



Tree Schedule					Tree Schedule				
Pt No	Spread	Bole	Height	Species	Pt No	Spread	Bole	Height	Species
97	6.0	0.20	8.0	HAZEL	14204	12.0	0.70	11.0	EUCALYPTUS
98	8.0	0.30	10.0	TREE UNKNOWN	20105	13.0	0.70	14.0	TREE UNKNOWN
99	10.0	0.50	13.0	TREE UNKNOWN	20106	13.0	0.80	16.0	TREE UNKNOWN
100	9.0	0.40	12.0	TREE UNKNOWN	20107	6.0	0.30	12.0	TREE UNKNOWN
101	5.0	0.40	8.0	CHERRY	20108	6.0	0.30	12.0	TREE UNKNOWN
102	8.0	0.75	10.0	TREE UNKNOWN	20109	5.0	0.30	16.0	SILVER BIRCH
103	7.0	0.25	11.0	TREE UNKNOWN	20110	14.0	0.60	16.0	OAK
104	7.0	0.25	12.0	TREE UNKNOWN	20111	7.0	0.40	11.0	BEECH
105	9.0	0.45	14.0	TREE UNKNOWN	20112	12.0	0.50	14.0	OAK
106	11.0	0.45	13.0	TREE UNKNOWN	20120	6.0	0.20	8.0	TREE UNKNOWN
107	6.0	0.20	11.0	TREE UNKNOWN	20136	11.0	0.90	14.0	TREE UNKNOWN
108	7.0	0.40	11.0	TREE UNKNOWN	20137	13.0	0.90	16.0	TREE UNKNOWN
113	5.0	0.25	8.0	TREE UNKNOWN	20138	13.0	0.60	13.0	OAK
110	6.0	0.30	5.0	TREE UNKNOWN	20139	11.0	0.50	11.0	OAK
121	8.0	0.30	5.0	TREE UNKNOWN	20140	16.0	0.75	16.0	OAK
122	8.0	0.40	12.0	TREE UNKNOWN	20141	9.0	0.35	12.0	OAK
123	6.0	0.25	11.0	TREE UNKNOWN	20160	7.0	0.30	9.0	TREE UNKNOWN
124	8.0	0.30	11.0	TREE UNKNOWN	20161	7.0	0.30	9.0	TREE UNKNOWN
125	8.0	0.30	11.0	TREE UNKNOWN	20162	5.0	0.30	5.0	TREE UNKNOWN
126	7.0	0.20	10.0	TREE UNKNOWN	20163	8.0	0.35	11.0	TREE UNKNOWN
127	8.0	0.35	12.0	TREE UNKNOWN	20164	10.0	0.35	10.0	TREE UNKNOWN
128	8.0	0.35	12.0	TREE UNKNOWN	20165	8.0	0.35	10.0	TREE UNKNOWN
129	10.0	0.40	14.0	TREE UNKNOWN	20167	5.0	0.30	5.0	CYPRESS
130	12.0	0.40	15.0	TREE UNKNOWN	20171	20.0	1.10	18.0	OAK
131	10.0	0.40	15.0	TREE UNKNOWN	20199	11.0	0.60	17.0	TREE UNKNOWN
132	7.0	0.35	11.0	TREE UNKNOWN	20200	9.0	0.40	12.0	TREE UNKNOWN
133	7.0	0.30	11.0	TREE UNKNOWN	20201	14.0	0.65	18.0	TREE UNKNOWN
134	8.0	0.40	11.0	TREE UNKNOWN	20202	14.0	0.65	18.0	TREE UNKNOWN
135	7.0	0.30	11.0	TREE UNKNOWN	20203	9.0	0.40	12.0	ASH
136	8.0	0.30	7.0	TREE UNKNOWN	20204	13.0	0.80	11.0	TREE UNKNOWN
139	7.0	0.25	10.0	TREE UNKNOWN	20205	6.0	0.25	9.0	TREE UNKNOWN
140	5.0	0.25	10.0	TREE UNKNOWN	20206	6.0	0.25	9.0	CYPRESS
141	8.0	0.35	12.0	TREE UNKNOWN	20213	15.0	1.00	13.0	TREE UNKNOWN
142	8.0	0.35	12.0	TREE UNKNOWN	20214	7.0	0.25	8.0	OAK
143	7.0	0.25	11.0	TREE UNKNOWN	20215	9.0	0.35	12.0	OAK
144	7.0	0.40	11.0	TREE UNKNOWN	20218	7.0	0.50	8.0	HAZEL
145	6.0	0.20	11.0	TREE UNKNOWN	20219	7.0	0.50	8.0	HAZEL
146	6.0	0.20	11.0	TREE UNKNOWN	20220	13.0	0.60	14.0	OAK
147	6.0	0.25	10.0	TREE UNKNOWN	20221	9.0	0.45	14.0	FR
148	6.0	0.25	10.0	TREE UNKNOWN	20226	10.0	0.35	12.0	TREE UNKNOWN
149	7.0	0.40	11.0	TREE UNKNOWN	20227	9.0	0.35	11.0	FR
150	7.0	0.30	6.0	TREE UNKNOWN	20230	5.0	0.35	8.0	CYPRESS
187	7.0	0.30	11.0	SILVER BIRCH	20231	7.0	0.40	10.0	PINE
188	12.0	0.55	13.0	OAK	20232	7.0	0.40	10.0	PINE
189	7.0	0.40	11.0	PINE	20235	8.0	0.35	12.0	ASH
190	6.0	0.35	9.0	PINE	20243	9.0	0.35	11.0	OAK
232	6.0	0.25	11.0	TREE UNKNOWN	20246	10.0	0.30	9.0	OAK
233	6.0	0.35	12.0	PINE	20247	9.0	0.30	9.0	OAK
234	5.0	0.30	10.0	CYPRESS	20251	9.0	0.30	9.0	OAK
235	5.0	0.25	12.0	TREE UNKNOWN	20290	12.0	0.50	12.0	OAK
236	5.0	0.25	12.0	TREE UNKNOWN	20291	10.0	0.60	18.0	PINE
237	4.0	0.15	10.0	TREE UNKNOWN	20292	13.0	0.60	14.0	OAK
238	6.0	0.25	12.0	TREE UNKNOWN	20293	10.0	0.60	12.0	SILVER BIRCH
239	6.0	0.25	10.0	TREE UNKNOWN	20294	6.0	0.30	7.0	OAK
240	3.0	0.10	6.0	CYPRESS	20296	11.0	0.50	11.0	SILVER BIRCH
316	6.0	0.25	13.0	PINE	20296	8.0	0.30	10.0	SILVER BIRCH
317	6.0	0.30	14.0	PINE	20297	7.0	0.30	8.0	SILVER BIRCH
318	6.0	0.30	14.0	PINE	20298	6.0	0.30	5.0	FRUIT
319	7.0	0.40	14.0	PINE	20299	6.0	0.30	5.0	FRUIT
320	6.0	0.30	14.0	PINE	20294	12.0	0.50	11.0	OAK
321	6.0	0.25	10.0	PINE	20247	12.0	0.50	11.0	OAK
322	6.0	0.25	8.0	PINE	20248	13.0	0.65	16.0	OAK
323	7.0	0.35	11.0	PINE	20249	11.0	0.50	11.0	OAK
489	5.0	0.20	8.0	TREE UNKNOWN	20350	7.0	0.30	10.0	OAK
490	7.0	0.40	15.0	PINE	20351	12.0	0.55	11.0	OAK
491	8.0	0.45	13.0	PINE	20352	12.0	0.50	11.0	OAK
492	7.0	0.25	9.0	TREE UNKNOWN	20353	10.0	0.50	11.0	OAK
495	4.0	0.20	6.0	TREE UNKNOWN	20354	14.0	0.50	11.0	OAK
603	7.0	0.20	9.0	TREE UNKNOWN	20355	8.0	0.35	9.0	OAK
602	5.0	0.25	7.0	TREE UNKNOWN	20356	8.0	0.35	9.0	OAK
603	4.0	0.20	6.0	TREE UNKNOWN	20357	8.0	0.40	9.0	OAK
604	4.0	0.20	7.0	TREE UNKNOWN	20358	10.0	0.40	11.0	OAK
605	9.0	0.40	12.0	TREE UNKNOWN	20359	10.0	0.40	11.0	OAK
606	6.0	0.30	8.0	TREE UNKNOWN	20360	5.0	0.20	5.0	SILVER BIRCH
607	4.0	0.20	8.0	TREE UNKNOWN	20361	8.0	0.30	11.0	SILVER BIRCH
608	4.0	0.20	8.0	TREE UNKNOWN	20421	3.0	0.40	6.0	TREE UNKNOWN
609	6.0	0.35	15.0	TREE UNKNOWN	20423	3.0	0.40	6.0	TREE UNKNOWN
690	6.0	0.35	10.0	SILVER BIRCH	20424	3.0	0.40	7.0	TREE UNKNOWN
691	5.0	0.20	10.0	TREE UNKNOWN	20425	3.0	0.40	4.0	TREE UNKNOWN
692	5.0	0.20	7.0	TREE UNKNOWN	20426	3.0	0.40	4.0	TREE UNKNOWN
693	7.0	0.30	14.0	TREE UNKNOWN	20427	7.0	0.30	10.0	SILVER BIRCH
694	8.0	0.40	13.0	TREE UNKNOWN	20428	11.0	0.60	12.0	TREE UNKNOWN
695	5.0	0.20	11.0	TREE UNKNOWN	20433	13.0	0.70	13.0	TREE UNKNOWN
696	6.0	0.20	8.0	TREE UNKNOWN	20511	7.0	0.40	10.0	SYCAMORE
697	12.0	0.45	14.0	OAK	20513	5.0	0.30	10.0	SYCAMORE
705	6.0	0.20	8.0	TREE UNKNOWN	20514	6.0	0.30	10.0	TREE UNKNOWN
808	7.0	0.25	9.0	TREE UNKNOWN	20515	4.0	0.20	8.0	TREE UNKNOWN
980	8.0	0.40	12.0	TREE UNKNOWN	20516	4.0	0.25	10.0	SILVER BIRCH
981	8.0	0.40	12.0	TREE UNKNOWN	20517	11.0	0.60	12.0	TREE UNKNOWN
982	7.0	0.35	15.0	YEW	20519	6.0	0.25	8.0	FR
1018	11.0	0.40	14.0	OAK	20520	10.0	0.50	12.0	ASH
1019	6.0	0.35	16.0	YEW	20524	11.0	0.70	11.0	HORNBEETLE
1088	7.0	0.45	11.0	PINE	20529	12.0	0.65	14.0	ASH
1148	10.0	0.45	12.0	OAK	20530	6.0	0.60	11.0	CYPRESS
1149	10.0	0.45	12.0	TREE UNKNOWN	20531	12.0	0.55	11.0	TREE UNKNOWN
1245	4.0	0.15	8.0	TREE UNKNOWN	20579	13.0	0.90	14.0	OAK
1246	8.0	0.40	14.0	TREE UNKNOWN	20605	12.0	0.70	14.0	OAK
1247	8.0	0.40	13.0	TREE UNKNOWN	20519	14.0	0.70	17.0	ASH
1248	8.0	0.40	13.0	TREE UNKNOWN	20653	12.0	0.50	16.0	SYCAMORE
1249	7.0	0.25	12.0	TREE UNKNOWN	20654	12.0	0.50	16.0	SYCAMORE
1250	9.0	0.25	12.0	TREE UNKNOWN	20655	12.0	0.50	16.0	SYCAMORE
1251	9.0	0.35	14.0	TREE UNKNOWN	20656	12.0	0.50	16.0	SYCAMORE
1252	8.0	0.30	14.0	TREE UNKNOWN	20721	8.0	0.60	13.0	TREE UNKNOWN
1253	9.0	0.40	14.0	TREE UNKNOWN	20722	8.0	0.60	13.0	TREE UNKNOWN
1254	9.0	0.30	12.0	TREE UNKNOWN	20723	8.0	0.60	13.0	TREE UNKNOWN
1255	9.0	0.35	14.0	TREE UNKNOWN	20724	8.0	0.60	13.0	TREE UNKNOWN
1256	8.0	0.30	14.0	TREE UNKNOWN	20725	8.0	0.60	13.0	TREE UNKNOWN
1257	8.0	0.30	15.0	TREE UNKNOWN	20726	8.0	0.40	8.0	TREE UNKNOWN
1258	8.0	0.40	15.0	TREE UNKNOWN	20727	8.0	0.50	11.0	TREE UNKNOWN
1259	8.0	0.40	15.0	TREE UNKNOWN	20781	6.0	0.25	9.0	TREE UNKNOWN
1260	7.0	0.30	13.0	TREE UNKNOWN	20782	6.0	0.30	6.0	TREE UNKNOWN
1261	7.0	0.35	13.0	TREE UNKNOWN	20875	7.0	0.30	6.0	TREE UNKNOWN
1262	13.0	0.40	15.0	OAK	20876	6.0	0.30	5.0	FRUIT
1279	6.0	0.25	7.0	TREE UNKNOWN	20885	9.0	0.50	12.0	PINE
12844	5.0	0.25	6.0	CHERRY	20891	7.0	0.25	8.0	CHERRY
12849	5.0	0.20	6.0	TREE UNKNOWN	20892	15.0	1.00	14.0	OAK
12897	6.0	0.30	7.0	TREE UNKNOWN	20883	5.0	0.20	8.0	FR
12900	6.0	0.30	7.0	TREE UNKNOWN	20884	5.0	0.20	11.0	FR
12968	2.0	0.20	6.0	CHERRY	20895	5.0	0.25	11.0	FR
13141	14.0	1.20	16.0	OAK	20896	7.0	0.35	11.0	FR
13146	7.0	0.15	9.0	TREE UNKNOWN	20897	7.0	0.40	11.0	FR
13167	7.0	0.25	10.0	TREE UNKNOWN	20898	4.0	0.20	11.0	FR
13161	9.0	0.35	9.0	TREE UNKNOWN	20899	7.0	0.45	11.0	FR
13164	15.0	1.10	14.0	TREE UNKNOWN	20900	7.0	0.35	11.0	FR
13165	8.0	0.40	14.0	TREE UNKNOWN	20901	7.0	0.40	11.0	FR
13166	7.0	0.30	14.0	TREE UNKNOWN	20902	14.0	0.85	15.0	OAK
13167	7.0	0.25	13.0	TREE UNKNOWN	20903	5.0	0.30	11.0	PINE
13168	14.0	1.00	13.0	OAK	20904	7.0	0.30	10.0	OAK
13175	8.0	0.20	12.0	TREE UNKNOWN	20911	7.0	0.45	12.0	PINE
13176	8.0	0.20	12.0	TREE UNKNOWN	20912	7.0	0.45	12.0	PINE
13175	12.0	0.60	15.0	OAK	20913	6.0	0.35	12.0	PINE
13175	9.0	0.70	15.0	TREE UNKNOWN	20914	7.0	0.40	12.0	PINE
13181	15.0	1.20	16.0	OAK	20915	6.0	0.30	12.0	PINE
13184	11.0	0.40	12.0	TREE UNKNOWN	20936	4.0	0.20	11.0	PINE
14030	13.0	0.80	15.0	OAK	20937	4.0	0.25	11.0	PINE
14091	13.0	0.70	15.0	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.



Legend:

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

Rev. Suffix	Date	Initial	Revision Details		

Leveling GNSS Datum OSGB36
 To an OS GNSS Datum

Client
Wates
 Location
 Foxhole Farm, Bolney
 Haywards Heath
 Drawing Title
**Topographical Survey
 Overall Sheet**
 Job No. 2309028 Old Job No.
 Drawing Number Revision Suffix
 WD/2309028/O
 Scale Not to Scale Date December 2023

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Appendix C

Site Visit Photographs and Accompanying Figures

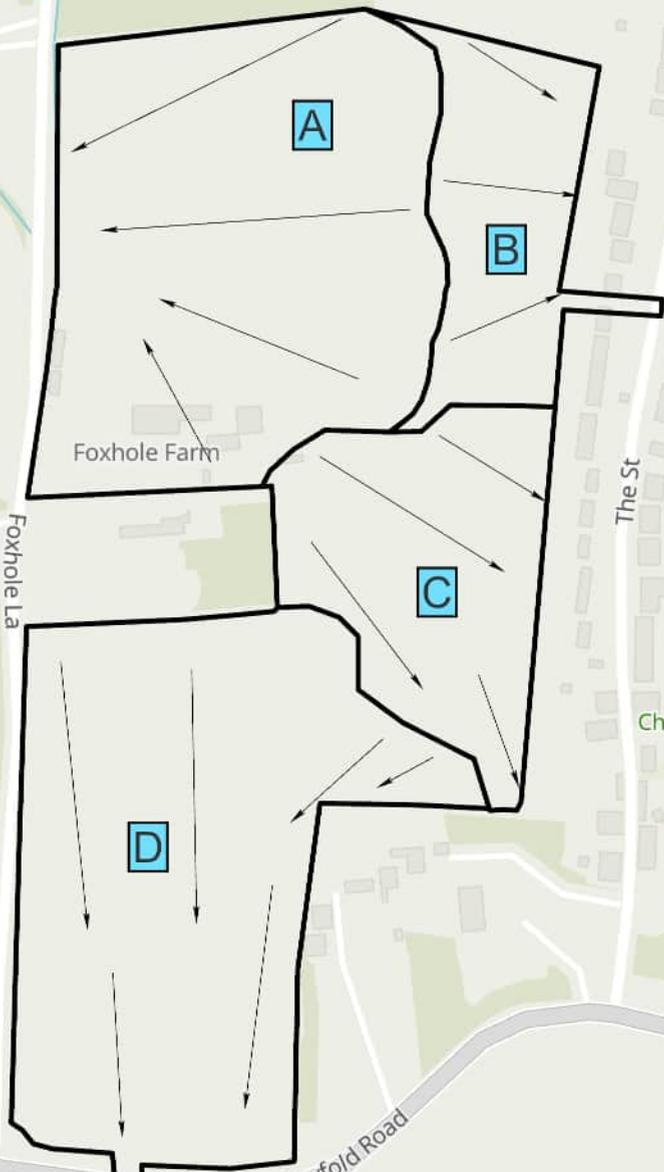
Site Catchment Plan



Bookers Farm

Legend

-  Approximate Site Catchments
-  Natural Drainage Direction



Foxhole Farm

The St

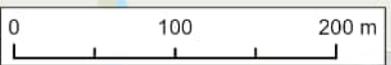
Hangerwood Farm

Hanger Wood

Bolney Church of England Primary School

Playing Field

Church Of St Mary Magdalene



Cowfold Road

A272

A23

Cowfold Road

Photograph Location Plan



Legend

- Photo Location Point

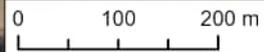
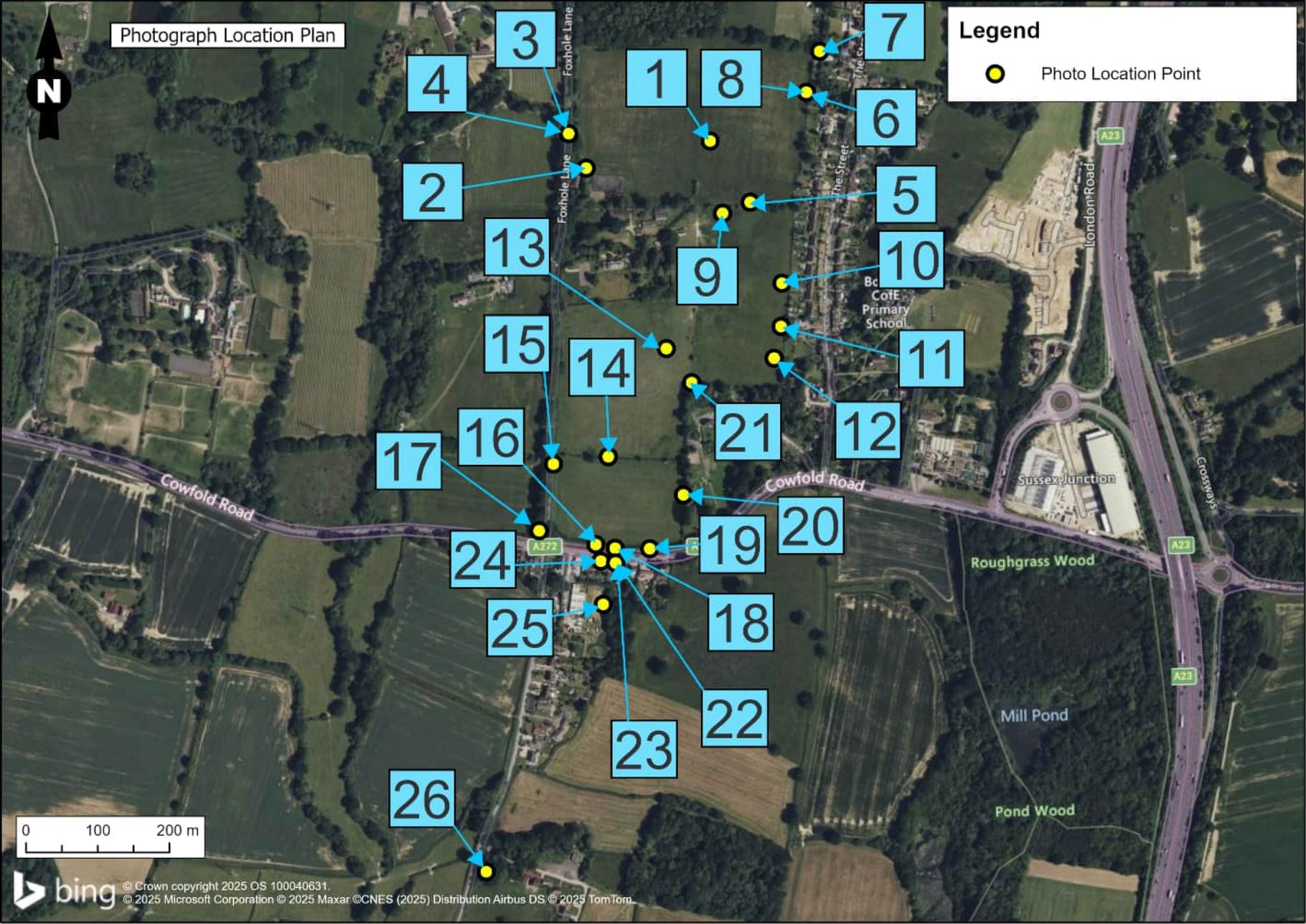


Table 3.1: Catchment A Photographs



1. View of Catchment A looking west from east side of catchment. Topography visibly sloping from east to west.



2. View of Catchment A looking north along western boundary. Standing water visible near gate.



3. View of watercourse exiting the site along the western boundary. Watercourse is flowing from east to



4. View of watercourse following exit from culvert beneath Foxhole Lane. Culvert visible in bottom left

west and passes through a culvert beneath Foxhole Lane.

corner of image. Watercourse noted to continue beyond the site.

Table 3.2: Catchment B Photographs



5. View of Catchment B looking north from south side of catchment. Topography visibly sloping from south to north.



6. Saturated ground and standing water in the northeast of the site. Clay based geology apparent.



7. Watercourse located immediately to the northeast of the site shown to be flowing from north to south and passing through private property back garden. Another branch of the watercourse flows from west to east and runs parallel to the northern boundary of the site and flows into this watercourse on the opposite side of the footbridge/footpath. Assumption is that watercourse is diverted eastwards through private property before connecting to existing surface water (or foul/combined) network along The Street.



8. View of standing water at north-eastern boundary. Area is approximately 5-8m west of the small watercourse shown in the image to the left.

Table 3.3: Catchment C Photographs



9. View of Catchment C looking southeast from north of catchment. Topography visibly sloping downhill from northwest to southeast.



10. Standing water and saturated ground in the east of the site. Looking east.



11. View of car park to the east of the site sloping downhill toward The Street. Looking east. Ground remains saturated.



12. View of Catchment C looking northwest from the southeast corner of the catchment. Topography visibly sloping uphill from southeast to northwest.

Table 3.4: Catchment D Photographs



13. View of Catchment D looking southwest from northeast of catchment. Topography visibly sloping downhill from north to south.



14. View looking east, of hedge line and field ditch bisecting Catchment D, flowing from west to east. Ground saturated.



15. Boundary ditch to west of site at Foxhole Lane, looking north. Flowing from north to south. Some debris in ditch restricting conveyance.



16. Field ditch at the southern boundary of the site, looking north. Water draining from the site collects along this southern boundary. Debris and partial ditch

	blockage creates standing water but drains down when cleared. See Table 3.5 below.
--	--

Other Observations

Further observations are presented in Table 3.5.

Table 3.5: Further Observations



17. Confluence of ditches outside the southwest corner of the site on the west side of the entrance to Foxhole Lane. Ditch in field to west of site shown to be flowing from west to east and is not therefore suitable for discharge from the site.



18. Manhole located in ditch along the southern boundary of the site. Flows drain to this location. Indication is that surface water runoff from the site is collected within this manhole and directed into the main surface water sewer and subsequent open channel to the south of the site and Cowfold Road.



19. Manhole to the south of the site adjacent to Cowfold Road considered to recognise the presence of foul drainage as it approximately aligns with foul water sewer records. Note that the cover was not lifted so confirmation was not able to be made.



20. Close up of inlet to piped system behind dense vegetation, to the immediate east of Catchment D (on private land) taking flow from a ditch flowing from north to south adjacent to Catchment D's eastern boundary. Flow from the ditch at the hedgerow across Catchment D drains to this location.



21. Saturated ground and early part of ditch flowing from north to south adjacent to Catchment D's eastern boundary. Looking south.



22. Catch pit to the south of the site, south of Cowfold Road. No flow visible at base of catch pit. Expectation is that connecting surface water network takes flow from the south of the site.



23. Cowfold Road drainage system. Looking north towards ditch outlet manhole.



24. Linear drainage channels visible at rear of footway on south side of Cowfold Road, to the south of the site.

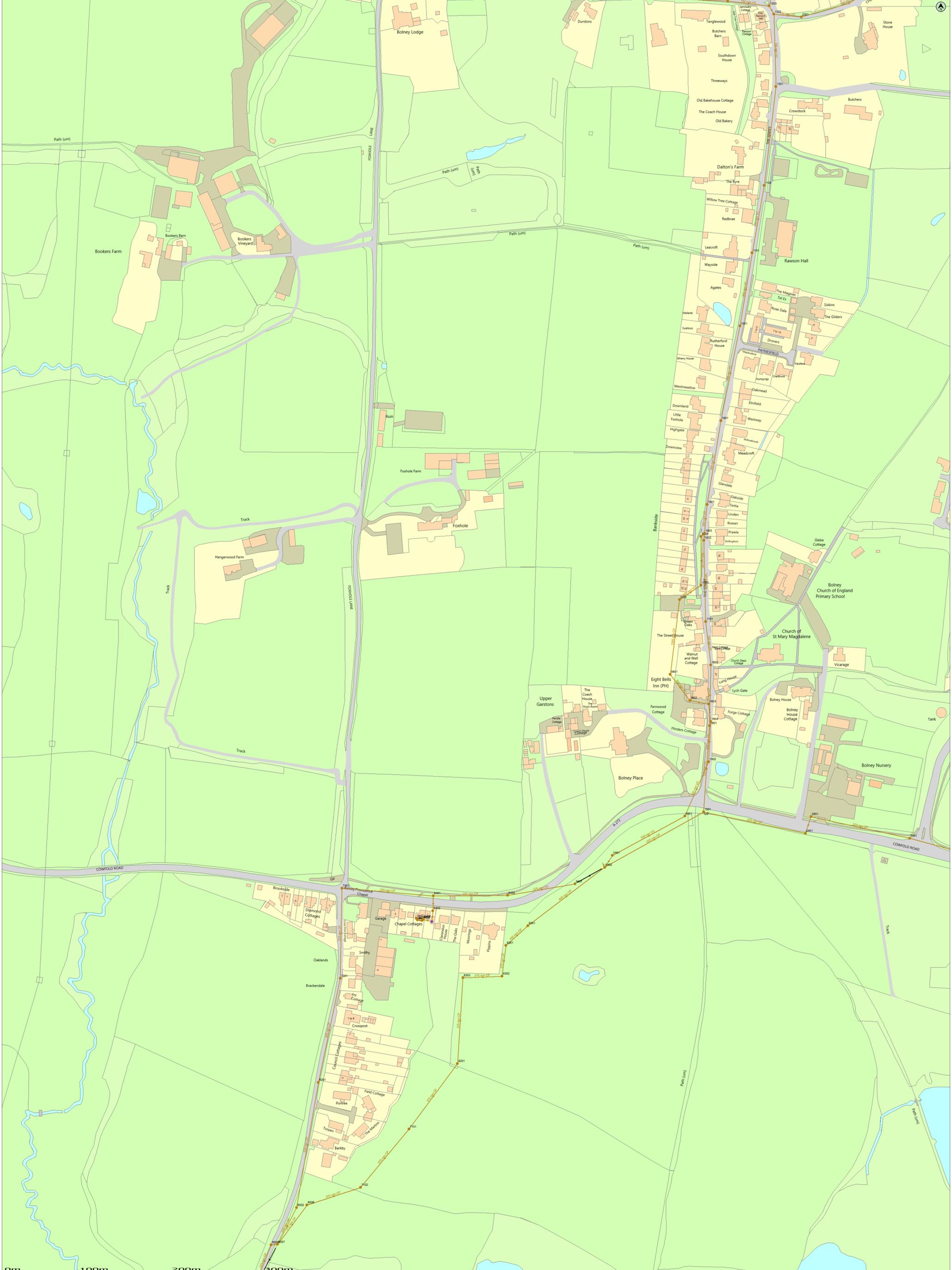


25. Continuation of surface water drainage in open channel to the south of Cowfold Road. Looking south. Photograph is taken approximately 70 m south of the site.



26. Southern Water foul pumping station located approximately 500m south of the site. Foul water from the area of the site and the surrounding area is expected to be directed to this station before being directed onward to the local wastewater treatment works.

Appendix D Southern Water Sewer Records



0m 100m 200m 300m

© Crown copyright and database right 2023 Ordnance Survey 100019723
 Date updated: 06/02/23

Scale: 1:250
 Map Coords: 52586, 121716
 Date: 04/07/23
 Out Ref: 121725-1
 Worksheet: Plan A01
 Produced by: dgp

0uneet.chauhan@ramboll.co.uk
 Land at Foxhole Lane

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accepts no responsibility in the event of inaccuracy. The actual positions should be determined on site. This map is produced by Southern Water Services Ltd © Crown copyright and database right 2023 Ordnance Survey 100019723. This map is to be used for the purposes of stating the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.
 WARNING: BAC pipes are constructed of Boronated Adhesive Cement.
 WARNING: Unknown (UNK) materials may include Boronated Adhesive Cement.



Appendix E

Additional Surface Water Flood Risk, Topographic Mapping & Other Information

Following the pre-application consultation with West Sussex County Council acting as the Lead Local Flood Authority (LLFA), on 29/11/2024, and a separate consultation on 14/02/2025, potential flood depths and velocities at the site have been considered in further detail.

Analysis

The areas at risk from surface water flooding remain the same as those shown in Figures 4.4 and 4.5, and hence the same discussions presented in Sections 5.2 and 5.6 regarding the limitations of the modelling and the proposed management and mitigation measures for surface water apply equally here.

The key area to be considered in further detail is the proposed site access onto Cowfold Road at the southern extent of the site. This is important as it will be the main access onto the site and it will need to be accessible in the event of an emergency.

According to the surface water flood maps, where the proposed site access is proposed to be located, the existing area is presently modelled to be at risk from surface water flooding.

It is noted that the surface water flooding data is only mapped to a 2 m resolution and is therefore unlikely to properly account for natural drainage features that are narrower in width than 2 m. A detailed long section for the proposed access road (ITB16634-GA-020) is presented in Appendix E at the rear of the report.

The proposed levels at the site access, as detailed in the long section (ITB16634-GA-020), indicate that water levels at the proposed location of the give-way would only need to reach negligible depths before they would naturally be directed away from the site and toward the south. For the purposes of the Flood Hazard Assessment below a worst-case depth of 0.15 m has been assumed. This has been based on existing levels at the site which are based on EA LiDAR data³. This is presented in the long section shown in Figure AE.1 which broadly indicates levels along the route of the proposed access road from north to south. The long section extends across the width of Cowfold Road and further to the south of the site and highlights the natural fall of the land away from the site. Furthermore, it indicates a maximum flood depth of approximately 0.15 m at the location of the existing ditch and it highlights how after reaching this depth, any surface water falling in the location would naturally be directed away from the site and toward the south.

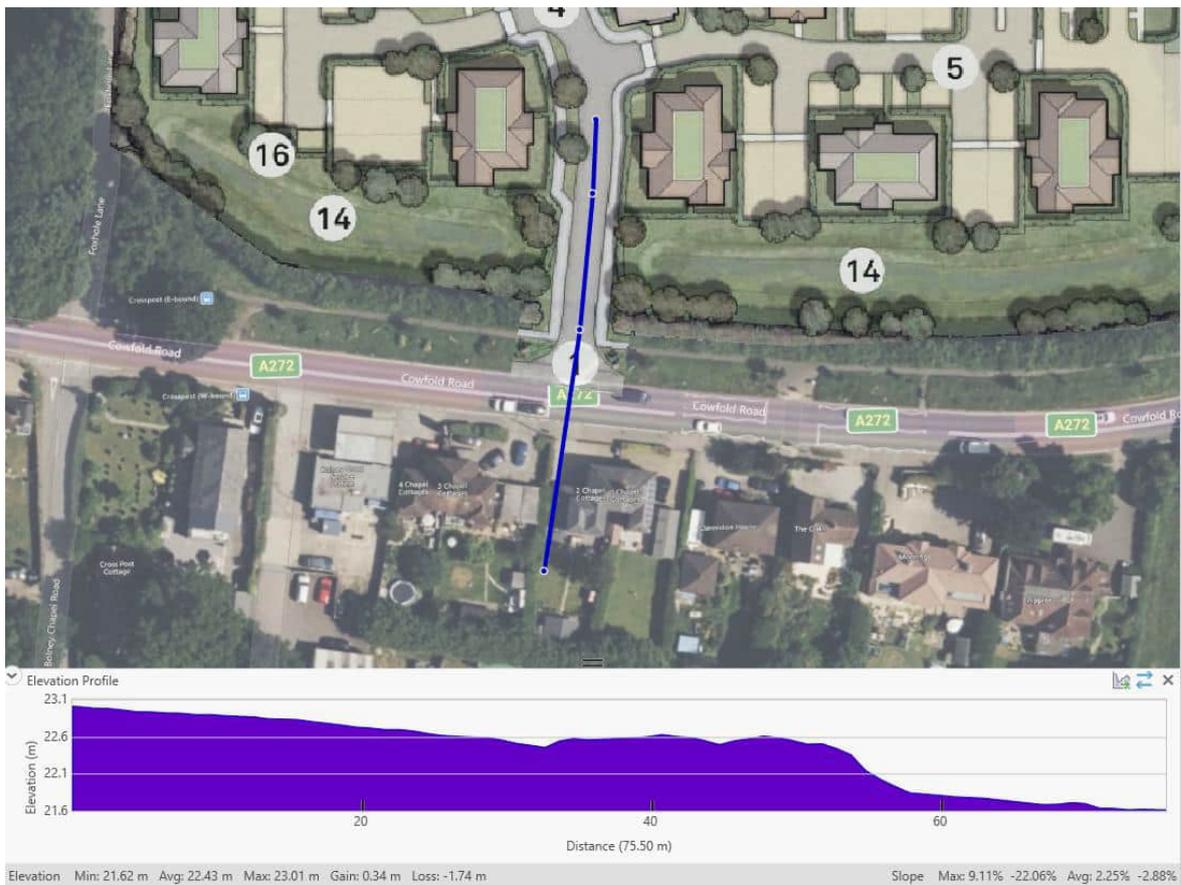


Figure AE.1: North – South Long Section at Proposed Access Location

The existing east to west ditch will be culverted at the location of the proposed access and the proposed road level at this location will be designed to provide at least 0.75 m of cover above the top of the culvert. Any surface water pooling upon the proposed access road is therefore considered to be negligible in terms of depth of water.

Any surface water runoff within the site would be managed by the proposed surface water drainage strategy.

Flood Hazard Rating

The Flood Hazard Rating as described in Flood Risks to People, FD2321/TR2²⁸ is calculated using the following equation:

$$HR = d \times (v + 0.5) + DF$$

Where:

- HR = Flood Hazard Rating
- d = depth of flooding (m)
- v = velocity of floodwaters (m/s); and
- DF = debris factor.

The debris factor is determined as per Table AE.1 below.

Table AE.1: Debris factors for different flood depths, velocities, and dominant land uses

Depths	Pasture/Arable	Woodland	Urban
0 to 0.25 m	0	0	0
0.25 to 0.75 m	0	0.5	1
d>0.75 m and/or v>2 m/s	0.5	1	1

We have considered a worst-case depth of approximately 0.15 m, i.e., within the 0 to 0.25 m depth range, which is considered an absolute worst-case scenario given the proposed minimum design level of the proposed access road. The debris factor is therefore 0.

Previous EA data for surface water flow velocity has now been retired. For lack of a suitable alternative however we have assessed it as a broad indication of expected worst-case velocities in the location of the proposed site access road. We have determined a worst-case indicated flow velocity of between 0.25 and 0.5 m/s at the proposed access road location. We have therefore taken a worst-case figure of 0.5 m/s. Therefore:

- $HR = 0.15 \times (0.5+0.5) + 0 = 0.15.$

Figure 2.1 of the FD2321/TR2 guidance²⁸ (presented in Table AE.2 below), indicates that a Hazard Rating of 0.15 is below the lowest (Class 1) threshold of 0.75. As such the potential flood hazard rating at this location is therefore not even considered a “danger for some”.

The proposed access road is therefore considered suitable for emergency access/egress.

It is noted that the existing ditch, oriented east to west adjacent to the southern boundary of the site, is proposed to be cleared and lowered as part of the proposed drainage improvement works. There will be a subsequent improvement in drainage and a reduction in flood risk as a result of these proposed works.

Table AE.2: Flood Hazard Matrix

$d * (v+0.5) + DF$		Depth									
Velocity		0.25	0.50	0.75	1.00	1.25	1.50	1.75	2.00	2.25	2.50
0.00		0.13	0.25	0.38	0.50	0.63	0.75	0.88	1.00	1.13	1.25
0.50		0.25	0.50	0.75	1.00	1.25	1.50	1.75	2.00	2.25	2.50
1.00		0.38	0.75	1.13	1.50	1.88	2.25	2.63	3.00	3.38	3.75
1.50		0.50	1.00	1.50	2.00	2.50	3.00	3.50	4.00	4.50	5.00
2.00		0.63	1.25	1.88	2.50	3.13	3.75	4.38	5.00	5.63	6.25
2.50		0.75	1.50	2.25	3.00	3.75	4.50	5.25	6.00	6.75	7.50
3.00		0.88	1.75	2.63	3.50	4.38	5.25	6.13	7.00	7.88	8.75
3.50		1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00	10.00
4.00		1.13	2.25	3.38	4.50	5.63	6.75	7.88	9.00	10.13	11.25
4.50		1.25	2.50	3.75	5.00	6.25	7.50	8.75	10.00	11.25	12.50
5.00		1.38	2.75	4.13	5.50	6.88	8.25	9.63	11.00	12.38	13.75

Categories of flood hazard:

	From	To	
Class 1	0.75	1.50	Danger for some
Class 2	1.50	2.50	Danger for most
Class 3	2.50	20.00	Danger for all

Note: The table gives values of flood hazard (= $d \cdot (v+0.5) + DF$)

Existing Watercourses and Banks

As requested by the LLFA following the pre-application consultation meeting in November 2024, provided below are figures depicting existing watercourses/ditches at the site and separate figures marking the banks of said watercourses/ditches with a 3 m easement drawn from said banks.



Figure AE.2: Existing Watercourses/Ditches - Northern Development



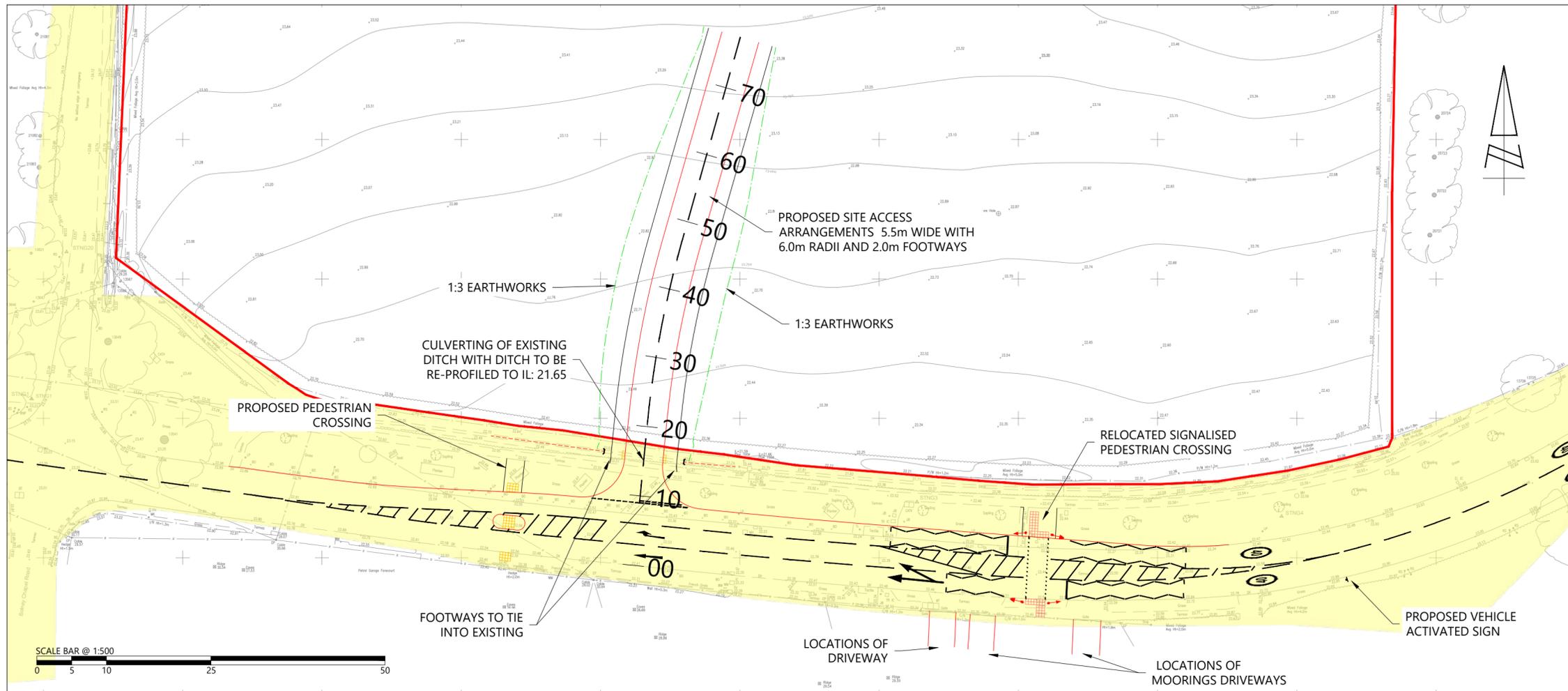
Figure AE.3: Existing Watercourses/Ditches – Southern Development



Figure AE.4: Existing Watercourses/Ditches Banks & Buffers – Northern Development

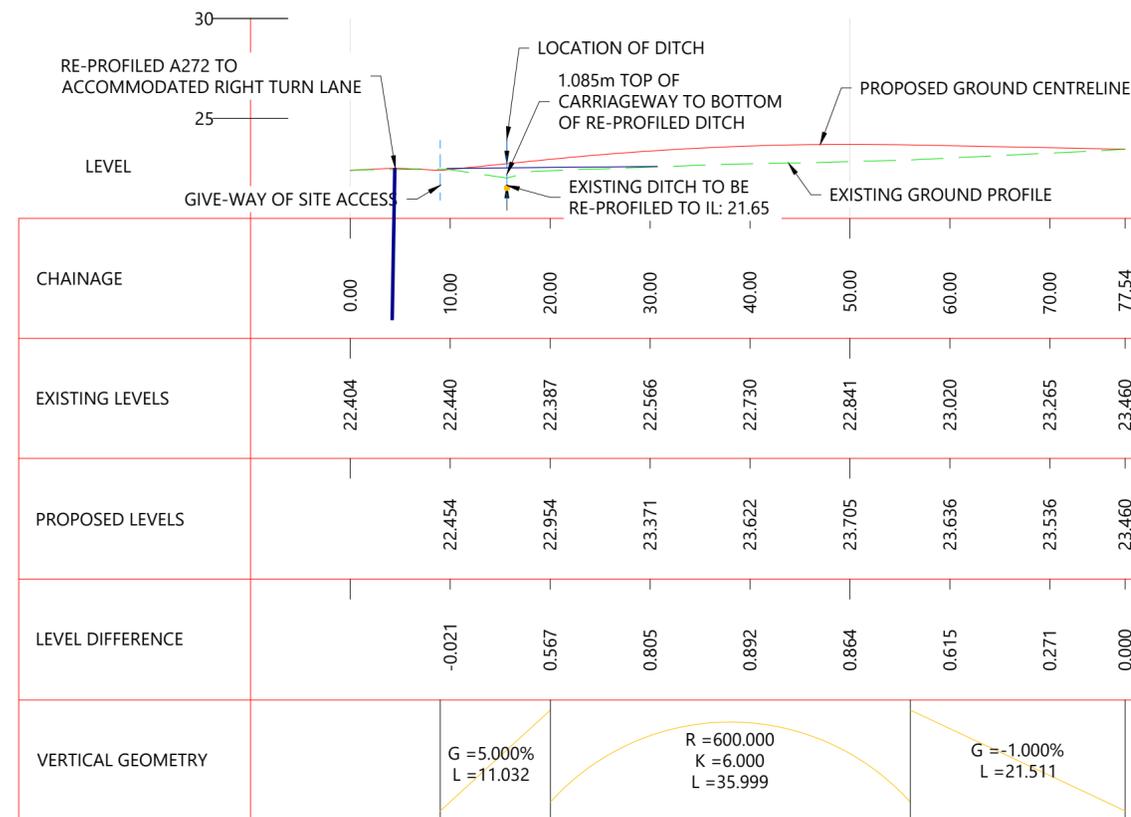


Figure AE.5: Existing Watercourses/Ditches Banks & Buffers – Southern Development



- KEY:
- SITE BOUNDARY BASED ON OS MAPPING
 - HIGHWAY BOUNDARY BASED ON OS MAPPING

SITE ACCESS ALIGNMENT
SCALE: H 1:500, V 1:250. DATUM: 20.00



REV	DATE	BY	DESCRIPTION	CHK	APP
A	27.03.26	MC	VERTICAL PROFILE REVISED	MC	DS

STATUS: FOR INFORMATION



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Hampshire, PO6 3EZ
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TITLE: PROPOSED SITE ACCESS ARRANGEMENTS
VERTICAL ARRANGEMENT OPTION 1

PROJECT: LAND WEST OF BOLNEY

CLIENT: WATES DEVELOPMENTS

DRAWN: MC	CHECKED: MC	APPROVED: DS
PROJECT No: ITB16634	SCALE @ A2: AS SHOWN	DATE: 18.03.25

DRAWING No: ITB16634-GA-020 REV: A

7: Projects\16000_Series\16634\ITB - Land West of Bolney\i-transport Drawings\Working Drawings\GA\ITB16634-GA-020.dwg
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