



Nyetimber Wines

Knowe Top Farm, West Chiltington, RH20 2LD

FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY

For New Pressing Centre

On behalf of Nyetimber Ltd.

9456-NWC-RGP-XX-XX-RP-D-0500 P1

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1 INTRODUCTION

- 1.1.1 RGP has been commissioned by Nyetimber Ltd. (the 'Client') to prepare a flood risk assessment and drainage strategy to support the Full Planning Application to Horsham District Council for Nyetimber Wines, Knowe Top Farm, West Chiltington, RH20 2LD.
- 1.1.2 The existing site is greenfield land. The proposals include the development new pressing centre building, concrete apron, and access extension from Knowe Top Farm.
- 1.1.3 The proposed planning boundary covers an area of 0.975ha. The entire development is to remain private and no part of it is proposed to be adopted.
- 1.1.4 In accordance with the requirements of the NPPF Chapter 14, this site-specific flood risk assessment will assess the level of risk to the property over the lifetime of the development from all sources of flooding, and recommend mitigation measures to be incorporated in the design of this scheme.
- 1.1.5 The surface water drainage strategy will outline how sustainable urban drainage systems (SUDS) will be incorporated into the development layout.
- 1.1.6 This flood risk assessment and drainage strategy has been produced in accordance with the requirements of the Local Planning Authority, Horsham District Council, the Lead Local Flood Authority, West Sussex County Council, and the Environment Agency.

2 DEVELOPMENT PROPOSAL

2.1 Site Location and Description

- 2.1.1 The site is located north-east of Knowe Top Farm, to the east of Broadford Bridge Road. The site location is OSGB Ref: 509620, 119100. It is located circa 0.8km north-east of the village of West Chiltington. The site currently comprises of a vineyard.
- 2.1.2 The site is bounded by vineyards to the north, east and west, and by Knowe Top Farm (existing pressing centre) to the south. Park Hanger ancient woodland is located 300m to the east of the site.



Figure 1 – Site Location Plan

2.2 Proposed Development

- 2.2.1 The proposals include the development new pressing centre building, concrete apron, and access extension from Knowe Top Farm. Refer to APPENDIX 1 of this report for proposed site layout plan.

2.3 Statutory Authorities and Consultation

- 2.3.1 The following statutory authorities and stakeholders are applicable to this site as shown in Table 1:

Table 1 - Statutory Authorities and Stakeholders

Function	Stakeholder	Abbreviation
Executive Public Body	Environment Agency	EA
Lead Local Flood Authority (LLFA)	West Sussex County Council	WSCC
Statutory Undertaker for sewers	Southern Water	SW
Internal Drainage Board	N/A	-
Planning Authority	Horsham District Council	HDC

- 2.3.2 Consultation with statutory authorities has not been undertaken in the production of this report.

3 PLANNING POLICY

3.1.1 The proposed development will be designed in accordance with the requirements as set out in the National Planning Policy Framework, Flood risk and coastal change planning practice guidance (PPG)¹, and local plans and policies as follows:

3.2 National Planning Policy Framework

3.2.1 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England. Section 14 (updated 12 December 2024) covers the topic of meeting the challenge of climate change, flooding and coastal change². New development should take a proactive approach to mitigating and adapting to the impacts arising from climate change, including avoiding increased vulnerability to flood risk.

3.2.2 With regards to planning and flood risk, the NPPF sets out the following key policies:

- 170. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 172. All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by applying the sequential test and then, if necessary, the exception test.
- 181. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.
- 182. Applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity.

¹ <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

² <https://www.gov.uk/guidance/national-planning-policy-framework/14-meeting-the-challenge-of-climate-change-flooding-and-coastal-change>

3.3 Local Development Plans

- 3.3.1 The **Horsham District Planning Framework (2015)**³ (HDPF) sets out the planning strategy for Horsham district outside the South Downs National Park (SDNP), for the years up to 2031, to deliver the social, economic and environmental needs of the area. The policies relevant to flood risk and sustainable drainage are summarised as follows:

Strategic Policy 38: Flooding

1. Development proposals will follow a sequential approach to flood risk management, giving priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere.
2. Comply with the tests and recommendations set out in the Horsham District Strategic Flood Risk Assessment (SFRA).
3. Where there is the potential to increase flood risk, proposals must incorporate the use of sustainable drainage systems (SuDS) where technically feasible, or incorporate water management measures which reduce the risk of flooding and ensure flood risk is not increased elsewhere.
4. Consider the vulnerability and importance of local ecological resources such as water quality and biodiversity when determining the suitability of SuDS. New development should undertake more detailed assessments to consider the most appropriate SuDS methods for each site. Consideration should also be given to amenity value and green infrastructure.
5. Utilise drainage techniques that mimic natural drainage patterns and manage surface water as close to its source as possible will be required where technically feasible.
6. Be in accordance with the objective of the Water Framework Directive, and accord with the findings of the Gatwick Sub Region Water Cycle Study in order to maintain water quality and water availability in rivers and wetlands and wastewater treatment requirements.

- 3.3.2 The **West Chiltington Neighbourhood Plan 2023 to 2031**⁴ (WCNP) was 'made' with effect 24 June 2026. The Plan sets out a vision to ensure that the special, attractive and valued characteristics of the Parish, including its rural feel, historic buildings, low-density construction, relative tranquillity, gardens, wildlife and relationship with the surrounding countryside are protected and enhanced. The vision is underpinned by a clear set of core objectives that seek to make a positive contribution to sustainable growth within the Parish, economically environmentally and socially. The policies relevant to flood risk and sustainable drainage are summarised as follows:

Policy EH2: Flooding, Drainage and New Development

1. Development proposals on undeveloped land should demonstrate that peak surface water run-off rates and run off volumes from the application site will be returned to pre-development greenfield levels as far as reasonably practicable.

³ <https://www.horsham.gov.uk/planning/local-plan/read-the-current-local-plan>

⁴ <https://www.horsham.gov.uk/planning/neighbourhood-planning/west-chiltington>

3.4 Flood Risk Assessment and Management Plans

- 3.4.1 The **West Sussex Local Flood Risk Management Strategy: 2025 - 2030**⁵ (LFWMS) sets the direction of travel for managing flood risk long term, with objectives, measures and actions for the next five years. This will outline clear priorities on how local flood risk will be managed by WSCC and other risk management authorities. This strategy also considers the impact of climate change on flooding in the future and attempts to minimise these risks.
- 3.4.2 The **HDC Level 1 Strategic Flood Risk Assessment (2024)**⁶ (SFRA) provides an overview of the risk of flooding from all sources in the planning authority area, taking into the account the impacts of climate change, as well as assessing the impact that land use changes and development in the area could have on flood risk.

3.5 Site-Specific Flood Risk Assessment Methodology

- 3.5.1 Information used in preparing this Flood Risk Assessment was obtained from the following sources:
- (i) Environment Agency Flood Map for Planning
 - (ii) Environment Agency Long Term Flooding Map
 - (iii) Environment Agency Main River Map
 - (iv) EA Climate Change Guidance
 - (v) Horsham District Planning Framework (2015)
 - (vi) West Chiltington Neighbourhood Plan 2023 to 2031
 - (vii) West Sussex Local Flood Risk Management Strategy: 2025 – 2030
 - (viii) HDC Level 1 Strategic Flood Risk Assessment (2024)

⁵ <https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/local-flood-risk-management-strategy/>

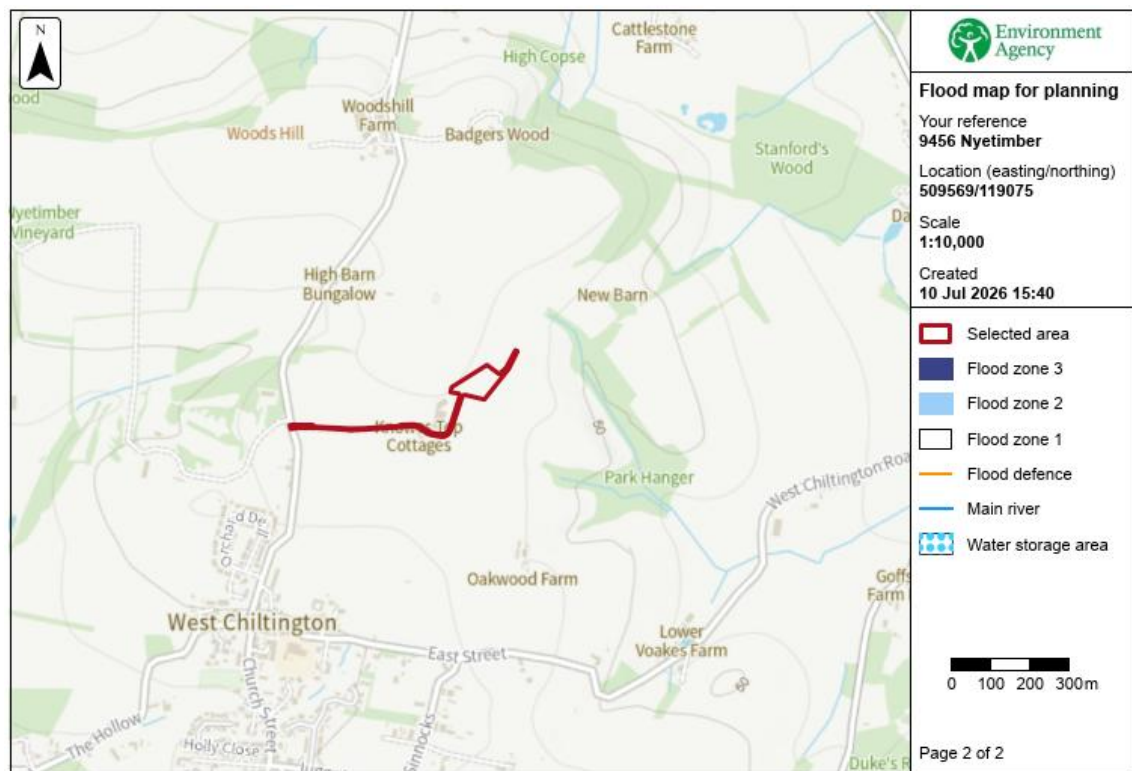
⁶ https://www.horsham.gov.uk/_data/assets/pdf_file/0003/139584/Horsham-Level-1-SFRA_FINAL_Report.pdf

4 PLANNING POLICY CONTEXT

- 4.1.1 A site-specific FRA should be carried out to demonstrate how flood risk will be managed now and over the development's lifetime, taking into account climate change and with regards to the vulnerability of its users.
- 4.1.2 In order to adequately consider and demonstrate how the flood risk will be managed, we need to identify what the probability is of the site flooding, what the site is going to be used for, the associated flood risk vulnerability, and the compatibility between the flood risk vulnerability and the flood zones.

4.2 Flood Zones

- 4.2.1 Flood zones are defined by the EA, and refer to the probability of river and sea flooding, excluding the presence of defences. The flood zone for this development has been determined from the EA 'Flood Map for Planning'⁷.



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Figure 2 - Flood Map for Planning

⁷ <https://flood-map-for-planning.service.gov.uk/>

Table 2 - Flood Zones

Flood Zone	Probability	Definition
Flood Zone 1	Low	Land which has a less than 0.1% (1 in 1,000 year) chance of flooding from rivers or the sea.
Flood Zone 2	Medium	Land which has between a 1% (1 in 100 year) and 0.1% (1 in 1,000 year) chance of flooding from rivers and between a 0.5% (1 in 200 year) and 0.1% (1 in 1,000 year) chance of flooding from the sea.
Flood Zone 3a	High	Land which has a 1% (1 in 100 year) or more chance of flooding from rivers, or a 0.5% (1 in 200 year) or more chance of flooding from the sea.
Flood Zone 3b	Functional Flood Plain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

4.3 Flood Risk Vulnerability Classification

- 4.3.1 The flood risk vulnerability classifications are detailed in 3 below as per Annex 3 of the NPPF.

Table 3 - Flood Risk Vulnerability Classification

Classification	Description
Essential Infrastructure	- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk. - Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood. - Wind turbines. - Solar farms
Highly Vulnerable	- Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding. - Emergency dispersal points. - Basement dwellings. - Caravans, mobile homes and park homes intended for permanent residential use. - Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure').

Classification	Description
More Vulnerable	- Hospitals - Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels. - Buildings used for residential houses, student halls of residence, drinking establishments, nightclubs and hotels. - Non-residential uses for health services, nurseries and educational establishments. - Landfill* and sites used for waste management facilities for hazardous waste. - Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.
Less Vulnerable	- Police, ambulance and fire stations which are not required to be operational during flooding. - Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure. - Land and buildings used for agriculture and forestry. - Waste treatment (except landfill* and hazardous waste facilities). - Minerals working and processing (except for sand and gravel working). - Water treatment works which do not need to remain operational during times of flood. - Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place. - Car parks
Water Compatible	- Flood control infrastructure. - Water transmission infrastructure and pumping stations. - Sewage transmission infrastructure and pumping stations. - Sand and gravel working. - Docks, marinas and wharves. - Navigation facilities. - Ministry of Defence installations. - Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. - Water-based recreation (excluding sleeping accommodation). - Lifeguard and coastguard stations. - Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. - Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

4.4 Flood Risk Vulnerability and Flood Zone Compatibility

- 4.4.1 The compatibility of the development flood zone and flood risk vulnerability classification, as identified above, has been assessed in accordance with the Flood Risk and Coastal Change PPG as shown in Table 4.

Table 4 - Flood Risk Vulnerability and Flood Zone Compatibility

Flood Zone	Flood Risk Vulnerability Classification				
	Essential Infra	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Flood Zone 1	✓	✓	✓	✓	✓
Flood Zone 2	✓	Exception Test	✓	✓	✓
Flood Zone 3a†	Exception Test†	✗	Exception Test	✓	✓
Flood Zone 3b*	Exception Test*	✗	✗	✗	✓*

✓ Development Appropriate

✗ Development Should not be Permitted

† Essential Infrastructure should be designed and constructed to remain operational and safe in times of flood

* In Flood Zone 3b (functional floodplain) essential infrastructure that has to be there and has passed the Exception Test, and water-compatible uses, should be designed and constructed to:
remain operational and safe for users in times of flood;
result in no net loss of floodplain storage;
not impede water flows and not increase flood risk elsewhere.

4.5 Sequential Test & Exception Test

- 4.5.1 The Flood risk and coastal change PPG p. 027 states "The sequential test should be applied to 'Major' and 'Non-major' development proposed in areas at risk of flooding, as set out in paragraphs 173 to 174 of the National Planning Policy Framework. Paragraphs 175, 176 and 180 set out exemptions from the sequential test.
- 4.5.2 In applying paragraph 175 a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied."
- 4.5.3 This approach has been adopted in this site-specific flood risk assessment, and therefore the sequential test has not been applied to these development proposals.
- 4.5.4 The exception test is not required for this development in accordance with Table 4.

5 EXISTING SITE INFORMATION

5.1 Topography and Watercourses

- 5.1.1 The site is located on the outer slopes of Woods Hill. Locally, the topographic survey (see APPENDIX 2) shows the proposed compound area falls from west (70.5m AOD) to east (66.5m AOD).
- 5.1.2 The access track through Knowe Top Farm varies in elevation; from 64.0m AOD at Broadford Bridge Road, rising to 68.5m AOD Knowe Top Cottages, falling to 63.6m AOD at the bend, and then rising again to 69.1m AOD at the compound site.



Figure 3 - Local Topography (en-gb.topographic-map.com)

- 5.1.3 There are no EA Main Rivers in the vicinity of the site. An ordinary watercourse is located in Park Hanger wood, 200m east of the site, as shown in Figure 4.



Figure 4 – Watercourses (OpenStreetMap)

5.2 Geology

5.2.1 Landis Soils Vues Viewer⁸ states the site comprises of 'Soilscape 6: Freely draining slightly acid loamy soils'.

5.2.2 British Geological Society (BGS) Geology Viewer⁹ classifies the geology of the site as:

- Superficial deposits – N/A
- Bedrock geology – Hythe Formation-Sandstone.



Figure 5 - BGS Combined Geology

5.2.3 The BGS borehole record map shows that in 2020, a borehole was drilled at Clarkes Farm, East Street (RH20 2JY), 670m south of the site. This location is expected to have similar geology to the development site based on the desktop geology map data.

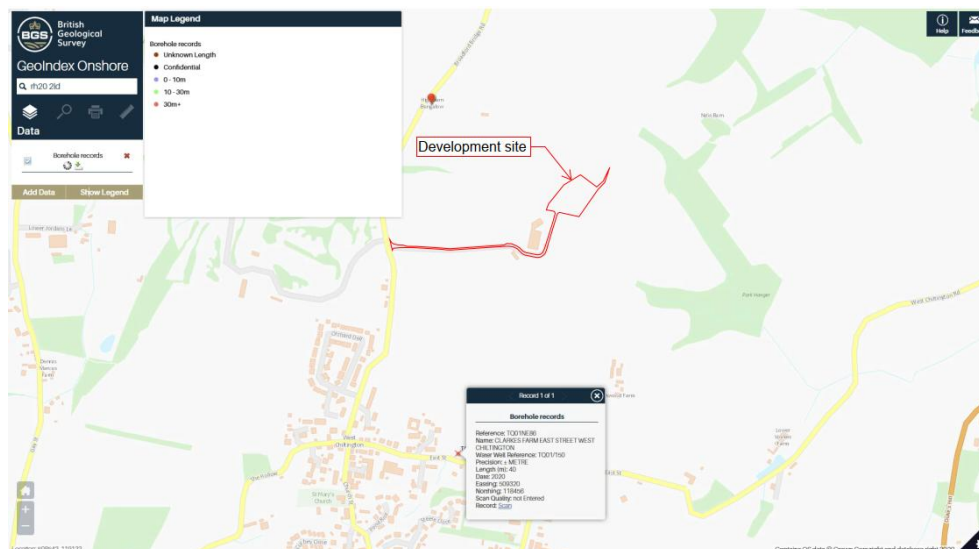


Figure 6 - BGS Borehole Record Map

5.2.4 Borehole TQ01NE86 (see APPENDIX 6) found the Hythe Beds strata only for the entire 40m depth of the borehole. Groundwater was struck at 16m below datum (ground level).

⁸ <https://www.landis.org.uk/soils Vues/>

⁹ <https://geologyviewer.bgs.ac.uk/>

5.3 Aquifers and Source Protection Zones

5.3.1 EA Magic Map shows the site is underlain by aquifers as follows:

- Superficial deposits – N/A
- Bedrock geology - Principal

5.3.2 The site is within Source Protection Zone 3. Source Protection Zones (SPZs) are defined around large and public potable groundwater abstraction sites. The purpose of SPZs is to provide additional protection to safeguard drinking water quality through constraining the proximity of an activity that may impact upon a drinking water abstraction. This is part of an initial screening process in assessing impacts to groundwater resources.

5.3.3 Zone 3: (Total catchment) - This zone is defined as the total area needed to support the abstraction or discharge from the protected groundwater source.

5.3.4 The groundwater vulnerability rating for the development site is classified as **High**. The EA Groundwater Vulnerability Map shows the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a single square kilometre.

5.4 Infiltration Testing

5.4.1 Infiltration testing to BRE365 was undertaken by the client on 18-19 June 2026. The results are included in APPENDIX 5 . The worst infiltration rate was calculated to be 2.44×10^{-5} m/s, which is above the minimum design rate for infiltration to be feasible.

5.4.2 No groundwater was struck in the 2.0m deep pit excavated for the infiltration testing. Groundwater monitoring was not undertaken as the groundwater level is expected at 18m below ground level from BGS borehole record.

6 FLOOD RISK

6.1 Climate Change Allowance

- 6.1.1 The design lifetime for the proposed commercial building has been assumed to be up to 75 years. In accordance with the EA guidance of climate change allowances for flood risk assessments¹⁰, the 2070s / 2080s epoch is applicable.
- 6.1.2 The EA recommended values for climate change allowances are stated in Table 5. The site is located across two catchments; the Arun and Western Streams Management Catchment to the west, and the Adur and Ouse Management Catchment to the east, as shown in Figure 7.

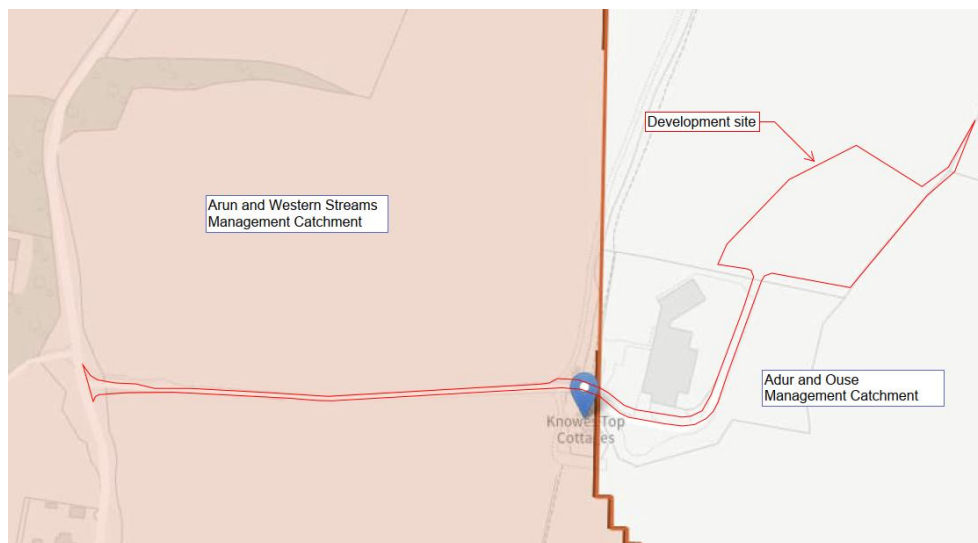


Figure 7 - EA Management Catchment Boundaries

Table 5 - EA Climate Change Allowances

Allowance	Epoch	Central	Higher	Upper
Arun and Western Streams Management Catchment				
Peak River Flow	2080s	25%	36%	64%
Peak Rainfall – 3.3% AEP	2070s	25%	-	40%
Peak Rainfall – 1% AEP	2070s	25%	-	45%
Adur and Ouse Management Catchment				
Peak River Flow	2080s	37%	556%	107%
Peak Rainfall – 3.3% AEP	2070s	20%	-	40%
Peak Rainfall – 1% AEP	2070s	25%	-	45%

¹⁰ <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

6.2 Flooding from Rivers and the Sea

- 6.2.1 The EA Flood Map for Planning states the development site is located within Flood Zone 1, as shown in Figure 2.
- 6.2.2 The EA Long Term Flood Risk Summary¹¹ – Rivers and Sea map shows the land has a **very low** yearly chance of flooding from rivers and the sea in the present day, and a **very low** yearly chance of flooding between 2036 and 2069. This information takes into account any flood defences.
- 6.2.3 A very low chance of river and sea flooding is defined as less than 0.1% chance of a flood each year.
- 6.2.4 The lifetime risk to the development of flooding from rivers has been assessed as **very low**.

6.3 Flooding from Surface Water

- 6.3.1 The Flood Map for Planning shows the site has a **high** yearly chance of surface water flooding in the present day, and a **high** yearly chance of flooding between 2040 and 2060. Figure 8 illustrates the future surface water flood extents.
- 6.3.2 A high chance of surface water flooding is defined more than 3.3% chance of a flood each year

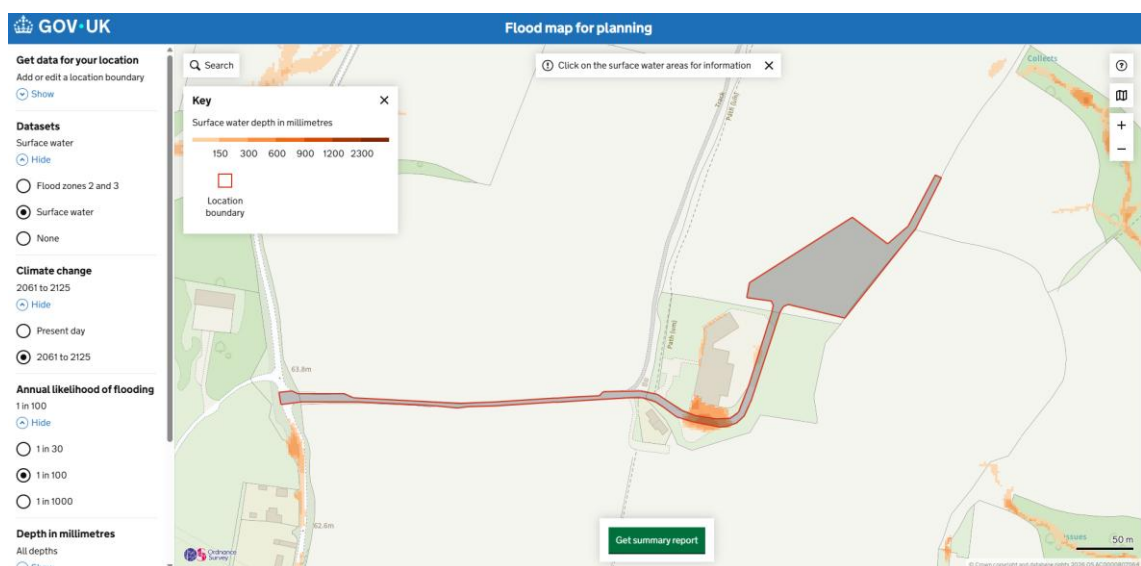


Figure 8 – Depth of 1 in 100-year Surface Water Flooding 2061-2075

- 6.3.3 The map shows ponding is localised to two areas; south of Knowe Top Farm, and to the north of the existing access road. The ponding appears to be a result of local topographic depressions. The maximum depths of these two areas are estimated to be 600-900mm, and <150mm respectively.
- 6.3.4 The topographic survey shows a number of gullies located in the existing Knowe Top Farm hardstanding at both flooding locations. These gullies allow the surface water ponding to drain away into the surface drainage system, which discharges into a number of soakaways located around the east and south perimeter of the existing pressing centre site. It is therefore considered that the national surface water flood model does not accurately capture the surface water flood extents or depths at this development site location.

¹¹ <https://check-long-term-flood-risk.service.gov.uk/postcode>.

- 6.3.5 The risk to the development of flooding from surface water has been assessed as **low**. However, this is limited to the access road to the south of the farm only. The remainder of the development has a **very low** risk of surface water flooding.

6.4 Flooding from Groundwater

- 6.4.1 The EA Long Term Flood Risk service states this location is outside of a groundwater flood alert area.
- 6.4.2 The HDC SFRA L1 used GeoSmart's 2019 national groundwater flood risk dataset. This map does not show the risk of groundwater flooding, rather it identifies areas where geological conditions could enable groundwater flooding to occur. Figure A8 shows the site is located in 'Class 4 - Negligible Risk'. This means that there is a less than 1% annual probability of groundwater flooding within each 5m grid square.
- 6.4.3 The risk to the development of flooding from groundwater has been assessed as **very low**.

6.5 Flooding from Sewers

- 6.5.1 The HDC SFRA L1 includes data from the Southern Water DG5 Flood Register, which shows four digit postcode areas where properties are known to have experienced internal or external sewer flooding events in the last 10 years (2014 - 2024).
- 6.5.2 Within the RH20 postcode area, Figure A5 of the SFRA shows there have been high number (between 41 and 120) of sewer flooding incidents. The RH20 postcode covers a large geographical area, which includes the urban areas of Pulborough, West Chiltington Common, Storrington, Heath Common, and Ashington.
- 6.5.3 Sewer flooding is typically more common in urban areas served by combined sewer systems. The development site is located in a rural area, outside of the village of West Chiltington and bounded by vineyards.
- 6.5.4 The risk to the development of flooding from sewers has been assessed as **very low**.

6.6 Flooding from Artificial Sources

- 6.6.1 The EA Long Term Flood Risk service states flooding from reservoirs is unlikely in this area.
- 6.6.2 The HDC L1 SFRA L1 Figure A10-C also shows the site is located outside of the reservoir flood extents.
- 6.6.3 The risk to the development of flooding from artificial sources has been assessed as **very low**.

6.7 Historical Flooding Records

- 6.7.1 The HDC L1 SFRA Figure A4 shows no historical records of flooding of the site from any source. This is likely due a number of factors including the lack of nearby major watercourses, sloping topography, permeable bedrock geology, existing greenfield use as vineyards, and rural location outside of built-up urban areas.

7 FLOOD RISK MITIGATION

7.1 Flood Risk Assessment Summary

- 7.1.1 The site specific flood risk assessment has considered the risk of flooding to the development for all sources of flooding, over the lifetime of the development. The results are summarised in Table 6 below.

Table 6 - Flood Risk Assessment Summary

Flood Risk Source	Assessed Risk Level
Rivers and Sea	Very Low
Surface Water	Low – existing access to south of farm only Very low – remainder of the development area
Groundwater	Very Low
Sewers	Very Low
Artificial Sources	Very Low

7.2 Flood Risk Mitigation

- 7.2.1 As this site has a low to very low risk of flooding from all sources, flood risk mitigation measures are not proposed as part of the site layout and design.

8 SURFACE WATER DRAINAGE STRATEGY

8.1 Design Guidance

8.1.1 The following standards and guidance documents have been used in the development of this surface water drainage strategy:

- Building Regulations, Approved Document H (2015)
- CIRIA C753 The SuDS Manual (2015)
- DEFRA, National standards for sustainable drainage systems (SuDS) (2025)
- Horsham District Planning Framework (2015)
- West Chiltington Neighbourhood Plan 2023 to 2031
- HDC Guidance: Surface Water Drainage Statement¹²
- WSCC: Sustainable drainage systems¹³

8.2 Surface Water Design Criteria

8.2.1 The WSCC sustainable drainage systems website recommends that the development Drainage Strategy demonstrates compliance with the National Standards for Sustainable Drainage Systems (SUDS).

8.2.2 The National Standards for SuDS states the following design criteria should be applied:

8.2.3 1.15 The base of infiltration drainage features shall not be within 1m of the maximum likely groundwater level on the site with levels determined in accordance with requirement 4.16.1.

8.2.4 3.5 Any flooding from the surface water drainage system for events up to the 1% AEP event shall be managed within the development.

8.2.5 3.8 The most up to date guidance on climate change allowances shall be used for the 3.3% AEP and 1% AEP design events unless stated otherwise. The Upper End Allowance shall be used for the relevant epoch based on the design lifetime of the proposed development.

8.2.6 3.16 Infiltration features shall be designed so that rainfall events up to the 3.3% AEP event shall half empty their runoff volume within a maximum of 24 hours.

8.2.7 3.17 To account for uncertainties with soil infiltration rates, their possible reduction in performance over time, and the consequence of inadequate performance when using the RP 156 (CIRIA) method, a factor of safety shall be used in sizing the infiltration feature or assessing its performance in accordance with Table S3.1.

8.2.8 3.40 The surface water drainage system shall be assessed for exceedance events in excess of the 1% AEP event with expected exceedance routes identified across the development to confirm there is no adverse flood risk to the development or elsewhere.

¹² <https://www.horsham.gov.uk/planning/planning-applications/guidance-for-preparing-a-planning-application/surface-water-drainage-statement>

¹³ <https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/sustainable-drainage-systems/>

- 8.2.9 4.1 Apply a 'SuDS approach' that protects surface waters, groundwater and coastal waters by managing the quality of the surface water runoff to adequately address water quality risks from the development.
- 8.2.10 4.16.1 For SuDS wholly relying on infiltration there shall be a minimum depth of unsaturated ground of 1m between the base of any infiltration feature and the maximum likely groundwater level to provide protection to the groundwater from pollution.
- 8.2.11 The red line boundary for the development crosses two EA Management Catchments, as shown in Figure 7. However, as the proposed hardstanding and building are to be located in the Adur and Ouse Management Catchment, these values will be used for the design climate change values, as shown in Table 7.

Table 7 - EA Peak Rainfall Climate Change Allowances

Allowance	Epoch	Upper
Peak Rainfall – 3.3% AEP	2070s	40%
Peak Rainfall – 1% AEP	2070s	45%

8.3 Standard 1: Runoff Destinations

- 8.3.1 The National Standards for SuDS states runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:
- Priority 1: collected for non-potable use
 - Priority 2: infiltrated to ground
 - Priority 3: discharged to an above ground surface water body
 - Priority 4: discharged to a surface water sewer, or another piped surface water drainage system
 - Priority 5: discharged to a combined sewer
- 8.3.2 The discharge hierarchy has been applied to this surface water drainage strategy as follows:
- The provision of a rainwater harvesting system has been considered. The planned occupancy rate of the site is 13 staff for 24 hours per day, 7 days per week, 6 weeks per year in September and October. The annual demand for water is only 1.6% of the available yield from the roof (see APPENDIX 4 for calculations). It is therefore concluded that the short operational window of the pressing centre generates insufficient demand to deliver efficient water savings. There is no demand on this site for landscape irrigation. Therefore rainwater harvesting is not proposed.
 - Infiltration has been demonstrated to be feasible within the Hythe Formation sandstone geology of the site. Infiltration is therefore proposed as the runoff destination for the entire site.
 - Lower priority runoff destinations have therefore not been considered further.

8.4 Existing and Proposed Development Site Areas

- 8.4.1 The site area used for the drainage calculations is based on the red line boundary as shown on the 'Proposed Location Plan, Drawing No. 1353-Cline-XX-00-DR-A-4001, S4-P02, 10/07/2026.
- 8.4.2 The existing and proposed site areas are shown in Table 8. The Proposed Contributing Areas Plan is included in APPENDIX 3 .

Table 8 - Existing and Proposed Site Areas

Existing Site		Proposed Site	
Description	Area (m ²)	Description	Area (m ²)
Contributing Area			
Roof	0	Roof	1,612
Paved access	2,165	Paved area	5,952
Total Impermeable Area	2,165	Total Impermeable Area	7,534
Non-Contributing Area			
Permeable Area	7,580	Permeable Area	2,182
Total Area	9,745	Total Area	9,745

8.5 Standard 2: Management of everyday rainfall (interception)

- 8.5.1 The development is proposed to infiltrate entirely to ground, so no runoff leaves the development for storm events with a 1 in 1 or greater chance of occurring each month. As per p. 2.4 of the National SUDS Standards, compliance is therefore achieved with Standard 2.
- 8.5.2 The infiltration feature is shown on the Drainage Strategy layout in APPENDIX 3 . The calculations and infiltration testing results are included in APPENDIX 4 and APPENDIX 5 .

8.6 Standard 3: Management of Extreme Rainfall and Flooding

Proposed Surface Water Drainage Strategy

- 8.6.1 The proposed surface water Drainage Strategy drawing is included in APPENDIX 3 . The infiltration sizing calculations are included in APPENDIX 4 .
- 8.6.2 Linear drainage channels are proposed to intercept runoff from the hardstanding area. Runoff from the roof is directed to downpipes, which connect into a network of linear drainage channels and carrier drains around the perimeter of the building.
- 8.6.3 To meet groundwater discharge water quality requirements, all surface water runoff is directed via one of two hydrodynamic vortex separators prior to entering the soakaway. The Downstream Defender will remove sediment, hydrocarbons and heavy metals. Preliminary sizing has been undertaken for each catchment area and the pollution hazard level for this site.
- 8.6.4 The surface water runoff then discharges into a large rectangular soakaway, located to the east of the building. A filter drain is proposed along the length of soakaway to allow incoming flows to disperse into the Type 3 fill material, as well as facilitating future inspection and maintenance.
- 8.6.5 The volume of the soakaway is proposed to be 76.8m³, to accommodate the 30-year + 40% climate change design storm. The soakaway is proposed at least 5m away from the building. The half-empty time is 2.9 hours, which demonstrates the soakaway has capacity to receive successive storm events within 24 hours.
- 8.6.6 The use of permeable paving for the proposed hardstanding area was investigated. This area will be used intensively by lorries and forklifts for turning movements. The risk of rutting or shifting of the permeable paving units does not suit the operational requirements of this site. It would also reduce the drainage performance of the pavement compared to the design values, and increase the maintenance burden. Permeable paving was therefore discounted in a favour of the separate soakaway feature.

Exceedance Routes

- 8.6.7 The drainage network will be sized to accommodate the 1 in 30 year + 40% climate change design storm.
- 8.6.8 Following the topography, the natural exceedance route from the soakaway would be south-east, into the adjacent vineyard. This flow route is not preferred by the client.
- 8.6.9 A ditch is provided to redirect exceedance flow routes north-east, to disperse across the grassed field and into the larger rewinding site area. The ditch size calculations are included in APPENDIX 4 . The levels have been designed to accommodate a culvert in front of the existing gate, and to allow natural 'daylighting' of the ditch, so that flows are routed and dispersed by gravity.
- 8.6.10 The design of the drainage system ensures that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that minimise the risks to people and property on- and off- the site. Indicative exceedance flow routes are shown on the Drainage Strategy drawing in APPENDIX 3 .

8.7 Standard 4: Surface Water Quality

- 8.7.1 The quality of surface water collected and discharged to the surrounding environment, by direct discharge to groundwater will be managed such that the receiving entities are protected from pollution.
- 8.7.2 The minimum water quality management requirements for this site have been determined in accordance with Table 4.3 and Table 26.2 of the CIRIA SuDs Manual, based on the land use type with the highest Pollution Hazard Index.

Table 9 - Pollution Hazard Indices

Land use	Pollution hazard level	Requirements for discharge to surface waters	Total suspended solids (TSS)	Metals	Hydro-carbons
Non-residential car parking with infrequent change ie < 300 traffic movements/day	Low	Simple index approach	0.5	0.4	0.4

- 8.7.3 Based on the pollution hazard levels for this site, the Simple Index Approach has been applied as a suitable methodology for assessing the pollution risk and effectiveness of the proposed mitigation measures.
- 8.7.4 The following SUDS feature are proposed to be integrated in this site, providing the below pollution mitigation indices for discharge to groundwater, as per Table 26.4 of the SUDS Manual.

Table 10 - Proposed SUDS pollution mitigation indices

SUDS component	Total suspended solids (TSS)	Metals	Hydro-carbons
Proprietary treatment systems - Downstream Defender (Hydrodynamic Vortex Separator)	0.5	0.4	0.8
Infiltration trench underlain by a soil with good contaminant attenuation potential of at least 300 mm in depth	0.4	0.4	0.4
Total SuDS Mitigation Index	0.7	0.6	1.0

- 8.7.5 The proposed SUDS measure has been selected and applied so that the total SUDS mitigation index is greater than the pollution hazard indices for the site. This will provide sufficient mitigation to reduce the pollution hazard to acceptable levels.

8.8 Standard 5: Amenity

- 8.8.1 As evidenced in this report, a 'SuDS approach' has been adopted in the design of the surface water drainage network, within the constraints of the operational requirements associated with a pressing centre for wine production.
- 8.8.2 SUDS selection has been influenced by the site's topography, existing flows routes and integrated with the proposed planting along the eastern boundary of the site. On this site, the surface water drainage is kept below ground to allow for the multi-functional use of the landscaped area to the east of the building.

8.9 Standard 6: Biodiversity

- 8.9.1 As evidenced in this report, a 'SuDS approach' has been adopted in the design of the surface water drainage network.
- 8.9.2 The site has unique biodiversity requirements as the area is bounded by a commercial vineyard. Refer to the landscaping and ecology reports for further details on the proposed planting and habitat creation.
- 8.9.3 The SUDS strategy contributes to biodiversity through infiltration of all surface water runoff close to source, and through the design of the exceedance ditch to work positively with the rewilding land which forms part of the Client's larger landholding.

8.10 Standard 7: Maintenance

- 8.10.1 The surface water network is to be owned and managed by the estate management team for Nyetimber Ltd. (the Freeholder). An indicative drainage maintenance plan is proposed in Table 11 below, based on advice in Chapter 32 of the SUDS Manual.
- 8.10.2 Catchpit chambers with sumps are to be designed in advance hydrodynamic vortex separators to capture sediment, and reduce the maintenance burden on these more vulnerable elements.
- 8.10.3 Chambers are proposed at each end of the filter drain running through the centre of the soakaway to allow for inspection and maintenance.

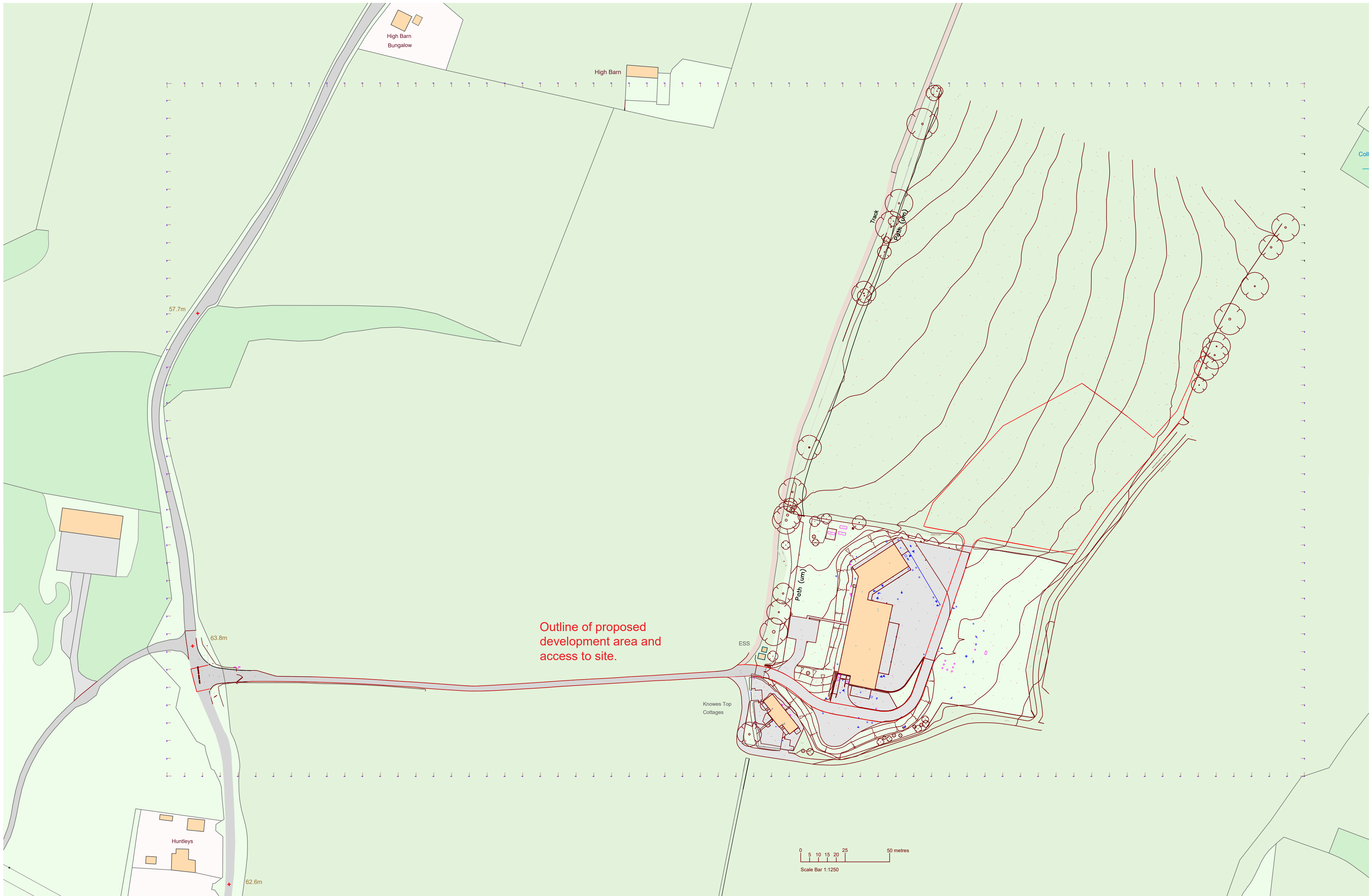
Table 11 - Drainage Maintenance Plan

Drainage Element	Maintenance Frequency
Soakaway	Inspection – Regular / Every 3 months and before major storms Sediment management – Occasional / Yearly (or as required subject to regular inspection) Remedial maintenance (Structure rehabilitation / infiltration surface reconditioning) – May be required every 5 – 10 years.
Chambers, pipework	Inspection (Drainage Network) – Occasional / Yearly Cleaning/Jetting – Occasional / Every 5 years
Hydrodynamic Vortex Separators	As per Manufacturer's Maintenance guidance. Sample maintenance plan: Inspection – Regular / Every 3 months and before major storms Full clean out – Occasional / Yearly or after major storm Emergency clean out – As required if hazardous spill occurs

9 CONCLUSION

- 9.1.1 This flood risk assessment and surface water drainage strategy to support the Full Planning Application to Horsham District Council for a new pressing centre at Knowe Top Farm, West Chiltington, RH20 2LD.
- 9.1.2 A flood risk assessment has been undertaken to assess the level of risk over the lifetime of the development from all sources of flooding. The existing site is greenfield land, and therefore the development proposals will increase the impermeable area.
- 9.1.3 The site is located in Flood Zone 1. The site has a low risk of flooding from surface water at the existing access to the south of Knowe Top Farm only, and a very low risk of flooding from all sources. The assessment concluded that flood risk mitigation measures are not required at this site.
- 9.1.4 The drainage design has been developed in accordance with the requirements of Horsham District Council, West Sussex County Council (the Lead Local Flood Authority), the National Standards for Sustainable Drainage Systems, and the NPPF.
- 9.1.5 In accordance with the discharge hierarchy, all surface water is proposed to be discharged by infiltration. Soakaway testing been undertaken on site, and the calculated rate is 2.44×10^{-5} m/s. Infiltration has been sized for the 30-year + 40% climate change design storm, and is proposed as a gravel-filled rectangular soakaway.
- 9.1.6 An exceedance flow route ditch has been sized to manage exceedance flows up to the 100-year +40% climate change design store, and direct these to safely disperse across a grassed field to the north-east of the site, which is part of a rewilding project. Exceedance pathways are shown on the Drainage Strategy drawing, and minimise the risks to people and property on- and off- the site.
- 9.1.7 Water quality has been assessed in accordance with the CIRIA Simple Index Approach, and treatment is provided through the use of hydrodynamic vortex flow separators, and the gravel-filled soakaway.
- 9.1.8 The amenity and biodiversity benefits of the proposed SUDS elements have been assessed, and are provided in accordance with the specific operational requirements of a pressing centre located within a vineyard.
- 9.1.9 Maintenance and management of the surface water drainage system have been considered in the design development, and a proposed strategy has been included.
- 9.1.10 The integrated design of SUDS will ensure that the proposed development complies with Strategic Policy 38: Flooding of the Horsham District Planning Framework, and Policy EH2: Flooding, Drainage and New Development of the West Chiltington Neighbourhood Plan.

APPENDIX 1 SITE LAYOUT PLANS



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Revision Details:
S4-P02 Red line boundary adjusted

A1 Autocad Drawing
Scales correct at A1- 1:1250

Drawn by: IS
Checked by: EL

Client:
Nyetimber

Status:
For Planning

Project:
New Pressing Centre

Date:
10/07/26

Drawing Title:
Existing Location plan

File Name:
Proj ID Originator Zone Level Type Role Drg No Status:
1353 - CLine - XX - 00 - DR - A - 4000 S4-P02



APPENDIX 2 TOPOGRAPHIC SURVEY

APPENDIX 3 DRAINAGE STRATEGY DRAWINGS



- Notes:**
1. Do not scale from this drawing.
 2. All dimensions are in metres unless noted otherwise.
 3. All levels are in metres above ordnance datum (AOD).
 4. This drawing should be printed in colour.
 5. This drawing is to be read in conjunction with all other engineer's drawings.
 6. RGP design has been developed using the following:
 - 6.1. Topographical Survey, HB Surveys Ltd., Drawing No. 26026-02-T-E, Surveyed May 2026
 - 6.2. Proposed Site Layout as per 'Proposed Location Plan', Coastline Architects, Drawing No. 1353-Cline-XX-00-DR-A-4001 S4-P03', 10.07.26.

Key:		
	Site boundary	9,745m ²
	Impermeable hardstand area	3,786m ²
	Impermeable roof area	1,612m ²
Area not contributing to Surface Water Drainage Networks		
	Existing Impermeable pavement area	2,165m ²
	Permeable landscaped area	2182m ²

P02	Red line boundary updated	10.07.26	MS	AS	DB
P01	First Issue	09.07.26	MS	AS	DB
Rev	Details	Date	By	Chkd	Appd

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Transport Planning and Infrastructure Design Consultants

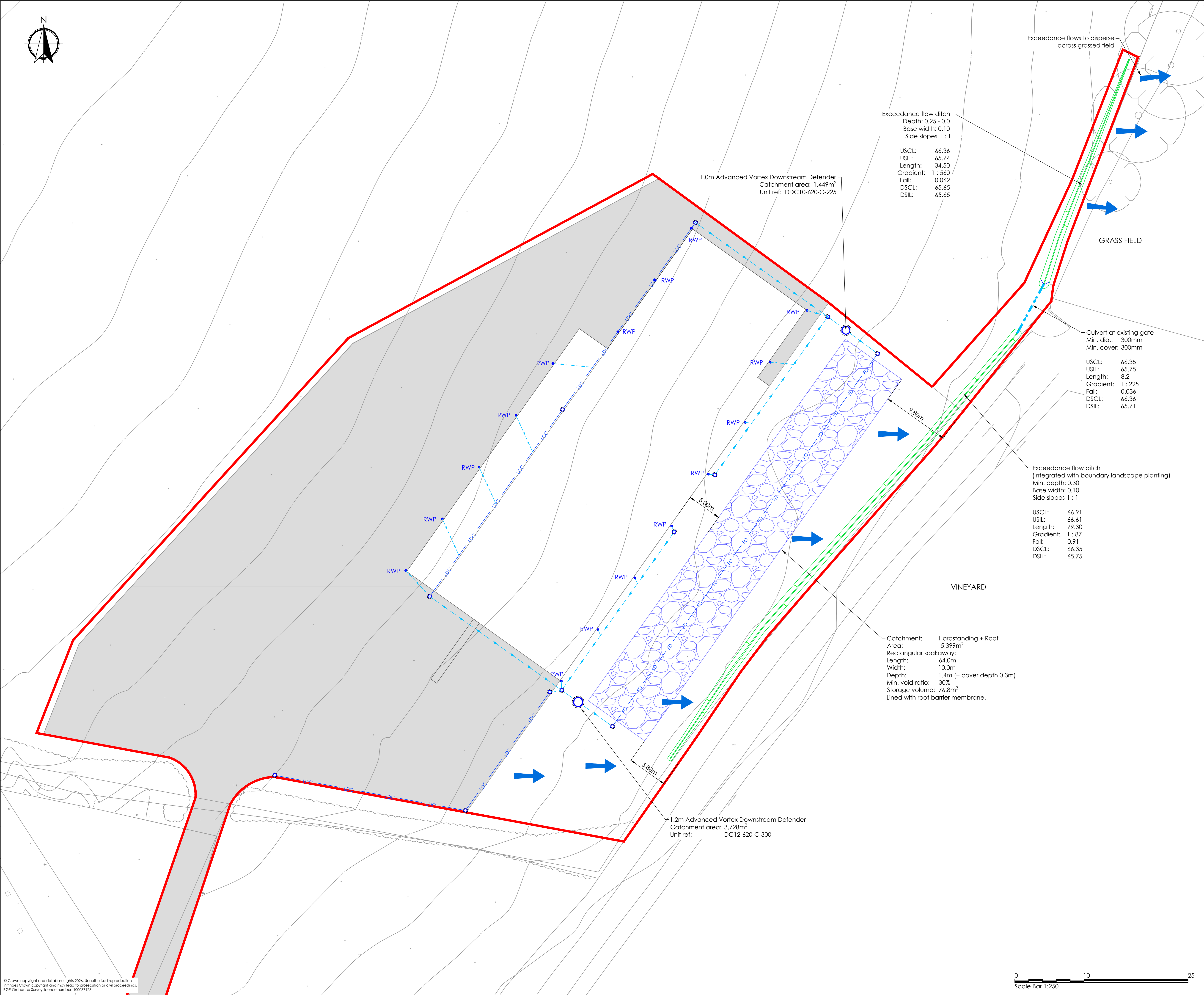
Status: PRELIMINARY

Client: Nyetimber Ltd.

Project: New Pressing Centre, Knowe Top Farm
Broadford Bridge Road, West Chillington
RH20 2LD

Drawing Title: Surface Water Drainage
Proposed Contributing Areas

Scale @ A1:	Date:	Drawn:	Designed:	Checked:	Approved:
1:1000	July 2026	MS	AS	AS	DB
Project No:	Drawing No:				Revision:
9456	NWC-RGP-XX-XX-DR-D-0500				P02



- Notes:**
- Do not scale from this drawing.
 - All dimensions are in metres unless noted otherwise.
 - All levels are in metres above ordnance datum (AOD).
 - This drawing should be printed in colour.
 - This drawing is to be read in conjunction with all other engineer's drawings.
 - RGP design has been developed using the following:
 - Topographical Survey, HB Surveys Ltd., Drawing No. 26026-02-T-E, Surveyed May 2026
 - Proposed Site Layout as per 'Proposed Location Plan', Coastline Architects, Drawing No. 1353-Cline-XX-00-DR-A-4001 S4-P03', 10/07/26.
 - The position of rainwater downpipes is shown indicatively only and are to be confirmed by the Architect at Detailed Design.

- Key:**
- Site boundary
 - Surface water carrier drain
 - FD Surface water filter drain
 - LDC Surface water channel drain
 - Culvert
 - Infiltration trench
 - RWP Rainwater downpipe
 - Surface water manhole / inspection chamber
 - Headwall
 - Exceedance flow arrow
 - Exceedance flow ditch

P02	Red line boundary updated	10.07.26	MS	AS	DB
P01	First Issue	09.07.26	MS	AS	DB
Rev	Details	Date	By	Chkd	Appd

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Transport Planning and Infrastructure Design Consultants

Status: PRELIMINARY

Client: Nyetimber Ltd.

Project: New Pressing Centre, Knowe Top Farm
Broadford Bridge Road, West Chiltington
RH20 2LD

Drawing Title: Surface Water Drainage
Proposed Layout Plan

Scale @ A1: 1:250	Date: July 2026	Drawn: MS	Designed: AS	Checked: AS	Approved: DB
Project No: 9456	Drawing No: NWC-RGP-XX-DR-D-0500	Revision: P02			



APPENDIX 4 DRAINAGE CALCULATIONS

Rainwater Harvesting Calculations



Project: 9456 Nye Timber- Pressing Centre
Date: 06/07/2026
Calculations by: A. Stijne, RGP

Rainfall Data Source:
Closest Climate Station:

<https://www.metoffice.gov.uk/research/climate/maps-and-data/location-specific-long-term-averages/gcpffy3zr>
North Heath

Month	Rainfall (mm)
January	92.33
February	63.49
March	52.58
April	52.57
May	46.86
June	55.92
July	63.28
August	63.61
September	63.38
October	103.33
November	103.13
December	98.22
Annual	858.7

Yield:

1612 m² roof area
858.7 mm/year rainfall
80% yield rate
92,282 Av. Yield l/month
1,107,380 Yield l/year

Demand:

13 No. of Employees
6.63 Toilet flushes per day (24 hour use)
5 Toilet flush - l
13,108 Demand l/month
6 weeks occupancy per year
18,150 Demand l/year
1.6% Yearly Demand / Yield

Average 72 mm/month
Winter 85 mm/month
Summer 61 mm/month
Sep/Oct 83 mm/month



Infiltration volume design tool

www.uksuds.com | Infiltration volume design tool (<https://www.uksuds.com/>)

This is an estimation of the infiltration volumes and drain-down time to half empty the infiltration system in line with the on CIRIA infiltration drainage R156 guidance (1996) and CIRIA SuDS manual (C753, 2015). This information may be used as the basis for designing an infiltration system for the drainage of surface water runoff from sites.

Project details

Date	08/07/2026
Calculated by	A. Stijne
Reference	9456 Nyetimber
Model version	2.2.3

Site details

Site name	9456 Nyetimber
Site location	RH20 2LD

Infiltration system

Infiltration system	Infiltration trench
Type	Infiltration from sides and base

Geometry, porosity and infiltration

Width (m)	10	m
Length (m)	64	m
Infiltration coefficient (m/s)	0.0000244	m/s
Porosity of fill material	30% - e.g. High-porosity sand/gravel	

Area to be drained

Total area (m ²)	5399	m ²
Factor of safety	1.5	

Rainfall

Rainfall input type	FEH22 CSV file
	FEH_Point_Rainfall_FEH22_AM_509614_119102.csv
Return period (years)	30
Climate change allowance factor	140%

Results

Soakaway minimum height (m)	1.4	m
Time for half-emptying (hours)	2.9	hours
Critical duration (hours)	2.0	hours

Please note storage volume estimation are subject to uncertainty. Infiltration system height and base area are reported to the nearest 1m or 1m² value when the height or base area are greater than 10m or 10m²; and reported to the nearest to 0.1m or 0.1m² value when the height or base area are less than 10m or 10m².

Disclaimer

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

HR Wallingford are not responsible for any rainfall data shared that is subject to licensing terms imposed by UK Centre for Ecology & Hydrology's Flood Estimation Handbook web service (<https://fehweb.ceh.ac.uk/Home/Terms> (<https://fehweb.ceh.ac.uk/Home/Terms>)).

Appendix A - Rainfall Depths

Rainfall depths (mm) with climate change

Duration (minutes)	Duration (hours)	1 years	2 years	5 years	10 years	20 years	30 years	50 years	75 years	100 years	150 years	200 years	500 years	1000 years	10000 years
15	0.25	8.90	12.04	19.28	24.35	29.19	32.00	35.39	38.14	40.12	43.01	45.04	51.77	57.27	80.30
30	0.5	11.65	15.74	25.17	31.99	38.63	42.38	47.14	51.00	53.80	57.85	60.72	70.17	78.16	111.27
60	1	14.48	19.75	31.92	40.42	48.83	53.73	59.93	64.97	68.61	73.81	77.55	90.03	100.39	144.27
120	2	22.35	28.49	42.66	52.26	61.60	67.03	73.98	79.59	83.66	89.56	93.86	108.46	120.99	175.25
180	3	27.22	33.81	49.03	59.22	69.12	74.94	82.35	88.38	92.79	99.23	103.96	120.40	134.85	195.97
240	4	30.67	37.55	53.42	64.02	74.34	80.44	88.23	94.61	99.30	106.19	111.30	129.35	145.45	211.29
360	6	35.33	42.55	59.19	70.46	81.38	87.82	96.22	103.18	108.33	115.95	121.70	142.53	161.31	232.58
540	9	39.58	47.17	64.67	76.44	87.95	94.79	103.82	111.38	117.04	125.57	132.09	156.04	177.24	252.66
720	12	42.56	50.41	68.53	80.64	92.55	99.69	109.16	117.14	123.16	132.37	139.47	165.59	188.23	265.99
900	15	45.01	53.05	71.58	83.97	96.22	103.60	113.34	121.65	127.95	137.69	145.24	172.89	196.35	275.72
1080	18	47.09	55.27	74.16	86.77	99.27	106.83	116.82	125.37	131.91	142.06	149.94	178.71	202.78	283.29
1440	24	50.67	59.09	78.54	91.43	104.33	112.10	122.47	131.45	138.35	149.03	157.33	187.57	212.53	294.52
1800	30	53.85	62.48	82.40	95.58	108.74	116.70	127.32	136.54	143.65	154.67	163.24	194.31	219.77	302.92
2160	36	56.82	65.63	85.97	99.40	112.77	120.88	131.68	141.09	148.36	159.61	168.35	199.98	225.79	309.89
2880	48	62.30	71.44	92.54	106.43	120.11	128.48	139.55	149.20	156.65	168.20	177.16	209.43	235.72	321.34

Rainfall depths (mm) without climate change

Duration (minutes)	Duration (hours)	1 years	2 years	5 years	10 years	20 years	30 years	50 years	75 years	100 years	150 years	200 years	500 years	1000 years	10000 years
15	0.25	6.36	8.60	13.77	17.39	20.85	22.86	25.28	27.24	28.66	30.72	32.17	36.98	40.91	57.36
30	0.5	8.32	11.24	17.98	22.85	27.59	30.27	33.67	36.43	38.43	41.32	43.37	50.12	55.83	79.48
60	1	10.34	14.11	22.80	28.87	34.88	38.38	42.81	46.41	49.01	52.72	55.39	64.31	71.71	103.05
120	2	15.96	20.35	30.47	37.33	44.00	47.88	52.84	56.85	59.76	63.97	67.04	77.47	86.42	125.18
180	3	19.44	24.15	35.02	42.30	49.37	53.53	58.82	63.13	66.28	70.88	74.26	86.00	96.32	139.98
240	4	21.91	26.82	38.16	45.73	53.10	57.46	63.02	67.58	70.93	75.85	79.50	92.39	103.89	150.92
360	6	25.24	30.39	42.28	50.33	58.13	62.73	68.73	73.70	77.38	82.82	86.93	101.81	115.22	166.13
540	9	28.27	33.69	46.19	54.60	62.82	67.71	74.16	79.56	83.60	89.69	94.35	111.46	126.60	180.47
720	12	30.40	36.01	48.95	57.60	66.11	71.21	77.97	83.67	87.97	94.55	99.62	118.28	134.45	189.99
900	15	32.15	37.89	51.13	59.98	68.73	74.00	80.96	86.89	91.39	98.35	103.74	123.49	140.25	196.94
1080	18	33.63	39.48	52.97	61.98	70.91	76.31	83.44	89.55	94.22	101.47	107.10	127.65	144.84	202.35
1440	24	36.19	42.21	56.10	65.31	74.52	80.07	87.48	93.89	98.82	106.45	112.38	133.98	151.81	210.37
1800	30	38.46	44.63	58.86	68.27	77.67	83.36	90.94	97.53	102.61	110.48	116.60	138.79	156.98	216.37
2160	36	40.58	46.88	61.41	71.00	80.55	86.34	94.06	100.78	105.97	114.01	120.25	142.84	161.28	221.35
2880	48	44.50	51.03	66.10	76.02	85.79	91.77	99.68	106.57	111.89	120.14	126.54	149.59	168.37	229.53

Exceedance Flow Rate Calculations



Project: 9456 Nye Timber- Pressing Centre
 Date: 09/07/2026
 Calculations by: A. Stijne, RGP

Modified Rational Method

FEH22 Rainfall

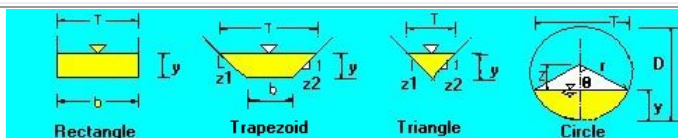
Cv	1
Cr	1.3

Pr. Imp. Area:	5399 m ²
----------------	---------------------

Return Period (years)	Duration (mins)	Duration /hr	Rainfall depth (mm)	Climate Change	Rainfall Avg. Intensity (mm/hr)	Area (ha)	Q (l/s)	Q (m3/s)
30	15	0.25	22.86	1.4	128.0	0.5399	249.8	
100	15	0.25	28.66	1.45	166.2	0.5399	324.3	0.001
Exceedance (100-30)							74.6	0.075

The open channel flow calculator

Select Channel Type: Trapezoid ▼



Depth from Q ▼

Select unit system: Meter(m) ▼

Channel slope: 0.011 m/m	Water depth(y): 0.24 m	Bottom width(b): 1 m
Flow velocity: 0.918465 m/s	LeftSlope (Z1): 1 z1/y	RightSlope (Z2): 1 z2/y
Flow discharge: 0.075 m ³ /s	Input n value: 0.025 or select n	
Calculate!	Status: Calculation finished	Reset
Wetted perimeter: 0.78 m	Flow area: 0.08 m ²	Top width(T): 0.58 m
Specific energy: 0.28 m	Froude number: 0.78	Flow status: Subcritical flow
Critical depth: 0.22 m	Critical slope: 0.0173 m/m	Velocity head: 0.04 m

Copyright 2007 (updated) by Dr. Xing Fang (xing.fang@auburn.edu), Department of Civil and Environmental Engineering, Auburn University, Alabama, USA.

Downstream Defender® Advanced Hydrodynamic Vortex Separator

The Downstream Defender® is an advanced hydrodynamic vortex separator for the effective and reliable removal of fine particles, oils and other floatable debris from surface water runoff.

Its innovative design delivers high efficiency across a wide range of flows in a much smaller footprint than conventional or other swirl-type devices and it is the perfect choice for any catchment likely to convey high quantities of contamination.

1. Access for removal of floatables and sediments.
2. Inlet pipe.
3. Inlet chute.
4. Centre shaft.
5. Dip plate.
6. Centre cone.
7. Benching skirt.
8. Floatables and oil storage.
9. Isolated sediment storage zone.
10. Outlet pipe.

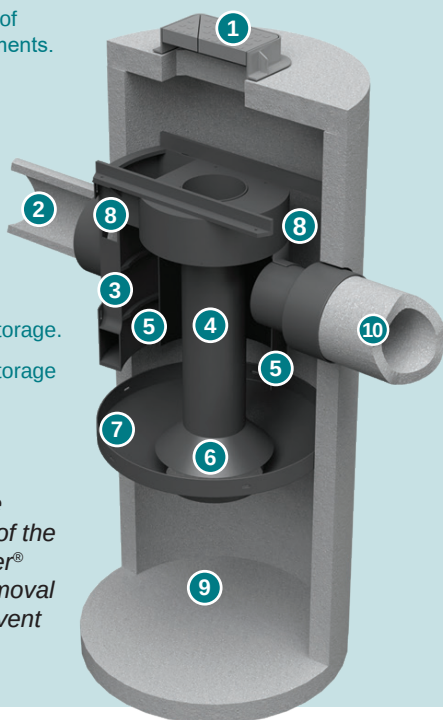


Figure 1 - The unique internal components of the Downstream Defender® enhance pollutant removal performance and prevent wash out.

Unique Flow Modifying Components

The Downstream Defender® consists of a choice of concrete or HDPE chamber with unique flow modifying internal components. It is these internal components that differentiate the Downstream Defender® from catchpits, sedimentation basins or sedimentation sumps. They facilitate advanced hydrodynamic vortex separation by reducing turbulence, lengthening the flow path to increase chamber residence time and introducing shear planes.

The internal components also ensure that the pollutant storage zones are isolated and protected from high flows that could cause pollutant re-entrainment or wash out.

Compared to devices that have poorly designed internal components, the Downstream Defender® captures and retains more of the annual pollutant load.

Watch a short video showing the Downstream Defender® components and operation at:

<http://www.hydro-int.com/en-gb/products/downstream-defender-0>



Repeatable, reliable performance

The Downstream Defender® delivers high removal of pollutants through advanced, hydrodynamic separation across a wide range of flows. The device has a proven track record of tackling an assortment of pollutants including:

Sediment (or Total Suspended Solids)



The Downstream Defender® is a highly effective sediment/TSS removal device. It can be sized in a number of ways to suit the application and level of protection required (see Table 1).

Gross Pollutants



100% removal of floatable debris, such as food wrappers, Styrofoam cups and drinks cartons

Liquid Hydrocarbons



Effective spill containment device that meets the BS EN 858-1:2002 Class I and Class II effluent targets at low flow rates. Note these systems are not considered oil separators according to the BS EN 858-1 and must not be used in applications where full certification is required.

Sediment Bound Hydrocarbons (including Polycyclic Aromatic Hydrocarbons - PAHs)



PAHs have low solubility in water and are readily adsorbed onto sediment particles. Effective removal of sediment particles will also ensure the removal of many PAHs.

Sediment Bound Heavy Metals and Nutrients



As an efficient device for removal of fine sediment, the Downstream Defender® is also effective for the removal of sediment bound pollutants.



No Risk of Pollutant Wash Out

The Downstream Defender® has been specially designed to isolate the pollutant storage zones and is proven to prevent pollutant wash out.

The Simple Index Approach (SIA)

The Simple Index Approach outlined in CIRIA C753 The SuDS Manual is a water quality design method for sites with a low to medium risk pollution hazard level. Sites with a high risk pollution hazard level should consider a more precautionary approach.

The approach assigns pollution hazard indices to the given land use for three pollutant groups, total suspended solids (TSS), metals and hydrocarbons. SuDS components are then selected until their combined pollution mitigation index score is greater than the pollution hazard index for each pollutant group.

Downstream Defender® SuDS Mitigation Indices		
Total Suspended Solids (TSS)	Metals	Hydrocarbons
0.5	0.4	0.8
Notes: (a) All mitigation indices supplied by Hydro International Ltd are independently verified and calculated using the methods laid out in the British Water How To Guide: Applying the CIRIA SuDS Manual Simple Index Approach to Proprietary / Manufactured Stormwater Treatment Devices. Performance declarations are available on request or on the British Water website.		

Table 1 - SuDS Mitigation Indices for Downstream Defender®.

Sizing

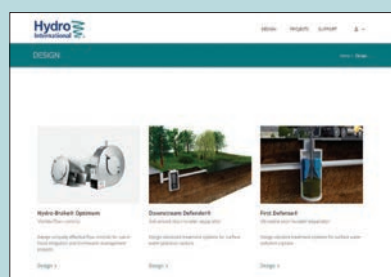
The Downstream Defender® can be sized for different treatment goals and objectives. For design purposes, the selected model's Treatment Flow Rate should be greater than or equal to the site's Water Quality Flow Rate.

The hydraulic capacity of the selected model should be considered with respect to the peak discharge flow rate from the site.

If there is no treatment objective, just betterment, do not use a treatment flow rate and only compare the hydraulic capacity to the peak discharge flow rate.

Model Diameter (m)	Treatment Flow Rate - Fine (a)(b) (l/s)	Hydraulic Capacity (c) (l/s)	Minimum Oil Storage Capacity (l)	Minimum Sediment Storage Capacity (d) (m³)	Maximum Headloss at Treatment Flow Rate (mm)
1.2	30	120	283	0.39	150
1.8	69	270	1356	0.73	225
2.55	138	542	2535	2.89	300
3.0	190	750	4693	3.10	375
Notes: (a) Treatment Flow Rate - Fine is based on an annualised removal efficiency of >50% of all particles up to 1000 microns with a mass-median particle size (D50) of 75 microns and a specific gravity of 2.65. The test procedure is WRc approved and in line with the British Water Code of Practice. (b) Alternative sizing based on different sediment grades available on request. (c) Maximum flow rate that can pass through the chamber with a maximum headloss of 500mm. (d) Additional sediment storage capacity can be provided to extend maintenance intervals if required.					

Table 2 - Downstream Defender® design information.



Design a Downstream Defender® with our Online Design Tool

Our online design tool now enables you to design your own Downstream Defender® or First Defense® stormwater treatment separators as well as Hydro-Brake® Optimum.

The tool also allows you to save project designs and submit them to our expert technical team for a free design review.

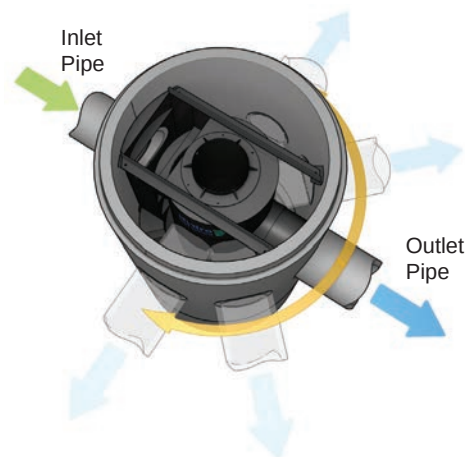
hydro-int.design

Setting out

The Downstream Defender® can accommodate a change in pipe direction to suit site specific requirements. Combined with the high rate internal bypass, this helps to avoid the need for additional manholes on site. Head loss across the chamber is kept to a minimum (see Table 2). The inlet and outlet pipes should be sized in accordance with Table 3 (opposite), and a minimum of 90 degrees between inlet and outlet is required.

Inlet and outlet pipe connections are at the same invert level.

Additional manhole sections can be provided to extend the chamber to meet site cover and invert levels or provide additional pollutant storage where required.



Dimensions and weights

General arrangement drawings of all units are available for download from:

<http://www.hydro-int.com/en-gb/products/downstream-defender-0>

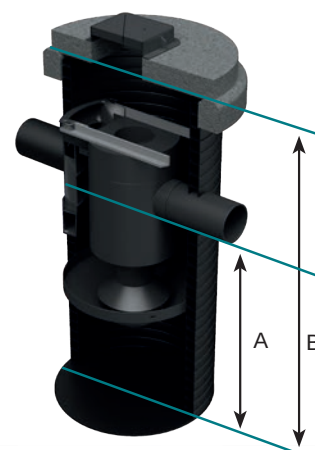
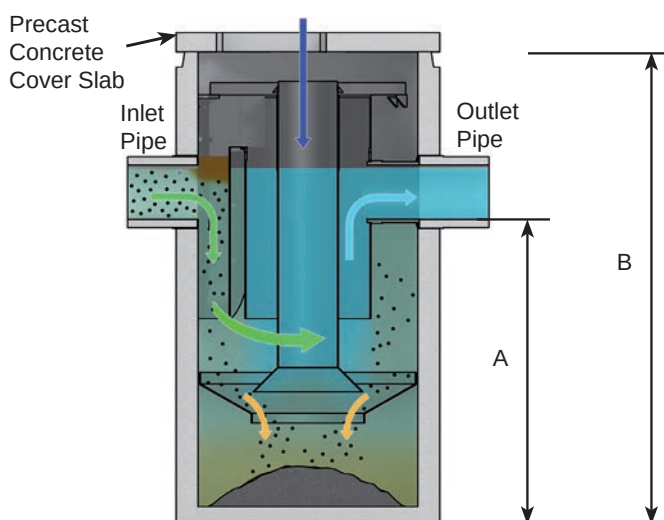
Model	Material	Chamber Diameter - Internal (mm)	Chamber Diameter - External (mm)	Inlet and Outlet ID (mm)	Depth to invert (m) (A) ⁽¹⁾	Chamber Depth (m) (B) ⁽²⁾	Maximum Component Lift Weight (kg)
PQL1320.1000	Concrete	1200	1460	300	1.916	2.830	2200
PQL1320.1030	Concrete	1800	2160	450	2.495	4.029	5450
PQL1320.1060	Concrete	2550	2850	600	2.95	4.95	8700
PQL1320.1090	Concrete	3000	3350	750	3.12	5.20	12100
PQL1320.1020	HDPE Single Wall	1188	1200	300	1.55	2.3	140
PQL1320.1051	HDPE Single Wall	1776	1812	500	2.11	3.41	460
PQL1320.1081	HDPE Single Wall	2530	2570	600	2.94	4.8	900
PQL1320.1111	HDPE Single Wall	2974	3000	800	3.13	5.3	1300
PQL1320.1025	HDPE Twin Wall	1200	1300	300	1.56	2.22	400
PQL1320.1055	HDPE Twin Wall	1800	2200	560	2.467	3.75	1100

Notes:

1) Minimum depth to invert shown. Depth to invert can be increased if required.

2) Minimum chamber depth shown. Additional sediment storage capacity or increased depth to invert can be provided if required.

Table 3 - Downstream Defender® unit types, dimensions and weights.



Easy to install

The Downstream Defender® is delivered to site as a near finished manhole with internal components already installed. Installation is therefore similar to any other manhole installation on site. Full installation guidelines are available.

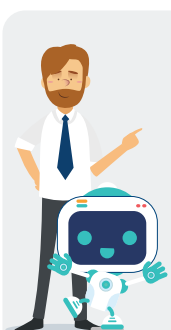
We can provide structural concrete systems for simple plug-and-play installation or choice of lightweight single and twin wall plastic chambers.

Simple, safe and cost-effective maintenance

Maintenance is carried out from the surface, using a standard vacuum tanker and personnel are not required to enter the device.

With a large capacity to store sediments and oils (see Table 2), and with a proven ability to prevent wash out, maintenance intervals can be years rather than months - depending on site conditions. The unit can also be fitted with a [Hydro-Logic® Smart Monitoring](#) system to alert the site operator when maintenance is required and provide peace of mind that the unit is operating normally at other times.

Additional pollutant storage can be built into the chamber to extend maintenance intervals if required.



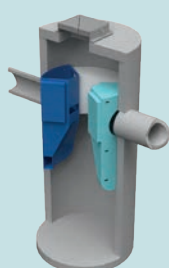
Make it Smart

Add Hydro-Logic® Smart Monitoring and your Downstream Defender® will let you know when it needs maintenance

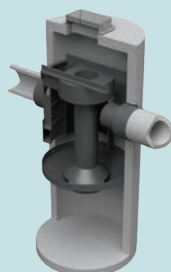
Get monitoring maintenance alerts from your Downstream Defender®
Save time and money by only visiting your Downstream Defender® when it actually needs emptying.

Our full range of surface water treatment devices

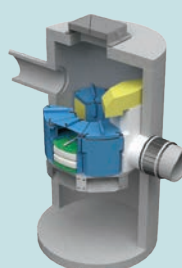
The Downstream Defender® is one of a range of surface water treatment devices. Each device delivers proven, measurable and repeatable surface water treatment performance. Each can be used independently to meet the specific needs of a site or combined to provide higher levels of treatment. They can be used alongside natural SuDS features to protect, enable or enhance them.



First Defense®
Vortex Separator



Downstream Defender®
Advanced Hydrodynamic
Vortex Separator



Up-Flo™ Filter
Fluidised Bed Up Flow
Filtration System



Hydro Biofilter™
Biofiltration System

Patent: www.hydro-int.com/patents

Tel: +44 (0)1275 337937 stormwater@hydro-int.com

Hydro International
Shearwater House, Clevedon Hall Estate,
Victoria Road, Clevedon, BS21 7RD

Downstream Defender® Design Data P/0222

DOWNSTREAM DEFENDER® SELECT DESIGN SUMMARY



PROJECT INFORMATION

Reference	9456 NWC
Site	Nyetimber
Designer	Anne Stijne
Date	08/07/2026 18:54

DESIGN INPUTS

Sizing Method	Performance
Catchment Area (m²)	3728

DESIGN OUTPUTS

Product	HYDRO INTERNATIONAL DOWNSTREAM DEFENDER® SELECT
Separator Type	Advanced Vortex
Unit Reference	DDC12-620-C-300

PRODUCT CONFIGURATION

Material	Concrete
Sediment Protection	Yes
Enhanced Oil Retention Media	No
Floatables storage / Oil treatment	Yes
Hydro-Logic® Flow Monitoring	No
Hydro-Logic® Sediment Level Monitoring	No

UNIT WEIGHTS AND DIMENSIONS

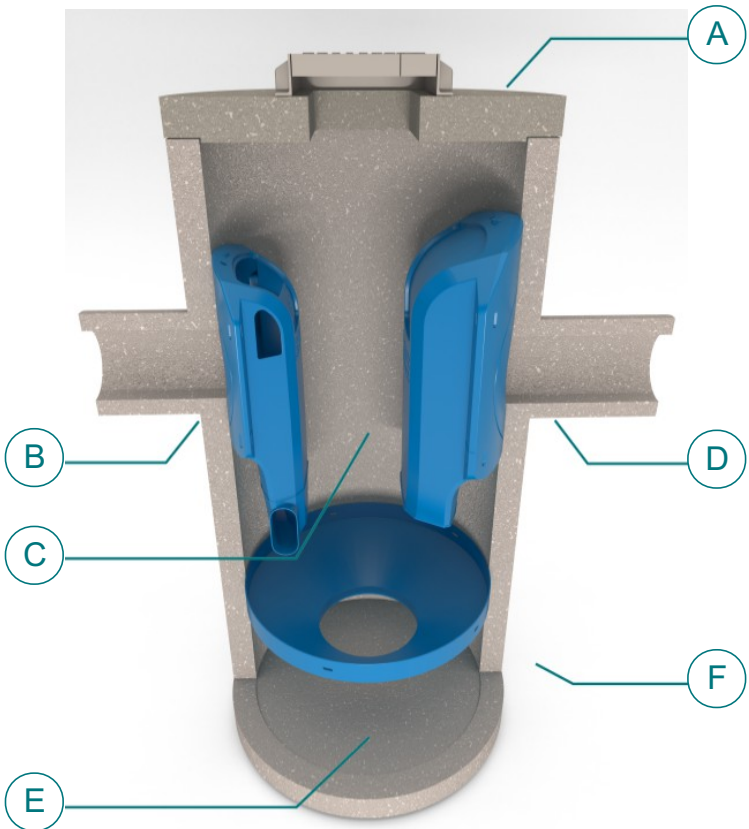
(A) Unit Size (m)	1.20
(B) Inlet Pipe Size (mm)	300
(D) Outlet Pipe Size (mm)	300
(F) Height of Chamber (m)	2.83

PERFORMANCE AND HYDRAULICS

Treatment Flow Rate (l/s)	30
Hydraulic Capacity Flow Rate (l/s)	84
Typical Operating Headloss (mm)	170
Maximum Headloss (mm)	500

STORAGE

(C) Min. Oil Storage Capacity (l)	442
(E) Min. Sediment Storage Capacity (m³)	0.45



DOWNSTREAM DEFENDER® SELECT DESIGN SUMMARY



PROJECT INFORMATION

Reference	9456 NWC
Site	Nyetimber - South
Designer	Anne Stijne
Date	08/07/2026 19:04

DESIGN INPUTS

Sizing Method	Performance
Catchment Area (m²)	1449

DESIGN OUTPUTS

Product	HYDRO INTERNATIONAL DOWNSTREAM DEFENDER® SELECT
Separator Type	Advanced Vortex
Unit Reference	DDC10-620-C-225

PRODUCT CONFIGURATION

Material	Concrete
Sediment Protection	Yes
Enhanced Oil Retention Media	No
Floatables storage / Oil treatment	Yes
Hydro-Logic® Flow Monitoring	No
Hydro-Logic® Sediment Level Monitoring	No

UNIT WEIGHTS AND DIMENSIONS

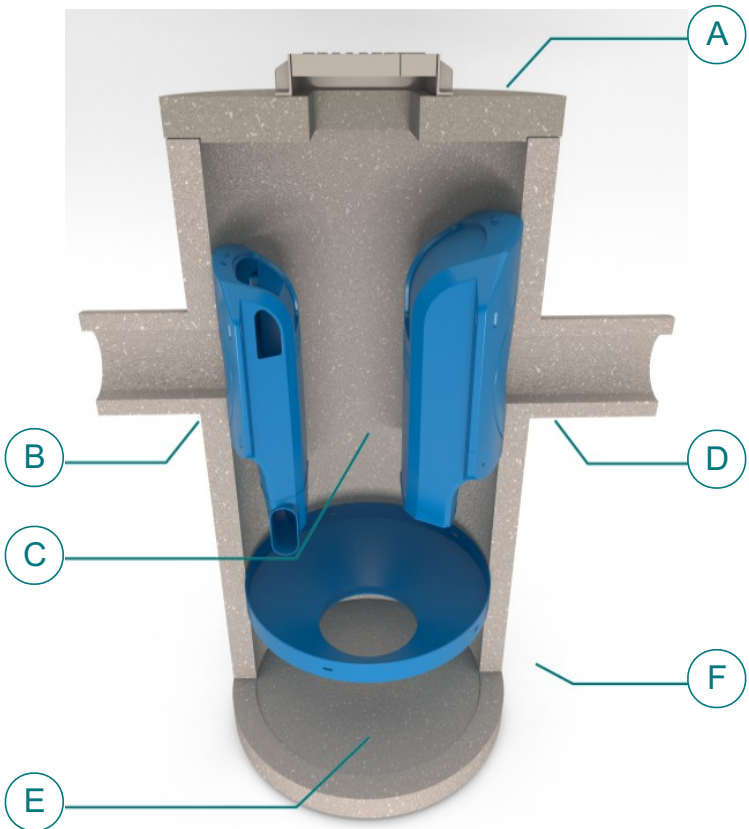
(A) Unit Size (m)	1.00
(B) Inlet Pipe Size (mm)	225
(D) Outlet Pipe Size (mm)	225
(F) Height of Chamber (m)	2.39

PERFORMANCE AND HYDRAULICS

Treatment Flow Rate (l/s)	21
Hydraulic Capacity Flow Rate (l/s)	46
Typical Operating Headloss (mm)	160
Maximum Headloss (mm)	500

STORAGE

(C) Min. Oil Storage Capacity (l)	256
(E) Min. Sediment Storage Capacity (m³)	0.31



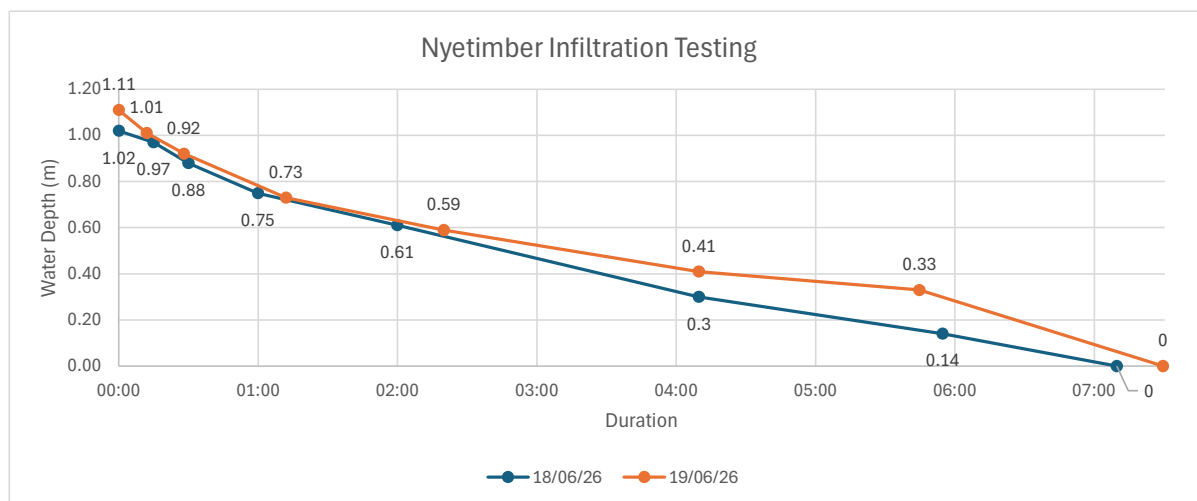
APPENDIX 5 INFILTRATION TESTING RESULTS

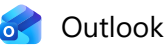
Infiltration Testing



Project: 9456 Nye Timber- Pressing Centre
 Date: 06/07/2026
 Testing by: Nyetimber Ltd.
 Calucalations by: A. Stijne, RGP

Hole No.	Test No.	Hole Area	Initial Water Depth	Intial water volume	Drop in water level (75% - 25%)	Volume of water lost	Duration	Duration	Infiltration Rate
		m2	m	m3	m	m3	hours	sec	m/s
TP1	1	0.600	1.02	0.61	0.450	0.270	3.2	11400	3.95E-05
	2	0.600	1.11	0.67	0.400	0.240	4.6	16380	2.44E-05
	3								





RE: Fee quote request: Nyetimber Wines, Knowe Top Farm, West Chiltington, RH20 2LA - Response due: 15/05/2026 [Filed 29 Jun 2026 14:31]

From Paul Gasson <Paul.Gasson@nyetimber.com>
Date Mon 29/06/2026 08:47
To Debby Booth <d.booth@rgp.co.uk>
Cc Paul Carnell <PCarnell@eceplanning.com>; Matthew Garrad <mgarrad@eceplanning.com>

📎 1 attachment (318 KB)
;

Hi Debby

Apologies for the delay in this, I was on leave last week so didn't the reading off the team util this morning. Please see below.

I've also attached an image of the pit.

Thanks

Soak away test reads

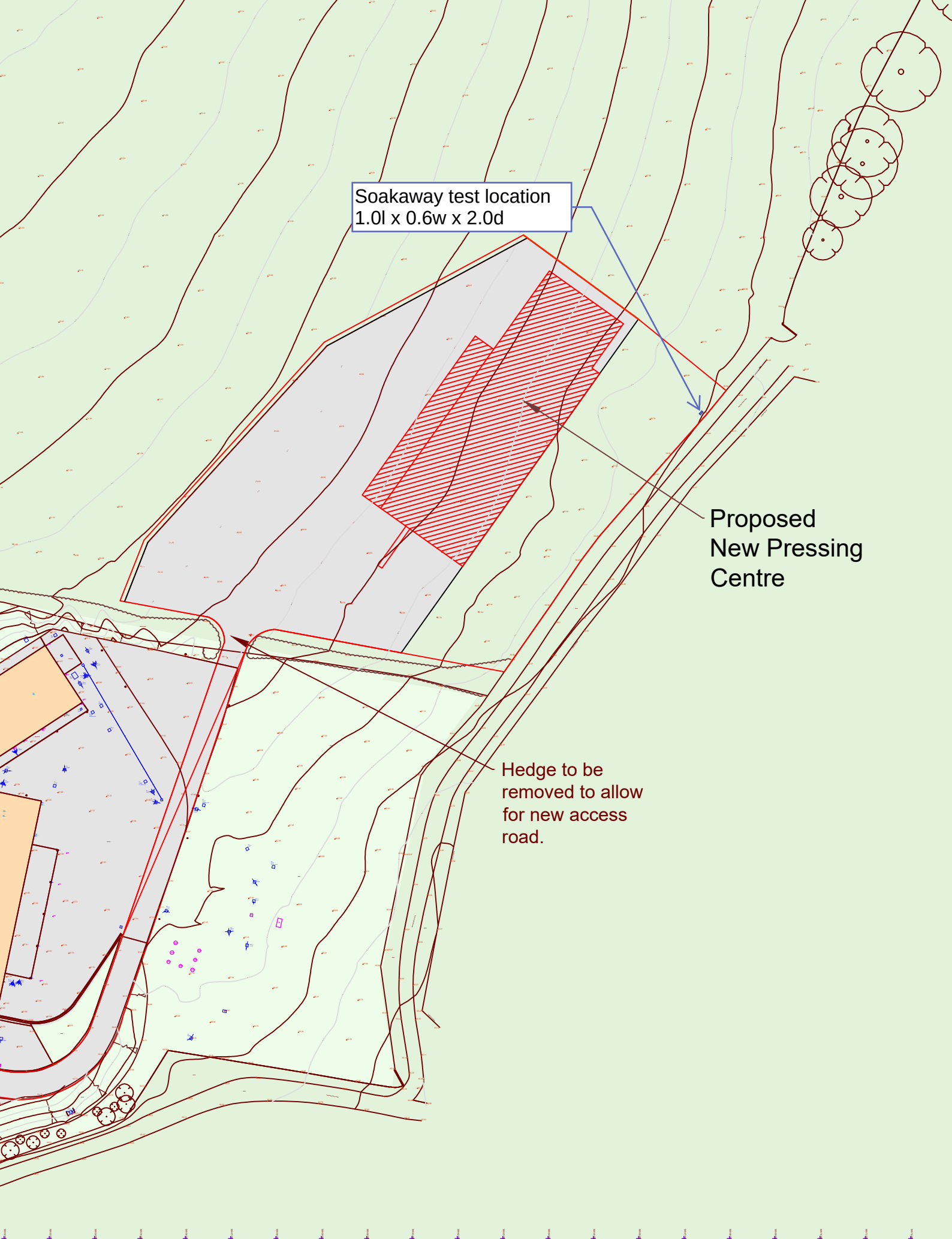
18-Jun	Time	water depth
	11:00	1.02
	11:15	0.97
	11:30	0.88
	12:00	0.75
	13:00	0.61
	15:10	0.3
	16:55	0.14
	18:10	0

19-Jun	Time	water depth
	09:00	1.11
	09:12	1.01
	09:28	0.92
	10:12	0.73
	11:20	0.59
	13:10	0.41
	14:45	0.33
	16:30	0



Paul Gasson | Estate Operations manager

T. +44 (0) 1798 813989
paul.gasson@nyetimber.com | www.nyetimber.com | #PerfectlyBritish
Nyetimber, Gay Street, West Chiltington, West Sussex RH20 2HH



Soakaway test location
1.0l x 0.6w x 2.0d

Proposed
New Pressing
Centre

Hedge to be
removed to allow
for new access
road.

APPENDIX 6 BGS BOREHOLE RECORD

BH026

7A

WR38:Borehole record form

Borehole record

Nicholls
Boreholes



British
Geological Survey
NATURAL SCIENCE INFORMATION COUNCIL



Environment
Agency

Water Resources Act 1991 (as amended by the Water Act 2003)

A Site details

Borehole drilled for

Location CLARKES FARM, EAST STREET, WEST CHILTINGTON, RM20 2J7

NGR (ten digits) TQ 09352 18456 Please attach site plan

Ground level (if known) metres Above Ordnance Datum

Drilling company NICHOLLS BOREHOLES

Date drilling commenced 16-04-20 (DD/MM/YYYY) Completed 16-04-20 (DD/MM/YYYY)

B Construction details

Borehole datum (if not ground level) metres (m). Please tick if this is above ☐ or below ☐ ground level.
(point from which all measurements of depth are taken, for example, flange, edge of chamber)

Borehole drilled diameter 200 mm from 0 to 40 m/depth
mm from to m/depth
mm from to m/depth
mm from to m/depth

Casing material UPVC CASING diameter 113 mm from 0 to 7 m/depth
and type (for example, if plain steel, plastic slotted). Please record permanent casing details, not temporary casing.

Casing material UPVC SCREEN diameter 113 mm from 7 to 28 m/depth

Casing material UPVC CASING diameter 113 mm from 28 to 31 m/depth

Casing material diameter mm from to m/depth

Grouting details 25 BAGS OF SINGLE, 8 BAGS OF MIKOLIT

Water struck at: 1. 16 m (depth below datum - mbd) 2. m (mbd)

3. m (mbd) 4. m (mbd)

C Test pumping summary (Please supply full details on form WR39)

Test pumping datum m. Please tick if this is above ☐ or below ☐ ground level.
(if different from borehole datum)

Pump suction depth mbd

Water level (start of test) mbd

Water level (end of test) mbd

Type of test (for example, bailer, step, constant rate)

Pumping rate m³/hour or litres/second. Please tick as appropriate.

for days hours, mins

Recovery to mbd in days hours, mins
(from end of pumping)

Date(s) of measurements Pump started (DD/MM/YYYY)

Pump stopped (DD/MM/YYYY)

Please supply chemical analysis if available. If you have included this please tick this box ☐

WR38: Borehole record form

D Strata log

Geological classification (BGS only)	Description of strata	Thickness m	Depth (to base of strata) m
	HYTHE BEDS - SAND WITH HIGH CLAY CONTENT	40	40
(continue on separate page if necessary)			
Other comments (for example, gas encountered, saline water intercepted)			

E Completing this form

How long did it take you to fill in this form? _____

For Official use only

Date received (DD/MM/YYYY) File

Consent number

BGS reference number

Accession number

Wellmaster number

SOSI number

NGR

LIC NO

Purpose

E reference number

Copy number

Entered by



RGP - Transport Planning and Infrastructure Design Consultants

enquiries@rgp.co.uk

www.rgp.co.uk

Surrey Office Old Mill Studios, Fry's Yard, 37-40 Bridge Street, Godalming GU7 1HP
London Office 10 York Road, London SE1 7ND

T: 01483 861 681
T: 020 7078 9662

