Wates Developments Limited and the Licensed Trade Charity (LTC)

Land at LVS Hassocks

Flood Risk Assessment

681333-R1(1)-FRA
January 2026

LDE
CIVILS | STRUCTURES | HYDROLOGY
an RSK company

RSK GENERAL NOTES

Project No.: 681333-R1(1)-FRA

Site: Land at LVS Hassocks, London Road, Sayers Common, West Sussex

Title: Flood Risk Assessment

Client: Wates Developments Limited and the Licensed Trade Charity (LTC)

Date: January 2026

Office: Hemel Hempstead

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK LDE Ltd.

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APPENDICES

1 INTRODUCTION

1.1 RSK Land and Development Engineering Ltd were commissioned by Wates Developments Limited and the Licensed Trade Charity (LTC) (the applicant) to provide a Flood Risk Assessment (FRA) to support the hybrid planning application for separate and severable elements comprising:

1.2 *"Demolition of all existing buildings bar the chapel, to retained for use within Use Class F and*:

a) *Full planning permission for the development of the north western part of the Land at LVS Hassocks so as to accommodate a new SEN School with associated access from London Road, car parking, landscaping and drainage works; and*

b) *Outline planning permission (Appearance, Landscaping, Layout and Scale Reserved) for the development of the rest of the land at LVS Hassocks so as to accommodate up to 210 dwellinghouses (including affordable housing) with associated access, car parking, landscaping, play areas, informal outdoor space and drainage works"*.

1.3 The purpose of the FRA is to establish the risk associated with the proposed development and to propose suitable mitigation, if required, to reduce the flood risk to a more acceptable level. The FRA must demonstrate that the development will be safe for its lifetime (in this case 100 years) taking account of the vulnerability of its users, without increasing flood risk elsewhere.

1.4 This document has been produced to assess the flood risk from tidal, fluvial, surface water, groundwater, sewers, reservoirs and artificial sources in line with the National Planning Policy Framework (NPPF)[1] and its corresponding Planning Practice Guidance (PPG)[2]. It includes a summary of the proposed surface water drainage strategy, showing how Sustainable Drainage Systems (SuDS) have been used to demonstrate surface water is appropriately managed on-site, with the aim that there is no increased risk of flooding on-site or elsewhere as a result of the development in accordance with the National Standards for Sustainable Drainage Systems[3].

1.5 This assessment has been undertaken in consultation with the relevant authorities, and with reference to data, documents and guidance published by the Environment Agency (EA), the Lead Local Flood Authority (LLFA) (West Sussex County Council), the Local Planning Authority (LPA) (Mid Sussex District Council), and the Water Authority (Southern Water).

[1] Communities and Local Government, 'National Planning Policy Framework', published March 2012 and last updated February 2025.

[2] Communities and Local Government, 'Planning Practice Guidance - Flood Risk and Coastal Change, ID 7', published March 2014 and last updated September 2025.

[3] National Standards for Sustainable Drainage Systems (SuDS) – July 2025 - https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds.

1.6 The comments given in this report and opinions expressed are subject to RSK Group Service Constraints provided in **Appendix A**.

2 SITE DESCRIPTION & PROPOSALS

2.1 Existing site

2.1.1 Site description

2.1.1.1. The site is located to the east of the B2118 in the county of West Sussex and can be located at National Grid Reference 526515 E, 118767 N and postcode BN6 9HT. A site location plan is included as **Figure 2.1**.

2.1.1.2. The site covers an area of 14.409Ha and currently comprises of LVS Hassocks Independent SEN School for Autism in the centre of the site with open land to the north and south. The site is almost entirely soft landscaping with the exception of the school buildings and access road that enters the site from the east off the B2118.

2.1.1.3. The surrounding area consists of agricultural land to the north and west, whilst to the east are residential areas. Hickstead Park is located to the north and east. South of the site is a wooded area and the village of Sayers Common.

2.1.1.4. The application is hybrid, with the area covered by the outline element of the application shown by the red shaded area in **Figure 2.1** and the area covered by the detailed element of the application shown shaded in blue. This report addresses the site as a whole, therefore all mapping and figures from this point will use the boundary for the wider site only.

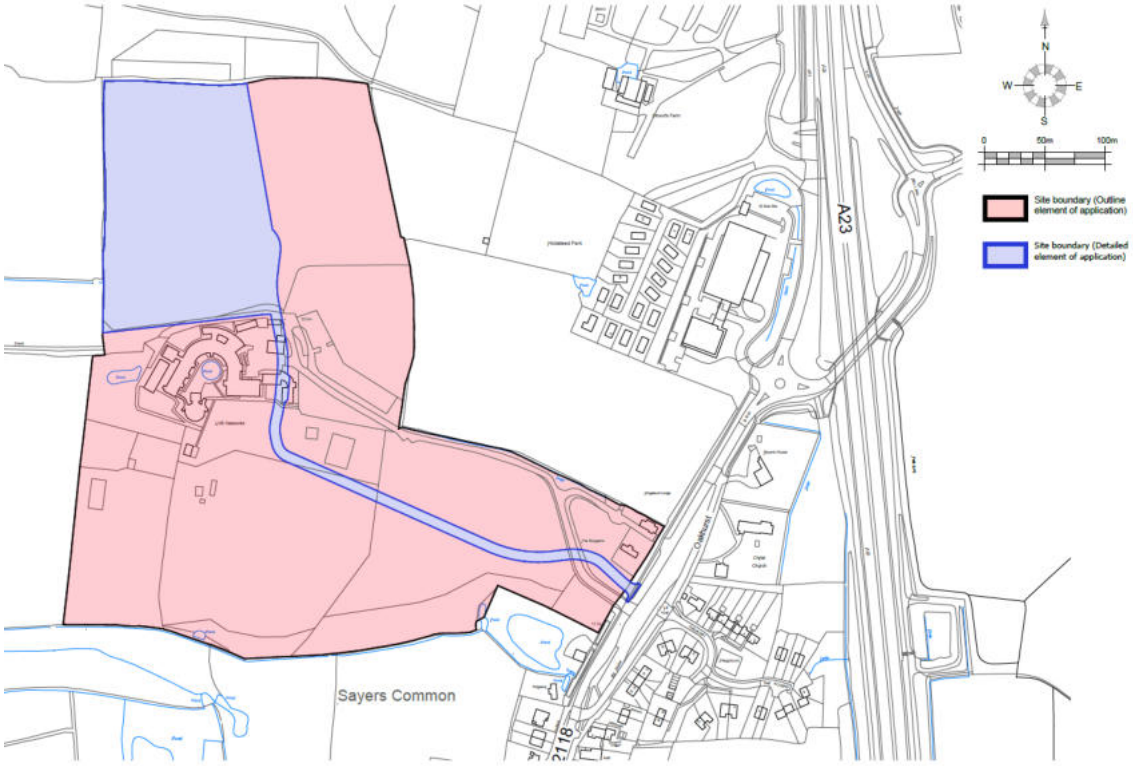


Figure 2.1: Site location plan

2.1.2 Topography

2.1.2.1. A site-specific topographic survey has been carried out by CD Surveys Limited. The survey shows the existing site levels vary from approximately 26.67m above ordnance datum (mAOD) in the northwest corner of the site, down to 14.47mAOD in the southwest corner. The land generally slopes north to the south, with a slight trend westward.

The topographic survey is included in **Appendix B**.

2.1.3 Existing drainage

Public

2.1.3.1. Southern Water sewer plans have been obtained for the site and are included in **Appendix C**. These plans indicate the following network of sewers in the vicinity of the site:

- A 150mm diameter foul sewer that begins its run on the B2118 approximately 250m northeast of the site. This sewer flows southward along the B2118.
- A 150mm diameter foul sewer that begins its run within the houses on Oakhurst, approximately 100m east of the site. This sewer flows east to west and discharges into the 150mm foul sewer flowing southward along the B2118.
- A 750mm diameter surface water sewer that conveys water from the surface water channel to the east of the site off The Acorns to the surface water channel that flows parallel to the site's southern boundary. This connection was confirmed during a site-visit.

Private

2.1.3.1. Surface water runoff is currently thought to be collected by the surface water channels throughout the site and discharge to the Ordinary Watercourse on the site's southern boundary via a 150mm outfall pipe. Evidence of this was observed during a site visit. A maintenance operative at the school advised that it is possible that some surface water runoff also currently discharges to the foul sewer.

2.2 Development proposals

2.2.1. A hybrid application for separate and severable elements is being submitted comprising:

"*Demolition of all existing buildings bar the chapel, to retained for use within Use Class F and:*

a) Full planning permission for the development of the north western part of the Land at LVS Hassocks so as to accommodate a new SEN School with associated access from London Road, car parking, landscaping and drainage works; and

b) Outline planning permission (Appearance, Landscaping, Layout and Scale Reserved) for the development of the rest of the land at LVS Hassocks so as to accommodate up to 210 dwellinghouses (including affordable housing) with associated access, car parking, landscaping, play areas, informal outdoor space and drainage works".

Development plans are included as **Appendix D**.

3 ENVIRONMENTAL SETTING

3.1 Hydrology

3.1.1 Reference to Ordnance Survey (OS) mapping and the EA's web-based mapping indicates that the nearest EA Main River is Herrings Stream. This stream originates to the south of Burgess Hill and flows westward toward the site. It flows within 600m of the site's eastern boundary, and within 550m of the northwest corner of the site, before eventually discharging into the River Adur.

3.1.2 During a site visit it a number of surface water drainage channels and ponds were observed on the site. These are discussed below and shown in **Figure 3.1**. Further photographs and notes from the site visit can be found within **Appendix E**.

3.1.3 The surface water features of note are:

- Two man-made ponds within the LVS Hassocks school building complex.
- A large pond located off the southeast corner of the site.
- There are two surface water channels that run southward, adjacent to the A23, before joining and then flowing westward through Sayers Common. The watercourse flows along the southern site boundary to a ponded region near to Furze Field, approximately 100m south of the site. Water from this ponded region then appears to flow westward, potentially linking with the other channel described above.
- A field drain that begins off the centre of the western site boundary within the agricultural use fields and flows west away from the site.
- Three small ponds located within the housing area to the east of the site, the closest of which is located approximately 200m east.
- A small tributary of Herrings Stream located approximately 250m north of the site.

3.1.4 A drainage tracing survey has been undertaken and has identified an existing surface water outfall in the south of the site taking runoff from the existing school area. The tracing survey report is provided in **Appendix F.** Additionally, a 150mm diameter underground surface water pipe has been traced within the eastern part of the site running north – south and discharging into the watercourse along the southern boundary. This is shown by the dashed line in **Figure 3.1**.

Figure 3.1: Mark-up of surface water features from site visit

3.2 Geology

3.2.1 Based on published geological records for the area (British Geological Survey online mapping), the site exhibits the following geology:

- Superficial Geology: None recorded – nearby regions around Herrings Stream show Head, Alluvium and River Terrace deposits of mainly Clay, Sand, Silt and Gravel.
- Bedrock Geology: Weald Clay Formation – Mudstone and Sandstone.

3.2.2 A Ground Appraisal Report[4] was produced in 2024 and provides the following information regarding ground conditions at the site:

- Encountered ground conditions comprised topsoil (to a depth of 0.15m – 0.4m bgl) and made ground (to a depth of 0.2m – 0.9m bgl) overlying the London Clay Formation.
- Groundwater was encountered at only one window sample location at a depth of 3.10m bgl. The groundwater rest level was recorded as 1.5m bgl at this location. Groundwater monitoring wells were installed at 12 locations, with return visits undertaken between September 2024 and May 2025. Recorded groundwater levels

[4]Geo-Environmental, Ground Appraisal Report, September 2024, Ref. GE22666-GAR-SEPT24

varied between 3.60m bgl and surface level, with groundwater typically encountered at around 1m bgl.

- Based on the underlying Weald Clay, infiltration testing was not undertaken as soakaways were not considered feasible.

3.2.3 BGS Borehole data shows a number of boreholes within the vicinity of the site, the nearest are described as follows:

- A23 Warninglid-Brighton 1331, TQ21NE55, located approximately 250m northeast. This borehole encountered:
    - Topsoil to 0.30 meters Below Ground Level (mBGL).
    - Sandy and silty clay with roots down to 2.80mBGL.
    - Sand to 3.40mBGL.
    - Clay with bands of silt to the end of the borehole at 30.95mBGL.
    - This borehole struck groundwater three times: once at 2.50mBGL (where it rose to 1.75mBGL), again at 6.70mBGL, then at 9.00mBGL.
- Stuccles Farm Hurstpierpoint, TQ21NE2/B, located approximately 600m of the site. This borehole encountered:
    - Made Ground to 0.30mBGL.
    - A mixture of blue, brown and red Clay down to the end of the borehole at 40.23mBGL.
    - This borehole recorded encountering groundwater at 7.01mBGL.
- A23 Bolney to Brighton 854, TQ21NE31, located approximately 600m southeast of the site. This borehole encountered:
    - Topsoil to 0.50mBGL.
    - Mottled clay with roots down to 1.80mBGL.
    - Very silty clay to 3.3mBGL.
    - Harder clay to the end of the borehole at 5.00mBGL.
    - This borehole struck groundwater at 4.00mBGL, where it then rose to 2.50mBGL.

3.3 Hydrogeology

3.3.1 Hydrogeological information was obtained from Defra's online MAGIC Maps service. These maps indicate that:

- The site is not underlain by a superficial aquifer – the areas around Herrings Stream where superficial deposits are present are part of a Secondary (A) superficial aquifer.
- The site is mainly underlain by an Unproductive bedrock aquifer, however there are some bands of Secondary (A) bedrock aquifer aligned east to west across the site.

- The site is not located within a groundwater Source Protection Zone.

3.3.2 As noted above, the Ground Appraisal Report and subsequent groundwater monitoring exercise recorded groundwater within boreholes between surface level and 3.60m bgl, with groundwater typically encountered at around 1m bgl.

4 SOURCES OF FLOOD RISK

4.1 Criteria

4.1.1 In accordance with the NPPF and advice from the EA, an assessment of the risk associated with various flooding sources is required along with consideration of the effects of climate change over the design life of the development (in this case assumed to be 100 years for a residential development).

4.1.2 The EA's most recent climate change guidance, published in May 2022[5], should be referenced in order to identify the appropriate peak river flow and rainfall intensity allowances for the scheme. The appropriate allowance for peak river flow is based on the location of the site in the country, the lifetime of development, the relevant flood zone and the vulnerability of the proposed end use.

4.1.3 The flood risk elements that need to be considered for any site are defined in BS 8533 'Assessing and managing flood risk in development Code of practice'[6] as the "Forms of Flooding" and are listed as:

- Flooding from rivers (fluvial flood risk);
- Flooding from the sea (tidal flood risk);
- Flooding from the land;
- Flooding from groundwater;
- Flooding from sewers (sewer and drain exceedance, pumping station failure etc); and
- Flooding from reservoirs, canals and other artificial structures.

4.1.4 The following section reviews each of these in respect of the subject site.

4.2 Flooding from rivers (fluvial flood risk)

4.2.1 The EA Flood Zone mapping study for England is available on their website at: https://flood-map-for-planning.service.gov.uk.

4.2.2 The latest EA published flood zone map **(Figure 4.1)** shows that the site lies within Flood Zone 1, representing a 1 in 1000 year or less annual probability of flooding from fluvial sources.

[5] Environment Agency, 'Guidance: Flood Risk Assessments: Climate Change Allowances'. https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances, last updated May 2022.

[6] BSI, 'BS 8533-2017 Assessing and managing flood risk in development Code of practice', December 2017.

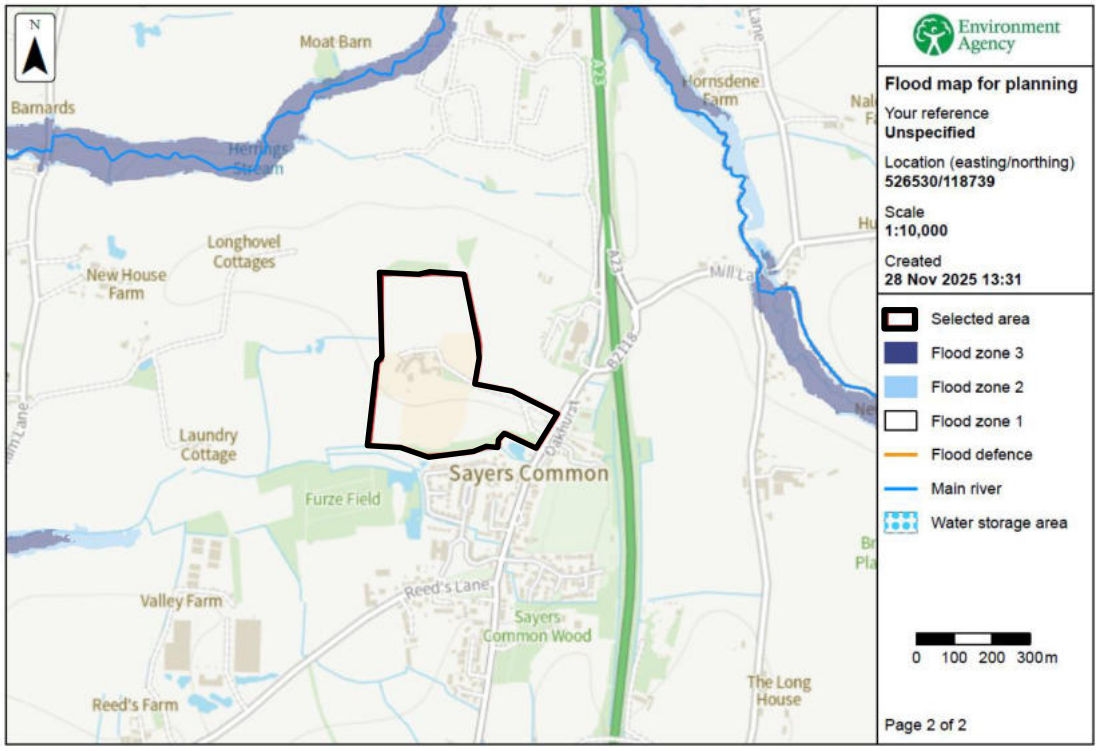


Figure 4.1: Environment Agency 'Flood map for planning'

4.2.3 A site visit confirmed there are several minor drainage ditches throughout the site, these have not been modelled by the EA due to their very limited catchment areas. These ditches are not considered to represent a flood risk to the site as their upstream catchment is small and hence limited flows will be present. These ditches serve as surface water management for the current site. Additionally, an Ordinary Watercourse flows along the southern site boundary. The flood risk from this feature is considered as a surface water risk for the purposes of this assessment and is discussed in **Section 4.4**.

4.2.4 Fluvial flooding is likely to increase as a result of climate change. A greater intensity and frequency of precipitation is likely to raise river levels and increase the likelihood of a river overtopping its banks. Climate change guidance for river modelling was updated by the EA in May 2022. The impact upon the site should be negligible given its location within Flood Zone 1.

4.2.5 The overall risk of fluvial flooding is considered to be **very low**.

4.3 Flooding from the sea (tidal flood risk)

4.3.1 The site is not considered to be at risk from tidal flooding due to its inland location.

4.3.2 The overall tidal flood risk is considered to be **very low**.

4.4 Flooding from the land (surface water flood risk)

4.4.1 If intense rain is unable to soak into the ground or be carried through manmade drainage systems, for a variety of reasons, it can run off over the surface causing localised floods before reaching a river or other watercourse. Generally, where there is impermeable surfacing or where the ground infiltration capacity is exceeded, surface water runoff can occur.

4.4.2 The EA's surface water flood risk mapping **(Figure 4.2)** shows the majority of the site is at 'very low' risk from surface water flooding, with some localised pockets of 'high' risk (i.e. 3.3% annual probability) surface water associated with the two manmade ponds and other localised low points. There is an overland flow path located along the southern boundary of the site. This flow path is present during the 'high' risk scenario (3.3% annual probability) and flows east to west along the southern boundary, following the alignment of the Ordinary Watercourse along the southern site boundary.

4.4.3 There are two other overland flow paths within the site boundary, however these are only present during the 'low' risk and 'medium' risk events. One flows southward across the southeastern region of the site, however this aligns with the underground surface water drainage pipe discussed in **Section 3.1**. The underground pipe is unlikely to be taken into account in the EA modelling and is anticipated to convey flows below ground removing the above ground risk. The other overland flow path is located in the north of the site. This flow path originates on-site and shows how runoff generated by rainfall falling on the site is conveyed in the pre-development scenario towards the drainage ditch to the west of the site.

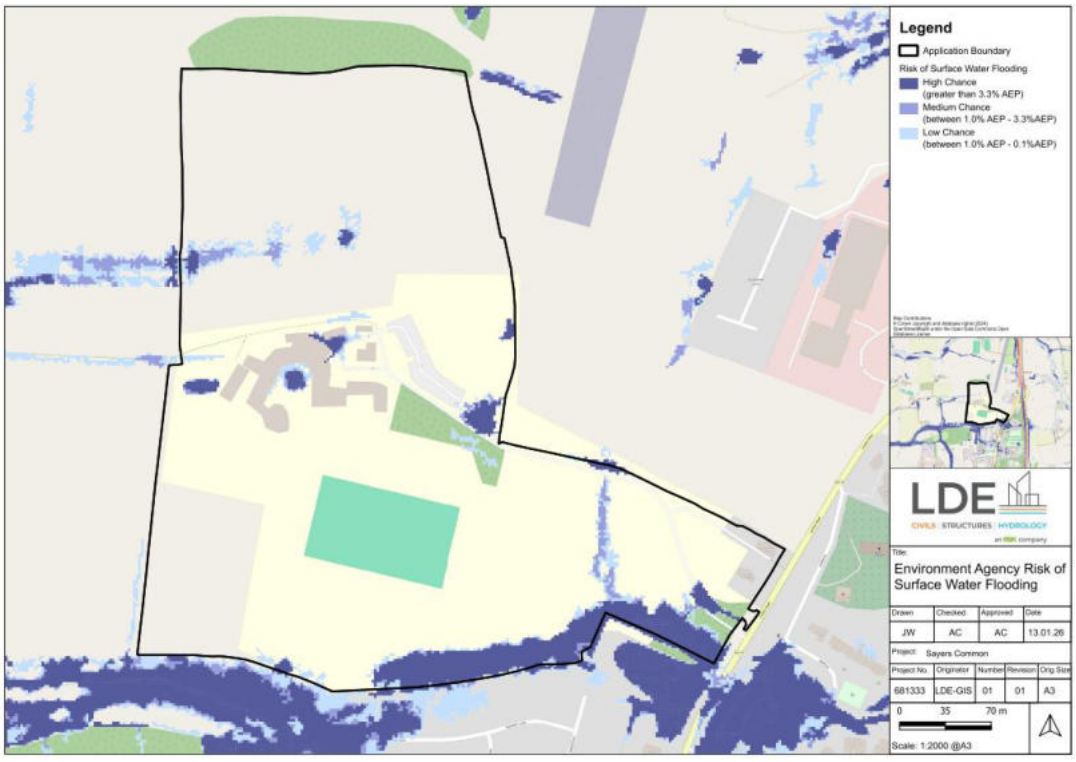


Figure 4.2: Environment Agency 'Flood risk from surface water' map - extents

4.4.4 The EA's surface water flood risk depth mapping (see **Figure 4.3**) shows that there is a 'very low' chance of surface water reaching depths of 20cm within any areas except the existing artificial ponds (to be retained), very limited local low points and the flow path along the southern site boundary. Notably the flow paths in the northern field and in the east of the site are shown to have a 'very low' (less than 0.1%) annual chance of reaching 20cm in depth.

Figure 4.3: Environment Agency 'Flood risk from surface water' map - depths

4.4.5 The topography on site shows the site generally falls away towards the south and therefore any surface water runoff will likely fall away in this direction. Runoff generated by the proposed development will need to be controlled to prevent surface water flooding elsewhere.

4.4.6 Surface water flooding is likely to increase as a result of climate change in a similar ratio to fluvial flooding. Increased intensity and frequency of precipitation is likely to lead to reduced infiltration and increased overland flow. Climate change guidance was updated by the EA in May 2022 and is taken into account within the drainage strategy for the development (see **Section 7**).

4.4.7 No built development will be located in the overland flow path along the southern boundary, and the two ponds in the school complex will be retained. Other minor localised low points will be removed following redevelopment with site rainfall managed through the surface water drainage system for the development. The flow path in the northern field is shown to be shallow in depth and is generated by rainfall falling on the subject site, this will therefore be managed via the proposed drainage system. The flow path in

the east of the site is considered to be conveyed underground by the 150mm pipe in this location which will be retained (with a minor diversion) following redevelopment.

4.4.8 The West Sussex County Council Local Flood Risk Management Strategy (2025 – 2030)[7] identifies 'priority areas' where a limited number of properties are considered to be at risk of flooding. These are Burgess Hill, East Grinstead, Haywards Heath/Lindfield and Sayers Common (mostly surface water flood risk) and Copthorne and Hassocks (both surface water and fluvial flood risk). Appendix E of the Local Flood Risk Management Strategy shows two flooding incidents within Sayers Common, to the south and east of the site. The source of flooding is recorded as 'unknown'. There is anecdotal evidence of flooding within Sayers Common associated with surface water / local watercourses. However, there are no records of any such flooding occurring on the site itself.

4.4.9 The overall risk of surface water flooding at the site is therefore considered to be **low**.

4.5 Flooding from groundwater

4.5.1 Groundwater flooding tends to occur after long periods of sustained high rainfall. Higher rainfall means more water will infiltrate into the ground and cause the water table to rise above normal levels. In low-lying areas, the water table is usually at shallower depths anyway, but during very wet periods, with all the additional groundwater flowing towards these areas, the water table can rise up to the surface causing groundwater flooding.

4.5.2 In view of the underlying bedrock geologies of mudstone and sandstone, the risk of groundwater flooding is not thought to be significant at this location. Nearby borehole logs show groundwater levels in the area to vary from 2.50mBGL to 7.00mBGL. Groundwater monitoring has been undertaken for the site with depths varying between 0.25m and 3.6m BGL.

4.5.3 The Mid Sussex District Council Strategic Flood Risk Assessment (Level 1)[8] states that Sayers Common is in an area with a low potential for groundwater flooding.

4.5.4 Climate change could increase the risk of groundwater flooding as a result of increased precipitation filtering into the groundwater body. This is less likely to cause a significant change to flood risk than from other sources, since groundwater flow is not as confined. It is probable that any locally perched aquifers may be more affected, but these are likely to be isolated. The change in flood risk as a result of climate change is likely to be low.

4.5.5 The overall groundwater flood risk is considered to be **low**.

[7] West Sussex County Council Local Flood Risk Management Strategy (July 2025), accessible at: https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/local-flood-risk-management-strategy/

[8] Mid Sussex District Council Level 1 Strategic Flood Risk Assessment (2024), accessible at: https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/

4.6 Flooding from sewers

4.6.1 Flooding from artificial drainage systems occurs when flow entering a system, such as an urban storm water drainage system, exceeds its conveyance capacity, the system becomes blocked, or it cannot discharge due to a high water level in the receiving watercourse. When exceeded, the surcharged pipe work could lead to flooding from backed up manholes and gully connections.

4.6.2 Sewer details have been referenced from sewer record plans obtained from Southern Water. The plans indicate a 150mm foul sewer that runs southward along the B2118 and is discharged into by a 150mm as it passes the site. There is also a 750mm surface water sewer present to the east of the site that connects two surface water channels under the housing and roads to the south and east.

4.6.3 Based on the local topography, any surcharged water would most likely flow southward and hence any water from the nearby sewers would likely follow the road levels and flow away from the site.

4.6.4 The Mid Sussex District Council Level 1 SFRA includes records of 12 sewer flooding incidents within the “BN6 9” postcode area, two of which were internal. Specific locations and dates of these incidents were not available.

4.6.5 Climate change is likely to result in an increase in flooding from sewers. Increased rainfall and more frequent flooding put existing sewer and drainage systems under additional pressure resulting in the potential for more frequent surcharging and potential flooding. This would increase the frequency of local sewer flooding but would not be significant in terms of the proposed development.

4.6.6 The overall sewer flood risk to the site is considered to be **very low.**

4.7 Flooding from reservoirs

4.7.1 Flood events can occur from a sudden release of large volumes of water from reservoirs. The EA reservoir flood map (reproduced as **Figure 4.4**) shows the largest area that might be flooded if a reservoir were to fail and release the water it holds. Since this is a prediction of a worst-case scenario, it is unlikely that any actual flood would be this large.

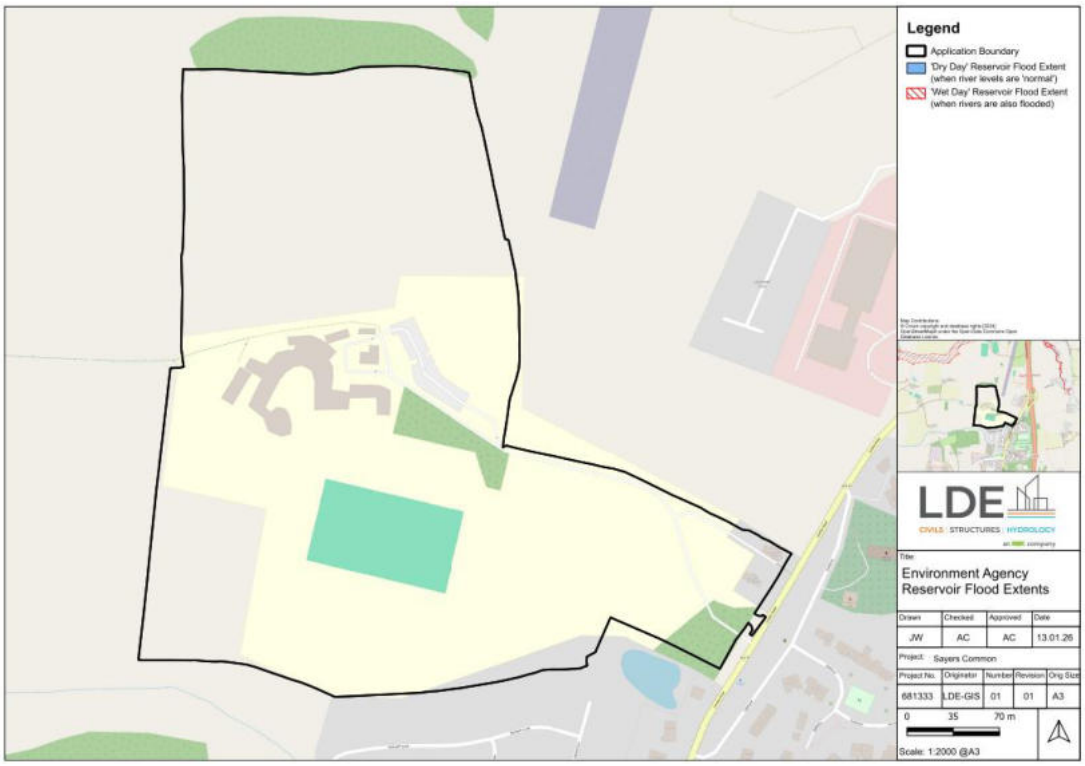


Figure 4.4: Environment Agency 'Flood risk from reservoirs' map

4.7.2 The EA mapping was updated in 2021 to demonstrate the potential maximum extent of flooding for two scenarios - a "dry day scenario" in which river levels are "normal", and a "wet day scenario" where the flooding from the reservoir coincides with flooding from rivers.

4.7.3 The map shows that the site is not in a location at risk of reservoir flooding when river levels are normal and should the peak fluvial event and reservoir failure occur at the same time. Reservoir flooding is extremely unlikely and there has been no loss of life in the UK from reservoir flooding since 1925. Since then, reservoir safety legislation has been introduced to ensure reservoirs are maintained.

4.7.4 Reservoirs can be managed over time, controlling inflow/outflow of water and therefore there is the capacity to control the effects of climate change. Increased rainfall has the potential to increase base flow, but this should be minimal. It is unlikely that there will be a substantial change to the risk of flooding for this site as a result of climate change.

4.7.5 The resultant flood risk is considered to be **very low.**

4.8 Other sources of flooding

4.8.1 Canals

4.8.1.1 There are no Canal & River Trust owned canals within the vicinity of the site.

4.8.2 Other artificial features

4.8.2.1 No other artificial features with the potential to result in a flood risk to the site have been identified.

The resultant flood risk from 'other' sources is considered to be **very low.**

5 MITIGATION MEASURES AND RESIDUAL RISK

5.1 Sequential approach within application boundary

5.1.1 The site lies wholly within Flood Zone 1. Localised areas of surface water flood risk have been identified originating from on-site runoff collecting within local depressions, with the main area of surface water risk relating to a flow path along the southern boundary. The development has been designed to avoid this surface water flow path along the southern boundary. Other minor areas of surface water ponding and minor flow paths are considered to be generated on-site and will be managed via site levelling and the proposed drainage strategy. An overlay of the proposed development layout and the EA's Risk of Surface Water Flooding mapping has been reproduced below as **Figure 5.1.**

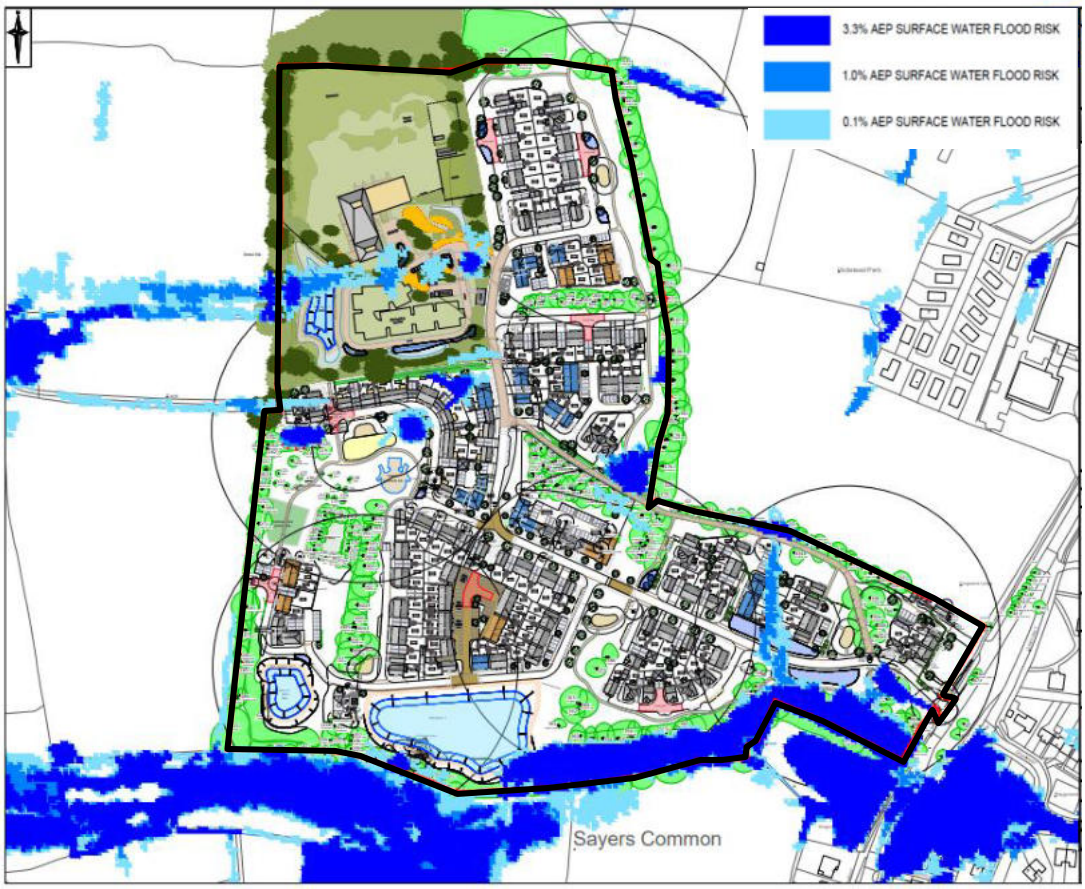


Figure 5.1: Environment Agency Risk of Surface Water Flood Risk Overlay

5.1.2 A sequential approach to development has therefore been applied with the more vulnerable aspects of the development being located outside of the areas of higher flood risk.

5.2 Overland flood flow

5.2.1 The site layout avoids any built development within the surface water flow path along the southern site boundary and therefore will not impact on this existing flow path. No other significant overland flow paths have been identified. Localised areas of ponding and minor flow paths generated on-site will be managed via the proposed drainage strategy. All surface water runoff up to the 1 in 100 year climate change storm generated on site will be stored on site and discharged to the nearby watercourse on the site's southern boundary. Surface flows may be generated on site due to drainage capacity exceedance; these can be conveyed into the SuDS features.

5.3 Finished floor levels

5.3.1 As this site is unlikely to be affected by fluvial, surface water or any other sources of flooding post-development there is no requirement to incorporate any raised finished floor levels into the design. Low lying areas that could lead to ponding of surface flows will be avoided by careful design of finished levels.

5.4 Easements and consents

5.4.1 The development has allowed a significant offset from the Ordinary Watercourse along the southern boundary, with the nearest built development being at least 40m from this watercourse. This will allow access for future maintenance and inspection.

5.4.2 The existing 150mm diameter surface water pipe in the east of the site will be retained with a minor diversion proposed. Ordinary Watercourse consent will be sought for this diversion post-planning approval.

5.4.3 The drainage strategy proposes to discharge surface water runoff generated from the site via the existing outfall in the south of the site.

5.5 Flood compensation

5.5.1 The site is shown to be outside the 1 in 100 year climate change fluvial floodplain, therefore floodplain compensatory measures are not deemed necessary.

5.6 Safe access/egress

5.6.1 As the site is lies outside of the 1 in 100 year plus climate change fluvial flood extent and is not identified as being at significant risk of flooding from other sources, safe access and egress will be available for the design flood event.

6 PLANNING POLICY CONTEXT

6.1 National planning policy

6.1.1 Section 14 of the NPPF details the overarching requirements relating to flood risk for any development. The key message is that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

6.1.2 In areas at risk of flooding, the NPPF requires that the following criteria are met:

a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;

b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;

c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;

d) any residual risk can be safely managed; and

e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

6.1.3 The PPG supports the NPPF and provides further advice regarding the assessment of flood risk and the application of the Sequential and Exception Tests.

Land use vulnerability

6.1.4 Table 2 of the PPG indicates the compatibility of various land uses in each flood zone, dependent on their vulnerability to flooding. **Table 6.1** below is reproduced from Table 2 of PPG.

Table 6.1: Flood risk vulnerability and flood zone 'compatibility'

Flood Risk Vulnerability Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	Appropriate	Appropriate	Appropriate	Appropriate	Appropriate
	Zone 2	Appropriate	Appropriate	Exception Test Required	Appropriate	Appropriate
	Zone 3a	Exception Test Required	Appropriate	Should not be permitted	Exception Test Required	Appropriate
	Zone 3b functional floodplain	Exception Test Required	Appropriate	Should not be permitted	Should not be permitted	Should not be permitted

6.1.5 With reference to Annex 3 of the NPPF, the proposed development, based on its residential use, is classed as 'more vulnerable'. This classification of development is appropriate for areas within Flood Zone 1 and therefore appropriate for the subject site.

Sequential Test

6.1.6 The Sequential Test aims to direct new development to areas with the lowest probability of flooding and is required "*in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk)*" (NPPF).

6.1.7 This FRA has demonstrated that all vulnerable aspects of the proposed development lie within Flood Zone 1. Areas of medium to high risk of surface water flooding lie within the sites boundaries, but all result from locally generated runoff rather than externally generated overland flow routes with the exception of the flow path along the southern boundary.

6.1.8 In relation to surface water flood risk, paragraph 27 of the PPG states that "*where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied*".

6.1.9 This FRA has demonstrated that the proposed development will be safe from surface water flood risk perspective as the development has been directed outside of the flow path along the southern boundary with all other minor surface water risk areas proposed to be managed via the proposed drainage strategy (see **Section 7**).

Exception Test

6.1.10 In accordance with Table 6.1, there is no requirement to apply the Exception Test for a 'more vulnerable' development within Flood Zone 1.

6.2 Local planning policy

6.2.1 Mid Sussex District Council adopted the Mid Sussex District Plan 2014-2031 as a Development Plan Document on 28th March 2018. Key policies of relevant to flood risk and drainage are reproduced below.

Mid Sussex District Plan 2014 – 2031 (March 2018)[9]

DP41: Flood Risk and Drainage

6.2.2 Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.

6.2.3 Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.

6.2.4 Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more, or equivalent non-residential or mixed development unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality. Arrangements for the long term maintenance and management of SuDS should also be identified.

6.2.5 For the redevelopment of brownfield sites, any surface water draining to the foul sewer must be disconnected and managed through SuDS following the remediation of any previously contaminated land.

6.2.6 SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible.

6.2.7 The preferred hierarchy of managing surface water drainage from any development is:

1. Infiltration measures;
2. Attenuation and discharge to watercourses, and if these cannot be met;
3. Discharge to surface water only sewers.

6.2.8 Land that is considered to be required for current and future flood management will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies.

[9] Mid Sussex District Plan 2014 – 2031 (March 2018), accessible at: https://www.midsussex.gov.uk/media/3406/mid-sussex-district-plan.pdf

6.2.9 The Mid Sussex District Plan 2021 – 2039 was submitted for Examination on 8th July 2024. Policy DPS4: Flood Risk and Sustainable Drainage sets out requirements for developments to follow a sequential approach directing development away from the areas at highest risk. It requires development to be safe without increasing flood risk elsewhere and where possible states that they should reduce overall flood risk. EA and SFRA mapping should be used to assess the risk of flooding from all sources now and in the future. Surface water drainage strategies should target a discharge rate equivalent to the Q_{BAR} greenfield rate. Arrangements for the maintenance and management of SuDS should be put in place, secured via a planning condition. Where possible surface water drainage should enhance biodiversity, landscape, water quality and amenity. The SuDS hierarchy should be adhered to. Land at LVS Hassocks (the subject site) is identified as a Sustainable Communities Housing Site. Policy requirement 6 states that the development should "*follow a sequential approach by directing development away from areas of flood risk*."

6.2.10 As a draft allocation site (DPSC7) within the emerging District Plan, the site has been assessed within the Mid Sussex District Council Level 2 Strategic Flood Risk Assessment (SFRA).[10] Key information from the Level 2 SFRA with respect to the site is as follows:

- No historic flood outlines are recorded at the site on the EA Recorded Flood Outlines dataset. MSDC has records of flooding along London Road in 1986 and several records in 1994. Records from sewage providers do not show history of sewer flooding.
- The site is within Flood Zone 1, not at risk of flooding from high-risk reservoirs and has <25% susceptibility to groundwater flooding.
- A small area of the site (4.4%) is at a high risk from surface water flooding. Development should be avoided in surface water flow paths.
- A Flood Risk Assessment and Foul and Surface Water Drainage Assessments will be required to support any future planning application. The Exception Test is not required.

6.2.11 The Hurstpierpoint and Sayers Common Neighbourhood Plan 2031 includes Policy Housing Hurst H1 – Hurstpierpoint and Sayers Common New Housing Development which includes a requirement for development in Sayers Common to "*enhance the flood and drainage management in the village*".

[10] Mid Sussex District Council Level 2 Strategic Flood Risk Assessment (2024), accessible at: https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/

7 SURFACE WATER DRAINAGE ASSESSMENT

7.1 Scope

7.1.1 This section discusses the potential quantitative effects of the development on both the risk of surface water flooding on-site and elsewhere within the catchment, and provides details of the SuDS features that have been incorporated as part of the masterplan.

7.1.2 The NPPF states that SuDS should be considered wherever practical. The use of SuDS is also encouraged by regional and local policy. In accordance with the National Standards For SUDS[11], the surface water drainage strategy should seek to implement a SuDS hierarchy that aspires to achieve reductions in surface water runoff rates to greenfield rates. Where a reduction to the greenfield rate is not practicable, the proposed surface water drainage strategy should not exceed the existing runoff rate.

7.1.3 In addition, Building Regulations Part H[12] requires that the first choice of surface water disposal should be to discharge to an adequate soakaway or infiltration system, where practicable. If this is not reasonably practicable then discharge should be to a watercourse, the least favourable option being to a sewer (surface water before combined). Infiltration techniques should therefore be applied wherever they are appropriate.

7.1.4 This assessment includes an overview and comparison of the existing greenfield scenario and proposed development scenario. The total site area is 14.41ha of which 3.11ha comprises the school area in the northwestern part of the site and the remaining 11.3ha comprising the proposed residential area and open spaces. The estimated proposed impermeable area based on the measured proposed hardstanding for the school and a 60% impermeable area for the residential developable parcels is 4.3ha.

7.1.5 The existing and proposed areas with reference to the developable area are provided in **Table 7.1** below:

Table 7.1: Existing and proposed site areas (developable area)

Land use	Existing area (ha)	Proposed area (ha)
Impermeable	0.650*	4.300
Permeable	13.759	10.109
Total	14.409	14.409

[11] National Standards for Sustainable Drainage Systems (SuDS) - 2025 - https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds

[12] HM Government (2010 with 2013 amendments), 'The Building Regulations 2010: Approved Document H - Drainage and Waste Disposal (2002 Edition incorporating 2010 amendments)'.

*measured from topographic survey

7.2 Post-development situation

7.2.1 The proposed development is for a school in the northwestern area of the site and a residential end use for the remaining area. This will result in an increase in impermeable area and surface water runoff across the site. It will therefore be necessary to manage surface water on-site through conveyance towards the proposed point of discharge, whilst providing sufficient attenuation for all events up to the 1 in 100 year event inclusive of 45% climate change (based on latest climate change guidance).

Point of discharge

7.2.2 Discharge options from the site have been considered in line with the SuDS hierarchy, as follows.

Infiltration

7.2.3 Infiltration should be considered as the primary option to discharge surface water from the developed study area. The effectiveness of infiltration is completely dependent on the physical conditions at the study area. Potential obstacles include:

- The underlying geology for the site is formed of the Weald Clay Formation with a sandstone outcrop spanning the middle of the site. The Weald Clay Formation restricts the potential for infiltration and could lead to a perched water table.
- Shallow groundwater table - For infiltration drainage devices, Building Regulation approved document H2 states that these *"should not be built in ground where the water table reaches the bottom of the device at any time of the year"*. Groundwater monitoring has been undertaken for the site with depths varying between surface level and 3.6m bgl.
- SPZs - The site is not located within any Groundwater Source Protection Zones.

7.2.4 From the information available, infiltration is not considered a viable option as part of the drainage strategy. However, in accordance with LLFA requirements it will be necessary to undertake infiltration testing prior to detailed design (secured via appropriately worded condition) in order to confirm the lack of infiltration drainage viability.

Discharge to watercourse

7.2.5 Discharging surface water via the existing outfall for the school is considered the most feasible approach. The site drains naturally in this way, and therefore continuing to discharge runoff to this outfall will act to mimic the natural scenario. The whole site surface water drainage strategy has been designed to use the existing headwall outfall from the existing school. At the detailed design stage, it may be possible to establish an outfall for the school area into the ditch to the west of the school, however this would be subject to works by a third party land owner to improve / extend the existing ditch as a connection to this ditch is not currently viable without crossing third party land.

7.2.6 The Q_{BAR} year Greenfield runoff rate for the proposed impermeable area (4.300ha) has been calculated using the FEH Statistical (2025) Method to be 38.7 l/s and therefore

Discharge of all surface water runoff in a controlled manner to the existing outfall will represent an improvement with respect to the local foul sewer system capacity as it is anticipated that some surface water from the site currently discharges to the foul sewer network. Removal of this runoff from the foul sewer network will help alleviate any existing capacity issues and therefore will help to reduce flood risk off-site.

Discharge to surface water sewer

7.2.7 Discharge to a public surface water sewer is not considered feasible due to the lack of public surface water sewers near the site as well as the presence of the existing watercourse that currently drains the site and is therefore a preferable discharge location.

Network modelling

7.2.8 To determine whether the proposed SuDS provide sufficient attenuation storage, a drainage model has been developed using Flow to model as accurately as possible the proposed drainage strategy at this stage. The network has been modelled with the latest FEH22 rainfall dataset, runoff coefficient (Cv) as 1 and in accordance with the calculated greenfield runoff rate detailed above, in line with CIRIA guidance.

7.2.9 The school area and estate road serving the school is being submitted for detailed planning whereas the residential area is being submitted for outline planning as part of this hybrid application. The drainage proposals for the residential parcels will evolve during the planning submission process and subsequent reserved matters applications following the completion of the hybrid planning submission. As such the drainage modelling will require updating through the next planning submissions to suit the residential updates.

7.2.10 Calculations have been run using the Q_{BAR} Greenfield runoff rate for the impermeable area (38.7 l/s) as a discharge rate for the proposed development in accordance with LLFA requirements. When calculating storage requirements, the proposed impermeable area has been based on the measured impermeable area (drawing ref. 890780 – 0002 Rev P01 **Appendix I**) with a 10% allowance for urban creep applied to housing curtilages only. No allowance is included in the calculations for infiltration as a worse-case scenario.

7.2.11 Calculations show this system can attenuate surface water runoff without flooding during a 1 in 100 year event inclusive of 45% climate change. Further details on the storage structure and sizing, with attenuation calculations can be found in **Appendix H**.

Proposed drainage strategy

7.2.12 The proposed SuDS for the site include a combination of permeable paving, rain gardens, detention basins/ponds and potential conveyance swales which have been located depending on the positions of proposed buildings, overland flow routes, and topography. The proposed SuDS features are designed to provide the required storage volume to retain the 1 in 100 plus 45% climate change event.

7.2.13 The SuDS measures are outlined in the Surface Water Drainage Strategy as attached in **Appendix I**.

7.2.14 In principle, the strategy for the school (full application) contains the following features:

- **Permeable paving** will be located within the private parking areas to the front of the school. This feature provides surface water attenuation and water quality benefits.
- **Conveyance Swales** are proposed alongside the parking area to convey runoff through the drainage network to the detention basin No 1.
- The primary SuDS feature for the school is 1 large **detention basin** strategically located in open space to the west of the proposed car parking area. The basin provides source control and treatment for surface water runoff associated with the school before discharging into the main network for the site. The topography of the site generally falls from north to south towards the two proposed detention basins along the southern boundary adjacent to the proposed outfall for the development. To accommodate the required volumes, Basin 1 (school) has been designed to be up to 1.6m deep (1.167 m depth of water and 0.435mm freeboard).Side slopes are designed to be no steeper than 1:3 to comply with safety and maintenance guidelines as highlighted in the SuDS Manual[13].
- **Rainwater harvesting** will be provided for the school for horticultural use in accordance with the new National Standards for SuDS (discussed further in **Section 7.4**). At this preliminary stage this has not been included as part of any of the attenuation calculations. The proposal is to provide a 3000 litre tank.
- The school will include a **green roof** for the single storey part of the building.

7.2.15 In principle, the strategy for the residential area (outline application) contains the following features:

- **Permeable paving** can potentially be located within private roadway or parking areas on site. This feature provides surface water attenuation and water quality benefits. Main roads will not be constructed using permeable paving due to ownership and future maintenance issues, where responsibility will most likely lie with the highway authority. The full extents and details of the permeable paving is to be determined at the detailed design stage and therefore has not been factored into the calculations at this stage.
- **Rain gardens** have been indicatively shown across the site to intercept and convey runoff through the drainage network where feasible. Exact locations to be confirmed during the detailed design stage.
- **Conveyance Swales** could potentially be utilised alongside roads and bordering the various development parcels to convey runoff through the drainage network to the various attenuation features. Exact locations and feasibility to be assess at reserved matters/detailed design.
- The primary SuDS features are 2 large **detention basins** strategically located within open space within the site. The topography of the site generally falls from north to south towards the two proposed detention basins along the southern boundary adjacent to the proposed outfall for the development. To accommodate the required volumes, Basin 2 (southwest corner) has been designed to be up to 1.5m deep (1.089m depth of water plus 0.411m freeboard and Basin 3 (south and more central)

[13] CIRIA, 'The SUDS Manual – C753', 2015.

has been designed to be up to 1.6m deep (1.036m depth of water plus 0.614m freeboard). Both basins can include permanently wet areas. This will help in the requirement to prevent the first 5mm of rainfall to run off from the site. Side slopes are designed to be no steeper than 1:3 to comply with safety and maintenance guidelines as highlighted in the SuDS Manual[14].

- **Rainwater harvesting** will not be considered for the residential development.
- The site proposes to utilise the existing outfall point of connection as the primary surface water outfall from the strategy.

7.2.16 The drainage strategy for the school will ensure that the rate of runoff from the school area is controlled via SuDS within the school demise prior to discharge at a controlled rate via the residential drainage system. The proposed drainage strategy for the site as a whole will manage and attenuate runoff that currently discharges in an uncontrolled manner from the site. By storing this runoff on-site and discharging it at a controlled rate, the flood risk to the wider area will be reduced. Removal of suspected discharges of surface water to the existing foul drainage system will also reduce the risk of the foul drainage system in the wider area surcharging.

7.2.17 The dimensions, volumes and location of the SuDS features will need to be revised as the masterplan develops and during the detailed planning stage. Detailed design of individual features is not part of the scope of this report. Preliminary design criteria have been based upon guidance given in the CIRIA publication 'The SUDS Manual'[13].

7.2.18 Temporary drainage should be established for the construction phase of development to prevent silt mobilisation, potentially impacting on flow regimes and silt pollution downstream. The construction of SuDS should be considered in the early stages of site design.

7.2.19 A summary of the proposed surface water drainage strategy is included within the completed WSCC Surface Water Drainage Pro-forma, attached as **Appendix J**.

Adoption and maintenance

7.2.20 The Design and Construction Guidance (DCG) for Foul and Surface Water Sewers[15] states that as of April 1st 2020, sewerage authorities are required to adopt some SuDS features, including basins and swales. However, SuDS features that are classified as forming part of a building or yard (i.e., permeable paving and green roofs) will not be adoptable under the DCG and will require a second adopting authority or maintenance company. Therefore, the long-term maintenance of some SuDS features within the site boundary will most likely be undertaken by the Water Authority or NAV as the adopting authority. However, the maintenance of other features such as permeable paving will most likely be undertaken by a management company.

[14] CIRIA, 'The SUDS Manual – C753', 2015.

[15] Water UK, 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance for foul and surface water sewers offered for adoption under the Code for adoption agreements for water and sewerage companies operating wholly or mainly in England', March 2020.

7.2.21 Maintenance of SuDS features should be undertaken in line with maintenance schedules outlined in the SuDS Manual and if adopted, any Southern Water maintenance guidance. An example of a typical maintenance regime for the various SuDS components can be found in **Appendix K**. Full maintenance schedules should be confirmed at the detailed design stage in consultation with appropriate product suppliers.

7.3 Water quality

7.3.1 The SUDS Manual contains guidance on how to assess water quality, stating *"Determining the hazard posed by the land use activities at a site and the extent to which underlying soil layers and/or proposed treatment components reduce the associated risk can be done using a variety of methods that vary in complexity and data requirements."*

7.3.2 The assessment methodology required is determined by reference to Table 4.3 of the SuDS Manual. Based on this, the quality impacts of the proposed development can be summarised with the following pollution hazard levels and management requirements for discharge to the receiving surface water (there will be no infiltration on site, therefore receiving groundwater is not considered here):

- Residential roofs – **Very Low** Pollution Hazard – Simple Index Approach;
- Individual property driveways, roofs, residential car parks, low traffic roads, non-residential car parking with infrequent change (schools, offices) – **Low** Pollution Hazard – Simple Index Approach; and
- Commercial yard and delivery areas, non-residential car parking with frequent change (e.g. hospitals retail), all roads except low traffic roads and trunk roads/motorways – **Medium** Pollution Hazard – Simple Index Approach.

7.3.3 It is therefore considered appropriate to use the Simple Index Approach (SIA) for the purpose of this assessment. The Simple Index Approach (SIA) to assessing water quality management requirements has been developed by CIRIA to support the implementation of the water quality management design methods set out in the SuDS Manual, with appropriate cross referencing to the relevant 'Design Conditions'. The CIRIA Susdrain website contains a spreadsheet based procedure that can be used for all the UK.

Simple Index Approach

7.3.4 Table 26.1 of the SUDS Manual indicates that for the SIA:

- Simple pollution hazard indices should be based on land use (e.g. Table 26.2); and
- Risk reduction for Surface Water should be done using Simple SuDS hazard mitigation indices (e.g. Table 26.3)

7.3.5 Extracts of Tables 26.2 and 26.3 are replicated below, highlighting the relevant features applicable to this site:

Table 7.2: Extract of SuDS Manual Table 26.2: Pollution hazard indices for different land use classifications

Land Use	Pollution Hazard Level	Total Suspended Solids	Metals	Hydro-carbons
Residential roofs	Very Low	0.2	0.2	0.05
Other roofs (typically commercial/industrial roofs)	Low	0.3	0.2 (0.8 where potential for metal leaching)	0.05
Individual property driveways, residential car parks, low traffic roads (e.g. cul-de-sacs, home zones and general access roads) and non-residential car parking with infrequent change (e.g. schools, offices) i.e. <300 traffic movements/day	Low	0.5	0.4	0.4
Commercial yard and delivery areas, non-residential car parking with frequent change (e.g. hospitals, retail), all roads except low traffic roads and trunk roads/motorways	Medium	0.7	0.6	0.7

Table 7.3: Extract of Table 26.3: Indicative SuDS mitigation indices for discharges to surface waters

Methods	Mitigation Indices		
	TSS	Metals	Hydro-carbons
Filter strip	0.4	0.4	0.5
Filter drain	0.4	0.4	0.4
Swale	0.5	0.6	0.6
Bioretention system	0.8	0.8	0.8
Permeable pavement	0.7	0.6	0.7
Detention basin	0.5	0.5	0.6
Pond	0.7	0.7	0.5
Wetland	0.8	0.8	0.8

Methods	Mitigation Indices		
	TSS	Metals	Hydro-carbons
Proprietary treatment systems	These must demonstrate that they can address each of the contaminant types to acceptable levels for frequent events up to approximately the 1 in 1 year return period event, for inflow concentrations relevant to the contributing drainage area.		

7.3.6 The SuDS Manual States:

Total SuDS mitigation index ≥ pollution hazard index

(for each contaminant type) (for each contaminant type)

7.3.7 Taking each land type use in turn:

- Residential roofs – an infiltration trench alone (i.e. individual or shared soakaway) (mitigation 0.4) is sufficient to mitigate for any of the potential pollutants (indices 0.05-0.2);
- Commercial roofs – an infiltration trench alone (i.e. shared soakaway) (mitigation 0.4) is sufficient to mitigate for any of the potential pollutants (indices 0.05-0.3);
- Individual property driveways, residential car parks, low traffic roads, non-residential car parking with infrequent change (schools, offices) – permeable pavement alone (mitigation 0.6-0.7) is sufficient to mitigate for any of the potential pollutants (indices 0.4-0.5); and
- Commercial yard and delivery areas, non-residential car parking with frequent change (e.g. hospitals retail), all roads except low traffic roads and trunk roads/motorways – permeable pavement alone (mitigation 0.6-0.7) is sufficient to mitigate for any of the potential pollutants (indices 0.6-0.7).

7.3.8 In addition to the principal attenuation features, the use of open green space, conveyance swales, a detention basin, and possible proprietary treatment systems (where applicable) will provide additional levels of treatment. Aside from residential roof runoff, all surface water runoff will pass through a treatment train of at least two features (basin and swale) and therefore the water quality requirements are considered to be met.

7.4 National Standards Response

7.4.1 This Drainage Strategy has been designed based on the requirements of the recently published National Standards for SuDS. Whilst many of the points required to meet each standard will be detailed at the detailed design phase, this report has been produced to ensure consideration has been given to each standard.

Table 7.4: National Standards Comparison

SuDS Standard	How will standard be met
Standard 1 Runoff Destinations	The National Standards runoff destinations hierarchy is described in **Section 7.2**. The entire site is proposed to outfall into a neighbouring watercourse (Priority 3). The use of rain gardens, conveyance swales (to be confirmed at detailed design) and large basins will allow some degree of surface percolation (Priority 2), although this is insufficient as the primary outfall method. The use of rainwater harvesting (Priority 1) if adopted will also allow for point/source control for runoff from the impermeable surface directly.
Standard 2 Management of everyday rainfall	The first 5mm of rain is proposed to be intercepted and retained through the use of rain gardens, permeable paving, and unlined swales to allow surface percolation of this first rainfall in addition to any extra from the conveyance swale network. The surface geology consists of Topsoil and Made Ground on top of the Weald Clay Formation. The detailed design of any drainage feature is to be secured through an appropriately worded planning condition.
Standard 3 Management of extreme rainfall	Outfall from the site is to be restricted to the Q_{BAR} Greenfield rate (in accordance with local standards). The calculations included in **Appendix H** show primary detention basins have been designed with a 0.4m freeboard during the 1 in 100yr event; no “flooding” or “flood risk” occurs within the modelled 1 in 30yr event. All calculations will include a 45% allowance for climate change in accordance with catchment characteristics along with a 10% allowance for urban creep. All surface runoff within each development parcel will be collected via local features (i.e. permeable paving, green space, highways feature etc) into a network of drainage pipes and retained within detention basins. Any exceedance flow will be confined to the roadways and become incorporated into the site drainage.
Standard 4 Water quality	The SIA has been carried out within **Section 7.3** which concludes that the use of multiple attenuation features provides a higher than required level of water quality treatment. The receiving Ordinary Watercourse drains to the River Adur to the west of the site and this water body is noted to be of Poor Ecological Status. The use of SuDS provides an effective water quality treatment prior to outfall and so may help contribute to improved quality and status or prevent it from deteriorating further. The detailed design of any drainage feature is to be secured through an appropriately worded planning condition.

SuDS Standard	How will standard be met
Standard 5 Amenity	All principal drainage or water conveyance features have been located within public open areas where possible. The proposed layout (see **Appendix I**) includes multiple public footpaths, and cycle routes while various features (mainly basins) will have multifunctional uses and should be designed in line with the latest best practice in terms of health and safety requirements. The detailed design of any drainage feature is to be secured through an appropriately worded planning condition.
Standard 6 Biodiversity	The SuDS drainage strategy (see **Appendix I** and described in **Section 7.2**) incorporates the use of basins which have the potential for biodiversity development in the form of planting, open water areas, and other landscaping features. All detention basins and any potential swales will be located within the open green spaces already included in development layout. The layout will also incorporate planting; green space and other amenity features in both public and private areas. The proposed development layout (see **Appendix D**) incorporates both retained existing hedgerows and restored historic features, while structural vegetation will soften views of the build form. The detailed design of any drainage feature is to be secured through an appropriately worded planning condition.
Standard 7 Design of drainage for construction, operation, maintenance, decommissioning and structural integrity	A proposed strategy ensures that surface water drainage systems are designed to be easily and safely constructed, operated and maintained taking account of the need to minimise negative impacts on natural resources and the environment. The details and features of the strategies components are to be designed based on the appropriate CIRIA guidance (i.e. side slope profile, fall gradient, materials etc.) The detailed design of any drainage feature, construction details and maintenance schedule (see example in **Appendix K**) is to be secured through an appropriately worded condition.

8 CONCLUSIONS AND RECOMMENDATIONS

8.1 This FRA complies with the NPPF and Planning Practice Guidance and demonstrates that flood risk from all sources has been considered in the proposed development. It is also consistent with the Local Planning Authority requirements with regard to flood risk.

8.2 The proposed development site lies in an area designated by the EA as Flood Zone 1 and is outlined to have a chance of flooding of less than 1 in 1,000 (<0.1%) in any year from fluvial sources. The site is also not considered to be at significant flood risk from any other sources. Although limited areas of surface water flood risk have been identified on-site, the primary flow path along the southern boundary has been kept free from development and other areas of ponding / localised minor flow paths will be managed through the site levels strategy and the proposed drainage infrastructure.

8.3 The proposed development is classified as 'more vulnerable' and therefore considered appropriate within Flood Zone 1 without application of the Exception Test.

8.4 This FRA has considered multiple sources of flooding and concluded the following:

Table 8.1: Flood risk summary

Source	Level of risk	Mitigation
Fluvial	**Very Low** Flood Zone 1	- No Mitigation Required.
Tidal	**Very Low** Inland Location	-No Mitigation Required.
Surface water	**Low**	-The site layout takes into account existing areas of risk with no development proposed within the primary flow path along the southern boundary. Other minor flow paths / localised ponded areas will be managed via the proposed drainage strategy. -The development will incorporate a surface water drainage strategy to accommodate surface water generated on site. Surface water will be attenuated on site and discharged directly to the watercourse on the site's southern boundary. -SuDS will be utilised to control surface water flows, designed to store the volume of water associated with a 1 in 100 year rainfall event, including a 45% allowance for climate change, providing a betterment over the existing scenario.

Source	Level of risk	Mitigation
Groundwater	**Low**	-No Mitigation Required.
Sewers	**Very Low**	-No Mitigation Required.
Reservoir	**Very Low**	-No Mitigation Required.
Other sources	**Very Low**	-No Mitigation Required.

8.5 The proposed surface water drainage strategy will manage and attenuate runoff from the proposed development through a system of SuDS prior to a controlled discharge to the adjacent Ordinary Watercourse. It is proposed to discharge runoff at the Q_{BAR} greenfield runoff rate. By managing runoff that currently discharges in an uncontrolled manner and restricting the rate of discharge from the site, the overall flood risk within the wider area will be reduced. The proposed drainage strategy will also remove suspected current discharges of surface water into the foul drainage system, reducing the risk of foul sewer surcharging within the wider area.

8.6 Overall, taking into account the above points, the development of the site should not be precluded on flood risk grounds.

APPENDIX A
RSK GROUP SERVICE CONSTRAINTS

1. This report and the drainage design carried out in connection with the report (together the "Services") were compiled and carried out by RSK LDE Ltd (RSK) for Wates Developments Limited and the Licence Trade Charity (LTC) (the "client") in accordance with the terms of a contract between RSK and the "client" dated March 2024. The Services were performed by RSK with the skill and care ordinarily exercised by a reasonable civil engineer at the time the Services were performed. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the client.

2. Other than that expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services.

3. Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the client. RSK is not aware of any interest of or reliance by any party other than the client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent or condone any party other than the client relying upon the Services. Should this report or any part of this report, or otherwise details of the Services or any part of the Services be made known to any such party, and such party relies thereon that party does so wholly at its own and sole risk and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent environmental consultant and/or lawyer.

4. It is RSK's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the report is used, or the proposed use of the site change, this report may no longer be valid and any further use of or reliance upon the report in those circumstances by the client without RSK's review and advice shall be at the client's sole and own risk. Should RSK be requested to review the report after the date of this report, RSK shall be entitled to additional payment at the then existing rates or such other terms as agreed between RSK and the client.

5. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the report in the future shall be at the client's own and sole risk. Should RSK be requested to review the report in the future, RSK shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between RSK and the client.

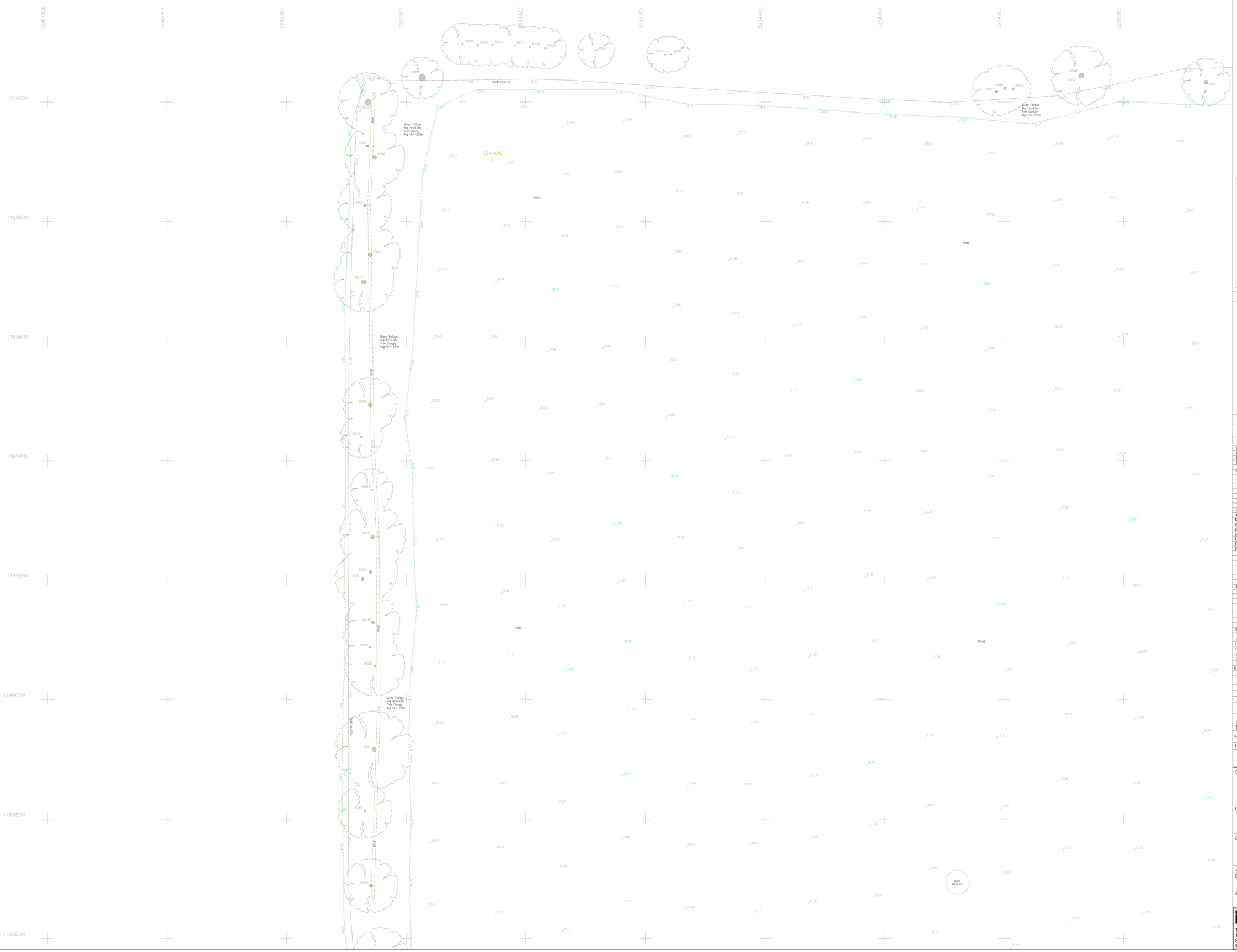
6. The observations and conclusions described in this report are based solely upon the Services, which were provided pursuant to the agreement between the client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out or required by the contract between the client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, RSK did not seek to evaluate the presence on or off the site of asbestos, electromagnetic fields, lead paint, heavy metals, radon gas or other radioactive or hazardous materials.

7. The Services are based upon RSK's observations of existing physical conditions at the site gained from a walk-over survey of the site together with RSK's interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The Services are also based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely. The Services clearly are limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the walk-over survey. Further RSK was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the Services. RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK and including the doing of any independent investigation of the information provided to RSK save as otherwise provided in the terms of the contract between the client and RSK.

8. The phase II or intrusive environmental site investigation aspects of the Services is a limited sampling of the site at pre-determined borehole and soil vapour locations based on the operational configuration of the site. The conclusions given in this report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent of the limited area depends on the soil and groundwater conditions, together with the position of any current structures and underground facilities and natural and other activities on site. In addition chemical analysis was carried out for a limited number of parameters [as stipulated in the contract between the client and RSK] [based on an understanding of the available operational and historical information,] and it should not be inferred that other chemical species are not present.

9. Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan, but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (boreholes, trial pits etc) annotated on site plans are not drawn to scale but are centred over the appropriate location. Such features should not be used for setting out and should be considered indicative only.

APPENDIX B
TOPOGRAPHIC SURVEY



Notes:

Whilst every effort has been made to correctly identify species of trees on the site, we advise that an arborologist be consulted before any final decisions are made.

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Grid coordinates are based on an OS GNSS system on a plane grid with a scale factor of 1.0000.

INDICATIVE

Legend:

Fences
Walls
Hedges
Trees
Buildings
Overhead Electric
Overhead Phone
Gate

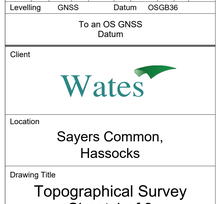
Fences:

Barbed Wire Fence	B/W
Corrugated Iron Fence	C/GI
Chestnut Paling Fence	C/P
Chestnut Pailing Fence	C/PL
Iron Railing Fence	I/R
Post and Rail Fence	P/R
Post and Slat Fence	P/S
Post Wire Fence	P/W
Timber Fence	T/F
Close Lap Fence	T/LC
Close Lap Fence	T/LO
Wire Mesh Fence	W/M

Abbreviations:

BOLLARD	BO
BRICK/BLOCK/CONCRETE PC	BPC
BRICK/PAVING SLABS	BPS
COVER LEVEL	CL
DECIDUOUS	DE
DRAIN HOOD STYLE	DH
FIRE HYDRANT	FH
FLOOR LEVEL	FLR
GULLY GRATE	GRT
INVERT LEVEL	IL
KERB	KD
MANHOLE	M
INSPECTION COVER	IC
PIPE INVERT LEVEL	IL
TELEPHONE	TP
MAN HOLE	MH
MARKER	MK
PARKING METER	PM
PAINT NAME PLATE	PNP
ROAD SIGN	RS
STANDING	ST
SOIL VENT PIPE	SVP
UNNAMED TREE	UNTR
UNNAMED BUSH	UNBU
SOIL VALVE	SV
TELEGRAPH POLE	TP
TRAFFIC LIGHT	TL
UNABLE TO LIFT	UTL
VENT PIPE	VP
WATER METER	WM

Sheet Layout



Coordinate Table

Stn	Easting	Northing	Level
STNF1	526361.546	118722.503	20.978
STNG1	526765.048	118617.423	17.907
STNG10	526456.011	118789.804	21.070
STNG17	526584.208	118726.796	21.747
STNG18	526549.712	118739.571	22.111
STNG19	526533.425	118754.699	22.136
STNG2	526742.544	118676.676	20.323
STNG20	526528.382	118761.367	22.205
STNG3	526630.592	118705.721	21.501
STNG4	526530.614	118768.562	22.198
STNG5	526504.691	118775.438	21.945
STNG6	526501.684	118789.026	21.741
STNG7	526477.351	118796.361	21.121
STNG8	526463.073	118799.684	21.129
STNG9	526452.354	118798.011	21.213
STNGR1	526786.960	118578.583	19.205
STNGR10	526697.776	118692.158	21.802
STNGR11	526593.388	118730.338	23.346
STNGR12	526565.031	118747.378	23.531
STNGR13	526488.368	118782.539	24.130
STNGR14	526495.948	118780.553	23.418
STNGR15	526484.680	118778.845	22.870
STNGR16	526464.206	118783.782	22.846
STNGR20	526568.545	118732.865	23.260
STNL1	526773.468	118499.589	17.879
STNL2	526815.173	118589.066	18.333
STNL3	526847.966	118638.809	20.185
STNL4	526892.684	118693.957	23.530
STNM1	526386.170	118843.713	20.668
STNM2	526394.348	118990.279	25.923
STNM2G	526304.348	118990.249	25.934
STNM3	526538.332	118925.108	22.621
STNP5	526502.535	118809.923	21.928
STNP6	526425.993	118797.790	21.101
STNR1	526509.394	118782.468	23.665
STNR2	526523.477	118768.341	23.660
STNR3	526489.971	118756.819	24.377
STNR4	526482.637	118778.567	22.819
STNW1	526420.791	118777.623	20.937
STNW1A	526428.368	118789.020	21.041
STNW2	526401.527	118746.889	21.126
STNW3	526444.600	118714.269	21.981
STNW3A	526473.468	118743.228	22.060
STNW3B	526443.240	118750.884	21.362
STNW4	526520.589	118749.360	22.302
STNW5	526538.862	118716.485	22.120
STNW6	526533.608	118739.018	22.263
STNW6B	526443.241	118750.884	21.363
STNX1	526378.315	118772.864	20.476
STNX2	526434.079	118770.029	21.138

Rev. Suffix	Date	Initial	Revision Details

Surveyor	GG/LH	Verified By	GG	CAD Operator	EG	Approved By	AL	Date	17.06.24

Levelling GNSS Datum OSGB36

To an OS GNSS Datum

Client

Wates

Location

Sayers Common, Hassocks

Drawing Title

Topographical Survey Sheet 1 of 9

Job No. 2402063	Old Job No.
Drawing Number WD/2402063/1	Revision Suffix
Scale 1:200m (A0)	Date June 2024

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526520E 526540E 526560E 526580E 526600E 526620E 526640E 526660E 526680E 526700E 526720E

119000N 118980N 118960N 118940N 118920N 118900N 118880N 118860N

Mixed Foliage
Avg. Ht=4.0m
Tree Canopy
Avg. Ht=12.0m

P/W Ht=1.2m

90042 90043 90044 90045 90046 90047 90048 90049 90050 90051 90052 90053 90054 90059

Gross

STNM3

Notes:

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Grid coordinates are based on an OS GNSS system on a plane grid with a scale factor of 1.0000.

INDICATIVE

Legend:

Fences
Walls
Hedges
Trees
Buildings
Overhead Electric
Overhead Phone
Gate

Fences:
Barbed Wire Fence B/W
Corrugated Iron Fence C/I
Chestnut Paling Fence C/P
Chestnut Pailing Fence C/PF
Iron Railing Fence I/R
Post and Rail Fence P/R
Post and Rail Fence P/RF
Post Wire Fence P/W
Ranch Style Fence R/F
Chain Link Fence C/L
Cleft Log Fence C/LG
Wire Mesh Fence W/M

Abbreviations:

BOLLARD	BO	MARKER	MK
BRITISH TELECOM 'A'	BT	PARKING METER	PM
CONCRETE PAVING SLABS	CPS	ROAD NAME PLATE	RNP
DROP KERB	DK	SIGN POST	SP
DROP KERB	DK	WOODING EYE	WE
ELECTRICITY PYLE	EP	RETAINING WALL	RTW
FLOOD LIGHT	FL	SOIL VENT PIPE	SVP
FLOWER BED	FB	SOIL VENT PIPE	SVP
GAS GOVERNOR	GG	TELEGRAPH POLE	TP
GAS VALVE	GV	TELEPHONE BOLT	TB
GULLY	G	TELEPHONE POLE	TP
INSPECTION COVER	IC	UNABLE TO LIFT	U/L
PIPE INVERT LEVEL	IL	VENT PIPE	VP
MAN OUTLET	M/O	WATER METER	WM
MAN HOLE	MH		

Sheet Layout

1 2 3 4 5 6 7 8 9

Rev. Suffix	Date	Initial	Revision Details

Surveyor GGX.H | Verified By GG | CAD Operator EG | Approved By AL | Date 17.06.24

Levelling GNSS | Datum OSGB36

To an OS GNSS Datum

Client: Wates

Location: Sayers Common, Hassocks

Drawing Title: Topographical Survey Sheet 2 of 9

Job No. 2402063	Old Job No.
Drawing Number WD/2402063/2	Revision Suffix
Scale 1:200m (A0)	Date June 2024

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Grid coordinates are based on an OS GNSS system on a plane grid with a scale factor of 1.0000.

INDICATIVE

Legend:

Fences, Walls, Hedges, Trees, Buildings, Overhead Electric, Overhead Phone, Gate

Fences: Barbed Wire Fence, Corrugated Iron Fence, Chestnut Paling Fence, Close Boarded Fence, Iron Railing Fence, Post and Rail Fence, Post and Rail Fence, Post Wire Fence, Security Fence, Chain Link Fence, Concrete Log Fence, Wire Mesh Fence

Abbreviations:

BOLLARD, BRITISH TELECOM IC, CONCRETE PAVING SLABS, DOUBLE GATE, DROP KERB, ELECTRICITY CYCLE, ELECTRICITY POLE, FLOWER BED, GAS GOVERNOR, GAS VALVE, GATE, INSPECTION COVER, KERB, INVERT LEVEL, MANHOLE, MAIN HOLE, MARKER POST, PARKING METER, ROAD NAME PLATE, ROAD SIGN, RODDING EYE, RETAINING WALL, STREET LIGHT, SOIL VENT PIPE, TELEPHONE, TELEGRAPH POLE, TRAFFIC LIGHT, UNABLE TO LIFT, VENT PIPE, WATER METER

Sheet Layout

1	2	
3	4	
5	6	7
9	8	

Rev. Suffix	Date	Initial	Revision Details

Surveyor	GG/LH	Verified By	GG	CAD Operator	EG	Approved By	AL	Date	17.06.24

Levelling GNSS Datum OSGB36

To an OS GNSS Datum

Client: Wates

Location: Sayers Common, Hassocks

Drawing Title: Topographical Survey Sheet 3 of 9

Job No.	2402063	Old Job No.	
Drawing Number	WD/2402063/3	Revision Suffix	
Scale	1:200m (A0)	Date	June 2024

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INDICATIVE

Legend:

Fences
Walls
Hedges
Trees
Buildings
Overhead Electric
Overhead Phone
Gate

Fences:
Barbed Wire Fence B/W
Corrugated Iron Fence C/I
Closed Board Fence C/B
Chain Link Fence C/L
Iron Railing Fence I/R
Post and Chain Fence P/C
Post and Rail Fence P/R
Post Wire Fence P/W
Security Fence SEC
Chain Link Fence C/L
Wire Netting Fence W/N
Wire Mesh Fence W/M

Abbreviations:
BOLLARD BO
BRITISH TELECOM KIOSK BT
CONCRETE PAVING SLABS CPS
COVER (TYP.) CV
DROP KERB DK
ELECTRICITY POLE EP
ELECTRICITY KIOSK EK
FLOWER BED FLB
GAS GOVERNOR GG
GAS VALVE GV
INVERT IN
INSPECTION COVER IC
PIPE INVERT LEVEL PIL
KERB OUTLET KO
MAN HOLE MH
MARKER MK
PARKING METER PM
PAVING SLAB PATE PAT
ROAD SIGN RS
ROCKING EYE RE
STREET LIGHTING SL
TRANSFORMER BOX TRB
SOIL VENT PIPE SVP
TRAFFIC LIGHT TL
TELEGRAPHPOLE TP
TRAFFIC LIGHT BOX TLB
TRAFFIC LIGHT TL
VENT PIPE VP
WATER METER WM

Sheet Layout

1	2	
3	4	
5	6	7
	9	8

Rev. Suffix	Date	Initial	Revision Details

Surveyor	GG/LH	Verified By	GG	CAD Operator	EG	Approved By	AL	Date	17.06.24

Levelling GNSS Datum OSGB36

To an OS GNSS Datum

Client: Wates

Location: Sayers Common, Hassocks

Drawing Title: Topographical Survey Sheet 4 of 9

Job No. 2402063	Old Job No.
Drawing Number WD/2402063/4	Revision Suffix
Scale 1:200m (A0)	Date June 2024

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INDICATIVE

Legend:

Fences
Walls
Hedges
Trees

Buildings
Overhead Electric
Overhead Phone
Gate

Fences:
Barbed Wire Fence B/W
Corrugated Iron Fence C/I
Chestnut Paling Fence C/P
Chestnut Pailing Fence C/PA
Iron Railing Fence I/R
Post and Rail Fence P/R
Post and Rail Fence P/RW
Post Wire Fence P/W
Chain Link Fence C/L
Cleft Log Fence C/LL
Wire Mesh Fence W/M

Abbreviations:

BOLLARD	BO	MARKER	MK
BRITISH TELECOM IC	BT	PARKING METER	PM
CONCRETE PAVING SLABS	CPS	ROAD NAME PLATE	RNP
DRAIN	D	SIGN POST	SP
DROP KERB	DK	RODDING EYE	RE
ELECTRICITY PYLE	EP	RETAINING WALL	RW
ELECTRICITY	E	SOIL VENT PIPE	SVP
FLOWER BED	FB	SOIL VENT PIPE	SVP
GAS VALVE	GV	TELEPHONE	T
GRID VALVE	GD	TELEPHONE POLE	TP
HEDGE	H	TRAFFIC LIGHT	TL
INSPECTION COVER	IC	UNABLE TO LIFT	UTL
PIPE INVERT LEVEL	IL	VENT PIPE	VP
KERB OUTLET	KO	WATER METER	WM
MAN HOLE	MH		

Sheet Layout

1 2
3 4
5 6 7
9 8

Rev. Suffix	Date	Initial	Revision Details

Surveyor	GG/LH	Verified By	GG	CAD Operator	EG	Approved By	AL	Date	17.06.24

Levelling GNSS Datum OSGB36

To an OS GNSS Datum

Client

Wates

Location

Sayers Common, Hassocks

Drawing Title

Topographical Survey Sheet 5 of 9

Job No. 2402063	Old Job No.
Drawing Number WD/2402063/5	Revision Suffix
Scale 1:200m (A0)	Date June 2024

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INDICATIVE

Legend:

Fences
Walls
Hedges
Trees
Buildings
Overhead Electric
Overhead Phone
Gate

Fences:
Barbed Wire Fence B/W
Corrugated Iron Fence C/I
Chestnut Paling Fence C/P
Chestnut Pailing Fence C/PL
Iron Railing Fence I/R
Post and Rail Fence P/R
Post and Rail Fence P/RW
Post Wire Fence P/W
Stock Fence S/F
Chain Link Fence C/L
Cleft Lap Fence C/L
Wire Mesh Fence W/M

Abbreviations:

BOLLARD	BO	MARKER	MK
BRITISH TELECOM 'A'	BT	PARKING METER	PM
CONCRETE PAVING SLABS	CPS	ROAD NAME PLATE	RNP
DROP KERB	DK	SIGNPOST	SP
DROP KERB	DK	ROCKING CHE	RC
ELECTRICITY POLE	EP	BETWEEN WALL	BW
FLOOD LIGHT	FL	BETWEEN WALL	BW
LAMP POST	LP	SOIL VENT PIPE	SVP
MANHOLE	MH	STEPS	ST
GAS VALVE	GV	TELEPHONE POLE	TP
KERB	K	TRAFFIC LIGHT	TL
INSPECTION COVER	IC	UNABLE TO LIFT	UTL
PIPE INVERT LEVEL	IL	VENT PIPE	VP
KERB OUTLET	KO	WATER METER	WM
MAN HOLE	MH		

Sheet Layout

1	2	
3	4	
5	6	7
9		8

Rev. Suffix	Date	Initial	Revision Details

Surveyor	GG/LH	Verified By	GG	CAD Operator	EG	Approved By	AL	Date	17.06.24

Levelling GNSS Datum OSGB36

To an OS GNSS Datum

Client

Wates

Location

Sayers Common, Hassocks

Drawing Title

Topographical Survey Sheet 6 of 9

Job No. 2402063	Old Job No.
Drawing Number WD/2402063/6	Revision Suffix
Scale 1:200m (A0)	Date June 2024

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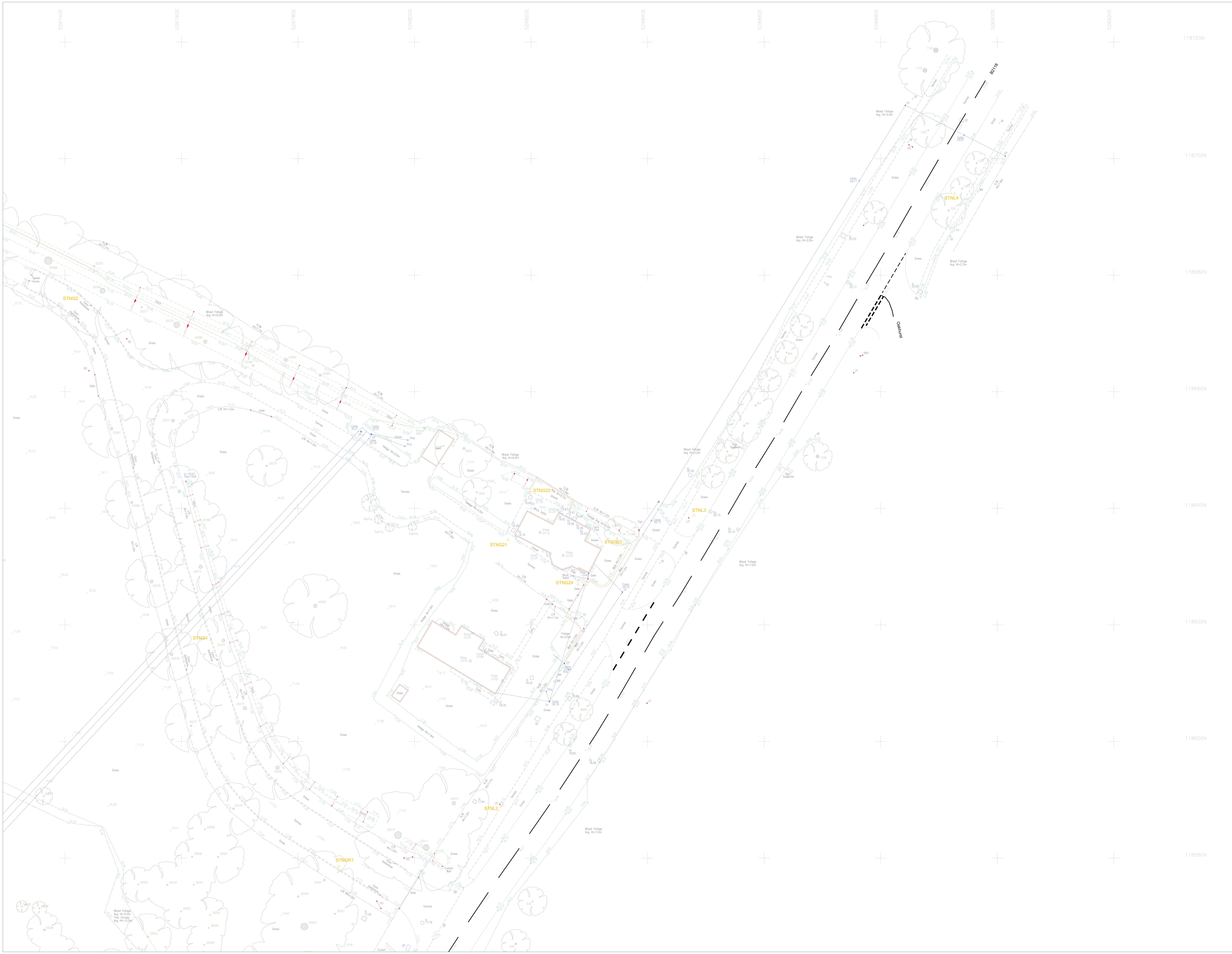

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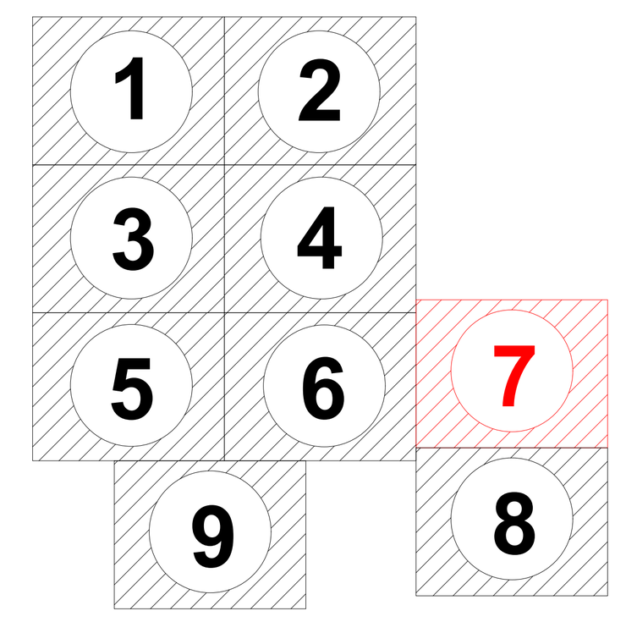
INDICATIVE

Legend:

Sheet Layout



Rev. Suffix	Date	Initial	Revision Details

Surveyor	GG/LH	Verified By	GG	CAD Operator	EG	Approved By	AL	Date	17.06.24

Levelling GNSS Datum OSGB36

To an OS GNSS Datum

Client

Wates

Location

Sayers Common, Hassocks

Drawing Title

Topographical Survey Sheet 7 of 9

Job No. 2402063	Old Job No.
Drawing Number WD/2402063/7	Revision Suffix
Scale 1:200m (A0)	Date June 2024

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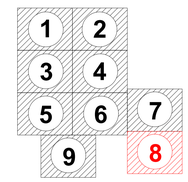
INDICATIVE

Legend:

Sheet Layout



Rev. Suffix	Date	Initial	Revision Details

Surveyor	GG/LH	Verified By	GG	CAD Operator	EG	Approved By	AL	Date	17.06.24

Levelling GNSS Datum OSGB36

To an OS GNSS Datum

Client

Wates

Location

Sayers Common, Hassocks

Drawing Title

Topographical Survey Sheet 8 of 9

Job No. 2402063	Old Job No.
Drawing Number WD/2402063/8	Revision Suffix
Scale 1:200m (A0)	Date June 2024

CD SURVEYS LTD
LAND, BUILDING & SITE ENGINEERING
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Notes:

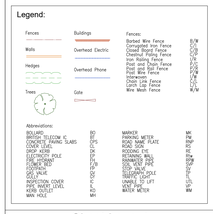
Whilst every effort has been made to correctly identify species of trees on the site, we advise that an arborologist be consulted before any final decisions are made.

All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

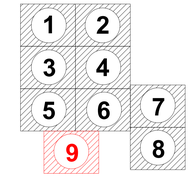
Grid coordinates are based on an OS GNSS system on a plane grid with a scale factor of 1.0000.

INDICATIVE

Legend:



Sheet Layout



Rev. Suffix	Date	Initial	Revision Details

Surveyor	GGLH	Verified By	GG	CAD Operator	EG	Approved By	AL	Date	17.06.24

Levelling GNSS Datum OSGB36

To an OS GNSS Datum

Client: Wates

Location: Sayers Common, Hassocks

Drawing Title: Topographical Survey Sheet 9 of 9

Job No. 2402063	Old Job No.
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Tree Schedule

Pt No	Spread	Bole	Height	Species
174	3.0	0.18	8.0	SILVER BIRCH
805	5.0	0.300	10.0	TREE UNKNOWN
806	5.0	0.300	10.0	TREE UNKNOWN
807	5.0	0.200	10.0	TREE UNKNOWN
808	5.0	0.200	10.0	TREE UNKNOWN
809	5.0	0.200	7.0	TREE UNKNOWN
810	6.0	0.300	10.0	TREE UNKNOWN
814	5.0	0.200	8.0	TREE UNKNOWN
815	4.0	0.200	6.0	TREE UNKNOWN
816	4.0	0.200	6.0	TREE UNKNOWN
841	5.0	0.300	13.0	TREE UNKNOWN
859	4.0	0.200	7.0	CHERRY
860	4.0	0.200	7.0	CHERRY
861	6.0	0.250	7.0	OAK
862	6.0	0.250	7.0	OAK
863	4.0	0.180	7.0	OAK
864	4.0	0.180	7.0	OAK
865	4.0	0.200	7.0	OAK
885	4.0	0.200	7.0	OAK
886	4.0	0.180	7.0	OAK
928	5.0	0.200	11.0	TREE UNKNOWN
930	5.0	0.300	11.0	TREE UNKNOWN
932	5.0	0.200	11.0	TREE UNKNOWN
1038	5.0	0.500	10.0	TREE UNKNOWN
1132	10.0	0.800	14.0	OAK
1133	9.0	0.700	14.0	OAK
1146	4.0	0.200	6.0	OAK
1202	6.0	0.250	8.0	OAK
1203	4.0	0.200	6.0	CHERRY
1204	4.0	0.200	6.0	CHERRY
1205	6.0	0.200	7.0	OAK
2013	9.0	0.650	13.0	OAK
2014	7.0	0.500	10.0	OAK
2015	5.0	0.200	12.0	TREE UNKNOWN
2016	5.0	0.200	12.0	TREE UNKNOWN
2017	9.0	0.350	14.0	OAK
2018	9.0	0.350	14.0	OAK
2019	10.0	0.650	14.0	OAK
2037	7.0	0.850	14.0	TREE UNKNOWN
2038	11.0	0.800	15.0	OAK
2039	8.0	0.650	13.0	OAK
2040	8.0	0.550	13.0	OAK
2041	5.0	0.450	12.0	OAK
2042	7.0	0.850	12.0	TREE UNKNOWN
2043	8.0	0.650	10.0	OAK
2044	8.0	0.550	15.0	OAK
2510	9.0	0.650	14.0	OAK
2511	8.0	0.550	14.0	OAK
2512	10.0	0.750	16.0	OAK
2516	9.0	0.750	13.0	OAK
2517	5.0	0.350	10.0	TREE UNKNOWN
3003	11.0	0.800	14.0	OAK
3006	10.0	0.500	10.0	OAK
3007	10.0	0.500	14.0	ALDER
3008	10.0	0.500	14.0	ALDER
3009	10.0	0.500	14.0	ALDER
3013	8.0	0.350	12.0	TREE UNKNOWN
3014	8.0	0.450	13.0	TREE UNKNOWN
3015	8.0	0.500	13.0	TREE UNKNOWN
3016	7.0	0.250	11.0	TREE UNKNOWN
3017	9.0	0.600	13.0	TREE UNKNOWN
3018	5.0	0.250	11.0	TREE UNKNOWN
3019	5.0	0.250	12.0	TREE UNKNOWN
3020	5.0	0.250	11.0	TREE UNKNOWN
3021	14.0	0.800	11.0	OAK
3021	6.0	0.250	9.0	TREE UNKNOWN
3022	9.0	0.500	12.0	OAK
3029	7.0	0.250	9.0	OAK
3039	9.0	0.400	9.0	WILLOW
3040	10.0	0.400	9.0	WILLOW
3041	8.0	0.300	11.0	WILLOW
3042	7.0	0.350	9.0	CYPRESS
3052	11.0	0.500	13.0	WILLOW

Tree Schedule

Pt No	Spread	Bole	Height	Species
5231	7.0	0.30	7.0	TREE UNKNOWN
5650	10.0	0.40	11.0	TREE UNKNOWN
5663	5.0	0.25	5.0	TREE UNKNOWN
20010	12.0	0.60	15.0	TREE UNKNOWN
20011	15.0	1.00	17.0	TREE UNKNOWN
20012	15.0	1.20	17.0	TREE UNKNOWN
20013	10.0	0.50	16.0	TREE UNKNOWN
20014	10.0	0.50	16.0	TREE UNKNOWN
20040	11.0	0.60	16.0	TREE UNKNOWN
20041	8.0	0.25	12.0	TREE UNKNOWN
20042	5.0	0.20	8.0	TREE UNKNOWN
20043	15.0	1.20	17.0	TREE UNKNOWN
20044	9.0	0.25	12.0	TREE UNKNOWN
20045	9.0	0.25	10.0	TREE UNKNOWN
20046	10.0	0.30	11.0	TREE UNKNOWN
20047	10.0	0.35	11.0	TREE UNKNOWN
20048	6.0	0.20	11.0	TREE UNKNOWN
20049	6.0	0.20	11.0	TREE UNKNOWN
20050	6.0	0.20	11.0	TREE UNKNOWN
20051	6.0	0.20	11.0	TREE UNKNOWN
20052	6.0	0.20	11.0	TREE UNKNOWN
20053	8.0	0.25	11.0	TREE UNKNOWN
20054	8.0	0.25	11.0	TREE UNKNOWN
20055	6.0	0.20	9.0	TREE UNKNOWN
20056	6.0	0.25	9.0	TREE UNKNOWN
20057	9.0	0.25	10.0	TREE UNKNOWN
20058	6.0	0.20	8.0	TREE UNKNOWN
20059	11.0	0.60	13.0	TREE UNKNOWN
20060	11.0	0.60	13.0	TREE UNKNOWN
20188	9.0	0.30	12.0	TREE UNKNOWN
20263	12.0	0.60	15.0	TREE UNKNOWN
20264	10.0	0.40	12.0	TREE UNKNOWN
20269	7.0	0.30	10.0	TREE UNKNOWN
20270	7.0	0.30	9.0	TREE UNKNOWN
20271	9.0	0.50	13.0	TREE UNKNOWN
20272	9.0	0.50	13.0	TREE UNKNOWN
20273	9.0	0.60	16.0	TREE UNKNOWN
20274	9.0	0.50	13.0	TREE UNKNOWN
20275	12.0	0.60	15.0	TREE UNKNOWN
20276	9.0	0.30	10.0	TREE UNKNOWN
20277	9.0	0.30	10.0	TREE UNKNOWN
20278	9.0	0.50	9.0	TREE UNKNOWN
20279	9.0	0.55	12.0	TREE UNKNOWN
20280	9.0	0.40	11.0	TREE UNKNOWN
20281	10.0	0.50	13.0	TREE UNKNOWN
20286	13.0	0.60	14.0	TREE UNKNOWN
20355	15.0	0.80	21.0	OAK
20356	9.0	0.35	10.0	TREE UNKNOWN
20357	8.0	0.20	9.0	TREE UNKNOWN
20358	15.0	1.20	17.0	OAK
20359	14.0	0.80	17.0	TREE UNKNOWN
20360	15.0	0.90	18.0	OAK
20361	17.0	1.10	20.0	OAK
20362	12.0	0.70	20.0	TREE UNKNOWN
20363	13.0	0.90	18.0	OAK
20364	10.0	0.70	10.0	OAK
20365	10.0	0.65	16.0	OAK
20366	16.0	0.80	17.0	OAK
20367	16.0	1.20	18.0	OAK
20368	16.0	1.30	18.0	OAK
20369	16.0	0.90	18.0	OAK
20370	16.0	1.00	18.0	OAK
20371	9.0	0.25	12.0	TREE UNKNOWN
20372	9.0	0.25	12.0	TREE UNKNOWN
20409	14.0	0.80	17.0	OAK
20410	7.0	0.25	11.0	ASH
20411	7.0	0.25	11.0	ASH
20412	7.0	0.15	11.0	ASH
20413	8.0	0.25	13.0	TREE UNKNOWN
20414	8.0	0.25	13.0	TREE UNKNOWN
20415	8.0	0.20	10.0	TREE UNKNOWN
20416	6.0	0.20	8.0	TREE UNKNOWN
20417	12.0	0.70	15.0	TREE UNKNOWN
20418	15.0	0.85	18.0	TREE UNKNOWN
20419	15.0	0.70	16.0	TREE UNKNOWN
20420	12.0	0.90	17.0	TREE UNKNOWN
20421	12.0	0.80	12.0	TREE UNKNOWN
20422	13.0	1.00	18.0	TREE UNKNOWN
20423	12.0	0.75	15.0	TREE UNKNOWN
20424	12.0	0.75	15.0	TREE UNKNOWN
20425	12.0	0.55	15.0	TREE UNKNOWN
20426	12.0	0.80	15.0	TREE UNKNOWN
20427	13.0	0.95	22.0	TREE UNKNOWN
20428	10.0	0.55	10.0	TREE UNKNOWN
20430	13.0	0.90	15.0	TREE UNKNOWN
20431	13.0	0.80	15.0	TREE UNKNOWN
20432	13.0	1.00	15.0	TREE UNKNOWN
20433	13.0	0.95	15.0	TREE UNKNOWN
20434	13.0	0.80	16.0	TREE UNKNOWN
20435	13.0	0.50	15.0	TREE UNKNOWN
20469	14.0	0.80	15.0	OAK
20470	7.0	0.20	10.0	TREE UNKNOWN
20471	7.0	0.20	9.0	TREE UNKNOWN
20472	13.0	0.50	14.0	OAK
20473	13.0	0.60	17.0	TREE UNKNOWN
20474	13.0	0.70	18.0	TREE UNKNOWN
20500	16.0	1.10	18.0	OAK
20501	7.0	0.30	8.0	TREE UNKNOWN
20502	13.0	0.75	18.0	TREE UNKNOWN
20503	6.0	0.30	7.0	TREE UNKNOWN
20504	6.0	0.30	7.0	TREE UNKNOWN
20526	10.0	0.40	12.0	WILLOW
20935	5.0	0.15	6.0	FRUIT
21145	9.0	0.45	19.0	TREE UNKNOWN
21167	9.0	0.55	18.0	TREE UNKNOWN
21168	14.0	0.80	20.0	TREE UNKNOWN
21169	6.0	0.15	8.0	TREE UNKNOWN
21170	6.0	0.15	8.0	TREE UNKNOWN
21171	9.0	0.60	14.0	TREE UNKNOWN
21172	9.0	0.55	18.0	TREE UNKNOWN
21173	9.0	0.65	18.0	TREE UNKNOWN
21174	4.0	0.25	9.0	TREE UNKNOWN
21175	9.0	0.35	16.0	TREE UNKNOWN
21176	9.0	0.60	18.0	TREE UNKNOWN
21177	9.0	0.35	15.0	TREE UNKNOWN
21178	9.0	0.55	15.0	TREE UNKNOWN
21179	9.0	0.50	17.0	TREE UNKNOWN
21180	14.0	1.30	19.0	TREE UNKNOWN
21215	6.0	0.30	6.0	YEW
21216	6.0	0.25	8.0	YEW
21217	6.0	0.15	6.0	YEW
21218	6.0	0.22	6.0	YEW
21221	14.0	0.70	17.0	OAK
21226	5.0	0.45	9.0	TREE UNKNOWN
21243	19.0	1.00	21.0	OAK
21244	10.0	0.55	16.0	OAK
21245	12.0	0.65	16.0	OAK
21246	8.0	0.20	10.0	OAK
21899	5.0	0.15	9.0	TREE UNKNOWN
21900	4.0	0.15	8.0	TREE UNKNOWN
60009	3.0	0.15	5.0	TREE UNKNOWN
60050	3.0	0.20	7.0	TREE UNKNOWN
60051	6.0	0.35	12.0	TREE UNKNOWN
60052	6.0	0.30	12.0	TREE UNKNOWN
60053	5.0	0.40	10.0	TREE UNKNOWN
60054	3.0	0.18	7.0	TREE UNKNOWN
60055	4.0	0.25	7.0	TREE UNKNOWN
60056	4.0	0.60	10.0	HAZEL
60057	4.0	0.60	10.0	HAZEL
60070	8.0	0.80	14.0	TREE UNKNOWN
60071	3.0	0.10	3.5	FRUIT
60072	3.0	0.20	3.5	FRUIT
60073	2.5	0.20	2.0	FRUIT
60074	6.0	0.25	9.0	WILLOW
60075	2.0	0.15	2.0	FRUIT
60076	3.0	0.25	2.5	FRUIT
60077	6.0	0.60	8.0	TREE UNKNOWN
60078	7.0	0.40	10.0	TREE UNKNOWN
60079	10.0	0.50	16.0	OAK
60080	6.0	0.35	11.0	OAK
60081	6.0	0.45	11.0	OAK
60082	4.0	0.20	10.0	TREE UNKNOWN
60083	7.0	0.30	10.0	TREE UNKNOWN
60084	9.0	0.65	14.0	OAK
60085	9.0	0.70	14.0	OAK
60086	9.0	0.55	14.0	OAK
60087	4.0	0.65	10.0	OAK
60162	4.0	0.20	9.0	TREE UNKNOWN
60163	9.0	0.45	12.0	TREE UNKNOWN
60164	6.0	0.30	12.0	TREE UNKNOWN
60165	5.0	0.60	9.0	TREE UNKNOWN
60166	8.0	0.45	15.0	OAK
60167	8.0	0.45	15.0	OAK
60168	9.0	0.50	15.0	OAK
60169	2.0	0.20	2.5	FRUIT
60170	2.0	0.20	2.5	FRUIT
60171	2.0	0.20	2.5	FRUIT
60172	2.0	0.20	2.5	FRUIT
60173	2.0	0.20	2.5	FRUIT
60174	2.0	0.20	2.5	FRUIT
60175	2.0	0.20	2.5	FRUIT
60176	2.0	0.20	2.5	FRUIT
60177	2.0	0.20	2.5	FRUIT
60178	2.0	0.20	2.5	FRUIT
60179	2.0	0.20	2.5	FRUIT
60180	2.0	0.20	2.5	FRUIT
60181	2.0	0.20	2.5	FRUIT
60182	2.0	0.20	2.5	FRUIT
60255	9.0	0.70	15.0	OAK
60256	10.0	1.20	15.0	OAK
60257	5.0	0.50	9.0	OAK
60258	6.0	0.50	13.0	TREE UNKNOWN
60259	5.0	0.45	11.0	TREE UNKNOWN
60260	4.0	0.25	10.0	TREE UNKNOWN
60261	6.0	0.55	12.0	TREE UNKNOWN
60262	5.0	0.35	12.0	TREE UNKNOWN
60263	5.0	0.35	12.0	TREE UNKNOWN
60264	7.0	0.40	14.0	TREE UNKNOWN
60265	7.0	0.35	14.0	TREE UNKNOWN
60266	5.0	0.25	12.0	TREE UNKNOWN
60338	4.0	0.18	7.0	TREE UNKNOWN
60339	4.0	0.20	6.0	TREE UNKNOWN
60340	5.0	0.35	10.0	TREE UNKNOWN

Tree Schedule

Pt No	Spread	Bole	Height	Species
50004	10.0	0.70	15.0	OAK
50006	1.0	0.50	7.0	DEAD
50007	1.0	0.50	7.0	DEAD
50008	9.0	0.55	16.0	OAK
50009	9.0	0.60	16.0	OAK
50010	3.0	0.18	9.0	WILLOW
50011	3.0	0.18	9.0	WILLOW
50012	3.0	0.18	7.0	WILLOW
50013	4.0	0.18	8.0	WILLOW
50014	4.0	0.18	8.0	WILLOW
50016	5.0	0.25	10.0	WILLOW
50017	7.0	0.35	9.0	WILLOW
50018	3.0	0.18	5.0	WILLOW
50020	5.0	0.30	8.0	WILLOW
50021	5.0	0.20	8.0	WILLOW
50022	5.0	0.20	8.0	WILLOW
50023	3.0	0.15	6.0	WILLOW
50024	3.0	0.15	6.0	WILLOW
50025	3.0	0.15	6.0	WILLOW
50026	3.0	0.10	6.0	WILLOW
50027	3.0	0.10	6.0	WILLOW
50028	3.0	0.15	6.0	WILLOW
50029	4.0	0.20	10.0	WILLOW
50031	5.0	0.30	12.0	WILLOW
50032	7.0	0.30	12.0	WILLOW
50033	6.0	0.18	8.0	WILLOW
50034	5.0	0.18	8.0	WILLOW
50035	2.0	0.18	10.0	WILLOW
50036	2.5	0.20	8.0	WILLOW
50037	3.0	0.18	5.0	OAK
50038	6.0	0.30	11.0	OAK
50040	7.0	0.25	12.0	OAK
50041	4.0	0.20	11.0	WILLOW
50042	4.0	0.20	11.0	WILLOW
50043	4.0	0.20	11.0	WILLOW
50044	3.0	0.15	7.0	WILLOW
50045	9.0	0.50	7.0	WILLOW
50053	3.0	0.20	5.0	TREE UNKNOWN
50054	3.0	0.10	7.0	TREE UNKNOWN
50055	3.0	0.10	7.0	TREE UNKNOWN
50056	3.0	0.10	7.0	TREE UNKNOWN
50057	2.5	0.20	5.0	TREE UNKNOWN
50058	2.5	0.20	5.0	TREE UNKNOWN
50059	9.0	0.35	14.0	TREE UNKNOWN
50060	10.0	0.65	16.0	OAK
50061	6.0	0.35	11.0	OAK
50062	12.0	1.60	16.0	OAK
50063	11.0	0.80	15.5	OAK
50064	10.0	1.00	12.0	OAK
50065	10.0	1.00	15.0	OAK
50066	11.0	1.10	15.0	OAK
50067	9.5	0.85	13.0	OAK
50068	3.0	0.25	8.0	TREE UNKNOWN
50069	7.0	0.40	14.0	OAK
50070	5.0	0.30	13.0	TREE UNKNOWN
50071	5.0	0.30	13.0	TREE UNKNOWN
50072	5.0	0.30	13.0	TREE UNKNOWN
50073	5.0	0.30	13.0	TREE UNKNOWN
50074	5.0	0.40	12.0	TREE UNKNOWN
50075	5.0	0.30	12.0	TREE UNKNOWN
50076	5.0	0.30	12.0	TREE UNKNOWN
50077	5.0	0.30	12.0	TREE UNKNOWN
50078	5.0	0.30	12.0	TREE UNKNOWN
50079	5.0	0.30	12.0	TREE UNKNOWN
50090	5.0	0.30	12.0	TREE UNKNOWN
50091	5.0	0.30	12.0	TREE UNKNOWN
50092	5.0	0.25	12.0	TREE UNKNOWN
50093	5.0	0.25	12.0	TREE UNKNOWN
50094	3.0	0.10	10.0	TREE UNKNOWN
50095	3.0	0.10	10.0	TREE UNKNOWN
50096	5.0	0.20	10.0	TREE UNKNOWN
50097	5.0	0.20	10.0	TREE UNKNOWN
50098	5.0	0.20	10.0	TREE UNKNOWN
50099	5.0	0.35	12.0	TREE UNKNOWN
50100	5.0	0.20	11.0	TREE UNKNOWN
50125	4.0	0.20	10.0	TREE UNKNOWN
50126	5.0	0.25	9.0	TREE UNKNOWN
50127	8.0	0.40	12.0	OAK
50131	3.0	0.20	9.0	TREE UNKNOWN
50132	3.0	0.20	9.0	TREE UNKNOWN
50133	3.0	0.25	9.0	TREE UNKNOWN
50134	3.0	0.25	9.0	TREE UNKNOWN
50135	3.0	0.25	9.0	TREE UNKNOWN
50136	3.0	0.20	9.0	TREE UNKNOWN
50137	3.0	0.18	9.0	TREE UNKNOWN
50138	5.0	0.35	10.0	TREE UNKNOWN
50139	5.0	0.35	12.0	TREE UNKNOWN
50140	5.0	0.40	12.0	TREE UNKNOWN
50141	5.0	0.50	10.0	TREE UNKNOWN
50142	5.0	0.40	10.0	TREE UNKNOWN
50143	6.0	0.65	10.0	WILLOW
50144	3.0	0.18	9.0	TREE UNKNOWN
50145	3.0	0.18	9.0	TREE UNKNOWN
50146	5.0	0.25	12.0	TREE UNKNOWN
50147	2.0	0.60	9.0	TREE UNKNOWN
50149	4.0	0.25	11.0	TREE UNKNOWN
50150	4.0	0.25	11.0	TREE UNKNOWN
50151	4.0	0.25	11.0	TREE UNKNOWN
50152	4.0	0.25	11.0	TREE UNKNOWN
50153	4.0	0.25	11.0	TREE UNKNOWN
50154	4.0	0.25	9.0	TREE UNKNOWN
50159	9.0	0.70	16.0	OAK
50160	8.0	0.60	14.0	OAK
50161	4.0	0.20	8.0	TREE UNKNOWN
50162	4.0	0.30	9.0	TREE UNKNOWN
50163	4.0	0.30	9.0	TREE UNKNOWN
50164	6.0	0.25	14.0	TREE UNKNOWN
50165	4.0	0.25	11.0	TREE UNKNOWN
50166	6.0	0.30	12.0	TREE UNKNOWN
50167	6.0	0.25	7.0	TREE UNKNOWN
50168	6.0	0.40	16.0	TREE UNKNOWN
50170	9.0	0.40	13.0	TREE UNKNOWN
50171	6.0	0.65	14.0	WILLOW
50172	7.0	0.55	14.0	WILLOW
50173	7.0	0.80	16.0	WILLOW
50174	5.0	0.25	13.0	WILLOW
50175	5.0	0.25	13.0	WILLOW
50176	7.0	0.60	15.0	WILLOW
50177	8.0	0.60	13.0	OAK
50178	4.0	0.20	11.0	WILLOW
50179	6.0	0.32	12.0	WILLOW
50180	4.0	0.25	10.0	WILLOW
50181	4.0	0.35	11.0	WILLOW
50182	5.0	0.50	11.0	WILLOW
50193	6.0	0.80	14.0	TREE UNKNOWN
50194	5.0	0.20	5.0	WILLOW
50195	8.0	0.65	15.0	OAK
50197	6.0	0.40	11.0	TREE UNKNOWN
50198	4.0	0.25	8.0	TREE UNKNOWN
50199	5.0	0.40	10.0	TREE UNKNOWN
50200	7.0	0.65	14.0	TREE UNKNOWN
50205	2.0	0.18	3.0	TREE UNKNOWN
50206	2.5	0.10	6.0	HOLLY
50207	3.5	0.30	7.0	HOLLY
50208	6.0	0.40	14.0	TREE UNKNOWN
50211	8.0	0.55	13.0	OAK
50212	7.0	0.35	9.0	TREE UNKNOWN
50213	8.0	0.65	15.0	TREE UNKNOWN
50214	8.0	0.70	8.0	TREE UNKNOWN
50218	5.0	0.20	7.0	LAUREL
50219	5.0	0.20	7.0	LAUREL
50220	10.0	0.75	15.0	OAK
50221	10.0	0.75	15.0	OAK
50222	8.0	0.60	13.0	OAK
50223	8.0	0.65	15.0	OAK
50224	3.0	0.30	8.0	TREE UNKNOWN
50225	6.0	0.25	10.0	TREE UNKNOWN
50226	4.0	0.18	8.0	TREE UNKNOWN
50227	4.0	0.20	10.0	TREE UNKNOWN
50239	9.0	0.60	14.0	OAK
50240	11.0	0.90	15.0	OAK
50244	3.0	0.10	6.0	TREE UNKNOWN
50245	5.0	0.20	7.0	LAUREL
50246	11.0	1.10	16.0	OAK
50247	10.0	0.80	16.0	OAK
50248	11.0	1.10	16.0	OAK
50250	2.5	0.45	5.0	OAK
50251	8.0	0.40	12.0	TREE UNKNOWN
50252	8.0	0.40	12.0	TREE UNKNOWN
50255	5.0	0.30	10.0	CYPRESS
50256	5.0	0.55	10.0	CYPRESS
50257	5.0	0.40	10.0	CYPRESS
50258	5.0	0.35	10.0	CYPRESS
50259	5.0	0.45	10.0	CYPRESS
50260	4.0	0.25	6.0	CYPRESS
50272	5.0	0.65	10.0	CYPRESS
50273	5.0	0.65	10.0	CYPRESS
50274	5.0	0.65	10.0	CYPRESS
50275	5.0	0.60	10.0	CYPRESS
50276	5.0	0.45	10.0	CYPRESS
50277	5.0	1.00	10.0	CYPRESS
50278	5.0	1.00	10.0	CYPRESS
50279	5.0	0.55	10.0	CYPRESS
50280	5.0	0.70	10.0	CYPRESS
50281	5.0	1.00	10.0	CYPRESS
50282	3.0	0.18	7.0	CYPRESS
50283	4.0	0.40	9.0	TREE UNKNOWN
50284	4.0	0.18	9.0	TREE UNKNOWN
50285	4.0	0.18	9.0	TREE UNKNOWN
50286	5.0	0.30	11.0	TREE UNKNOWN
50287	4.0	0.18	11.0	CHERRY
50288	3.0	0.18	8.0	CYPRESS
50313	6.0	0.20	11.0	TREE UNKNOWN
50314	4.0	0.18	9.0	WILLOW
50315	8.0	0.55	16.0	TREE UNKNOWN
50316	5.0	0.18	11.0	TREE UNKNOWN
50317	5.0	0.18	11.0	TREE UNKNOWN
50318	5.0	0.25	11.0	TREE UNKNOWN
50323	5.0	0.25	11.0	WILLOW
50324	5.0	0.25	11.0	WILLOW
50325	5.0	0.25	11.0	WILLOW
50326	3.0	0.12	9.0	TREE UNKNOWN
50327	4.0	0.20	10.0	WILLOW
50328	7.0	0.25	10.0	WILLOW
50329	3.0	0.18	7.0	WILLOW
50330	4.0	0.20	8.0	WILLOW
50331	5.0	0.25	11.0	WILLOW
50332	5.0	0.25	11.0	WILLOW
50333	7.0	0.35	13.0	WILLOW
50334	4.0	0.20	8.0	WILLOW
50335	4.0	0.30	8.0	WILLOW

Tree Schedule

Pt No	Spread	Bole	Height	Species
60341	6.0	0.55	13.0	TREE UNKNOWN
60342	5.0	0.60	9.0	TREE UNKNOWN
60343	7.0	0.35	9.0	TREE UNKNOWN
60344	5.0	0.40	10.0	TREE UNKNOWN
60345	4.0	0.30	9.0	TREE UNKNOWN
60346	7.0	0.80	13.0	OAK
60347	6.0	0.70	12.0	TREE UNKNOWN
60348	6.0	0.75	12.0	TREE UNKNOWN
60349	7.0	0.35	14.0	OAK
60350	9.0	0.55	15.0	OAK
60351	9.0	0.70	15.0	OAK
60354	7.0	0.50	14.0	OAK
60355	7.0	0.50	11.0	OAK
90000	9.0	0.60	13.0	OAK
90000	9.0	0.60	13.0	OAK
90001	9.0	0.75	13.0	OAK
90001	9.0	0.75	13.0	OAK
90002	8.0	0.55	13.0	OAK
90002	8.0	0.55	13.0	OAK
90003	9.0	0.65	13.0	OAK
90003	9.0	0.65	13.0	OAK
90004	7.0	0.50	13.0	WILLOW
90004	7.0	0.50	13.0	WILLOW
90005	5.0	0.35	9.0	TREE UNKNOWN
90005	5.0	0.35	9.0	TREE UNKNOWN
90006	9.0	0.35	12.0	OAK
90006	9.0	0.35	12.0	OAK
90007	13.0	0.70	15.0	OAK
90007	13.0	0.70	15.0	OAK
90008	10.0	0.45	13.0	OAK
90008	10.0	0.45	13.0	OAK
90009	8.0	0.30	12.0	OAK
90009	8.0	0.30	12.0	OAK
90010	9.0	0.50	13.0	OAK
90010	9.0	0.50	13.0	OAK
90011	9.0	0.50	13.0	OAK
90011	9.0	0.50	13.0	OAK
90012	9.0	0.50	13.0	OAK
90012	9.0	0.50	13.0	OAK
90013	11.0	0.65	15.0	OAK
90013	11.0	0.65	15.0	OAK
90014	7.0	0.30	13.0	OAK
90014	7.0	0.30	13.0	OAK
90015	7.0	0.30	13.0	OAK
90015	7.0	0.30	13.0	OAK
90016	9.0	0.65	14.0	OAK
90016	9.0	0.65	14.0	OAK
90017	10.0	0.70	14.0	OAK
90017	10.0	0.70	14.0	OAK
90018	10.0	0.70	14.0	OAK
90018	10.0	0.70	14.0	OAK
90025	7.0	0.30	12.0	OAK
90025	7.0	0.30	12.0	OAK
90026	7.0	0.25	12.0	OAK
90026	7.0	0.25	12.0	OAK
90027	7.0	0.25	12.0	OAK
90027	7.0	0.25	12.0	OAK
90028	7.0	0.25	12.0	OAK
90028	7.0	0.25	12.0	OAK
90029	7.0	0.25	12.0	OAK
90029	7.0	0.25	12.0	OAK
90030	7.0	0.25	12.0	OAK
90030	7.0	0.25	12.0	OAK
90031	7.0	1.10	12.0	OAK
90031	7.0	1.10	12.0	OAK
90032	10.0	1.00	15.0	OAK
90032	10.0	1.00	15.0	OAK
90033	6.0	0.35	9.0	OAK
90033	6.0	0.35	9.0	OAK
90034	6.0	0.35	9.0	OAK
90034	6.0	0.35	9.0	OAK
90035	10.0	0.65	15.0	OAK
90035	10.0	0.65	15.0	OAK
90036	9.0	0.50	12.0	OAK
90036	9.0	0.50	12.0	OAK
90037	6.0	0.25	11.0	OAK
90037	6.0	0.25	11.0	OAK
90038	6.0	0.25	11.0	OAK
90038	6.0	0.25	11.0	OAK
90039	6.0	0.18	11.0	OAK
90039	6.0	0.18	11.0	OAK
90040	10.0	0.85	15.0	OAK
90040	10.0	0.85	15.0	OAK
90041	8.0	0.65	15.0	OAK
90041	8.0	0.65	15.0	OAK
90042	8.0	0.65	15.0	OAK
90042	8.0	0.65	15.0	OAK
90043	7.0	0.55	13.0	OAK
90043	7.0	0.55	13.0	OAK
90044	7.0	0.50	12.0	OAK
90044	7.0	0.50	12.0	OAK
90045	9.0	0.65	12.0	OAK
90045	9.0	0.65	12.0	OAK
90046	6.0	0.40	12.0	OAK
90046	6.0	0.40	12.0	OAK
90047	7.0	0.50	14.0	OAK
90047	7.0	0.50	14.0	OAK
90048	7.0	0.50	14.0	OAK
90048	7.0	0.50	14.0	OAK
90049	5.0	0.25	10.0	OAK
90049	5.0	0.25	10.0	OAK
90050	6.0	0.35	14.0	OAK
90050	6.0	0.35	14.0	OAK
90051	11.0	0.70	14.0	OAK
90051	11.0	0.70	14.0	OAK
90052	10.0	0.90	14.0	OAK
90052	10.0	0.90	14.0	OAK
90053	10.0	0.65	15.0	OAK
90053	10.0	0.65	15.0	OAK
90054	10.0	0.75	15.0	OAK
90054	10.0	0.75	15.0	OAK
90055	11.0	1.00	17.0	OAK
90055	11.0	1.00	17.0	OAK
90056	8.0	0.40	14.0	OAK
90056	8.0	0.40	14.0	OAK
90057	8.0	0.40	14.0	OAK
90057	8.0	0.40	14.0	OAK
90058	6.0	0.40	12.0	ASH
90058	6.0	0.40	12.0	ASH
90059	5.0	0.20	8.0	OAK
90059	5.0	0.20	8.0	OAK

Notes:

Whilst every effort has been made to correctly identify species of trees on the site, we advise that an arborologist be consulted before any final decisions are made.

All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

Grid coordinates are based on an OS GNSS system on a plane grid with a scale factor of 1.0000.

N

INDICATIVE

Rev. Suffix	Date	Initial	Revision Details

Surveyor	GO/LH	Verified By	GG	CAD Operator	EG	Approved By	AL	Date	17.06.24

Levelling GNSS Datum OSGB36

To an OS GNSS Datum

Client

Wates

Location

Sayers Common, Hassocks

Drawing Title

Topographical Survey Schedules

Job No. 2402063 | Old Job No.

Drawing Number WD/2402063/S | Revision Suffix

Scale No Scale | Date June 2024

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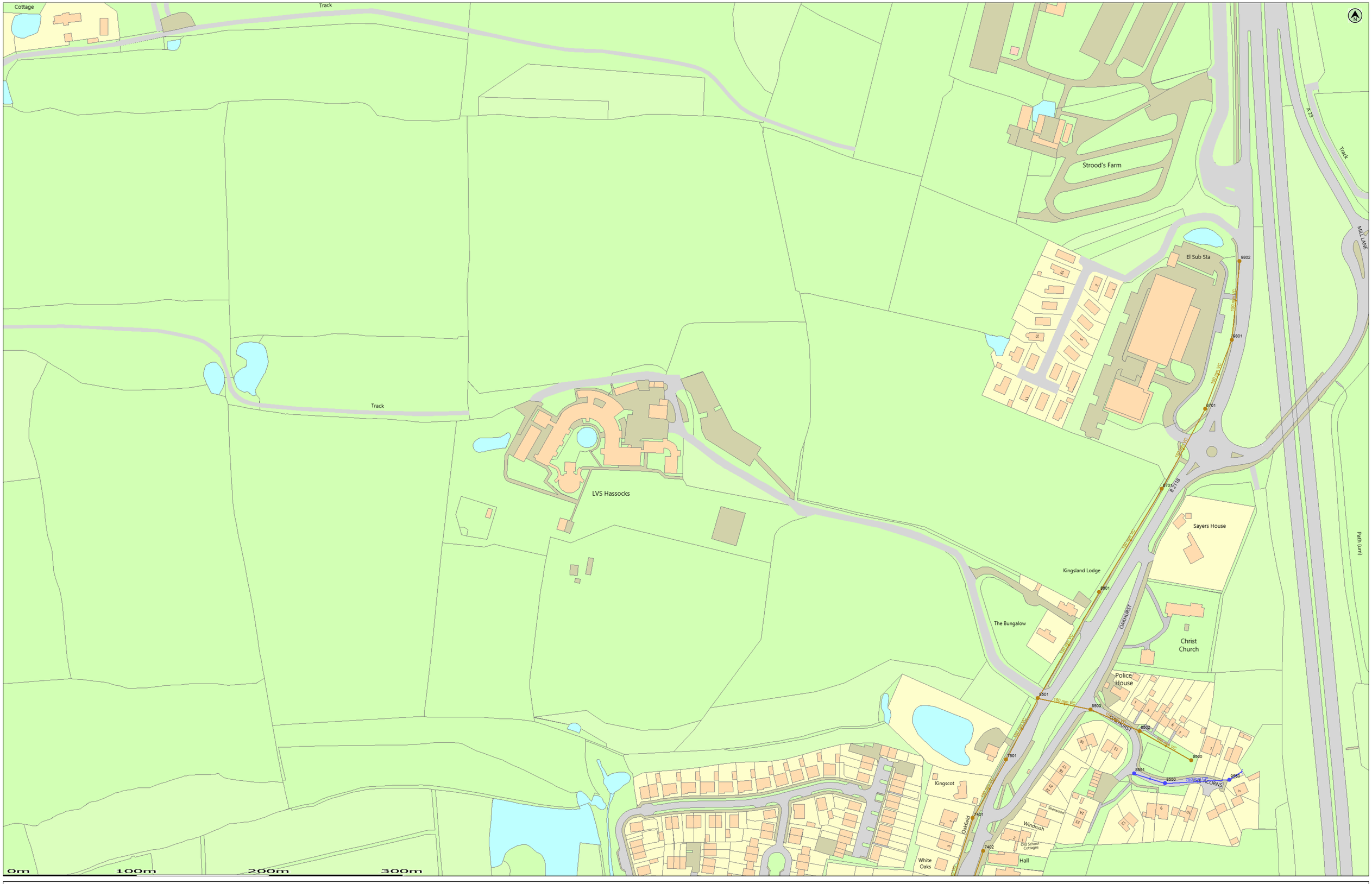
APPENDIX C
SOUTHERN WATER SEWER RECORDS



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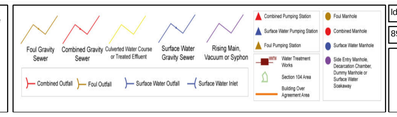
WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.



ldavis@rsk.co.uk
890780

WATER for LIFE from Southern Water.

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
7401	F	18.01	15.39	
7402	F	17.83	16.36	
7501	F	17.84	16.24	
8501	F	17.77	16.64	
8502	F	18.00	17.23	
8503	F	17.79	17.04	
8601	F	20.32	18.20	
8701	F	24.00	18.87	
9500	F	18.22	17.56	
9701	F	24.47	19.56	
9801	F	23.77	19.65	
9802	F	22.28	20.10	
8550	S	17.99	16.54	
8551	S	17.64	0.00	
9550	S	18.63	16.78	

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert

APPENDIX D
PROPOSED DEVELOPMENT PLANS

architecture

Coloured Site Layout
Land at LVS Hassocks, London Road, Sayers Common, West Sussex

24125 / C101A

Scale 1:1000 @ A1 January 2025

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