

Technical Note 1: LPA Comment Response

Site: West House Farm, Hassocks
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Date: 22 May 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 key points from the LPA's comments are as per the following:
- ▶ Safe access/egress not demonstrated, with site access at high surface water flood risk linked to a culverted watercourse.
 - ▶ Insufficient information to show a compliant SuDS strategy, including lack of attenuation, discharge details, and exceedance routing.
 - ▶ No evidence that a receiving watercourse is suitable or has capacity, and consent may be required.
 - ▶ Proposed gravel construction is not justified or demonstrated to be permeable or policy compliant.
 - ▶ Feasibility of the proposed treatment plant and discharge option has not been demonstrated.
- 1.3 The full comment can be found in **Appendix A**.
- 1.4 This technical note will review the comments received and outline any amendments made in response.

2.0 Safe Access and Egress

- 2.1 With reference to the EA's risk of Flooding from Surface Water (RoFSW) map most of the site is in the very low surface water flood risk category (areas less than the 1 in 1000-year return period). However, there is a small area along the entrance of the site which falls into the low, medium and high surface water risk category (areas between the 1 in 30- year return period and the 1 in 1000-year return period) which is where the ordinary watercourse is culverted below the existing site access road.
- 2.2 The client is currently pursuing a planning application for the land surrounding this development site. As part of the process, Ardent was commissioned to model the drainage ditch across the broader area, this includes the section culverted beneath the access road to the site. Ardent has prepared a dedicated report for West House Farm to assess flood depths and associated hazards affecting the access road, details of which are provided in **Appendix B**.
- 2.3 Hydraulic modelling for the 1% AEP event including a 45% climate change allowance indicates that flooding is limited to a short section of the proposed access road (approximately 25m in length) in the vicinity of the existing culvert, where localised depths of up to 0.369m are predicted. Flood hazard across the majority of the access route is classified as 'very low', with a localised increase in hazard in the immediate vicinity of the culvert.
- 2.4 However, it is noted that ground levels in this area have been underestimated within the model due to interpolation artefacts, and therefore both predicted flood depths and hazard are considered to be conservative and likely overestimated. On this basis, and given the limited spatial extent of flooding, the access is considered to remain passable during the design event and is acceptable for the proposed development in accordance with relevant planning and flood risk guidance.

3.0 Proposed Surface Water Drainage Strategy

Site Areas

- 3.1 The site areas to undergo development are to be assessed as follows in Table 3.1:

Table 3.1 – Impermeable Areas

Breakdown of Site Areas	Existing (ha)	Proposed (ha)	Difference (ha)
Buildings	0.0570	0.0500	- 0.0070
Hardstanding	0.0615	0.1489	+ 0.0874
Total	0.1185	0.1989	+ 0.0804

Brownfield Runoff Rate

- 3.2 The site currently comprises of a mix of modern farm buildings, a barn, and stables. Therefore, to understand the existing runoff rates from the site, the brownfield runoff rates have been calculated using the Modified Rational Method with rainfall intensities for different return periods extracted from Table 1(a) of the Transport and Road Research Laboratory Report – Estimated Rainfall for Drainage Calculations in the United Kingdom (TRRL Report LR 595) by C. P. Young.
- 3.3 The Modified Rational Method Equation is:

$$Q_n = 2.78CiA$$

Where:

C = Runoff Coefficient (which is assumed to be '1' in this case to represent impermeable areas)

i_n = Rainfall intensity for a ***n*** return period (mm/hr) as prescribed by Table 1(a) of TRRL LR 595

A = Impermeable Area

Q_n = Runoff for ***n*** return period

The rainfall intensities for different return periods extracted from Table 1(a) of TRRL Report LR 595 are:

i₁ = 50.8 mm/hr

i₃₀ = 113.02 mm/hr

i₁₀₀ = 143.9 mm/hr

- 3.4 Using the above calculation and inputs, the brownfield runoff rate for the existing impermeable area of 0.1185 ha are as follows in Table 3.2.

Table 3.2 – Brownfield Runoff Rate From Existing Impermeable Areas

Return Period	1 in 1	1 in 30	1 in 100
Discharge Rate (l/s)	16.74 l/s	37.23 l/s	47.41 l/s

- 3.5 These brownfield runoff rates are substantial. Even the existing 1 in 1-year runoff rate from the site is 16.74 l/s. The development at West House Farm will look to offer a betterment over the existing runoff rates outlined above.

Greenfield Runoff Rate

- 3.6 The greenfield runoff rates have been calculated using the Flood Estimation Handbook (FEH) 2025 statistical method. The QMED and QBar calculation uses the following catchment descriptors and variables:

- ▶ Site Location
- ▶ SAAR9120 – Standard Average Annual Rainfall 1991 – 2020 (mm)
- ▶ SPR Host - Standard percentage runoff derived from HOST soils data
- ▶ URBEXT - The extent of urban and suburban cover
- ▶ BFIHOST19scaled - Baseflow index derived from Hydrology of Soil Types (HOST) soils data
- ▶ FARL - Index of flood attenuation due to reservoirs and lakes (=1.0)
- ▶ Catchment Area – Hectares

- 3.7 The QMED calculation sheet for the proposed impermeable area is included in **Appendix C**. This is summarised in Table 3.3 below

Table 3.3 – QMED Runoff Rate

Impermeable Area (ha)	QMED (l/s)	QBar (l/s)
0.1989	1.5	1.7

- 3.8 The QMED value is the peak rate of flow from a catchment for the median annual flood (a return period of 1:2 years) which has been used in the drainage strategy as the desired flow restriction rate.
- 3.9 The development site also has significant existing surface water runoff rates, as calculated above. It is proposed to establish a discharge rate that provides betterment over the 1 in 1-year brownfield runoff rate of 16.74 l/s.
- 3.10 By providing betterment, the development's overall discharge rate will be reduced by 64% of the existing 1 in 1-year rainfall event for all storms, going from 16.74 l/s down to 6.0 l/s. The betterment will therefore increase with the return period of the rainfall event (i.e. in the 1 in 100-year rainfall event the runoff rate for the site will not increase beyond 64% of the 1 in 1-year brownfield runoff rate, thus the benefit increases as the intensity of rainfall increases).

Proposed Surface Water Drainage Strategy

- 3.11 The desk-based geology information indicates that infiltration will not be feasible at the site due to the clay-based geology (Weald Clay). Therefore, infiltration cannot be considered a viable means of surface water discharge for the development.
- 3.12 Therefore, the drainage strategy for the development will look to use System C 'non-infiltration' pervious surface with the discharge of surface water at a controlled rate to the existing ditch, which is culverted beneath the site access road. The watercourse continues north beneath Henfield Road, before turning northwest and ultimately joining the main river, the River Adur.
- 3.13 The proposed development will include the incorporation of rainwater harvesting measures to further enhance drainage performance.

- 3.14 The revised MicroDrainage calculations can be seen in **Appendix D**, and the corresponding updates are reflected in the proposed surface water drainage strategy drawing in **Appendix E**.
- 3.15 It is intended to use a permeable surface for the driveway. The design features of the permeable surface is as follows:
- ▶ Total Area: 1,358m²
 - ▶ 300mm MOT type 3 (nominal porosity = 30%)
 - ▶ Separating Geotextile
- 3.16 The total depth of the permeable surface is 300mm. Surface water falling directly onto the permeable surface will drain towards the flow control and be discharged into the existing drainage ditch, which is culverted beneath the site access road, at a rate of 6.0 l/s.
- 3.17 An Ordinary Watercourse Consent (OWC) will be obtained, if required.

Design Criteria

- 3.18 This ensures that the current drainage strategy accords with local policy requirements (as well as those of the NPPF). In brief, this includes:
- ▶ Using FEH Annual Maximum Catchment data rather than FSR data. It should be noted that FEH 2022 has been used, although MicroDrainage does not acknowledge this dataset and assumes that it is 2013 and labels it as such.
 - ▶ Using a runoff coefficient (CV) value of 1.0 in all hydraulic modelling (for both summer and winter storms, both of which have been assessed in the model).
 - ▶ The full suite of rainfall events has been used (up to the 5,760-minute storm, which is maximum allowable when using FEH data).

Surface Water Runoff Quality

- 3.19 The NPPF states that development should not have a detrimental impact on the environment, including the water environment. The technical guidance to the NPPF provides further advice on the benefits of ensuring runoff quality is to an appropriate standard.
- 3.20 The CIRIA SuDS Manual provides guidance on the treatment of surface water runoff. With regards to the proposed development, Table 4.3 of the CIRIA SuDS Manual rates the pollution hazard from roof water runoff as 'very low'. The only requirement for roof water runoff is the removal of gross solids and sediments, which would be achieved using catchpits and silt traps throughout the drainage network and upstream of where permeable surfacing is used.
- 3.21 With regards to the driveway, Table 4.3 of the CIRIA SuDS Manual rates the pollution hazard from residential car parking and low traffic roads as 'low'. To mitigate a 'low' pollution hazard, the CIRIA SuDS Manual recommends using a simple index approach in line with Section 26.7.1. This is discussed, below.
- 3.22 Table 26.2 of the CIRIA SuDS Manual provides pollution hazard indices for different land use classifications. The land use classifications that require consideration for the proposed development site are in Table 3.4, on the next page.

Table 3.4: Excerpt from Table 26.2 of CIRIA SuDS Manual

Land Use	Pollution Hazard Level	Total Suspended Solids (TSS)	Metals	Hydro-Carbons
Individual property driveways, residential car parks, low traffic roads (e.g. cul-de-sacs, home zones and general access roads) with less than 300 traffic movements per day.	Low	0.5	0.4	0.4

- 3.23 To deliver adequate pollution treatment and mitigation, the CIRIA SuDS Manual recommends using a SuDS component that has a total pollution mitigation index (for each contaminant type) that equals or exceeds the pollution hazard index (for each contaminant type).
- 3.24 Table 26.3 of the CIRIA SuDS Manual provides indicative SuDS mitigation indices for each SuDS type when discharging to surface waters. Table 3.5, below, which is an excerpt from Table 26.3, shows the mitigation indices for permeable pavements.

Table 3.5: Pollution Mitigation Indices for Permeable Pavements

Type of pollution removal component	Total Suspended Solids (TSS)	Metals	Hydro-Carbons
Permeable Pavements	0.7	0.6	0.7

- 3.25 The mitigation indices for a permeable pavement exceed or match the highest pollution hazard index figures from Table 3.4, which shows how the permeable surfaces ensure all pollution hazards are completely mitigated.

Residual Risk and Infrastructure Maintenance

- 3.26 Whilst the drainage strategy for the site has been designed to current standards, there would remain a small residual risk of flooding due to blockage or failure of on-site infrastructure. Therefore, appropriate and regular maintenance of the drainage infrastructure should be undertaken by the site management company or their agents (and the residents, where applicable).
- 3.27 To assist with this process, a Drainage Management and Maintenance plan has been prepared, which sets out the principles for the long-term management and maintenance of the proposed surface water drainage system on the development. The Drainage Management and Maintenance Plan can be seen in [Appendix F](#).
- 3.28 The purpose of this document is to ensure that those responsible for site maintenance have a robust inspection and maintenance plan going forwards. This will help ensure the optimum operation of the surface water drainage system and that it will be regularly maintained for the lifetime of the development. This will contribute to reducing the risk of surface water flooding both on- and off-site.

Exceedance Events

- 3.29 Exceedance events are those greater than the design rainfall event (i.e., greater than the 1 in 100-year rainfall event plus 45% for climate change).
- 3.30 Any rainfall events greater than the design rainfall event may cause flooding due to them 'exceeding' the capacity of the drainage system. In this situation it is imperative to check whether flooding would occur and,

if so, whether it needs to be contained on site. Exceedance flows should not ingress into any properties on site and should not cause nuisance to any neighbouring sites or buildings.

- 3.31 Should an exceedance event cause the drainage system to surcharge, the topography of the site and the road network would direct surface water flows and, using these factors as a guide, a high-level plan of exceedance flows has been produced to show the pathway that exceedance flows would take across the site. This can be seen in **Appendix G**.
- 3.32 The receptor for exceedance would be the area to the north, which is also within the same land ownership of the site, and thereafter there are no properties or infrastructure that could be affected. Therefore, exceedance would not impact any infrastructure or third-party land.

New SuDS Standards

- 3.33 How the surface water drainage strategy meets the new national standards for SuDS is outlined in Table 3.6, on the next page.

Table 3.6 - Compliance with the New National Standards for SuDS

Standard	Method	Compliance
1	Runoff Destinations	The site complies with Priority 1 in the collection and reuse of water within the rainwater harvesting system. The site also complies with Priority 3 with the proposed discharge of surface water runoff to the nearby drainage ditch.
2	Management of Everyday Rainfall (Interception)	The proposed surface water drainage strategy will provide interception by utilising the following SuDS: Rainwater Harvesting and Permeable surface.
3	Management of Extreme Rainfall And Flooding	The hydraulic modelling carried out in MicroDrainage shows that the proposed development can manage all surface water (with inclusions for climate change) can be attenuated and discharged at 64% of the Brownfield runoff rate for the existing 1 in 1-year rainfall event for all storms.
4	Water Quality	The rainwater harvesting system enhances water quality by filtering out sediment, debris, and other pollutants through a combination of leaf guards, pre-tank filtration, and first-flush diversion, which prevent coarse solids and organic matter from entering the tank. Fine particles are further removed via sedimentation and flotation within the storage tank, ensuring that only cleaner, higher-quality water is supplied for reuse. This source-control filtration improves runoff quality before it enters the wider drainage network, supporting compliance with Standard 4 – Water Quality of the National SuDS Standards and the CIRIA SuDS Manual.
5	Amenity	The proposed development will use compacted shingle, which complements the rural landscape, for all hardstanding areas. This choice of material not only blends visually with the surrounding countryside, maintaining the site's natural character, but also supports sustainable drainage objectives. By selecting compacted shingle, the project aligns with SuDS principles, enhancing both aesthetic and functional aspects of the landscape, and providing a robust solution for everyday access and vehicular movement.
6	Biodiversity	Rainwater harvesting supports biodiversity by reducing stormwater runoff, which in turn lowers erosion, sedimentation, and pollution in nearby watercourses, helping to protect sensitive aquatic habitats. It also promotes healthier vegetation by supplying naturally soft, chemical-free water that supports stronger plant growth and improves habitat quality for pollinators, birds, and other wildlife, while enhancing local ecological resilience.
7	Design of Drainage for Construction, Operation, Maintenance, Decommissioning and Structural Integrity	By using surface-level SuDS in the drainage strategy, a system that is safe to construct and is sustainable to use and maintain, and safely integrates into the development, has been specified. A clear and detailed management and maintenance plan has been produced, which specifies how the drainage system should be maintained in perpetuity.

4.0 Foul Water Drainage

- 4.1 The proposed development will be served by a private on-site foul water drainage system, as connection to the public foul sewer network is not available or practicable at this location. Foul effluent generated by the development will be collected via a separate foul drainage system and conveyed to a package sewage treatment plant.

- 4.2 The sewage treatment plant will be sized in accordance with British Water – Flows and Loads and will comply with BS EN 12566 for small wastewater treatment systems. Treated effluent will either discharge to a drainage field via infiltration to ground or to a nearby watercourse. The final specification of the sewage treatment plant, discharge location, and method of discharge will be confirmed at the detailed design stage, with full details to be secured by planning condition.
- 4.3 The foul water drainage system will be designed and installed to comply with the Environment Agency's General Binding Rules for Small Sewage Discharges. If necessary, an application for an Environmental Permit will be submitted.
- 4.4 The sewage treatment plant and associated drainage infrastructure will be installed, operated and maintained in accordance with the manufacturer's recommendations. A long-term management and maintenance regime will be implemented for the lifetime of the development, with responsibility resting with the site owner or an appointed management company.
- 4.5 The location of the package sewage treatment plan can be seen in the proposed surface water drainage strategy plan in **Appendix E**. The sewage treatment plant will be positioned a minimum of 7 m from the building in accordance with Building Regulations guidance.
- 4.6 Overall, the proposed foul water drainage strategy is considered acceptable in principle, with the detailed design of the sewage treatment plant, discharge arrangements, and evidence of compliance with the Environment Agency's General Binding Rules to be secured through appropriately worded planning conditions.

5.0 Summary and Conclusions

- 5.1 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.
- 5.2 The EA mapping shows the site is mostly at very low surface water flood risk, with a small higher-risk area at the entrance where the culvert is located. Modelling by Ardent shows that flooding would only affect a short section of the access road (about 25 m) in an extreme event, with shallow depths and very low risk elsewhere. As the model is likely to overestimate flooding, the access should still be usable and is considered acceptable.
- 5.3 The drainage strategy will use a non-infiltration permeable surface, with surface water discharged at a controlled rate to the existing ditch beneath the access road, which ultimately drains to the River Adur. Rainwater harvesting will also be included to improve performance, and runoff will pass through a 300 mm deep permeable layer before being discharged at 6.0 l/s. An Ordinary Watercourse Consent (OWC) will be obtained if required.
- 5.4 The development will be served by a private foul drainage system, with effluent treated by a package sewage treatment plant designed in accordance with British Water standards and BS EN 12566, located at least 7 m from any building in line with Building Regulations. Treated flows will discharge to ground or a nearby watercourse in compliance with the Environment Agency's General Binding Rules, with an Environmental Permit obtained if required. The system will be installed and maintained in accordance with manufacturer guidance, with details secured at the detailed design stage; overall, the strategy is considered acceptable in principle.

Appendix A

LPA Comments

From: drainage <drainage@midsussex.gov.uk>
Sent: 21 April 2026 10:59:09 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.04.21 DM/25/3028 - West House Farm Henfield Road Albourne Hassocks
West Sussex BN6 9DE

Dear Katherine,

Thank you for reconsulting the Flood Risk and Drainage Team on the above application.

We have reviewed the Flood Risk Assessment and Surface Water Drainage Strategy by Motion (dated 23/03/2026) and have the following comments:

Flood risk

The applicant has confirmed that the site is located within Flood Zone 1 with an area of the site (in the vicinity of the proposed games room) shown to be at low risk of surface water flooding.

The proposed access and escape route (along the driveway/site access) is located within an area identified as being at high surface water flood risk, both for the present day and when accounting for climate change, which is understood to be associated with an ordinary watercourse which is culverted beneath the site access road.

Safe escape and egress

The applicant has failed to demonstrate that safe access and egress can be achieved throughout the lifetime of the development.

In the absence of bespoke surface water flood modelling (including the ordinary watercourse which is culverted beneath the driveway/ site access), we would expect the applicant to utilise the Environment Agency's Risk of Flooding from Surface Water hazard mapping, including climate change scenarios, to assess the flood hazard rating along the proposed access and escape route.

In particular, the assessment should consider the 1 in 1000 year plus climate change event (Low risk, 2040–2060 epoch), with the corresponding flood hazard mapping clearly overlain onto the site's proposed layout plans and proposed escape routes. This would allow us to determine if safe access and egress can be achieved during the design event, which has a maximum hazard rating of 0.75.

Alternatively, the applicant could carry out bespoke surface water flood modelling (including the ordinary watercourse which is culverted beneath the driveway/ site access), to demonstrate that the site access is safe for the modelled 1:100 year plus climate change for the lifetime of the development scenario.

On this basis, it has not been demonstrated that safe access and egress can be achieved.

Surface water

The BGS infiltration potential map shows the site to be in an area with low infiltration potential. Therefore, the use of infiltration drainage, such as permeable paving or soakaways, is unlikely to be possible on site.

The applicant proposes to manage surface water runoff in part by reducing the total roof area by approximately 49m², thereby reducing impermeable area and improving site drainage. While this reduction is noted, it does not substitute the need to provide sufficient attenuation for surface water runoff. Given the scale we would advise the applicant that the development is considered new build in terms of drainage potential.

The inclusion of rainwater harvesting is welcomed; however, this alone is not sufficient to manage runoff for the design storm event. The applicant must demonstrate that there is sufficient attenuation storage on site, with discharge rates restricted as close as reasonably practicable to the greenfield runoff rate.

Further information is required to demonstrate that the proposed drainage strategy complies with SuDS principles, including:

- Evidence of feasible discharge destination in accordance with the drainage hierarchy
- Indicative calculations to demonstrate sufficient attenuation storage
- Details of exceedance flow routing

If discharge to a watercourse is proposed, the applicant must demonstrate that:

- A watercourse is present and hydraulically connected to the wider catchment
- The channel has sufficient capacity
- Invert levels and outfall details support the proposed discharge

As a new discharge to an ordinary watercourse may be required, Ordinary Watercourse Consent (OWC) is likely to be needed.

In addition, the applicant refers to the use of compacted gravel within the drainage strategy. Further details are required to demonstrate that this element of the design is appropriate and policy compliant. In particular, the applicant must confirm that the proposed gravel surface is permeable and designed in accordance with SuDS principles, including suitable sub-base construction and infiltration characteristics. At present, insufficient information has been provided to confirm that the proposed arrangement will provide adequate permeability or pollution control.

Foul water Drainage

The development is proposed to be served by a package sewage treatment plant, with discharge to either a drainage field or nearby watercourse.

At this stage, the applicant must demonstrate that one of these options is feasible in principle.

Further information should be provided to confirm:

- Either confirm compliance with the Environment Agency's General Binding Rules or that a permit will be obtained

- A plan that demonstrates the minimum offset distances from buildings, boundaries, and water features can be achieved
- That the proposed system is suitable for the site conditions (e.g. a suitable infiltration rate or that the watercourse is suitable to connect into)

Advisory

Ordinary Water course consent:

The applicant is advised that if new surface / foul water discharge points are proposed into the ordinary watercourse, it is therefore important that any requirement for Ordinary Watercourse Consent (OWC) is fully considered before works are undertaken. OWC application details, including a link to guidance as to what classifies as a consentable structure/activity can be found here: [Ordinary watercourse land drainage consent - West Sussex County Council](#)

Upon receipt of this further information, we will review and give further comment.

Best Wishes

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

Appendix B

Ardent Modelling Report

Riverdale Development Ltd

Sayers Common - West Lane Farm

Modelling Technical Note

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

May 2026

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Modelling Technical Note

May 2026

Document Control Sheet

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
-	DRAFT	GA	LY	DRAFT	May 2026
-	FINAL	GA	LY	GA	May 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.

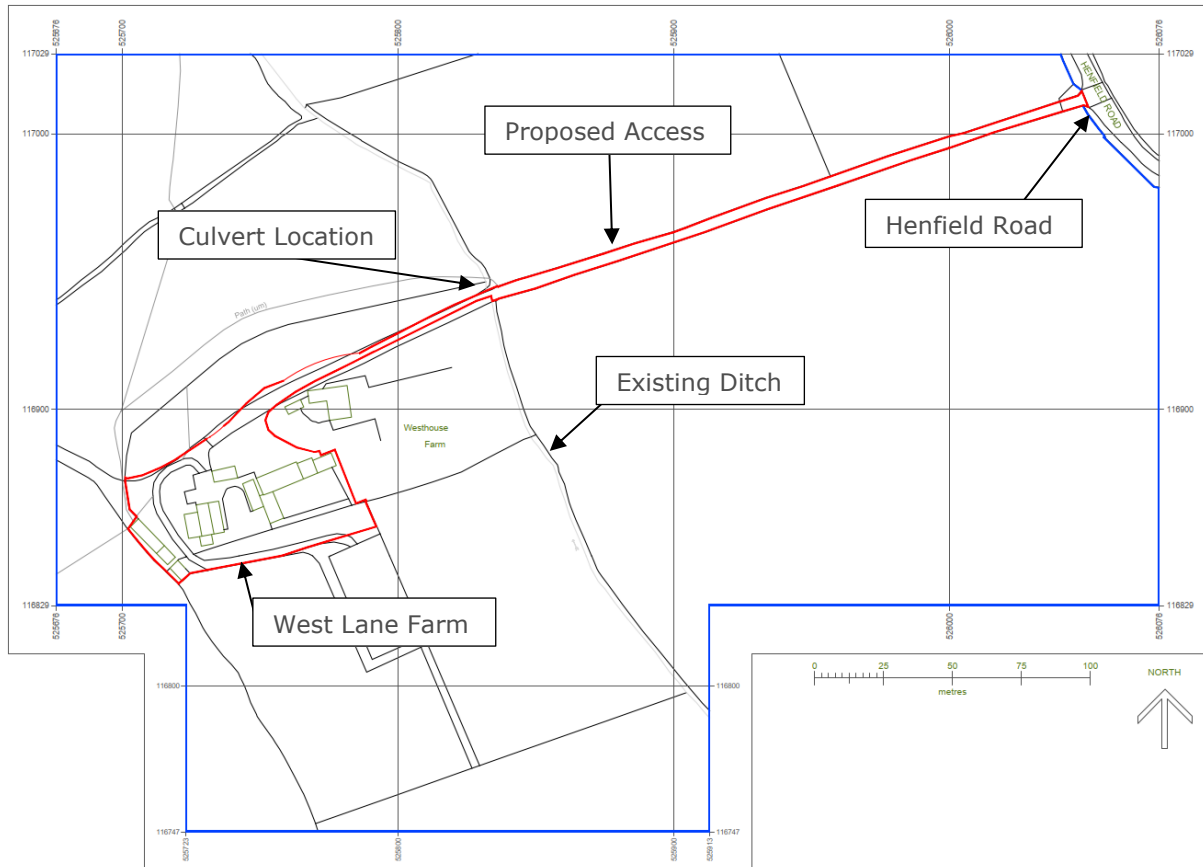


Figure 1-1: Site location plan

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.

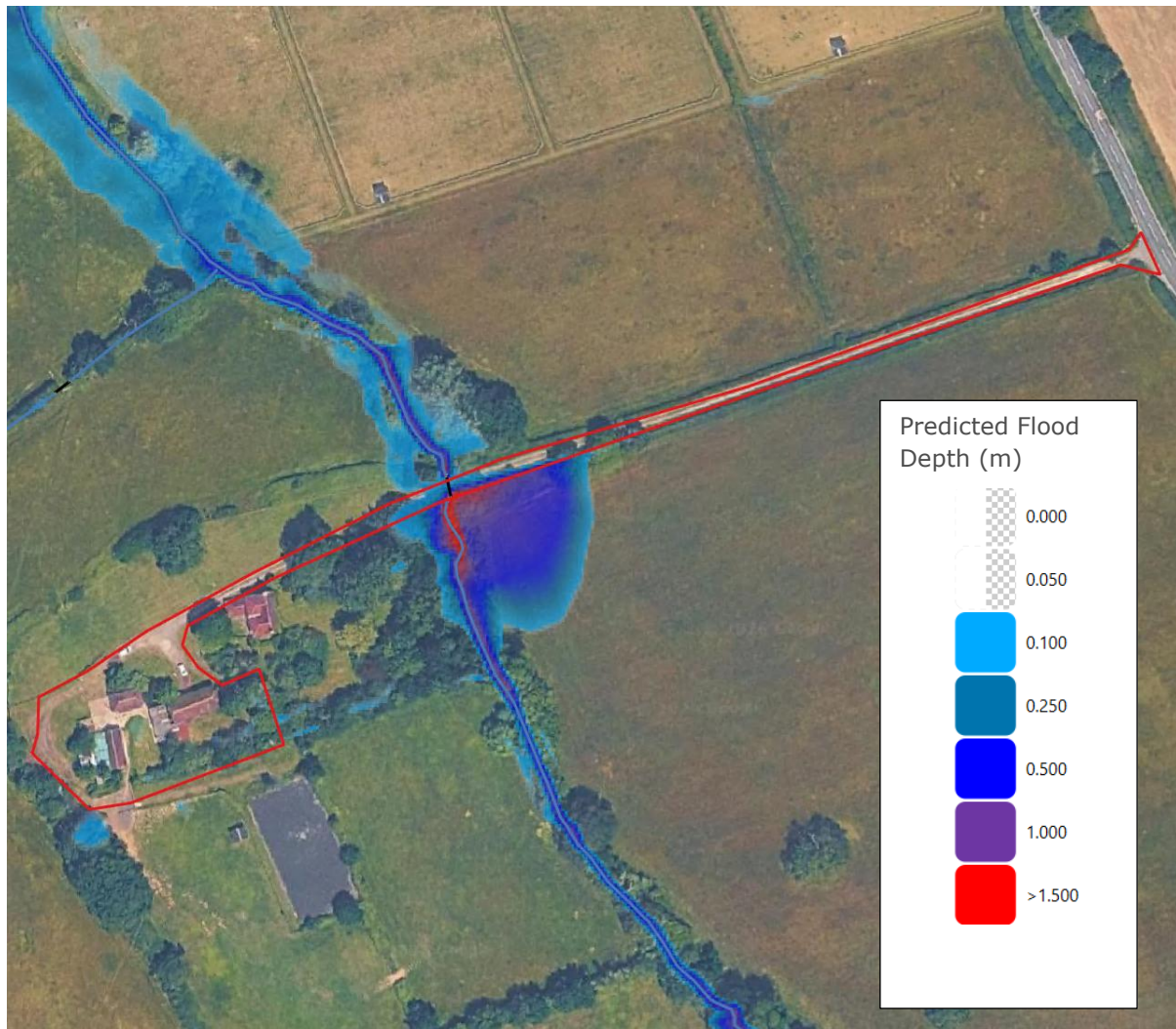


Figure 2-1: Peak modelled depths – 1% AEP +45% climate change

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.

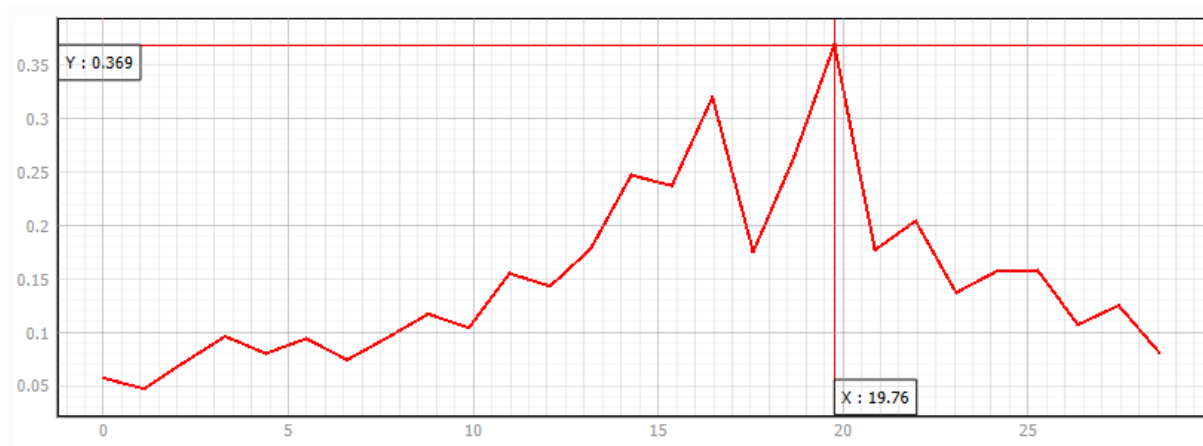
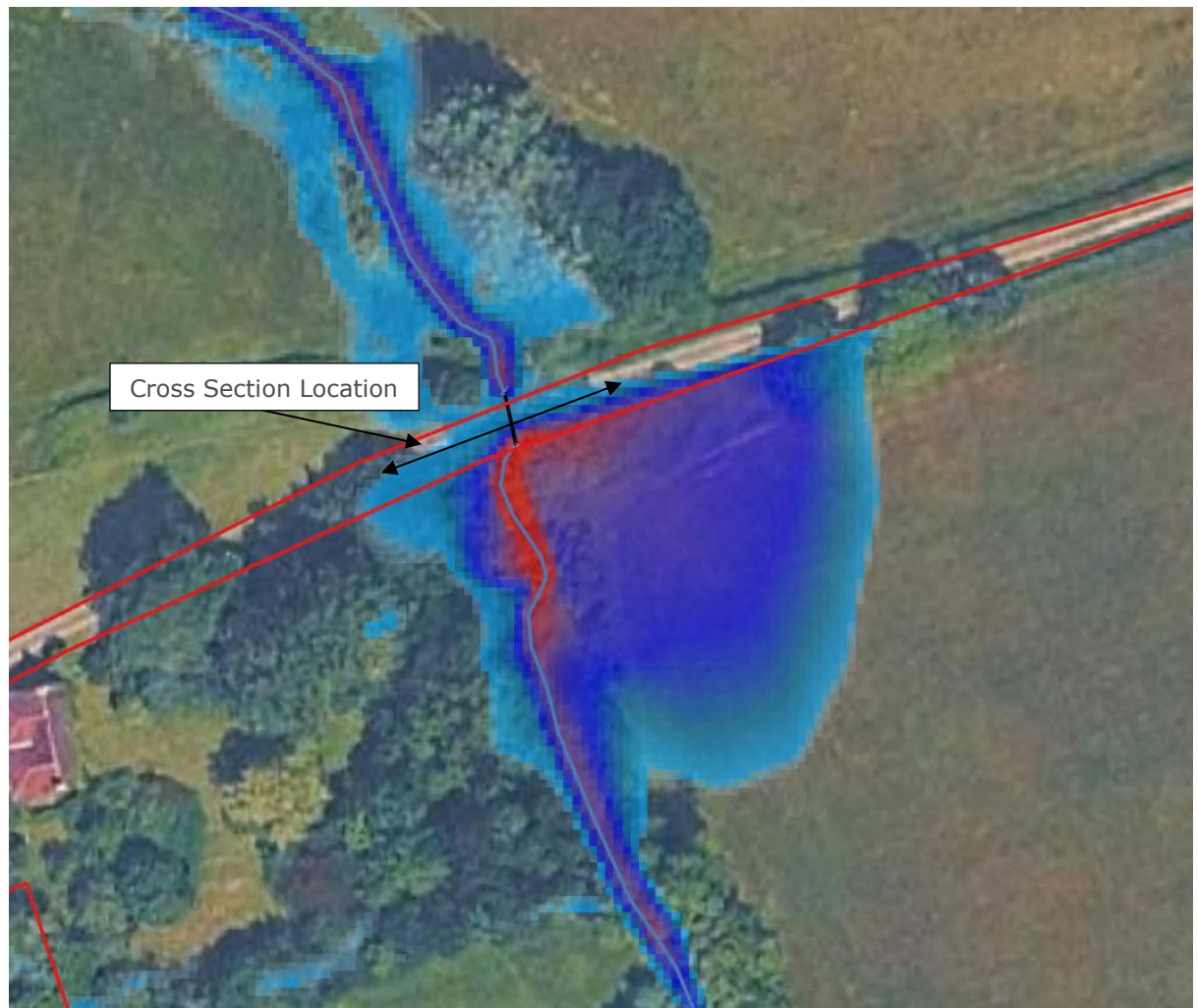


Figure 2-2: Peak modelled depths across the access road– 1% AEP +45% climate change

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**.

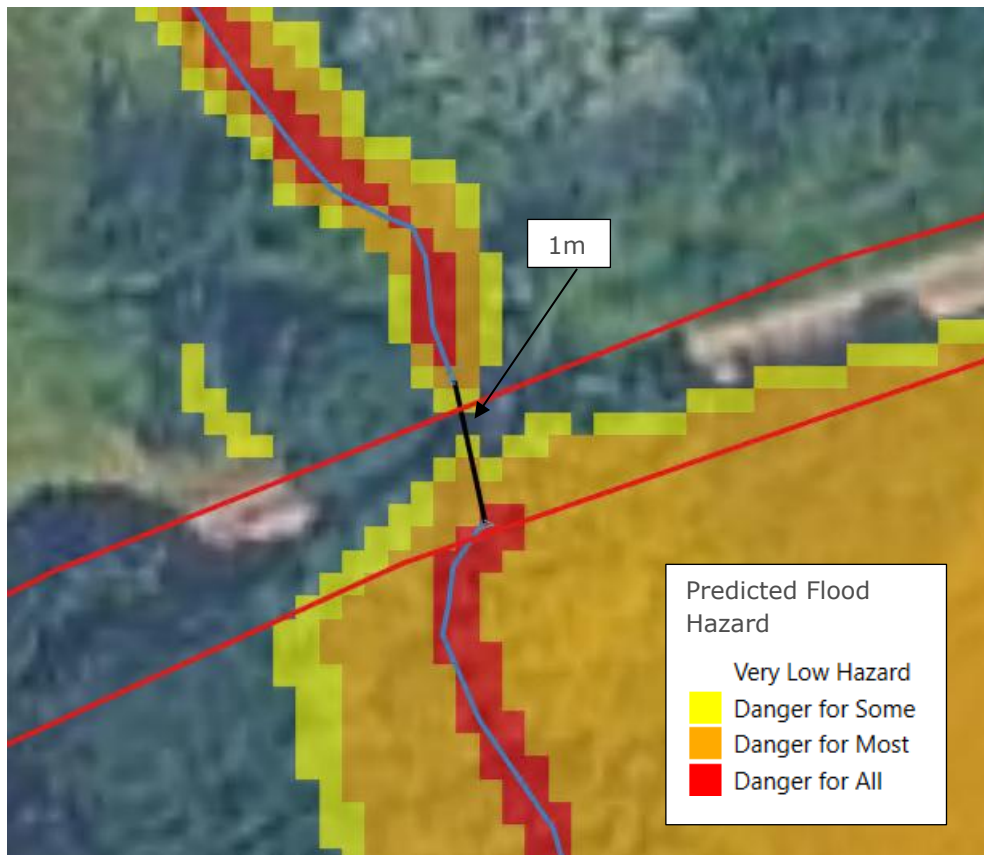


Figure 2-4: Peak modelled hazard across the access road – 1% AEP +45% climate change

- 2.5. The model was build 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**.

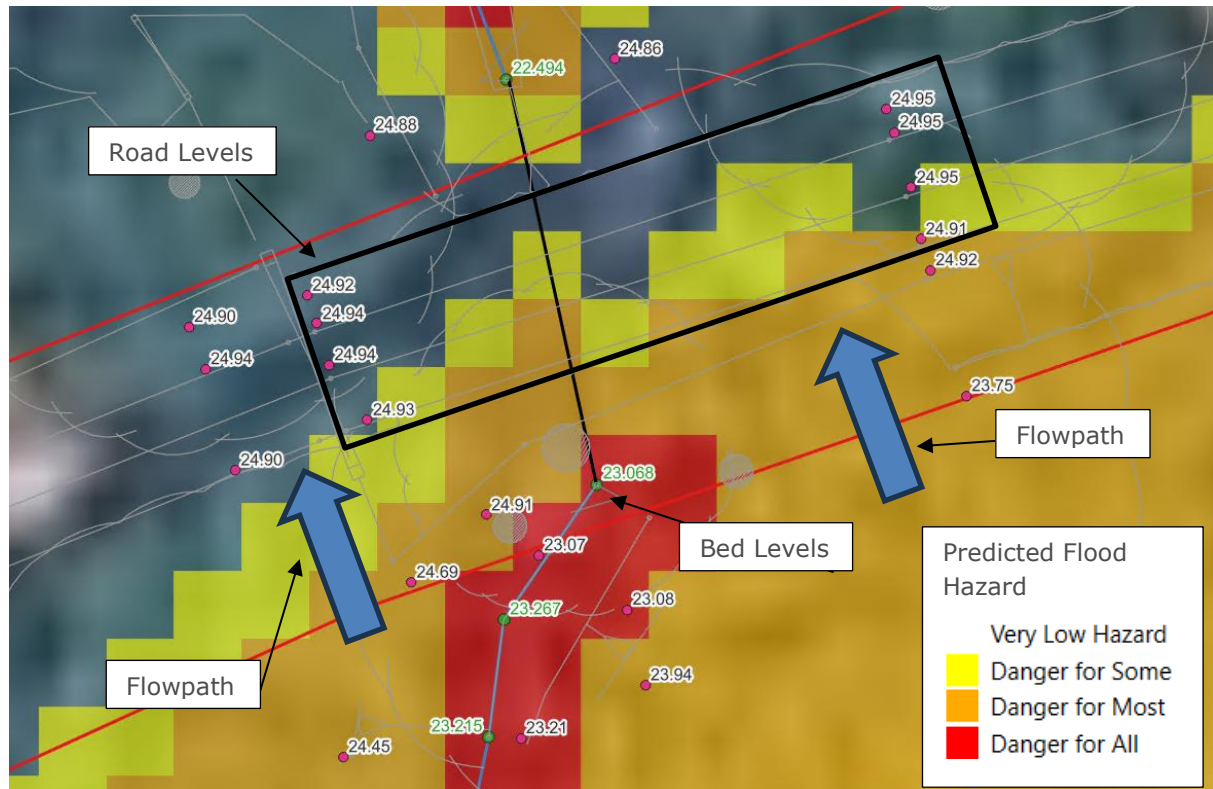


Figure 2-5: Surveyed Levels

- 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 in stead of 24.91m AOD.



Figure 2-6: Model Levels

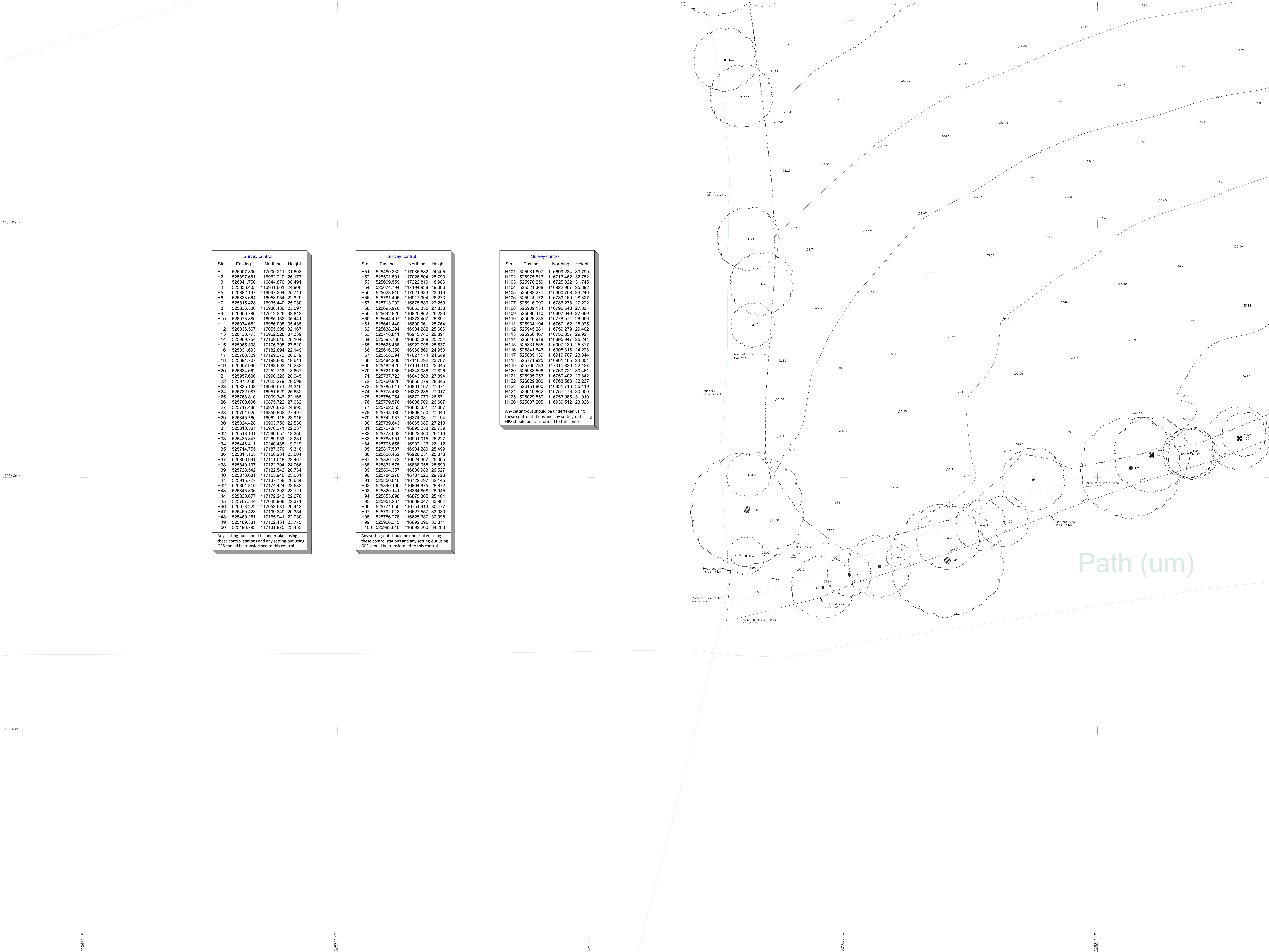
2.9. The ground levels in the southern part of the model have not been accurately interpolated. In reality, elevations across the southern side of the road are higher than those represented in the model. As a result, while the current model shows water overtopping the road from the south, the actual 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. Summary

- 3.1. 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.
- 3.2. 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.
- 3.3. 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.
- 3.4. 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.
- 3.5. 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.
- 3.6. 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.
- 3.7. 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.

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	525753.329	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	525909.559	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	526837.205	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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Project : Land at West House Farm & Gunners, Albourne, Hassocks BN6 9DE

Client : Riverdale Developments Ltd.

Drawing title : Topographical Survey

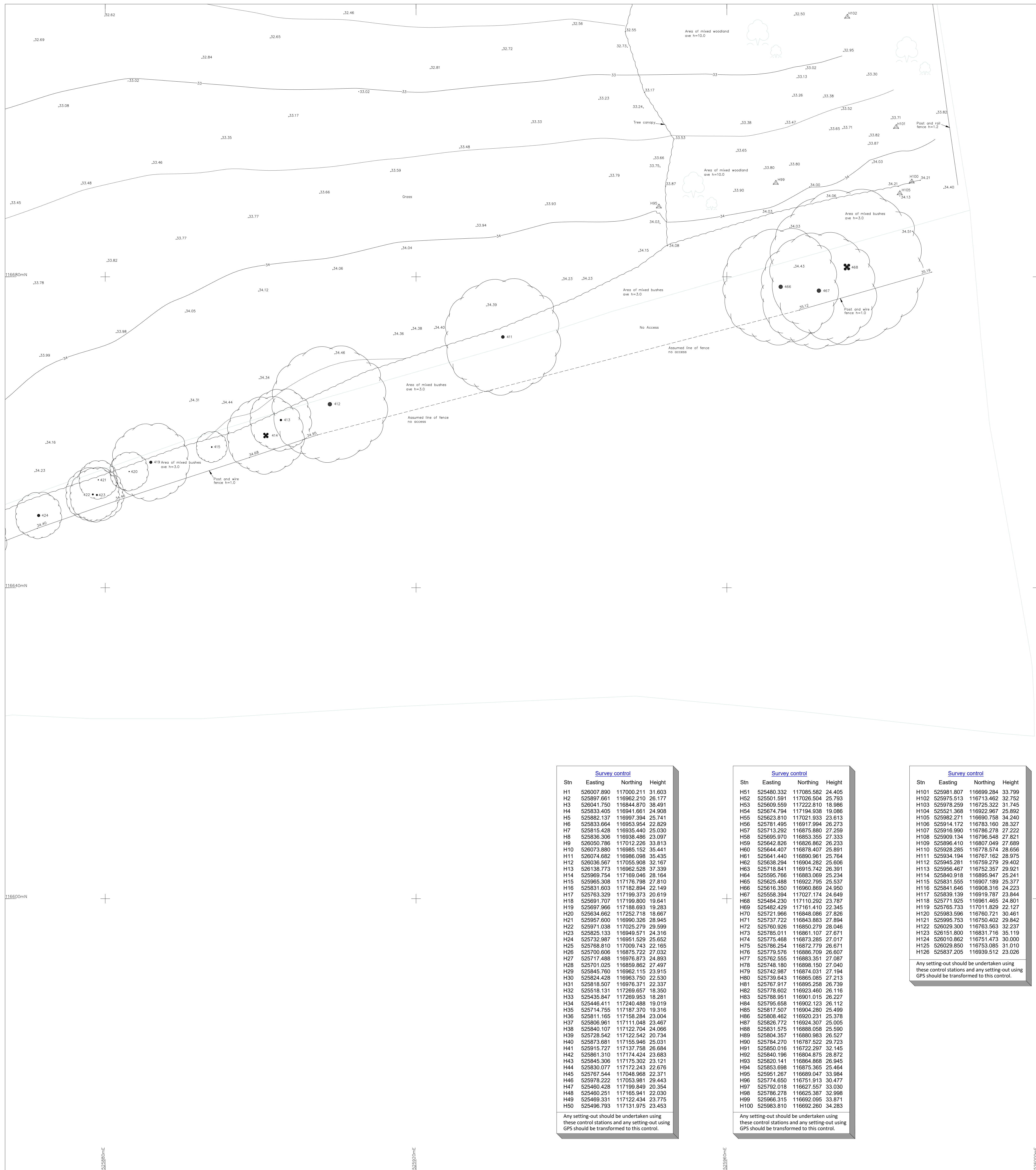
Job No. : 525/10594	Dwg No. : 525/10594/01	Revision : -
Scale : 1:200	Date : September 2025	Drawn by : W.M.

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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Hedge
Tree
Bush
Building
Glass Building
Open Building
Ordnance Survey Benchmark
Storm Drainage
Foul Drainage

Telephone line
Power Line
Banking
Contour line
Survey Station
Gate
Level
OSBM
N.W.M.S.
E.N.H.M.I.

Abbreviations
Animal Sett
Air Valve
Borehole
Bus Stop
Cover Level
Earth Rod
Electricity Pole
Fire Hydrant
Inspection Cover
Invert Level
Lamp Post
Manhole
Marker
Name Plate
Power Pole
Rain water Pipe
Road Sign
Roddling Eye
Reinforced Steel Joint
Stop Valve
Soil Vent Pipe
Stump
Survey Station
Telegraph Pole
Tree Stump
Trial Hole
Unable To Lift
Vent Pipe
Water Valve

All trees identified where possible.
Species, spread, height and girth are indicative only.
Drainage has been surveyed where found,
and traced where suitable.
Eaves and ridge heights of surrounding buildings have been surveyed if available.
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Revision : -
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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	116938.486	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	25.036
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	116880.863	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	525831.555	116907.189	25.377
H116	525841.646	116908.316	24.223
H117	525939.139	116919.767	23.844
H118	525771.925	116961.465	24.801
H119	525765.733	117011.829	22.127
H120	525983.596	116750.721	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 6.4
Building	Survey Station Δ 15
Glass Building	Gate
Open Building	Level
Ordnance Survey Benchmark	
Foul Drainage	
Storm Drainage	

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
Trail Hole	TH
Unable To Lift	UTL
Vent Pipe	VP
Water Valve	WV

Metres
0 5 10
Scale

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, pen 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 BN9 9DE

Client :
Riverdale Developments Ltd.

Drawing title :
Topographical Survey

Job No. : S25/10594
Scale : 1:200
Date : September 2025
Revision :
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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THE SURVEY ASSOCIATION



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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.

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

Exes 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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15	16	17
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7	8	9
3	4	5
	1	2

HOOK SURVEY
Land & Building Surveyors
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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. : S25/10594/04	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.

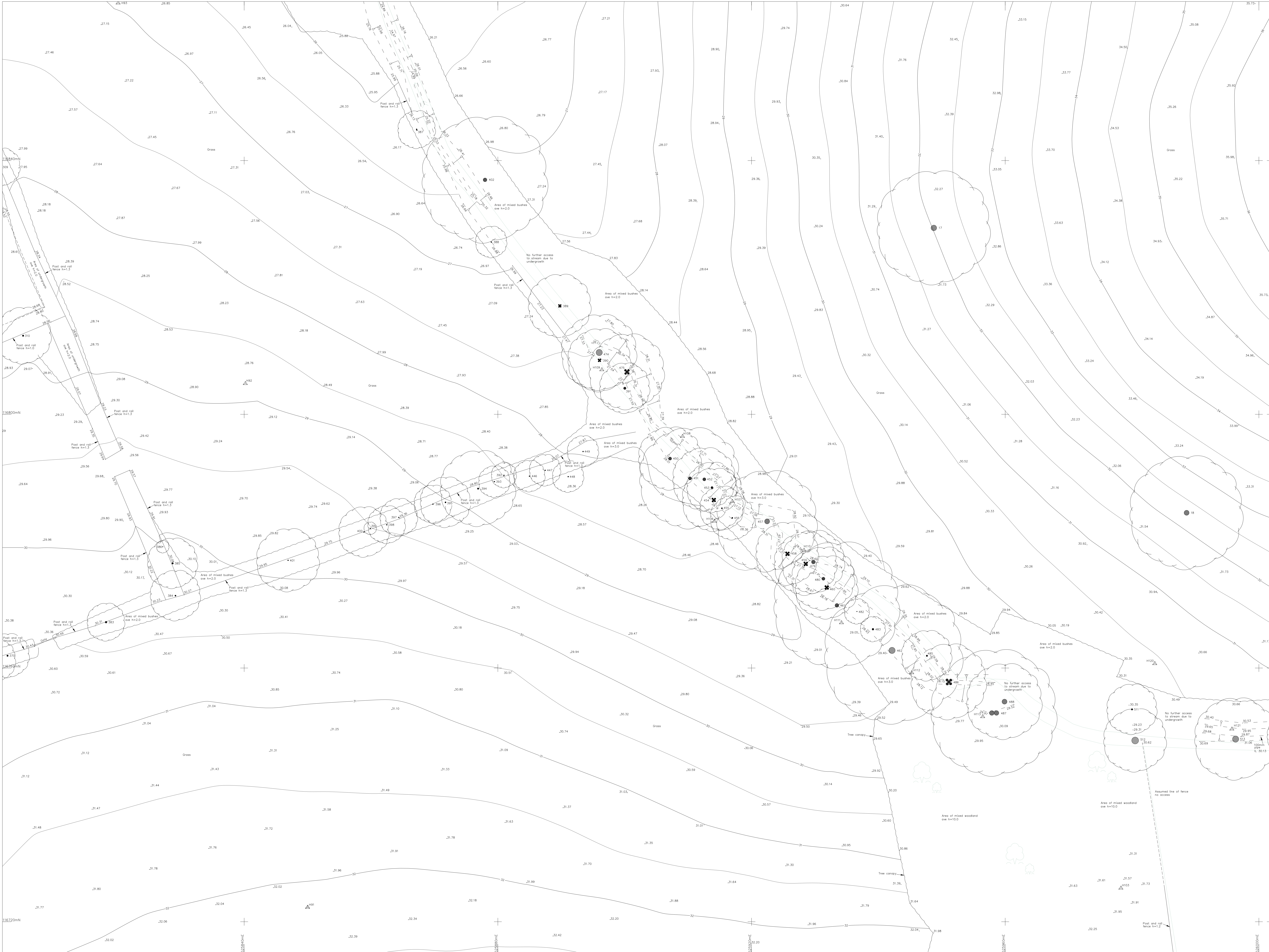
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Topographical Survey Legend

Hedge		Telephone line	
Undergrowth		Power line	
Tree		Banking	
Bush		Contour line	
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	MM
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	TH
Trial 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.

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

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HOOK SURVEY
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www.hooksurvey.com

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

Client:
Rivendale Developments Ltd.

Drawing title:
Topographical Survey

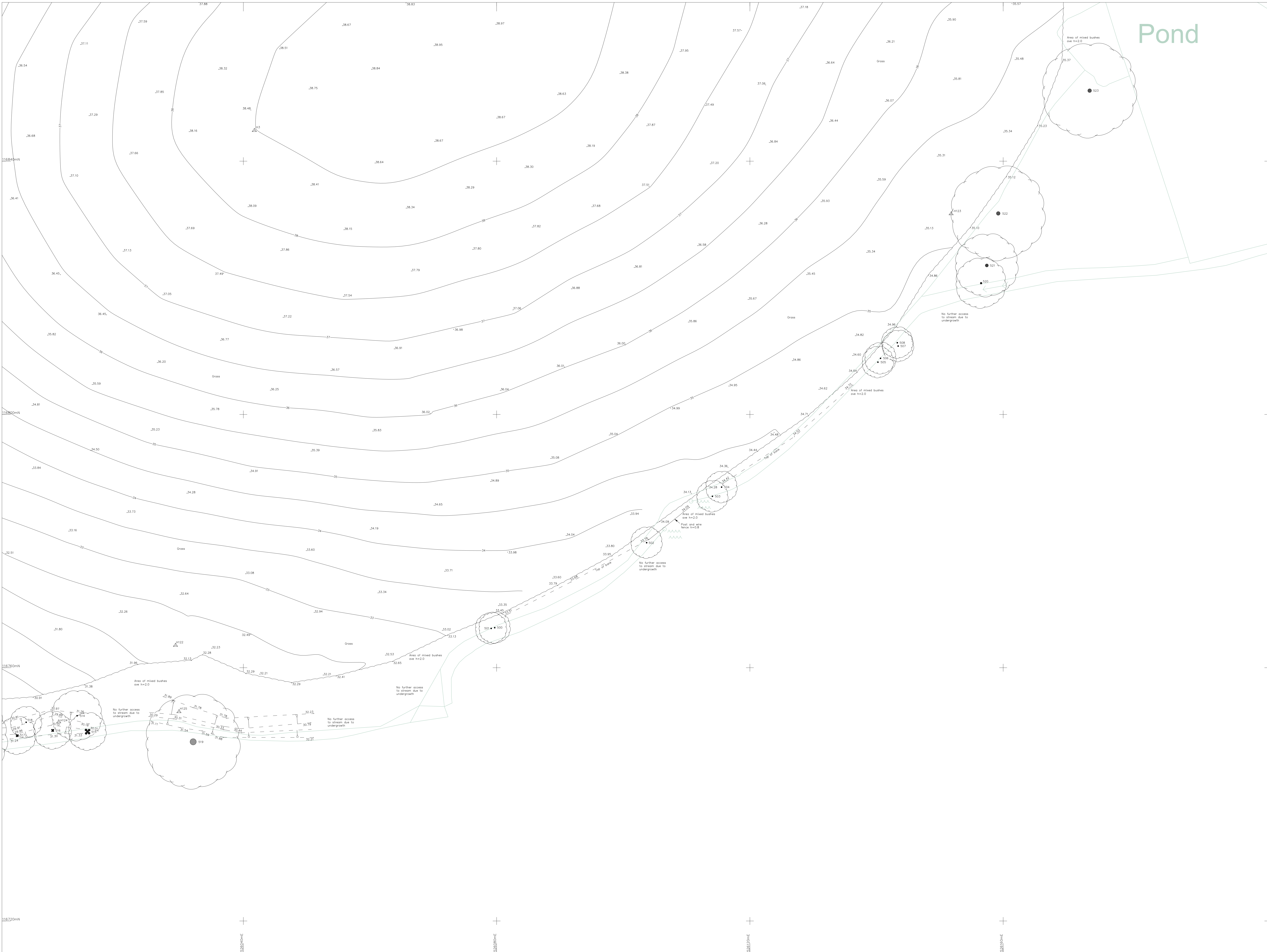
Job No.: S25/10594	Dwg No.: S25/10594/05	Revision:
Scale: 1:200	Date: September 2025	Drawn by: W.M.

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
Glass Building	Gate
Open Building	Level
Ordnance Survey Benchmark	OSBM
Foul Drainage	100m
Storm Drainage	100m

Abbreviations

Animal Settle	Settle
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
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.

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

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HOOK SURVEY
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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
Building	Survey Station
Glass Building	Gate
Open Building	Level
Ordnance Survey Benchmark	Level
Foul Drainage	Level
Storm Drainage	Level

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
Mainhole	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	ST
Trials 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.

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

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3	4	5
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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.: S25/10594/08
Revision:

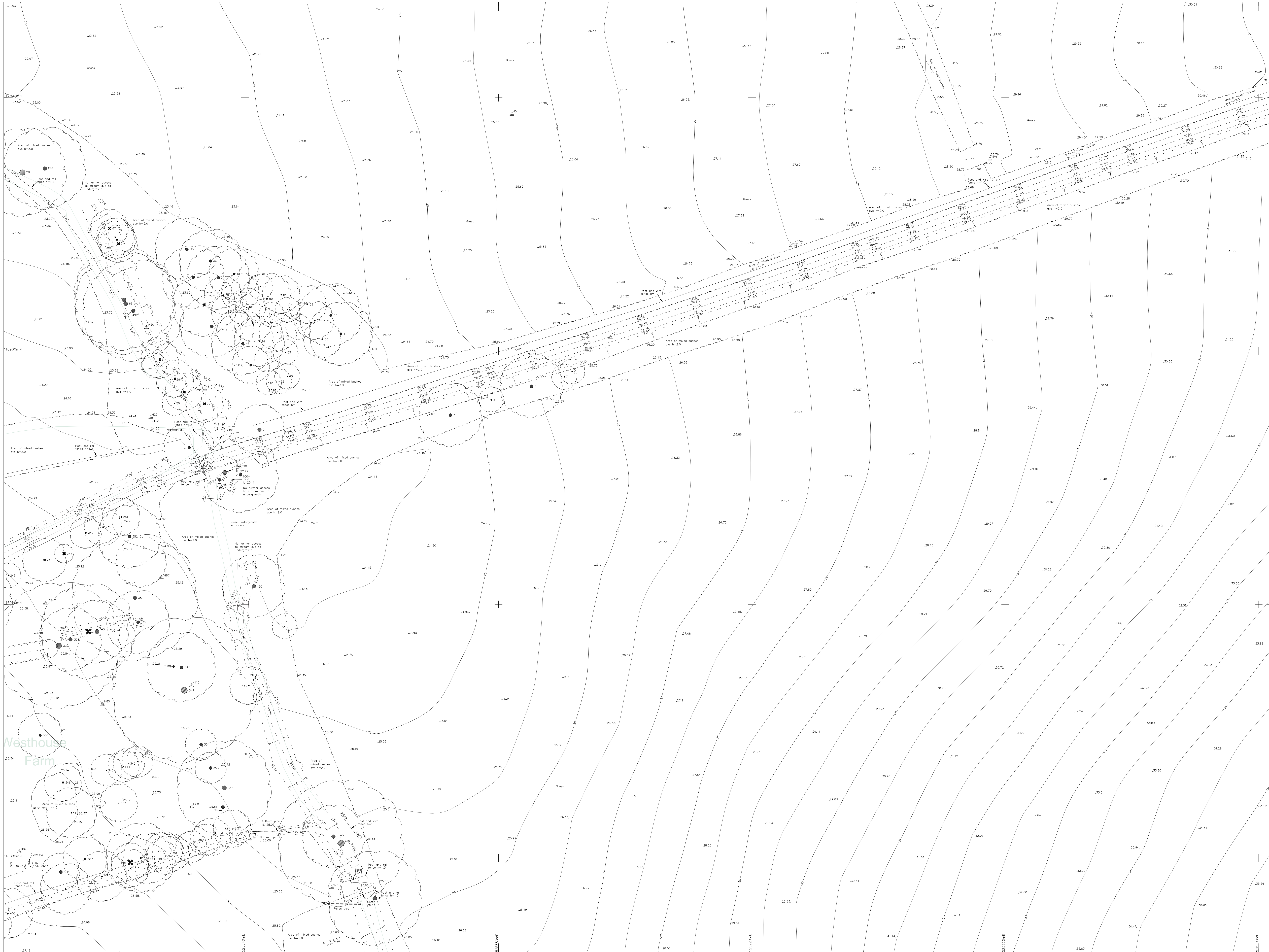
Scale: 1:200
Date: September 2025
Drawn by: W.M.

Grid & Levels related to: Ordnance Survey coordinate system using GPS related to the Geoid (Mean Sea Level). 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	
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	NP
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.
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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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.
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	
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.

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

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

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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.: S25/10594/10	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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Email: mail@hooksurvey.com
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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	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 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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15	16	17
11	12	13
7	8	9
3	4	5
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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.:** 525/10594/11 **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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Email: midlands@hooksurvey.com
Tel: 01608 533118

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Survey control			
Stn	Easting	Northing	Height
H1	526007.890	117000.211	31.603
H2	525897.661	116962.210	26.177
H3	526041.750	116844.870	38.491
H4	525933.405	116941.661	24.908
H5	525882.137	116997.394	25.741
H6	525933.664	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	116986.088	35.435
H12	526036.567	117005.908	32.167
H13	526138.773	116962.528	37.339
H14	525969.754	117109.048	28.164
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	525697.966	117188.693	19.283
H20	525634.662	117252.718	18.667
H21	525957.600	116990.326	28.945
H22	525671.038	117025.279	29.599
H23	525925.133	116949.571	24.516
H24	525732.987	116951.529	25.652
H25	525768.810	117009.743	22.165
H26	525700.606	116875.722	27.032
H27	525717.488	116876.873	24.893
H28	525701.025	116869.862	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	117208.657	18.380
H33	525435.847	117269.953	18.281
H34	525446.411	117240.488	19.018
H35	525714.755	117187.370	19.316
H36	525811.165	117158.284	23.004
H37	525806.961	117111.040	23.467
H38	525840.107	117122.704	24.066
H39	525728.542	117122.542	20.734
H40	525875.681	117105.946	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	525879.222	117053.981	28.443
H47	525480.428	117199.849	20.354
H48	525460.251	117105.941	22.030
H49	525463.831	117122.434	23.775
H50	525486.793	117131.975	23.453

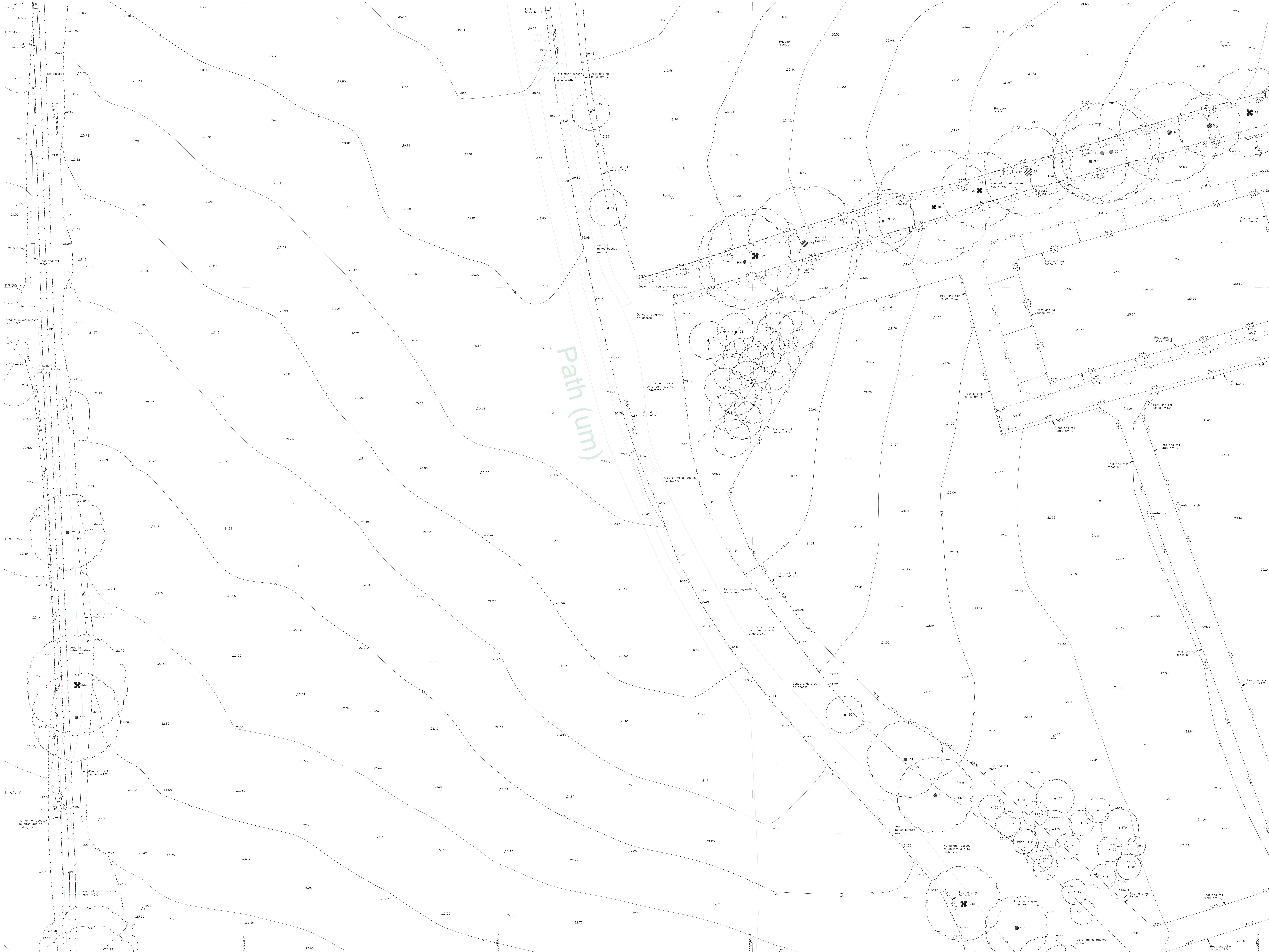
Any setting-out should be undertaken using these control stations and any setting-out using GPS should be transformed to this control.

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	116917.984	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	116890.961	25.764
H62	525638.294	116904.292	25.606
H63	525718.841	116915.742	26.391
H64	525595.766	116883.069	25.234
H65	525625.488	116922.795	25.537
H66	525616.350	116960.869	24.950
H67	525558.394	117027.174	24.549
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	28.046
H73	525785.011	116861.107	27.671
H74	525775.468	116873.285	27.017
H75	525786.254	116872.779	26.671
H76	525776.576	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	116895.258	26.739
H82	525778.802	116923.460	26.116
H83	525788.951	116901.015	26.227
H84	525795.059	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	116889.047	33.984
H96	525774.650	116751.913	30.477
H97	525792.018	116627.557	33.030
H98	525786.278	116625.367	32.998
H99	525866.315	116632.065	33.971
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	525081.807	116699.284	33.799
H102	525975.513	116713.462	32.752
H103	525978.259	116725.322	31.745
H104	525521.368	116922.967	25.892
H105	525982.271	116990.758	34.240
H106	525914.172	116763.160	28.327
H107	525916.990	116786.278	27.222
H108	525909.134	116796.548	27.821
H109	525996.410	116807.049	27.680
H110	525928.285	116778.574	28.656
H111	525934.194	116787.162	28.975
H112	525945.281	116789.279	29.402
H113	525956.467	116752.357	29.921
H114	525940.918	116895.947	25.241
H115	525831.555	116907.189	25.377
H116	525841.646	116908.316	24.223
H117	525839.198	116919.787	23.844
H118	525771.920	116961.465	24.601
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	526037.205	116930.512	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 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
Soil Vent Pipe	SVP
Stop Valve	SV
Survey Station	STN
Telegraph Pole	TP
Tree Stump	TH
Trial Hole	UTL
Unable To Lift	VP
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.
Ordnance Survey Digital Data added and shown in green, BPS colour 117.
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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

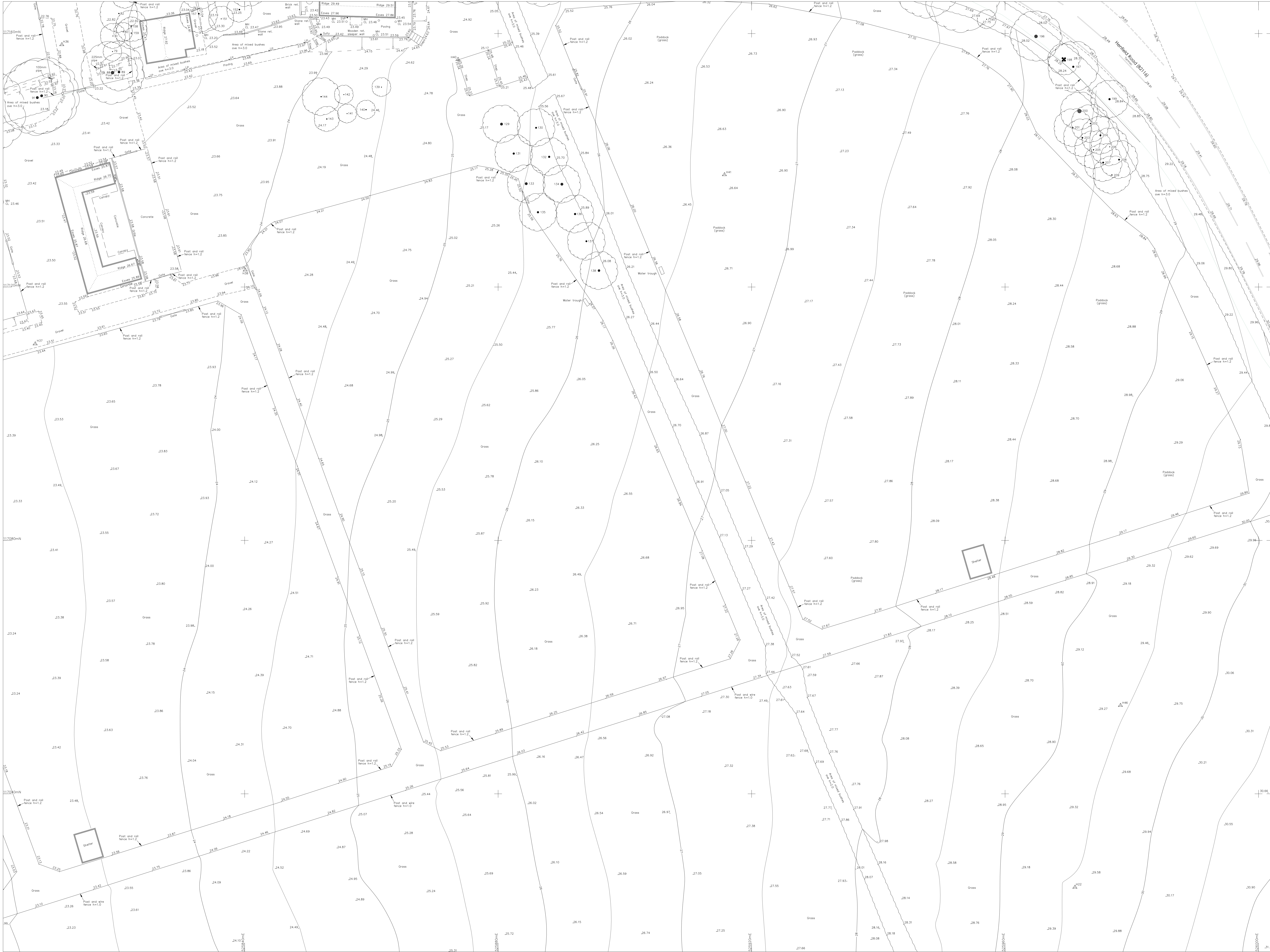
Job No. : S25/10594	Dwg No. : S25/10594/12	Revision : -
Scale : 1:200	Date : September 2025	Drawn by : W.M.

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	
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
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

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

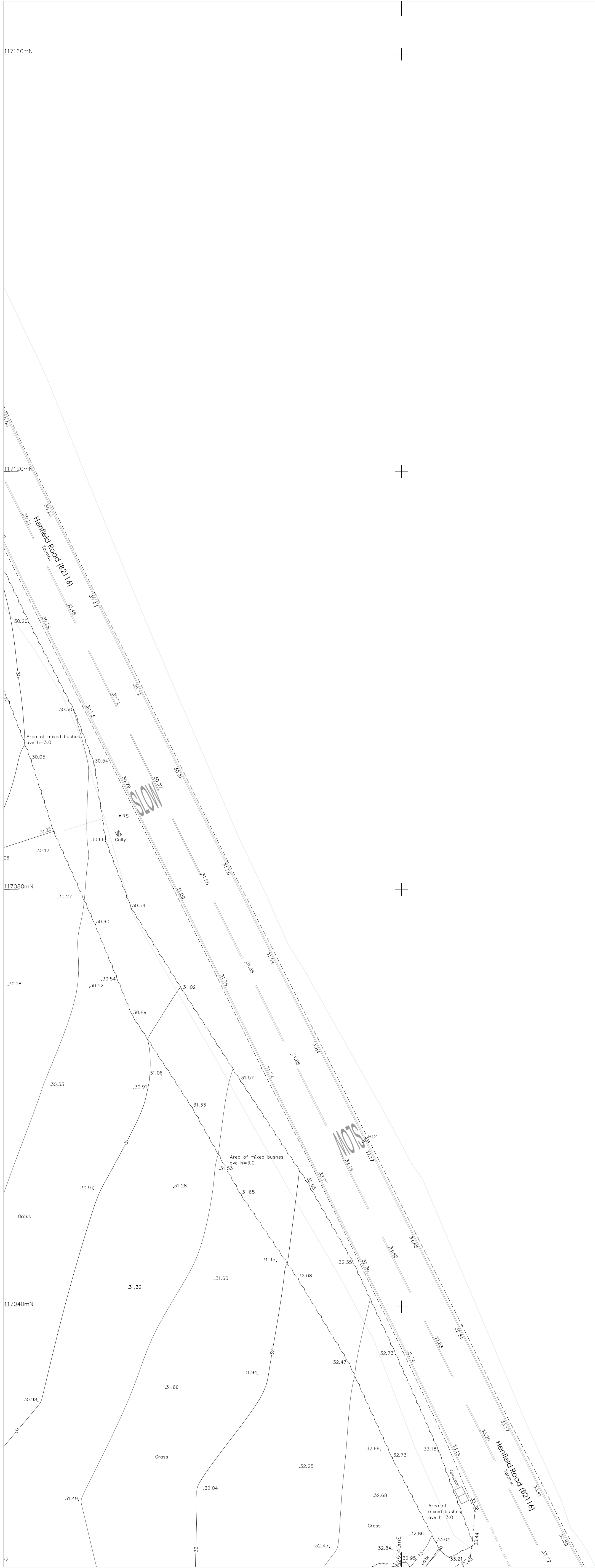
Job No.	Dwg No.	Revision:
S25/10594	S25/10594/13	
Scale:	Date:	Drawn by:
1:200	September 2025	W.M.

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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Tel: 01608 523118
Email: midlands@hooksurvey.com

www.hooksurvey.com



Survey control			
Stn	Easting	Northing	Height
H1	526007.890	117000.211	31.603
H2	525897.681	116962.210	26.177
H3	526041.750	116844.870	38.491
H4	525833.405	116941.661	24.508
H5	525982.137	116907.594	25.741
H6	525833.654	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	116986.098	35.435
H12	526036.567	117055.908	32.167
H13	526138.773	116962.528	37.339
H14	525969.754	117169.046	28.164
H15	525965.308	117176.798	27.810
H16	525831.603	117162.894	22.140
H17	525763.329	117199.373	20.619
H18	525691.707	117169.800	19.641
H19	525697.866	117168.663	19.283
H20	525634.662	117252.718	18.667
H21	525957.600	116990.326	28.945
H22	525971.038	117025.279	28.998
H23	525825.133	116949.571	24.316
H24	525732.987	116951.529	25.652
H25	525768.810	117009.743	22.165
H26	525700.606	116875.722	27.032
H27	525717.486	116976.873	24.893
H28	525701.025	116859.862	27.497
H29	525845.760	116962.115	23.915
H30	525824.426	116963.750	22.530
H31	525818.507	116976.371	22.337
H32	525518.131	117269.657	18.350
H33	525435.847	117269.653	18.281
H34	525446.411	117240.488	19.019
H35	525714.755	117187.370	19.318
H36	525811.165	117158.284	23.004
H37	525806.961	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	525460.426	117169.849	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	525601.591	117026.504	25.793
H53	525609.559	117222.810	18.986
H54	525674.794	117194.938	19.086
H55	525623.810	117021.853	23.613
H56	525781.495	116917.994	26.273
H57	525713.292	116875.860	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	116890.961	25.764
H62	525638.234	116904.282	25.606
H63	525718.841	116915.742	26.381
H64	525595.766	116883.069	25.234
H65	525625.488	116922.785	25.537
H66	525616.350	116960.869	24.950
H67	525558.394	117027.174	24.649
H68	525484.230	117110.292	23.767
H69	525492.429	117161.410	22.345
H70	525721.966	116848.086	27.826
H71	525737.722	116843.883	27.894
H72	525760.926	116850.279	28.046
H73	525785.011	116861.107	27.671
H74	525775.488	116873.285	27.017
H75	525768.254	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	116895.258	26.739
H82	525778.602	116923.460	26.116
H83	525786.951	116901.015	26.227
H84	525795.658	116902.123	26.112
H85	525817.507	116904.280	25.499
H86	525808.462	116902.231	25.378
H87	525826.772	116924.307	25.005
H88	525831.575	116888.058	25.590
H89	525804.357	116880.963	26.527
H90	525784.270	116787.522	29.723
H91	525850.016	116722.297	32.145
H92	525840.196	116904.875	28.872
H93	525820.141	116864.868	26.945
H94	525853.698	116875.365	25.454
H95	525951.287	116689.047	33.984
H96	525774.650	116751.913	30.477
H97	525792.018	116827.507	33.030
H98	525786.278	116625.387	32.998
H99	525966.315	116692.095	33.871
H100	525983.310	116692.280	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	116713.465	33.752
H103	525978.259	116725.322	31.745
H104	525921.368	116922.967	25.892
H105	525982.271	116980.758	34.240
H106	525914.172	116783.160	28.327
H107	525916.990	116786.278	27.222
H108	525909.134	116796.548	27.821
H109	525896.410	116807.049	27.689
H110	525928.285	116770.574	28.656
H111	525934.194	116767.162	28.975
H112	525945.281	116759.279	29.402
H113	525956.467	116752.357	29.921
H114	525840.918	116895.947	25.241
H115	525831.555	116907.189	25.377
H116	525841.646	116908.316	24.223
H117	525839.139	116919.787	23.844
H118	525771.925	116981.465	24.801
H119	525765.733	117011.829	23.127
H120	525983.596	116760.721	30.461
H121	525985.755	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 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

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, pen colour 117.

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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.: 525/10594
Dwg No.: 525/10594/14
Revision: 1

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
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
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Cover Level	CL
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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
Unusable To Lift	UTL
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Notes
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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 :
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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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	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	117259.953	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	116922.795	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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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 Survey Station Level

Animal Set Air Valve Borehole Bus Stop Cover Level Earth Rod Electricity Pole Fire Hydrant Inspection Cover Invert Level Lamp Post Manhole Marker Name Plate Power Pole Rain Water Pipe Road Sign Rodding Eye Reinforced Steel Joint Soil Vent Pipe Stop Valve Survey Station Telegraph Pole Tree Stump Trial Hole Unable To Lift Vent Pipe Water Valve

Abbreviations

AV BH BS CL ER EP FH IC LP MH MK RNP PP RWP RS RE RSJ SVP SV TP TH UTL VP 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.

Graves 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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Sheet Layout

15 16 17 11 12 13 14 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 BN6 9DE

Client : Riverdale Developments Ltd.

Drawing title : Topographical Survey

Job No : S25/10594 Dwg No : S25/10594/J6 Revision : 1 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.

Head Office Unit 3, Bybow Farm Orchard Way Gifford, Kent DA2 7ER Email : mail@hooksurvey.com Tel : 01322 277221

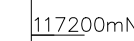
Midlands Office 42, Harrison Avenue Shipston-on-Stour Warwickshire CV36 4HS Email : midlands@hooksurvey.com Tel : 01608 523118

www.hooksurvey.com

Professional Engineer

UKS 2025

THE SURVEY ASSOCIATION



Survey control				
Stn	Eastings	Northing	Height	
H51	525460.332	1170765.582	24.405	
H52	525501.391	1170768.504	25.793	
H53	525526.391	1170770.584	26.086	
H54	525627.704	1171194.938	10.086	
H55	526623.614	1171291.933	23.613	
H56	526623.614	1171291.933	23.613	
H57	525713.292	116875.800	27.259	
H58	525713.292	116875.800	27.259	
H59	525642.826	116862.262	23.313	
H60	525642.826	116874.407	25.891	
H61	525642.826	116874.407	25.891	
H62	525638.404	116862.262	25.608	
H63	525671.884	116862.262	26.391	
H64	525671.884	116862.262	26.391	
H65	525626.448	116892.756	25.537	
H66	525626.448	116892.756	25.537	
H67	525585.394	117027.174	24.645	
H68	525488.238	117011.236	27.639	
H69	525488.238	117011.236	27.639	
H70	525727.190	116848.206	27.826	
H71	525727.190	116848.206	27.826	
H72	525767.926	116850.279	28.046	
H73	525768.011	116861.107	27.671	
H74	525768.011	116861.107	27.671	
H75	525768.254	116881.173	26.671	
H76	525717.576	116898.170	26.607	
H77	525717.576	116898.170	26.607	
H78	525748.180	116898.170	25.507	
H79	525748.180	116898.170	25.507	
H80	525739.643	116865.085	27.213	
H81	525767.917	116865.085	26.739	
H82	525767.917	116865.085	26.739	
H83	525768.051	116901.015	26.227	
H84	525768.051	116901.015	26.227	
H85	525768.658	116902.123	26.112	
H86	525768.658	116902.123	26.112	
H87	525808.452	116920.231	25.378	
H88	525808.452	116920.231	25.378	
H89	525831.575	116885.058	25.590	
H90	525831.575	116885.058	25.590	
H91	525850.351	116780.983	26.527	
H92	525850.351	116780.983	26.527	
H93	525850.016	116792.327	32.145	
H94	525850.016	116792.327	32.145	
H95	525863.668	116785.365	25.464	
H96	525863.668	116785.365	25.464	
H97	525774.610	116715.913	30.477	
H98	525774.610	116727.557	33.030	
H99	525774.610	116727.557	33.030	
H99	525986.315	116692.055	33.871	
H99	525986.315	116692.055	33.871	

Any setting out of the above control points should be checked by using the control stations and any setting out using GPS should be transformed to this control system.

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Topographical Survey Legend

Hedge		Telephone line	
Undergrowth		Power line	
Tree		Banking	
Bush		Contour line	6.4
Building		Survey Station	±0
Glass Building		Gate	
Open Building		Level	115.28

Ordinance Survey Benchmark

Foul Drainage 100m

Storm Drainage 100m

Abbreviations

Animal Settle	Sett
Air Valve	AV
Borehole	BO
Bus Stop	BS
Cover Level	CL
Earth Road	ER
Electricity Pole	EP
Fire Hydrant	FIH
Inspection Cover	IC
Invert Level	IL
Lamp Post	LP
Mainhole	MH
Marker	MK
Name Plate	NAP
Power Pole	PP
Rain water Pipe	RWP
Road	RS
Roofing Edge	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

Metres

Scale

Notes

All notes 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, per colour 117.

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Sheet Layout

15	16	17	
11	12	13	14
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:
Rivderdale Developments Ltd.

Drawing title:
Topographical Survey

No Job No.: S25/10594
Date: 12/05/2024
Scale: 1:500
Drawn By: W.M.

Revision:
Date: September 2025
By: W.M.

Grid & Levels related to:
Ordinance Survey coordinate system using GPS related to the eia 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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THE SURVEY ASSOCIATION

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.

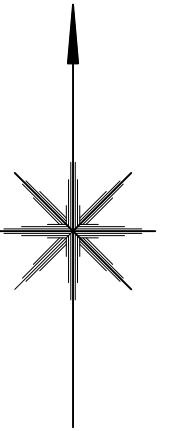
Visible features in the vicinity of the boundaries as shown above, may not represent the extent of legally conveyed ownership.

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

medlams
surveys limited

www.medlams-surveys.co.uk
info@medlams-surveys.co.uk
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:

Appendix C

FEH QMED Calculation

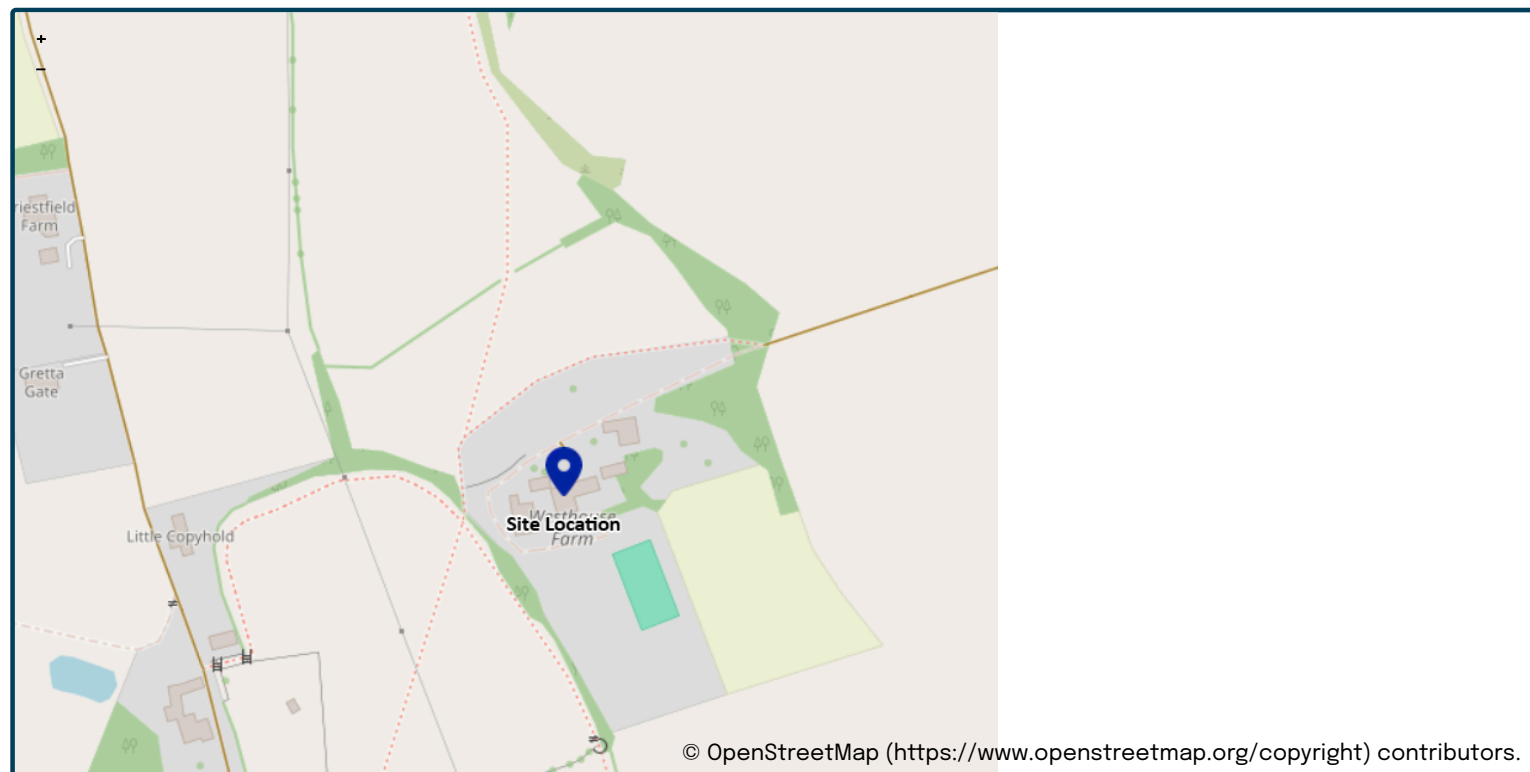
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). 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	19/05/2026
Calculated by	Laura Jagiela
Reference	1pysay/2509069
Model version	2.2.3

Location

Site name	West House Farm
Site location	Hassocks



Site easting (British National Grid)	525749
Site northing (British National Grid)	116856

Site details

Total site area (ha)	0.1989	ha
----------------------	-------------------------------------	----

Greenfield runoff

Method

Method	FEH statistical (2025)
--------	-----------------------------------

FEH statistical (2025)

	<u>My value</u>	<u>Map value</u>
SAAR9120 (mm)	867	mm
BFIHOST19scaled	0.298	
QMed-QBar conversion	1.136	1.136
QMed (l/s)	1.5	l/s
QBar (FEH statistical 2025) (l/s)	1.7	l/s

Growth curve factors

	<u>My value</u>	<u>Map value</u>
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 (2025)	
Flow rate 1 year (l/s)	1.5	l/s
Flow rate 2 year (l/s)	1.5	l/s
Flow rate 10 years (l/s)	2.8	l/s
Flow rate 30 years (l/s)	4.0	l/s
Flow rate 100 years (l/s)	5.5	l/s
Flow rate 200 years (l/s)	6.4	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.

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.2.3) developed by HR Wallingford and available at uksuds.com (<https://www.uksuds.com/>). The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at uksuds.com/terms-conditions (<https://www.uksuds.com/terms-conditions>). The outputs from this tool have been used to estimate Greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.

Appendix D

MicroDrainage Modelling Results

Motion		Page 3
84 North Street Guildford Surrey GU1 4AU		
Date 19/05/2026 15:03 File Microdrainage Source Con...	Designed by Commonuser Checked by	
Innovyze Source Control 2020.1.3		

Rainfall Details

Rainfall Model	FEH	Winter Storms	Yes
Return Period (years)	100	Cv (Summer)	1.000
FEH Rainfall Version	2013	Cv (Winter)	1.000
Site Location	GB 525400 117400 TQ 25400 17400	Shortest Storm (mins)	15
Data Type	Catchment	Longest Storm (mins)	5760
Summer Storms	Yes	Climate Change %	+45

Time Area Diagram

Total Area (ha) 0.199

Time (mins)	Area (ha)	Time (mins)	Area (ha)	Time (mins)	Area (ha)
From:	To:	From:	To:	From:	To:
0	4	0.066	4	8	0.066
				8	12
					0.066

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Motion		Page 4
84 North Street Guildford Surrey GU1 4AU		
Date 19/05/2026 15:03 File Microdrainage Source Con...	Designed by Commonuser Checked by	
Innovyze	Source Control 2020.1.3	

Model Details

Storage is Online Cover Level (m) 27.000

Porous Car Park Structure

Infiltration Coefficient Base (m/hr)	0.00000	Width (m)	19.4
Membrane Percolation (mm/hr)	1000	Length (m)	70.0
Max Percolation (l/s)	377.2	Slope (1:X)	0.0
Safety Factor	2.0	Depression Storage (mm)	5
Porosity	0.30	Evaporation (mm/day)	3
Invert Level (m)	26.700	Cap Volume Depth (m)	0.300

Hydro-Brake® Optimum Outflow Control

Unit Reference	MD-SHE-0121-6000-0580-6000	Sump Available	Yes
Design Head (m)	0.580	Diameter (mm)	121
Design Flow (l/s)	6.0	Invert Level (m)	26.700
Flush-Flo™	Calculated	Minimum Outlet Pipe Diameter (mm)	150
Objective	Minimise upstream storage	Suggested Manhole Diameter (mm)	1200
Application	Surface		

Control Points	Head (m)	Flow (l/s)	Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	0.580	6.0	Kick-Flo®	0.423	5.2
Flush-Flo™	0.199	6.0	Mean Flow over Head Range	-	5.0

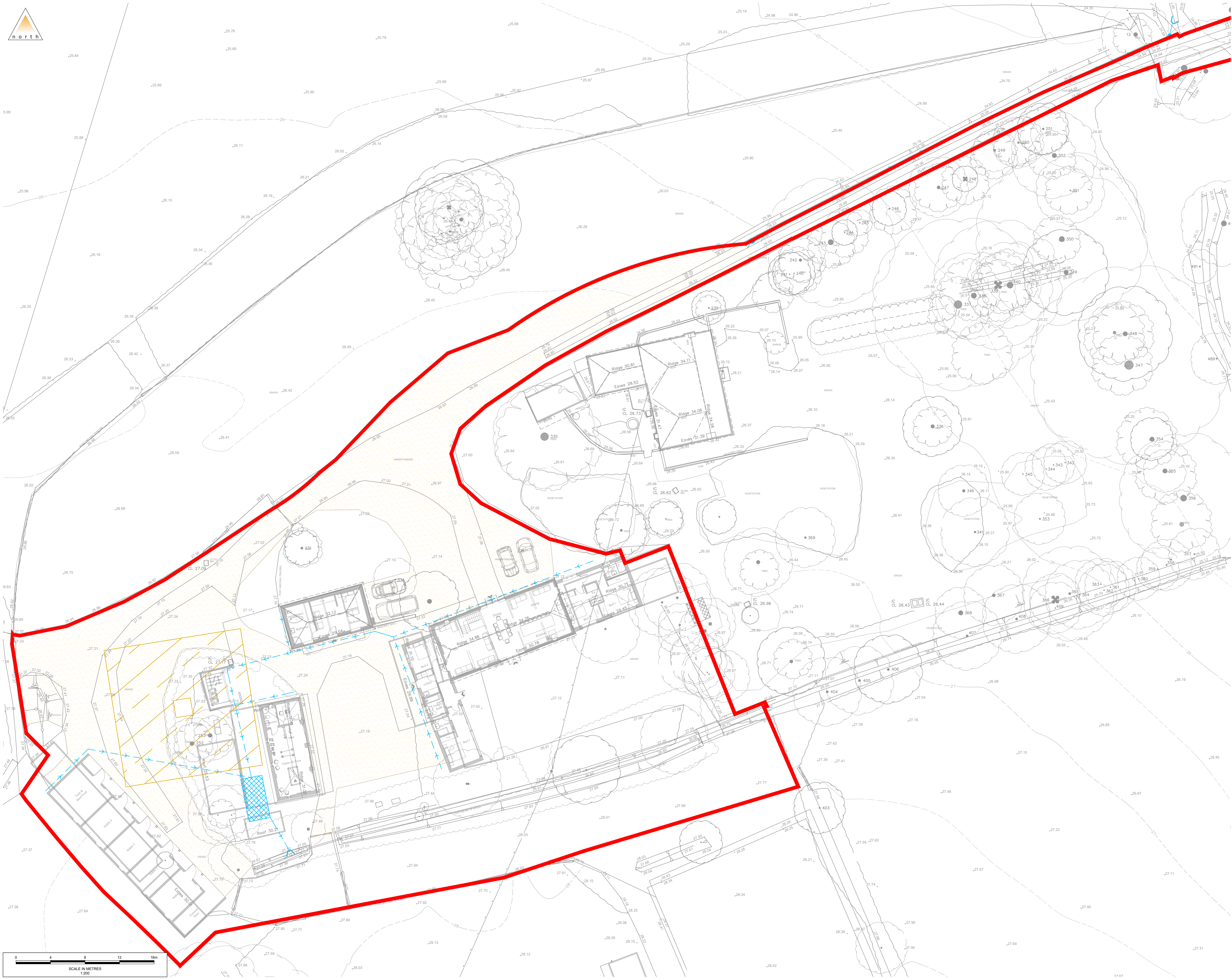
The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake® Optimum as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	4.3	0.800	7.0	2.000	10.7	4.000	14.9	7.000	19.5
0.200	6.0	1.000	7.7	2.200	11.2	4.500	15.8	7.500	20.2
0.300	5.8	1.200	8.4	2.400	11.7	5.000	16.6	8.000	20.9
0.400	5.4	1.400	9.1	2.600	12.1	5.500	17.4	8.500	21.5
0.500	5.6	1.600	9.7	3.000	13.0	6.000	18.0	9.000	22.1
0.600	6.1	1.800	10.2	3.500	14.0	6.500	18.8	9.500	22.7

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Appendix E

Proposed Drainage Strategy Layout



- Notes
1. All levels and dimensions are to be checked on site before any work commences. All dimensions are in metres unless stated otherwise.
 2. This drawing shall be read in conjunction with all other relevant engineering details, drawings and specification.
 3. The exact location of all private rainwater pipes are to be confirmed with the architect details prior to works commencing.
 4. All works to the private drainage system to be in accordance with the Building Regulations Approved Document Part 'H' 2015 edition.
 5. All pipes shall be laid soffit to soffit with outgoing pipes unless otherwise stated.
 6. Manholes situated within areas accessible to motor vehicles are to be fitted with suitable strength covers and frames. Please refer to the manhole schedule for guidance on this.
 7. Adjacent areas of hardstanding will comply with building regulations and divert water away from the proposed dwellings.
 8. The proposed dwellings will have FFL(s) a minimum of 150mm above adjacent external ground levels.
 9. The top surface of the pervious pavement should finish at least 150mm below any adjoining DPC level. Advice should always be sought from the manufacturer.

- Legend
- Red Line Boundary
 - Type C Sub-Base Unbound Gravel Surface - Total Depth 300mm
 - Proposed Surface Water Gravity Pipe
 - Proposed Flow Control Structure - 6 l/s
 - Proposed Headwall
 - Proposed Manhole
 - Proposed Rainwater Harvesting Tank
 - Proposed Rainwater Supply
 - Proposed Package Sewage Treatment Plant with 7m buffer from habitable buildings

P04	Fourth Issue	LJ	JM	JM	22/05/2026
P03	Third Issue	LJ	JM	JM	21/05/2026
P02	Second Issue	LJ	PA	PA	15/05/2026
P01	First Issue	LJ	JM	JM	19/03/2026
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION



Client:
Pyxis Land Limited

Project:
West House Farm, Henfield Road, Albourne

Title:
Surface Water Drainage Strategy

Scale: 1:200 (@ A1)

Drawing:
2509069-0501

Revision:
P04

Appendix F

Drainage Management and Maintenance Plan



West House Farm
Henfield Road, Albourne, Hassocks, West
Sussex

**Sustainable Drainage Management and
Maintenance Plan**

For

Pyxis Land Limited

Document Control Sheet

West House Farm

Henfield Road, Albourne, Hassocks, West Sussex

Pyxis Land Limited

This document has been issued and amended as follows:

Date	Issue	Prepared by	Approved by
20/05/2026	Final	Laura Jagiela	Jason Morgans



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Contents

1.0 Introduction 1

2.0 Maintenance Categories 2

3.0 The Sustainable Surface Water Drainage System 3

4.0 General Maintenance Principles 4

5.0 Inspection and Maintenance Frequency of Components 6

1.0 Introduction

- 1.1 This document sets out the principles for the long-term management and maintenance of the proposed sustainable drainage system at the West House Farm.
- 1.2 The purpose of this document is to ensure that the site management company or their agents have a robust inspection and maintenance plan going forwards. This ensures the optimum operation of the sustainable surface water drainage system and that it will be continually maintained for the lifetime of the development. This will contribute to reducing the risk of surface water flooding both on- and off-site.
- 1.3 All those responsible for maintenance should follow relevant health and safety legislation for all activities listed within this report (including lone working, if relevant). Method statements and risk assessments should always be undertaken and made available, if requested.
- 1.4 This document has been produced by Motion on behalf of their client, Pyxis Land Limited. This document describes the typical management and maintenance tasks that are known at the design stage (maintenance frequencies and typical tasks, for example). These have been drawn from industry guidance such as CIRIA C753 - The SuDS Manual – and manufacturer's own guidance.
- 1.5 Maintenance is considered as a construction activity under the CDM Regulations 2015. Under the CDM Regulations, it is a requirement that a competent person be appointed to carry out a required role. CDM defines a competent person as an individual with sufficient knowledge of the specific tasks to be undertaken, as well as sufficient experience and ability to carry out their duties in relation to the task in a way that secures health and safety on site.
- 1.6 In recognition of the requirements of the CDM Regulations 2015, this sustainable drainage management and maintenance plan expects that the maintenance work will be carried out by a competent person who must have prior knowledge of the drainage components and SuDS systems on site.
- 1.7 There are limitations on what this document can prescribe at this time. At this stage this document cannot name the specific individuals who will carry out the maintenance and what equipment is to be used. Related to this, this document is unable to provide method statements for exactly how maintenance practices will be carried out. These can only be determined at the time of the maintenance being carried out and the exact maintenance need. Therefore, this is to be the responsibility of the site management company and/or the individuals carrying out the work. We urge those who are carrying out the maintenance to record this information and make it available to the Local Planning Authority (LPA), if required to do so. This drainage management and maintenance plan needs to be a living document that is owned and maintained by the adopting site management company.

2.0 Maintenance Categories

2.1 There are three categories of maintenance activities referred to in this report. These are:

Regular maintenance (including inspections and monitoring)

- ▶ Regular maintenance consists of basic tasks done on a frequent and predictable schedule, including inspections, vegetation management, and litter, silt and debris removal.

Occasional maintenance

- ▶ Occasional maintenance comprises tasks that are likely to be required periodically, but on a much less frequent and predictable basis than the routine tasks (sediment removal is an example).

Remedial maintenance

- ▶ Remedial maintenance comprises of intermittent tasks that may be required to rectify faults associated with the system. The likelihood of faults can be minimised by correct installation, regular inspection and timely maintenance. Where remedial work is found to be necessary, it is likely to be due to site-specific characteristics or unforeseen events and, as such, timings are difficult to predict.
- ▶ This document should be read in conjunction with the design drawings of the sustainable drainage system, so that the location and type of each feature can be recognised and understood.

3.0 The Sustainable Surface Water Drainage System

- 3.1 The proposed sustainable surface water drainage system is made up of a number of components. These include:
- ▶ Permeable Paving
 - ▶ Catchpit manholes/silt traps
 - ▶ Manholes
 - ▶ Pipes
 - ▶ HydroBrake Chamber
 - ▶ Rainwater Harvesting
- 3.2 All components should be installed in accordance with the manufacturer's instructions and to the levels/arrangement as defined on the designer's drawings. Not doing so will invalidate any warranty provided by the manufacturer.
- 3.3 All maintenance and cleaning must be carried out in accordance with manufacturer's recommendations and by competent and suitably qualified staff, as defined in the CDM regulations 2015.

4.0 General Maintenance Principles

- 4.1 All surface water drainage systems, whether piped gravity systems or Sustainable Drainage Systems (SuDS), require regular maintenance to keep them working at optimum efficiency and capacity. The maintenance of the sustainable surface water drainage system on the development should be carried out alongside other regular maintenance tasks on site.
- 4.2 Timely and adequate maintenance will increase the lifespan of all the drainage components. Inadequate maintenance will do the reverse. Therefore, the projected lifespan and anticipated replacement date of each drainage component cannot be forecast at the time of this document being produced.
- 4.3 The site management company and/or their agents are responsible for the maintenance of the sustainable surface water drainage system.
- 4.4 Construction activities can create and discharge significant quantities of sediment that will quickly clog the sustainable surface water drainage system. Therefore, construction-stage sediment removal is required immediately post-construction. This may require several cleans of the system during the first year after installation. The construction site manager should assess this and carry out cleaning as necessary.
- 4.5 Catchpit manholes/silt traps will be specified upstream of the attenuation storage and permeable paving. They will remove gross solids and the majority of silts. It is important that any debris build-up in the catchpit manholes/silt traps is removed at regular intervals. This will reduce the risk of the permeable paving becoming silted up. It will maintain its design capacity and function.
- 4.6 Cleaning should also take place after large storms when there have been increased surface water flows and visible entrainment and deposition of debris.
- 4.7 An increased frequency of inspection and maintenance should be programmed into the autumn and winter months in acknowledgement that:
 - ▶ Leaf fall from deciduous trees in autumn will result in an increased amount of leaf litter and an elevated blockage risk of drainage infrastructure.
 - ▶ Increased rainfall during winter months will result in greater quantities of water moving through the drainage system and a greater input of silt and other debris.
- 4.8 Table 4.1, below, gives an overview of typical maintenance tasks and the frequency with which they need to be undertaken. Section 5 – Inspection and Maintenance Frequency of Components – will assign typical maintenance frequencies and tasks to the specific components used within the sustainable surface water drainage system used on the development.

Table 4.1: Typical maintenance tasks and frequencies

Activity	Indicative Frequency	Typical Tasks
Routine/regular maintenance	Monthly to annually	▶ Litter picking ▶ Silt removal ▶ Inspection of all inlets, outlets and control structures ▶ Weed removal and invasive plant control
Occasional maintenance	Annually up to 25 years	▶ Silt control around components ▶ Vegetation management around components ▶ Sweeping of pavement areas to remove surface silt ▶ Silt removal from catchpits, cellular storage structures
Remedial maintenance	As required	▶ Inlet/outlet repairs ▶ Erosion repairs ▶ Reinstatement of edgings ▶ Reinstatement following pollution ▶ Removal of silt build-up and leaf litter after storms ▶ Repair of vandalism ▶ Replacement of any blocked filter membranes/materials

5.0 Inspection and Maintenance Frequency of Components

- 5.1 Table 5.1 below lists each of the components used within the site's sustainable surface water drainage system. It suggests an indicative maintenance frequency for each component and ascribes typical maintenance tasks to them.
- 5.2 This list is not exhaustive, nor is it prescriptive. As mentioned in Section 3, additional, unscheduled maintenance may be required following adverse weather conditions or after autumn leaf falls. Additional maintenance tasks may be required to adequately clean and maintain individual components.
- 5.3 The list of components should be cross-referenced with the designer's drawings so that the location of each component can be identified.
- 5.4 It is the responsibility of the site management company and/or their agents to ensure that all necessary maintenance activities are carried out in a timely manner and that the design performance of each drainage component is preserved.
- 5.5 If there is any uncertainty regarding the correct and safe methods of cleaning, or what equipment should be used, the manufacturer should be consulted.

Table 5.1: Maintenance Frequency and Task for Drainage Components

Activity	Indicative Frequency	Anticipated Tasks
Pipes	As required	▶ Identify any pipes that may not be operating properly and employ a competent, qualified contractor to inspect using CCTV. ▶ If the pipe is blocked with silt or debris, the pipe should be jetted clean from an upstream access point. All silt and debris should be captured and removed at a downstream access point. ▶ Inspect once clean. ▶ If any other defects are encountered (cracks, displaced joints, root ingress), appropriate solutions should be discussed with a competent and qualified contractor. These services are usually provided by the same companies that offer CCTV surveys and pipe jetting services.
Manholes	Annually	▶ Inspect/identify any damage or areas that are not operating correctly ▶ Remove silt, litter, leaves and other detritus. ▶ Inspect once clean.
Catchpit Manholes/Silt Traps	Twice a year, before and after autumn/winter	▶ Inspect/identify any damage or areas that are not operating correctly ▶ Remove silt, litter, leaves and other detritus. ▶ Inspect once clean.
HydroBrake Chamber	Every three months for the first year, then annually thereafter	▶ Contact manufacturer for instruction on approved and safe inspection and maintenance practices. ▶ Inspect Hydrobrake and check functionality. ▶ Remove any detritus as required. ▶ Inspect once clean.

Permeable Paving	Once a year after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer's recommendations.	▶ Agitate surface by means of mechanical sweeping or vacuuming to ensure no vegetation or moss is allowed to establish and grow in the joints. ▶ Mechanical sweeping of pavements and refilling of joints with the correct aggregate need only be carried out at intervals of 5 years or so ▶ Remove weeds from the surface through the application of glyphosate-based weed killers ▶ Stabilise and mow contributing and adjacent areas. ▶ Inspect once clean. ▶ See Table 20.15 of CIRIA C753 for more information. ▶ Permeable paving has a nominal 25 year lifespan, if correctly and regularly maintained. ▶ When subjected to low level oil drips permeable pavements can continue to biodegrade hydrocarbons indefinitely. ▶ Major oil spills have the potential to contaminate the surface and the underlying crushed stone. In the event of a major oil spill, the area of block pavements and crushed stone that is affected should be removed, cleaned and reinstalled.
Rainwater Harvesting for the watering of gardens, beds, washing cars etc	Annually, Quarterly (cleaning and/or replacement of any filters) or as required (repair/replace)	▶ Inspect the tank for debris and sediment build-up and clean. ▶ Inspect inlet/outlet and withdrawal devices and clean. ▶ Inspect filter, pump and gutters/roof drains and clean. ▶ Check pump operation. ▶ Repair overflow erosion damage or damage to tank. ▶ Repair/replace pump.

5.6 Upon completion of maintenance activities, a record should be kept of the work carried out. This should be retained and an annual maintenance report should be compiled, which should include the following:

- ▶ Observations resulting from inspections
- ▶ Maintenance and operation activities undertaken during the year
- ▶ Recommendations for inspections and maintenance programmes for the following year

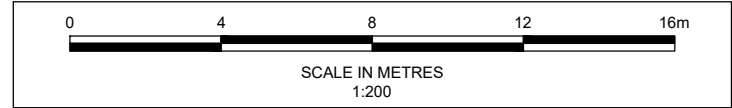
5.7 On the last page of this document is a table with suggested information should be recorded and included with the maintenance plan. As mentioned in the introduction to this document, this should be a living document and regularly updated, as required.

5.8 The Local Planning Authority (Horsham District Council) may request to check and sign off any maintenance activities. Therefore, it is the recommendation that the LPA is contacted prior to any scheduled routine maintenance. The table mentioned above and on the next page, as well as the annual maintenance report, should be offered to the LPA for their records and approval.

Date	Component requiring maintenance	Issues prompting maintenance	Scheduled maintenance (Y/N)	Maintenance carried out	Additional works required (Y/N). If yes, please detail	Next scheduled date of inspection and maintenance

Appendix G

Exceedance Plan



- Notes**
1. All levels and dimensions are to be checked on site before any work commences. All dimensions are in metres unless stated otherwise.
 2. This drawing has been based upon survey information supplied by other companies and Motion cannot guarantee the accuracy of the data provided.
 3. Any discrepancies should be reported to the architect and/or engineer immediately, so that clarification can be sought prior to the commencement of works.
 4. This drawing should be read in conjunction with all other relevant architect and engineering details, drawings and specification.

- Legend**
- Site Boundary
 - Exceedance Route - Direction of Flow

P02	Second Issue	LJ	LJ	JM	21/05/2026
P01	First Issue	AM	LJ	NJ	20/05/2026
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION



Client:
Pyxis Land Limited

Project:
West Lane Farm

Title:
Exceedance Plan

Scale: 1:200 (@ A1)

Drawing:
2509069-9001

Revision:
P02