

BELLWAY HOMES (SOUTH LONDON) LIMITED

NORTHERN ARC – GREEN CIRCLE

FLOOD RISK AND DRAINAGE TECHNICAL NOTE

**REPORT REF.
2006821-06**

December 2024

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Document Control Sheet

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
-	DRAFT	VL	EF	-	06.12.24
A	FINAL	VL	EF	EF	18.12.24

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1. INTRODUCTION

1.1. This Flood Risk and Drainage Technical Note sets out the proposals to manage flood risk and surface water drainage associated with the Green Circle pedestrian and cycle route and will support the Reserved Matters application for the provision of the Green Circle within Sub-Phases Os1.1a, P1.3, OS1.1b (Freeks Lane) and OS1.2N at the Northern Arc development (now referred to as Brookleigh).

2. PROPOSALS

2.1. The extent of the Green Circle route considered in this Technical Note traverses OS1.1a/b, P1.3 and OS1.2N and P1.5, and is shown on *Drawing 3034-APA-ZZ-SK-L-014 REV P02 Green Link Location Plan* produced by Allen Pyke.

2.2. The Green Circle route will generally be 3 meters wide. However, in certain areas where existing embankments or arboricultural and ecological constraints are present, the width will be reduced to less than 3 meters. In these narrower sections, passing places have been strategically provided at appropriate intervals.

2.3. The existing bridge crossing the River Adur is to be replaced, details of the proposals are shown on *3034-APA-ZZ-XX-DT-L-3005-P01 Section Through Timber Bridge* produced by Allen Pyke.

2.4. Drawings *3034-APA-ZZ-SK-L-015-020 REV P01 Green Link Path (Sheets 1-6)* are at an increased scale and show the construction build ups for the Green Circle route.

2.5. The Construction Types have been based on WSCC standard specifications and are listed below;

- Type 1 – Footpath (Rural) Option A, B or C - *WSCC Drawing 13259/1 Rev A*
- Type 2 - Option A (We and poorly drained Areas) – *WSCC Drawing 13399/1*
- Type 3 - Option B (well-Drained) – *WSCC Drawing 13399/1*

2.6. Allen Pyke Drawings are included **in Appendix A** and the WSCC Rural Footpath and Bridleway Standard Specification Drawings are included in **Appendix B**.

3. FLOOD RISK

Fluvial Flood Risk

- 3.1. According to the Environment Agency's Flood Map for Planning, as illustrated in **Figure 3-1** below, the Site is located mainly within Flood Zone 1, with only the section of Green Circle link adjacent to the River Adur being located in Flood Zone 2 & 3, defined as having medium and high risk of flooding respectively.

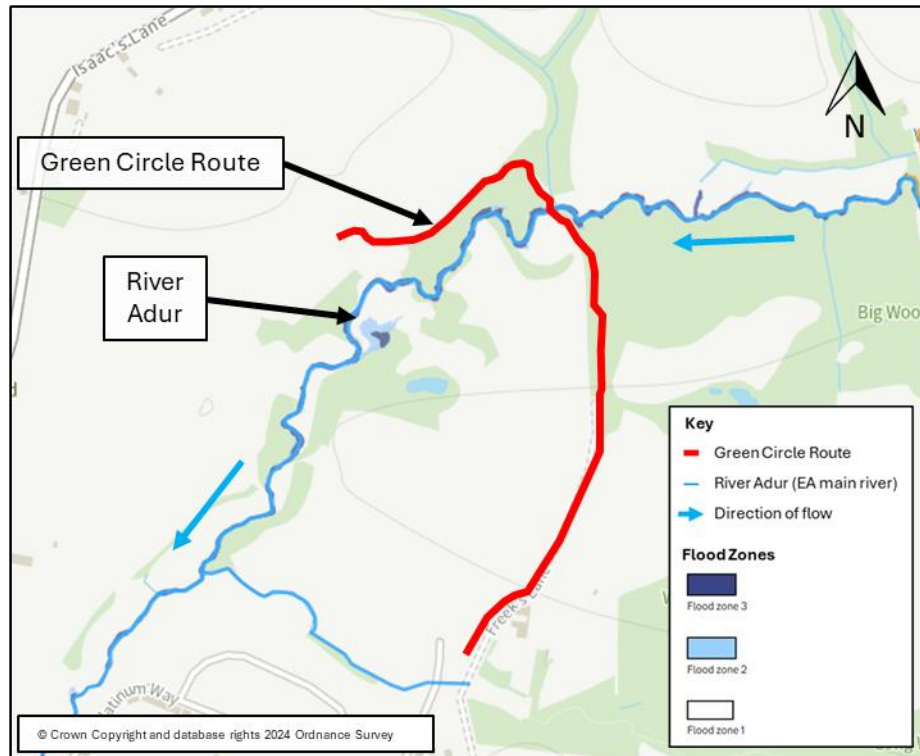


Figure 3-1: Environment Agency Flood Map For Planning

- 3.2. A fluvial model was developed as part of the Outline Planning application for the residential-led development at Burgess Hill Brookleigh. The model was approved by the Environment Agency (EA) as part of the planning process.
- 3.3. Flood Extents for the 1 in 1000yr and 1 in 100yr + 105% Climate Change, as derived from the EA-approved model, are shown on SK001 in Appendix C; a snapshot of these extents in relation to the Green Circle path is shown in **Figure 3-2** below.

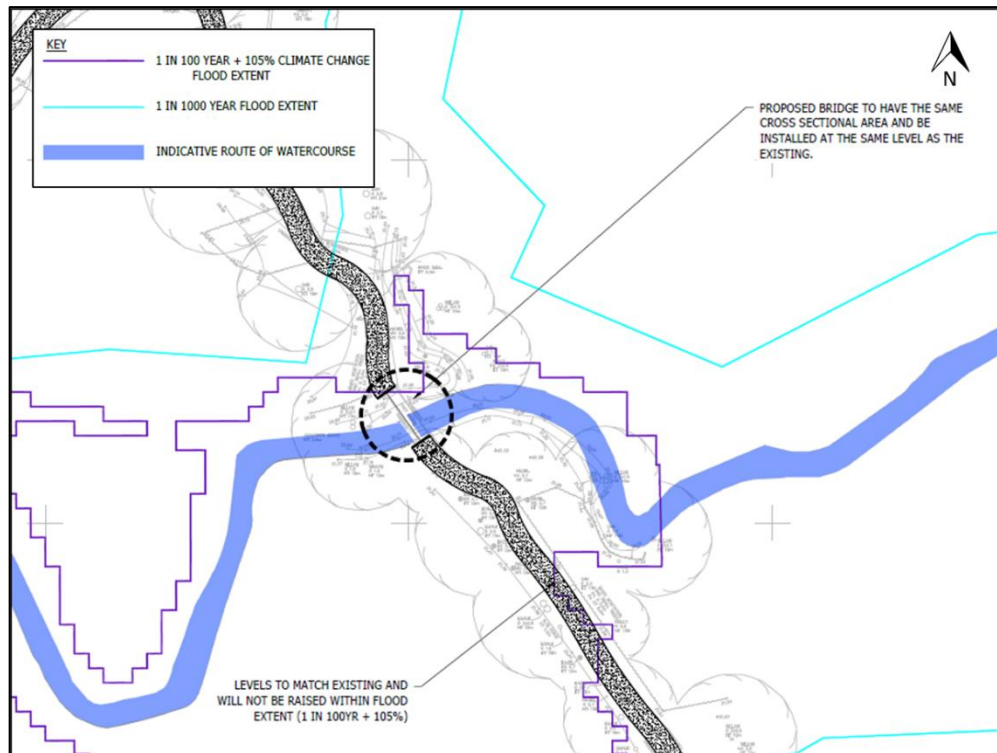


Figure 3-2: Hydraulic model - Flood Extents

- 3.4. As can be seen in **Figure 3-2**, a short section of the route encroaches into the 1 in 100 year climate change extents.
- 3.5. The proposed river crossing will be at the location of the existing bridge crossing. As the existing bridge will be replaced in a like-for-like basis, there will be no impact on fluvial flood risk or river levels. Details of the proposals are shown on *3034-APA-ZZ-XX-DT-L-3005-P01 Section Through Timber Bridge* produced by Allen Pyke.

Pluvial Flooding

- 3.6. The EA's risk of flooding from surface water map (**Figure 3-3**) shows that the majority of the Site is located in an area at 'Very Low' risk of surface water flooding, with only the section of Green Circle link adjacent to the River Adur being located in an area of High and Medium Risk. These areas align with the floodplain of the River Adur, indicating that the nature of the flood risk is fluvial, as described in the previous section.
- 3.7. Measures to prevent any increase in fluvial flooding (set out in Section 4 below) will therefore also address pluvial flooding at this location.

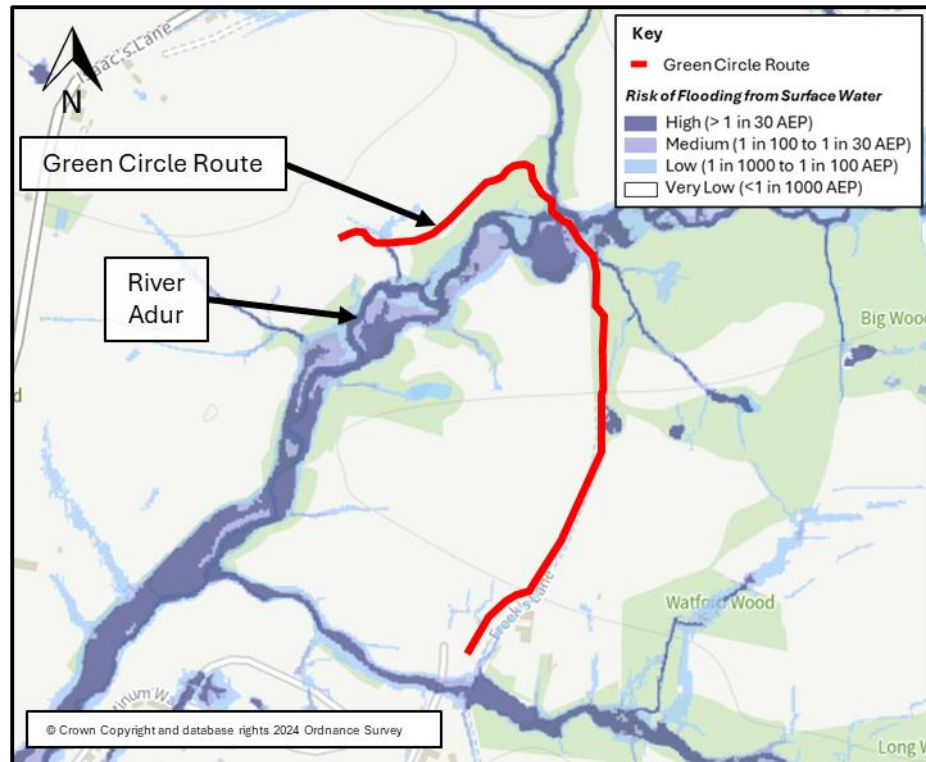


Figure 3-3: Environment Agency Flood Map For Surface Water

Other sources of flooding

3.8. The site is not considered to be at risk of flooding from groundwater or artificial sources.

4. MITIGATION MEASURES AND DRAINAGE

4.1. As outlined above, a section of the Green Circle route will cross the floodplain of the River Adur. To prevent any displacement of floodplain volume, the road will be laid as close as possible to the existing ground levels, with any level increases being negligible.

4.2. The proposed bridge has been designed to replicate the existing bridge in a like-for-like manner, ensuring it will not obstruct flows or contribute to an increase in flood risk. Refer to details of the proposals in drawing 3034-APA-ZZ-XX-DT-L-3005-P01 *Section Through Timber Bridge* in **Appendix A**

4.3. In addition, the paths will be constructed with permeable materials and designed with a 1:40 gradient (crossfall or camber), in accordance with WSCC standard specifications (included in **Appendix C**). No formal drainage systems are proposed, as runoff is expected to naturally infiltrate into the ground.

5. CONCLUSIONS

- 5.1. This Flood Risk and Drainage Technical Note sets out the proposals to manage flood risk and surface water drainage associated with the Green Circle pedestrian and cycle route and will support the Reserved Matters application for the provision of the Green Circle within Sub-Phases Os1.1a, P1.3, OS1.1b (Freeks Lane) and OS1.2N at the Northern Arc development (now referred to as Brookleigh).
- 5.2. The proposed route is in its majority located in Flood Zone 1, and in an area at 'Very low' risk of surface water flooding.
- 5.3. A short section of the route, where the path crosses the River Adur, encroaches into the modelled 1 in 100 year climate change extents. To prevent any displacement of floodplain volume, the road will be laid as close as possible to the existing ground levels, with any level increases being negligible.
- 5.4. The proposed river crossing will be at the location of the existing bridge crossing. As the existing bridge will be replaced in a like-for-like basis, there will be no impact on fluvial flood risk or river levels. Details of the proposed bridge are shown in Appendix A.
- 5.5. The Green Circle is also located in an area at 'Very Low' risk of surface water flooding, with only the section of path adjacent to the River Adur being located in an area of High and Medium Risk. These areas align with the floodplain of the River Adur, indicating that the nature of the flood risk is fluvial. Therefore, the proposed mitigation measures for fluvial flood risk will also effectively address pluvial flood risk.
- 5.6. The path will be constructed with permeable materials and designed in accordance with WSCC standard specifications. No formal drainage systems are proposed, as runoff is expected to naturally infiltrate into the ground.

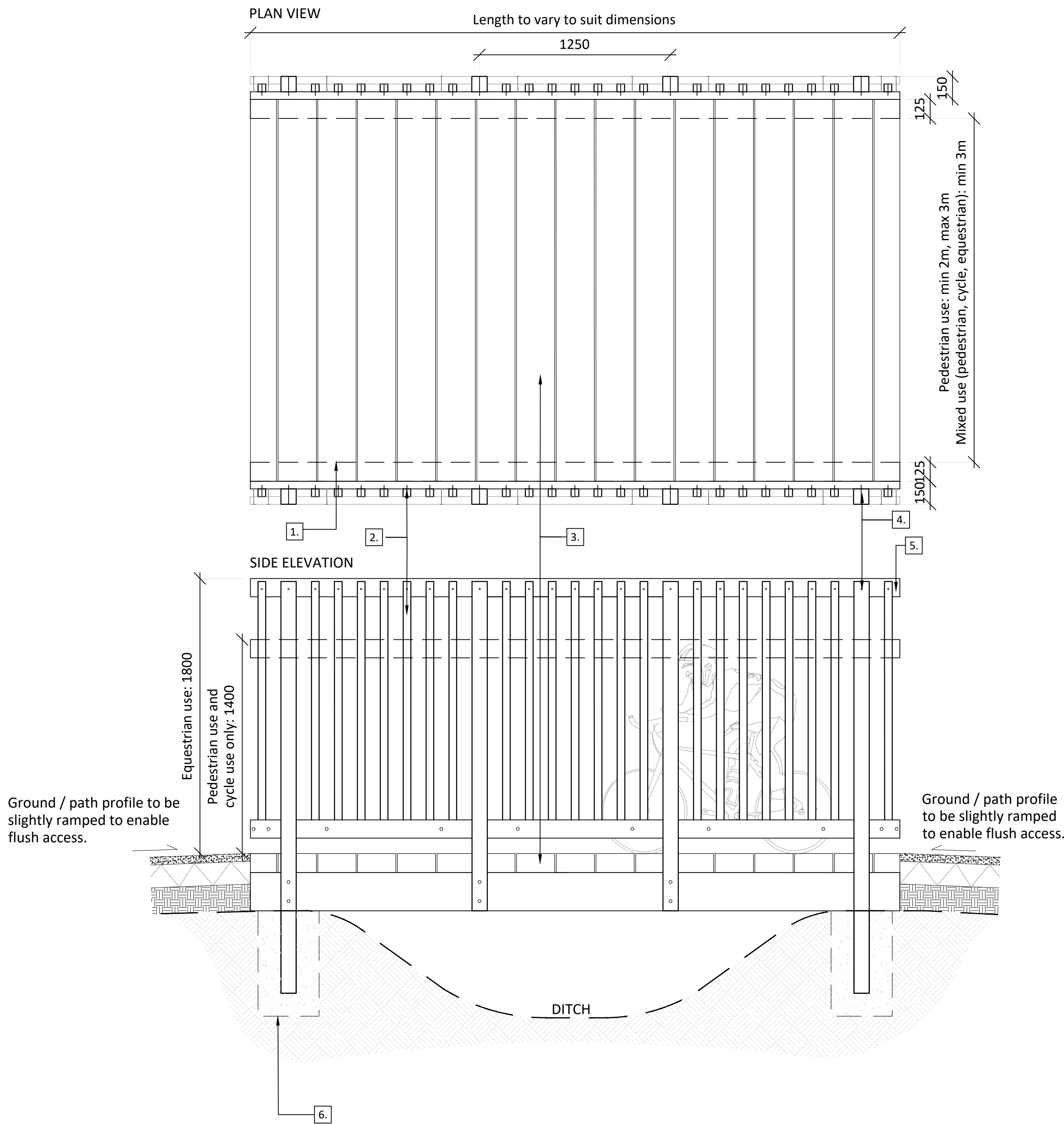
Appendices

Appendix A

Notes

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Based on drawing byAllen Pyke Associates



DETAIL REFERENCES

- 250x125mm square profile beams set across stream as bearing timber. (Length to vary to suit dimensions)
- 50x50mm square section timber vertical slats affixed to side of handrail
- Treads: 250x125mm square profile timber sleepers bolted to bearing steel. Fix galvanised wire mesh to surface to aid grip.
- Upright Posts: 100x100mm square section timber posts bolted to outsides of bearing timbers.
- Handrails: 50x120mm square section timber rails screw fixed into notched upright posts.
- Fixing of posts to engineers' / manufacturer's details using concrete foundations as necessary to provide structural support for bridge elements. Potential for using base pads on the banks instead.

NOTES:

- Width of bridge to match width of Footpath/Cycleway/Bridleway (3m - Minimum 2m)
- All timber to be pressure treated hardwood.
- All timber to be FSC.
- All nails/screws to be Galvanised.
- Foundations to engineers' detail.
- Or similar approved

01
3005 TYPICAL DETAIL OF TIMBER CYCLEWAY BRIDGE
OVER DITCH
Scale 1:20



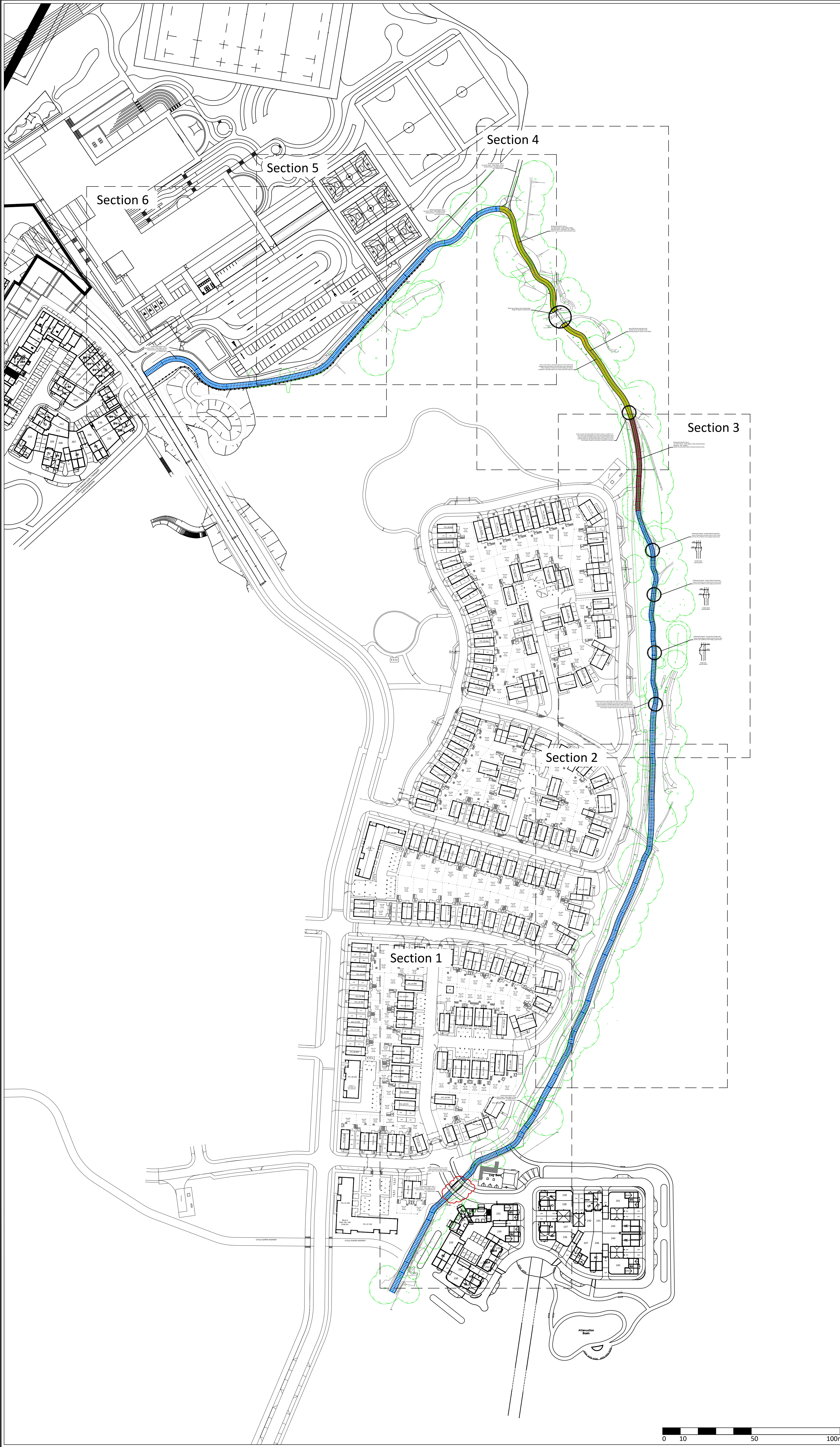
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P01	Planning issue	28/06/24	JH	JH
P00.01	First issue for coordination	28/05/24	JH	JH
Rev	Description	Date	Drawn	Checked

Drawing Status

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Client Bellway South London	Scale Various@A1
Project Northern Arc - Green Link Burgess Hill	Project No 3034
Drawing Title Typical details: Section through Timber Bridge	Date 26/08/22 By/Chk JH/JH
Drawing Number 3034-APA-ZZ-XX-DT-L-3005	Revision P02

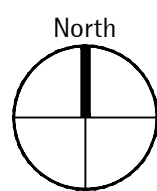


APAL FILE REFERENCE
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Notes

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Drawing number NOR-PPC-S1-XX-DR-C-3021-3024



LEGEND

- Existing tree
- Existing shrubs
- Existing PRoW track
- New PRoW alignment - 3m wide where possible
- Path Construction Type 1
- Path Construction Type 2
- Path Construction Type 3
- Area within 15m of ancient woodland (proposed no dig area)
- Post & Rail Fencing

P01	Planning issue	28/06/24	JH	JH
P00_03	Third issue for coordination	21/05/24	JH	JH
P00_02	Second issue for coordination	25/03/24	JH	JH
P00_01	First issue for information	22/02/24	CS	JH
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Project
Northern Arc Burgess Hill

Project No
3034

Drawing Title
Green Link Path

Date
22/02/2024

By/CHK
CS/JH

Drawing Number
3034-APA-ZZ-XX-SK-L-0014

Revision
P01



Section 1

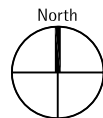


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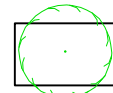
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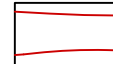
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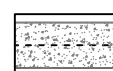
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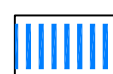
Existing shrubs



Existing PRow track



New PRow alignment -
3m wide where possible



Path Construction Type 1



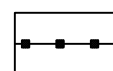
Path Construction Type 2



Path Construction Type 3



Area within 15m of
ancient woodland
(proposed no dig
area)



Post & Rail Fencing

P01	Planning Issue	28/06/24	JH	JH
P00. 02	Footpath width change and passing points added	21/05/24	JH	JH
Rev	Description	Date	Drawn	Checked

Drawing Status
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Project
Northern ArcProject No
3034

Drawing Title
Green Link Path

Date
14/03/202

Drawing Number
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Revision
P01

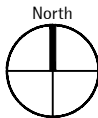


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LEGEND

- Existing tree
- Existing shrubs
- Existing PRoW track
- New PRoW alignment - 3m wide where possible
- Path Construction Type 1
- Path Construction Type 2
- Path Construction Type 3
- Area within 15m of ancient woodland (proposed no dig area)
- Post & Rail Fencing

P01	Planning Issue	28/06/24	JH	JH
P00.02	Footpath width change and passing points added	21/05/24	JH	JH
Rev	Description	Date	Drawn	Checked

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Project Northern Arc Burgess Hill	Project No 3034
Drawing Title Green Link Path	Date 14/03/2024 By/Chk CS/JH
Drawing Number 3034-APA-ZZ-XX-SK-L-0016	Revision P01

Section 3

At this location the path width will need to reduce in width to 2m. this is due to the embankment on each side. Passing places have been provided at suitable opportunities. Refer to Construction method statements by Arboriculturalist and Ecologist to ensure that impacts of path construction are kept to a minimum

Bridleway/Footpath Type 2:
See WSCC Detail - Public Rights of Way Standard Detail -
Bridleway - Ref: 14399/1
Option A Construction (Wet and poorly-drained areas)

APAL FILE REFERENCE
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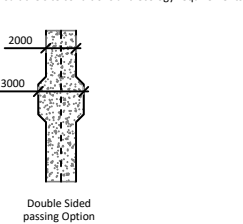
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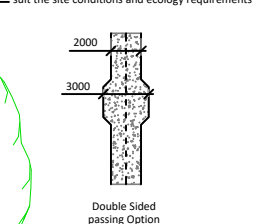
LEGEND

- Existing tree
- Existing shrubs
- Existing PRow track
- New PRow alignment - 3m wide where possible
- Path Construction Type 1
- Path Construction Type 2
- Path Construction Type 3
- Area within 15m of ancient woodland (proposed no dig area)
- Post & Rail Fencing

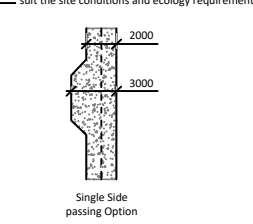
Bridleway/Footpath - Double Sided Passing Place
Layout of passing to be determined on site to best suit the site conditions and ecology requirements



Bridleway/Footpath - Double Sided Passing Place
Layout of passing to be determined on site to best suit the site conditions and ecology requirements



Bridleway/Footpath - Passing Place (Single side)
Layout of passing to be determined on site to best suit the site conditions and ecology requirements



At this location the path width will need to reduce in width to 2m. this is due to the embankment on each side. Passing places have been provided at suitable opportunities. Refer to Construction method statements by Arboriculturalist and Ecologist to ensure that impacts of path construction are kept to a minimum

Section 2

P01	Planning Issue	28/06/24	JH	JH
P00.02	Footpath width change and passing points added	21/05/24	JH	JH
Rev	Description	Date	Drawn	Checked

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Project
Northern Arc Burgess Hill

Project No
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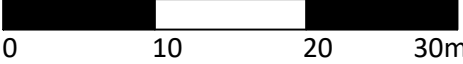
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Date
14/03/2024

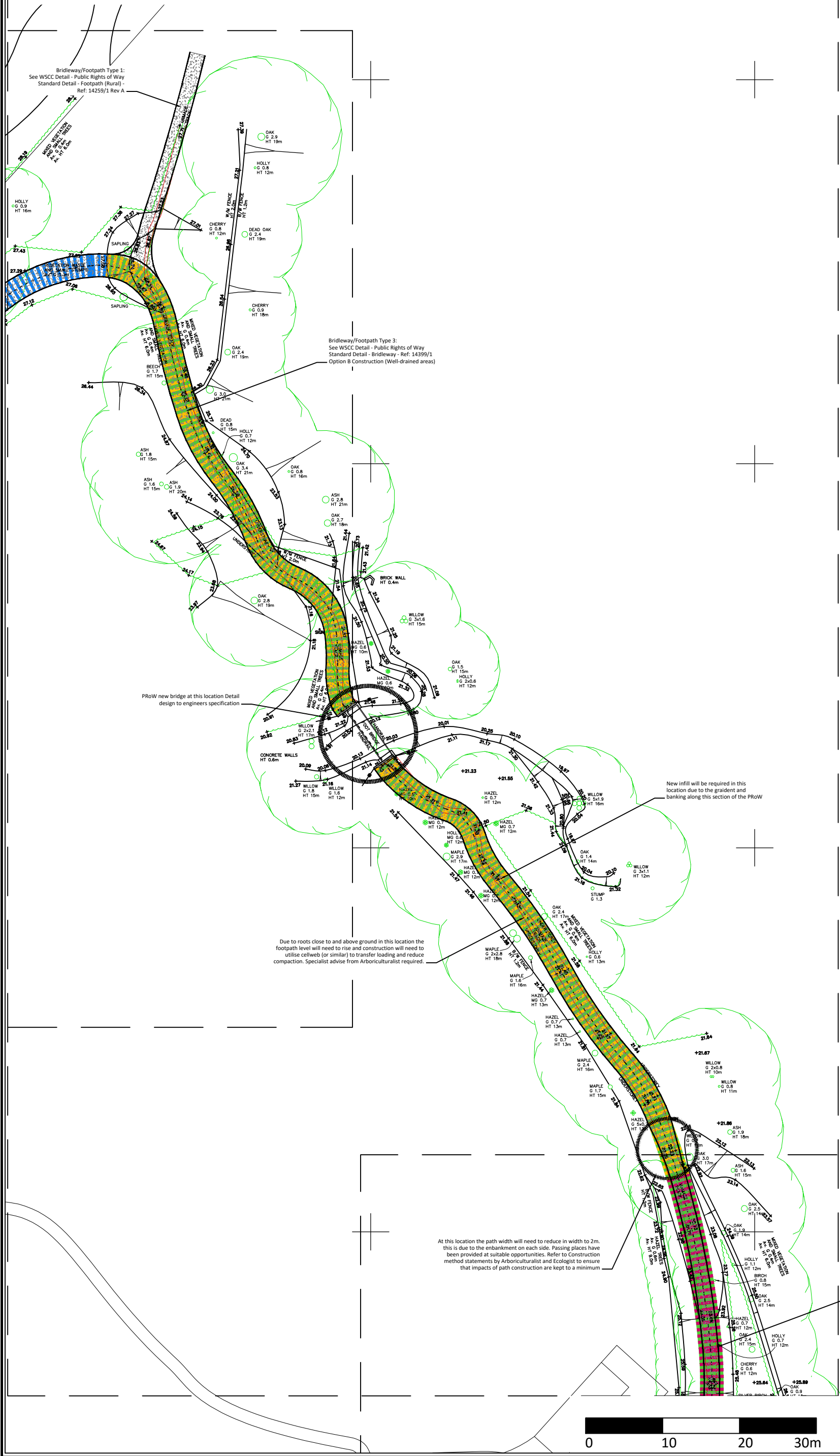
By/Chk
CS/JH

Drawing Number
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Revision
P01



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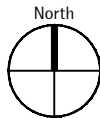


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LEGEND

- Existing tree
- Existing shrubs
- Existing PRoW track
- New PRoW alignment - 3m wide where possible
- Path Construction Type 1
- Path Construction Type 2
- Path Construction Type 3
- Area within 15m of ancient woodland (proposed no dig area)
- Post & Rail Fencing

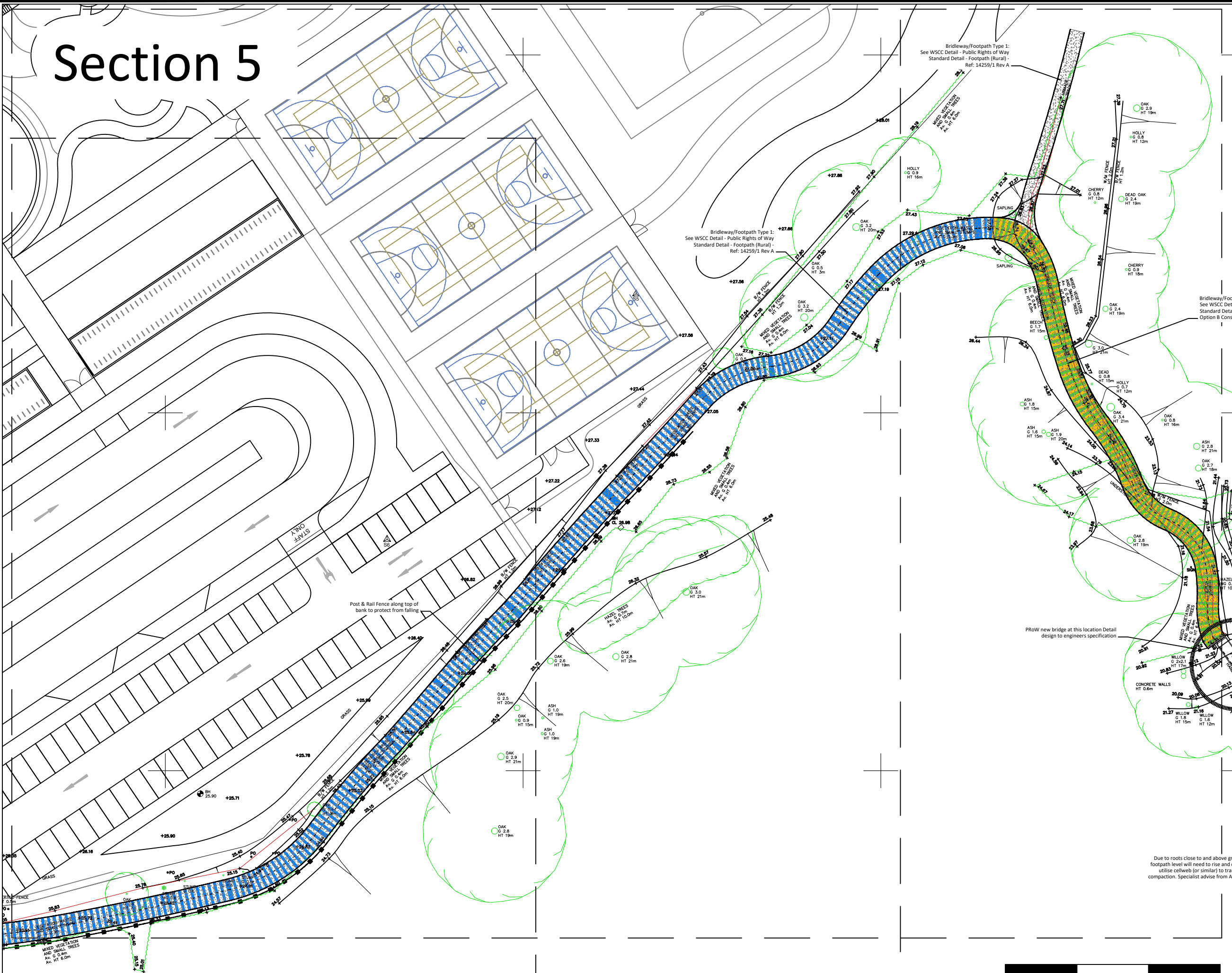
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Drawing Title Green Link Path	Date 14/03/2024 By/Chk CS/JH
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Section 5



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3XXX-APA-ZZ-00-SK-L-000X.dwg

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Drawing number XXX

LEGEND

- Existing tree
- Existing shrubs
- Existing PRoW track
- New PRoW alignment - 3m wide where possible
- Path Construction Type 1
- Path Construction Type 2
- Path Construction Type 3
- Area within 15m of ancient woodland (proposed no dig area)
- Post & Rail Fencing



P01	Planning Issue	28/06/24	JH	JH
P00.02	Footpath width change and passing points added	21/05/24	JH	JH
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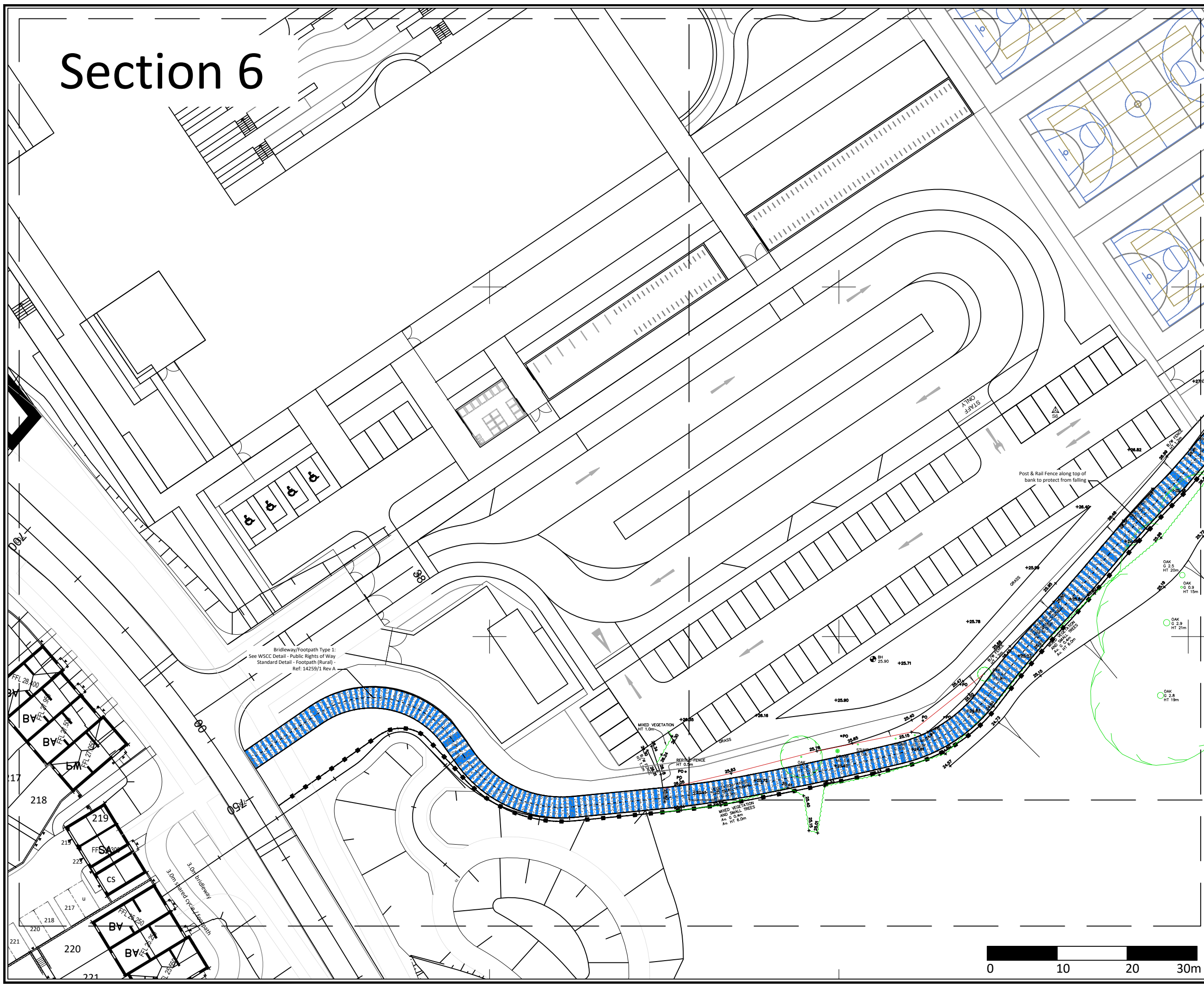
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Section 6



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Drawing number XXX

LEGEND

Existing tree

Existing shrubs

Existing PRow track

New PRow alignment - 3m wide where possible

Path Construction Type 1

Path Construction Type 2

Path Construction Type 3

Area within 15m of ancient woodland (proposed no dig area)

Post & Rail Fencing

North

P01	Planning Issue	28/06/24	JH	JH
P00.02	Footpath width change and passing points added	21/05/24	JH	JH
Rev	Description	Date	Drawn	Checked

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Client
Bellway South london

Scale
1:500@A3

Project
Northern Arc
Burgess Hill

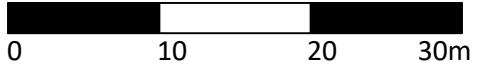
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3034

Drawing Title
Green Link Path

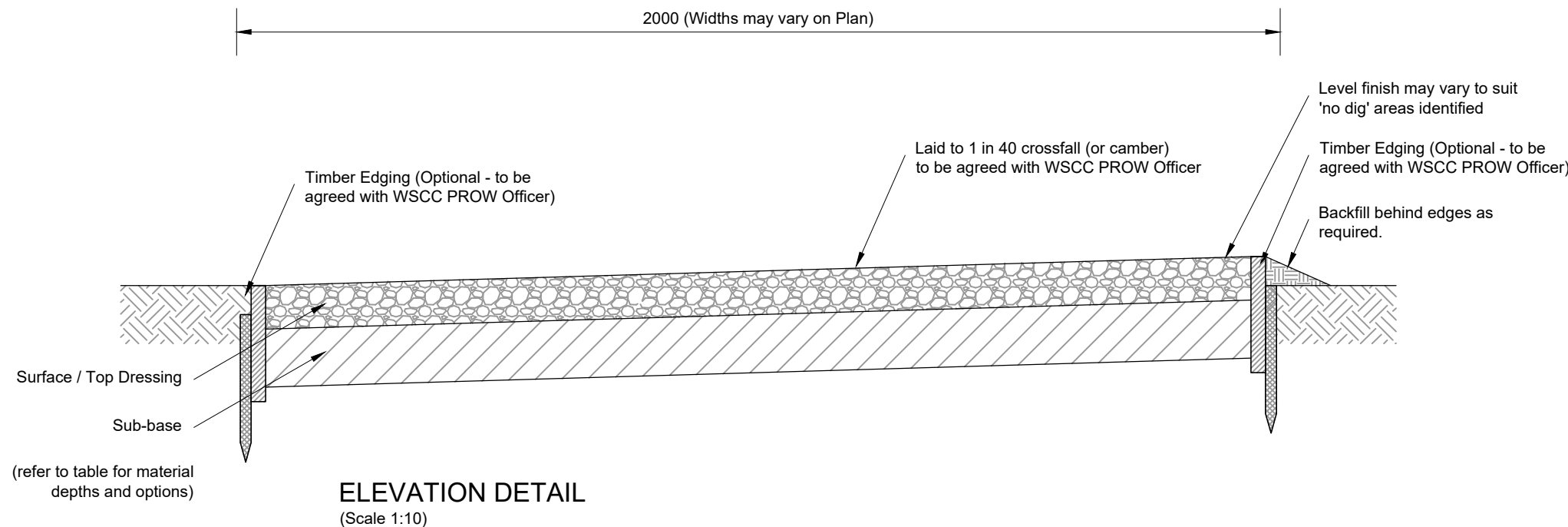
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By/Chk
CS/JH

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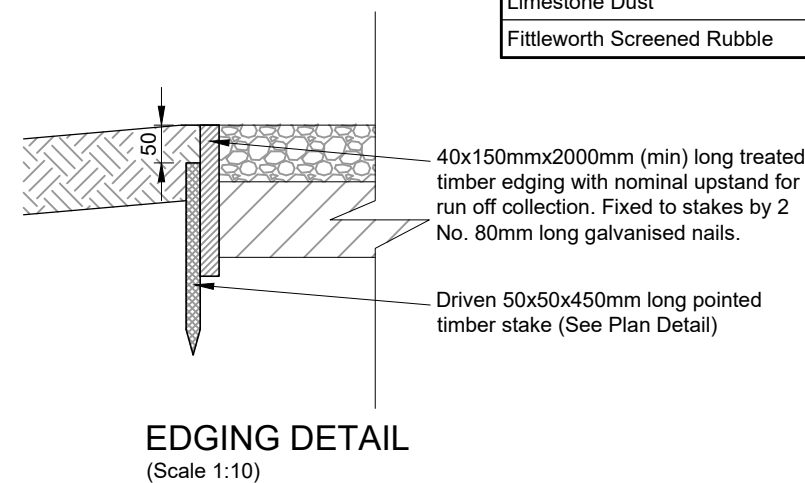
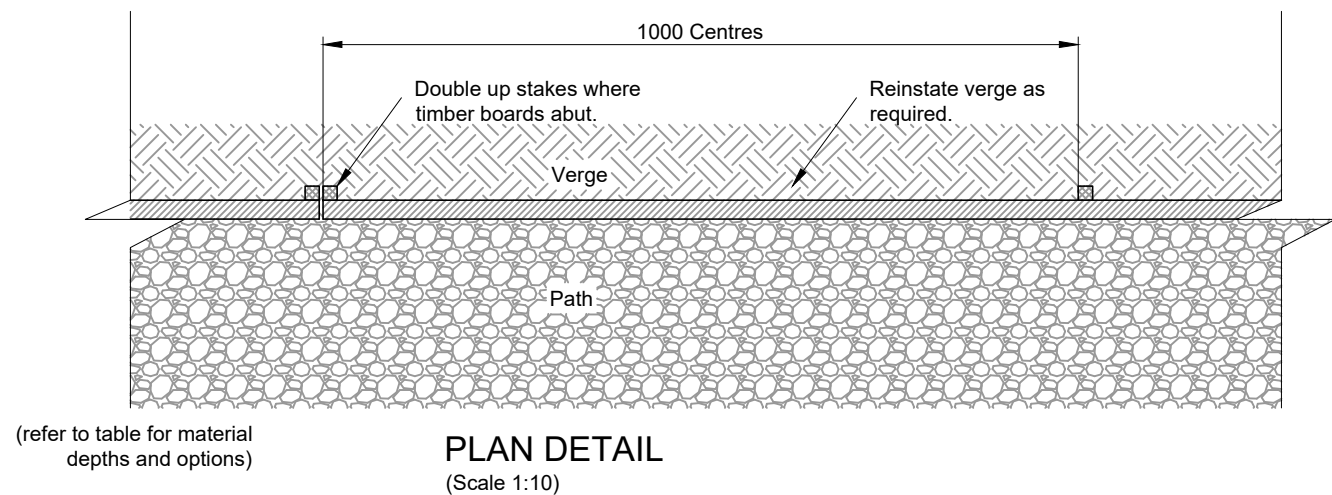
Revision
P01



Appendix B



No-dig Zones:
Where it is necessary to provide a footpath within a tree-root protection zone (TPZ), the Designer must comply with the following requirements if using this detail:
(a) no tree roots to be severed
(b) existing soil must not be compacted
(c) construction must allow aeration and run-off
Specialist advice to be sought in conjunction with approvals from the WSCC Tree Officer. Cellweb, or similar approved by WSCC, may be used in accordance with manufacturer's specifications.



NOTES

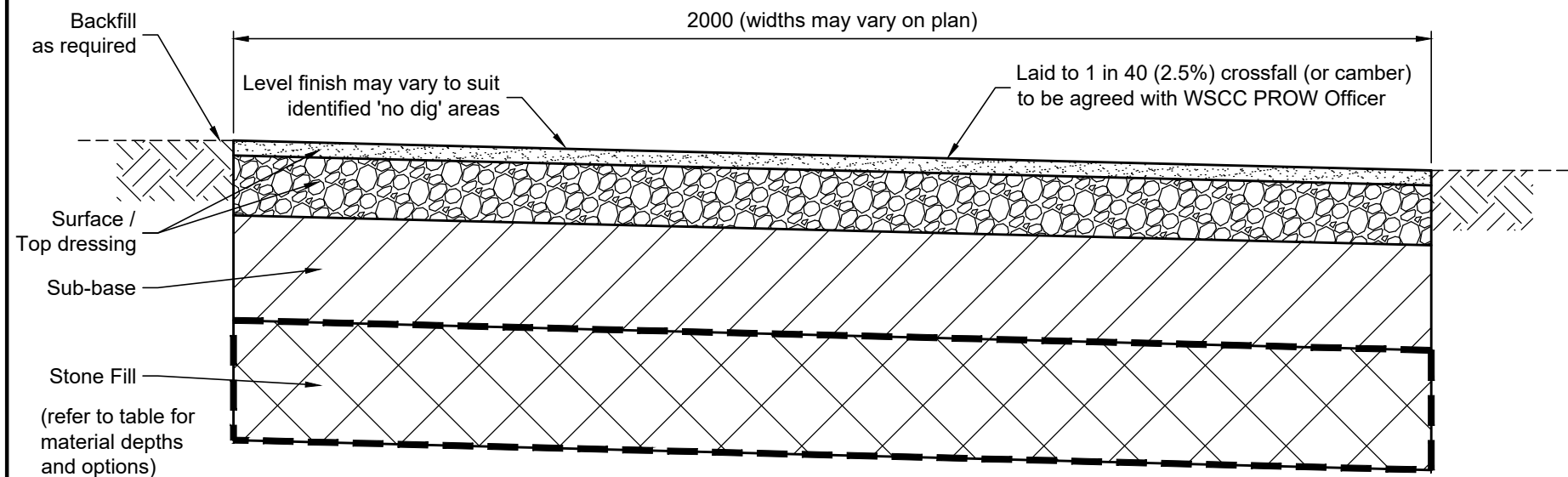
1. Do not scale from this drawing.
2. All dimensions in millimetres unless stated otherwise.
3. All timber shall comply with SHW Clause 304 unless otherwise stated.
4. Actual position of footpath shall be determined on site with WSCC PROW Officer.
5. Where footpath routing is in vicinity of trees, appropriate measures shall be undertaken in accordance with BS 5837 and in consultation with the WSCC Tree Officer.
6. None of the details on this drawing are suitable where 'no dig' construction is required.
7. Ground preparation: remove all existing mud, vegetation and organic matter by machine to enable standing water to drain towards existing and/or proposed drainage ditches, and to expose and leave intact any hard aggregate below. Minimum width specified by WSCC PROW Officer.
8. Footpath to be constructed with 1 in 40 (2.5%) camber (centre high) or crossfall as specified by WSCC PROW Officer to help shed water from surface.
9. Limestone Dust to be rolled a minimum four times. Stabilisation to be encouraged by surface dampening whilst rolling.
10. Comparable clean recycled products containing no glass, metals or plastics may be acceptable for bridleway construction layers, but must be inspected and approved by WSCC before supply to site.

FOOTPATH - Alternative Construction Types			
	OPTION A	OPTION B	OPTION C
<i>Sub-base</i>			
Clean material suitable for use as a sub-base with grading approximately 75mm to dust (e.g. crushed chalk or similar quarried stone)	175-225	175-225	175-225
<i>Surface / Top Dressing</i>			
Type 1 Limestone	100	100	-
Limestone Dust	25	-	-
Fittleworth Screened Rubble	-	-	75

A	Revised Construction	NS	NS	12/01/22	West Sussex County Council Infrastructure Group County Hall, West Street Chichester West Sussex PO19 1RH (01243) 642105  west sussex county council	Project Name			Public Rights of Way Standard Details			Original Drawing Size : A3		
Rev	Revision details	Chkd	Appd	Date		Drawing Title								
Drawn: DL			For comment											
Chkd: JP			For tender						Scale : As Shown		Dimensions :			
Appd: JP		X	For construction			Drawing No.		Rev						
Date: 11/02/2014			As constructed			14259/1		A						
File ref:														
IWP Ref:														

0 100

OPTION A CONSTRUCTION (WET AND POORLY-DRAINED AREAS)

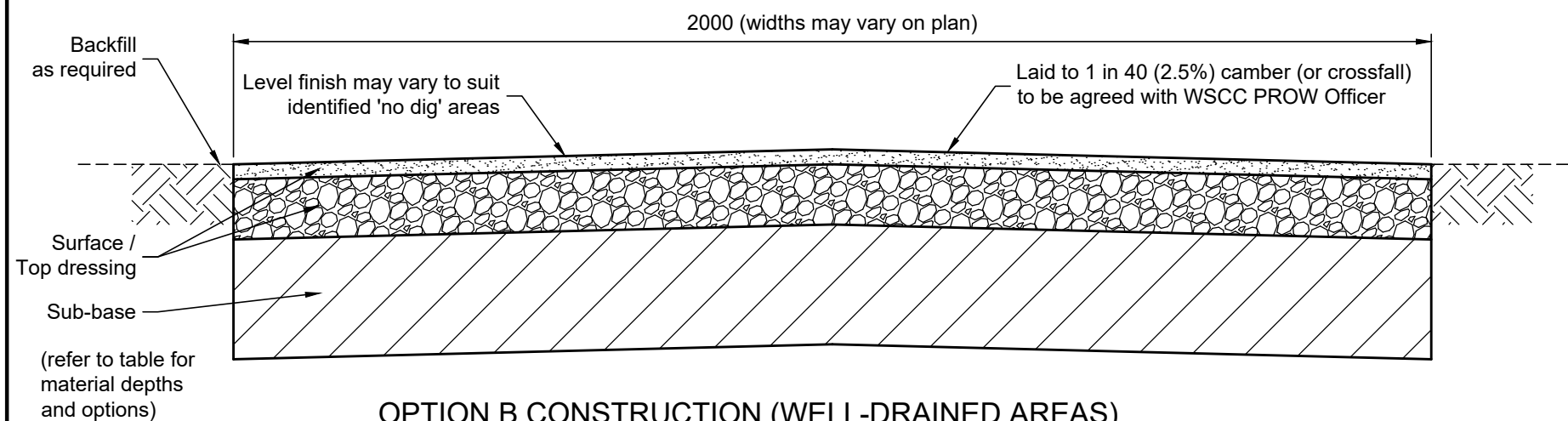


No-dig Zones:

Where it is necessary to provide a bridleway within a tree-root protection zone (TPZ), the Designer must comply with the following requirements if using this detail:

- (a) no tree roots to be severed
- (b) existing soil must not be compacted
- (c) construction must allow aeration and run-off

Specialist advice to be sought in conjunction with approvals from the WSCC Tree Officer. Cellweb, or similar approved by WSCC, may be used in accordance with manufacturer's specifications.



OPTION B CONSTRUCTION (WELL-DRAINED AREAS)

NOTES

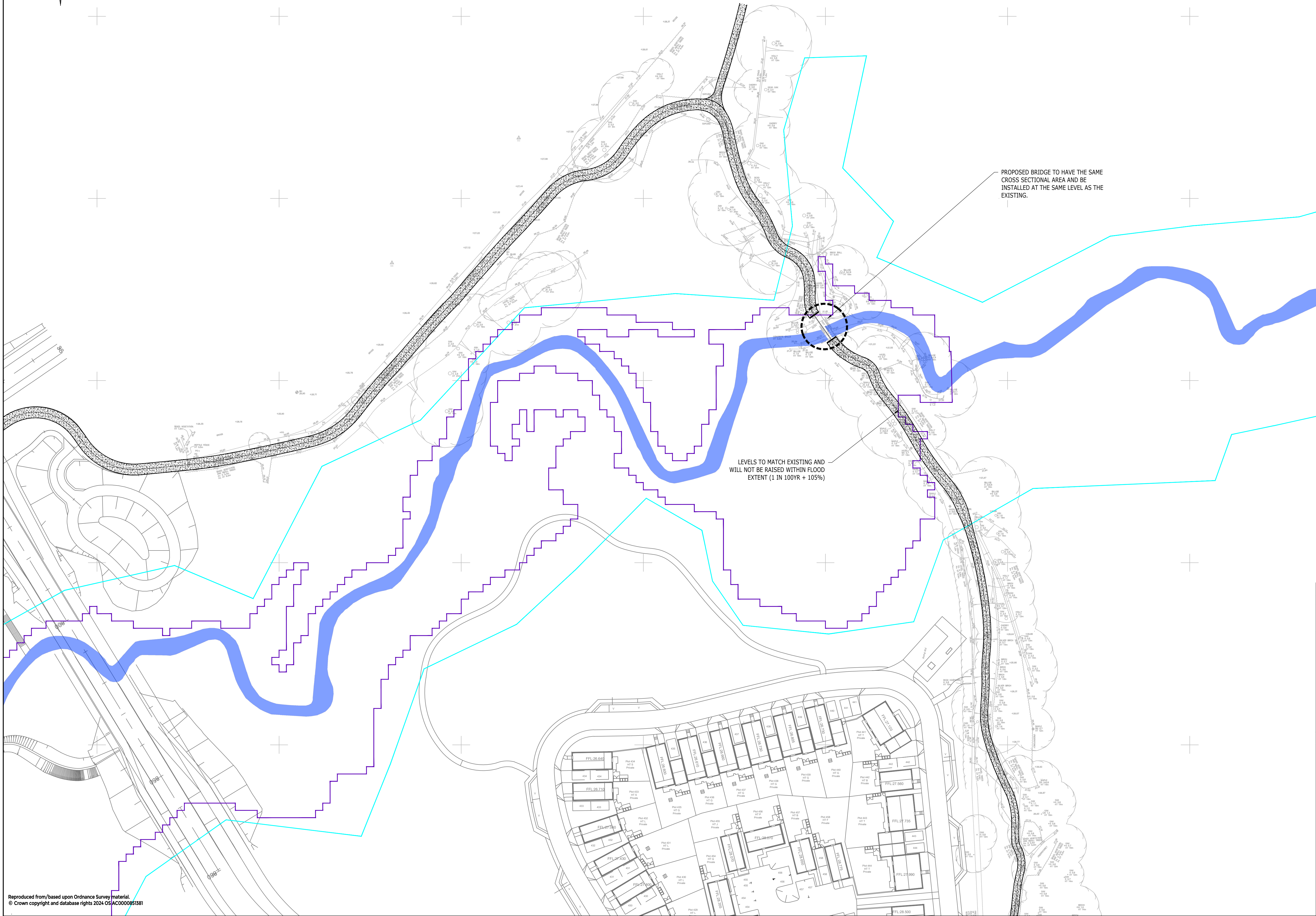
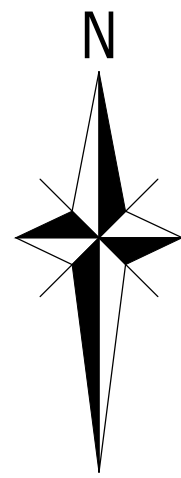
1. Do not scale from this drawing.
2. All dimensions in millimetres unless stated otherwise.
3. All timber shall comply with SHW Clause 304 unless otherwise stated.
4. Actual position of bridleway shall be determined on site with WSCC PROW Officer.
5. Where bridleway routing is in vicinity of trees, appropriate measures shall be undertaken in accordance with BS 5837 and in consultation with the WSCC Tree Officer.
6. None of the details on this drawing are suitable where 'no dig' construction is required.
7. Ground preparation: remove all existing mud, vegetation and organic matter by machine to enable standing water to drain towards existing and/or proposed drainage ditches, and to expose and leave intact any hard aggregate below. Minimum width specified by WSCC PROW Officer.
8. Bridleway to be constructed with 1 in 40 (2.5%) camber (centre high) or crossfall as specified by WSCC PROW Officer to help shed water from surface.
9. Limestone Dust to be rolled a minimum four times. Stabilisation to be encouraged by surface dampening whilst rolling.
10. Comparable clean recycled products containing no glass, metals or plastics may be acceptable for bridleway construction layers, but must be inspected and approved by WSCC before supply to site.

BRIDLEWAY - Alternative Construction Types

	OPTION A (poorly-drained)	OPTION B (well-drained)
Stone Fill		
Good quality clean coarse material (suitable for infilling hollows and allowing free drainage beneath the path surface) to create a continuous free-draining base for path construction (grading / size approximately 40-200mm, no fines). Geotextile membrane to base and folded over sides (e.g. Terram 1000 or similar approved by WSCC)	200-300	N/A
Sub-base		
Clean material suitable for use as a sub-base with grading approximately 75mm to dust (e.g. crushed chalk or similar quarried stone)	175-225	175-225
Surface / Top Dressing		
Type 1 Limestone	100	100
Limestone Dust	25	25

Rev	Revision details	Chkd	Appd	Date	West Sussex County Council Infrastructure Group County Hall, West Street Chichester West Sussex PO19 1RH (01243) 642105		Project Name		PUBLIC RIGHTS OF WAY STANDARD DETAILS	
Drawn:	DNJ						Drawing Title			
Chkd:	NS						BRIDLEWAY			
Appd:	NS	X					Original Drawing Size : A3			
Date:	12/01/2022						Scale : 1:10@A3			
File ref:							Drawing No		Rev	
IWP Ref:							14399/1		-	

Appendix C



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NOTES:

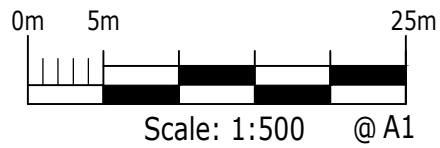
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC., RISK ASSESSMENTS AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
- ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
- NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
- ANY WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.

KEY

- 1 IN 100 YEAR + 105% CLIMATE CHANGE FLOOD EXTENT
- 1 IN 1000 YEAR FLOOD EXTENT
- INDICATIVE ROUTE OF WATERCOURSE

INFORMATION SUMMARY

INFORMATION TYPE	SOURCE	REFERENCE	REVISION & DATE
DEVELOPMENT LAYOUT	PROVIDED BY ALLEN PYKE	N/A	NOV 2024
TOPOGRAPHICAL SURVEY	MK SURVEYS (PROVIDED BY ALLEN PYKE)	33337	DEC 2023
GREEN CIRCLE GA	ALLEN PYKE	3034	REV: PO1 JUNE 2025
FLOOD DATA	ARDENT CE		



ISSUED FOR INFORMATION ONLY	EF	BB	12.11.24
Rev Description	Drn	Chk	App Date
Purpose: DRAFT	Status: FOR INFORMATION ONLY		

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SPECIALIST SUPPLIER
INSTITUTION OF
CORROSION ENGINEERS

Client
**BELLWAY HOMES
(SOUTH LONDON)**

Project Title:
**BURGESS HILL - NORTHERN ARC
GREEN CIRCLE**

Drawing Title:
GREEN CIRCLE FLOOD EXTENT SKETCH

Drawn by EF	Checked by BB	Approved by -	Revision -
Scale 1:500 @ A1	Date NOV 2024		
Drawing Number 2006821-SK011			