noted to 0.30m bgl.	

On-site Groundwater Levels and Precipitation over Time





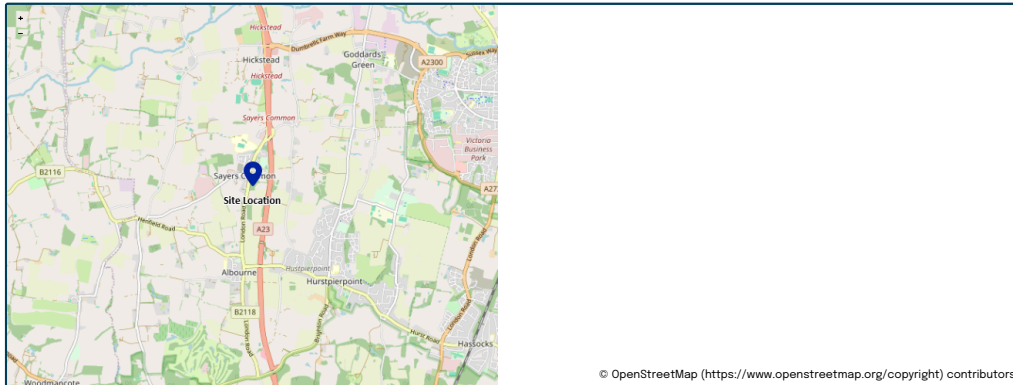
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance "Rainfall runoff management for developments", SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). 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	17/09/2025
Calculated by	
Reference	
Model version	2.1.2

Location

Site name	
Site location	



Site easting (British National Grid)	526736
Site northing (British National Grid)	117812

Site details

Total site area (ha)	13.4	ha
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Greenfield runoff

Method

Method	FEH statistical
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FEH statistical

	My value	Map value
SAAR (mm)	828	836
BFIHOST	0.233	
QMed-QBar conversion	1.136	
QMed (l/s)	108.68	1.136
QBar (FEH statistical) (l/s)	123.46	

Growth curve factors

	My value	Map value
Hydrological region	7	7
1 year growth factor	0.85	
2 year growth factor	0.88	
10 year growth factor	1.62	
30 year growth factor	2.3	
100 year growth factor	3.19	
200 year growth factor	3.74	

Results

Method	FEH statistical	
Flow rate 1 year (l/s)	104.9	l/s
Flow rate 2 year (l/s)	108.7	l/s
Flow rate 10 years (l/s)	200.0	l/s
Flow rate 30 years (l/s)	284.0	l/s
Flow rate 100 years (l/s)	393.8	l/s
Flow rate 200 years (l/s)	461.7	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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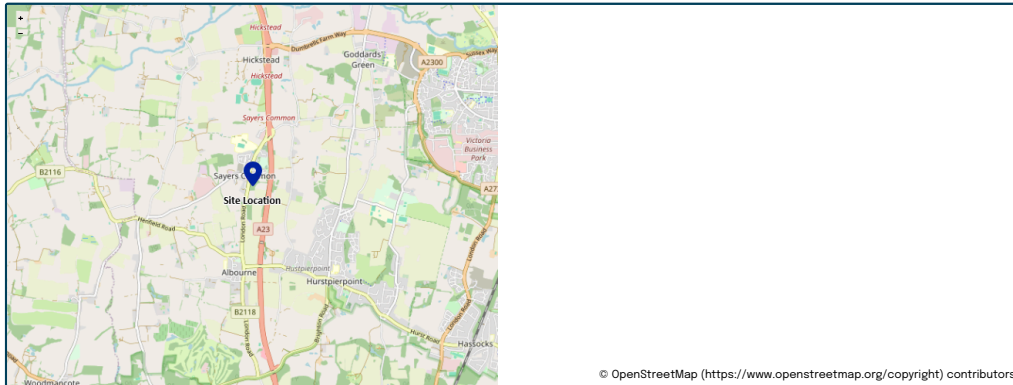
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance "Rainfall runoff management for developments", SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). 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	17/09/2025
Calculated by	
Reference	
Model version	2.1.2

Location

Site name	
Site location	



Site easting (British National Grid)	526736
Site northing (British National Grid)	117812

Site details

Total site area (ha)	4.8	ha
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Greenfield runoff

Method

Method	FEH statistical
--------	-----------------

FEH statistical

	My value	Map value
SAAR (mm)	828	836
BFIHOST	0.233	
QMed-QBar conversion	1.136	
QMed (l/s)	38.93	1.136
QBar (FEH statistical) (l/s)	44.22	

Growth curve factors

	My value	Map value
Hydrological region	7	7
1 year growth factor	0.85	
2 year growth factor	0.88	
10 year growth factor	1.62	
30 year growth factor	2.3	
100 year growth factor	3.19	
200 year growth factor	3.74	

Results

Method	FEH statistical	
Flow rate 1 year (l/s)	37.6	l/s
Flow rate 2 year (l/s)	38.9	l/s
Flow rate 10 years (l/s)	71.6	l/s
Flow rate 30 years (l/s)	101.7	l/s
Flow rate 100 years (l/s)	141.1	l/s
Flow rate 200 years (l/s)	165.4	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.

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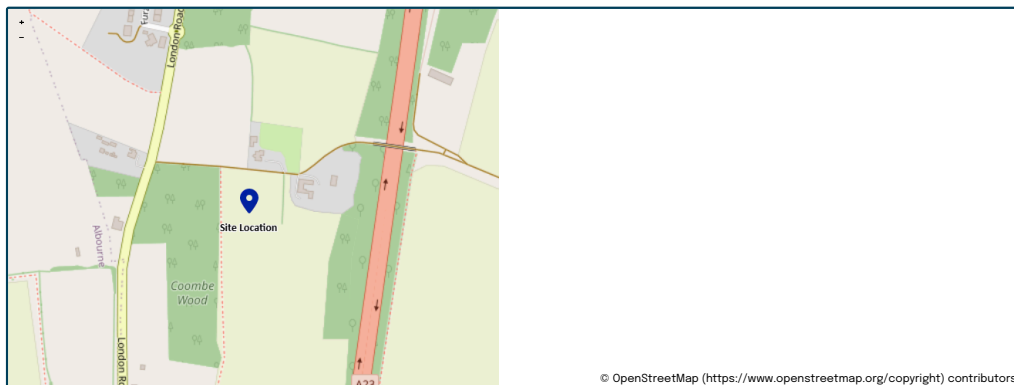
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance "Rainfall runoff management for developments", SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). 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	16/09/2025
Calculated by	
Reference	
Model version	2.1.2

Location

Site name	
Site location	



Site easting (British National Grid)	526774
Site northing (British National Grid)	117656

Site details

Total site area (ha)	1.8	ha
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Greenfield runoff

Method

Method	FEH statistical
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FEH statistical

	My value	Map value
SAAR (mm)	828 mm	836
BFIHOST	0.233	
QMed-QBar conversion	1.136	1.136
QMed (l/s)	14.6 l/s	
QBar (FEH statistical) (l/s)	16.58 l/s	

Growth curve factors

	My value	Map value
Hydrological region	7	7
1 year growth factor	0.85	
2 year growth factor	0.88	
10 year growth factor	1.62	
30 year growth factor	2.3	
100 year growth factor	3.19	
200 year growth factor	3.74	

Results

Method	FEH statistical	
Flow rate 1 year (l/s)	14.1	1/4
Flow rate 2 year (l/s)	14.6	1/4
Flow rate 10 years (l/s)	26.9	1/4
Flow rate 30 years (l/s)	38.1	1/4
Flow rate 100 years (l/s)	52.9	1/4
Flow rate 200 years (l/s)	62.0	1/4

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.

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DPSC6: Land to west of Kings Business Centre Reeds Lane Sayers Common

Site details

Settlement: Sayers Common

Area: 4.33ha

Shelaa: 830

	Use	Vulnerability classification
Current	Agriculture	Less vulnerable
Proposed	Residential	More vulnerable

Current Risk summary

Fluvial		
% of the site within		
FZ1	FZ2	FZ3
100	-	-

Surface Water	
% of the site within	
1 in 30	11.8
1 in 100	14.9
1 in 1000	24.0

Groundwater	
% of the site within	
<25	100
25-50	-
50-75	-
>75	-

Reservoir	
% of the site within	
Wet day	-
Dry day	-

Flood Defences
The site is not in an area benefitting from flood defences.

Flood Warning Area
The site is not located within a flood alert or flood warning area.

Sources of flood risk

Topography

The site is flat. Elevations across the site vary slightly between 17m and 19mAOD in the west and east of the site respectively.

Location of site within catchment

The site is located in the western area of the Adur Easy (Sakeham) catchment.

Existing drainage features

None identified within site boundary based off OSM Standard Mapping. Non-main watercourse located approximately 200m north of the site.

Flood history

No historic flood outlines are recorded at the site on the EA Recorded Flood Outlines dataset. MSDC has no record of flooding around this site. Records from sewage providers do not show history of sewer flooding.

Surface Water

According to the risk of flooding from surface water data, a small area of the site (11.8%) is at high risk of surface water flooding.

During the 3.3% AEP surface water flood event a flow path along the majority of the western boundary, following a ditch and small pond. During the 1% AEP surface water flood event the flow path occurs deeper into the site. The depth of the flow path is consistently up to 0.3m within the site with a hazard rating of 'low' (caution).

During the 0.1% AEP event, the extent of the flooding is present along the entire western boundary as well as the southern at Reeds Lane. A small area of pooling also occurs in the northeast corner. For the 0.1% AEP current day event the hazard rate increases to 'significant' (dangerous for most) with depths of 0.6m along the flow path and up to 0.3m in the northeast corner.

Fluvial

The entire site is located in Flood Zone 1, so has a less than 0.1% annual probability or river flooding.

Groundwater

The site is classified as having <25% susceptibility to groundwater flooding.

Superficial geology

- None

Bedrock geology

- Weald Clay Formation - Mudstone

Reservoir

The site is not at risk of flooding from high-risk reservoirs.

Flood risk management infrastructure

The site is not protected by any formal flood defences.
No residual risks from breach or overtopping of flood defences or reservoir failures have been identified at this site.

Emergency Planning

Flood warning

The site is not located within a flood alert or flood warning area.

Access and egress

Flood Hazard is 'Low' to 'Significant' on site for the 'Medium' Risk scenario based on the EA's Risk of Flooding from Surface Water. A section of Reeds Lane has a hazard rating of 'Low' to 'Significant', however safe access/egress is possible to the east along Reeds Lane.

Climate Change

Portion of site at future fluvial flood risk

Future Flood Zone 2	Future Flood Zone 3	Future Flood Zone 3b
-	-	-

Portion of site at future pluvial flood risk

Management catchment	CC allowance	Present day 1% AEP extent	CC coverage
Adur and Ouse	45%	14.9%	24.0%

Planning implications

A Flood Risk Assessment and Foul Sewerage and Surface Water Assessment will be required to be submitted as the site covers an area greater than 1ha.

Exception Test is not required in accordance with Table 2 of the Planning Practice Guidance Flood Risk and Coastal Change

As the site is at risk of flooding from surface water, it will be necessary to assess the development under design flood conditions and provide appropriate mitigation in accordance with the guidance set out in the SFRA and the advice of the EA. Development should be avoided in flow paths. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSCC). The drainage strategy should address any isolated patches of surface water flooding on site. No development should be located in Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

MSDC response to Action Point AP-020

Action Point AP-020

In terms of flood risk could the Council set out a general note explaining the implications of the up-to-date FRAs in the context of the Framework and the previous work which informed the submitted Plan. Then in the interests of completeness, take a granular approach for each site referenced in the site selection process and the SA, linking back to the evidence in the 2024 SFRA including the exceptions test.

Context

1. At the hearing sessions, the Council set out the chronology of flood risk evidence and how it has informed the submitted District Plan. This can be summarised as follows.
2. A Level 1 Strategic Flood Risk Assessment (SFRA) was published in 2015 [ENV10]. This consisted of a covering report and flood risk mapping held on the Council's mapping system. The mapping has been maintained 'live', utilising the most up-to-date data provided by the Environment Agency (for example, Flood Zones and Surface Water Flood mapping). The mapping element therefore always contains the most up-to-date data at any given time.
3. The 2015 SFRA (with associated live mapping) informed both the adopted District Plan (2018) and Site Allocations DPD (2022) and this approach was supported by the Environment Agency and recorded in SoCGs agreed for the respective Plans.
4. The live mapping data was used to assess sites as part of the site selection and Sustainability Appraisal processes. The conclusions of this assessment/appraisal is recorded in the Site Selection Conclusions papers [SSP2 and SSP3] and the Sustainability Appraisal (SA) at Regulation 18 [DP8] and 19 [DP7] stages noting that the reasonable alternative site options in the SA are derived directly from the sites reaching stage 3 of the site selection process.
5. In its Regulation 18 response (December 2022), the Environment Agency noted that "*given changes to Planning Practice Guidance for Flood Risk and Coastal Change, consideration should be given as to whether the SFRA requires an update*" and if it does, that the Council may be able to produce such an update through a 'light touch' review.
6. In response to the Environment Agency's Regulation 18 response, the Council commissioned an update to its SFRA in 2023 [ENV11]. The process involved gathering flood risk data from a range of sources and updating the SFRA to ensure compliance with Planning Practice Guidance. Draft findings for the updated SFRA, prepared by the Council's consultants Aegaea, were shared with stakeholders including the Environment Agency and West Sussex County Council as Lead Local Flood Authority (full details are on p.12 of the updated SFRA) in March 2024. The final version of the updated SFRA was provided to the Council in July 2024 and contained minor updates to the report only and no material changes to the Flood Risk mapping.
7. The Council used the draft SFRA issued in March 2024 to inform the submitted District Plan. This draft enabled the Council to assess whether there were any material differences to

scoring against the Flood Risk criterion in the site selection process, as a result of the new data, before proceeding to submission. If any implications of the updated work had arisen, these would have been addressed ahead of submission.

8. The draft SFRA Level 1 data was used to inform the Level 2 SFRA. The aim of the Level 2 SFRA is to assess Flood Risk impacts on proposed allocations, in accordance with the latest Planning Practice Guidance.
9. The Environment Agency has confirmed in the agreed Statement of Common Ground [DC16] that it has validated the updated SFRA (Levels 1 and 2) and that they have been prepared in accordance with the NPPF and PPG. The Environment Agency agrees that the proposed site allocations are supported by a proportionate evidence base and as far as its remit for flood risk is concerned, it has not encountered any critical uncertainties regarding the allocation of sites that would cause the District Plan to be unsound.

Implications from the Updated Level 1 SFRA

10. **Appendix 1** shows that, whilst some flood extents have increased in the updated assessment, in the majority of cases the assessment against the Flood Risk criteria in the Site Selection Process will have remained the same as a result of the updated SFRA.
11. For the proposed site allocations, eight sites would now receive a 'neutral' score against the flood risk criteria (they previously 'Positive') however a neutral impact is not sufficient to reject a site on flood risk grounds. No sites are downgraded to 'Very Negative' – this score would have been sufficient to rule the site out at Stage 2b 'Showstoppers'. No sites were downgraded to 'Negative' – this score could have been sufficient to rule sites out at Stage 2c 'Overall Assessment' in combination with other negative impacts against the criteria as a whole. Therefore, the Council concludes that the changes in scoring have
12. The Council's assessment is that the results of the updated Level 1 SFRA do not impact on sites ruled in or out during the site selection process. The Level 1 SFRA results have been used in the Level 2 SFRA and Sequential Test and Exceptions Test [ENV12].

Flood Risk – National Planning Policy Framework

13. The Council has reviewed the relevant paragraphs from the Framework (September 2023) and any potential implications from the updated SFRA Level 1 [ENV11] and Level 2 [ENV15].

Paragraph 159

“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.”

14. Flood risk was considered from an early stage in the preparation of the Submitted District Plan to ensure development is directed away from areas at risk of flooding, in line with Para.159 of the NPPF. This is reflected through the evidence base:
 - **The Site Selection Methodology [SSP1]:** Criteria 2 of the site selection criteria ensures that sites affected by significant areas of flooding or where historic flood

events would affect the developability of the site were excluded at an early stage in the process.

- **The Sustainability Appraisal process** [DP7, DP8, DP9]: SA objective 5 on flooding and surface water flooding assessed the likelihood of proposed allocations to reduce the risk to people, properties, the economy and the environment of flooding from all sources.
- **The Sequential and Exception Flood Risk Test** [ENV12] demonstrates that sites allocated for development in the plan are the most preferable in flood risk terms (i.e. the site with the lowest risk of flooding) and, where necessary, they need to meet the Exception Test which was informed by the Level 2 SFRA [ENV15]. This takes into account all sources of flood risk.

15. With regards to the Site Selection Methodology and Sustainability Appraisal, the initial conclusions were based on the 2015 SFRA but using up-to-date mapping. The updated SFRA accounts for changes to Planning Practice Guidance since, and as described above, there are no implications for the proposed allocations arising from the update.

16. The submitted plan therefore accords with paragraph 159 with no implications arising from the updated Level 1 SFRA.

Paragraph 160

“Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.”

17. The preparation of the Plan from the outset was supported by the 2015 SFRA but using the most up-to-date mapping. Following Regulation 18 the SFRA was updated as a result of advice from the Environment Agency. The updated SFRA accounts for flood risk from all sources and is fully compliant with the NPPF and Planning Practice Guidance. As set out above, the Council reviewed the information emerging from a draft update in March 2024 (i.e. before submission) and concluded there were no implications for the Plan. The Environment Agency has subsequently confirmed that the Plan, including site allocations, is supported by sound evidence and is sound.

18. The submitted plan therefore accords with paragraph 160 with no implications arising from the updated Level 1 SFRA.

Paragraph 161

“All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change...”

19. The first stage of the sequential approach has been to reject sites that were assessed as having a 'very negative' impact against the Flood Risk criterion in the Site Selection Process, as documented in the conclusions papers SSP2 and SSP3.
20. A sequential, risk-based approach has been applied to the location of development taking account of all sources of current and future flood risk. This is demonstrated in the Sequential and Exception Flood Risk Test for the District Plan 2021-2039 [ENV12] which sets out how the sequential test, and where necessary the exception test, was applied. This has impacted on site selection and site-specific policy requirements where required. It has been based on the updated SFRA, of which findings were known to the Council in March 2024 i.e. ahead of submission.
- 21. The submitted plan therefore accords with paragraph 161 with no implications arising from the updated Level 1 SFRA.**

Paragraph 162

"The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding."

22. The Sequential and Exception Flood Risk Test for the District Plan 2021-2039 [ENV12] shows that the Council has considered a number of alternatives [ENV12, Appendix 2, p.17] to ensure that development is directed to areas with the lowest risk of flooding from all sources. The Sequential test draws upon information gathered and detailed within the Level 1 SFRA [ENV11]. It demonstrates that the proposed allocations are the most preferable and therefore are suitable for allocation in flood risk terms, subject to the application of the exception test. The Sequential test was carried out in line with the steps outlined in the NPPF and accompanying technical guidance. It has been based on the updated SFRA of which findings were known to the Council in March 2024 i.e. ahead of submission.
- 23. The submitted plan therefore accords with paragraph 162 with no implications arising from the updated Level 1 SFRA.**

Paragraph 163

"If it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3."

24. As set out in the Sequential and Exception Flood Risk Test for the District Plan 2021-2039 [ENV12], the exception test process was applied to 18 of the proposed allocations which are not exclusively located in areas with a lower risk of flooding. The potential vulnerability of the sites was assessed for each of those sites and is set out under Appendix 4 of the report [ENV12, p.23]. This resulted in the need to apply the exception test to three of the

proposed allocations and to demonstrate how the development of the other fifteen proposed allocations will be safe for its lifetime without increasing flood risk elsewhere.

25. The Exception test was carried out in line with the steps outlined in the NPPF and accompanying technical guidance. It has been based on the updated SFRA of which findings were known to the Council in March 2024 i.e. ahead of submission.

26. The submitted plan therefore accords with paragraph 163 with no implications arising from the updated Level 1 SFRA.

Paragraphs 164 and 165

“The application of the exception test should be informed by a strategic or site specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. To pass the exception test it should be demonstrated that:

a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and

b) 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.”

Both elements of the exception test should be satisfied for development to be allocated or permitted”

27. The Exception test, set out in the Sequential and Exception Flood Risk Test for the District Plan 2021-2039 [ENV12] was informed by a Level 2 Strategic Flood Risk Assessment [ENV15]. Appendix 4 of the report [ENV12, p.23] sets out how the three sites requiring to be subject to the exception test have met both elements of the test. It also sets out how the other 15 sites have met criteria b) of the test in line with the PPG. The application of the exception test process concluded that all sites were suitable for allocation.

28. The Exception test was carried out in line with the steps outlined in the NPPF and accompanying technical guidance. It has been based on the updated SFRA of which findings were known to the Council in March 2024 i.e. ahead of submission.

29. The submitted plan therefore accords with paragraphs 164 and 165 with no implications arising from the updated Level 1 SFRA.

Appendix 1: Site Assessment Analusis: Original SFRA vs Updated SFRA

							Original Assessment		Updated Assessment (based on 2024 SFRA Levels 1 and 2)				
Shelaa ID	Name	Settlement	Stage	Yield	Site Area (ha)	Flood zone	Site Selection Assessment	Site Selection Assessment Comments	Flood Risk from Surface water mapping	Flood Zone Equivalent	Historic Flood (2020/percentage/As	Future Flood Zones	Difference
13	Land west of Kemps	Hurstpierpoint	Allocation	90	5.80	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	13.82	100% FZ1	Change to Neutral
18	Crabbet Park, Old Hollow	Copthorne	Allocation	2300	150.45	FZ1,2	Neutral	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk. May slightly impact on developable area of site but not significantly. There are a number of ponds	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	10.57	96.7% FZ1 3.3% FZ2 1.92% FZ3a	No Change
198	Land off West Hoathly Road	East Grinstead	Allocation	45	2.00	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	0.01	100% FZ1	No Change
210	Land rear of 2 Hurst Road (Land opposite Stanford Avenue) Hassocks	Hassocks	Allocation	25	0.93	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
508	Land at Junction of Hurstwood Lane	Haywards Heath	Allocation	30	1.05	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	17.64	100% FZ1	Change to Neutral
556	Land east of Borde Hill Lane	Haywards Heath	Allocation	60	10.54	FZ1,2,3	Neutral	Site has small areas within Flood Zone 2/3, no known historic events	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	9.68	85.28% FZ1 14.72% FZ2 1.39% FZ3a 1.04% FZ3b	No Change
573	Batchelors Farm, Keymer Road	Burgess Hill	Allocation	33	1.36	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	0.88	100% FZ1	No Change
601	Land at Coombe Farm, London Road	Sayers Common	Allocation	210	13.36	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	7.86	100% FZ1	No Change
688	Land to west of Turners Hill Road	Crawley Down	Allocation	350	34.48	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	15.23	100% FZ1	Change to Neutral
740	Broad location to the West of Burges	Burgess Hill	Allocation	1350	57.87	FZ1,2,3	Negative	Site has areas within flood zone 2/3 or has flooded historically	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	11.04	92.87% FZ1 7.13% FZ2 2.33% FZ3a 1.88% FZ3b	No Change
743	Hurst Farm, Turners Hill Road	Crawley Down	Allocation	37	2.23	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	33.10	100% FZ1	Change to Neutral
784	Land to west of Marwick Close, Boln Ansty		Allocation	45	1.37	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
799	Land south of Reeds Lane, Albourne	Sayers Common	Allocation	1850	90.34	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	14.19	100% FZ1	Change to Neutral
830	Land south of Reeds Lane, Albourne	Sayers Common	Allocation	100	4.34	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	24.04	100% FZ1	Change to Neutral
858	Land at Hurstwood Lane	Haywards Heath	Allocation	36	1.83	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	1.12	100% FZ1	No Change
984	The Paddocks Lewes Road	Ashurst Wood	Allocation	8	0.83	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
1003	Land to the west of Kings Business Centre	Sayers Common	Allocation	200	14.51	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	10.13	100% FZ1	Change to Neutral

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1020	Ham Lane Farm House, Ham Lane	Scaynes Hill	Allocation	30	0.97	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium	FZ1, FZ2, FZ3a	8.82	100% FZ1	100% FZ1	No Change
1026	Land at Chesapeake and Meadow Vie Sayers Common		Allocation	33	1.66	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	18.74	100% FZ1		Change to Neutral
1030	Land at Hillbrow, Janes Lane	Burgess Hill	Allocation	25	1.49	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	0.98	100% FZ1		No Change
1120	Land east of Foxhole Lane	Bolney	Allocation	200	18.45	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	2.82	100% FZ1		No Change
1121	Orchards Shopping Centre	Haywards Heath	Allocation	100	1.99	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	6.40	100% FZ1		No Change
1123	Burgess Hill Station	Burgess Hill	Allocation	300	3.24	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	5.48	100% FZ1		No Change
1148	Land west of North Cottages and Ch Ansty		Allocation	30	1.37	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1		No Change
17	Land adj. Great Harwood Farm Hous East Grinstead		Stage 2b	300	48.69	FZ1,2,3	Neutral	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk. Water course along southern boundary within floodzone 2 and 3, although this area could	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	12.38	100% FZ1	FZ1 FZ2 FZ3a FZ3b	No Change
69	Jeffrey's Farm Northern Fields (Ludw Horsted Keynes		Stage 2b	22	2.79	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	100% FZ1	No Change
89	Land at South Taylors Barn, Whitemc Cuckfield		Stage 2b	173	6.92	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	6.01	100% FZ1		No Change
165	Land south of Oldlands Avenue (Vint Balcombe		Stage 2b	90	6.31	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	2.67	100% FZ1		No Change
181	Land west of Truggers	Handcross	Stage 2b	125	6.93	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium	FZ1, FZ2, FZ3a	1.00	100% FZ1		No Change
186	Land east of Beeches Lane	Ashurst Wood	Stage 2b	40	8.75	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	3.31	100% FZ1		No Change
207	Land at Dirty Lane/Hammerwood Road	Ashurst Wood	Stage 2b	9	2.44	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1		No Change
227	Land to the north of Glebe Road	Cuckfield	Stage 2b	84	2.79	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	4.24	100% FZ1		No Change
261	Land east of High Street and Lindfiel Ardingly		Stage 2b	40	7.40	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	3.87	100% FZ1	No Change	
386	Ibstock Brickworks	Sharpthorne	Stage 2b	100	3.34	FZ1		Site is within flood zone 1, the area of lowest fluvial flood risk	Very Low, Low, Medium	FZ1, FZ2, FZ3a	4.99	100% FZ1	No Change	
420	Land north of Brainsmead	Cuckfield	Stage 2b	93	3.13	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	2.70	100% FZ1	No Change	

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495	Butchers Field, south of Street Lane	Ardingly	Stage 2b	31	2.36	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium	FZ1, FZ2, FZ3a	9.87	100% FZ1	No Change
541	Land Adjacent to Packway House, (N Bolney		Stage 2b	150	4.21	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	3.89	100% FZ1	No Change
550	Land east of Whitemans Green	Cuckfield	Stage 2b	36	1.21	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	6.75	100% FZ1	No Change
567	Land to East of Polestub Lane	Cuckfield	Stage 2b	120	3.94	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	16.77	100% FZ1	Change to Neutral
569	Land rear of Withypitts, Selsfield Road	Turners Hill	Stage 2b	45	1.72	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	2.37	100% FZ1	No Change
581	Woodhurst Farmhouse, Old Brighton Pease Pottage		Stage 2b	200	11.61	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
598	Land south of Edinburgh Way	East Grinstead	Stage 2b	30	2.80	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	5.13	100% FZ1	No Change
603	Land to the West of Woodhurst Farm	Pease Pottage	Stage 2b	620	38.68	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	0.09	100% FZ1	No Change
615	Land east of Stuart Way	East Grinstead	Stage 2b	150	5.25	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	20.36	100% FZ1	Change to Neutral
634	Land west of Dirty Lane	Ashurst Wood	Stage 2b	15	2.20	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium	FZ1, FZ2, FZ3a	7.93	100% FZ1	No Change
653	Webbs Mead, Land West of Broadfie West Hoathly		Stage 2b	60	3.24	FZ1		There is a large pond on the site but the site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
674	Land north of Pease Pottage, West of Pease Pottage		Stage 2b	180	7.20	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low	FZ1	0.00	100% FZ1	No Change
691	Land east of High Street	Ardingly	Stage 2b	50	2.41	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
731	Land to west of 63 Horsham Road	Pease Pottage	Stage 2b	5	1.75	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
741	Land to west of London Road	Bolney	Stage 2b	24	0.86	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
748	The Old Rectory, Church Lane, Horst Horsted Keynes		Stage 2b	30	10.82	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	4.71	100% FZ1	No Change
781	Land to the south of Robyns Barn, Bi Horsted Keynes		Stage 2b	10	4.22	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	0.01	100% FZ1	No Change
806	Land West of London Road	Cuckfield	Stage 2b	105	4.92	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	12.54	100% FZ1	Change to Neutral

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850	Land to the East of Russetts, Holtye	East Grinstead	Stage 2b	150	6.68	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
893	Land west of Church Lane	Horsted Keynes	Stage 2b	38	4.03	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	8.00	100% FZ1	No Change
901	Open Space, north of Clayton Mills, Hassocks		Stage 2b	246	6.47	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	6.55	100% FZ1	No Change
916	Land north of Old Vicarage Field, Lion Turners Hill		Stage 2b	45	2.14	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
945	Lucas Farm, Birch Grove Road	Horsted Keynes	Stage 2b	30	1.25	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
971	Jeffrey's Farm Southern Fields	Horsted Keynes	Stage 2b	20	1.31	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	0.51	100% FZ1	No Change
987	Land to the West of Park Road Handcross	Handcross	Stage 2b	80	5.74	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
989	Trendlewood Ditchling Road Burgess Hill	Burgess Hill	Stage 2b	9	0.96	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	11.42	100% FZ1	Change to Neutral
1013	Land at Hoathly Hill	West Hoathly	Stage 2b	18	0.89	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	1.30	100% FZ1	No Change
1021	King Field to north of Ludwell, Station	Horsted Keynes	Stage 2b	20	3.66	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low	FZ1	0.00	100% FZ1	No Change
1024	Land at Brook House Farm, Turners Hill	East Grinstead	Stage 2b	45	2.23	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	3.80	100% FZ1	No Change
1049	Little Walstead Farm, (north parcel c)	Lindfield	Stage 2b	300	8.75	FZ1,2	Neutral	Site is adjacent to Flood Zone 2/3, potential future flood risk	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	4.65	FZ1 FZ2 FZ3a FZ3b	No Change
1051	Land south of The Old Police House	Horsted Keynes	Stage 2b	20	1.92	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low	FZ1	0.00	100% FZ1	No Change
1052	Lucas Farm (whole farm), Birchgrove	Horsted Keynes	Stage 2b	250	9.98	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	0.01	100% FZ1	No Change
1064	West Hoathly (lbstock) Brickworks Ltd	Sharpthorne	Stage 2b	150	16.91	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	14.00	100% FZ1	Change to Neutral
1134	Land rear of 45-85 Chanctonbury Road	Burgess Hill	Stage 2b	58	1.03	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	5.05	100% FZ1	No Change
1139	Land at Station Road	Sharpthorne	Stage 2b	20	1.39	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	31.41	100% FZ1	Change to Neutral
11	Land at Wheatsheaf Lane	Cuckfield	Stage 2c	165	6.85	FZ1		Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	3.37	100% FZ1

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63	Land north of Riseholme, Broad Street	Cuckfield	Stage 2c	40	2.59	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	3.27	100% FZ1		No Change
68	Farm buildings, Jeffreys Farm	Horsted Keynes	Stage 2c	18	0.73	FZ1		Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	28.77	100% FZ1	
141	Copthorne Golf Club, Copthorne Court	Copthorne	Stage 2c	135	8.58	FZ1,2,3	Neutral	Water courses cross the southern corner of the site, part affected by flood zone 2. Small area in north west of site: District Council's former drainage engineer claims this area	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	21.45	FZ1 FZ2 FZ3a FZ3b		No Change
145	Land east of Fairlight Lane, Holt	East Grinstead	Stage 2c	13	0.44	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1		No Change
155	Aurora Ranch Caravan Park, London Road	Bolney	Stage 2c	50	3.41	FZ1		Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	7.73	100% FZ1	
160	Land at Eldridge Caravan Park (South)	Burgess Hill	Stage 2c	9	0.62	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	14.27	100% FZ1		Change to Neutral
173	Land north of 149 College Lane	Hurstpierpoint	Stage 2c	17	0.49	FZ1		Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	
175	Crawley Down Nurseries, Turners Hill Road	Crawley Down	Stage 2c	17	2.12	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1		No Change
213	Land at Winch Well	Crawley Down	Stage 2c	45	1.50	FZ1		Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium	FZ1, FZ2, FZ3a	22.14	100% FZ1	
219	Land at former Driving Range, Horsham	Pease Pottage	Stage 2c	75	3.77	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	0.06	100% FZ1		No Change
264	Land south of Ryecroft Road	Bolney	Stage 2c	20	2.06	FZ1		Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	8.89	100% FZ1	
283	Land at Hurst Wickham	Hurstpierpoint	Stage 2c	24	0.72	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1		No Change
327	Car parks at Hazelgrove Road, Haywards Road and to the rear of the Orchards	Haywards Heath	Stage 2c	56	0.44	FZ1		Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	
375	National Tyre Centre, 60 Keymer Road	Hassocks	Stage 2c	8	0.13	FZ1,2,3	Negative	The site is partially within an area of flood zone 2/3	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	48.14	FZ2 FZ3a ~>90% FZ3b		Change to Very Negative?
391	88 Holt	East Grinstead	Stage 2c	45	0.32	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1		No Change
440	Land at 22 Gower Road	Haywards Heath	Stage 2c	5	0.16	FZ1		Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	8.24	100% FZ1	
444	Warrenside, College Lane	East Grinstead	Stage 2c	14	0.17	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1		No Change
474	Land adjacent to 18 East Street	Turners Hill	Stage 2c	12	0.18	FZ1		Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	

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498	Land north east of Lindfield	Lindfield	Stage 2c	300	10.20	FZ1,2,3	Negative	Part of the southern boundary of the site is Flood Zone 2 and 3.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	18.84	FZ1 FZ2 FZ3a FZ3b	No Change
512	Land corner of Butlers Green Road/Isaacs Lane	Haywards Heath	Stage 2c	18	0.62	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
527	Land north of Ryecroft Road	Bolney	Stage 2c	40	1.54	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	5.92	100% FZ1	No Change
555	Pollards Farm, Ditchling Common	Burgess Hill	Stage 2c	26	2.40	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	3.96	100% FZ1	No Change
568	Middle Lodge and land to south, Linc Ardingly		Stage 2c	60	1.91	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	0.05	100% FZ1	No Change
630	Land at Little Orchard, Cuckfield Road Ansty		Stage 2c	24	0.80	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	10.33	100% FZ1	No Change
670	Land at Coos Lane, Horsham Road	Handcross	Stage 2c	35	1.10	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
673	Land north of Butlers Green Road	Haywards Heath	Stage 2c	20	1.50	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
676	Land south of 61 Crawley Down Road	East Grinstead	Stage 2c	20	1.14	FZ1	Neutral	Very small area on the south western corner of the site.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	77.47	FZ1 FZ2	Change to Negative
677	Land south of Burleigh Lane	Crawley Down	Stage 2c	8	1.81	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low	FZ1	0.00	100% FZ1	No Change
680	Field rear of North Colwell Barn, Lew Haywards Heath		Stage 2c	30	1.16	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	0.27	100% FZ1	No Change
710	Maltings Grange, Malthouse Lane, H Burgess Hill		Stage 2c	420	23.57	FZ1	Neutral	Site is adjacent to Flood Zone 2/3, potential future flood risk	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	11.87	FZ1 FZ2 FZ3a FZ3b	No Change
717	Land at Redcourt Barn, Cuttinglye Lane	Crawley Down	Stage 2c	30	3.05	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium	FZ1, FZ2, FZ3a	11.78	100% FZ1	No Change
733	Land between 43 and 59 Hurst Farm	East Grinstead	Stage 2c	5	0.55	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	32.48	100% FZ1	Change to Neutral
742	Russell Nursery Brighton Road	Hassocks	Stage 2c	30	3.46	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium	FZ1, FZ2, FZ3a	14.75	100% FZ1	Change to Neutral
749	Glebelands Field, Lodge Lane	Bolney	Stage 2c	150	5.23	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	0.33	100% FZ1	No Change
752	Land north of Friars Oak, London Road	Hassocks	Stage 2c	45	2.40	FZ1,2,3	Negative	Site has areas within flood zone 2/3 or has flooded historically	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	36.43	FZ1 FZ2 FZ3a FZ3b	No Change
763	Carpet Right, 220 - 228 London Road	East Grinstead	Stage 2c	24	0.13	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium	FZ1, FZ2, FZ3a	2.45	100% FZ1	No Change

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775	Grange View House, London Road	Albourne	Stage 2c	8	0.38	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change	
794	Land at Benfell LTD, Albourne Road	Hurstpierpoint	Stage 2c	8	0.30	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00		100% FZ1	No Change
800	Land West of The Grange	Hurstpierpoint	Stage 2c	20	0.79	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00		100% FZ1	No Change
808	Land north of Heatherwood West, S&C Crawley Down		Stage 2c	10	0.73	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00		100% FZ1	No Change
818	Land north of the Former Golf House Pease Pottage		Stage 2c	43	1.66	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00		100% FZ1	No Change
825	Land at Paygate Cottage, Folders Lane Burgess Hill		Stage 2c	50	2.74	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	6.38		100% FZ1	Change to Neutral
828	Land East of Fragbarrow House, Con Burgess Hill		Stage 2c	5	2.84	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	8.30		100% FZ1	Change to Neutral
842	Land adjacent to Great Haywards, A10 Haywards Heath		Stage 2c	5	0.31	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	15.23		100% FZ1	Change to Neutral
852	Land north of Old Vicarage Field, Lion Turners Hill		Stage 2c	125	9.19	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	5.95		100% FZ1	No Change
929	Land to the west of the Rectory, Haywards Balcombe		Stage 2c	15	0.47	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00		100% FZ1	No Change
961	1-5 Queens Walk and 22-26 London East Grinstead		Stage 2c	100	0.35	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium	FZ1, FZ2, FZ3a	6.01		100% FZ1	No Change
983	Land at Walstead Grange Scamps Hill Lindfield		Stage 2c	90	10.91	FZ1,2,3		Neutral	The periphery of the site is partially within Flood Zone 2/3 and parts of the site are within areas of surface water flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b		19.68	FZ1 FZ2 FZ3a FZ3b
988	Land to the North of Old Wickham Lane Haywards Heath		Stage 2c	60	5.77	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	12.47	FZ1 FZ2 FZ3a FZ3b	Change to Neutral	
990	Courthouse Farm Copthorne Comm Copthorne		Stage 2c	140	4.35	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk. Drains run across site that may require further investigation	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	20.84	100% FZ1	Change to Neutral	
997	Ivy Dene Industrial Estate, Ivy Dene Lane Ashurst Wood		Stage 2c	18	1.15	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change	
998	Old Court House, Blackwell Hollow East Grinstead		Stage 2c	12	0.24	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk	Very Low	FZ1	0.00	100% FZ1	No Change	
1000	Additional (residential) land to the north Copthorne		Stage 2c	25	2.24	FZ1,2		Neutral	Small area on the western side of the site	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	35.98	FZ1 FZ2 FZ3a	Change to Negative
1001	Land north of A272 Cuckfield	Cuckfield	Stage 2c	250	13.01	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	4.25	100% FZ1	No Change	

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1006	Land to the north of Lyoth Lane	Lindfield	Stage 2c	30	2.34	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	0.01	100% FZ1	No Change
1019	Grange Farm, BullFinch Lane	Hurstpierpoint	Stage 2c	150	19.48	FZ1	Neutral	Site is adjacent to Flood Zone 2/3, potential future flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	17.88	FZ1 FZ2 FZ3a FZ3b	No Change
1023	Land at Badgers Brook, London Road	Bolney	Stage 2c	9	0.77	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	0.33	100% FZ1	No Change
1027	Land to north of Day Nursery Coomb East Grinstead		Stage 2c	9	0.50	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low	FZ1	0.00	100% FZ1	No Change
1035	Land east of Old Place Cottage, High Lindfield		Stage 2c	40	1.80	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	2.01	100% FZ1	No Change
1040	Land rear of Daltons Farm and The B	Bolney	Stage 2c	50	2.19	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	0.02	100% FZ1	No Change
1043	Land to west of Kilnwood Apartment	Haywards Heath	Stage 2c	9	0.28	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low	FZ1	0.00	100% FZ1	No Change
1046	Land north of Eldridge Caravan Park	Burgess Hill	Stage 2c	9	0.78	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	19.59	100% FZ1	Change to Neutral
1050	Little Walstead Farm, (south parcel)	Lindfield	Stage 2c	237	7.89	FZ1,2,3	Neutral	Site is adjacent to Flood Zone 2/3, potential future flood risk	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	3.11	FZ1 FZ2 FZ3a FZ3b	No Change
1060	Land to north of Day Nursery Coomb East Grinstead		Stage 2c	20	2.40	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	0.75	100% FZ1	No Change
1062	The Yard at Ham Lane Farm	Scaynes Hill	Stage 2c	20	0.84	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	9.79	100% FZ1	No Change
1066	Land north of Springfield Close, North Bolney		Stage 2c	9	1.00	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	7.21	100% FZ1	Change to Neutral
1073	Land to east of Gravelye Farm House	Haywards Heath	Stage 2c	85	5.56	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	4.01	100% FZ1	No Change
1076	North Field College Road	Ardingly	Stage 2c	38	1.74	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	0.17	100% FZ1	No Change
1094	Land at Copthorne Hotel	Copthorne	Stage 2c	170	14.09	FZ1,2	Neutral	Site has areas within flood zone 2/3. Flood zone follows Kits Brook running north/ south through the centre of the site.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	18.04	FZ1 FZ2 FZ3a FZ3b	No Change
1096	Land at Hangmans Acre Farm	Lindfield	Stage 2c	450	27.49	FZ1,2,3	Neutral	Site has small areas within Flood Zone 2/3, no known historic events	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	2.37	FZ1 FZ2 FZ3a FZ3b	
1136	Land at Lunce's Hill, Fox Hill	Haywards Heath	Stage 2c	38	8.89	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	44.97	100% FZ1	Change to Neutral
1138	Land at The Paddock, East Mascalls	Lindfield	Stage 2c	25	1.40	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	1.14	100% FZ1	No Change

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1147	Land at Hangman's Acre and Little W Lindfield		Stage 2c	1700	57.44	FZ1,2,3	Negative	Site has areas within flood zone 2/3	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	100% FZ1 Boundary (No change but not previously)	8.96	FZ1 FZ2 FZ3a FZ3b	No Change
19	Land east of College Lane	Hurstpierpoint	Stage 3	80	8.10	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b		11.77	100% FZ1	Change to Neutral
29	Land off Snowdrop Lane, Lindfield, F Lindfield		Stage 3	40	2.05	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial.	Very Low, Low, Medium	FZ1, FZ2, FZ3a, FZ3b		4.87	100% FZ1	No Change
503	Haywards Heath Golf Course, High F Haywards Heath		Stage 3	700	31.07	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b		2.24	100% FZ1	No Change
526	Land east of Paynesfield	Bolney	Stage 3	30	3.27	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b		3.02	100% FZ1	No Change
543	Land West of London Road (north)	Bolney	Stage 3	65	2.74	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1		0.00	100% FZ1	No Change
575	Land north east of Hurstpierpoint	Hurstpierpoint	Stage 3	150	18.75	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b		15.76	100% FZ1	Change to Neutral
617	Land at Foxhole Farm	Bolney	Stage 3	100	8.99	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b		2.75	100% FZ1	No Change
631	Land at Ansty Fields and rear of Nort Ansty		Stage 3	21	1.38	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1		0.00	100% FZ1	No Change
678		Twineham	Stage 3	900	81.60	FZ1,2,3	Negative	Site has areas within flood zone 2/3 or has flooded historically	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b		22.93	73.4% FZ1 26.6% FZ2 20.45 FZ3a 5.96% FZ3b	No Change
686	Land to the rear of The Martins (south) Crawley Down		Stage 3	125	10.57	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b		9.66	100% FZ1	No Change
736	Broad location North and East of Ansty Ansty		Stage 3	1450	201.50	FZ1,2,3	Neutral	Site is adjacent to Flood Zone 2/3, potential future flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b		6.61	96.07% FZ1 3.93% FZ2 1.59 FZ3a	No Change
789	Phase 1 Swallows Yard, London Road Albourne		Stage 3	46	1.54	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1		0.00	100% FZ1	No Change
844	Land at North Colwell Farm, Lewes F Haywards Heath		Stage 3	100	6.29	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b		3.99	100% FZ1	No Change
986	Land to the West of Albourne Primary Albourne		Stage 3	125	11.41	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b		8.46	100% FZ1	Change to Neutral
1018	Extension south west of Meadow View Sayers Common		Stage 3	250	14.33	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b		17.99	100% FZ1	Change to Neutral
1022	Former Hassocks Golf Club, London Hassocks		Stage 3	500	39.05	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b		13.96	100% FZ1	Change to Neutral
1063	Phase 2 Swallows Yard, London Road Albourne		Stage 3	46	3.16	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2		0.83	100% FZ1	No Change

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1075	Land north of Willow way and Talbor	Hurstpierpoint	Stage 3	153	10.44	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	29.25	100% FZ1	Change to Negative		
1095	Land at West Town Farm	Hurstpierpoint	Stage 3	500	24.94	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	7.16		No Change		
1105	Land east and west of Malthouse Lane	Burgess Hill	Stage 3	750	45.62	FZ1,2,3	Neutral	Site is adjacent to Flood Zone 2/3, potential future flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	16.99	88.88% FZ1 11.12% FZ2 4.95% FZ3a 2.82% FZ3b	No Change		
1122	Sussex House and Commercial House	Haywards Heath	Stage 3	100	0.78	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk	Very Low, Low	FZ1, FZ2	0.11	100% FZ1	No Change		
1133	Land west of Bolney Place, Cowfold	Bolney	Stage 3	10	1.22	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	11.90		Change to Neutral		
1135	Land rear of Challoners	Ansty	Stage 3	9	0.46	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low	FZ1	0.00		No Change		
1137	Land west of Ockley Lane	Hassocks	Stage 3	400	36.90	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	18.55		Change to Neutral		
1141	Land west of Cuckfield Road	Ansty	Stage 3	7	0.67	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	1.38		No Change		
1146	Swallows Yard (phases 1&2), London	Albourne	Stage 3	90	4.69	FZ1		The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	0.56		No Change		
1149	Land west of Turners Hill Road (450)	Crawley Down	Stage 3	450	34.48	FZ1		Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b		15.23	100% FZ1	Change to Neutral

