

Technical Note 2: LPA Comments Response

Site: West House Farm, Hassocks
Prepared by: Laura Jagiela
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Date: 20 August 2026

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1.0 Introduction

- 1.1 This technical note has been produced by Motion in response to the Local Planning Authority (LPA) response, following the submission of DM/25/3028, which is for the 'Proposed demolition of modern farm buildings. Extension and conversion of existing barn to dwelling house. Conversion of existing stable building to ancillary accommodation. Construction of replacement stables, games room outbuilding, and a bike, bin and storage outbuilding', at West House Farm, Henfield Road, Albourne, Hassocks, West Sussex, BN6 9DE.
- 1.2 The LPA has previously provided comments, which were addressed within *Technical Note 1: LPA Comments Response* (dated 22 May 2026). Following the submission of TN01, the LPA has since issued a further set of comments for consideration.
- 1.3 The key points from the LPA's comments are as per the following:
- ▶ submitting revised hydraulic modelling using the correct surveyed topographical information to demonstrate that safe access and egress can be maintained during the relevant design flood events; **OR**
 - ▶ revising the Flood Warning and Evacuation Plan to provide a robust and deliverable emergency response procedure that does not rely upon Environment Agency flood warnings which are not available for this site, and which demonstrates how occupants would be able to evacuate safely should the primary access route become affected by flooding.
- 1.4 The full comment can be found in **Appendix A**.
- 1.5 This technical note will review the comments received and outline any amendments made in response.

2.0 Safe Access and Egress

- 2.1 Following a request from the LPA, Ardent has revised its hydraulic modelling to incorporate the correct surveyed topography. The updated report is provided in **Appendix B** and includes an additional section titled "3. Updated Baseline Model", which outlines the revisions made to the original model.
- 2.2 The updated hydraulic modelling for the 1% AEP event, including a 45% climate change allowance, indicates that flooding is largely confined to a short section of the proposed access road in the vicinity of the existing culvert. The maximum predicted flood depth is approximately 378 mm, occurring along the southern edge of the access road. Elsewhere, flood depths are generally lower, typically remaining below 300 mm.
- 2.3 The updated flood hazard mapping indicates that the majority of the proposed access route is classified as 'Very Low' hazard. A localised increase in flood hazard is predicted along the southern edge of the access track, where the hazard classification increases to 'Danger for Some'.
- 2.4 Therefore, safe access and egress can be achieved from the site, particularly for pedestrians. Should evacuation ever be required, residents would be able to leave the site on foot via routes that remain within areas classified as 'Very Low' flood hazard, providing a safe means of access and escape during flood events.
- 2.5 Flood Risk Management Guidance FD2320/TR2 states that 'Cars will stop and/or float in water as shallow as 0.5m, whilst some emergency vehicles may survive in water of 1m. A fire engine remains controllable in depths of 0.5m up to a flow velocity of 5 m/sec, due to high-level air intakes/exhausts'. As outlined in Section 2.2, the maximum predicted flood depth along the southern edge of the access track is 378 mm, which is below the threshold at which vehicles are expected to become unstable. Therefore, safe vehicular access and egress can be maintained during the design flood event, and emergency service vehicles would be able to access the site if required.

- 2.6 As safe access and egress have been demonstrated through the updated hydraulic modelling, a Flood Warning and Evacuation Plan is no longer considered necessary for the proposed development. Pedestrian and vehicular access can be maintained during the design flood event, ensuring that occupants can safely enter and leave the site if required.

3.0 Summary and Conclusions

- 3.1 This technical note has reviewed the LPA's comments following the submission of DM/25/3028, which is for the proposed development at West House Farm, Henfield Road, Albourne, Hassocks, West Sussex, BN6 9DE.
- 3.2 The updated hydraulic modelling undertaken by Ardent indicates that the majority of the access route is classified as 'Very Low' flood hazard, with only a small localised area of 'Danger for Some' along the southern edge of the access track. Safe pedestrian access and egress can be maintained within the 'Very Low' hazard areas. Furthermore, the maximum predicted flood depth along the access track is 378 mm, which is below the 0.5 m threshold identified in FD2320/TR2 at which vehicles are likely to become unstable. Therefore, safe access and egress can be achieved for both pedestrians and vehicles during a flood event.
- 3.3 As safe pedestrian and vehicular access and egress have been demonstrated by the updated hydraulic modelling, a Flood Warning and Evacuation Plan is no longer required for the proposed development.

Appendix A

Additional LPA Comments

From: drainage <drainage@midsussex.gov.uk>
Sent: 29 July 2026 15:44
To: Katherine Williams
Cc: drainage
Subject: 2026.07.29 - DM/25/3028 - West House Farm Henfield Road Albourne

Dear Katherine,

Thank you for re-consulting the Flood Risk and Drainage Team on the above application.

We have reviewed the additional information submitted in support of the application, including the Flood Warning and Evacuation Plan, revised surface water drainage strategy, updated hydraulic calculations and the applicant's responses to the matters raised in our previous consultation.

The additional information submitted has addressed the Flood Risk and Drainage Team's previous concerns regarding the proposed surface water and foul water drainage strategies, which are now considered acceptable in principle.

With regard to flood risk affecting the site access, the applicant has provided further explanation regarding the hydraulic modelling and the discrepancy between the surveyed ground levels and those used within the model. The Flood Risk and Drainage Team accepts that the submitted model is likely to overestimate the predicted flood depths and associated hazard where the access crosses the culverted ordinary watercourse.

However, no revised hydraulic modelling has been submitted using the correct topographical information. As a result, it has not been demonstrated how the predicted flood depths, flood extents and hazard ratings would change following correction of the model. Whilst it is accepted that the existing modelling is likely to be conservative, the extent of that conservatism has not been quantified.

The applicant has also submitted a Flood Warning and Evacuation Plan (FWEP). However, the proposed emergency procedures rely primarily upon the Environment Agency Flood Warning Service. The application site is not within an Environment Agency Flood Warning or Flood Alert Area; therefore, Environment Agency flood warnings are not available for this location. The nearest flood alert area is at least 430m to the south – the River Adur East Branch Flood Alert Area. Whilst the FWEP acknowledges this and advises occupants to monitor Met Office severe weather warnings, regional weather warnings cannot be regarded as an equivalent substitute for a site-specific flood warning system.

Furthermore, no evidence has been provided to demonstrate that an alternative safe means of escape would be available should the primary access route become affected by flooding. The submitted FWEP assumes that evacuation would be undertaken via the existing access track; however, this is the route identified as being potentially affected by flooding. In the absence of an alternative safe escape route, or robust evidence demonstrating that the primary access remains safe during the relevant design flood events, the residual flood risk has not been adequately addressed.

Accordingly, the Flood Risk and Drainage Team is unable to conclude that the submitted FWEP provides a robust means of managing the residual flood risk associated with the site access.

There remain the following concerns:

- submitting revised hydraulic modelling using the correct surveyed topographical information to demonstrate that safe access and egress can be maintained during the relevant design flood events; or
- revising the Flood Warning and Evacuation Plan to provide a robust and deliverable emergency response procedure that does not rely upon Environment Agency flood warnings which are not available for this site, and which demonstrates how occupants would be able to evacuate safely should the primary access route become affected by flooding.

The Flood Risk and Drainage Team cannot conclude that safe access and egress has been demonstrated for the lifetime of the development.

Receipt of the requested additional information does not mean further information will not be requested, nor does it guarantee that the Flood Risk and Drainage Team will not object to the development. Neither does it prevent the team from recommending a flood risk or drainage condition.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk

Appendix B

Updated Ardent Modelling Report

Riverdale Development Ltd

Sayers Common - West Lane Farm

Modelling Technical Note

**REPORT REF.
2603190-ACE-XX-XX-RP-C-0321-B**

August 2026

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Document Control Sheet

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
-	DRAFT	GA	LY	DRAFT	May 2026
-	FINAL	GA	LY	GA	May 2026
A	FINAL	LY	LY	CC	August 2026
B	FINAL	LY	LY 	CC 	August 2026

Distribution

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1. Introduction

- 1.1. Ardent Consulting Engineers (hereafter referred to as Ardent) has been instructed by Riverdale Development Ltd to produce a Modelling Technical Note to support a proposed development at Henfield Road, Albourne.
- 1.2. The site location is shown in **Figure 1-1**. The site is situated west of the village of Albourne and to the west of Henfield Road. A ditch is located to the east of the site, flowing south to north. The ditch is culverted under the proposed access road.

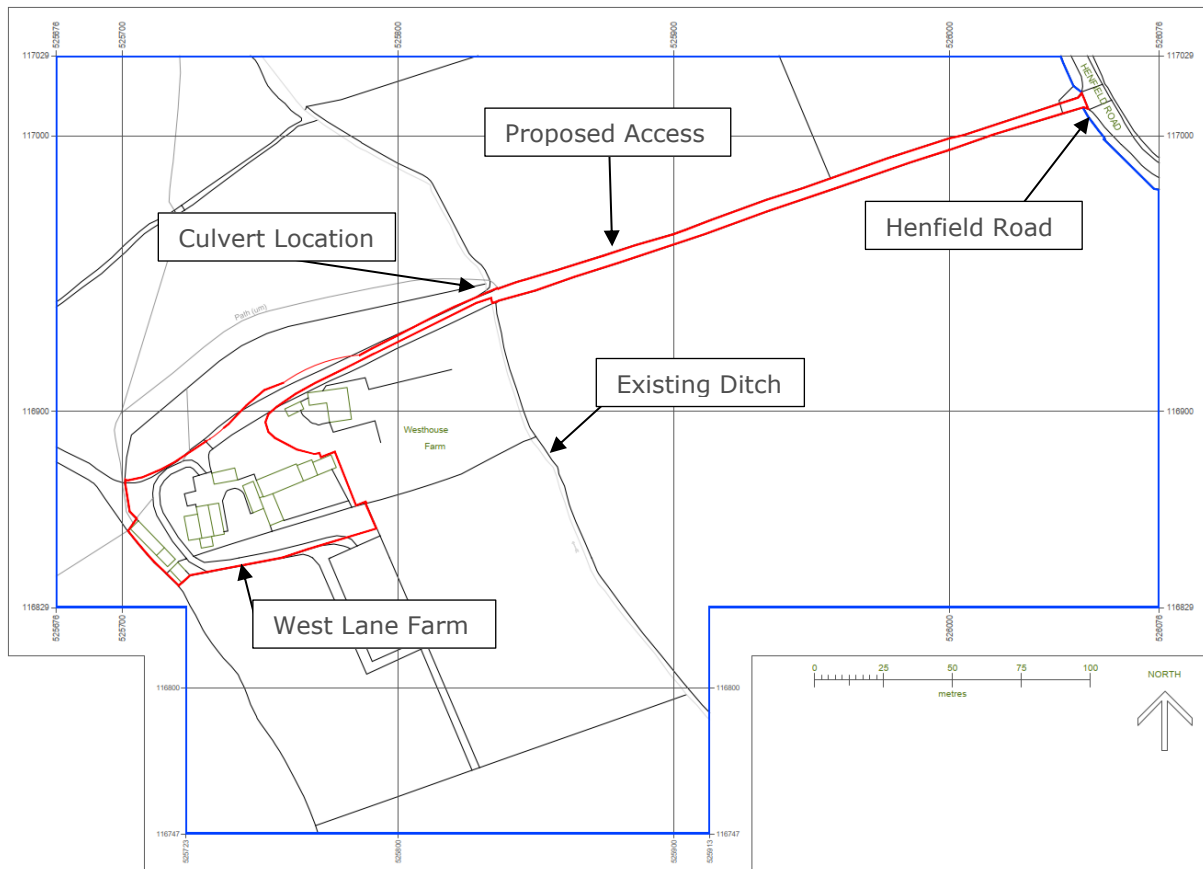


Figure 1-1: Site location plan

- 1.3. Ardent has undertaken site specific hydraulic 1D-2D linked direct rainfall-runoff model for the site located directly to the north. The model domain includes the West Lane Farm site and the ditch running to the east of it.
- 1.4. Ground levels at the Site have been informed by a topographic survey collected in November 2025 by Motion (see **Appendix A**). Elevations across the wider catchment were derived from the 2022 EA 1m LIDAR DTM.
- 1.5. A 1m grid size is applied within the vicinity of the Site.

2. Baseline modelling results

2.1. Predicted model flood depths for the design event (1% AEP + 45% CC) are shown in **Figure 2-1** below. Model results have been filtered to remove depths below 0.050m.

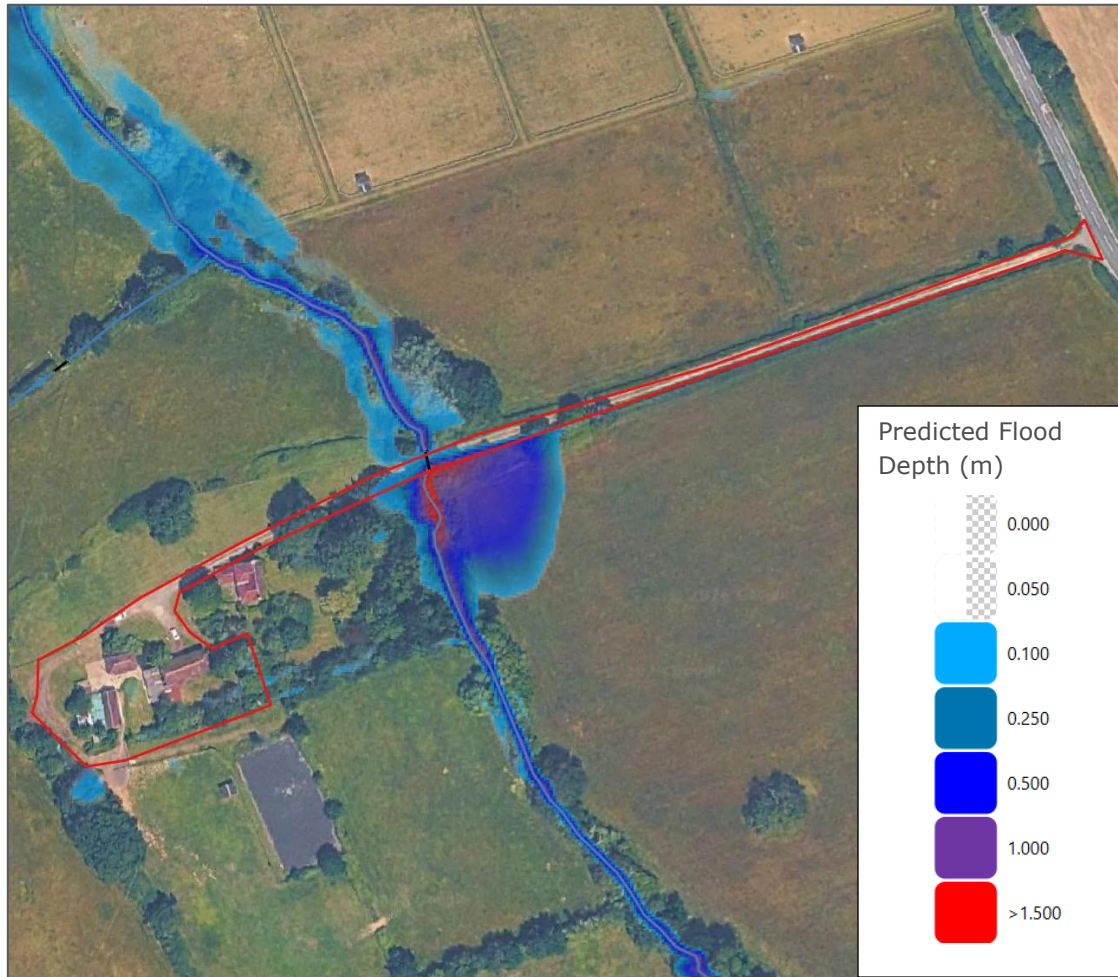


Figure 2-1: Peak modelled depths – 1% AEP +45% climate change

2.2. The only area affected by flood risk is part of the access road. The length of flooding is approx. 25m. As shown in **Figure 2-2**, the max depth is 369mm near the culvert location. Flood depths are generally below 150mm either side of the culvert.

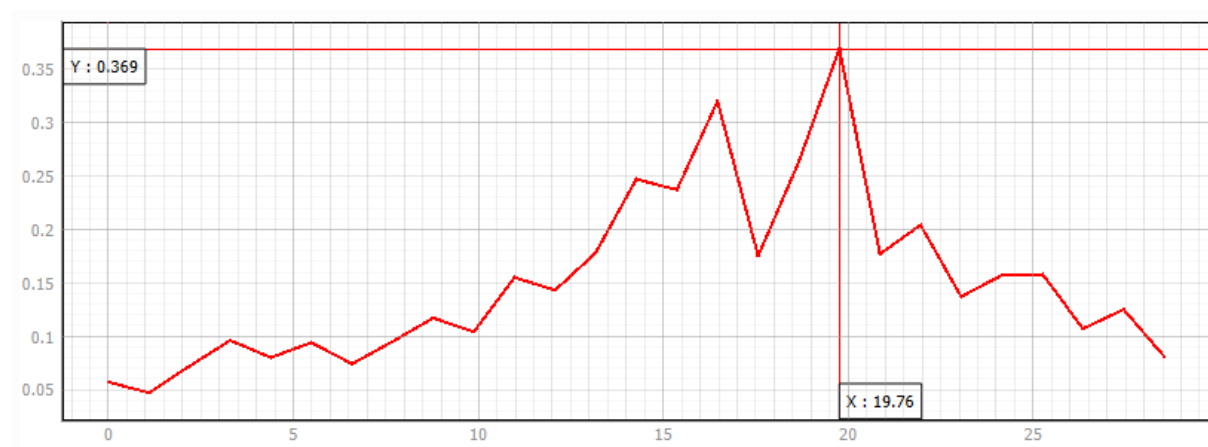
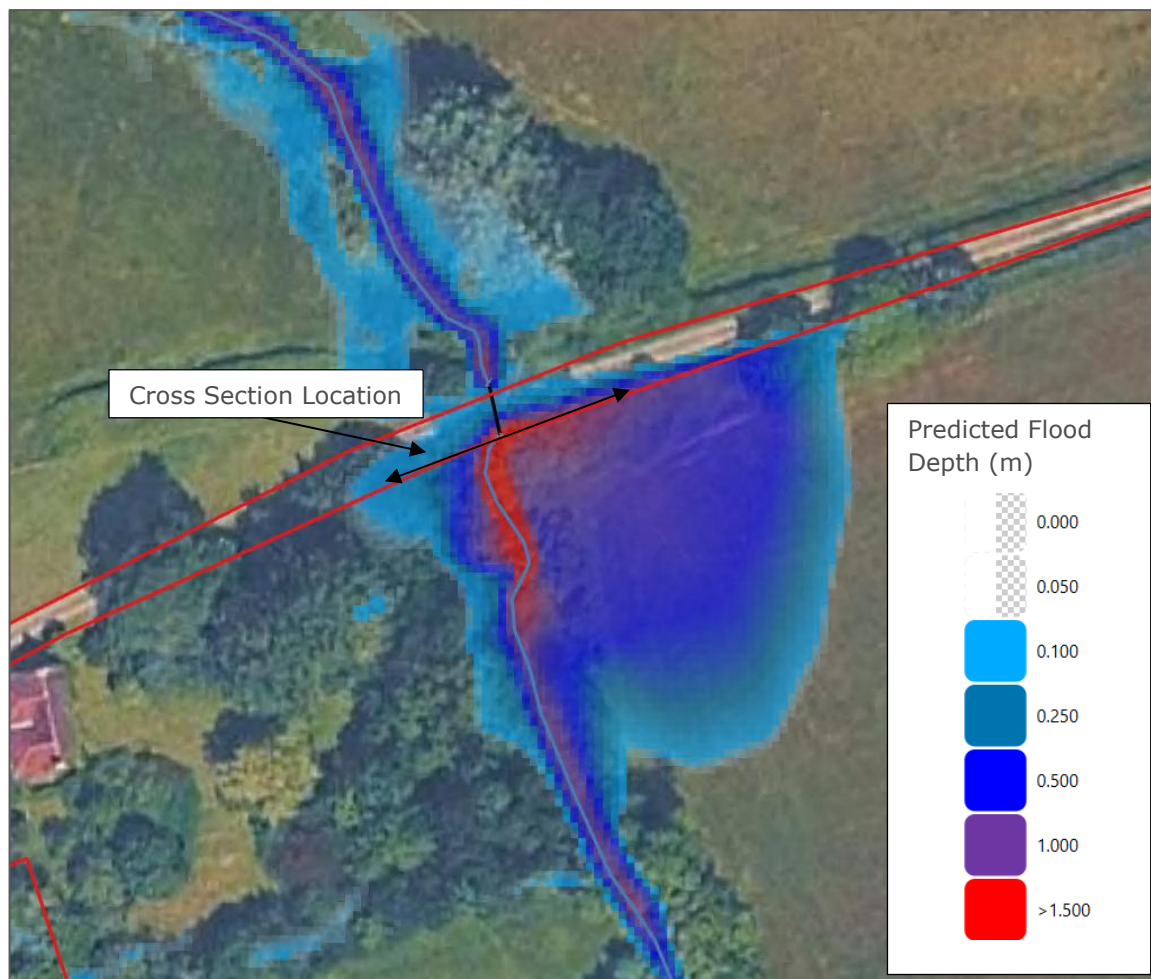


Figure 2-2: Peak modelled depths across the access road– 1% AEP +45% climate change

2.3. Predicted flood hazard is very low on site. However, the access road is within higher hazard classification near the existing culvert as shown in **Figure 2-3**.



Figure 2-3: Peak modelled hazard– 1% AEP +45% climate change

2.4. The model shows that the northern part of the road is within very low hazard. At the location of the culvert, there is only 1 grid cell that remains within very low hazard and that distance is 1m as shown in **Figure 2-4**.

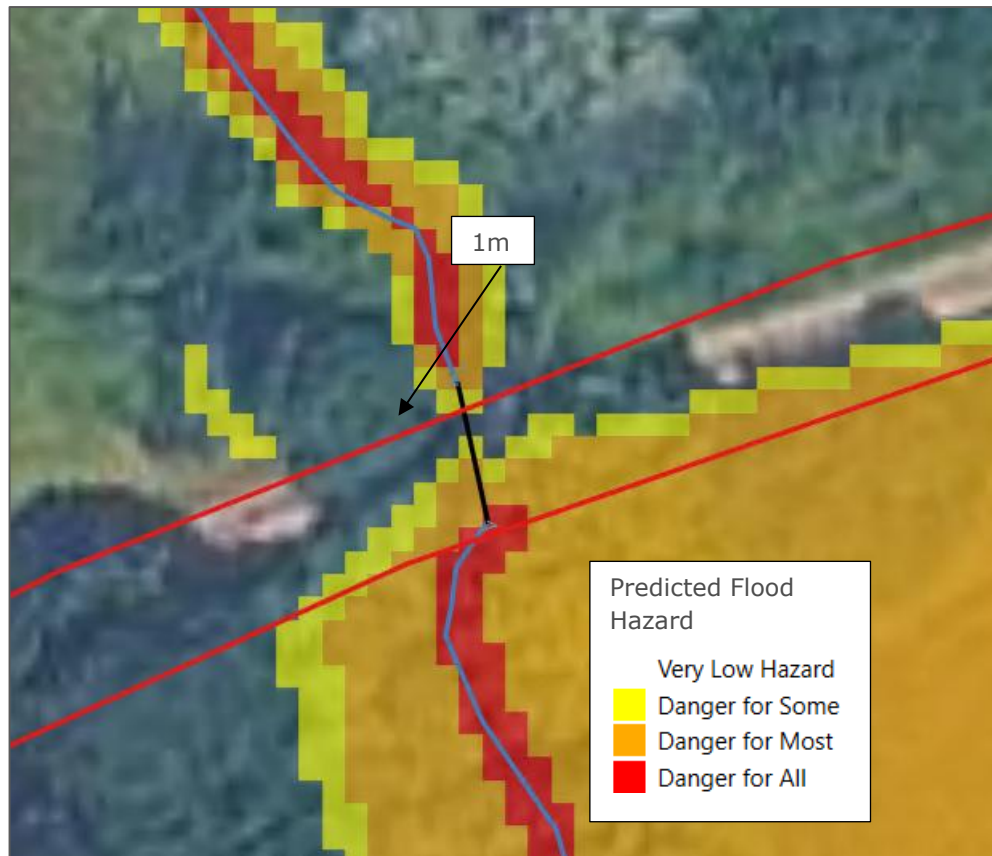


Figure 2-4: Peak modelled hazard across the access road – 1% AEP +45% climate change

- 2.5. The model was built for the site to the north and therefore the model verification and validation were focused on areas within another site. Levels at this particular crossing were not previously checked in detail.
- 2.6. The surveyed levels were compared with those used by the model to generate the ground surface. While the survey data were successfully imported into the model, the spacing between survey points resulted in interpolation artefacts, leading to some unrealistic ground levels at the southern part of the access road, near the culvert entrance.

- 2.7. Surveyed levels within the road are shown in black below and vary between 24.91m AOD and 24.95m AOD either side of the culvert. Levels to the south of the road are slightly lower (24.69-24.91m AOD) and the bed level of the watercourse is 23.068m AOD as shown in **Figure 2-5**.

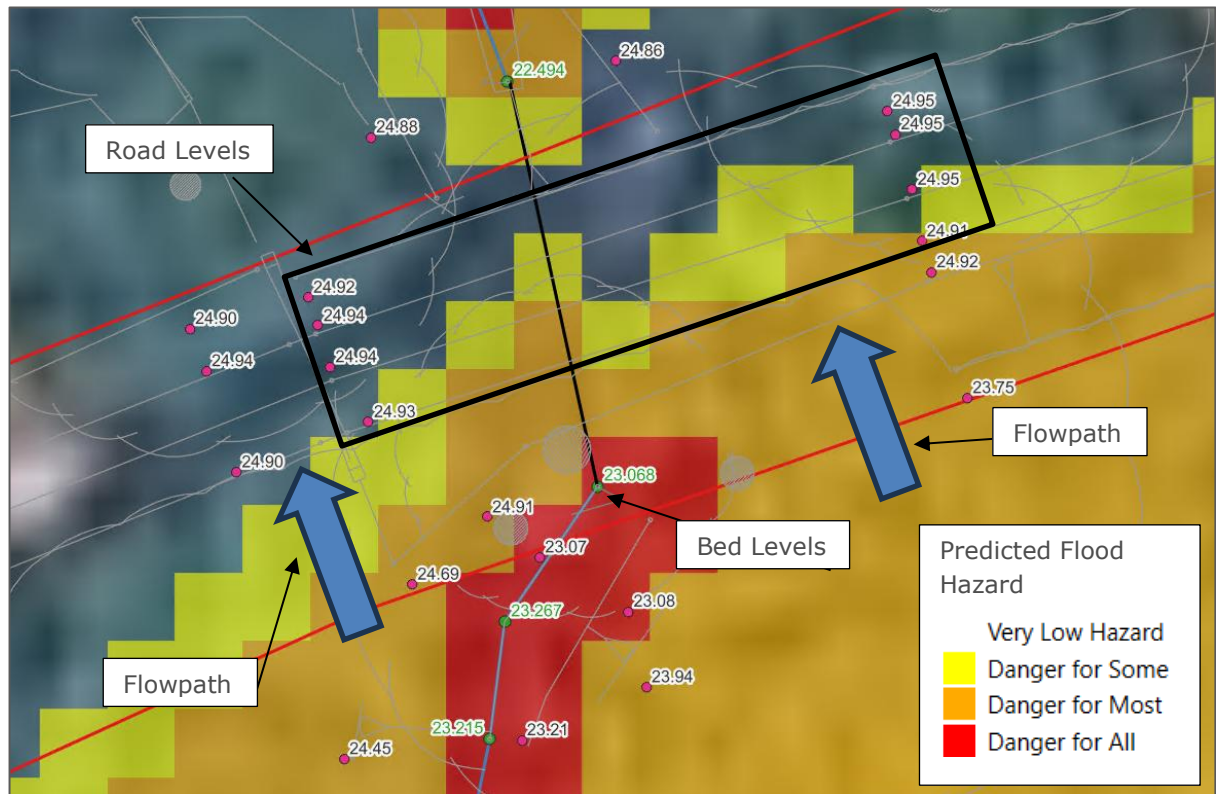


Figure 2-5: Surveyed Levels

- 2.8. Based on the above, the levels of the ground at and around the access road are between 24.91 and 24.95m AOD. However, as shown in **Figure 2-6** below, the levels used by the model to generate the ground surface are much lower at the southern part as the 23.068m AOD bed level was wrongfully used in the interpolation process. Therefore, the levels to the south of the road are shown to be as low as 24.15m AOD instead of 24.91m AOD.



Figure 2-6: Model Levels

2.9. The ground levels in the southern part of the model have not been accurately interpolated. In reality, elevations across the southern side of the road are higher than those represented in the model. As a result, while the current model shows water overtopping the road from the south, the actual volume of overtopping is likely to be lower. This is because the higher ground levels upstream of the culvert would reduce both flood depths and flow velocities going across the road. Consequently, the flood hazard classification in this area is expected to be lower than what is currently indicated by the model.

3. Updated baseline model

- 3.1. As requested by the LLFA, revised hydraulic modelling has been undertaken using the revised topographic surface for 3.33% AEP, 1% AEP and 1% AEP plus 45% climate change events. The revision removed the isolated low ground level that had been introduced during the interpolation process and ensured that ground elevations adjacent to the access road more closely reflected the surveyed levels.
- 3.2. Revised baseline model flood depths for the 3.33% AEP design event are shown in **Figure 3-1**. Model results have been filtered to remove depths below 0.050m.
- 3.3. For the 3.33% AEP event, the model indicates that the access road is not significantly impacted by flooding. Flooding is limited to the southern edge of the access road, where the maximum modelled depth is less than 230 mm.

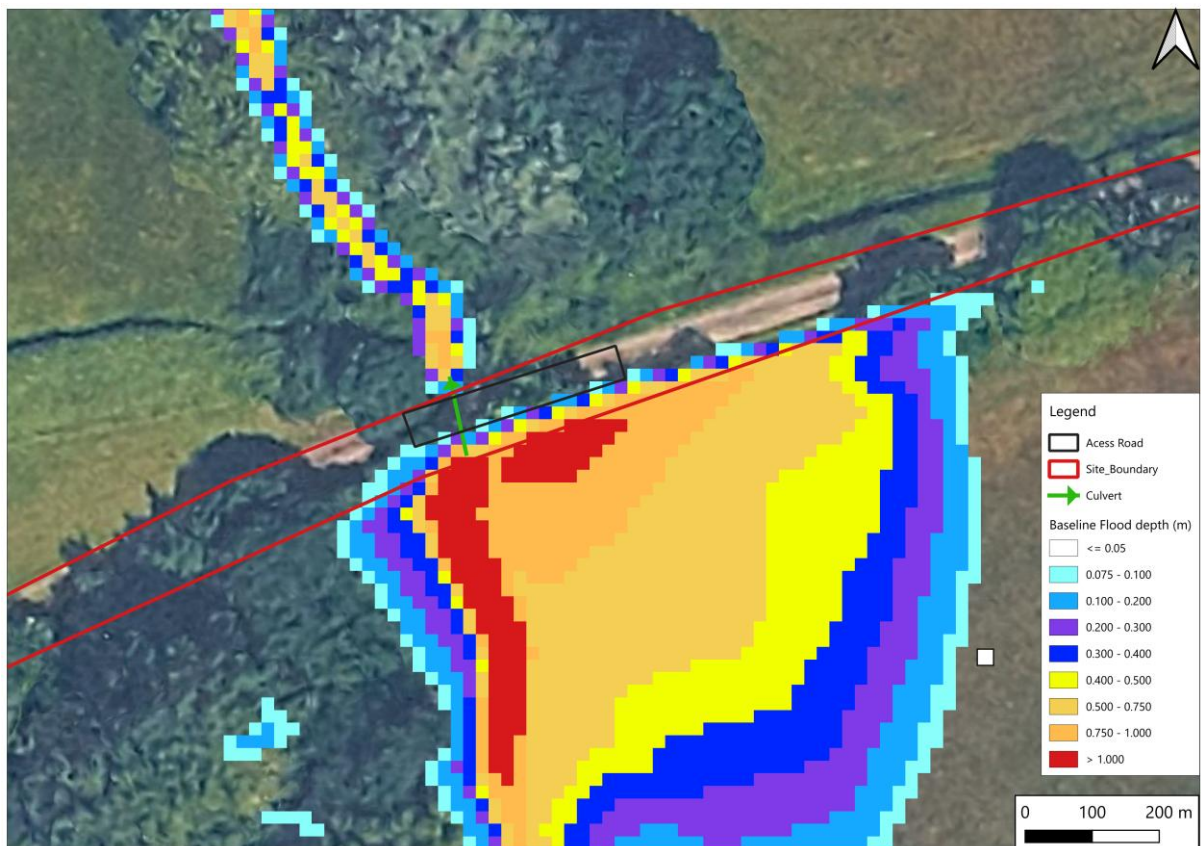


Figure 3-1: Revised Peak modelled depths – 3.33% AEP.

3.4. Revised baseline model flood depths for the 1% AEP design event are shown in **Figure 3-2**. Model results have been filtered to remove depths below 0.050m.

3.5. For the 1% AEP event, the access road is affected by shallow flooding, with a maximum modelled flood depth of less than 150mm on the access road and less than 250 mm along the southern edge of the access road. Flood depths across the majority of the access road are lower and generally remain shallow.

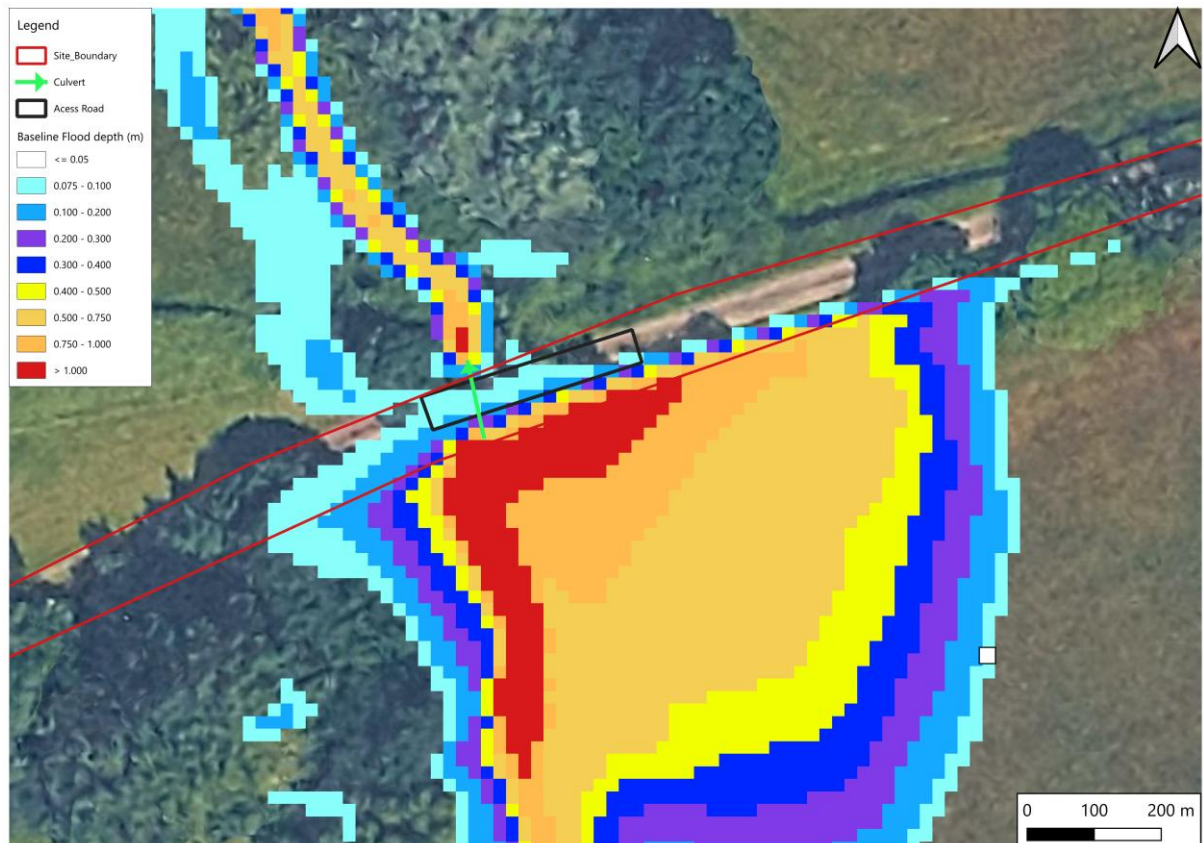


Figure 3-2: Revised Peak modelled depths – 1% AEP.

3.6. Revised baseline model flood depths for the design event (1% AEP + 45% CC) are shown in **Figure 3-3**. Model results have been filtered to remove depths below 0.050m.

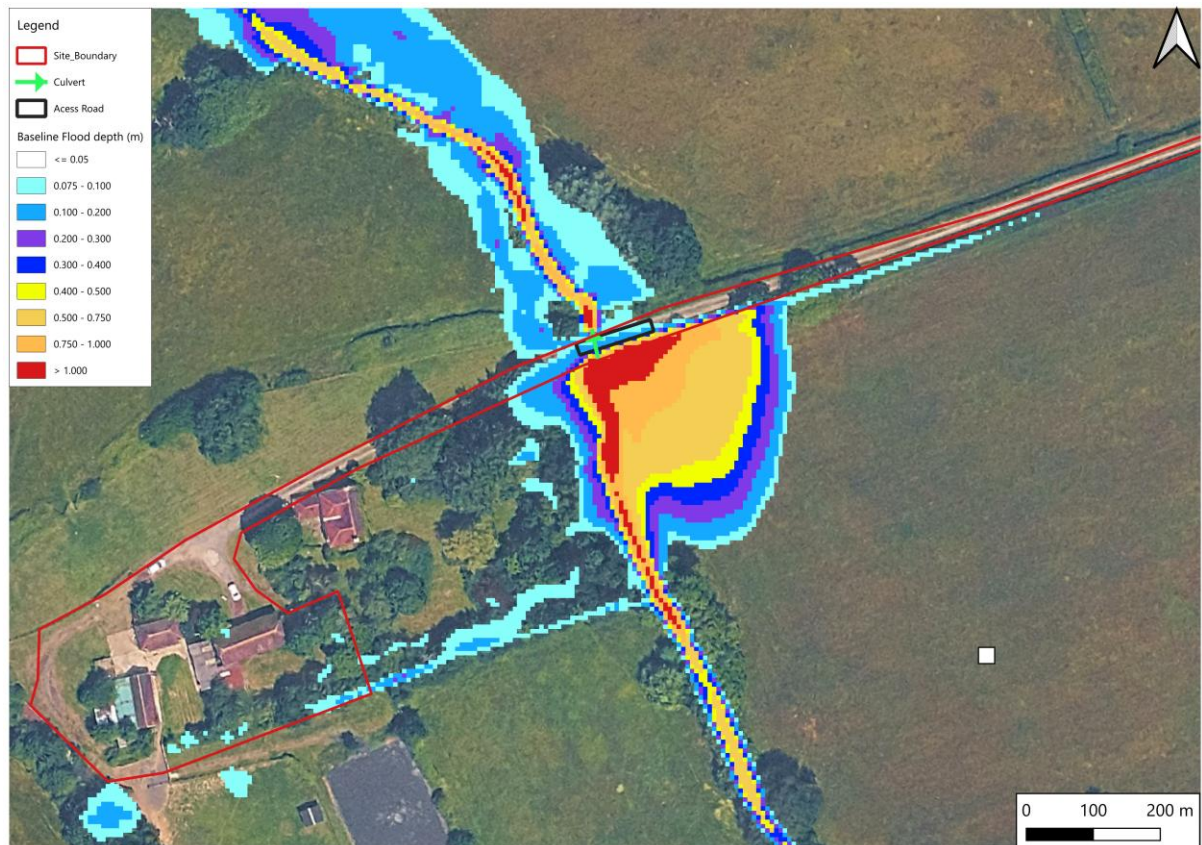


Figure 3-3: Revised Peak modelled depths – 1% AEP +45% climate change.

3.7. The 1% AEP plus climate change flood depth mapping demonstrates that the proposed access road is partially inundated during this event, indicating that floodwater extends across section of the access road. However, the predicted depths are generally shallow. The maximum flood depth affecting the access road is approximately 378 mm, occurring along the southern edge of the access road, as shown in **Figure 3-4** and **Figure 3-5**. Elsewhere, flood depths are lower and typically below 300mm.

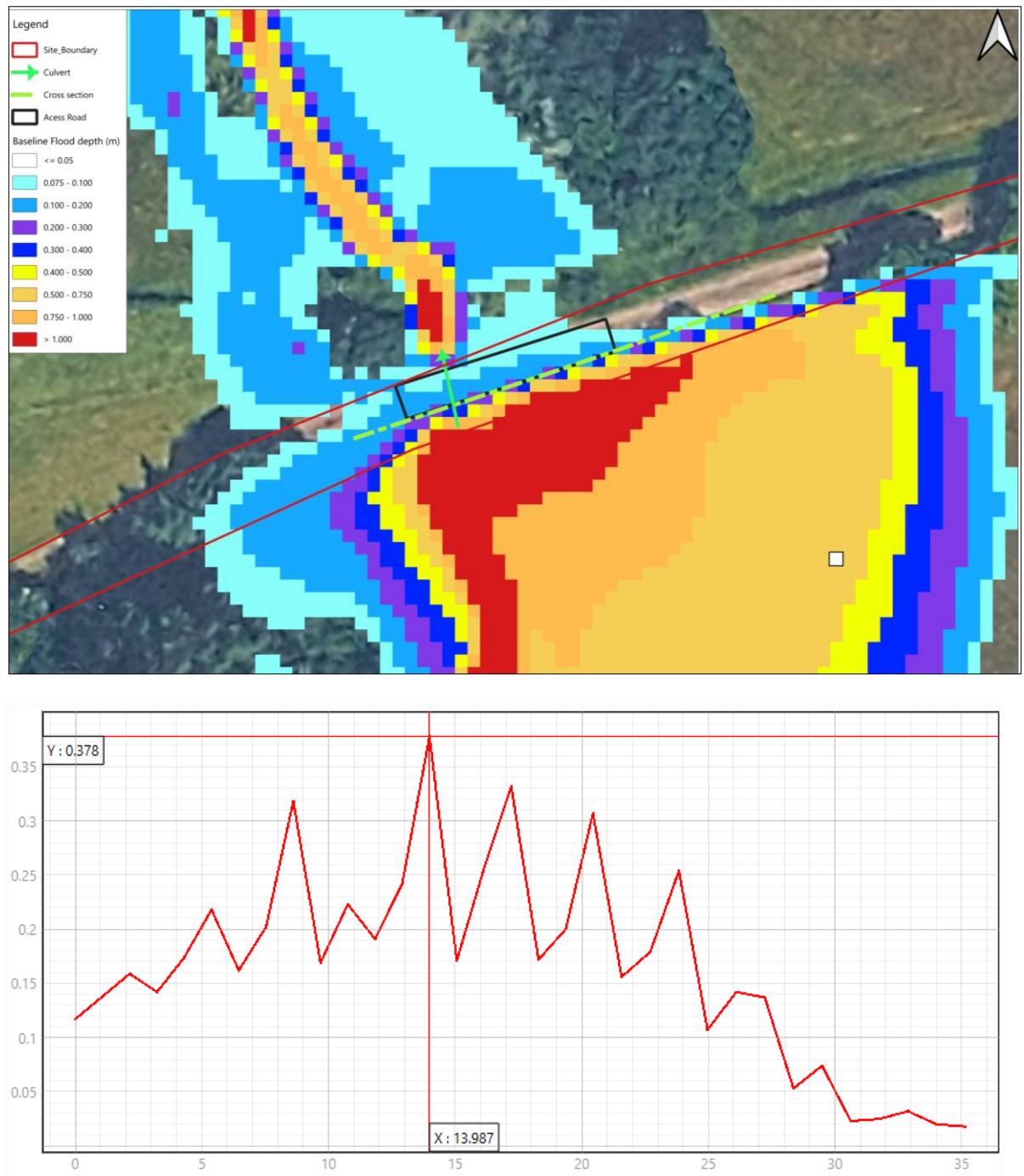


**Figure 3-4: Revised Peak modelled depths across the access road – 1% AEP
+45% climate change**

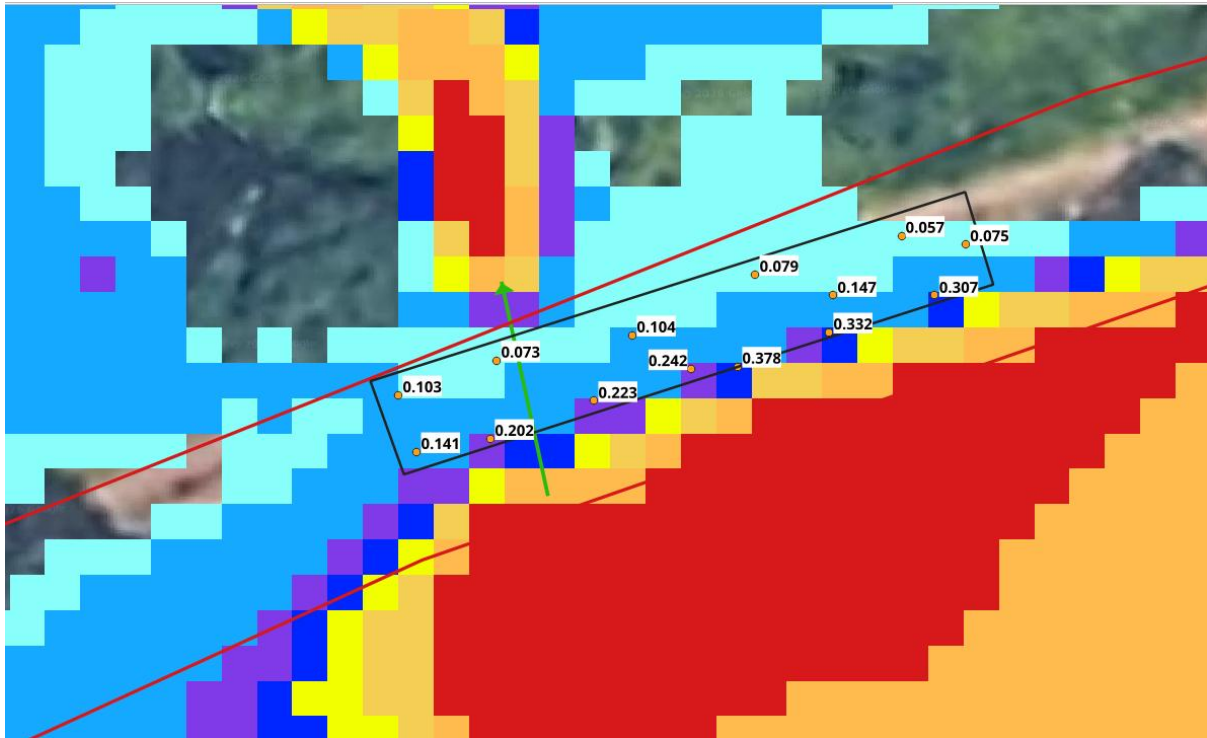


Figure 3-5: Revised Peak modelled depths across the access road – 1% AEP +45% climate change.

3.8. The updated results indicate that flood hazard across the majority of the access road is classified as Very Low, with a limited section along the southern edge of the route classified as Danger for Some. Higher flood hazard is predicted to the south of the road, at the site boundary, in the vicinity of the watercourse and culvert. This area is classified as 'Danger for All' due to the hydraulic conditions associated with the watercourse crossing. The revised hazard results are shown in **Figure 3-6**.

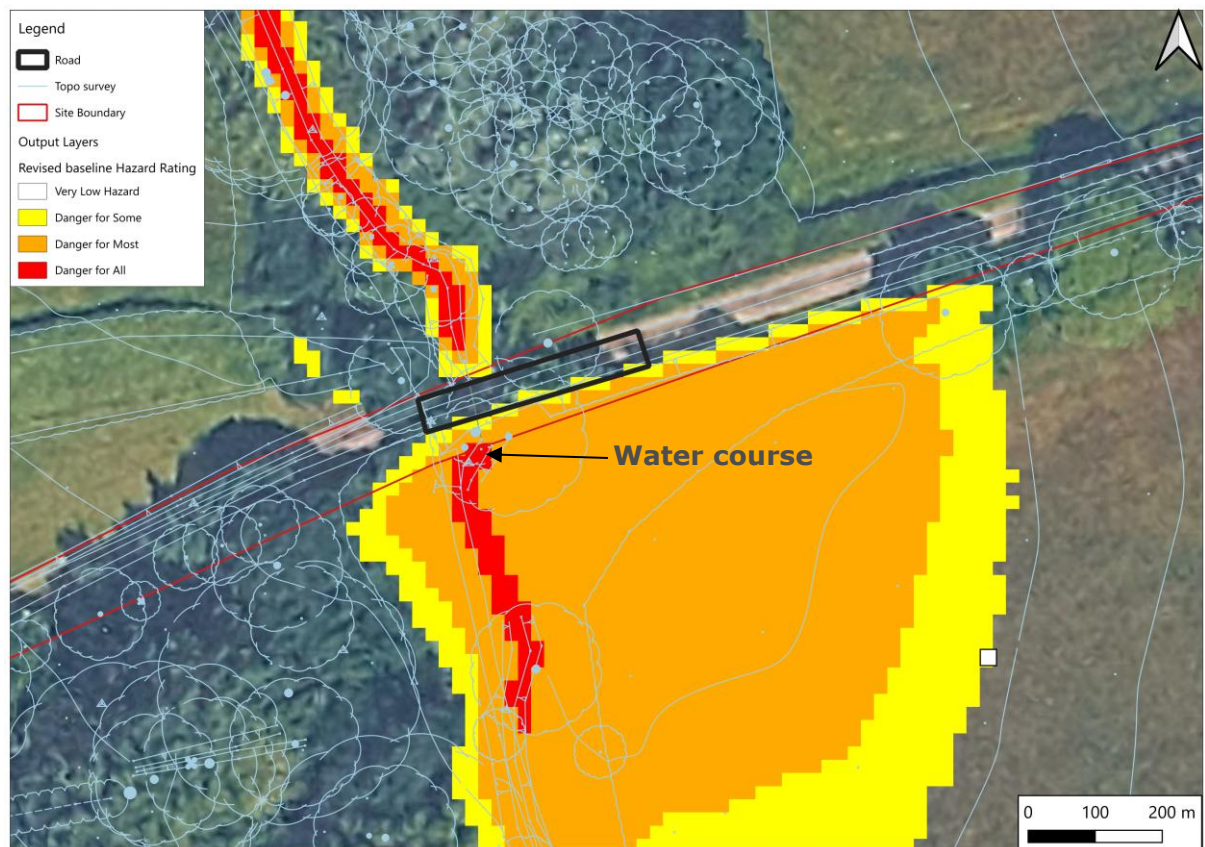


**Figure 3-6: Peak revised modelled hazard across the access road – 1% AEP
+45% climate change**

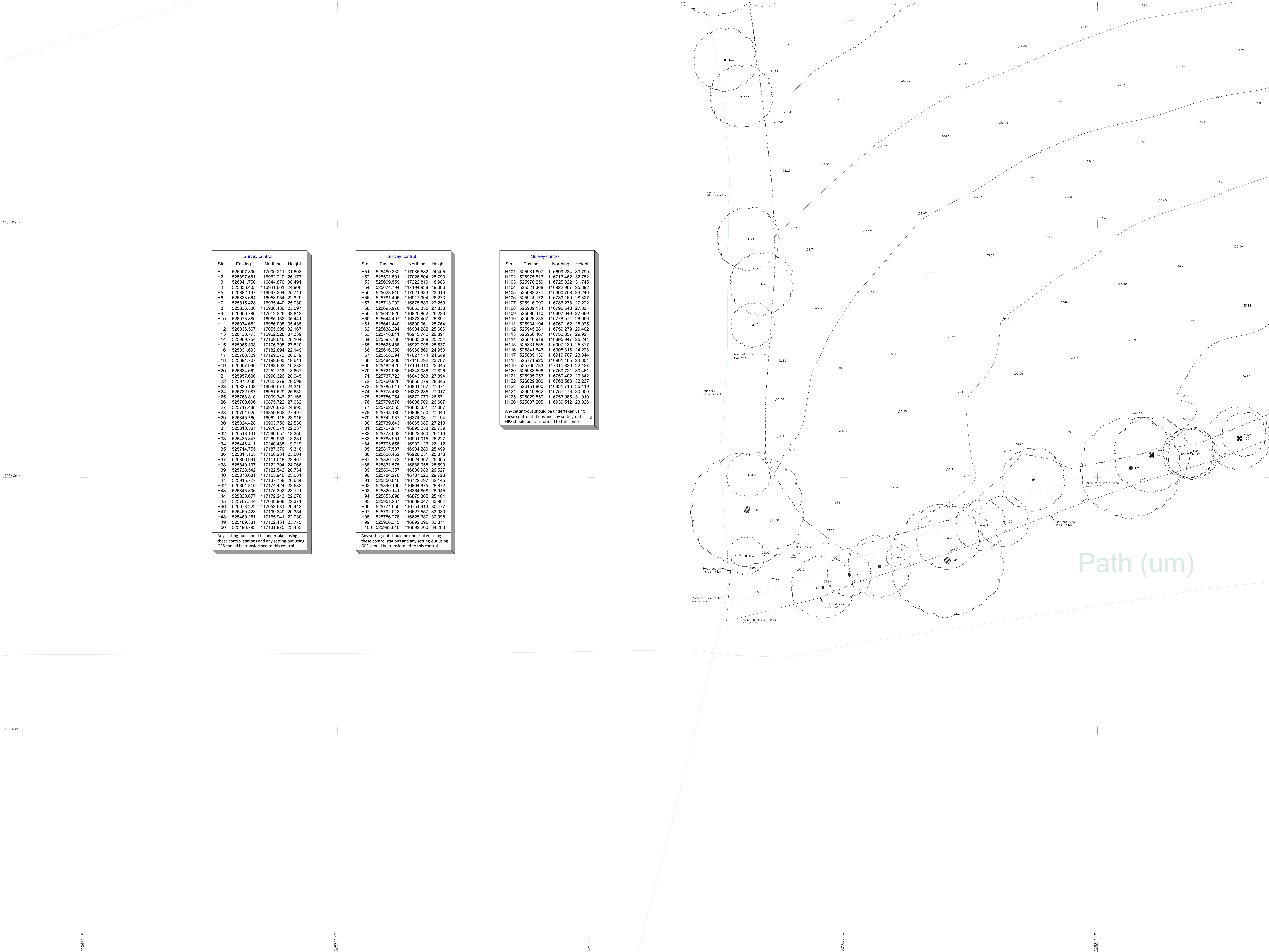
4. Summary

- 4.1. Ardent Consulting Engineers has been instructed by Riverdale Development Ltd to produce a Modelling Technical Note to support a proposed development at Henfield Road, Albourne.
- 4.2. Ardent has undertaken site specific hydraulic 1D-2D linked direct rainfall-runoff model for the site located directly to the north. The model domain includes the West Lane Farm site and the ditch running to the east of it.
- 4.3. The only area affected by flood risk is part of the access road. The length of flooding is approx. 25m and max depth is 369mm near the culvert location. Flood depths are generally below 150mm either side of the culvert. Predicted flood hazard is also very low on site. However, the access road is within higher hazard classification near the existing culvert.
- 4.4. The model shows that the northern part of the road is within very low hazard. At the location of the culvert, there is only 1 grid cell that remains within very low hazard and that distance is 1m.
- 4.5. Surveyed levels within the road are shown in black below and vary between 24.91m AOD and 24.95m AOD either side of the culvert. Levels to the south of the road are slightly lower (24.69-24.91m AOD) and the bed level of the watercourse is 23.068m AOD.
- 4.6. Based on the above, the levels of the ground at and around the access road are between 24.91 and 24.95m AOD. However, the levels used by the model to generate the ground surface are much lower at the southern part as the 23.068m AOD bed level was wrongfully used in the interpolation process. Therefore, the levels to the south of the road are shown to be as low as 24.15m AOD instead of 24.91m AOD.
- 4.7. The baseline model was updated using a revised topographic surface that removed the isolated low point introduced during interpolation and better reflected surveyed ground levels adjacent to the proposed access road.
- 4.8. The revised hydraulic modelling demonstrates that the proposed access road remains largely unaffected during the 3.33% AEP event, with only limited shallow flooding confined to its southern edge. During the 1% AEP and 1% AEP plus climate change events, sections of the access road are inundated; however, flood depths remain generally shallow, with the greatest depths localised along the southern edge of the

route. Across the majority of the access road, flood depths are significantly lower, indicating that safe access and egress can be maintained throughout the relevant design flood events.

Appendices

Appendix A – Site topographic survey



Survey control				
Stn	Easting	Northing	Height	
H1	526007.890	117000.211	31.603	
H2	525997.661	116992.210	26.177	
H3	526041.750	116844.670	38.491	
H4	525833.405	116941.661	24.908	
H5	525982.137	116997.994	25.741	
H6	525833.064	116953.954	22.829	
H7	525815.428	116935.440	25.030	
H8	525836.306	116938.486	23.007	
H9	526050.786	117012.226	33.813	
H10	526073.880	116985.152	35.441	
H11	526074.682	116980.098	35.435	
H12	526036.567	117055.908	32.167	
H13	526136.773	116962.528	37.339	
H14	525960.754	117169.046	28.164	
H15	525965.308	117176.798	27.810	
H16	525831.603	117182.894	22.149	
H17	525763.329	117199.373	20.610	
H18	525691.707	117199.800	19.641	
H19	525697.966	117106.693	19.263	
H20	525634.662	117252.718	18.667	
H21	525957.600	116990.326	28.945	
H22	525971.038	117025.279	29.599	
H23	525825.133	116949.571	24.316	
H24	525732.967	116951.529	25.652	
H25	525768.810	117009.743	22.165	
H26	525700.606	116875.722	27.032	
H27	525717.488	116976.873	24.893	
H28	525701.025	116859.862	27.497	
H29	525845.760	116862.115	23.915	
H30	525824.428	116963.750	22.530	
H31	525818.507	116976.371	22.337	
H32	525518.131	117269.657	18.350	
H33	525435.847	117209.953	18.281	
H34	525446.411	117240.488	18.019	
H35	525714.755	117187.370	19.316	
H36	525611.165	117158.284	23.004	
H37	525806.861	117111.048	23.467	
H38	525840.107	117122.704	24.066	
H39	525728.542	117122.542	20.734	
H40	525873.681	117155.946	25.031	
H41	525915.727	117137.758	26.684	
H42	525861.310	117174.424	23.683	
H43	525845.306	117175.302	23.121	
H44	525830.077	117172.243	22.676	
H45	525767.544	117048.968	22.371	
H46	525978.222	117053.981	29.443	
H47	525460.428	117199.849	20.354	
H48	525460.251	117165.941	22.030	
H49	525469.331	117122.434	23.775	
H50	525496.793	117131.975	23.453	

Any setting out should be undertaken using these control stations and any setting out using GPS should be transformed to this control.

Survey control				
Stn	Easting	Northing	Height	
H51	525480.332	117085.582	24.405	
H52	525501.591	117026.504	25.793	
H53	525609.559	117222.810	18.986	
H54	525674.794	117194.938	19.086	
H55	525623.810	117021.933	23.613	
H56	525781.495	116917.994	26.273	
H57	525713.292	116875.880	27.259	
H58	525695.970	116853.355	27.533	
H59	525642.826	116826.862	26.233	
H60	525644.407	116878.407	25.891	
H61	525641.440	116890.961	25.764	
H62	525638.294	116904.282	25.606	
H63	525718.841	116915.742	26.391	
H64	525595.765	116883.089	25.234	
H65	525625.488	116922.795	25.537	
H66	525616.350	116900.969	24.950	
H67	525558.394	117027.174	24.649	
H68	525484.230	117110.292	23.787	
H69	525482.429	117161.410	22.345	
H70	525721.966	116848.086	27.826	
H71	525737.722	116843.883	27.894	
H72	525760.926	116850.279	28.946	
H73	525785.011	116661.107	27.671	
H74	525775.468	116873.285	27.017	
H75	525786.254	116872.779	26.671	
H76	525779.576	116886.709	26.607	
H77	525762.555	116883.351	27.087	
H78	525748.180	116898.150	27.040	
H79	525742.987	116874.031	27.194	
H80	525739.643	116865.085	27.213	
H81	525767.917	116895.298	26.739	
H82	525778.602	116923.460	26.116	
H83	525786.951	116901.015	26.227	
H84	525785.658	116902.123	26.112	
H85	525817.507	116904.280	25.499	
H86	525808.462	116920.231	25.378	
H87	525826.772	116924.307	25.005	
H88	525831.575	116888.058	25.590	
H89	525804.357	116880.983	26.527	
H90	525784.270	116787.522	29.723	
H91	525850.016	116722.297	32.145	
H92	525840.196	116804.875	28.872	
H93	525820.141	116864.868	26.945	
H94	525853.698	116875.365	25.464	
H95	525951.267	116689.047	33.984	
H96	525774.650	116751.913	30.477	
H97	525792.018	116627.557	33.030	
H98	525786.278	116625.387	32.998	
H99	525968.315	116692.095	33.871	
H100	525983.810	116692.260	34.283	

Any setting out should be undertaken using these control stations and any setting out using GPS should be transformed to this control.

Survey control				
Stn	Easting	Northing	Height	
H101	525981.807	116999.284	33.799	
H102	525975.513	116713.462	32.752	
H103	525978.259	116725.322	31.745	
H104	525921.368	116922.967	25.892	
H105	525982.271	116990.758	34.240	
H106	525914.172	116783.160	28.327	
H107	525916.990	116786.278	27.222	
H108	525909.134	116786.548	27.821	
H109	525986.410	116807.049	27.689	
H110	525928.285	116779.574	28.656	
H111	525934.194	116787.162	28.975	
H112	525945.281	116759.279	29.402	
H113	525936.467	116752.357	29.921	
H114	525940.018	116895.947	25.241	
H115	525831.555	116907.189	25.377	
H116	525841.646	116908.316	24.223	
H117	525939.199	116919.787	23.844	
H118	525771.925	116961.465	24.801	
H119	525765.733	117011.829	22.127	
H120	525983.598	116760.721	30.461	
H121	525995.753	116750.402	29.842	
H122	526029.300	116763.563	32.237	
H123	526151.800	116831.716	35.119	
H124	526010.862	116751.473	30.000	
H125	526029.850	116753.085	31.010	
H126	525837.205	116939.512	23.026	

Any setting out should be undertaken using these control stations and any setting out using GPS should be transformed to this control.

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Topographical Survey Legend

Hedge		Telephone line	
Undergrowth		Power line	
Tree		Banking	
Bush		Contour line	
Building		Survey Station	
Glass Building		Gate	
Open Building		Level	
Ordnance Survey Benchmark			
Foul Drainage			
Storm Drainage			

Abbreviations

Animal Settle	Settle
Air Valve	AV
Borehole	BH
Bus Stop	BS
Cover Level	CL
Earth Rod	ER
Electricity Pole	EP
Fire Hydrant	FH
Inspection Cover	IC
Invert Level	IL
Lamp Post	LP
Manhole	MH
Marker	MK
Name Plate	NRP
Power Pole	PP
Rain water Pipe	RWP
Road Sign	RS
Rodding Eye	RE
Reinforced Steel Joint	RSJ
Soil Vent Pipe	SVP
Stop Valve	SV
Survey Station	STN
Telegraph Pole	TP
Tree Stump	TS
Unusable To Lift	UTL
Water Valve	WV

Notes

All trees are identified where possible. Species, spread, height and girth are indicative only.

Drainage has been surveyed where found, and traced where possible.

Eaves and ridge heights of surrounding buildings have been surveyed where possible.

Ordnance Survey Digital Data added and shown in green, per colour 117.

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Sheet Layout

15	16	17
11	12	13
7	8	9
3	4	5
1	2	

HOOK SURVEY
Land & Building Surveyors
www.hooksurvey.com

Project : Land at West House Farm & Gunners, Albourne, Hassocks BN6 9DE

Client : Riverdale Developments Ltd.

Drawing title : Topographical Survey

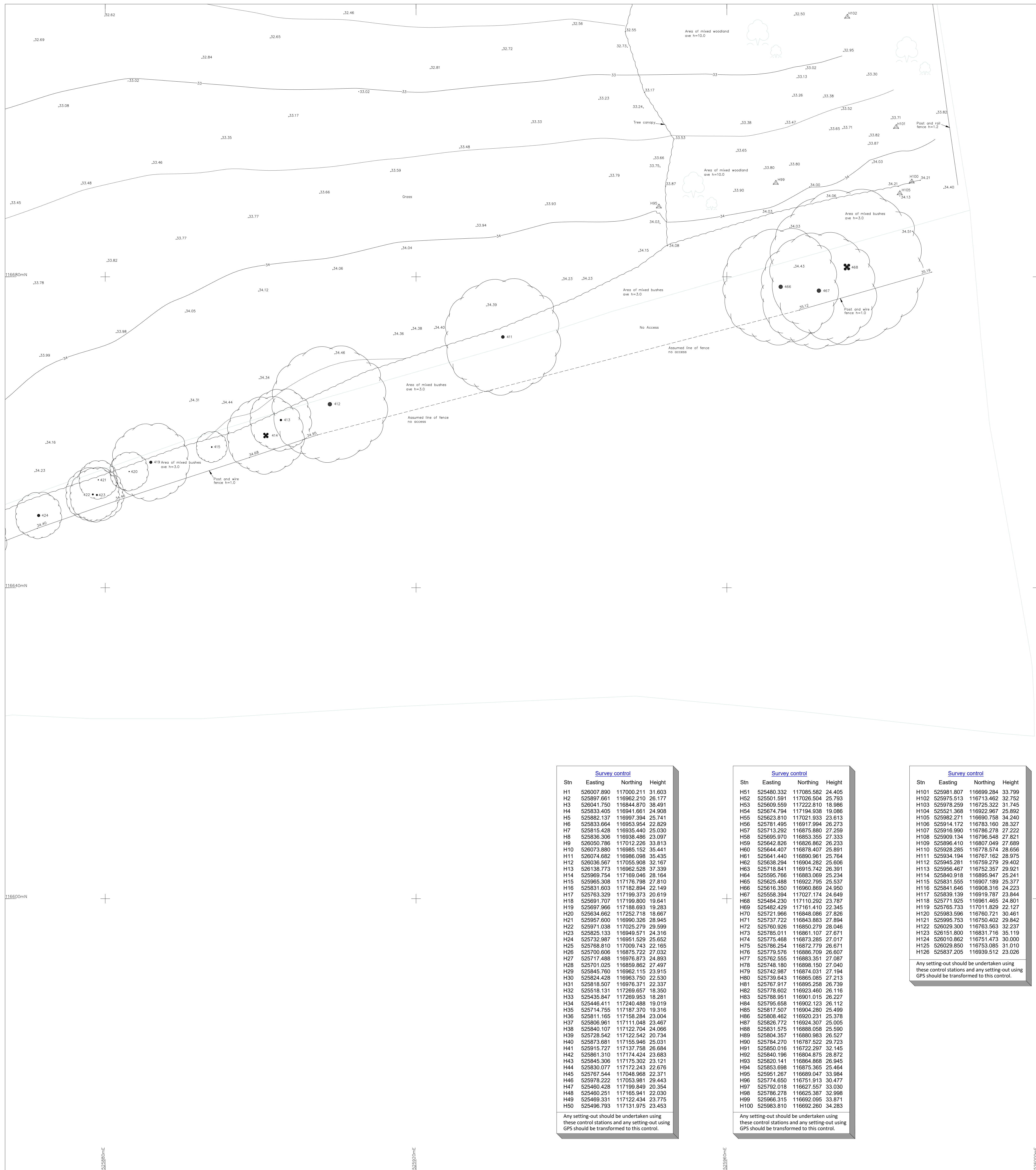
Job No. : 525/10594	Dwg No. : 525/10594/01	Revision : -
Scale : 1:200	Date : September 2025	Drawn by : W.M.

Grid & Levels related to : Ordnance Survey coordinate system using GPS related to the Leica Smartnet RTK network. Based around 3 survey stations with a scale factor of 1.000, only the fixed survey stations H1, H2 and H3 are true Ordnance Survey positions.

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Survey control			
Sin	Easting	Northing	Height
H1	526087.860	1170002.21	31.603
H2	526089.661	1169620.10	26.177
H3	526090.661	1169620.10	26.177
H4	526833.645	116941.661	24.908
H5	526833.645	116941.661	24.908
H6	526833.645	116953.964	22.428
H7	526816.428	116935.440	23.030
H8	526816.428	116935.440	23.030
H9	526806.786	117012.226	33.813
H10	526806.786	117012.226	33.813
H11	526806.786	117012.226	33.813
H12	526806.786	117058.908	32.167
H13	526806.786	117058.908	32.167
H14	526806.786	117169.094	28.164
H15	526806.786	117169.094	28.164
H16	526806.786	117169.094	28.164
H17	526806.786	117169.094	28.164
H18	526806.786	117169.094	28.164
H19	526806.786	117169.094	28.164
H20	526806.786	117169.094	28.164
H21	526806.786	117169.094	28.164
H22	526806.786	117169.094	28.164
H23	526806.786	117169.094	28.164
H24	526806.786	117169.094	28.164
H25	526806.786	117169.094	28.164
H26	526806.786	117169.094	28.164
H27	526806.786	117169.094	28.164
H28	526806.786	117169.094	28.164
H29	526806.786	117169.094	28.164
H30	526806.786	117169.094	28.164
H31	526806.786	117169.094	28.164
H32	526806.786	117169.094	28.164
H33	526806.786	117169.094	28.164
H34	526806.786	117169.094	28.164
H35	526806.786	117169.094	28.164
H36	526806.786	117169.094	28.164
H37	526806.786	117169.094	28.164
H38	526806.786	117169.094	28.164
H39	526806.786	117169.094	28.164
H40	526806.786	117169.094	28.164
H41	526806.786	117169.094	28.164
H42	526806.786	117169.094	28.164
H43	526806.786	117169.094	28.164
H44	526806.786	117169.094	28.164
H45	526806.786	117169.094	28.164
H46	526806.786	117169.094	28.164
H47	526806.786	117169.094	28.164
H48	526806.786	117169.094	28.164
H49	526806.786	117169.094	28.164
H50	526806.786	117169.094	28.164
H51	526806.786	117169.094	28.164
H52	526806.786	117169.094	28.164
H53	526806.786	117169.094	28.164
H54	526806.786	117169.094	28.164
H55	526806.786	117169.094	28.164
H56	526806.786	117169.094	28.164
H57	526806.786	117169.094	28.164
H58	526806.786	117169.094	28.164
H59	526806.786	117169.094	28.164
H60	526806.786	117169.094	28.164
H61	526806.786	117169.094	28.164
H62	526806.786	117169.094	28.164
H63	526806.786	117169.094	28.164
H64	526806.786	117169.094	28.164
H65	526806.786	117169.094	28.164
H66	526806.786	117169.094	28.164
H67	526806.786	117169.094	28.164
H68	526806.786	117169.094	28.164
H69	526806.786	117169.094	28.164
H70	526806.786	117169.094	28.164
H71	526806.786	117169.094	28.164
H72	526806.786	117169.094	28.164
H73	526806.786	117169.094	28.164
H74	526806.786	117169.094	28.164
H75	526806.786	117169.094	28.164
H76	526806.786	117169.094	28.164
H77	5		

Any setting out should be undertaken using these control stations and any setting out using GPS should be performed to this control.

Survey control				
Stn	Eastings	Northings	Height	
H51	52540.332	11706.582	24.405	
H52	52580.331	11708.504	25.793	
H53	52580.331	11708.504	25.793	
H54	52567.748	11719.938	19.083	
H55	52567.748	11719.938	19.083	
H56	52581.751	11697.934	26.273	
H57	52571.252	11687.580	27.259	
H58	52567.748	11687.582	26.273	
H59	52564.232	11686.862	26.233	
H60	52564.232	11686.862	26.233	
H61	52540.332	11680.961	25.764	
H62	52536.234	11680.282	25.606	
H63	52536.234	11680.282	25.606	
H64	52555.766	11682.695	25.234	
H65	52562.648	11683.795	25.537	
H66	52562.648	11683.795	25.537	
H67	52558.334	11707.174	24.649	
H68	52558.334	11707.174	24.649	
H69	52542.429	11716.140	22.345	
H70	52571.966	11648.068	28.726	
H71	52571.966	11648.068	28.726	
H72	52562.928	11659.239	28.046	
H73	52585.011	11682.170	27.671	
H74	52585.011	11682.170	27.671	
H75	52586.254	11687.719	26.671	
H76	52586.254	11687.719	26.671	
H77	52582.585	11688.351	27.087	
H78	52574.180	11688.351	27.087	
H79	52574.180	11688.351	27.087	
H80	52573.643	11683.031	27.194	
H81	52573.643	11685.085	26.213	
H82	52573.643	11685.085	26.213	
H83	52576.802	11692.460	26.710	
H84	52576.802	11692.460	26.710	
H85	52581.951	11690.115	26.222	
H86	52581.951	11690.115	26.222	
H87	52587.595	11680.258	25.499	
H88	52587.595	11680.258	25.499	
H89	52580.462	11620.231	25.578	
H90	52580.462	11620.231	25.578	
H91	52583.1575	11688.058	25.550	
H92	52583.1575	11688.058	25.550	
H93	52583.1575	11688.058	25.550	
H94	52578.240	11677.322	25.923	
H95	52580.016	11677.322	32.145	
H96	52580.016	11677.322	32.145	
H97	52580.016	11677.322	32.145	
H98	52580.141	11684.868	26.945	
H99	52585.169	11685.365	25.464	
H100	52585.169	11685.365	25.464	
H101	52574.650	11675.913	30.477	
H102	52574.650	11675.913	30.477	
H103	52578.278	11662.387	32.998	
H104	52578.278	11662.387	32.998	
H105	52596.315	11662.055	33.871	
H106	52596.315	11662.055	33.871	

Any setting out should be undertaken using these control stations and any setting-out using GPS should be transformed to this control.

Survey control			
Stn	Eastings	Northing	Height
H101	525981.637	116699.284	33.759
H102	525967.513	116713.462	32.792
H103	525967.513	116713.462	32.792
H104	525962.381	116692.967	35.282
H105	525981.271	116699.738	34.890
H106	525981.271	116699.738	34.890
H107	525961.690	116678.278	27.222
H108	525961.690	116678.278	27.222
H109	525896.414	116700.249	27.681
H110	525896.414	116700.249	27.681
H111	525926.285	116776.574	28.656
H112	525926.285	116776.574	28.656
H113	525945.281	116759.279	29.402
H114	525963.467	116752.367	29.921
H115	525963.467	116752.367	29.921
H116	525881.545	116760.188	25.377
H117	525881.545	116760.188	25.377
H118	525971.925	116698.316	24.223
H119	525971.925	116698.316	24.223
H120	525719.139	116686.456	24.601
H121	525719.139	116686.456	24.601
H122	525983.596	116760.721	30.461
H123	525983.596	116760.721	30.461
H124	525969.763	116702.402	29.842
H125	525969.763	116702.402	29.842
H126	526151.800	116831.716	35.119
H127	526101.862	116831.716	35.119
H128	525973.025	116693.512	33.000
H129	525973.025	116693.512	33.000

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Topographical Survey Legend

Hedge	Telephone line
Undergrowth	Power line
Tree	Banking
Bush	Contour line 6.4
Building	Survey Station Δ+5
Glass Building	Gate
Open Building	Level +15.28

Ordnance Survey Benchmark

Foul Drainage

Storm Drainage

Abbreviations

Animal Sett	AV	Sett
Air Valve	BH	
Borehole	BS	
Bus Stop	CL	
Cover Level	ER	
Earth Rod	EP	
Electricity Pole	FH	
Fire Hydrant	IC	
Inspection Cover	IL	
Invert Level	LP	
Lamp Post	MH	
Manhole	MK	
Marker	SMP	
Name Plate	SP	
Power Pole	PP	
Rain water Pipe	RWP	
Road Sign	RS	
Rodding Eye	RE	
Reinforced Steel Joint	RSJ	
Septic Vent Pipe	SV	
Stop Valve	SV	
Survey Station	STN	
Telegraph Pole	TP	
Tree Stump	Stump	
Trail Hole	TH	
Unable To Lift	UTL	
Vent Pipe	VP	
Water Valve	WV	

Scale

0 5 10

Metres

Scale

Notes

All trees are identified where possible.
Species, spread, height and girth are indicated only.

Drainage has been surveyed where found, and traced where possible.

Eaves and ridge heights of surrounding buildings have been surveyed where possible.

Ordnance Survey Digital Data added and shown in green, pen colour 137.

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N

Sheet Layout

15	16	17
11	12	13
7	8	9
3	4	5
	1	2

HOOK SURVEY

Land & Building Surveys

www.hooksurvey.co.uk

Project:
Land at West House Farm & Gunners,
Albourne, Hassocks BN6 9DE

Client:
Rivendale Developments Ltd.

Drawing title:
Topographical Survey

Job No.: S25/10594	Dwg No.: S25/10594-02	Revision : -
Scale : 1 : 200	Date : September 2025	Drawn by : W.M.

Grid & Levels related to :
Ordnance Survey coordinate system using GPS related to the Leica SmartNet RTK network. Based around 3 survey stations with a scale factor of 1,000, only the fixed survey stations HT, H2 and H3 are true Ordnance Survey positions.

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Email: midlands@hooksurvey.com
Tel: 01608 523118

www.hooksurvey.com



Survey control			
Stn	Easting	Northing	Height
H1	526007.890	117000.211	31.603
H2	525897.661	116962.210	26.177
H3	526041.750	116944.870	36.491
H4	525833.405	116941.661	24.908
H5	525882.137	116997.394	25.741
H6	525933.654	116933.054	22.829
H7	525815.428	116935.440	25.030
H8	525936.306	116938.496	23.097
H9	526050.786	117012.226	33.813
H10	526073.880	116985.152	35.441
H11	526074.682	116986.098	35.435
H12	526036.567	117055.008	32.167
H13	526138.773	116962.528	37.339
H14	525989.754	117169.046	26.164
H15	525965.308	117176.796	27.810
H16	525931.603	117182.894	22.149
H17	525763.329	117199.373	20.619
H18	525691.707	117199.800	19.641
H19	525697.966	117188.693	19.283
H20	525634.662	117252.718	19.667
H21	525957.600	116990.326	26.945
H22	525971.038	117025.279	29.599
H23	525925.133	116949.571	24.316
H24	525732.987	116951.529	25.652
H25	525768.810	117009.743	22.165
H26	525700.006	116875.722	27.032
H27	525717.488	116976.873	24.893
H28	525701.025	116859.862	27.497
H29	525845.760	116962.115	23.915
H30	525824.428	116963.750	22.530
H31	525818.507	116976.371	22.337
H32	525818.131	117269.657	18.350
H33	525435.847	117269.953	18.281
H34	525446.411	117240.488	19.019
H35	525714.755	117187.370	19.316
H36	525811.165	117158.294	23.004
H37	525806.951	117111.048	23.467
H38	525840.107	117122.704	24.066
H39	525728.542	117122.542	20.734
H40	525873.681	117155.946	25.031
H41	525915.727	117137.758	26.684
H42	525861.310	117174.424	23.683
H43	525845.306	117175.302	23.121
H44	525830.077	117172.243	22.676
H45	525767.544	117048.968	22.371
H46	525978.222	117033.981	29.443
H47	525460.428	117199.849	20.354
H48	525460.251	117165.941	22.030
H49	525469.331	117122.434	23.775
H50	525496.793	117131.975	23.453

Any setting-out should be undertaken using these control stations and any setting-out using GPS should be transformed to this control.

Survey control			
Stn	Easting	Northing	Height
H51	525480.332	117085.582	24.405
H52	525501.591	117026.504	25.793
H53	525600.559	117222.810	18.986
H54	525674.794	117194.938	19.086
H55	525623.810	117021.933	23.613
H56	525781.495	116917.994	26.273
H57	525713.292	116875.880	27.259
H58	525695.970	116853.355	27.333
H59	525642.826	116826.962	26.233
H60	525644.407	116876.407	25.891
H61	525641.440	116890.961	25.764
H62	525635.294	116904.282	25.636
H63	525718.841	116915.742	26.391
H64	525595.786	116903.969	25.234
H65	525625.488	116922.795	25.537
H66	525616.350	116960.869	24.950
H67	525558.394	117027.174	24.649
H68	525484.230	117110.292	23.787
H69	525482.429	117161.410	22.345
H70	525721.966	116848.986	27.826
H71	525737.722	116843.883	27.894
H72	525760.926	116850.279	26.046
H73	525765.011	116861.107	27.671
H74	525775.468	116873.285	27.017
H75	525786.254	116872.779	26.671
H76	525778.576	116886.709	26.607
H77	525762.555	116883.351	27.087
H78	525748.180	116898.150	27.040
H79	525742.987	116874.331	27.194
H80	525739.643	116865.085	27.213
H81	525767.917	116895.258	26.739
H82	525778.602	116923.480	26.116
H83	525788.951	116901.015	26.227
H84	525795.658	116902.123	26.112
H85	525817.507	116904.280	25.499
H86	525808.462	116920.231	25.378
H87	525826.772	116924.307	25.005
H88	525831.575	116888.058	25.590
H89	525804.357	116880.983	26.527
H90	525764.270	116787.522	29.723
H91	525850.016	116722.297	32.145
H92	525840.196	116804.875	28.872
H93	525820.141	116864.968	26.945
H94	525853.698	116875.365	25.464
H95	525951.267	116899.047	33.984
H96	525774.650	116751.913	30.477
H97	525792.018	116627.557	33.030
H98	525786.278	116625.387	32.998
H99	525966.315	116692.095	33.871
H100	525983.810	116692.260	34.283

Any setting-out should be undertaken using these control stations and any setting-out using GPS should be transformed to this control.

Survey control			
Stn	Easting	Northing	Height
H101	525981.807	116699.284	33.799
H102	525975.513	116713.462	32.752
H103	525976.299	116726.322	31.745
H104	525521.368	116922.967	25.892
H105	525982.271	116690.758	34.240
H106	525914.172	116763.160	28.307
H107	525916.990	116786.278	27.222
H108	525909.134	116796.548	27.821
H109	525896.410	116807.049	27.689
H110	525928.285	116778.574	28.656
H111	525934.194	116767.162	28.975
H112	525945.281	116759.279	28.402
H113	525956.467	116752.357	29.921
H114	525940.916	116895.947	25.241
H115	525931.555	116907.189	25.377
H116	525841.646	116908.316	24.223
H117	525939.139	116919.787	23.844
H118	525771.925	116961.465	24.801
H119	525765.733	117011.829	22.127
H120	525983.596	116760.721	30.461
H121	525995.753	116750.402	29.842
H122	526029.300	116763.563	32.237
H123	526151.800	116831.716	31.119
H124	526010.862	116751.473	30.000
H125	526029.850	116753.085	31.010
H126	525837.295	116939.612	23.026

Any setting-out should be undertaken using these control stations and any setting-out using GPS should be transformed to this control.

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Topographical Survey Legend

Hedge	Telephone line
Undergrowth	Power line
Tree	Banking
Bush	Contour line
Building	Survey Station
Glass Building	Gate
Open Building	Level
Ordnance Survey Benchmark	
Foul Drainage	
Storm Drainage	

Abbreviations

Animal Set	Sett
Air Valve	AV
Borehole	BH
Bus Stop	BS
Cover Level	CL
Earth Rod	ER
Electricity Pole	EP
Fire Hydrant	FH
Inspection Cover	IC
Invert Level	IL
Lamp Post	LP
Manhole	MH
Marker	MK
Name Plate	NRP
Power Pole	PP
Rain water Pipe	RWP
Road Sign	RS
Rodding Eye	RE
Reinforced Steel Joint	RSJ
Soil Vent Pipe	SVP
Stop Valve	SV
Survey Station	STN
Telegraph Pole	TP
Tree Stump	Stump
Trail Hole	TH
Unable To Lift	UTL
Vent Pipe	VP
Water Valve	WV

Notes

All trees are identified where possible. Species, sap diameter, height and girth are indicative only.

Drainage has been surveyed where found, and traced where possible.

Eaves and ridge heights of surrounding buildings have been surveyed where possible.

Ordnance Survey Digital Data added and shown in green, pen colour 117.

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Project:
Land at West House Farm & Gunners, Albourne, Hassocks BN9 9DE

Client:
Riverdale Developments Ltd.

Drawing title:
Topographical Survey

Job No.: S25/10594
Dwg No.: S25/10594/03
Revision:

Scale: 1:200
Date: September 2025
Drawn by: W.M.

Grid & Levels related to:
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Topographical Survey Legend

Hedge		Telephone line	
Undergrowth		Power line	
Tree		Banking	
Bush		Contour line	
Building		Survey Station	
Glass Building		Gate	
Open Building		Level	
Ordnance Survey Benchmark			
Foul Drainage			
Storm Drainage			

Abbreviations

Animal Sett	Sett
Air Valve	AV
Borehole	BH
Bus Stop	BS
Cover Level	CL
Earth Rod	ER
Electricity Pole	EP
Fire Hydrant	FH
Inspection Cover	IC
Invert Level	IL
Lamp Post	LP
Manhole	MH
Marker	MK
Name Plate	NBP
Power Pole	PP
Rain water Pipe	RWP
Road Sign	RS
Rodding Eye	RE
Reinforced Steel Joint	RSJ
Soil Vent Pipe	SVP
Stop Valve	SV
Survey Station	STN
Telegraph Pole	TP
Tree Stump	Stump
Trial Hole	TH
Unable To Lift	UTL
Vent Pipe	VP
Water Valve	WV

Notes

All trees are identified where possible. Species, spread, height and girth are indicative only.

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Eaves and ridge heights of surrounding buildings have been surveyed where possible.

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Project :
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Client :
Riverdale Developments Ltd.

Drawing title :
Topographical Survey

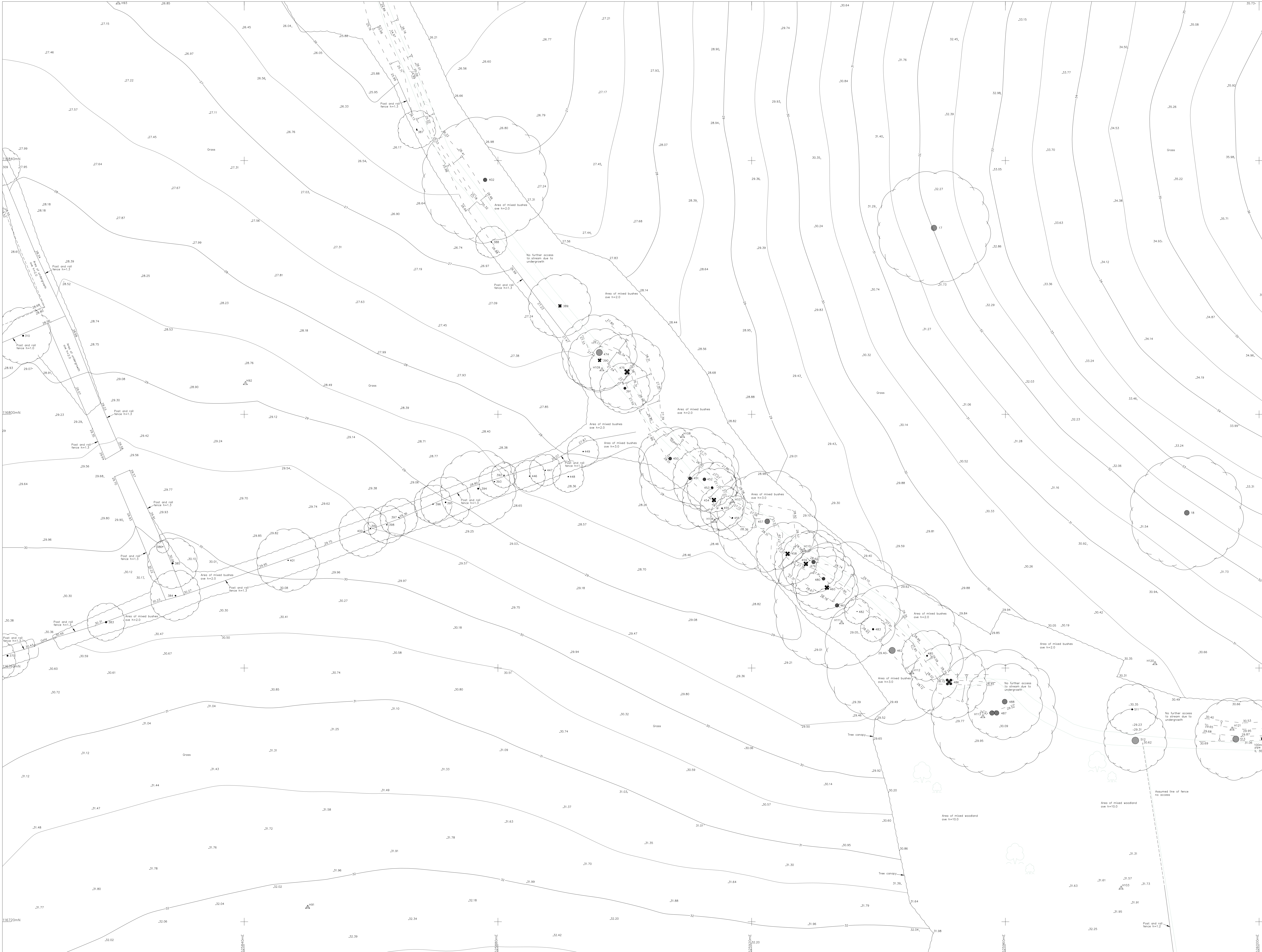
Job No. : S25/10594	Dwg No. : S25/10594/04	Revision :
Scale : 1:200	Date : September 2025	Drawn by : W.M.

Grid & Levels related to :
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Topographical Survey Legend

Hedge	Undergrowth	Tree	Bush	Building	Glass Building	Open Building	Ordnance Survey Benchmark	Foul Drainage	Storm Drainage
Telephone line	Power line	Banking	Contour line 6.4	Survey Station	Gate	Level			

Abbreviations

Animal Set	Sett
Air Valve	AV
Borehole	BH
Bus Stop	BS
Cover Level	CL
Earth Rod	ER
Electricity Pole	EP
Fire Hydrant	FH
Inspection Cover	IC
Invert Level	IL
Lamp Post	LP
Manhole	MH
Marker	MM
Name Plate	RNP
Power Pole	PP
Rain Water Pipe	RWP
Road Sign	RS
Rodding Eye	RE
Reinforced Steel Joint	RSJ
Stop Valve	SV
Survey Station	STN
Telegraph Pole	TP
Tree Stump	TH
Trials Hole	UTL
Unable To Lift	VP
Vent Pipe	WV

Notes

All trees are identified where possible. Species, spread, height and girths are indicative only.

Drainage has been surveyed where found, and traced where possible.

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Project:
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Client:
Rivendale Developments Ltd.

Drawing title:
Topographical Survey

Job No.: S25/10594
Dwg No.: S25/10594/05
Revision:

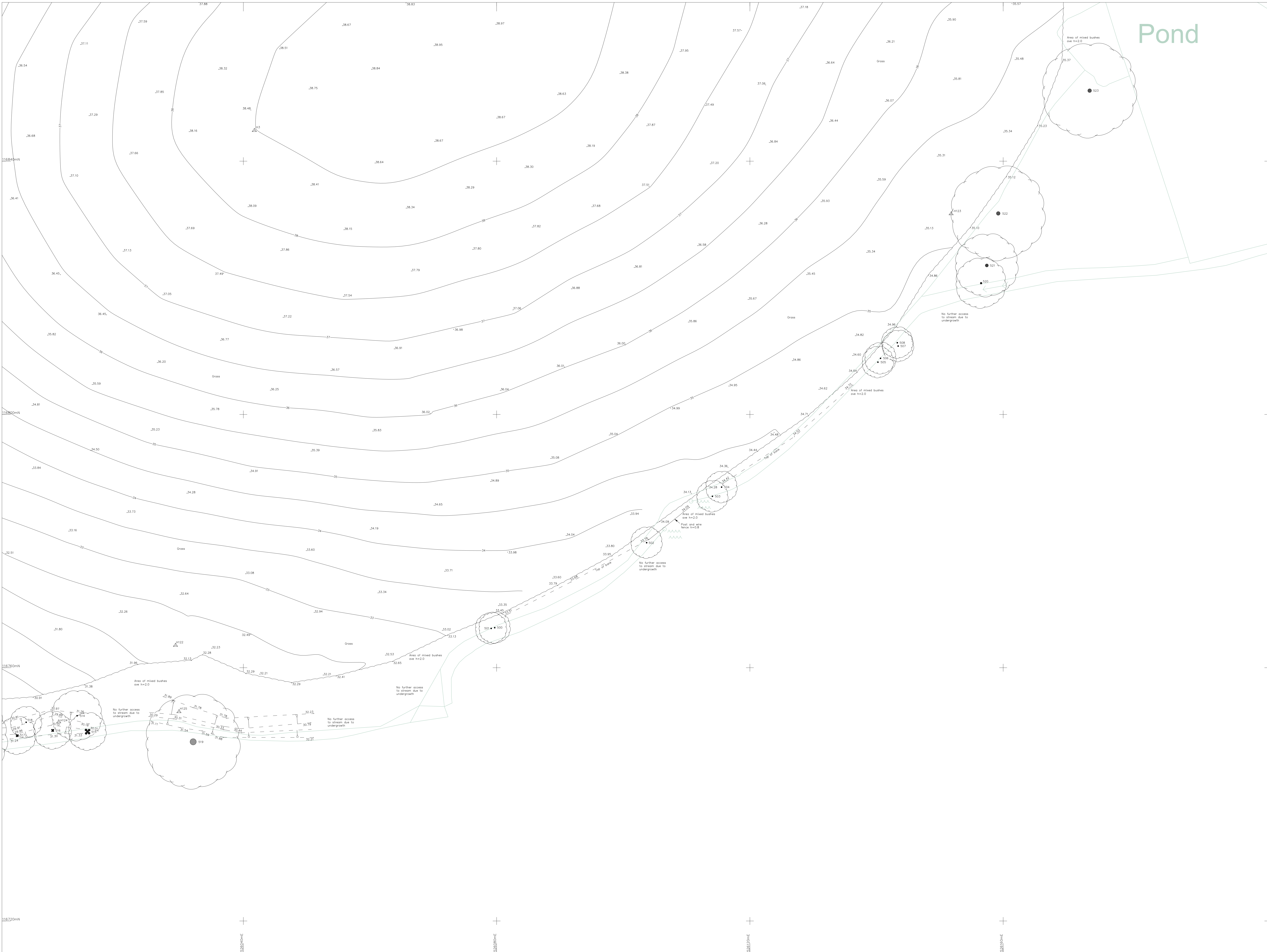
Scale: 1:200
Date: September 2025
Drawn by: W.M.

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Topographical Survey Legend

Hedge	Telephone line
Undergrowth	Power line
Tree	Banking
Bush	Contour line 6.4
Building	Survey Station
Glass Building	Gate
Open Building	Level
Ordnance Survey Benchmark	OSBM
Foul Drainage	CL 117.10
Storm Drainage	CL 116.75

Abbreviations

Animal Settle	Sett
Air Valve	AV
Borehole	BH
Bus Stop	BS
Cover Level	CL
Earth Road	ER
Electricity Pole	EP
Fire Hydrant	FH
Inspection Cover	IC
Invert Level	IL
Lamp Post	LP
Manhole	MH
Marker	MK
Name Plate	RNP
Power Pole	PP
Rainwater Pipe	RWP
Road Sign	RS
Roadside Eye	RE
Reinforced Steel Joint	RSJ
Soil Vent Pipe	SVP
Stop Valve	SV
Survey Station	STN
Tree Stump	TP
Telegraph Pole	TP
Tree Stump	TH
Unable To Lift	UTL
Vent Pipe	VP
Water Valve	WV

Notes

All trees are identified where possible. Species, spread, height and girth are indicative only.

Drainage has been surveyed where found, and traced where possible.

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Project : Land at West House Farm & Gunners, Albourne, Hassocks BN6 9DE

Client : Riverdale Developments Ltd.

Drawing title : Topographical Survey

Job No. : S25/10594 Dwg No. : S25/10594/06 Revision : -

Scale : 1:200 Date : September 2025 Drawn by : W.M.

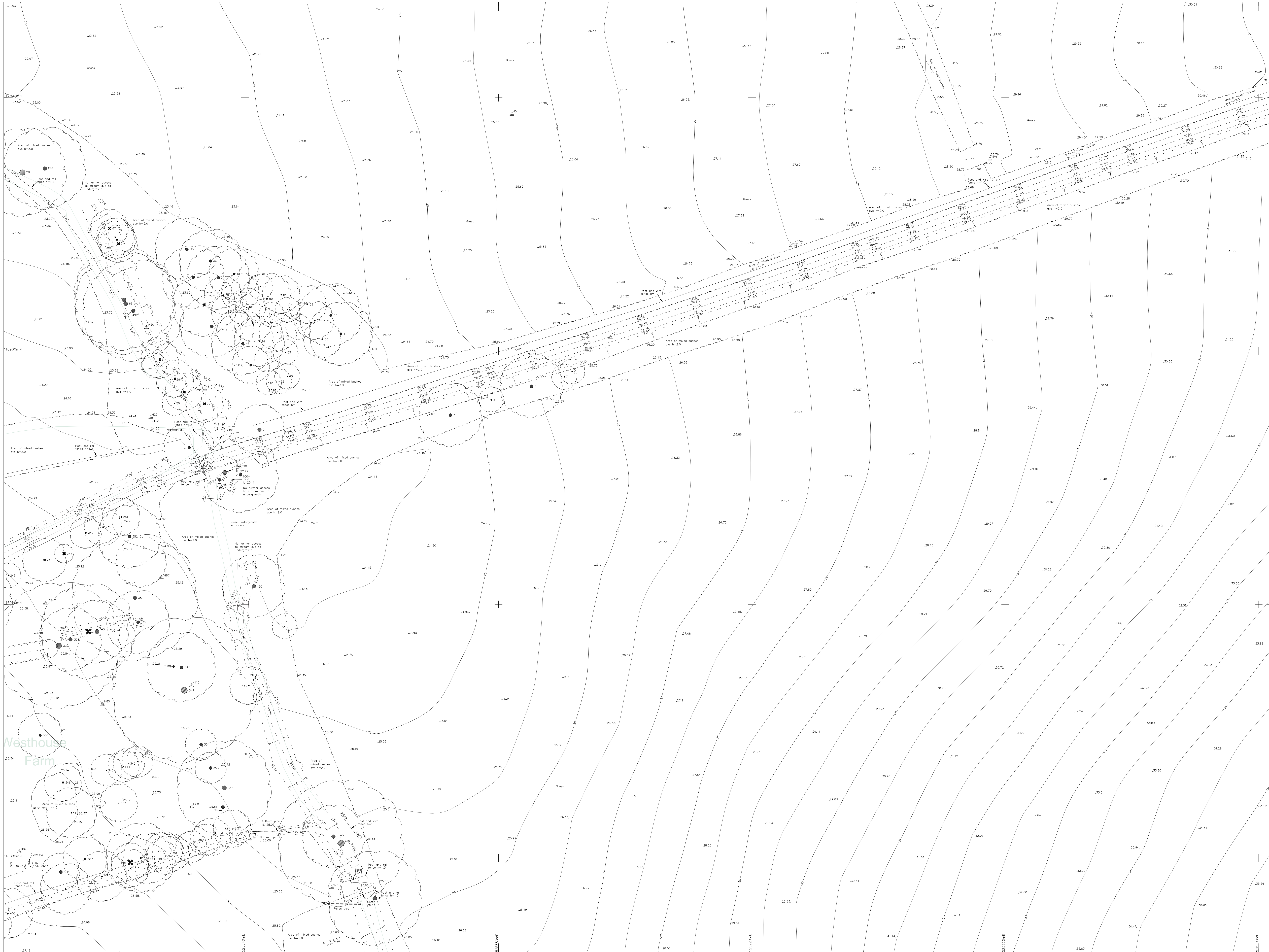
Grid & Levels related to : Ordnance Survey coordinate system using GPS related to the Leica Smartnet RTK network. Based around 3 survey stations with a scale factor of 1.000, only the fixed survey stations H1, H2 and H3 are true Ordnance Survey positions.

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Topographical Survey Legend

Hedge	Telephone line
Undergrowth	Power line
Tree	Banking
Bush	Contour line 6.4
Building	Survey Station
Glass Building	Gate
Open Building	Level

Ordnance Survey Benchmark
Foul Drainage
Storm Drainage

Abbreviations

Animal Settle	Sett
Air Valve	AV
Borehole	BH
Bus Stop	BS
Cover Level	CL
Earth Rod	ER
Electricity Pole	EP
Fire Hydrant	FH
Inspection Cover	IC
Invert Level	IL
Lamp Post	LP
Manhole	MH
Marker	MR
Name Plate	NRP
Power Pole	PP
Rain water Pipe	RWP
Road Sign	RS
Rodding Eye	RE
Reinforced Steel Joint	RSJ
Soil Vent Pipe	SVP
Stop Valve	SV
Survey Station	STN
Telegraph Pole	TP
Tree Stump	TS
Trial Hole	TH
Unable To Lift	UTL
Vent Pipe	VP
Water Valve	WV

Notes
All trees are identified where possible. Species, spread, height and girth are indicative only.
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Project: Land at West House Farm & Gunners, Albourne, Hassocks BN6 9DE
Client: Riverdale Developments Ltd.
Drawing title: Topographical Survey
Job No.: S25/10594 Dwg No.: S25/10594/09 Revision: -
Scale: 1:200 Date: September 2025 Drawn by: W.M.
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Topographical Survey Legend

Hedge		Telephone line	
Undergrowth		Power line	
Tree		Banking	
Bush		Contour line	
Building		Survey Station	
Glass Building		Gate	
Open Building		Level	
Ordnance Survey Benchmark			
Foul Drainage			
Storm Drainage			

Abbreviations

Animal Settle	Sett
Air Valve	AV
Borehole	BH
Bus Stop	BS
Cover Level	CL
Earth Rod	ER
Electricity Pole	EP
Fire Hydrant	FH
Inspection Cover	IC
Invert Level	IL
Lamp Post	LP
Manhole	MH
Marker	MK
Name Plate	NAP
Power Pole	PP
Rain water Pipe	RWP
Road Sign	RS
Rodding Eye	RE
Reinforced Steel Joint	RSJ
Soil Vent Pipe	SVP
Stop Valve	SV
Survey Station	STN
Telegraph Pole	TP
Tree Stump	TS
Trail Hole	TH
Unable To Lift	UTL
Vent Pipe	VP
Water Valve	WV

Notes

All trees are identified where possible.
Species, spread, height and girth
are indicative only.

Drainage has been surveyed where found,
and traced where possible.

Eaves and ridge heights of surrounding buildings
have been surveyed where possible.

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pen colour 117.

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Albourne, Hassocks BN6 9DE

Client:
Riverdale Developments Ltd.

Drawing title:
Topographical Survey

Job No.: S25/10594	Dwg No.: S25/10594/10	Revision: -
Scale: 1:200	Date: September 2025	Drawn by: W.M.

Grid & Levels related to:
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Topographical Survey Legend

Hedge	Telephone line
Undergrowth	Power line
Tree	Banking
Bush	Contour line 6.4
Building	Survey Station Δ 1:5
Glass Building	Level
Open Building	
Ordnance Survey Benchmark	
Foul Drainage	
Storm Drainage	

Abbreviations

Animal Set	Sett
Air Valve	AV
Borehole	BH
Bus Stop	BS
Cover Level	CL
Earth Road	ER
Electricity Pole	EP
Fire Hydrant	FH
Inspection Cover	IC
Invert Level	IL
Lamp Post	LP
Manhole	MH
Marker	MK
Name Plate	RNP
Power Pole	PP
Rain water Pipe	RWP
Road Sign	RS
Rodding Eye	RE
Reinforced Steel Joint	RSJ
Soil Vent Pipe	SVP
Stop Valve	SV
Survey Station	STN
Telegraph Pole	TP
Tree Stump	TS
Triable To Lift	TH
Vent Pipe	VP
Water Valve	WV

Notes

All trees are identified where possible. Species, spread, height and girth are indicative only.

Drainage has been surveyed where found, and traced where possible.

Eaves and ridge heights of surrounding buildings have been surveyed where possible.

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Scale

0 5 10 Metres

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Client:
Riverdale Developments Ltd.

Drawing title:
Topographical Survey

Job No.: 525/10594 **Dwg No.:** 525/10594/11 **Revision:**

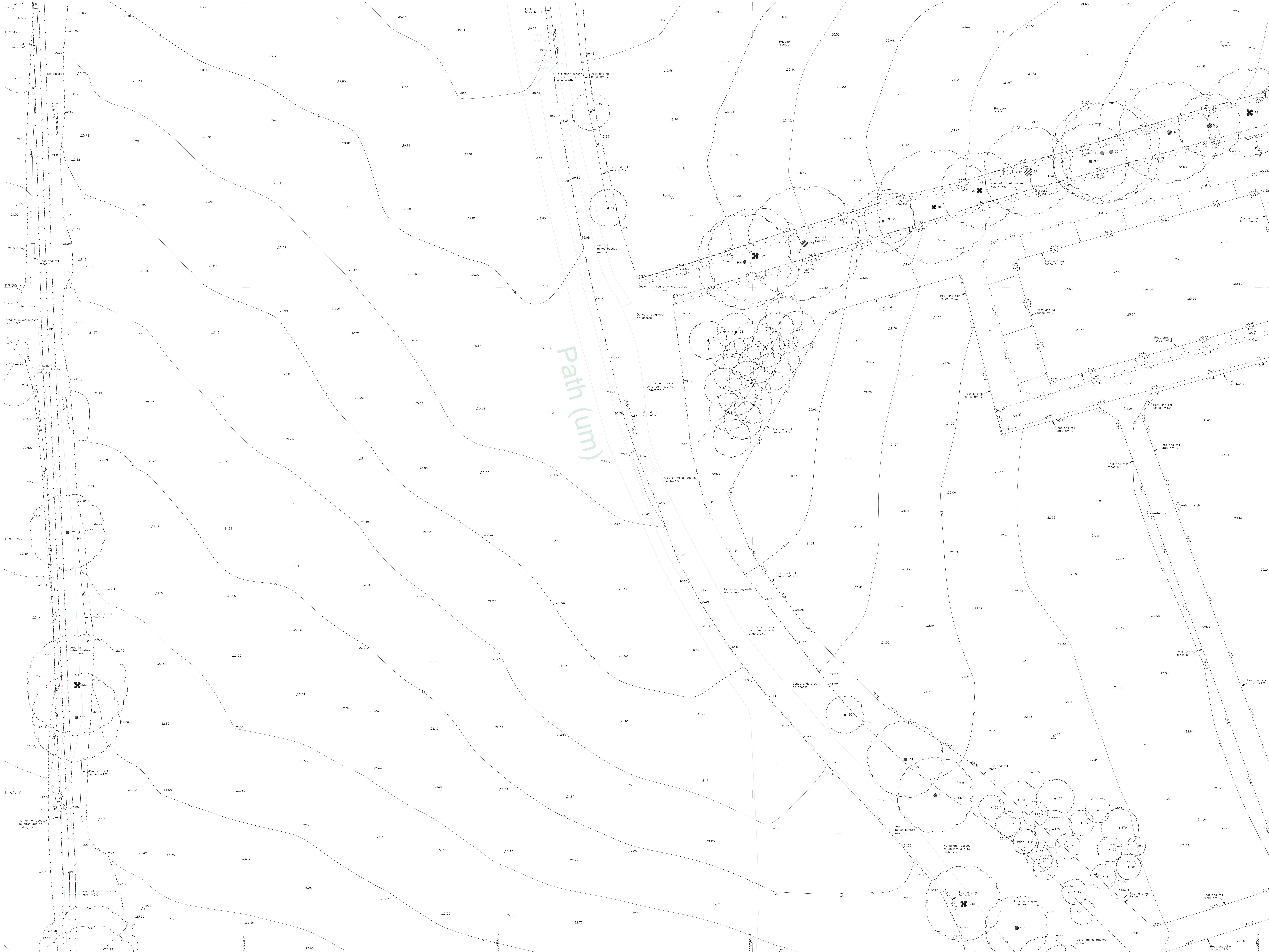
Scale: 1:200 **Date:** September 2025 **Drawn by:** W.M.

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Topographical Survey Legend

Hedge	Telephone line
Undergrowth	Power line
Tree	Banking
Bush	Contour line 6:4
Building	Survey Station
Glass Building	Gate
Open Building	Level

Ordnance Survey Benchmark
Foul Drainage
Storm Drainage

Abbreviations

Animal Set	Sett
Air Valve	AV
Borehole	BH
Bus Stop	BS
Cover Level	CL
Earth Rod	ER
Electricity Pole	EP
Fire Hydrant	FH
Inspection Cover	IC
Invert Level	IL
Lamp Post	LP
Manhole	MH
Marker	MK
Name Plate	RNP
Power Pole	RVP
Rain water Pipe	RWP
Road Sign	RS
Rodding Eye	RE
Reinforced Steel Joint	RSJ
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Stop Valve	SV
Survey Station	STN
Telegraph Pole	TP
Tree Stump	TS
Trial Hole	TH
Unable To Lift	UTL
Vent Pipe	VP
Water Valve	WV

Notes
All trees are identified where possible. Species, spread, height and girth are indicative only.
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Project :
Land at West House Farm & Gunners, Albourne, Hassocks BN6 9DE

Client :
Riverdale Developments Ltd.

Drawing title :
Topographical Survey

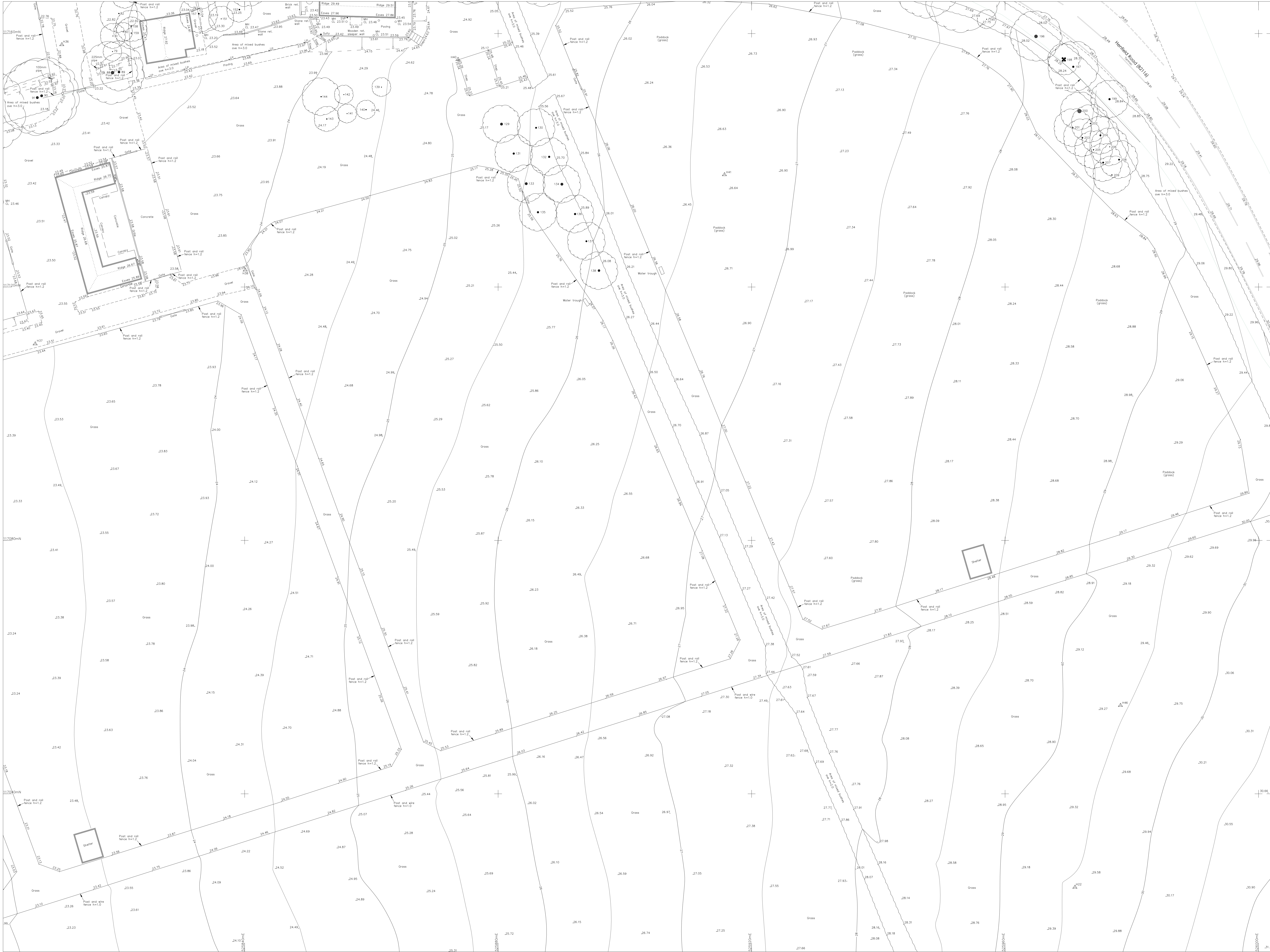
Job No. : S25/10594	Dwg No. : S25/10594/12	Revision : -
Scale : 1:200	Date : September 2025	Drawn by : W.M.

Grid & Levels related to :
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Topographical Survey Legend

Hedge		Telephone line	
Undergrowth		Power line	
Tree		Banking	
Bush		Contour line	
Building		Survey Station	
Glass Building		Gate	
Open Building		Level	

Ordnance Survey Benchmark
Foul Drainage
Storm Drainage

Abbreviations

Animal Set	Sett
Air Valve	AV
Borehole	BH
Bus Stop	BS
Cover Level	CL
Earth Rod	ER
Electricity Pole	EP
Fire Hydrant	FH
Inspection Cover	IC
Invert Level	IL
Lamp Post	LP
Manhole	MH
Marker	MK
Name Plate	NRP
Power Pole	PP
Rain water Pipe	RWP
Road Sign	RS
Rodding Eye	RE
Reinforced Steel Joint	RSJ
Soil Vent Pipe	SVP
Stop Valve	SV
Survey Station	STN
Telegraph Pole	TP
Tree Stump	Stump
Trial Hole	TH
Unable To Lift	UTL
Vent Pipe	VP
Water Valve	WV

Notes
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Eaves and ridge heights of surrounding buildings have been surveyed where possible.
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Scale
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Project:
Land at West House Farm & Gunners, Albourne, Hassocks BN6 9DE

Client:
Riverdale Developments Ltd.

Drawing title:
Topographical Survey

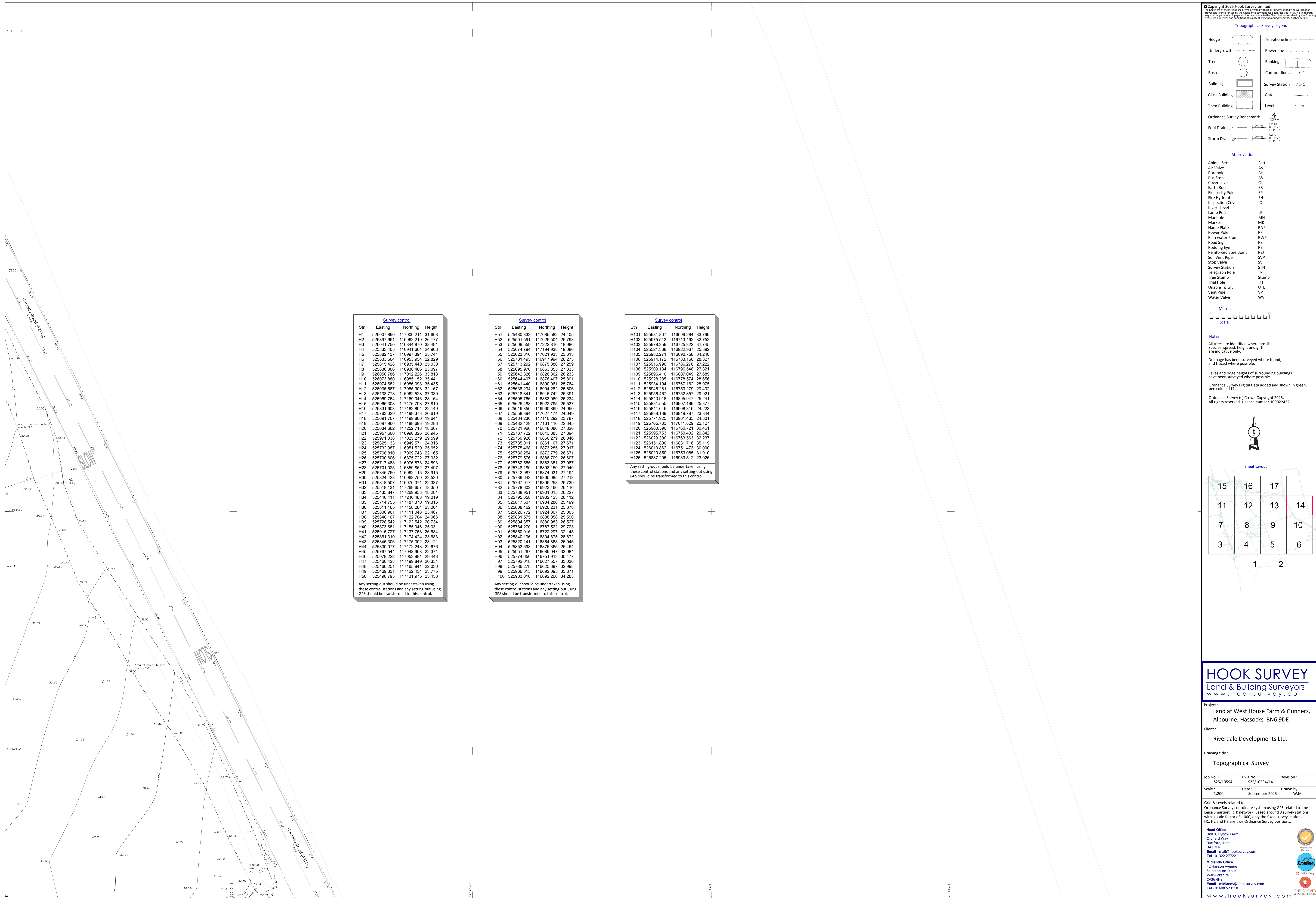
Job No.	Dwg No.	Revision:
S25/10594	S25/10594/13	
Scale:	Date:	Drawn by:
1:200	September 2025	W.M.

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Topographical Survey Legend

Hedge	Telephone line
Undergrowth	Power line
Tree	Banking
Bush	Contour line
Building	Survey Station
Glass Building	Gate
Open Building	Level
Ordinance Survey Benchmark	
Foul Drainage	
Storm Drainage	

Abbreviations

Animal Sett	Sett
Air Valve	AV
Borehole	BH
Bus Stop	BS
Cover Level	CL
Earth Rod	ER
Electricity Pole	EP
Fire Hydrant	FH
Inspection Cover	IC
Invert Level	IL
Lamp Post	LP
Manhole	MH
Marker	MK
Name Plate	RNP
Power Pole	PP
Rain water Pipe	RWP
Road Sign	RS
Rodding Eye	RE
Reinforced Steel Joint	RSJ
Soil Vent Pipe	SV
Stop Valve	SV
Survey Station	STN
Telegraph Pole	TP
Tree Stump	TS
Tri-Hole	UHL
Unable To Lift	UTL
Vent Pipe	VP
Water Valve	WV

Notes
All trees are identified where possible. Species, spread, height and girth are indicative only.
Drainage has been surveyed where found, and traced where possible.
Eaves and ridge heights of surrounding buildings have been surveyed where possible.
Ordinance Survey Digital Data added and shown in green, pen colour 117.
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Sheet Layout

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7	8	9	10
3	4	5	6
	1	2	

HOOK SURVEY
Land & Building Surveyors
www.hooksurvey.com

Project :
Land at West House Farm & Gunners, Albourne, Hassocks BN9 9DE

Client :
Riverdale Developments Ltd.

Drawing title :
Topographical Survey

Job No. : S25/10594	Dwg No. : S25/10594/15	Revision :
Scale : 1:200	Date : September 2025	Drawn by : W.M.

Grid & Levels related to :
Ordinance Survey coordinate system using GPS related to the Leica Smartnet RTK network. Based around 3 survey stations with a scale factor of 1.000, only the fixed survey stations H1, H2 and H3 are true Ordinance Survey positions.

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Survey control			
Stn	Easting	Northing	Height
H1	526007.890	117000.211	31.603
H2	525897.661	116862.210	28.177
H3	525804.750	116844.870	38.491
H4	525833.405	116941.661	24.908
H5	525882.137	116997.394	25.741
H6	525833.664	116953.954	22.829
H7	525815.428	116935.440	25.030
H8	525836.306	116938.486	23.097
H9	526050.786	117012.226	33.813
H10	526073.880	116985.152	35.441
H11	526074.682	116986.096	35.435
H12	526038.567	117055.908	32.167
H13	526138.773	116962.528	37.339
H14	525969.754	117169.046	26.164
H15	525965.308	117176.788	27.810
H16	525831.603	117182.894	22.149
H17	525763.329	117199.373	20.619
H18	525691.707	117199.800	19.641
H19	525697.866	117188.693	19.283
H20	525634.662	117252.710	19.867
H21	525957.600	116990.328	28.945
H22	525971.038	117025.279	29.599
H23	525825.133	116940.571	24.316
H24	525732.987	116951.529	25.652
H25	525768.810	117009.743	22.165
H26	525730.608	116875.722	27.032
H27	525717.488	116976.873	24.893
H28	525701.025	116859.862	27.497
H29	525845.760	116962.115	23.915
H30	525824.428	116963.750	22.530
H31	525818.507	116976.371	22.337
H32	525518.131	117269.657	16.360
H33	525435.847	117269.953	18.281
H34	525448.411	117240.488	19.019
H35	525714.755	117187.370	19.316
H36	525811.165	117158.284	23.004
H37	525808.961	117111.040	23.467
H38	525840.107	117122.704	24.066
H39	525728.542	117122.542	20.734
H40	525873.681	117155.946	25.031
H41	525915.727	117137.758	26.684
H42	525861.310	117174.424	23.683
H43	525845.308	117175.302	23.121
H44	525830.077	117172.243	22.676
H45	525767.544	117048.968	22.371
H46	525978.222	117053.981	20.443
H47	525460.428	117199.849	20.354
H48	525460.251	117165.941	22.030
H49	525469.531	117122.454	23.775
H50	525496.793	117131.975	23.453

Any setting-out should be undertaken using these control stations and any setting-out using GPS should be transformed to this control.

Survey control			
Stn	Easting	Northing	Height
H51	525480.332	117085.582	24.405
H52	525501.591	117026.504	25.793
H53	525970.259	117222.810	18.986
H54	525674.794	117194.938	19.086
H55	525623.810	117021.933	23.613
H56	525781.495	116917.984	26.273
H57	525713.292	116875.880	27.259
H58	525695.970	116853.355	27.333
H59	525642.826	116826.862	26.233
H60	525644.407	116878.407	25.891
H61	525641.440	116860.961	25.764
H62	525638.294	116904.282	25.606
H63	525718.841	116915.742	26.391
H64	525595.766	116883.099	25.234
H65	525625.468	116922.796	25.537
H66	525616.350	116960.869	24.950
H67	525558.384	117027.174	24.649
H68	525484.230	117110.292	23.787
H69	525482.429	117161.410	22.345
H70	525721.966	116940.086	27.926
H71	525737.722	116843.883	27.894
H72	525760.926	116850.279	28.046
H73	525785.011	116891.107	27.671
H74	525775.468	116873.285	27.017
H75	525786.254	116872.779	26.671
H76	525779.576	116866.709	26.607
H77	525762.555	116883.351	27.087
H78	525748.180	116898.150	27.040
H79	525742.987	116874.031	27.194
H80	525739.643	116865.085	27.213
H81	525767.917	116895.236	26.739
H82	525776.602	116923.460	26.115
H83	525788.951	116901.015	26.227
H84	525785.698	116902.123	26.112
H85	525817.507	116904.280	25.499
H86	525808.462	116920.231	25.378
H87	525826.772	116924.307	25.005
H88	525831.575	116888.058	25.590
H89	525804.357	116880.983	26.527
H90	525784.270	116787.522	29.723
H91	525850.016	116722.297	32.145
H92	525840.196	116804.875	28.872
H93	525820.141	116864.868	26.945
H94	525853.698	116875.365	25.464
H95	525951.267	116869.047	33.984
H96	525774.650	116751.913	30.477
H97	525792.018	116627.557	33.030
H98	525786.278	116625.387	32.995
H99	525962.315	116692.085	33.871
H100	525983.810	116692.260	34.283

Any setting-out should be undertaken using these control stations and any setting-out using GPS should be transformed to this control.

Survey control			
Stn	Easting	Northing	Height
H101	525981.807	116699.284	33.799
H102	525975.513	116713.462	32.752
H103	525970.259	116725.322	31.745
H104	525521.368	116922.967	25.892
H105	525982.271	116690.758	34.240
H106	525914.172	116783.160	28.337
H107	525916.990	116786.276	27.222
H108	525909.134	116796.548	27.821
H109	525896.410	116807.049	27.689
H110	525928.285	116778.574	28.656
H111	525934.194	116767.162	28.975
H112	525945.281	116759.279	29.402
H113	525956.467	116752.357	29.921
H114	525940.919	116959.947	25.241
H115	525831.555	116907.189	25.377
H116	525841.646	116908.316	24.223
H117	525939.139	116919.787	23.844
H118	525771.925	116961.465	24.801
H119	525765.733	117011.829	22.127
H120	525983.596	116760.721	30.461
H121	525995.753	116750.402	29.842
H122	526029.300	116763.563	32.237
H123	526151.800	116831.716	35.119
H124	526010.862	116751.473	30.000
H125	526029.850	116753.085	31.010
H126	525837.295	116939.912	23.026

Any setting-out should be undertaken using these control stations and any setting-out using GPS should be transformed to this control.

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Lamp Post	LP
Manhole	MH
Marker	MK
Name Plate	RNP
Power Pole	PP
Rain Water Pipe	RWP
Road Sign	RS
Rodding Eye	RE
Reinforced Steel Joint	RSJ
Soil Vent Pipe	SVP
Stop Valve	SV
Survey Station	STN
Telegraph Pole	TP
Tree Stump	TS
Triumph	TH
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Water Valve	WV

Notes

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Ordnance Survey Digital Data added and shown in green, pen colour 117.

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Sheet Layout

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HOOK SURVEY
Land & Building Surveyors
www.hooksurvey.com

Project :
Land at West House Farm & Gunners, Albourne, Hassocks BN6 9DE

Client :
Riverdale Developments Ltd.

Drawing title :
Topographical Survey

Job No. : S25/10594 **Dwg No. :** S25/10594/J6 **Revision :**

Scale : 1:200 **Date :** September 2025 **Drawn by :** W.M.

Grid & Levels related to :
Ordnance Survey coordinate system using GPS related to the Leica Smartnet RTK network. Based around 3 survey stations with a scale factor of 1.000, only the fixed survey stations H1, H2 and H3 are true Ordnance Survey positions.

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NOTES
Survey accurate at time of site attendance. Do not scale from printed drawings except for planning purposes.

Grid is based on ordnance survey national grid fixed by GPS satellite active network.
Levels are related to the ordnance survey GPS active Network and transformed using the OSGM15 & OSTN15 model.

Drainage pipe sizes (where shown) have been gauged from the surface for safety reasons and should be regarded as approximate only.

Tree species (where shown) should be treated with caution and expert identification is advised.

Although this is a digital survey the accuracy and amount of detail shown is only commensurate with the graphical scale of mapping as specified. Care should be exercised when working to larger scales.

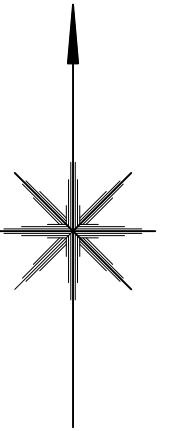
Visible features in the vicinity of the boundaries as shown above, may not represent the extent of legally conveyed ownership.

Whilst every effort has been made to achieve accuracy on this plan, CRUCIAL clearance dimensions, levels and invert levels should be checked prior to design and construction.

Areas of dense undergrowth cannot be surveyed in detail; these areas will be shown in outline only and marked as 'dense undergrowth' on the plan.

Kerb levels have been taken on the top of the channel.

0 2 4 6 8 10
SCALE 1:200



partial site plan 1:200

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07717 205 388

project: Westhouse Farm, Sayers Common, BN6 9DE
client: Manorwood job ref: S3051
title: Topographic survey scale 1:50 & 1:100 @A1
date February '25 dwg no: EX01 rev: