Flood Risk and Drainage Technical Note		
Project Name & Number:	Land West of Woodgate Nurseries	D2390
Subject:	Flood Risk and Drainage Technical Note	
Client:	Hanbury Properties	
Prepared by and Date:	M Akmenkalns/28/01/2026	02/04/2026 (v1.2)

BP CIVILS

INTRODUCTION

This flood risk and drainage technical note has been prepared by BP Civils to support the planning pre-application submission by Hanbury Properties in connection with the proposed residential development on the land to the west of Woodgate Nurseries, Woodgate.

This has been prepared in view of recent changes to both national and local flood risk and drainage mapping and policies, including the release of the New National Flood Risk Assessment (NaFRA2) and New National Modelling (NNM) as well as the launch of the National Standards for Sustainable Drainage Systems (SuDS).

The purpose of this document is to collate, review and summarise the information that is currently available in order to identify constraints and opportunities in order to inform development proposals and assist with the civil engineering design for the proposed development.

The information contained within this technical note is current as of the date of its production.

FLOOD RISK

This technical note has been prepared to identify current flood risk constraints further to the recent changes to the available flood maps in order to consider the potential impact upon the site and the aspirations for its development.

BP Civils has reviewed the revised Flood Maps for Planning, engaged with the Environment Agency and liaised with Arun District Council and West Sussex County Council with data enquiries to prepare a comprehensive assessment of the information that is currently available.

1. FLOOD MAPS FOR PLANNING

The Environment Agency's Flood Maps for Planning (Gov.uk) was updated on Tuesday 25th March 2025. This was as a result of the launch of the New National Flood Risk Assessment (NaFRA2) following the undertaking of New National Modelling (NNM).

Guidance published on Gov.uk states that NaFRA2:

- provides a single picture of current and future flood risk from rivers and the sea, and from surface water
- uses both existing detailed location information and improved national data
- includes the potential impact of climate change on flood risk, based on UK Climate Projections (UKCP18)
- shows potential flood depths
- provides much higher resolution maps that make it easier to see where there is risk

https://www.gov.uk/guidance/updates-to-national-flood-and-coastal-erosion-risk-information

Further changes were implemented on 1st September 2025 with additional updates to the mapping released.

Flood Maps for Planning identifies the site falling fully within Flood Zone 1, as shown in **Figure 1**.

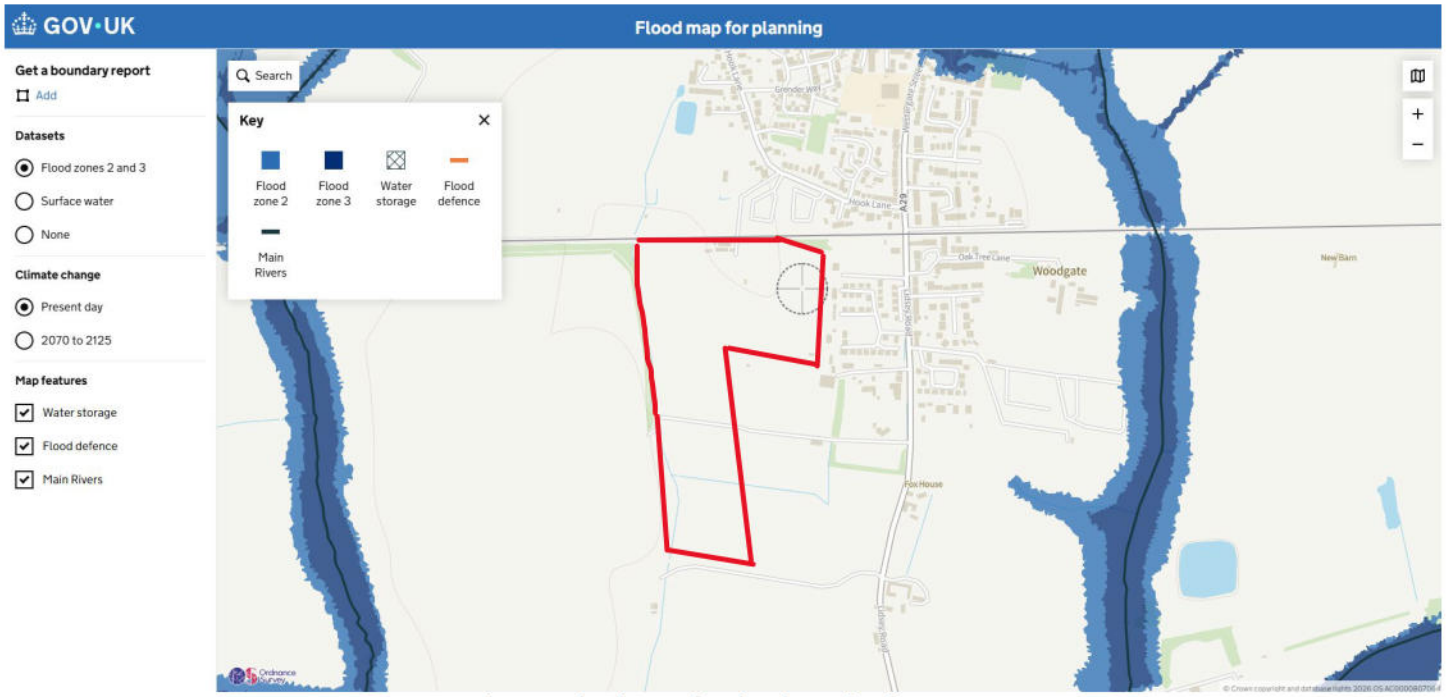


Figure 1. Flood Maps for Planning – Flood Zone 1

The Flood Maps for Planning suite of information provides 5 No. different flood maps, including the following:

- Flood Zones 2 & 3 – Present Day
- Flood Zones 2 & 3 – Climate Change (2070 to 2125)
- Surface Water – 1 in 30
- Surface Water – 1 in 100
- Surface Water – 1 in 1000

All of the online maps reviewed, as detailed above, are contained in **Appendix A**.

A summary of the maps reviewed is provided below.

Flood Zones 2 & 3 – Present Day

The site is located fully within Flood Zone 1; land having a less than 0.1% annual probability of river or sea flooding.

No flood defences are identified within the bounds of the site, or within the wider local vicinity of the site.

Flood Zones 2 & 3 – Climate Change (2070 to 2125)

The site is identified as being in future Flood Zone 1 in respect of climate change (2070 to 2125).

Surface Water

The surface water flood maps on Flood Maps for Planning identify surface water flood risk extents in three scenarios; 1 in 30, 1 in 100 and 1 in 1000. These translate to 'High', 'Medium' and 'Low' risk extents. All areas outsides of these mapped extents are considered to be at 'Very Low' risk of surface water flooding.

Surface Water – 1 in 30

Isolated extents of the site in vicinity to the western watercourse corridors are identified as being at risk of flooding in the 1 in 30 annual likelihood of flooding scenario.

Surface Water – 1 in 100

Slightly increased extents of surface water flood risk are identified in the 1 in 100 annual likelihood of flooding scenario. The same areas of the site are identified, albeit with a nominal increase in footprint alongside the western watercourse.

Surface Water – 1 in 1000

As with the 1 in 100 scenario, the 1 in 1000 annual likelihood of flooding scenario demonstrates an increased footprint of surface water flooding risk in respect of the areas identified above, again with an increased expanse. Minor extents are also identified within the central areas of the site indicating localised low points with flat topography.

A topographical survey overlaid with the surface water flood maps and buffers is detailed on drawing 001 within the 'Drawings' section of this report. The risk of surface water flooding will be removed by design and will not pose a risk to the proposed development and/or third-party land.

2. ENVIRONMENT AGENCY CONSULTATION

In addition to the review of the available online Flood Maps for Planning, BP Civils has consulted the Environment Agency.

An enquiry was submitted on May 2025 with a response received on May 2025.

It is noted that since the original response was received from the Environment Agency, further updates to Flood Maps for Planning have been released. As a result, BP Civils has reconsulted the Environment Agency and will update on any changes to their response and information held under separate cover, once received.

Flood Risk Assessment Data (formerly 'Product 4') was not available in May 2025 owing to the fact that the site was identified as being located in Flood Zone 1. The site is still identified as being located fully within Flood Zone 1 following the recent changes, therefore it is unlikely that modelled flood data will be available for the site.

Surface water flood risk mapping provided by the Environment Agency as part of their initial response is broadly consistent with the updated surface water flood maps as per Flood Maps for Planning, albeit with reduced extents and ignoring the areas towards the eastern and western boundaries. The 2024 mapping and updated mapping is not fundamentally different, however.

The Environment Agency response and associated information is contained within **Appendix B**.

3. WEST SUSSEX COUNTY COUNCIL (LEAD LOCAL FLOOD AUTHORITY)

BP Civils has engaged with West Sussex County Council (Lead Local Flood Authority) through a paid pre-application service in January 2026. A 'Level 1' pre-application service was requested, providing an initial written response in respect of the site and high-level development proposals and West Sussex County Council's expectations in respect of surface water drainage design requirements.

Since this interaction, the National Standards for Sustainable Drainage Systems (June 2025) have been launched. West Sussex County Council will expect compliance with these standards to be demonstrated in respect of the surface water drainage design associated with the proposed development. Further details relating to the standards is provided under **'Drainage – 1. National Standards for Sustainable Drainage Systems'**.

Flood Zone and surface water flood risk mapping contained within West Sussex County Council's Level 1 pre-application response has since been superseded by the recent changes to Flood Maps for Planning, although

the recent updates do not demonstrate fundamental changes which would adversely affect development at the site.

The Level 1 pre-application response is contained within **Appendix C** in following revisions.

In addition to the Level 1 request, a 'Level 2' pre-application advice service will be submitted in conjunction with this report. This will ensure discussion of critical aspects of the surface water drainage design and understanding of West Sussex County Council's expectations and requirements in respect of the National Standards for SUDS.

Confirmation of the outcome of this meeting is contained within **Appendix D**.

4. STRATEGIC FLOOD RISK ASSESSMENT

Arun District Council has a published Strategic Flood Risk Assessment, dated November 2016.

Given recent changes in both local and national flood risk data and associated policies, it is considered that flood risk mapping and associated information contained within the Strategic Flood Risk Assessment does not represent the 'best available' information in order to consider flood risk at the site.

The site is not specifically referenced within the text of the Strategic Flood Risk Assessment.

Groundwater is identified as having a contributing factor in respect of flood risk within Lidsey and is likely to be a consideration of the surface water drainage design at the site. This is evident following the results of groundwater monitoring undertaken at the site to date. A full winter season of groundwater monitoring from October 2024 to June 2025 has been completed (see enclosed data). West Sussex County Council has confirmed in October 2025, that the WGWM we have done proved infiltration is unviable (see enclosed responses in **Appendix D**).

DRAINAGE

1. NATIONAL STANDARDS FOR SUSTAINABLE DRAINAGE SYSTEMS (SUDS)

The National Standards for Sustainable Drainage Systems (June 2025) detail principles and standards for the management of surface water run-off for new infrastructure and development.

There are two types of standards:

- The hierarchy standard (Standard 1) gives criteria for prioritising the choice of final run-off destination
- Fixed standards (Standards 2 to 7) state the minimum design criteria that all surface water drainage systems should satisfy and how they should be built, maintained and operated.

Both types of standards have accompanying requirements which provide details on how to interpret, deliver and evaluate each standard.

The seven standards are complementary, and the delivery of each standard should support delivery of the other standards. A surface water drainage system design that delivers multiple benefits will include a range of features and each of these should contribute to the delivery of several, if not all, of the standards.

There may be specific circumstances or constraints, such as the type or size of a development that mean it is not possible to deliver one or more of the standards. In these circumstances the opportunity to meet the standard shall be maximised and justification be developed in consultation with the approving body, who may agree to a departure unless regulatory controls prohibit such a departure.

The National Standards for Sustainable Drainage Systems can be viewed at https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds

Standard 1: Run-off Destinations

Standard 1 (run-off destinations) confirms that run-off from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:

i. Collected for non-potable use

ii. Infiltrated to ground

iii. Discharged to an above ground surface water body

iv. Discharged to a surface water sewer, or another piped surface water drainage system

v. Discharged to a combined sewer

To utilise a lesser priority final destination, appropriate evidence shall be provided that demonstrates all higher priority final destinations have been utilised to the maximum extent practicable.

Where more than one final destination is utilised, each final destination's ability to accept run-off shall be maximised in order of priority.

Standard 2: Management of Everyday Run-off (Interception)

Standard 2 requires application of a 'SuDS approach' so that at least the first 5mm of rainfall for the majority of rainfall events does not result in run-off from the site to surface waters or piped drainage systems.

Evidence shall be provided that the approach to managing run-off from 'everyday' rainfall has been developed alongside and in support of the management of run-off quality (Standard 4) and the delivery of amenity and biodiversity benefits (Standards 5 and 6).

All permeable surfaces, whether lined or not, shall be assumed to comply provided there is no additional area drained to the permeable pavement.

Standard 3: Management of Extreme Rainfall and Flooding

Standard 3 states that a 'SuDS approach' shall be adopted to address the management of development run-off during extreme rainfall, including allowances for climate change and urban creep to:

- protect people and property on the development from flooding of the surface water drainage system
- mitigate any increased flood risk to people and property adjacent to or downstream of the development
- protect the receiving water body from morphological damage or minimise the impact on sewer capacity

When discharging to an above ground surface water body, sewer or other piped drainage system, the surface water run-off (rate and volume) for the 1% annual exceedance probability (AEP) event shall be controlled to ensure the run-off from the development does not increase flood risk elsewhere.

When discharging to an above ground surface water body, sewer or other piped drainage system, the surface water run-off rate for the 50% AEP event shall be controlled to ensure development run-off from an event of this magnitude has no negative impact.

Any flooding from the surface water drainage system for events up to the 1% AEP event shall be managed within the development.

Any flooding from off-site sources for the 1% AEP event should be managed on site or safely routed through the site, ensuring any downstream risks are not increased compared to the pre-development scenario.

The risks (both on and off the development) associated with flooding from the surface water drainage system for exceedance events greater than the 1% AEP event shall be appropriately managed.

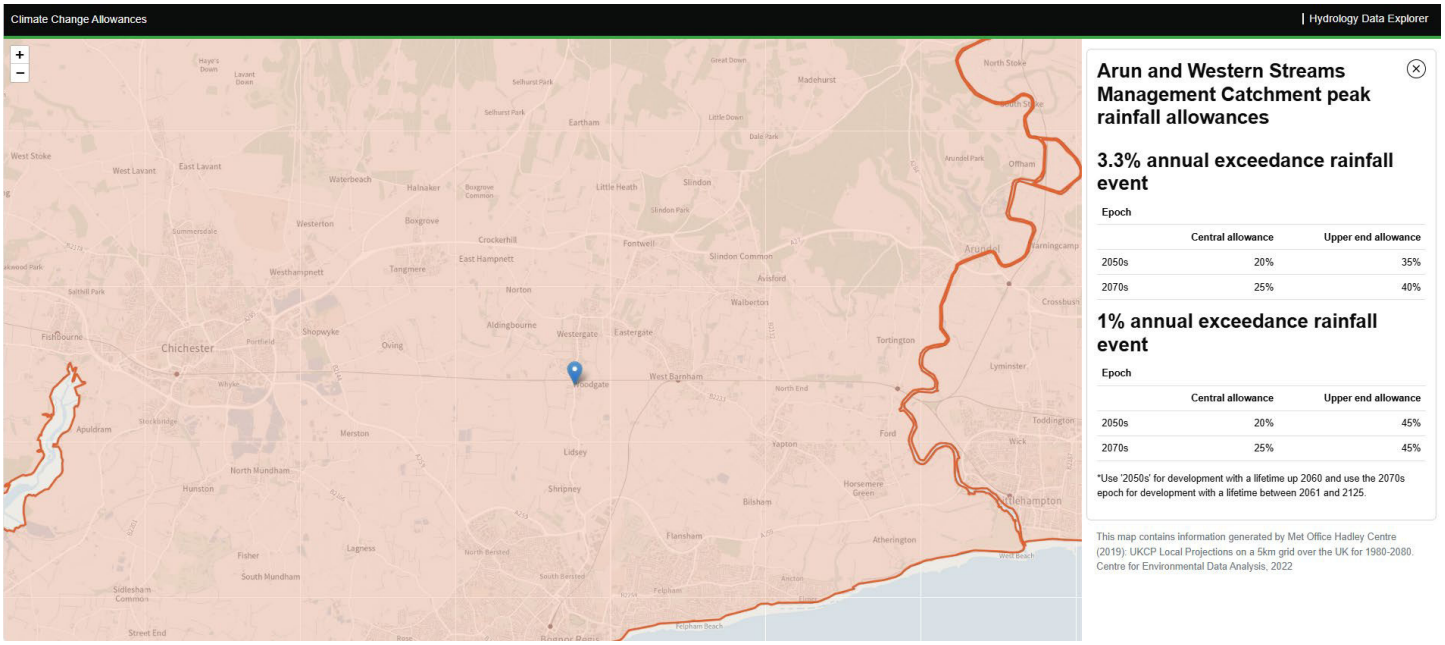
Current standards require the surface water drainage system to consider a 1 in 100-year storm, inclusive of allowances for the potential impacts of both climate change and urban creep.

Climate change allowances are predictions of anticipated change for peak river flow, peak rainfall intensity, sea level rise and offshore wind speed and extreme wave height.

Allowance for climate change shall be provided in the undertaking of site-specific flood risk assessments where new development is proposed to minimise vulnerability and provide resilience to flooding and coastal change.

The 'Peak Rainfall Allowances Map' shows anticipated changes in peak rainfall intensity.

Based on the latest allowances, for the 3.3% annual exceedance rainfall event, an increase of 40% should be applied to peak rainfall in relation to the proposed development.



For the 1% annual exceedance rainfall event, an increase of 45% should be applied to peak rainfall in relation to the proposed development.

Figure 2. Climate Change Allowances – Peak Rainfall Allowances (Gov.uk)

Standard 4: Water Quality

Standard 4 requires application of a 'SuDS approach' that protects surface waters, groundwater and coastal waters by managing the quality of the surface water run-off to adequately address water quality risks from development.

The proposed SuDS management train(s) shall be based on robust water quality risk assessment, appropriate to the pollution hazard and sensitivity of receiving waters, reflecting industry recognised guidance or other quantitative assessment as agreed with the approving body and permitting requirements.

In accordance with the SuDS Manual (CIRIA C753) regarding methods for managing pollution risks, the risk posed by surface water run-off to the receiving environment depends on the pollution hazard at the site (the source), SuDS treatment techniques (the pathway), and the sensitivity of the environment (the receptor).

The simple index approach considers whether SuDS techniques are appropriate for the site. The states that for SuDS components to deliver adequate treatment, the total pollution mitigation index for each contaminant type should equal or exceed the pollution hazard index.

Standard 5: Amenity

Standard 5 states that a 'SuDS approach' shall be adopted that maximises benefits for amenity through the creation of multi-functional places and landscapes.

The surface water drainage design should seek to positively contribute to placemaking and environmental enhancement by keeping surface water run-off at or close to the ground surface.

Surface water run-off shall be conveyed or attenuated utilsing features that maximise the opportunity for public appreciation.

The development, beyond drainage design, has been designed to consider amenity and separate assessment is to provided by the relevant disciplines.

Standard 6: Biodiversity

Standard 6 states a 'SuDS approach' shall be adopted to ensure the surface water drainage system maximises biodiversity benefits throughout the development lifecycle.

The surface water drainage system shall add biodiversity value by:

- creating diverse, self-sustaining, resilient local ecosystems which contribute to net gains in biodiversity
- supporting and promoting natural local habitat and species, for example, through local nature recovery strategies
- contributing to the delivery of local biodiversity strategies
- contributing to habitat connectivity

Evidence of consideration and inclusion of biodiversity, proportionate to both the scale and ecological sensitivity of the site, shall be provided to the approving body.

A wider biodiversity assessment will be undertaken at the site in respect of the proposed development, whilst the proposed surface water drainage system and the inclusion of SuDS shall compliment this.

Standard 7: Design of Drainage for Construction, Operation, Maintenance, Decommissioning and Structural Integrity

Standard 7 states a 'SuDS approach' shall be adopted to ensure that surface water drainage systems are designed so they can be easily and safely constructed, operated and maintained taking account of the need to minimise negative impacts on natural resources and the environment.

The designer shall provide a management and maintenance plan that supports the design objectives detailed in standards 1 to 6 and ensures the performance of the surface water drainage system with regards to run-off destinations, everyday and extreme rainfall, water quality, amenity and biodiversity is maintained throughout the lifetime of the development.

Surface water drainage design shall examine for the likelihood and consequences of potential failure scenarios that may occur during the operation phase and safely manage the associated risks.

The surface water drainage system shall be designed to ensure structural integrity of all components under anticipated loading conditions for the design life of the development so that it does not affect the structural integrity of any existing or proposed components within, or adjacent to, the development.

SURFACE WATER STRATEGY

1. Site Specific geotechnical investigation demonstrates infiltration is not viable. Full winter groundwater monitoring identified high groundwater levels, confirming that sufficient freeboard cannot be achieved for infiltration techniques. Furthermore WSCC has confirmed, based on the results of our Winter Ground Water Monitoring, that infiltration is unviable.

2. The site currently drains southerly towards an existing ordinary watercourse running alongside the western boundary.

3. It is proposed that the site will continue to drain to the existing ordinary watercourse network in vicinity to the site. All existing watercourse corridors are to be retained in accordance with WSCC requirements.

4. The existing watercourse corridors will be cleared of debris and silt, offering overall betterment.

5. A combination of Open SUDS Basins, watercourse, permeable paving (tanked) and a geocellular tanks will be introduced, to provide storage and attenuation.

6. The surface water drainage strategy has been designed to accommodate a 1-in-100-year storm event, inclusive of an allowance for climate change (45%) and urban creep (10%).

7. In order to convey all run-off to the existing watercourse via a number of outfalls, via gravity it is necessary to locally elevate the site. The development area has been deliberately set back from the boundaries in order to provide a suitable soft margin and allow subtle earthworks to tie-in at grade for the entire perimeter. Additional swale/french drain features will be provided to convey any remaining areas of greenfield towards the outfall ensuring no areas are compounded by the elevation design.

8. Preliminary drainage design is shown on drawings SK04 & SK05 within the 'Drawings' section of this report.

FOUL WATER STRATEGY

1. Public Sewer records confirm that there are public sewers located within the vicinity of the site.

2. Whilst the site is being elevated in order to provide a suitable surface water solution, however the majority of the site will be served by a new foul pumping station which will link to the gravity network to the east within Lidsey Road.

3. A S106 application will be required, and approval will need to be obtained from Southern Water.

4. Post-development foul flows have been determined to be in the region of 11.0l/s (based on Water UK Design & Construction Guidance, 4000l/day) for 220 No. units.

5. A foul capacity check application has been submitted to Southern Water and evidence will be shared with the LPA & LLFA in due course.

6. Preliminary drainage design is shown on drawings SK07.

CONCLUSION

- In respect of the illustrative proposals for development of the site we have considered the latest flood risk constraints, informed by current mapping and associated information. The site is located within Flood Zone 1 in fluvial and coastal risk terms and is at a "very low to low risk" of surface water flooding. The site is therefore sequentially suitable and preferable for residential development. A detailed site specific Flood Risk Assessment would accompany any planning application owing to the size of the site (>1ha).

- Isolated areas of the site affected by surface water appear to arise from ponding of rainfall and are not caused by / connected to a wider surface water flow conveyance route/overland flow route. Development of the site would improve surface water management through the introduction of positive drainage systems. BP Civils has reconsulted the Environment Agency in view of recent changes to Flood Maps for Planning to understand the reasons for the implemented changes as well as the impacts this could have on the proposed development although there is no fundamental change to the overall flood risk 'picture'.

- "Infiltration has been identified as not being viable at the site owing to groundwater levels established through a period of monitoring (October 2024 to June 2025). West Sussex County Council LLFA have confirmed:
    - The Winter Ground Water Monitoring undertaken is satisfactory and no further Winter Ground Water Monitoring is required.
    - The Winter Ground Water Monitoring undertaken confirms that infiltration is unviable at this site.

- Surface water drainage design shall comply, as far as practicable, with the National Standards for Sustainable Drainage Systems (June 2025) and any supplementary standards required by West Sussex County Council.

- Surface water drainage will discharge to an existing watercourse mimicking the existing scenario, with attenuation to greenfield run-off rates.

- Foul water drainage will discharge to an existing public foul water sewer.

DRAWINGS



NOTES

A1

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2. Working in live traffic. Contractor to ensure traffic management is designed, erected and maintained to protect the workforce and the public. Contractor to undertake necessary precautions and ensure suitable traffic management is in place prior to commencement.
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4. Excavations close to existing structures. Contractor to prepare method statement to ensure stability of existing structure.

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved risk assessment and method statement

Rev.	Date	Amendments
-	-	Original Issue

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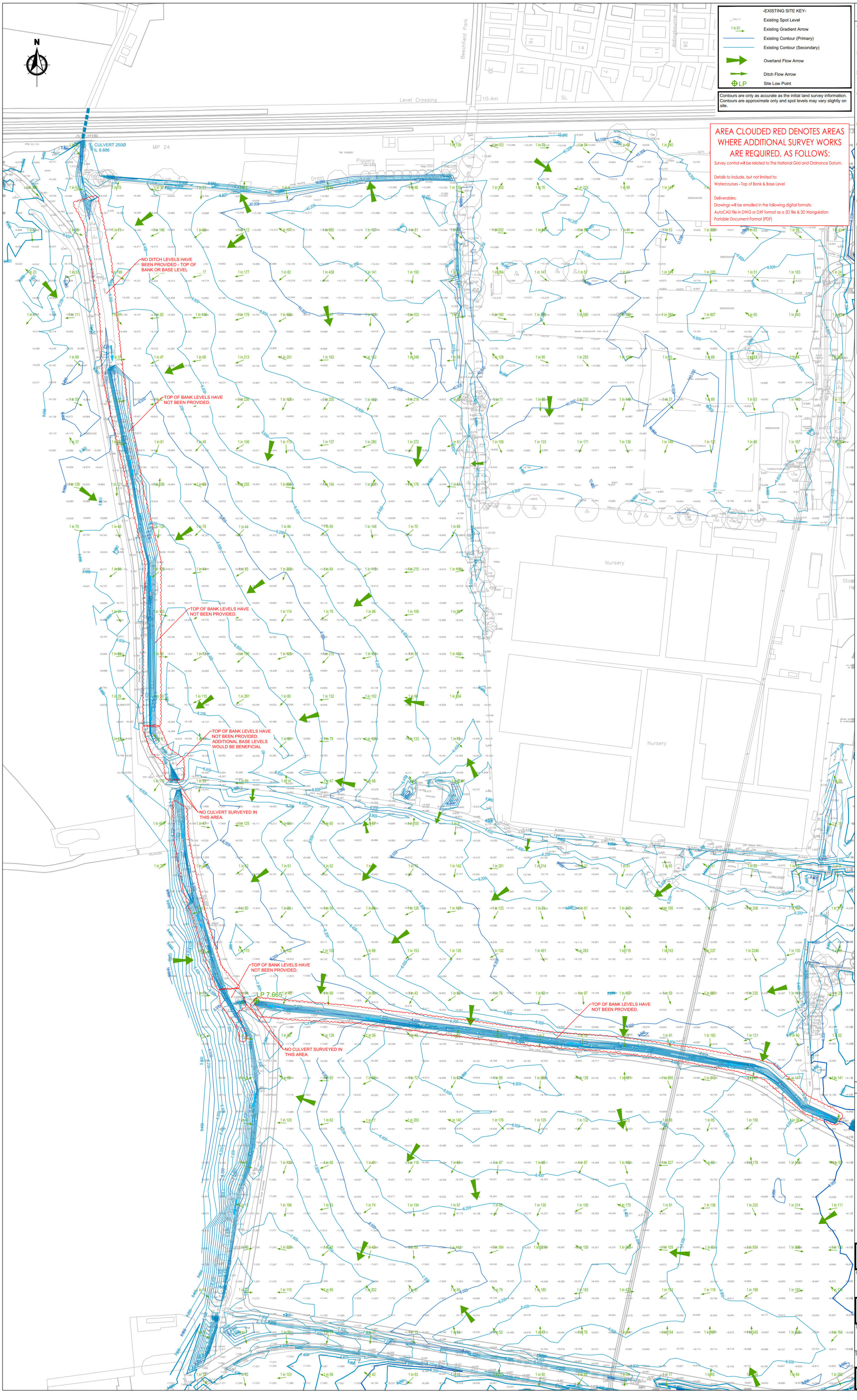
Client: LJ & P Langmead Farm Partnership c/o Hanbury AM Ltd

Project: Woodgate Ph4

Drawing Title: Risk of Flooding from Surface Water Constrains Plan

Scale	Date	Drawn By	Checked By	Project No
1:1000	Jul 25	JHL	MJA	D2390

Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	001	P00



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Rev.	Date	Amendments
-	-	Original Issue

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Drawing Status: FOR INFORMATION NOT FOR CONSTRUCTION

Client: LJ & P Langmead Farm Partnership c/o Hanbury AM Ltd

Project: Woodgate Ph4

Drawing Title: Topographic Survey with Contours

Scale	Date	Drawn By	Checked By	Project No
1:1000	Jul 25	JHL	MJA	D2390

Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	002	P00

SUDS STORAGE TANK AVOIDING RPZ

OUTFALL A 2.0L/S

OUTFALL B 2.0L/S

(D) BASIN SIZE UPDATED TO REFLECT CATCHMENT

OUTFALL C 2.0L/S

SUDS STORAGE TANK OR COULD BE SMALLER OPEN BASIN

PHASE 5 CORRIDOR BESPOKE SUDS & FLOW CONTROL TBC

PHASE 5 CORRIDOR BESPOKE SUDS & FLOW CONTROL TBC

SUDS STORAGE TANK LOCATED OUTSIDE ROAD CORRIDOR

(C) BASIN SIZE UPDATED TO REFLECT CATCHMENT

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Rev.	Date	Amendments
P02	27.01.26	ENC Water survey added
P01	27.11.25	Layout & SUDS sizes updated
-	21.11.25	Original Issue

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Drawing Status: FOR INFORMATION NOT FOR CONSTRUCTION

Client: LJ & P Langmead Farm Partnership c/o Hanbury AM Ltd

Project: Woodgate Ph4

Drawing Title: High Level SW Drainage Appraisal Phase 4-5 9 Sheet 1 of 2)

Scale	Date	Drawn By	Checked By	Project No
1:500	Nov 25	JHL	MJA	D2390

Drawing Code	Drawing No.	Rev.
	SK04	P02

A1

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RESIDUAL HAZARDS

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2. Working in live traffic. Contractor to ensure traffic management is designed, erected and maintained to protect the workforce and the public. Contractor to undertake necessary precautions and ensure suitable traffic management is in place prior to commencement.
3. Working in live sewers. Contractor to ensure operatives are familiar and competent with the dangers of working in live sewers.
4. Excavations close to existing structures. Contractor to prepare method statement to ensure stability of existing structure.

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved risk assessment and method statement

SUDS STORAGE TANK LOCATED OUTSIDE ROAD CORRIDOR

(C) BASIN SIZE UPDATED TO REFLECT CATCHMENT

OUTFALL C 2.0L/S

SUDS STORAGE TANK OR COULD BE SMALLER OPEN BASIN

PHASE 5 CORRIDOR BESPOKE SUDS & FLOW CONTROL TBC

DOWNSTREAM BASIN HAS CAPACITY

(B) BASIN SIZE OK

OUTFALL D 2.0L/S

(A) BASIN SIZE UPDATED TO REFLECT CATCHMENT

OUTFALL E 2.0L/S

Rev.	Date	Amendments
P02	27.01.26	ENC Water survey added
P01	27.11.25	Layout & SUDS sizes updated
-	21.11.25	Original Issue

BP CIVILS
Infrastructure Design and Transport Planning Consultants
2 West Barn, Norton Lane, Chichester, West Sussex PO20 3AF
Tel: 01243 210418
www.bpcivils.co.uk enquiries@bpcivils.co.uk

Drawing Status: FOR INFORMATION NOT FOR CONSTRUCTION

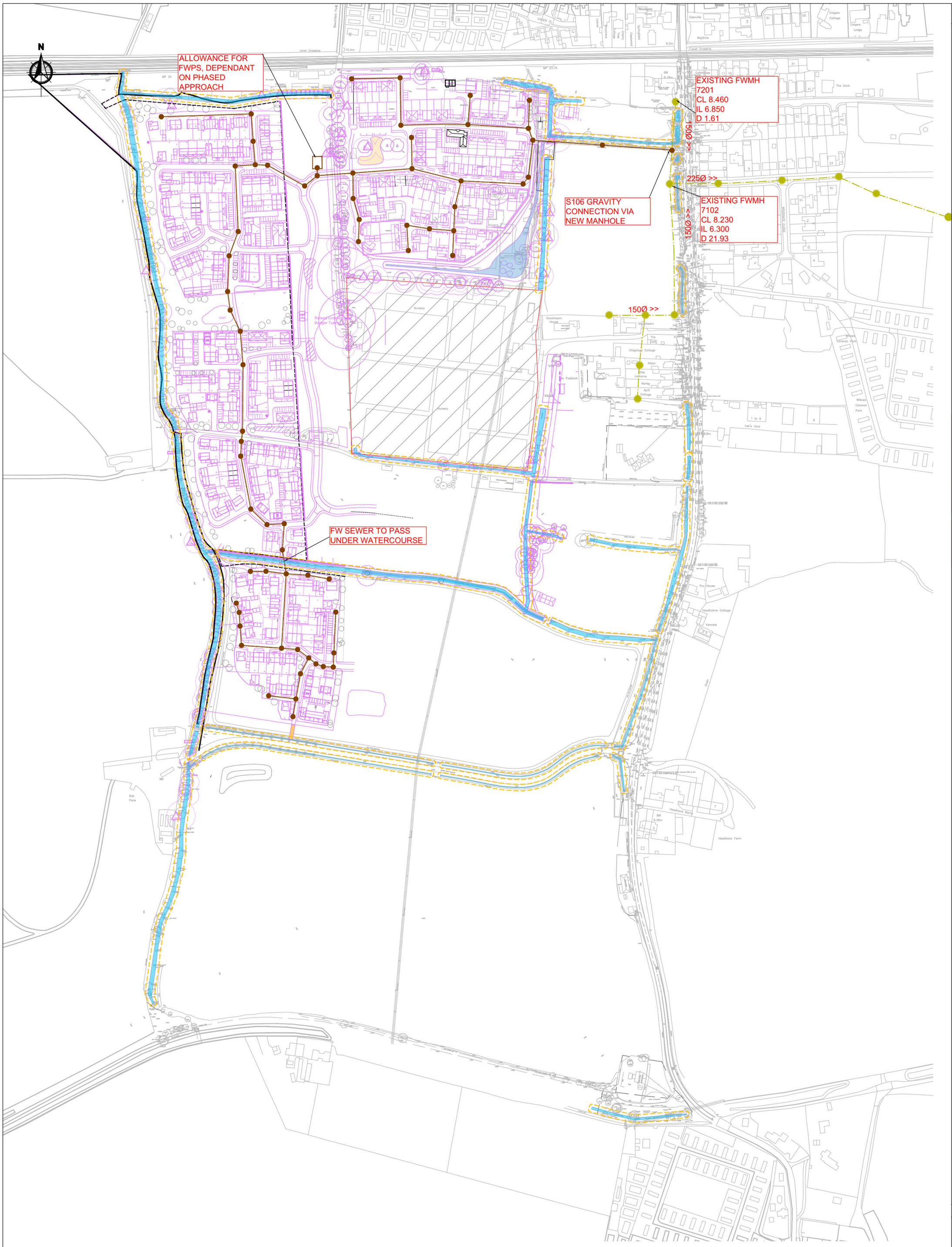
Client: LJ & P Langmead Farm Partnership c/o Hanbury AM Ltd

Project: Woodgate Ph4

Drawing Title: High Level SW Drainage Appraisal Phase 4-5 9 Sheet 1 of 2)

Scale	Date	Drawn By	Checked By	Project No
1:500	Nov 25	JHL	MJA	D2390

Drawing Code	Drawing No.	Rev.
	SK05	P02



NOTES

A1

1. This drawing is to be read in conjunction with all other BP Civils drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.
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4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain. The main contractor is responsible for checking all information on site prior to work commencing and taking due care whilst undertaking the works.
5. All dimensions to be checked on site. All details and dimensions relating to sub-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.
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RESIDUAL HAZARDS

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1. Buried services. Contractor to refer to record drawings and use CAT to locate existing services and undertake necessary precautions and investigation prior to excavating.
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4. Excavations close to existing structures. Contractor to prepare method statement to ensure stability of existing structure.

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved risk assessment and method statement

FOUL STRATEGY

NEAREST POC STRATEGY

CONNECTION TO CLOSEST PUBLIC FOUL SEWER LOCATED IN LIDSEY ROAD.

APPLICATION REF. AL/89/24/OUT TO BE GRAVITY SYSTEM.

FUTURE PHASES TO WEST MAY REQUIRE PUMPING STATION.

SECTION OF SEWER FROM MANHOLE 7201 TO 7102 MAY REQUIRE UPGRADING TO 225Ø.

PROPOSAL IS SUBJECT TO CAPACITY CHECK ENQUIRY WITH SEWERAGE UNDERTAKER.

FOUL POPULATION

APPLICATION REF. AL/89/24/OUT - 130 DWELLINGS

FUTURE LAND WEST OF WOODGATE - 220 DWELLINGS

PLEASE NOTE TALLY MAY VARY FOR FUTURE PHASES.

Rev.	Date	Amendments
P02	19.12.25	Updated foul population details/references
P01	12.12.25	Updated to Option 1
P00	03.12.25	Original Issue

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www.bpcivils.co.uk enquiries@bpcivils.co.uk

Drawing Status: FOR INFORMATION
NOT FOR CONSTRUCTION

Client: LJ & P Langmead Farm Partnership
c/o Hanbury AM Ltd

Project: Woodgate

Drawing Title: High Level FW Drainage Strategy
(Nearest POC Strategy)

Scale	Date	Drawn By	Checked By	Project No
1:500	Dec 25	JHL	MJA	D2390

Drawing Code	Drawing No.	Rev.
	SK07	P02



DAVIES LANDSCAPE
ARCHITECTS

Office 1C 1-2 King Street Stroud Gloucestershire GL5 3BS
w. www.d-la.co.uk e. info@d-la.co.uk t. 01453 760380

Rev	Date	Details	By	QA
05	16.02.2026	Graphics amended	PF	MD
04	02.12.2025	Amended Layout	IK	
03	24.10.2025	Amended Layout	HP	
01	21.07.2025	First issue	HP	MD

V:\Data\Server DATA\PROJECT FILES\2306 Woodgate \Landscape\Drawings\DLA - L02 - Illustrative Masterplan

CLIENT
Hanbury Properties

PROJECT
Land to the West of Woodgate Nurseries

TITLE
Illustrative Masterplan

STATUS
Sketch

Origin	Project	Type	Discipline	Number	Revision
DLA	2306	DR	L	02	S05

SCALE 1:2,500 SIZE A3 DATE 02.12.2025

APPENDICES

Appendix A

Flood map for planning

Get a boundary report

Add

Datasets

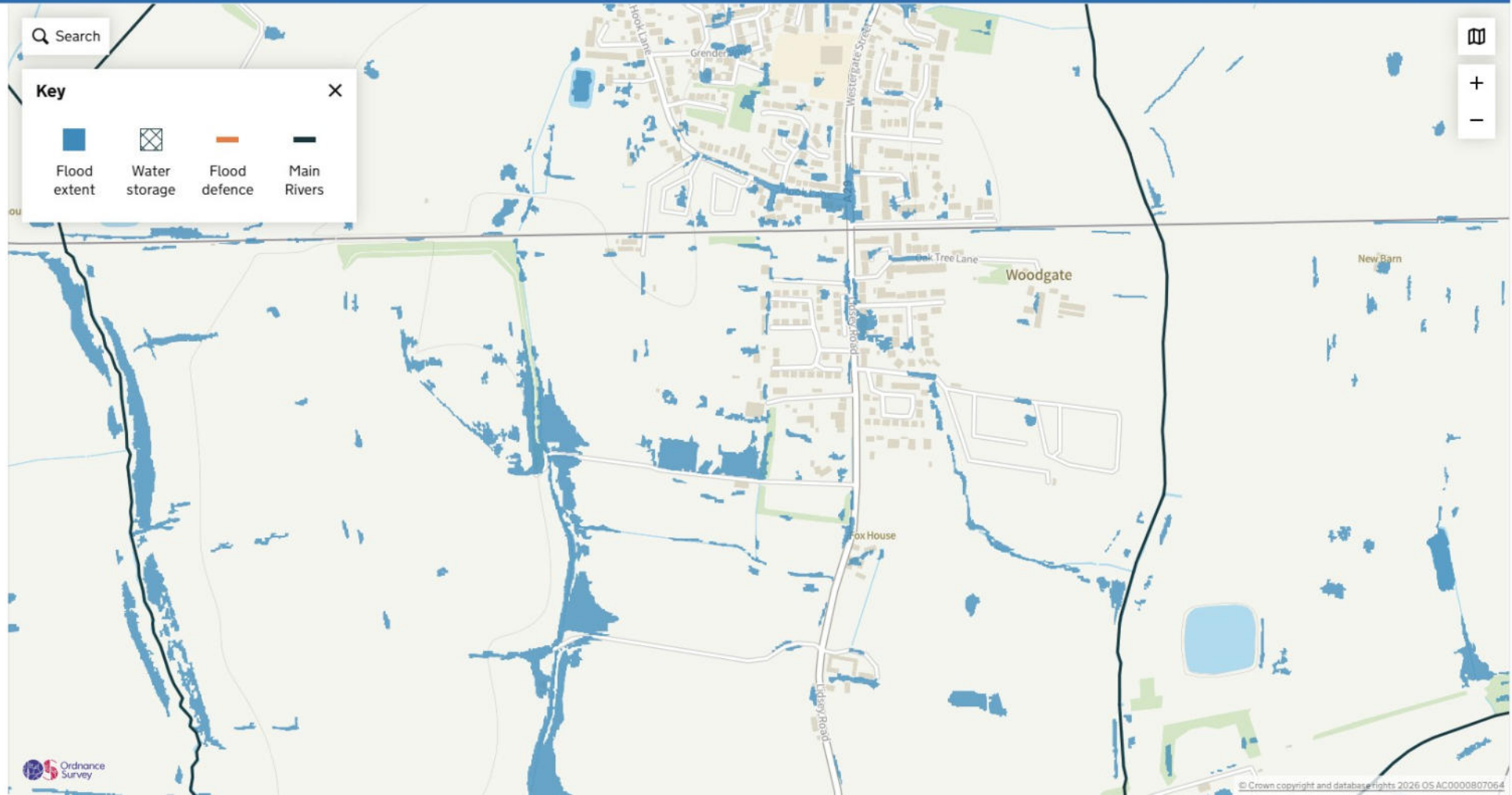
- ○ Flood zones 2 and 3
- ◉ Surface water
- ○ None

Annual likelihood of flooding

- ○ 1 in 30
- ○ 1 in 100
- ◉ 1 in 1000

Map features

- ☑ Water storage
- ☑ Flood defence
- ☑ Main Rivers



Appendix B

creating a better place
for people and wildlife

Environment Agency

Our reference: EIR2026/01013

Mark Akmenkals

[redacted]

16/01/2026

Dear Mark,

Thank you for your request of 12th January 2026 to use Environment Agency Product 4 data for the site at 493631,104019 (easting and northing coordinates).

Response to your request

The Environment Agency's records indicate that the above site is located in Flood Zone 1 (land assessed as having less than 0.1% (1 in 1,000) chance of flooding in any given year from **rivers or the sea**). Therefore, the likelihood of flooding from rivers and sea in this area is estimated as 'very low'.

Proximity to Flood Zones 2 or 3

The above site is approximately 146m away from Flood Zone 2. We are therefore unable to provide data from our detailed fluvial or tidal models which is relevant to your site.

More information on Flood Zones can be found on the GOV.UK website:

http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-1-flood-zones/

Surface water flooding

Our mapping indicates that this site **is** at risk of surface water flooding.

For information on flooding from all other sources, such as surface water, please contact the Lead Local Flood Authority, which in this case is West Sussex County Council. A link to their information available online is shown below:

https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/dealing-with-flooding/flood-risk-management/local-flood-risk-management-strategy/

Please note that the above is a link to an external website which the Environment Agency does not control or maintain. Therefore, the link may not be the most up-to-date at the date of this letter. If the link does not work, and you are unable to find the information about surface water flooding on the relevant website, please contact the authority named above directly.

Where you can find further information

- Detailed long-term flood information and maps can be found on the GOV.UK website:

  https://flood-warning-information.service.gov.uk/long-term-flood-risk/

- Flood maps for planning can be found on the GOV.UK website:

  https://flood-map-for-planning.service.gov.uk/

- Please be aware that in February 2016 the Environment Agency updated its guidance on climate change allowances. The standard allowance of adding 20% to peak flows – as per previous guidance in the National Planning Policy Framework, may not be applicable for the purposes of informing development proposals. It is possible that our current modelling has under estimated flood risk when taking climate change into consideration. This does not however have an effect on Flood Zones 2 or 3. For further information please visit:

  https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances

- Further details about the Environment Agency information supplied can be found on the GOV.UK website:

  https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather

- If you have requested this information to help inform a development proposal, then you should note the information on GOV.UK on the use of Environment Agency information for Flood Risk Assessments:

  https://www.gov.uk/planning-applications-assessing-flood-risk

  https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion

If you have any queries or would like to discuss the content of this letter further please call us on 03708 506 506, or reply to the email sent to you with this letter attached.

Please get in touch if you have any further queries or contact us within two (2) months if you would like us to review the information we have sent.

For information on what you can expect from us and our full service commitment to you, please click on this link:

https://www.gov.uk/government/publications/environment-agency-customer-service-commitment--2/environment-agency-customer-service-commitment

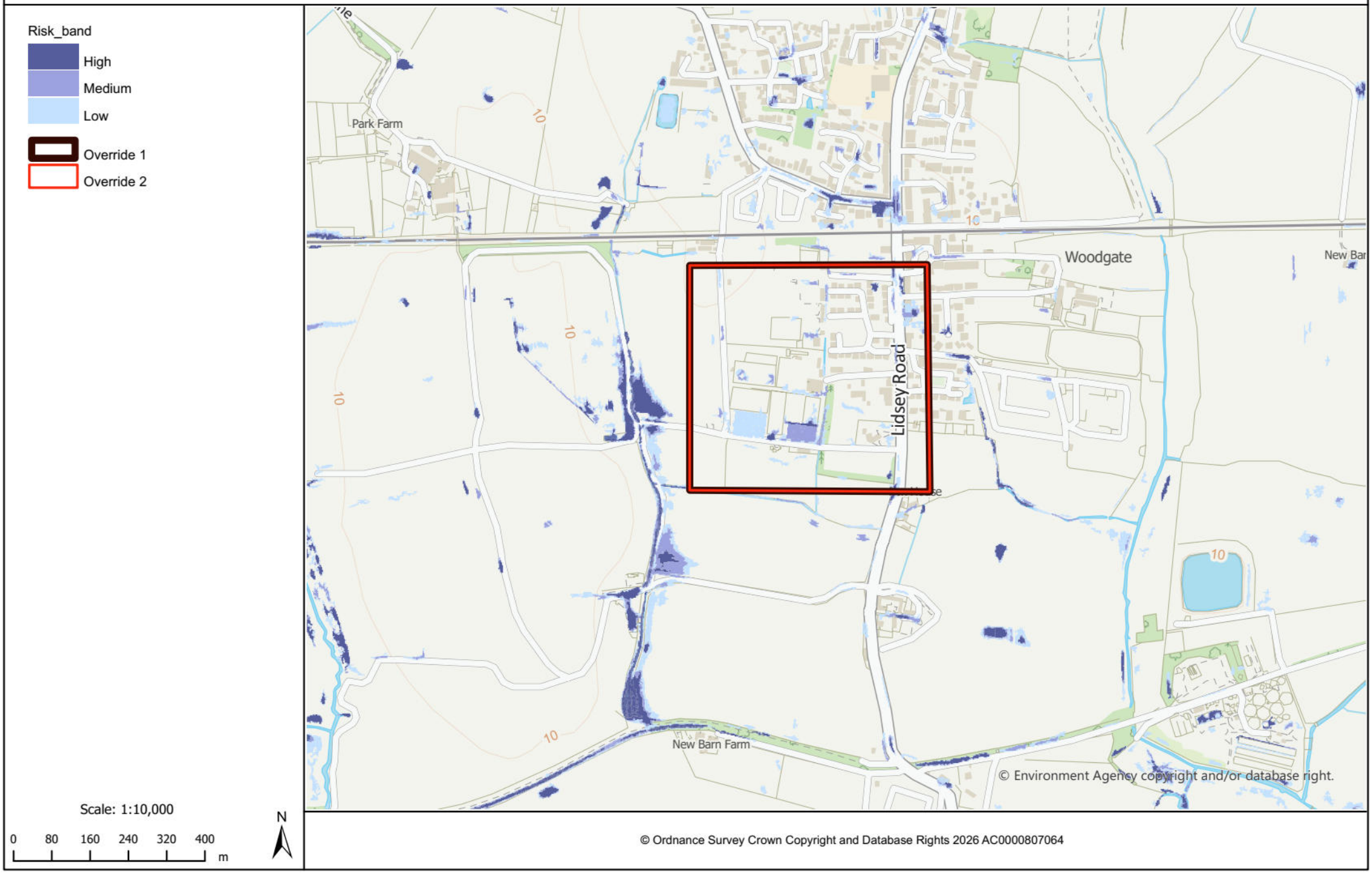
Yours sincerely,

Alice Bevan

Environment Agency - Solent and South Downs
Environment Agency | Teville Gate House, Teville Road, Worthing, West Sussex, BN11 1UR

Risk of Flooding from Surface Water. Centred PO20 3SU. Created 16/01/2026.

Environment Agency



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Appendix C

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Lead Local Flood Authority

Date 25th March 2026

BP Civils
Office 2 Unit 2
West Barn
Old Dairy Lane
Norton
West Sussex
PO20 3AF

Dear Mark,

RE: **WSCC-807346511 – Land West of Woodgate Nurseries, Hook Lane, Aldingbourne, West Sussex, PO20 3XX**

WSCC Flood Risk Management Team Level 1 Pre-Application Advice has been sought for an approximately 12.0Ha site in Arun district. It is expected that approximately 200 dwellings will be built.

Flood Risk for Land West of Woodgate Nurseries:
The proposed site does not lie within Flood Zones 2 or 3 (Appendix A), however it is over 1ha therefore a Flood Risk Assessment in line with guidance from the Environment Agency (Flood risk assessments: applying for planning permission and Flood risk assessments: applying for planning permission), NPPF and PPG Flood risk and coastal change (August 2022 version; this includes a Site-specific flood risk assessment checklist) will be required. Within the FRA all sources of flooding should be assessed, including flood risk from surface water, ordinary watercourses including ditches, groundwater, artificial sources such as reservoirs and existing drainage infrastructure. The site is not currently located in EA flood warning or alert areas (Appendix B).

The proposed site is in an area of very low to high risk of flooding as identified by the Environment Agency Risk of Surface Water Flooding map (Appendix C). There are no surface water flow paths shown through the site. According to our records, there are ordinary watercourses along the northern, western and southern boundaries of the site. It appears that the ordinary watercourses are tributaries of the Aldingbourne Rife. The surface water flood risk will need to be considered when locating SuDS features, with reference to 3.13 in the National Standards for SuDS.

Winter groundwater monitoring between October 2024 and May 2025 demonstrates that the groundwater levels are too high to achieve the required 1 m clearance beneath infiltration features, as stated in paragraph 1.15 of the National Standards for SuDS. The maximum winter groundwater levels must be considered in the design of the drainage

system as the site progresses. According to BGS data the bedrock for the site is clay, silt and sand, with superficial deposits of River Terrace Deposits-Sand, silt and clay. The site is not located in a Source Protection Zone. Groundwater flood risk details can be found in Appendix D.

On EA mapping there are no records of fluvial flooding within the red line boundary. WSCC have no records of surface water or groundwater flooding within the red line boundary, however we have had several reports of flooding on Lidsey Road, which we are assuming will be the access point for the site. Please note that this does not guarantee that that no flooding has occurred within the site boundary or immediate vicinity as flood events might not have been reported to the Flood Risk Management Team.

SuDS Guidance:
The use of Sustainable Drainage Systems (SuDS) should be considered at an early stage in the design process, to integrate SuDS with road networks and other infrastructure. The drainage system shall follow the National Standards for SuDS. We expect that investigation into infiltration potential is undertaken using methods in accordance with BRE365. If infiltration testing and groundwater monitoring results are unfavourable for draining the site using infiltration SuDS, any existing runoff rates/volumes must be controlled to a pre-development greenfield runoff rate (Qbar). We would expect that above ground SuDS are used as much as possible to maximise controlling surface water runoff where if falls (e.g. water reuse, green roofs, bioretention areas, ponds, basins, swales etc.). It is noted that there are currently several attenuation tanks within the current drainage layout, and that the watercourse is not currently on the drawing.

The FRA/Drainage Strategy should demonstrate there will be sufficient surface water quality treatment by implementing an appropriate amount of water quality treatment stages through the use of SuDS. Chapter 26 of the CIRIA SuDS Manual has lots of guidance for managing surface water quality, including tables for suitability of different SuDS components and the Simple Index Approach. Interception storage should be used in the beginning of the treatment train to ensure the drainage system manages pollutants as close to the source as possible and remove sediment upstream in the system rather than closer to the discharge location. As this can alter the layout of the site, we strongly encourage the consideration of interception from outline planning stage (we have assumed this will be an outline application).

We would expect that any proposed surface water drainage scheme takes all opportunities to improve any existing risk of flooding to the surrounding road networks. Opportunities should also be considered on how the development may improve flood risk overall by assessing if any additional flood mitigation can be integrated into the scheme, such as storage areas in blue green corridors.

Any phasing of the development must be shown to be able to be developed with a dedicated drainage infrastructure that does not rely on any other phase to be developed. A drainage phasing timeline will be required to show how each element of the drainage system will be implemented prior to completion of the building phase. Details of the required maintenance of any SuDS features and structures and who will be adopting these features for the lifetime of the development must be provided in accordance with the NPPF.

We require the applicant to submit information and drawings which clearly shows the proposed drainage strategy and exceedance flood flow routes for all areas of development. These plans should include the finished floor levels of all buildings, the proposed finished floor levels and potential exceedance flow route.

Details of the construction phase temporary drainage arrangements are required by the LLFA to ensure there will be no increase in flood risk due to the construction works of the development either onsite or elsewhere. A high-level assessment is required at an initial planning stage. Furthermore, the applicant will also need to submit the proposed construction phasing plans for the development to demonstrate that prior to completing the site there will be no increase in flood risk due to the interim development phases either onsite or elsewhere.

Depending on the application type, we may be able to recommend conditions to the LPA to cover some of the details.

We would suggest that the suggestions for additional topographical surveying of the watercourses and any existing culverts would be beneficial for the application.

When submitting the application to the Local Planning Authority, please submit the SuDS proforma and validation checklist to assist us in reviewing the application and expedite the process. These can be found here: Flood Risk Management: Pre-application advice . Please be aware we will be releasing updated proforma – I will get in contact when it is live.

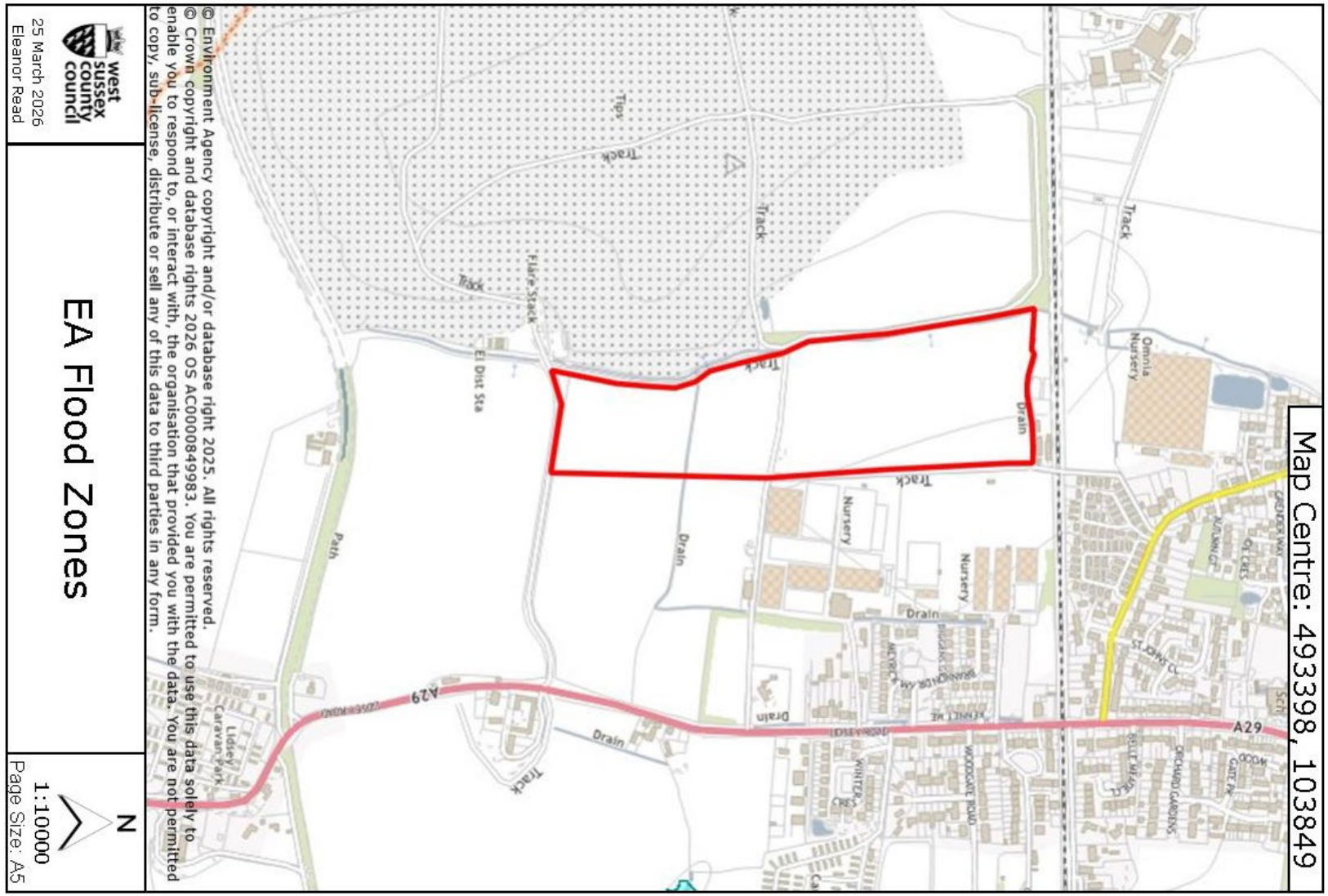
Further guidance on surface water drainage requirements for planning applications within Arun District can be found in on Arun's website: Surface water drainage

Yours sincerely,

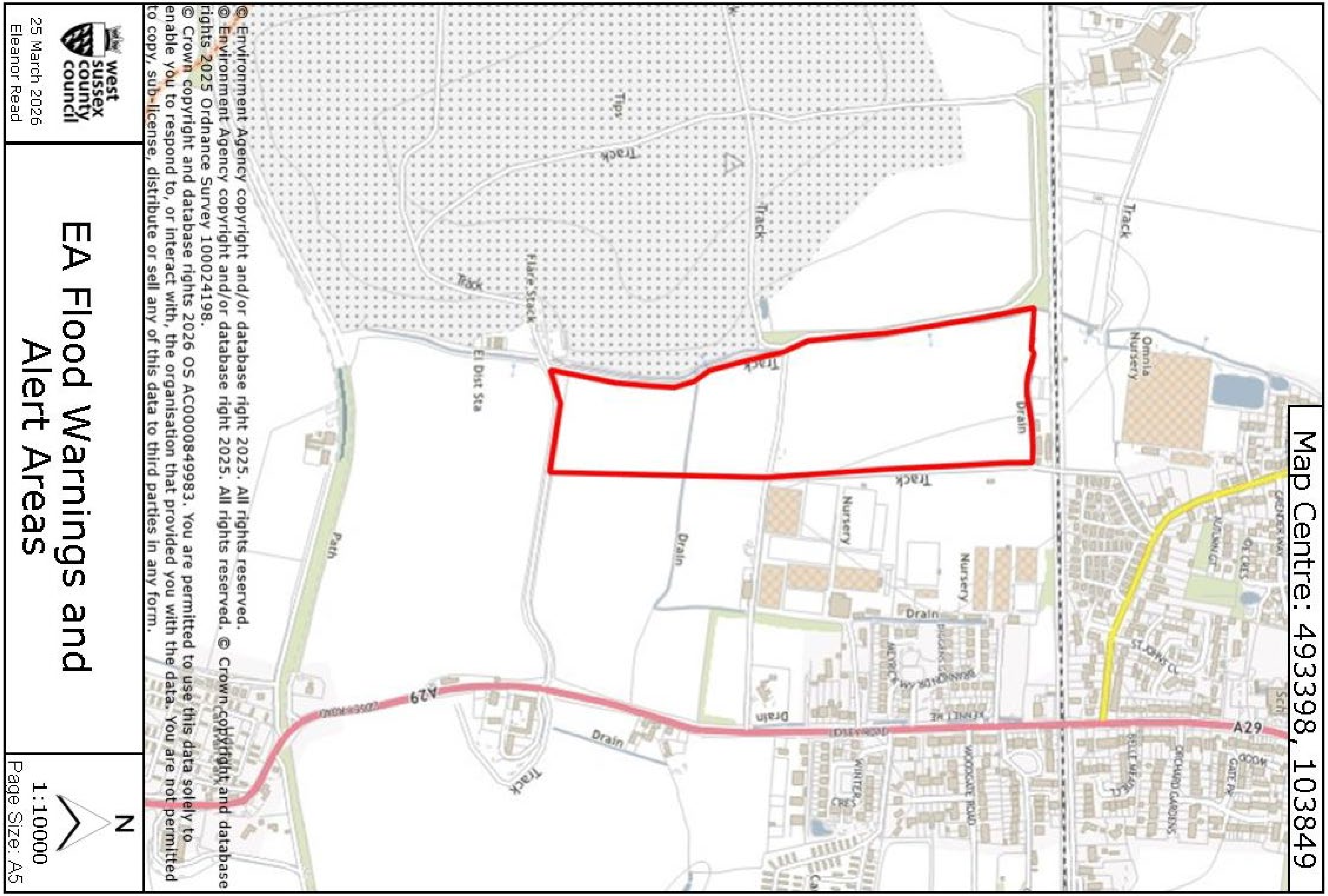
Eleanor Read
Flood Risk Management Team
[redacted]

Appendices

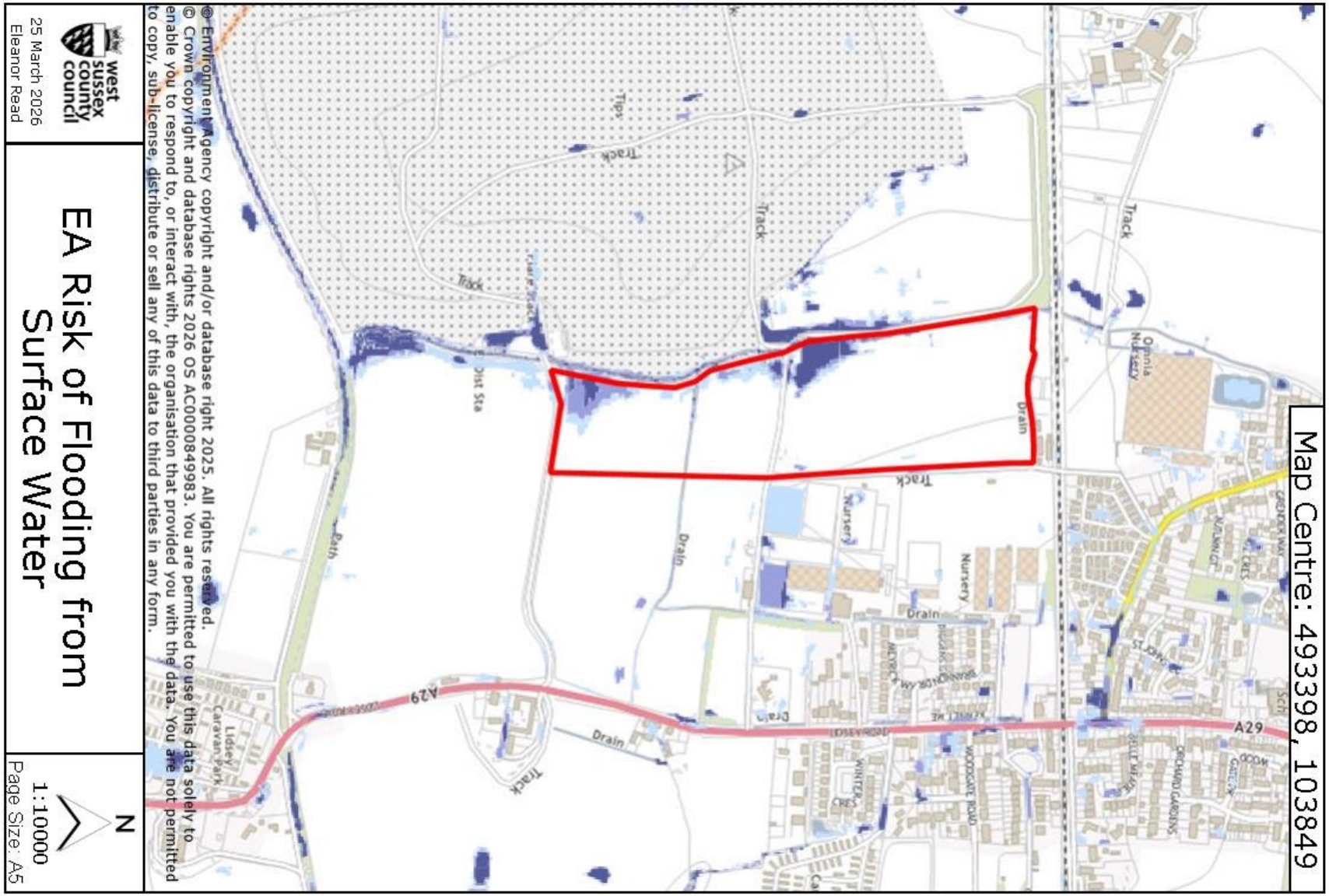
Appendix A-Fluvial flood risk



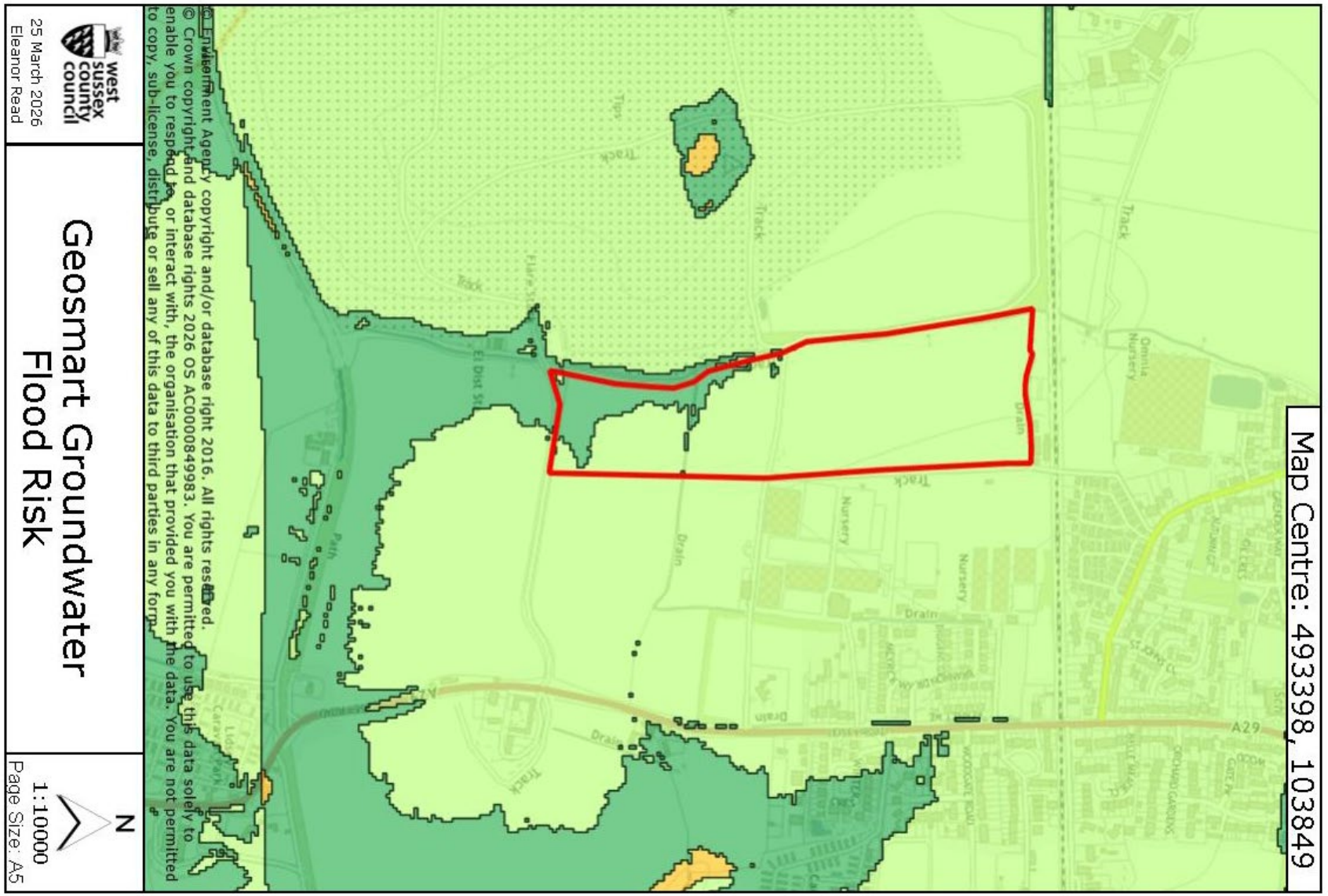
Appendix B-Flood warning and alert areas

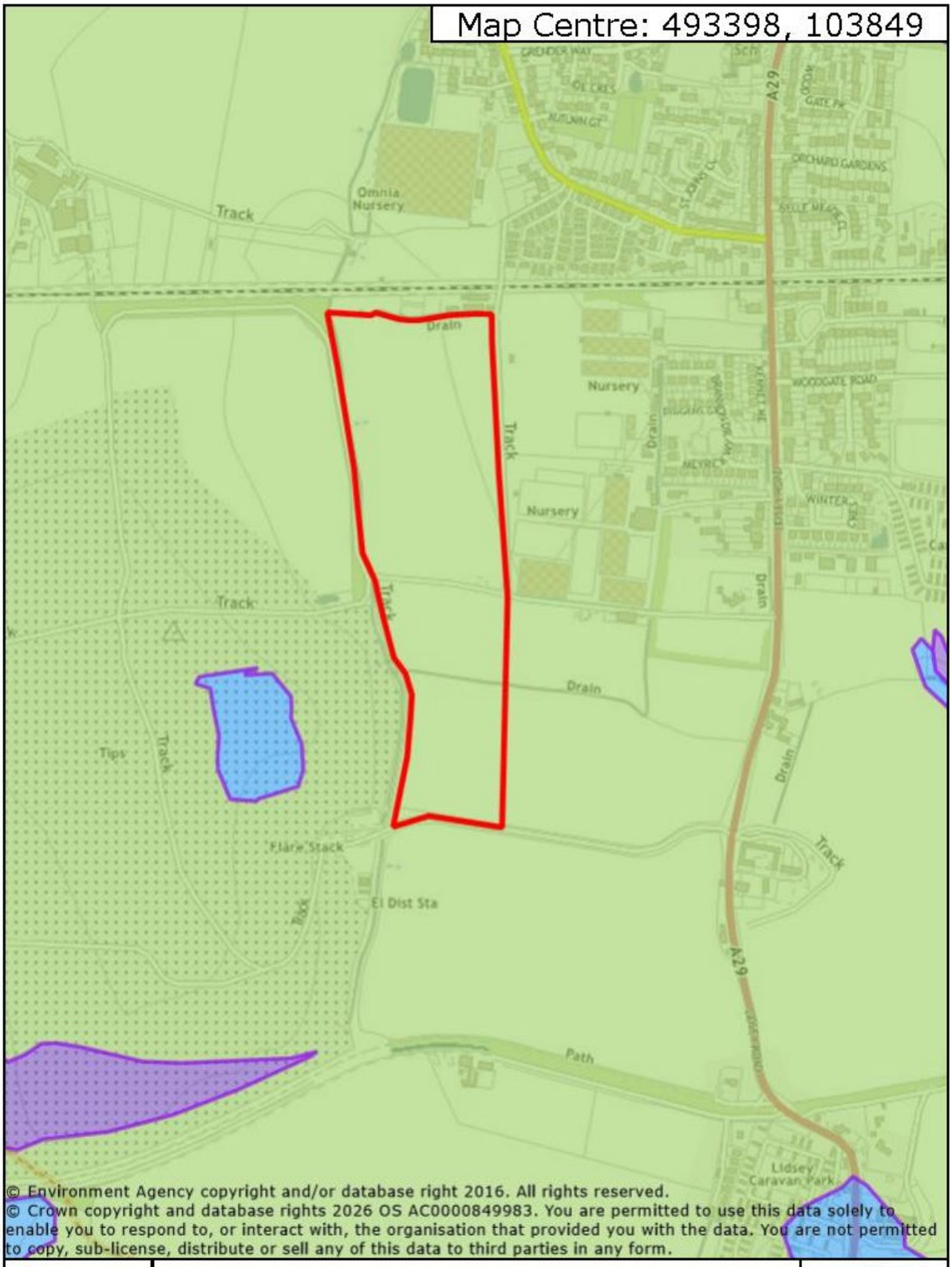


Appendix C-Surface water flood risk



Appendix D-Susceptibility to groundwater flooding





west sussex county council

25 March 2026
Eleanor Read

JBA Groundwater Flood Risk

N

1:10000
Page Size: A5

Appendix D

Outlook

RE: D2390 - Woodgate Phase 3/4 - Groundwater Monitoring Enquiry for Winter GW Monitoring

From Eleanor Rea [redacted]
Date Tue 21/10/2025 11:57
To Mark Akmenkaln [redacted]
Cc 'James Belbi [redacted]

Hi Mark,

This level of evidence is suitable. For future sites, we prefer if the groundwater monitoring (and infiltration testing) is more spread across the site.

Kind regards,
Ellie

Eleanor Read
Flood Risk Management Officer | Flood Risk Management Team
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH
[redacted]
[redacted] Web: www.westsussex.gov.uk

From: Mark Akmenkaln [redacted]
Sent: 07 October 2025 14:23
To: Eleanor Rea [redacted]
Cc: 'James Belb [redacted]
Subject: RE: D2390 - Woodgate Phase 3/4 - Groundwater Monitoring Enquiry for Winter GW Monitoring

****EXTERNAL****

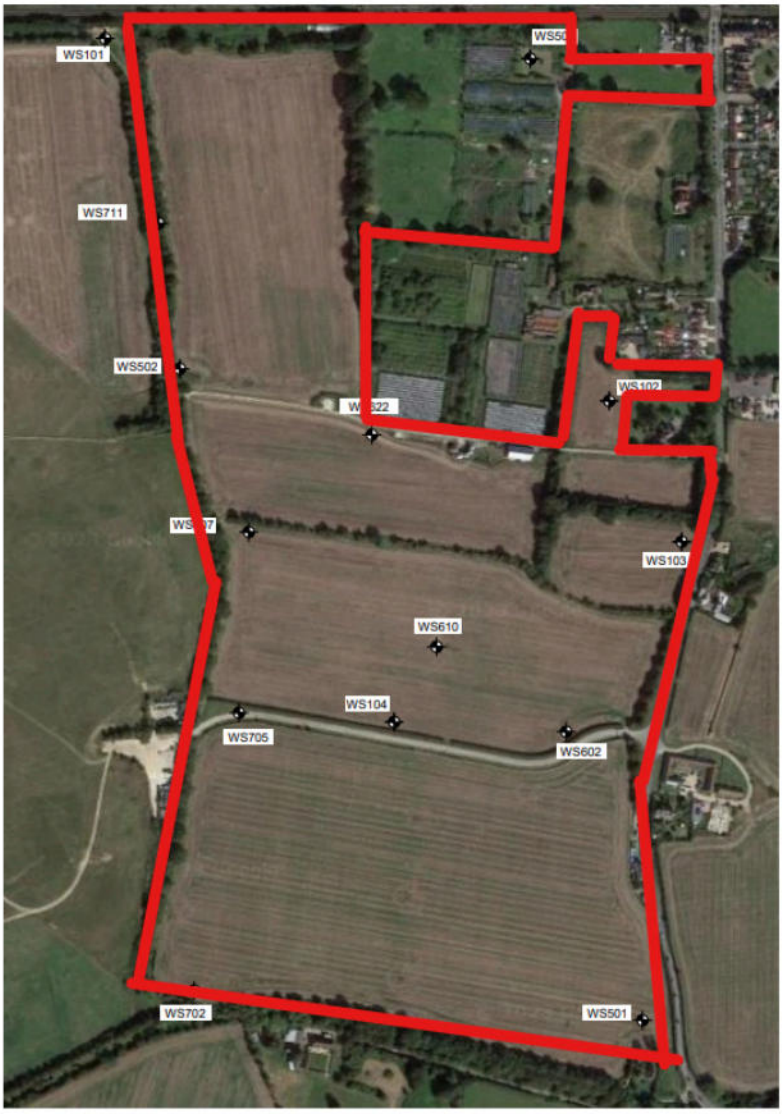
Eleanor,

Thanks you for your email confirmation.

Firstly I am happy we have sufficient data in order to consider the buoyancy/flotation, where necessary.

With reference to the remaining areas being considered at this site as indicated below for the land edged red. As can be seen from the data attached this shows data from 2023-2024 full winter period. This is again consistent in demonstrating that groundwater levels are too high to achieve a 1m clearance, therefore infiltration is not viable, for any development within the land edged red.

May I please ask for you to consider this level of evidence is sufficient to draw the same conclusions.



	Site Name	Figure No.	Project Reference
Site Plan	Woodgate Nurseries – Groundwater Monitoring Locations	1	P16339

Regards,

Mark Akmenkalns FIHE
Managing Director

[redacted]
www.bpcivils.co.uk

BP Civils, Transport Planning and Civil Engineering Consultants

BP Civils, 2 West Barn, Norton Lane, Chichester, PO20 3AF

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From: Eleanor Rea [redacted]
Sent: 06 October 2025 09:03
To: Mark Akmenkaln [redacted]
Cc: 'James Belbi [redacted]
Subject: RE: D2390 - Woodgate Phase 3/4 - Groundwater Monitoring Enquiry for Winter GW Monitoring

Morning Mark,

As you said the previous monitoring showed groundwater levels too high for 1m clearance, it has been demonstrated that infiltration is not viable. This follows the National SuDS Standards.

I'm assuming the groundwater levels done last winter are enough for designing for buoyancy/flotation? We wouldn't have a say in that as then we are potentially 'designing', which we have to be very careful of!

Regards,
Ellie

Eleanor Read
Flood Risk Management Officer | Flood Risk Management Team
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH
[redacted] | Web: www.westsussex.gov.uk

From: Mark Akmenkaln [redacted]
Sent: 02 October 2025 12:37
To: Eleanor Rea [redacted]
Cc: 'James Belb [redacted]
Subject: RE: D2390 - Woodgate Phase 3/4 - Groundwater Monitoring Enquiry for Winter GW Monitoring

****EXTERNAL****

Ellie,

Please can you let us know your thoughts please noting we are in October.

Many thanks.

Regards,

Mark Akmenkalns FIHE
Managing Director

[redacted]
[redacted]
[redacted]
www.bpcivils.co.uk

BP Civils, Transport Planning and Civil Engineering Consultants

BP Civils, 2 West Barn, Norton Lane, Chichester, PO20 3AF

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From: Mark Akmenkalns
Sent: 15 September 2025 09:15
To: Eleanor Rea [redacted]
Cc: James Bel [redacted]
Subject: D2390 - Woodgate Phase 3/4 - Groundwater Monitoring Enquiry for Winter GW Monitoring

Hi Ellie,

On behalf of my client Hanbury, we are reviewing the drainage strategies for the collaborative phased development at Woodgate nurseries. With winter months now on the horizon we are seeking confirmation of testing requirements which may be necessary imminently.

This email enquiry relates to phase 3/4 as shown in the extract below:



Adhering to protocol, my client has already obtained groundwater monitoring for a full winter period as enclosed which covers 1st Oct 24 to 6th May 25.

The groundwater level data concludes an inability to provide min. 1.00m freeboard in respect of the bases of infiltration features and peak groundwater levels as a result. Therefore, as designer, we conclude that infiltration would not be viable, therefore no further geotechnical testing for groundwater monitoring and/or infiltration will be required for phase 3/4.

I would be grateful if you could confirm WSCC acknowledgment to the above in light of the pending planning applications.

Many thanks in advance.

Regards,

Mark Akmenkalns FIHE
Managing Director

[redacted]

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BP Civils, 2 West Barn, Norton Lane, Chichester, PO20 3AF

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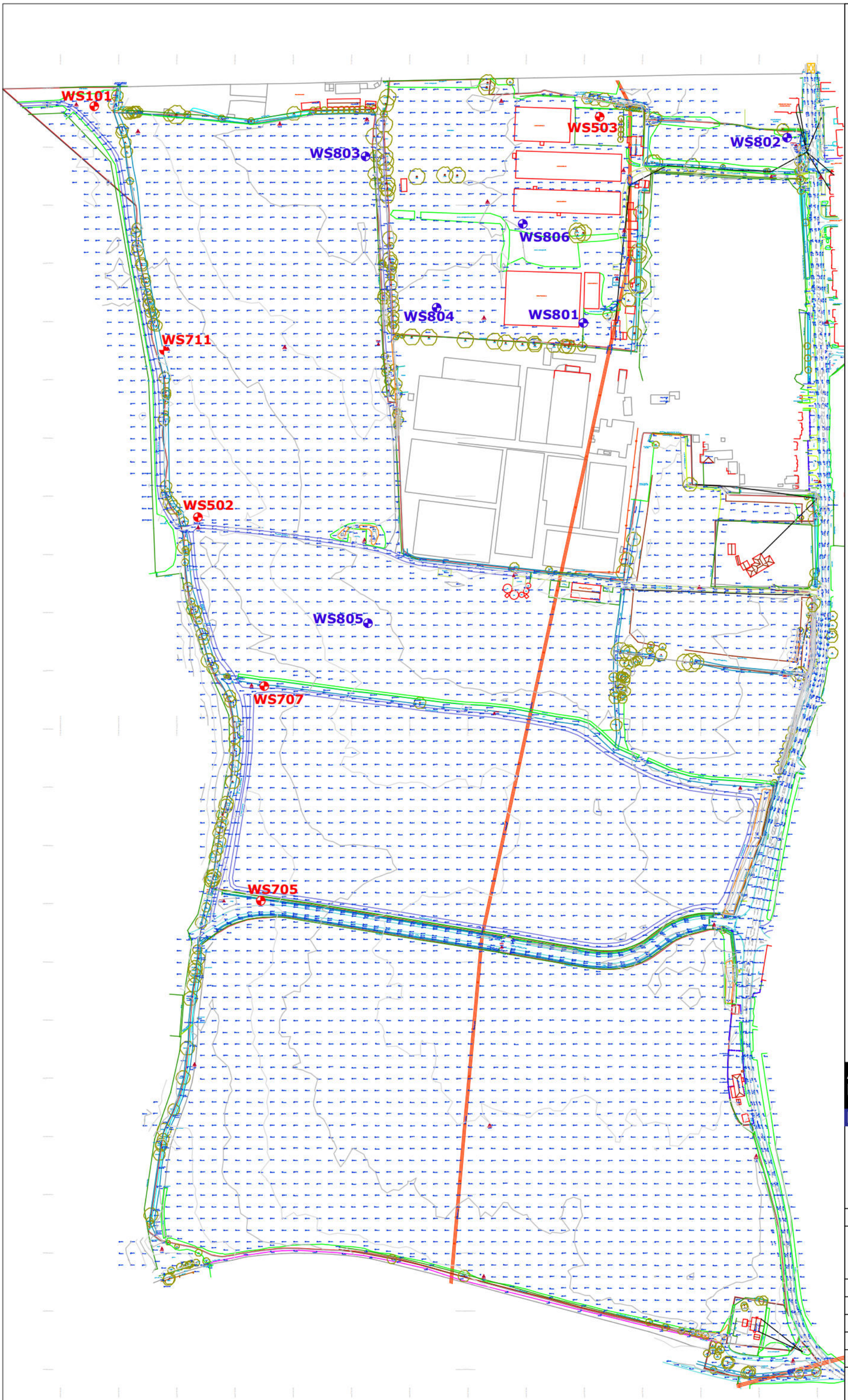
CQMS Safety Scheme

SSIP

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ASHDOWN SITE INVESTIGATION
L•I•M•I•T•E•D

Unit 3
The Old Grain Store
Ditchling Common Business Park
Ditchling
East Sussex
BN6 8SG
01273 483119
contact@ashdownsi.co.uk

Site:

Land south of Woodgate
and west of Lidsey Road/A29,
West Sussex

Project Ref:

P16821

Figure No.

1

Drawing Title

Site Plan

Scale

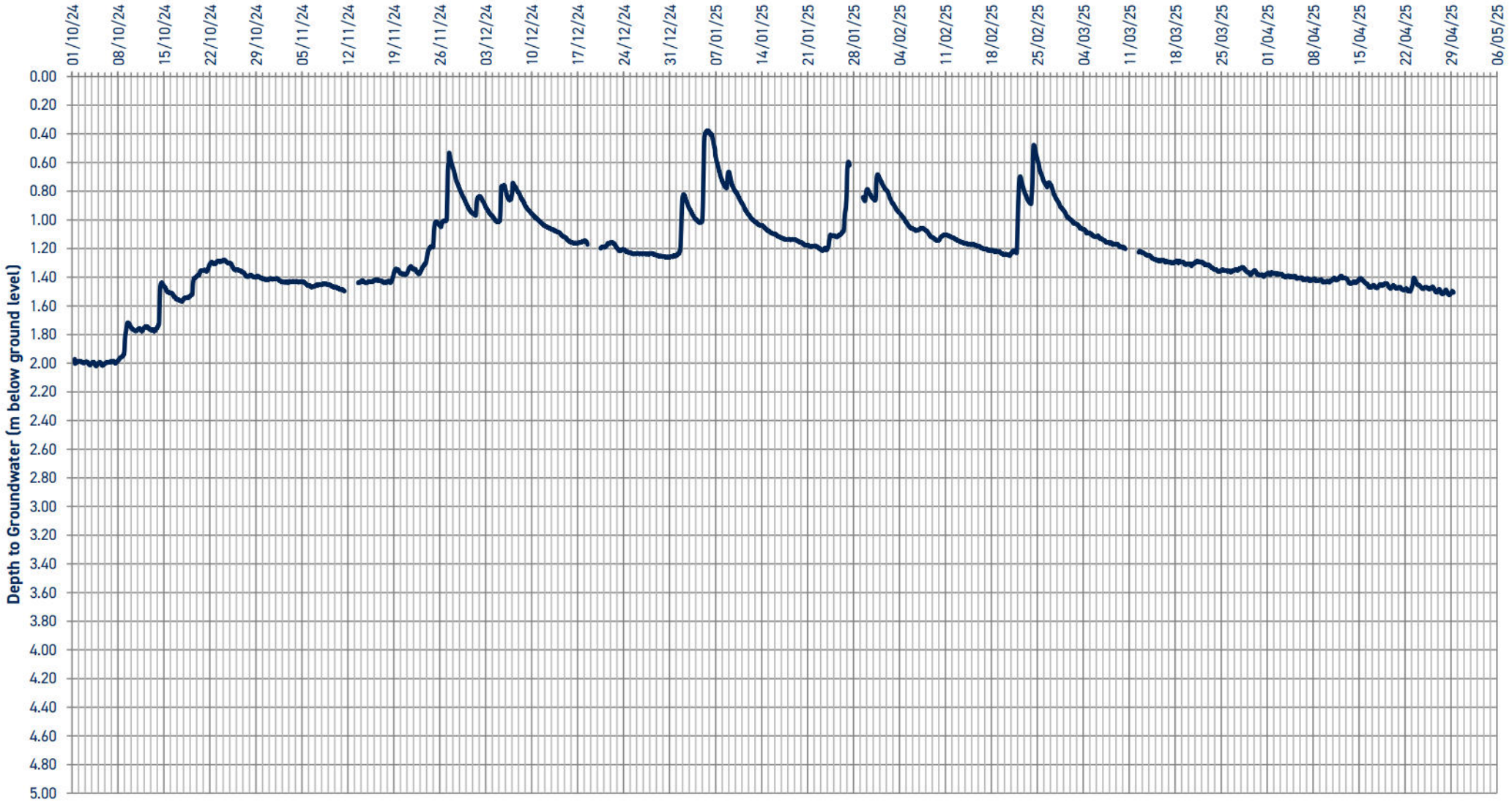
NTS

ASHDOWN SITE INVESTIGATION

GROUNDWATER MONITORING

Site: Woodgate Phase 3, West Sussex

Project Ref: P16821



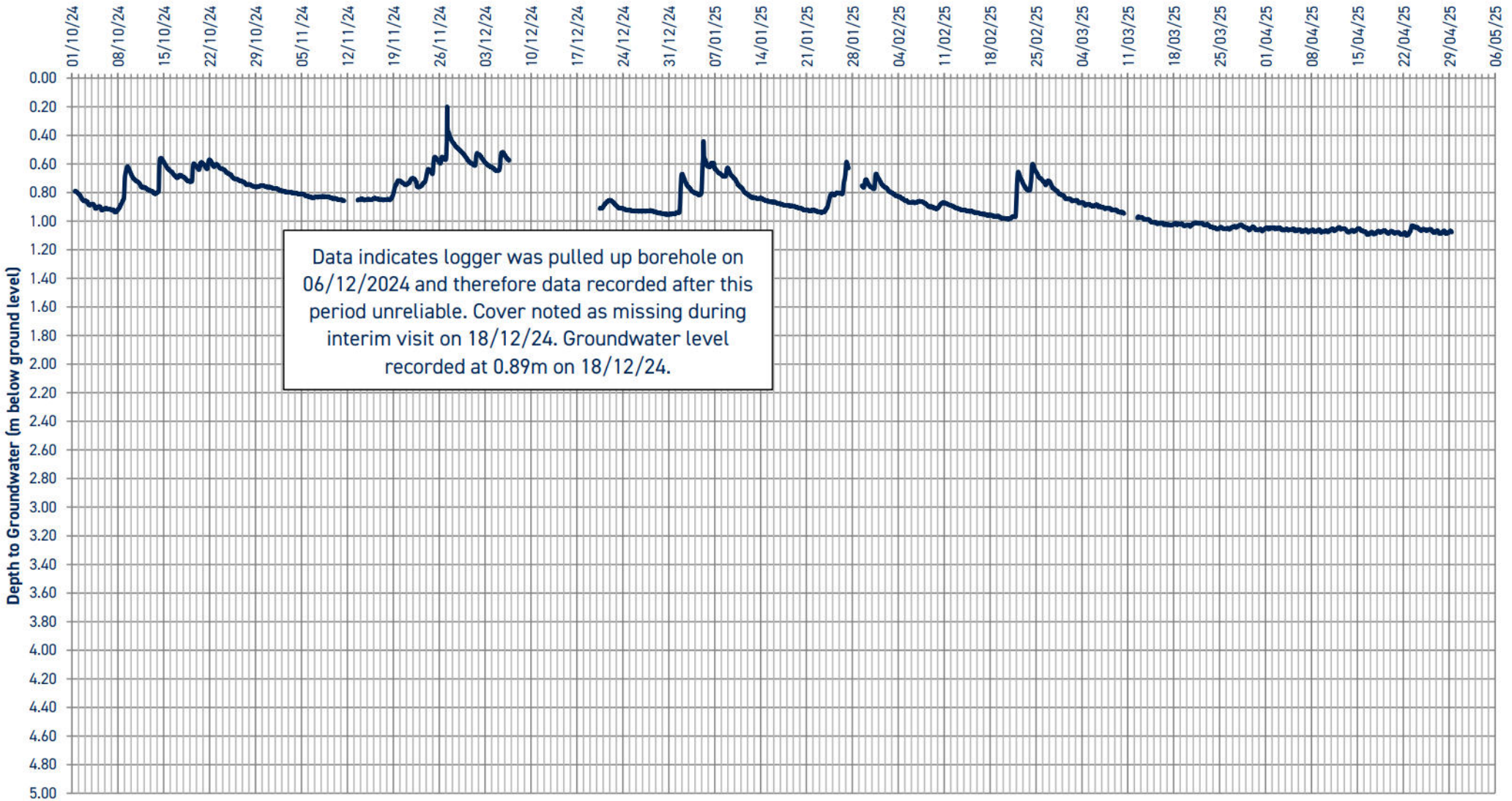
WS101

ASHDOWN SITE INVESTIGATION

GROUNDWATER MONITORING

Site: Woodgate Phase 3, West Sussex

Project Ref: P16821



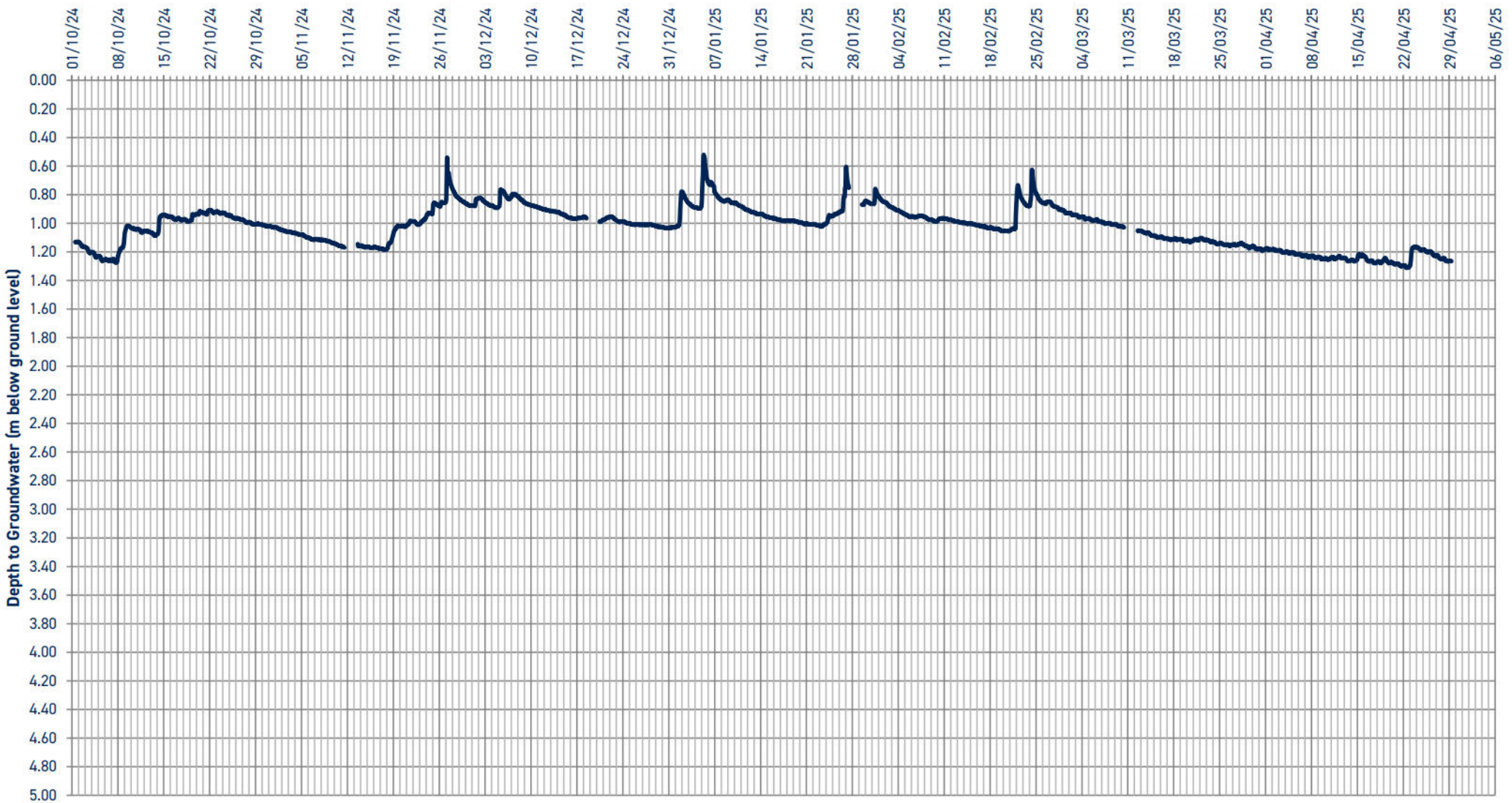
WS502

ASHDOWN SITE INVESTIGATION

GROUNDWATER MONITORING

Site: Woodgate Phase 3, West Sussex

Project Ref: P16821



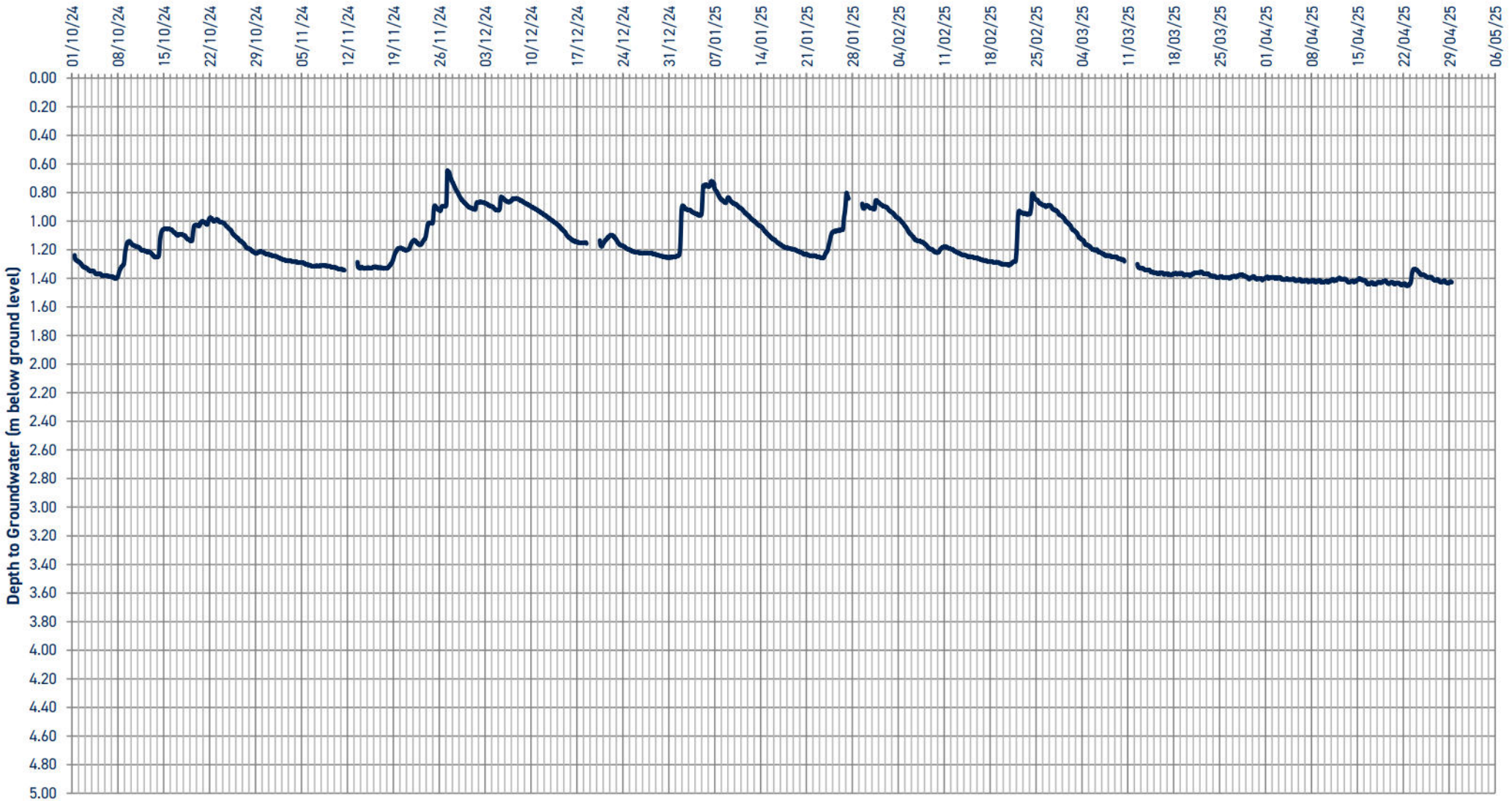
WS503

ASHDOWN SITE INVESTIGATION

GROUNDWATER MONITORING

Site: Woodgate Phase 3, West Sussex

Project Ref: P16821



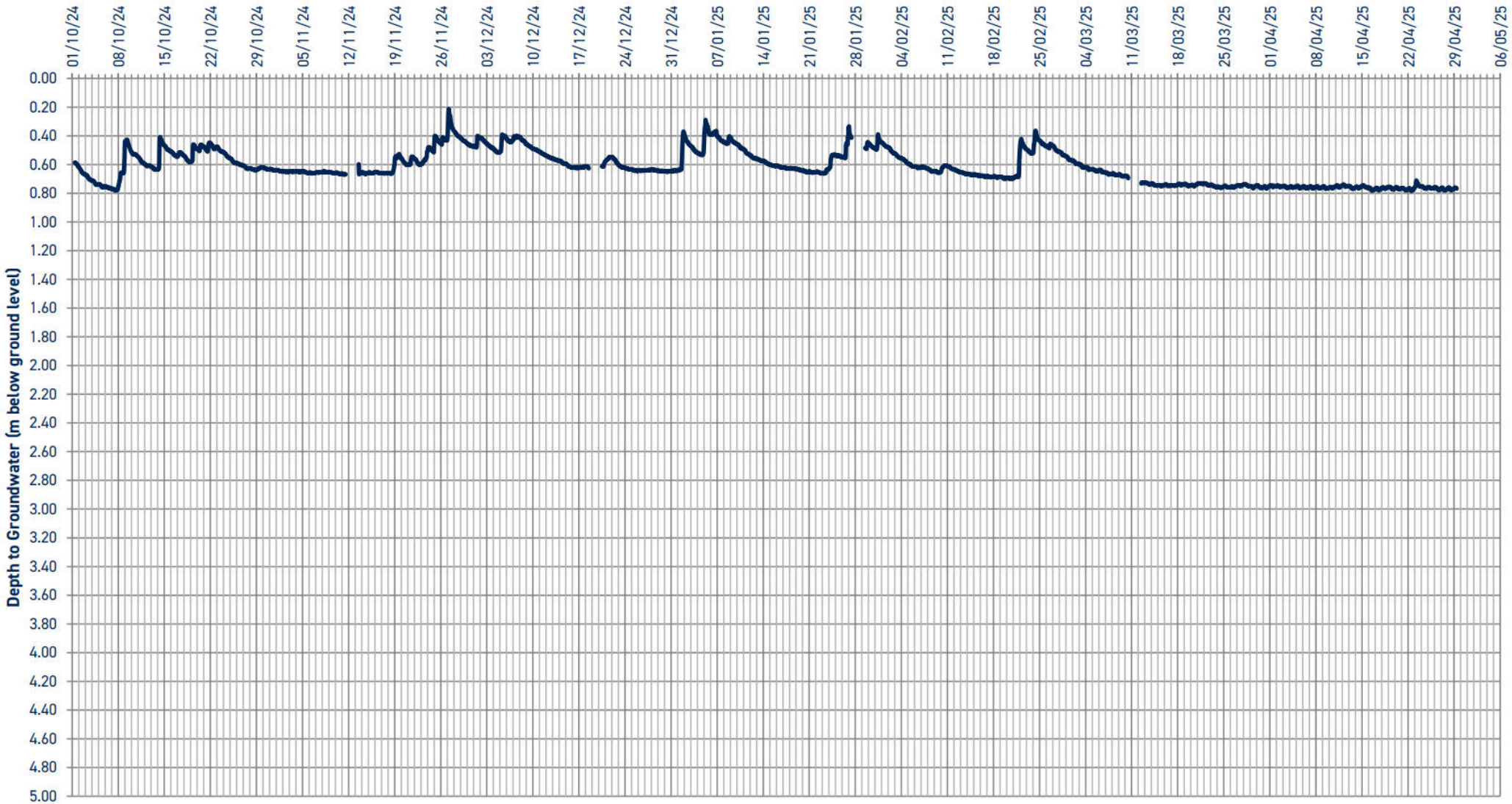
WS705

ASHDOWN SITE INVESTIGATION

GROUNDWATER MONITORING

Site: Woodgate Phase 3, West Sussex

Project Ref: P16821



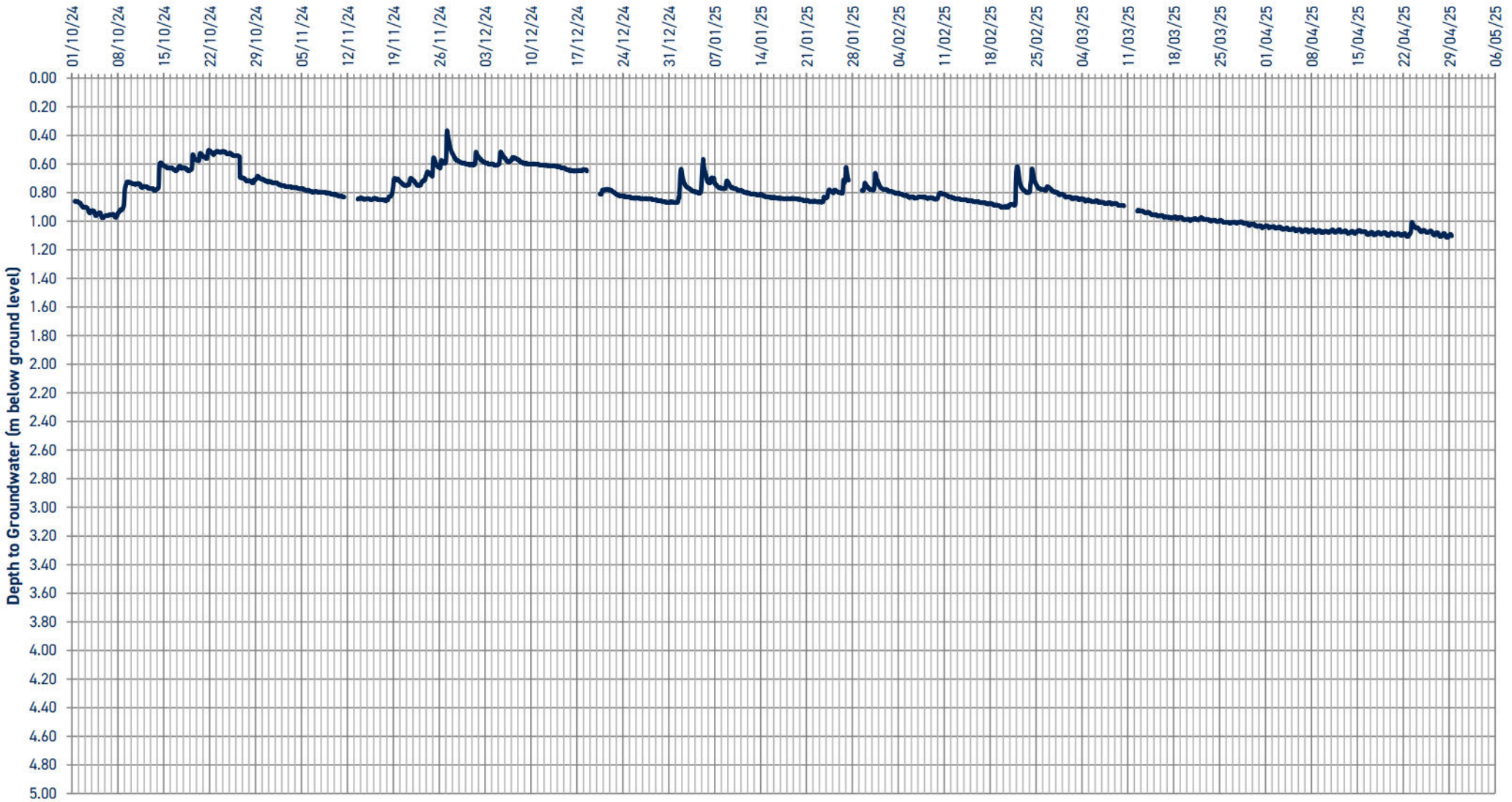
WS707

ASHDOWN SITE INVESTIGATION

GROUNDWATER MONITORING

Site: Woodgate Phase 3, West Sussex

Project Ref: P16821



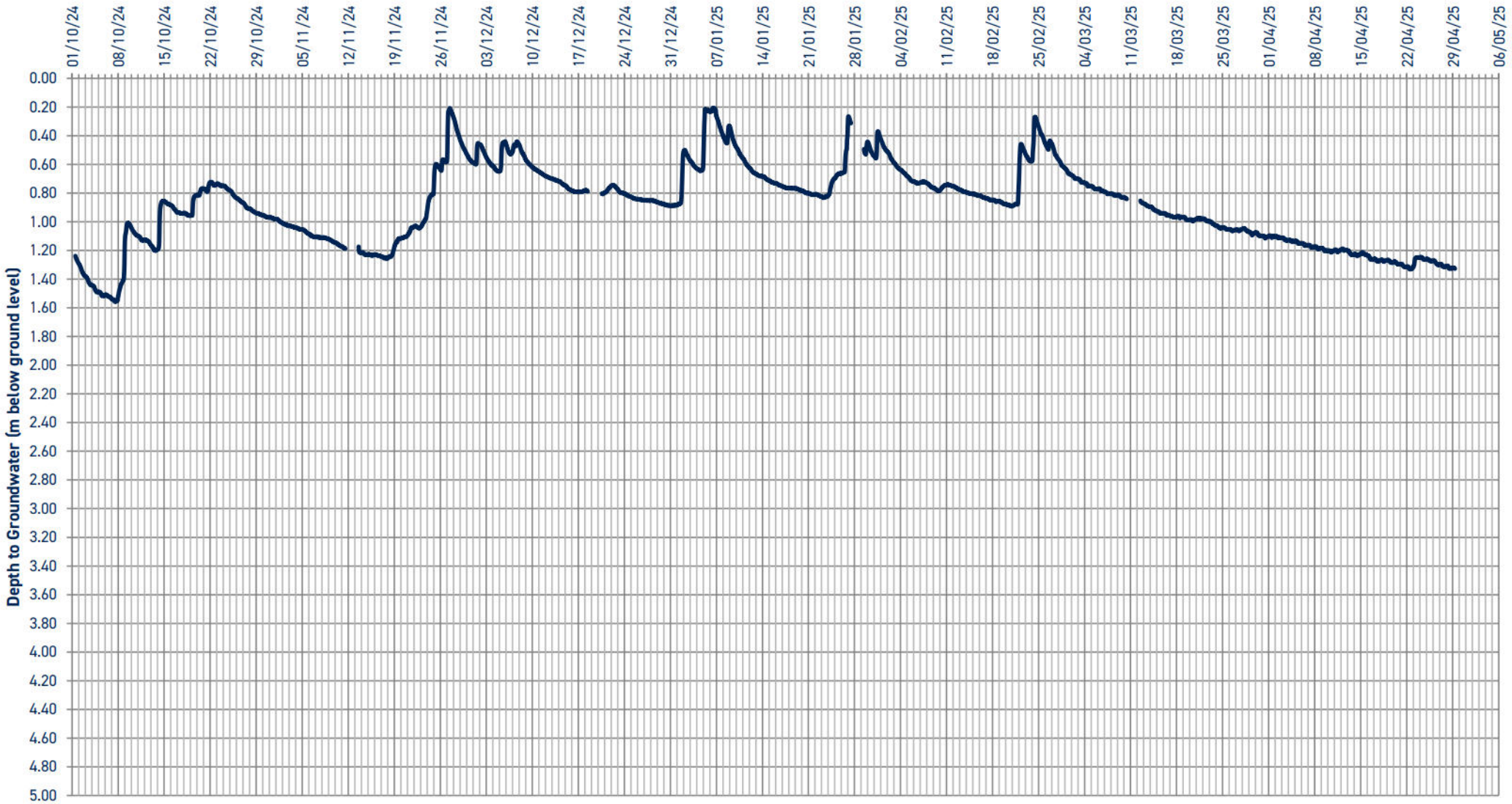
WS711

ASHDOWN SITE INVESTIGATION

GROUNDWATER MONITORING

Site: Woodgate Phase 3, West Sussex

Project Ref: P16821



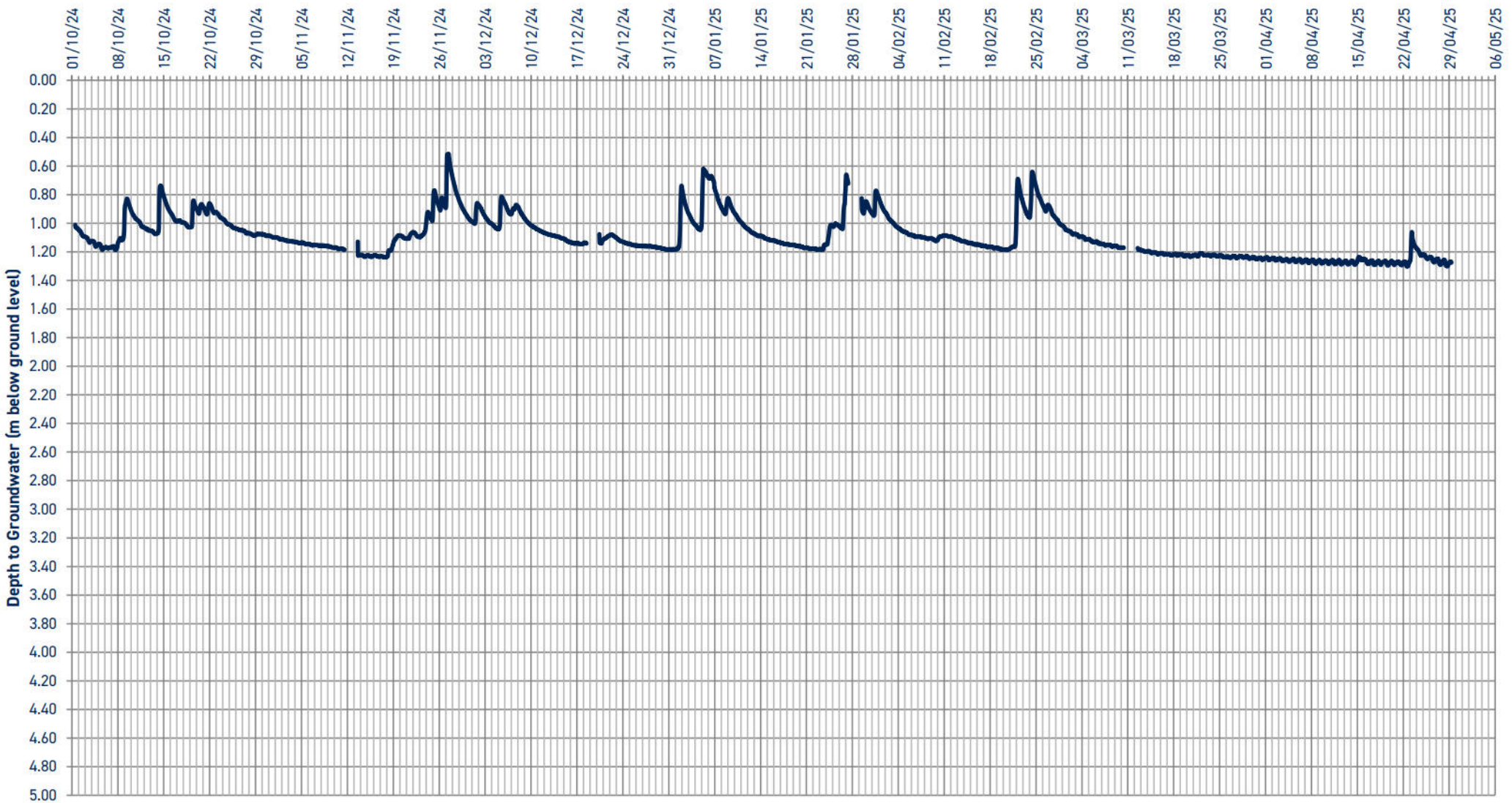
WS801

ASHDOWN SITE INVESTIGATION

GROUNDWATER MONITORING

Site: Woodgate Phase 3, West Sussex

Project Ref: P16821



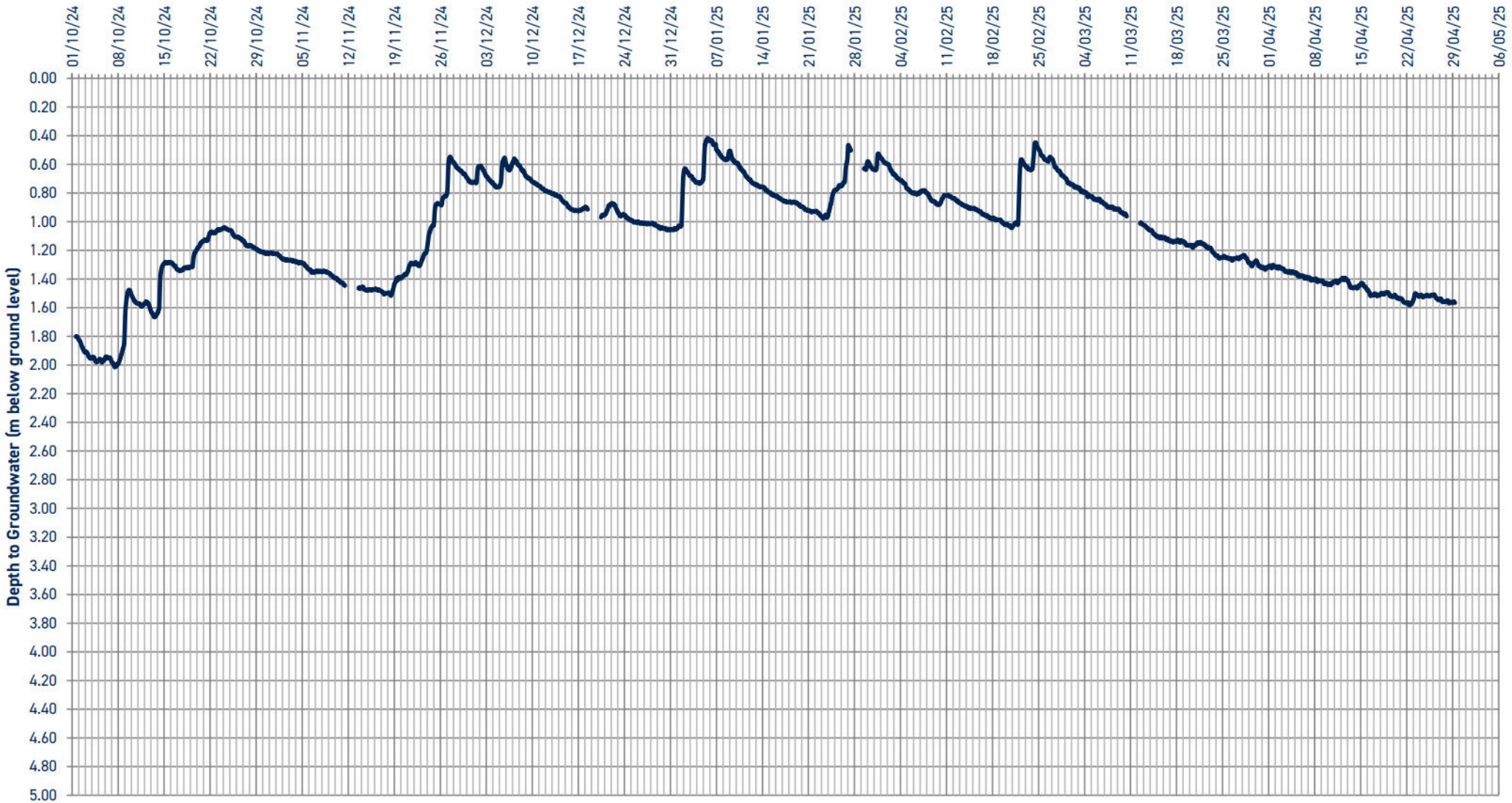
WS802

ASHDOWN SITE INVESTIGATION

GROUNDWATER MONITORING

Site: Woodgate Phase 3, West Sussex

Project Ref: P16821



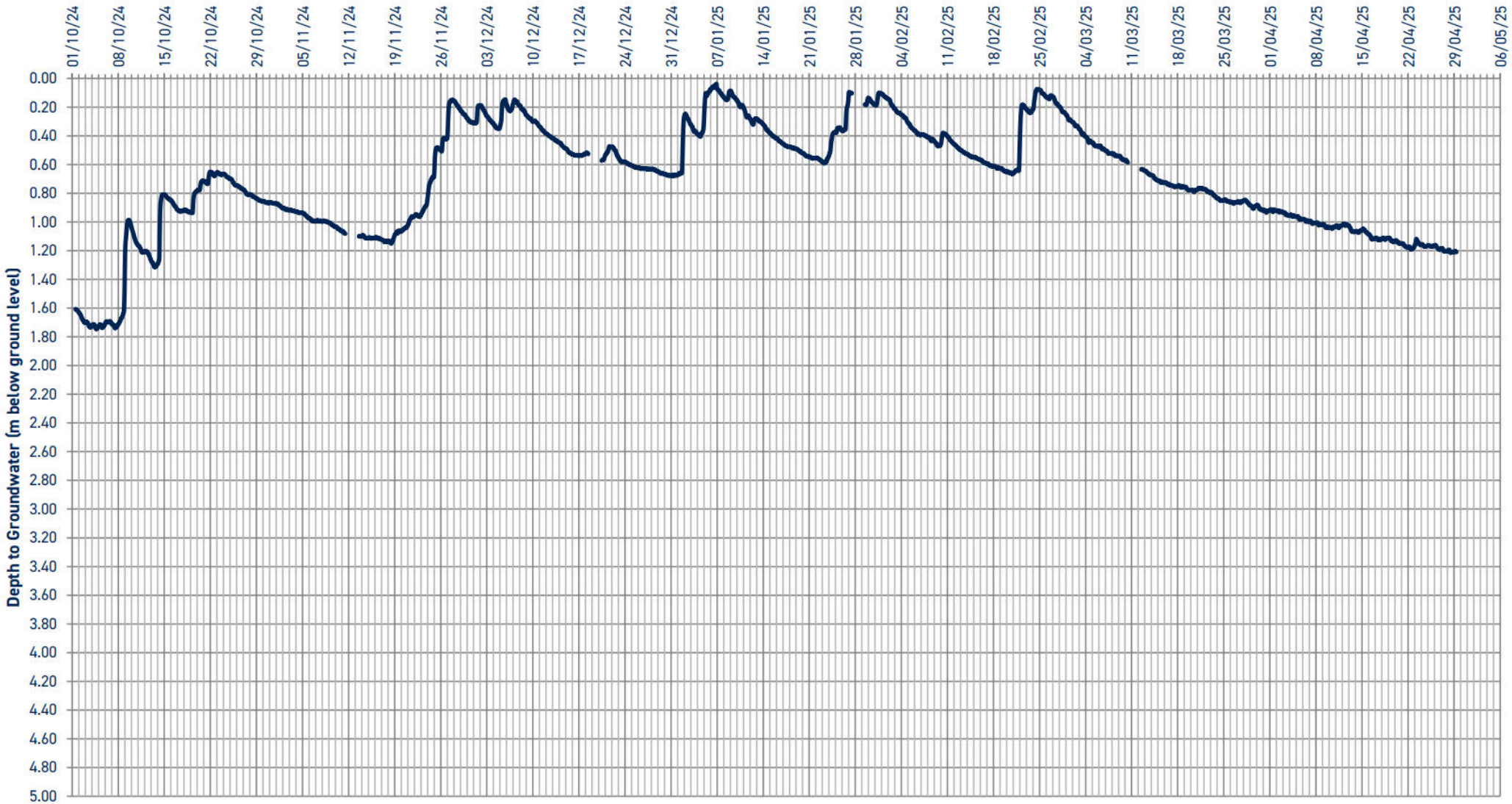
WS803

ASHDOWN SITE INVESTIGATION

GROUNDWATER MONITORING

Site: Woodgate Phase 3, West Sussex

Project Ref: P16821



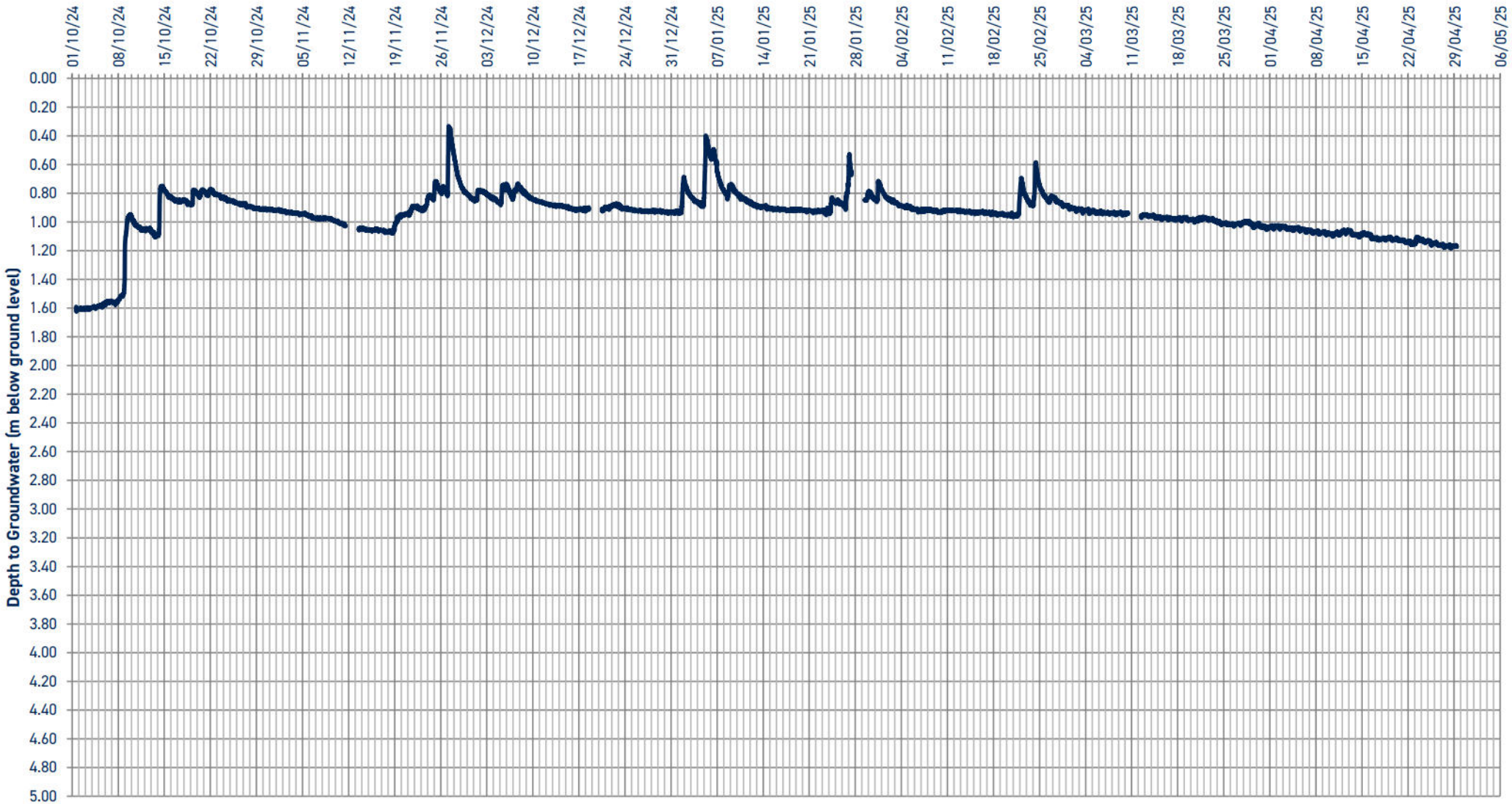
WS804

ASHDOWN SITE INVESTIGATION

GROUNDWATER MONITORING

Site: Woodgate Phase 3, West Sussex

Project Ref: P16821



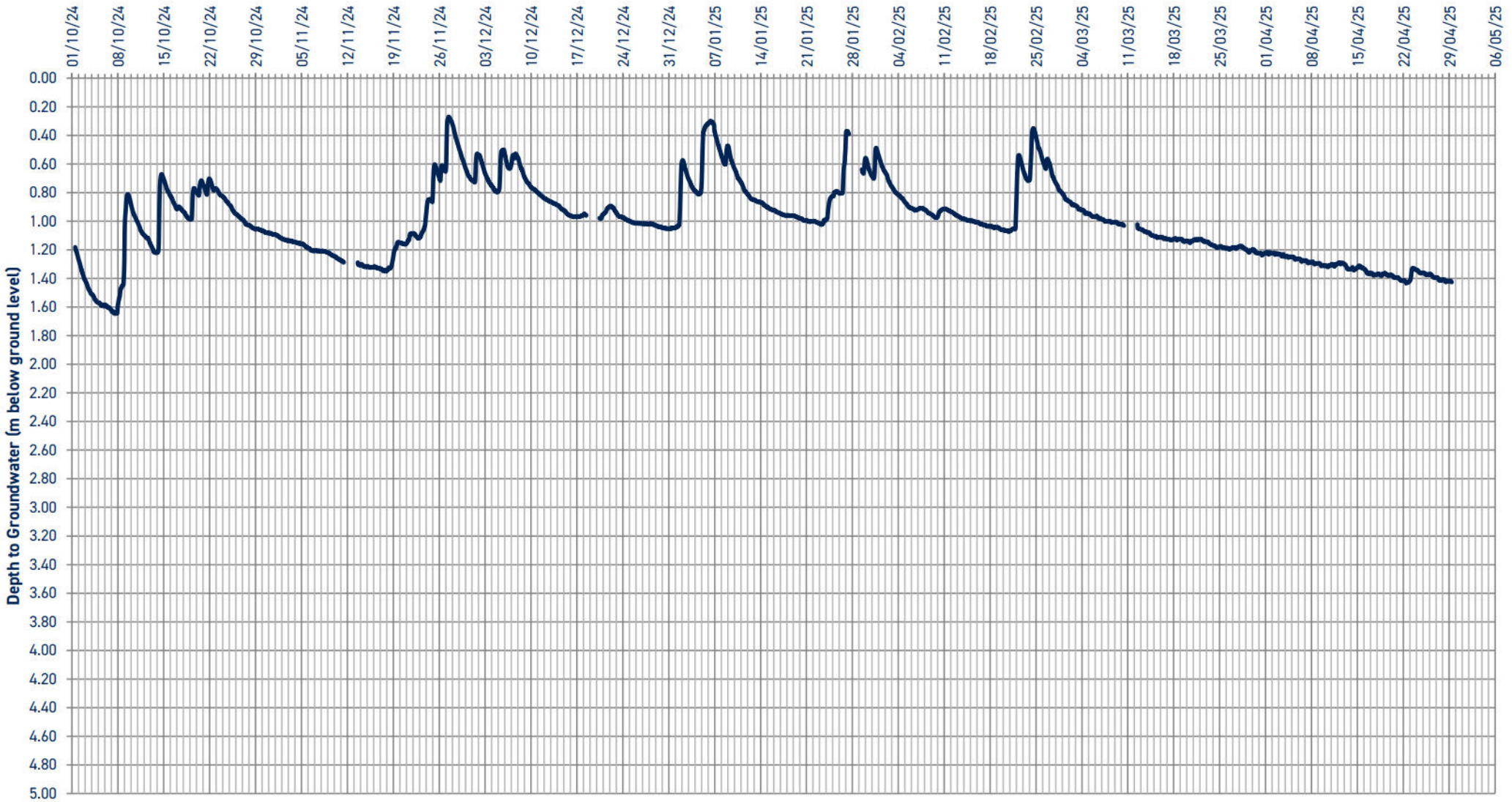
WS805

ASHDOWN SITE INVESTIGATION

GROUNDWATER MONITORING

Site: Woodgate Phase 3, West Sussex

Project Ref: P16821



WS806