



Plate No.: 13

Title.: View from east boundary facing west along northern boundary in eastern field.



Plate No.: 14

Title.: Stream along the northern perimeter.



Geo-Environmental

Ref No.: GE23647

Client: Taylor Wimpey

Project: Land off Rectory Lane, Ashington, RH20 3AS



Plate No.: 15

Title.: View from south boundary facing north of central and eastern field.



Plate No.: 16

Title.: View east facing west from eastern field.



Geo-Environmental

Ref No.: GE23647

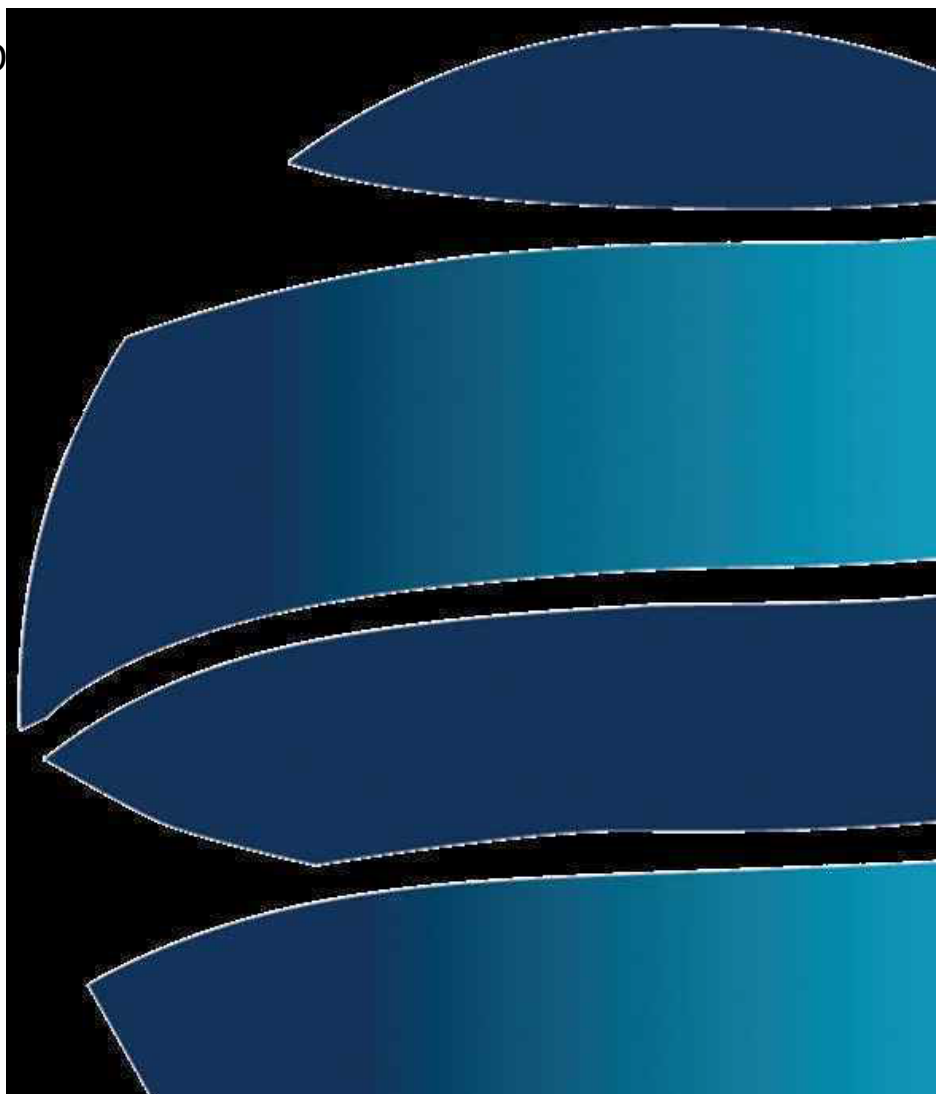
Client: Taylor Wimpey

Project: Land off Rectory Lane, Ashington, RH20 3AS



Appendix C

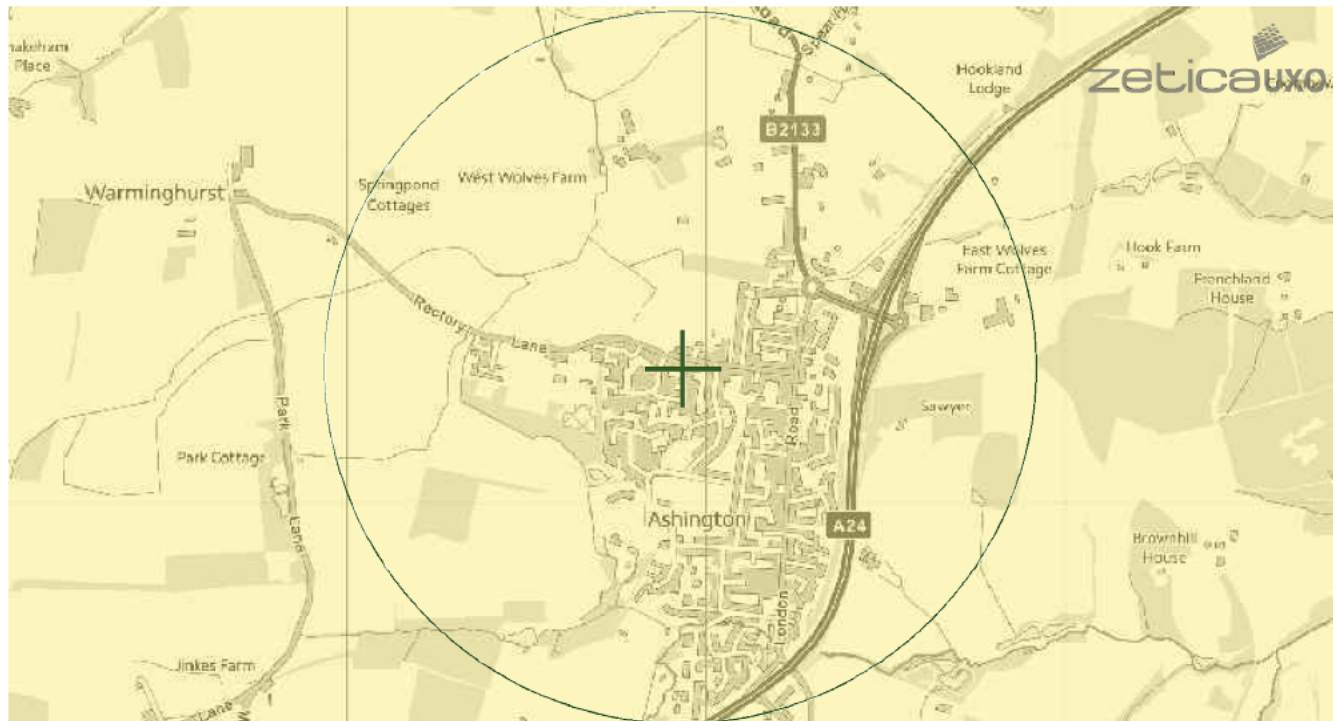
UXO



UNEXPLODED BOMB RISK MAP

SITE LOCATION

Location: RH20 3AS,
Map Centre: 512901,116384



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.

- Military**
- Industry**
- UXO find**
- Other**
- Transport**
- Docks**
- Luftwaffe targets**
- Utilities**
- Bombing decoy**
- Airfields**

How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density. Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then [additional detailed research](#) is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our [pre-desk study assessments \(PDSA\)](#) by emailing a site boundary and location to pdsa@zetica.com.

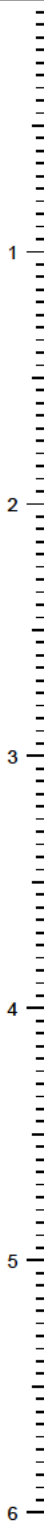
You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

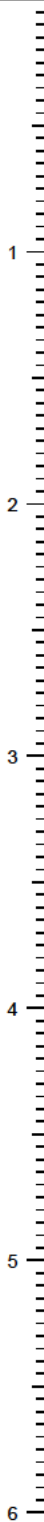
If I have any questions, who do I contact?

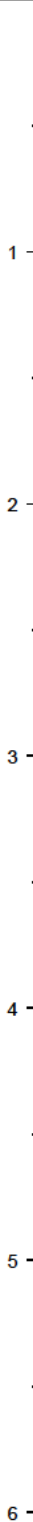
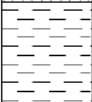
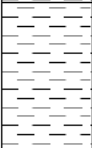
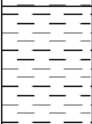
tel: [+44 \(0\) 1993 886682](tel:+44201993886682) email: uxo@zetica.com web: www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.

 Unit 7, Danworth Farm Hurstpierpoint BN6 9GL www.gesl.net		Borehole Log				Borehole No. WS101 Sheet 1 of 1					
Project Name: Land Off Rectory Lane, Ashington		Project No. GE23647		Co-ords: 512690E - 116711N		Hole Type WLS					
Location: Ashington, RH20 3AS				Level: 25.48		Scale 1:30					
Client: Taylor Wimpey Strategic Land (TD of Taylor Wimpey UK Ltd)				Dates: 19/12/2025		Logged By EC					
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
		Depth (m)	Type	Results							
		0.50	PP	1.5kg/cm2	0.30	25.18		Dark brown slightly clayey silty TOPSOIL. Frequent roots and rootlets.			
					0.50	24.98		Firm dark brown silty CLAY.			
					0.90	24.58		Firm to stiff dark orangish brown mottled grey silty CLAY.			
		1.00	PP	2.5kg/cm2	1.20	24.28		Stiff dark greyish black gravelly CLAY. Gravel is fine to medium angular to sub angular flint.			
					1.40	24.08		Dark greyish black slightly sandy clayey GRAVEL. Sand is fine. Gravel is fine to coarse angular to sub angular flint and charcoal.			
					1.70	23.78		Stiff dark greyish black gravelly CLAY. Gravel is fine to medium angular to sub angular flint.			
		2.00	PP	3.0kg/cm2	2.00	23.48		Stiff dark brown slightly silty CLAY.			
					2.30	23.18		Light brown slightly silty MUDSTONE.			
					3.00	22.48		Dark greyish brown MUDSTONE.			
		End of Borehole at 3.00m								3	
										4	
										5	
								6			
Dynamic Sampling Run Details		Water Strike Details (mbgl)		Remarks				 Status FINAL			
Depth Top	Depth Base	Diameter	Depth Strike	Rose To	EOH 3.0m. Borehole remained stable. Standpipe (35mm) installed to 3m, top 1m plain with bentonite seal and remainder slotted with gravel surround. Completed with gas tap and flush safety cover.						

 Unit 7, Danworth Farm Hurstpierpoint BN6 9GL www.gesl.net				Borehole Log				Borehole No. WS102 Sheet 1 of 1		
Project Name: Land Off Rectory Lane, Ashington				Project No. GE23647		Co-ords: 512640E - 116645N		Hole Type WLS		
Location: Ashington, RH20 3AS						Level: 23.00		Scale 1:30		
Client: Taylor Wimpey Strategic Land (TD of Taylor Wimpey UK Ltd)						Dates: 19/12/2025		Logged By EC		
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
		Depth (m)	Type	Results						
					0.30	22.70		Dark brown slightly clayey silty TOPSOIL. Frequent roots and rootlets.		
		0.50	PP	2.5kg/cm2	0.80	22.20		Orangish dark brown slightly gravelly slightly clayey SILT. Gravel is fine angular red brick fragments. Occasional roots.		
		1.00	PP	3.0kg/cm2	1.00	22.00		Firm to stiff grey mottled dark orangish brown silty CLAY. Occasional rootlets.		
		1.50	PP	3.5kg/cm2				Stiff to very stiff grey mottled orange silty weathered CLAY and mudstone		
		2.00	PP	4.0kg/cm2	2.00	21.00		Dark orange weathered CLAY/MUDSTONE.		
		2.50	PP	3.0kg/cm2	2.40	20.60		Stiff dark brown mottled dark grey weathered CLAY.		
		3.00	PP	3.0kg/cm2	3.00	20.00		End of Borehole at 3.00m		
Dynamic Sampling Run Details		Water Strike Details (mbgl)		Remarks					 Status FINAL	
Depth Top	Depth Base	Diameter	Depth Strike	Rose To	EOH 3.0m. Borehole remained stable. Standpipe (35mm) installed to 3m, top 1m plain with bentonite seal and remainder slotted with gravel surround. Completed with gas tap and flush safety cover.					

 Unit 7, Danworth Farm Hurstpierpoint BN6 9GL www.gesl.net				Borehole Log				Borehole No. WS103 Sheet 1 of 1		
Project Name:		Land Off Rectory Lane, Ashington		Project No. GE23647		Co-ords: 512495E - 116601N		Hole Type WLS		
Location: Ashington, RH20 3AS				Level: 26.30				Scale 1:30		
Client: Taylor Wimpey Strategic Land (TD of Taylor Wimpey UK Ltd)				Dates: 19/12/2025				Logged By EC		
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
		Depth (m)	Type	Results						
					0.20	26.10		Dark brown clayey silty TOPSOIL. Frequent roots and rootlets.		
					0.50	25.80		Firm dark brown slightly silty CLAY. Occasional pockets of black coal.		
		0.50	PP	1.0kg/cm2	0.50	25.80				
		1.00	PP	2.0kg/cm2	0.90	25.40		Firm to stiff orangish brown mottled greyish slightly silty CLAY.		
		1.50	PP	2.0kg/cm2	1.50	24.80		Stiff dark reddish brown mottled dark grey slightly sandy slightly silty CLAY. Sand is fine.		
		2.00	PP	4.0kg/cm2	2.00	24.30		Stiff light orangish brown mottled grey slightly silty weathered CLAY.		
					2.40	23.90		Light brown mottled grey, red and yellow silty MUDSTONE.		
					3.00	23.30		Orangish brown mottled dark grey, black, red and orange slightly silty MUDSTONE.		
		End of Borehole at 3.00m								
Dynamic Sampling Run Details		Water Strike Details (mbgl)		Remarks					 Status FINAL	
Depth Top	Depth Base	Diameter	Depth Strike							Rose To
					EOH 3.0m. Borehole remained stable. Standpipe (35mm) installed to 3m, top 1m plain with bentonite seal and remainder slotted with gravel surround. Completed with gas tap and flush safety cover.					

14th May 2026

Our ref: GE23647/JB01v2/260514

Ravail Marwaha
Taylor Wimpey Strategic Land



By Email Only

Dear Ravail,

RE: Land off Rectory Lane, Ashington RH20 3AS – Winter Groundwater Monitoring

Geo-Environmental Services Limited (Geo-Environmental) was instructed by Taylor Wimpey Strategic Land (the client) to undertake groundwater monitoring on the site over the winter period.

This letter report details the findings of the groundwater level monitoring carried out on the site between 16th January and 17th April 2026.

Scope of site works

3No. groundwater monitoring wells (WS101-WS103) were installed during the intrusive investigation undertaken by Geo-Environmental in December 2025 and were monitored over the winter period as instructed.

Encountered Ground Conditions

The ground conditions encountered in the exploratory holes comprised a mantle of Topsoil overlying bedrock strata of the Weald Clay Formation. A generalised summary of the encountered conditions is presented in Table 1.

Top (m bgl)	Base (m bgl)	Geology	Location
0.00	0.20-0.30	TOPSOIL: Dark brown slightly clayey silty Topsoil. Frequent roots and rootlets.	All
0.20-0.30	>3.00	WEALD CLAY FORMATION: Firm to very stiff CLAY with varying proportions of silt, colouration dark brown, orangish brown, grey and orange; Firm to stiff CLAY with varying proportions of fine to coarse gravel, colouration greyish black; Stiff to very stiff CLAY with varying proportions of silt with occasional MUDSTONE partings, colouration dark orange, dark grey and light brown	All

Table 1 Summary of ground conditions

The exploratory hole logs are presented within Appendix A and the exploratory hole location plan is presented in Figure 2.

Groundwater

Groundwater monitoring wells were installed within three window sampling boreholes (WS101 – WS103) on site to depths of 3.00m below ground level (bgl) on 19th December 2025. Groundwater was not encountered within any of the boreholes during the intrusive investigation works in December 2025.

Geo-Environmental Services Ltd
Unit 7 Danworth Farm, Cuckfield Road, Hurstpierpoint, West Sussex BN6 9GL
+44(0)1273 832972 www.gesl.net

Environmental Consultants | Geotechnical Engineers | Site Investigations

Geo-Environmental Services Ltd incorporated in England number 3214980 VAT number 679544479



The response zones for the monitoring wells are summarised in Table 2.

Location	Top of Response Zone (m bgl)	Base of Response Zone (m bgl)	Response Zone Strata
WS101	1.00	3.00	Weald Clay Formation
WS102	1.00	3.00	Weald Clay Formation
WS103	1.00	3.00	Weald Clay Formation

Table 2 Monitoring Well Response Zones

Groundwater levels were monitored on 5No. occasions as agreed with the Client. Table 3 below summarises the groundwater depths encountered (m bgl).

Groundwater depths (m bgl)					
	16/01/2026	12/02/2026	11/03/2026	17/04/2026	17/04/2026*
WS101	0.10	0.00#	0.02	0.68	0.96
WS102	0.80	0.00#	0.00#	0.74	2.17
WS103	1.00	0.70	0.32	0.10	1.99

*Monitoring wells were bailed, left to recharge for 90 minutes and groundwater levels measured; # well flooded.

Table 3 Summary of Recorded Groundwater Depths within Monitoring Wells (m bgl)

Groundwater levels at each monitoring location were recorded relative to Above Ordnance Datum (AOD) Table 4 below summarises the groundwater levels measured (m AOD).

Groundwater depths (m AOD)					
	16/01/2026	12/02/2026	11/03/2026	17/04/2026	17/04/2026*
WS101	21.97	22.07#	22.05	21.39	21.11
WS102	22.00	22.80#	22.80#	22.06	20.63
WS103	22.44	22.74	23.12	23.34	21.45

*Monitoring wells were bailed, left to recharge for 90 minutes and groundwater levels measured; # well flooded.

Table 4 Summary of recorded Groundwater Depths within Monitoring Wells (m AOD)

It should be noted that changes in groundwater and perched water levels do occur for a number of reasons including seasonal effects and variations in drainage. Such fluctuations may only be recorded by the measurement of the groundwater level within a series of standpipes or piezometers installed within appropriate response zones.

We trust we have interpreted your instructions correctly. Should you have any queries please do not hesitate to contact us.

Yours sincerely

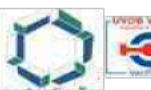
For and on Behalf of Geo-Environmental Services Ltd



Jude Burch BSc (Hons)

Graduate Consulting Engineer

Email: jude.burch@gesl.net

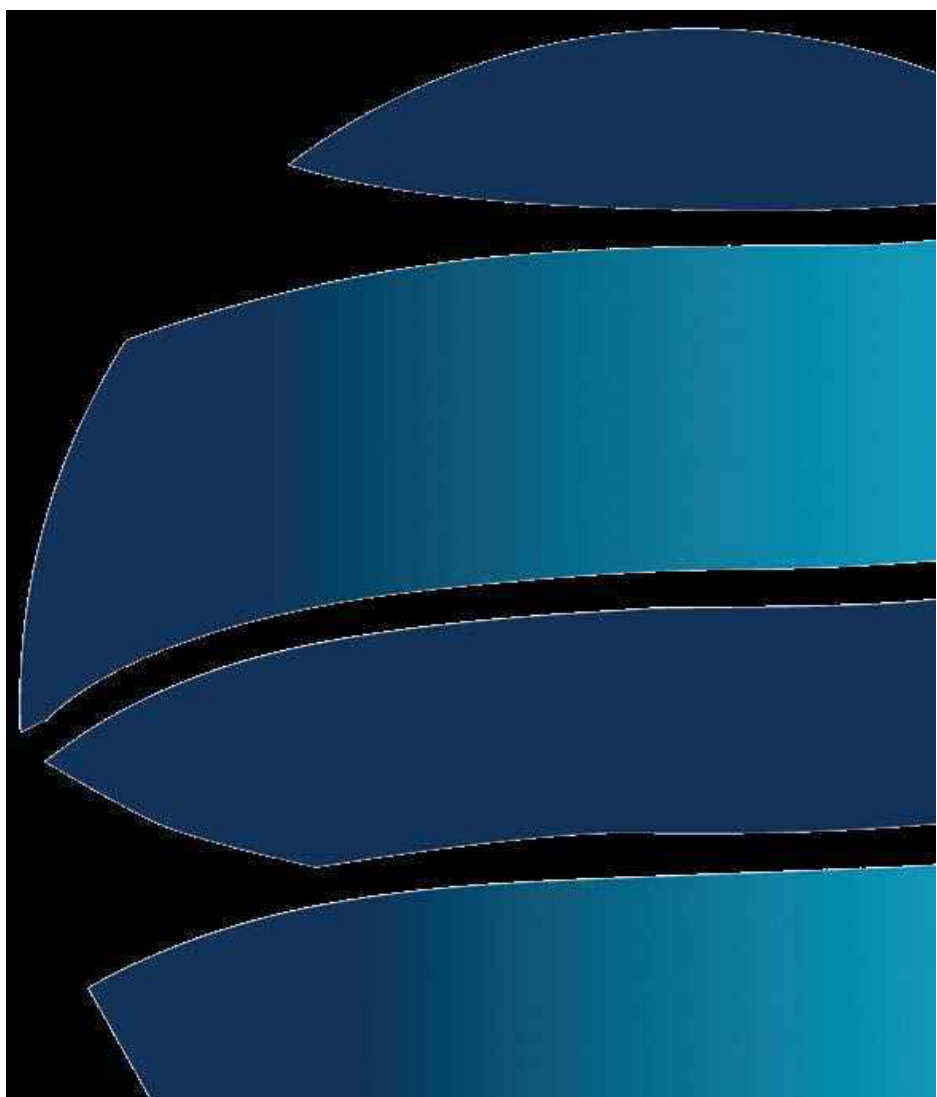


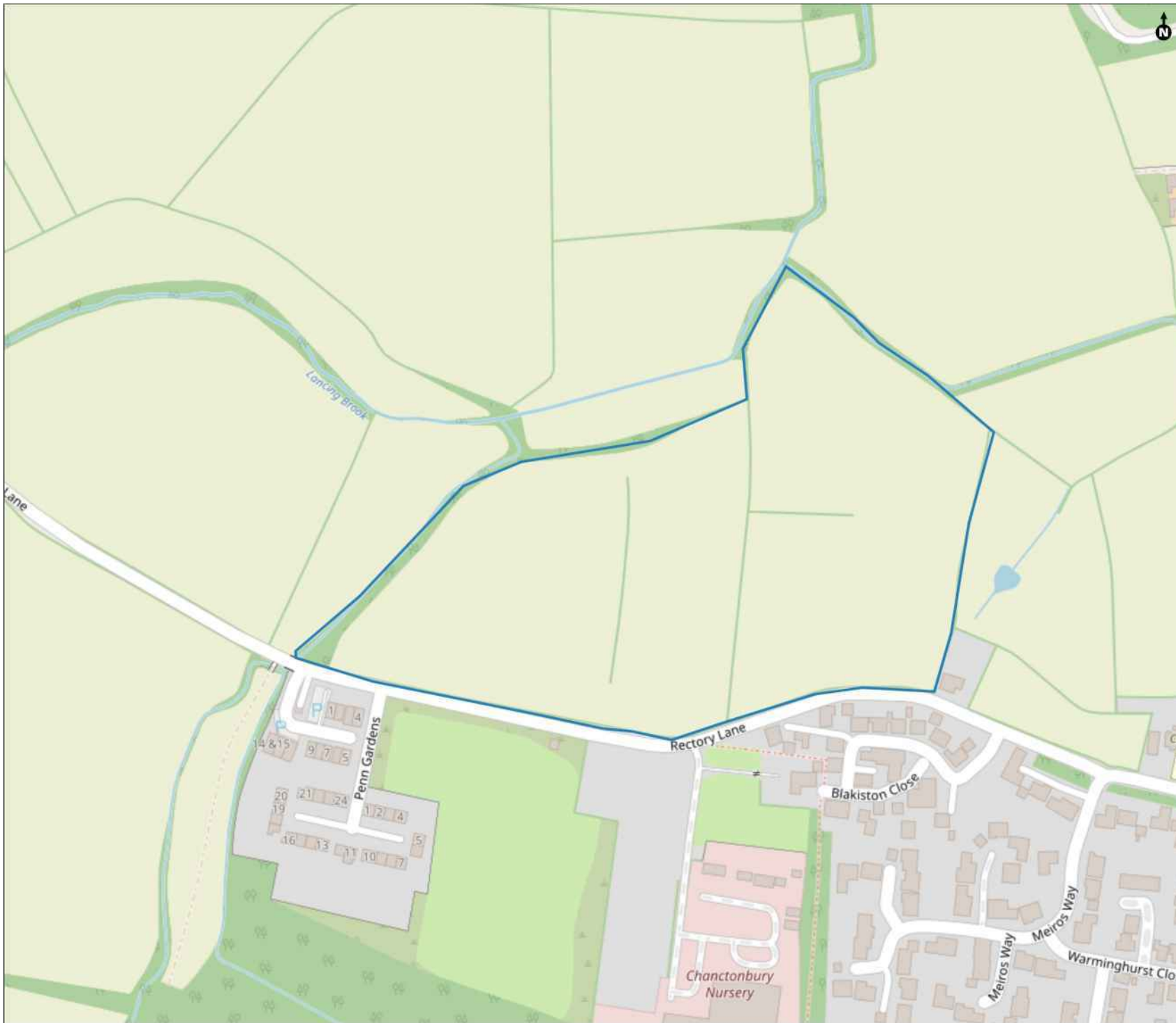
Enc	Figure 1	Site Location Plan
	Figure 2	Exploratory Hole Location Plan
	Appendix A	Exploratory Hole Logs
	Appendix B	Groundwater Monitoring Results





FIGURES





Legend

⬡ Approx. Site Boundary

0 50 m 100 m
© OpenStreetMap contributors


Geo-Environmental
Produced by **Datanest.earth**

Title: Site Location Plan			
Client: Taylor Wimpey		Size: A4	
Project: Land off Rectory Lane, Ashington RH20 3AS	Drawn: LL	Figure No: 1	
Date: 15-12-2025	Checked: GR		
Proj No: GE23647	Scale: 1:3400	Version: FINAL	



Legend

Window Sample Location

Approx. Site Boundary

0 25 m 50 m
© Mapbox

Geo-Environmental
Produced by **Datanest**.earth

Title: Exploratory Hole Location Plan		
Client: Taylor Wimpey	Size: A4	
Project: Land off Rectory Lane, Ashington H20 BAS	Figure No.: 2	
Date: 14-05-2026		
	Checked: JB	

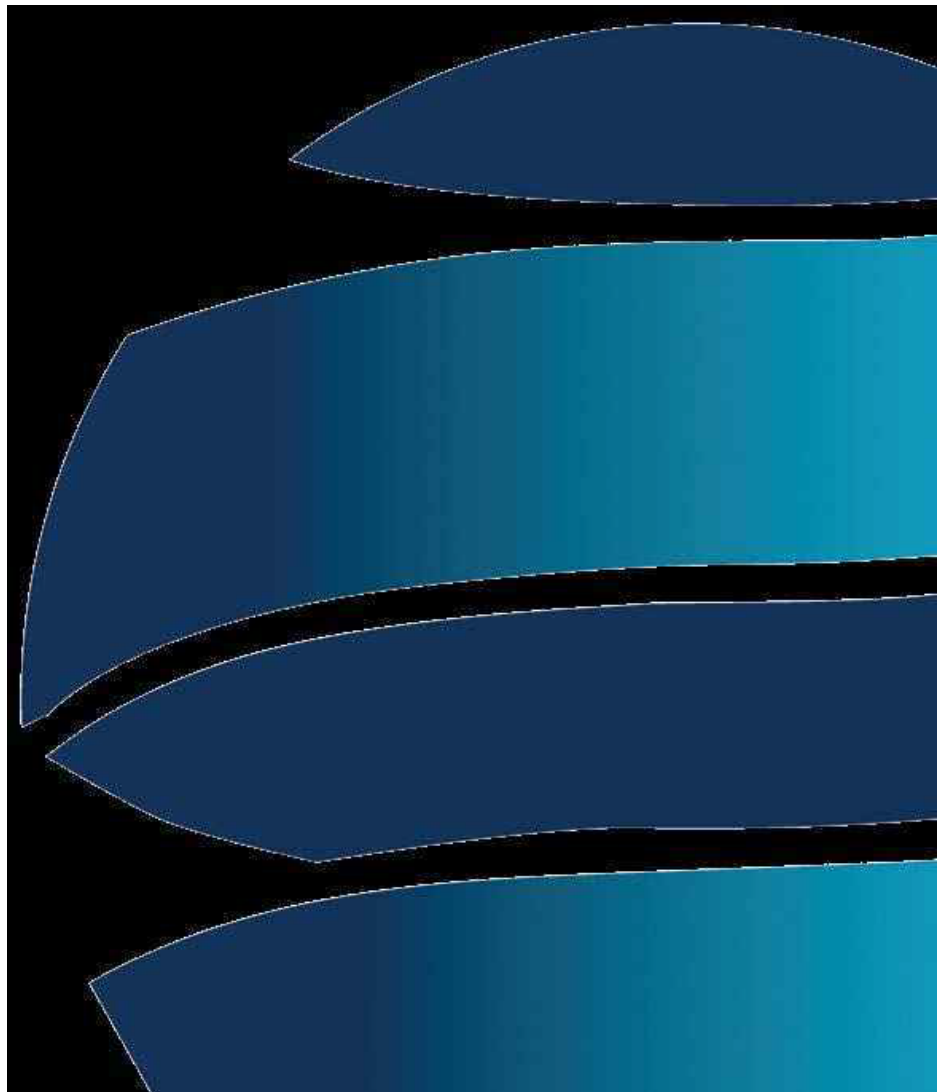
Proj No: GE23647

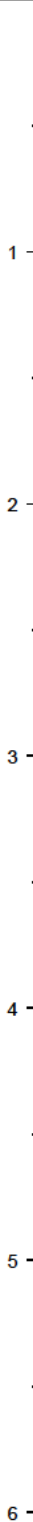
Scale: 1:2500

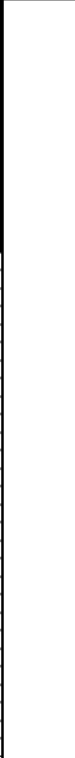
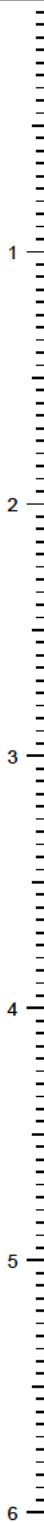
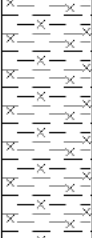
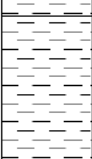
Version:
FINAL

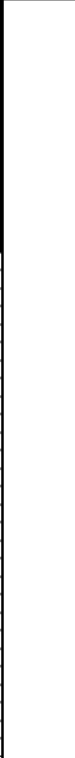
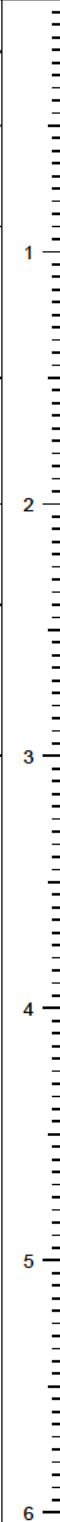
APPENDIX A

Exploratory Hole Logs



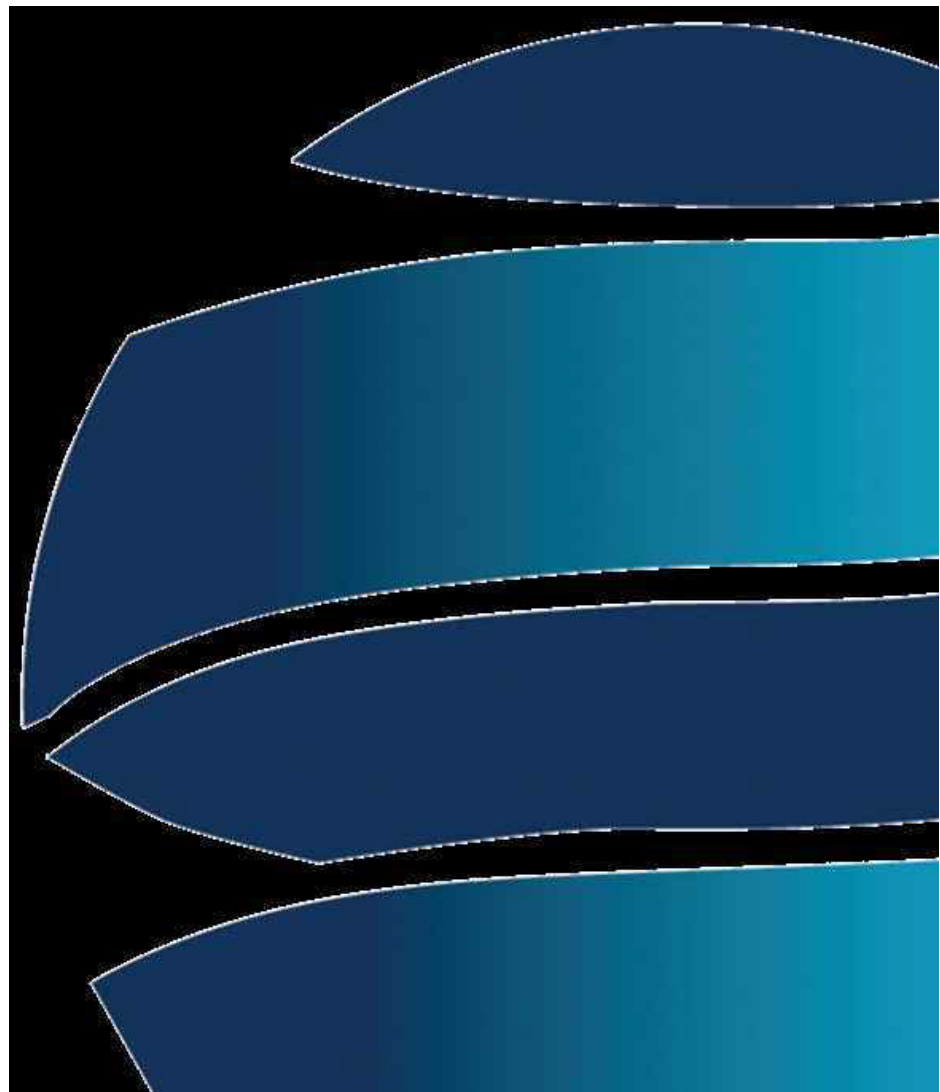
 Unit 7, Danworth Farm Hurstpierpoint BN6 9GL www.gesl.net				Borehole Log				Borehole No. WS101 Sheet 1 of 1			
Project Name:		Land Off Rectory Lane, Ashington		Project No.		GE23647		Co-ords: 512690E - 116711N		Hole Type WLS	
Location: Ashington, RH20 3AS						Level: 22.07			Scale 1:30		
Client: Taylor Wimpey Strategic Land (TD of Taylor Wimpey UK Ltd)						Dates: 19/12/2025			Logged By EC		
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
		Depth (m)	Type	Results							
					0.30	21.77		Dark brown slightly clayey silty TOPSOIL. Frequent roots and rootlets. TOPSOIL			
		0.50	PP	1.5kg/cm2	0.50	21.57		Firm dark brown silty CLAY. WEALD CLAY			
								Firm to stiff dark orangish brown mottled grey silty CLAY. WEALD CLAY			
		1.00	PP	2.5kg/cm2	0.90	21.17		Stiff dark greyish black gravelly CLAY. Gravel is fine to medium angular to sub angular flint. WEALD CLAY			
					1.20	20.87		Dark greyish black slightly sandy clayey GRAVEL. Sand is fine. Gravel is fine to coarse angular to sub angular flint and charcoal. WEALD CLAY			
					1.40	20.67		Stiff dark greyish black gravelly CLAY. Gravel is fine to medium angular to sub angular flint. WEALD CLAY			
					1.70	20.37		Stiff dark brown slightly silty CLAY. WEALD CLAY			
		2.00	PP	3.0kg/cm2	2.00	20.07		Stiff to very stiff light brown slightly silty CLAY with occasional partings of MUDSTONE. WEALD CLAY			
					2.30	19.77		Stiff to very stiff dark greyish brown CLAY with occasional partings of MUDSTONE. WEALD CLAY			
					3.00	19.07		End of Borehole at 3.00m			
Dynamic Sampling Run Details		Water Strike Details (mbgl)		Remarks EOH 3.0m. Borehole remained stable. Standpipe (35mm) installed to 3m, top 1m plain with bentonite seal and remainder slotted with gravel surround. Completed with gas tap and flush safety cover.						 Status FINAL	
Depth Top	Depth Base	Diameter	Depth Strike								Rose To

 Unit 7, Danworth Farm Hurstpierpoint BN6 9GL www.gesl.net				Borehole Log				Borehole No. WS102 Sheet 1 of 1		
Project Name:		Land Off Rectory Lane, Ashington		Project No. GE23647		Co-ords: 512640E - 116645N		Hole Type WLS		
Location: Ashington, RH20 3AS				Level: 22.80		Scale 1:30				
Client: Taylor Wimpey Strategic Land (TD of Taylor Wimpey UK Ltd)				Dates: 19/12/2025		Logged By EC				
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
		Depth (m)	Type	Results						
					0.30	22.50		Dark brown slightly clayey silty TOPSOIL. Frequent roots and rootlets. TOPSOIL		
		0.50	PP	2.5kg/cm2				Orangish dark brown slightly gravelly slightly clayey SILT. Gravel is fine angular red brick fragments. Occasional roots. WEALD CLAY		
					0.80	22.00				
		1.00	PP	3.0kg/cm2	1.00	21.80		Firm to stiff grey mottled dark orangish brown silty CLAY. Occasional rootlets. WEALD CLAY		
		1.50	PP	3.5kg/cm2				Stiff to very stiff grey mottled orange silty weathered CLAY and mudstone WEALD CLAY		
		2.00	PP	4.0kg/cm2	2.00	20.80		Stiff to very stiff dark orange weathered CLAY with occasional partings of MUDSTONE. WEALD CLAY		
					2.40	20.40		Stiff dark brown mottled dark grey weathered CLAY. WEALD CLAY		
					3.00	19.80		End of Borehole at 3.00m		
Dynamic Sampling Run Details		Water Strike Details (mbgl)		Remarks					 Status FINAL	
Depth Top	Depth Base	Diameter	Depth Strike	Rose To	EOH 3.0m. Borehole remained stable. Standpipe (35mm) installed to 3m, top 1m plain with bentonite seal and remainder slotted with gravel surround. Completed with gas tap and flush safety cover.					

 Unit 7, Danworth Farm Hurstpierpoint BN6 9GL www.gesl.net				Borehole Log				Borehole No. WS103 Sheet 1 of 1		
Project Name: Land Off Rectory Lane, Ashington			Project No. GE23647		Co-ords: 512495E - 116601N		Hole Type WLS			
Location: Ashington, RH20 3AS					Level: 23.44		Scale 1:30			
Client: Taylor Wimpey Strategic Land (TD of Taylor Wimpey UK Ltd)					Dates: 19/12/2025		Logged By EC			
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
		Depth (m)	Type	Results						
					0.20	23.24		Dark brown clayey silty TOPSOIL. Frequent roots and rootlets. TOPSOIL		
		0.50	PP	1.0kg/cm2	0.50	22.94		Firm dark brown slightly silty CLAY. Occasional pockets of black coal. WEALD CLAY		
		1.00	PP	2.0kg/cm2	0.90	22.54		Firm to stiff orangish brown mottled greyish slightly silty CLAY. WEALD CLAY		
		1.50	PP	2.0kg/cm2	1.50	21.94		Stiff dark reddish brown mottled dark grey slightly sandy slightly silty CLAY. Sand is fine. WEALD CLAY		
		2.00	PP	4.0kg/cm2	2.00	21.44		Stiff light orangish brown mottled grey slightly silty weathered CLAY. WEALD CLAY		
					2.40	21.04		Stiff to very stiff light brown mottled grey, red and yellow silty CLAY with occasional partings of MUDSTONE. WEALD CLAY		
					3.00	20.44		Stiff to very stiff orangish brown mottled dark grey, black, red and orange slightly silty CLAY with occasional partings of MUDSTONE. WEALD CLAY		
End of Borehole at 3.00m										
Dynamic Sampling Run Details		Water Strike Details (mbgl)		Remarks					 Status FINAL	
Depth Top	Depth Base	Diameter	Depth Strike	Rose To	EOH 3.0m. Borehole remained stable. Standpipe (35mm) installed to 3m, top 1m plain with bentonite seal and remainder slotted with gravel surround. Completed with gas tap and flush safety cover.					

APPENDIX B

Groundwater Monitoring



Project: LAND OFF RECTORY LANE, ASHINGTON RH20 3AS
Ref: GE23647
Client: Taylor Wimpey

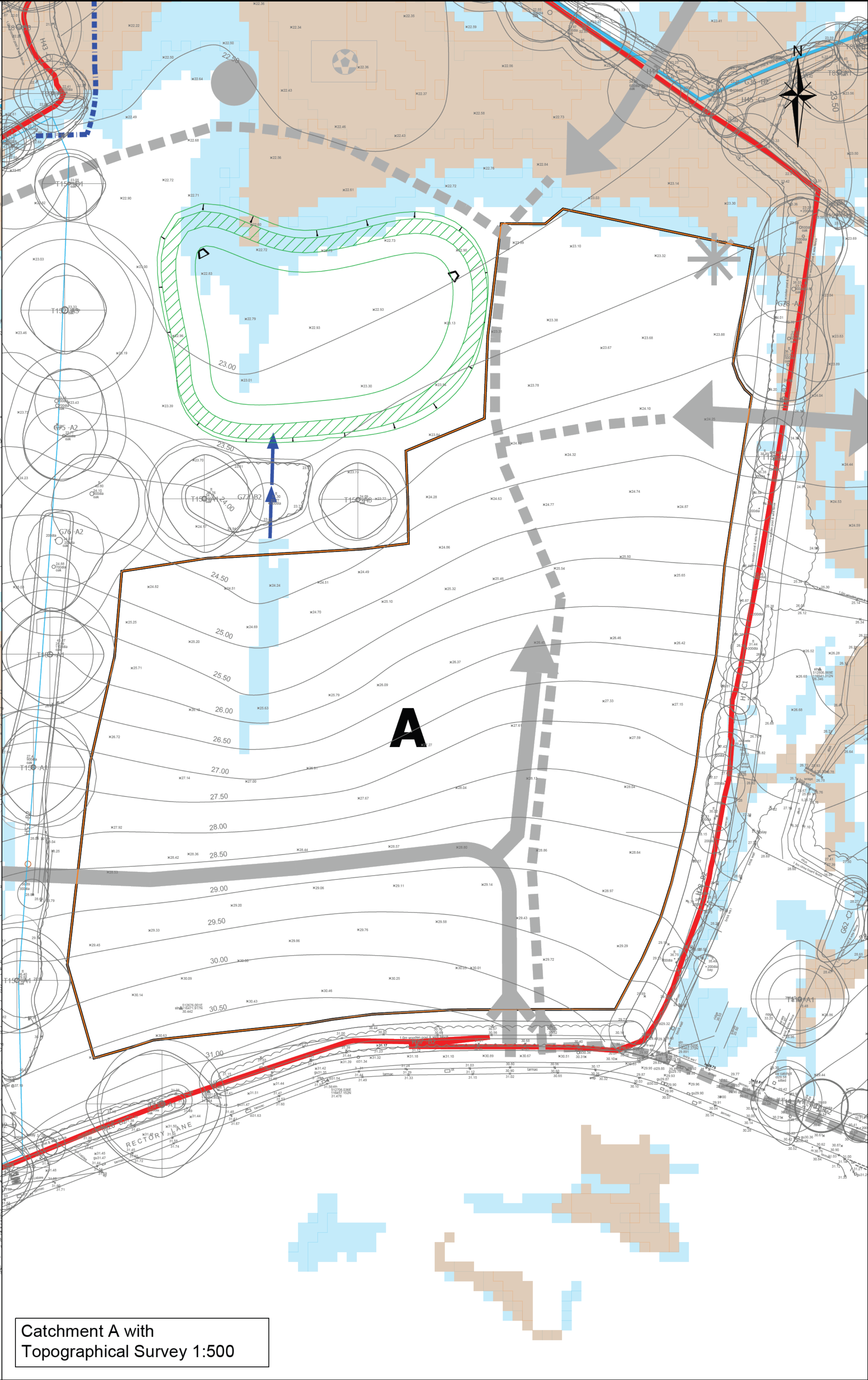
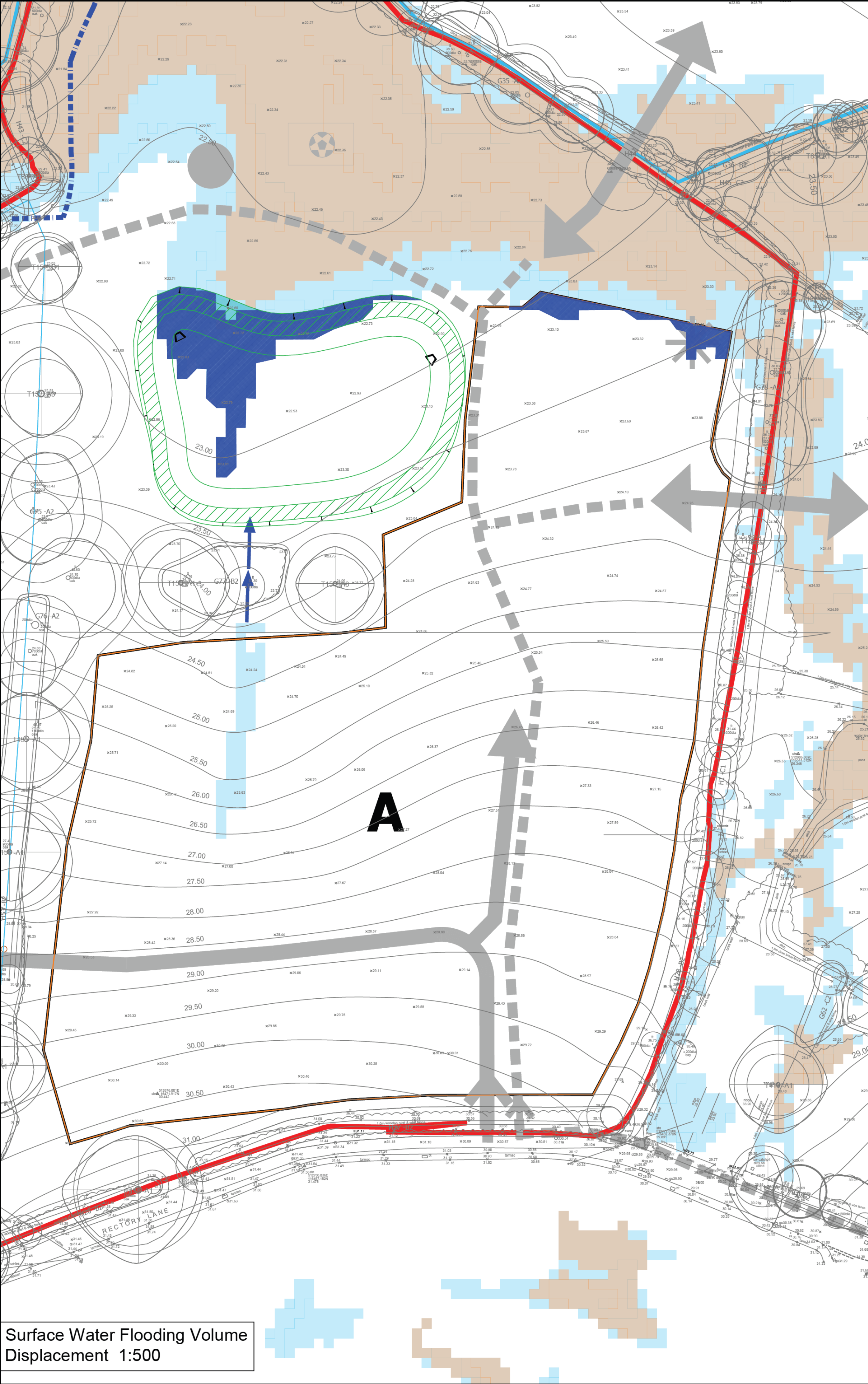


Data presented by Location:

Location	Date	GWD (m bgl)	GWL (m AOD)
WS101	16/01/2026	0.10	21.97
WS102	16/01/2026	0.80	22.00
WS103	16/01/2026	1.00	22.44
WS101	12/02/2026	0.00	22.07
WS102	12/02/2026	0.00	22.80
WS103	12/02/2026	0.70	22.74
WS101	11/03/2026	0.02	22.05
WS102	11/03/2026	0.00	22.80
WS103	11/03/2026	0.32	23.12
WS101	17/04/2026	0.68	21.39
WS102	17/04/2026	0.74	22.06
WS103	17/04/2026	0.10	23.34
WS101*	17/04/2026	0.96	21.11
WS102*	17/04/2026	2.17	20.63
WS103*	17/04/2026	1.99	21.45

**Where dates are marked "*" indicates that the wells were bailed, left to recharge for 90 minutes and re-recorded.*

Appendix F Assessment of Surface Water Flood Volumes



NOTES

- Do not scale from this drawing.
- This drawing is in metres unless stated otherwise.
- Topographical Survey has been provided by others. C&A accept no liability for inaccuracies.
- C&A Consulting Engineers Ltd cannot guarantee the authenticity or reliability of any data and/or records provided by third parties.
- The Surface Water Flood Mapping Data has been obtained from the DEFRA website, Flood Map for Planning - Surface Water Spatial Planning Depth - Climate Change on 5th June 2026.

Key

- 1 in 100 Year Surface Water Climate Change Flood Extent
- 1 in 1000 Year Surface Water Climate Change Flood Extent
- Surface Water Flooding, Band Depth 0-150mm 1 in 1000 Year
- Surface Water Flooding, Band Depth 150mm-300mm 1 in 1000 Year
- Catchment A - 1.550ha
- Indicative Surface Water Flow Route from on-site Catchment

Volume Displacement from the Land Parcels and SuDS for 1 in 1000 Year + Climate Change

Volume Displaced = Area of Flooding x Depth of Flooding

Band Depths are set at 0 - 150mm & 150mm - 300mm based on the 1 in 100 year & 1 in 1000 year Climate Change Surface Water Flood Mapping. 150mm depth assumed for conservative estimate of the lower band. 225mm depth assumed for the second band.

Volume Displaced Calculations

115m² x 0.150m = 17.3m³
548m² x 0.150m = 82.2m³
18m² x 0.225m = 4.05m³
Total Surface Water Volume Displaced = 103m³

Volume of Surface Water Runoff from Catchment A, Existing Topography, using ReFH2.

Total Net Rainfall of Catchment A 1 in 1000 Year + 45% = 73mm
73 / 1000 = 0.073
0.073 x 15000 (Area of Catchment A) = 1093m³ Runoff Volume

Total Net Rainfall of Catchment A 1 in 100 Year + 45% = 48mm
48 / 1000 = 0.048
0.048 x 15000 (Area of Catchment A) = 720m³ Runoff Volume

This runoff is based on a 1 hour and 54 minute duration Storm. The ReFH2 design storm duration.

Catchment A Basin as shown currently accommodates 1094m³ of volume area with 316mm of Freeboard. The whole Basin can accommodate 1662m³ to the basin rim, zero freeboard.

Therefore, the surface water flood volume potentially displaced by the development is approximately 10% of the volume of greenfield runoff that will no longer drain direct to the flood corridor and will instead be attenuated in the proposed basin.

The volume of surface water potentially displaced is less than the additional volume provided within the basin freeboard.

B	Updated to suit new Site Boundary	MT	LB	LB	July 26	
A	Updated to suit Catchment C Basin Change	MT	LB	LB	Jun 26	
Rev	Amendments		Dm	Chk	App	Date

Issued by

Landmark House
Station Road
Berk
Hampshire
RG27 9BA
01256 638420

enquiries@c-a-uk.com
www.c-a-uk.com

Park House
Park Farm
East Malling Trust Estate
Bredbourne Lane
Aylesford
Kent
ME20 6BN
01732 448120

Job Title

Ashington
West Sussex

Drawing Title

Assessment of Surface Water
Flood Volumes

Client

Taylor Wimpey

Scale	Date	Designed
1:500 @ A1	June 2026	MT
Drawn	Checked	Approved
MT	LB	GAC
Job No	Drawing No	Rev
25-036	25-036-017	B

Appendix G Greenfield Runoff Calculations

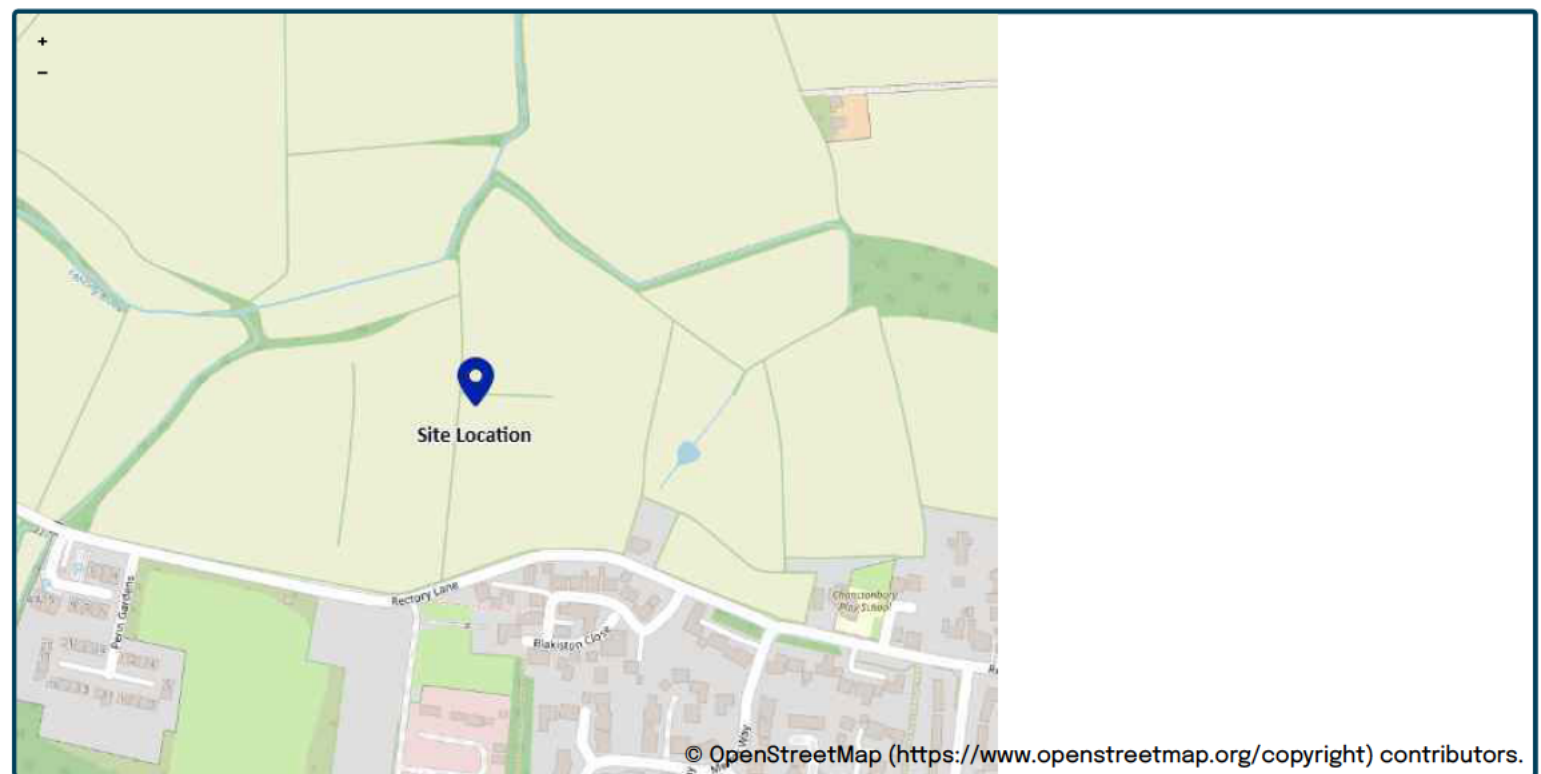
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	24/06/2026
Calculated by	
Reference	25-036 - Catchment A
Model version	2.2.3

Location

Site name	Ashington
Site location	West Sussex



Site easting (British National Grid)	512666
Site northing (British National Grid)	116553

Site details

Total site area (ha)	1.022	ha
----------------------	------------------------------------	----

Greenfield runoff

Method

Method	FEH statistical (2025)
--------	------------------------

FEH statistical (2025)

	<u>My value</u>	<u>Map value</u>
SAAR9120 (mm)	900	mm
BFIHOST19scaled	0.236	
QMed-QBar conversion	1.136	1.136
QMed (l/s)	9.4	l/s
QBar (FEH statistical 2025) (l/s)	10.7	l/s

Growth curve factors

	<u>My value</u>	<u>Map value</u>
Hydrological region	7	7
1 year growth factor	0.85	
2 year growth factor	0.88	
10 year growth factor	1.62	
30 year growth factor	2.3	
100 year growth factor	3.19	
200 year growth factor	3.74	

Results

Method	FEH statistical (2025)
Flow rate 1 year (l/s)	9.1
Flow rate 2 year (l/s)	9.4
Flow rate 10 years (l/s)	17.3
Flow rate 30 years (l/s)	24.5
Flow rate 100 years (l/s)	34.0
Flow rate 200 years (l/s)	39.9

Please note runoff estimation is subject to significant uncertainty. Results are therefore normally reported to only 1 decimal place. Where 2 decimal places are provided, this does not indicate accuracy to this level, it has been adopted to prevent ‘zero’ figures from being reported. Outputs less than 0.01 l/s are reported as 0.01 l/s.

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.2.3) developed by HR Wallingford and available at 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>). The outputs from this tool have been used to estimate Greenfield runoff rates. 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.

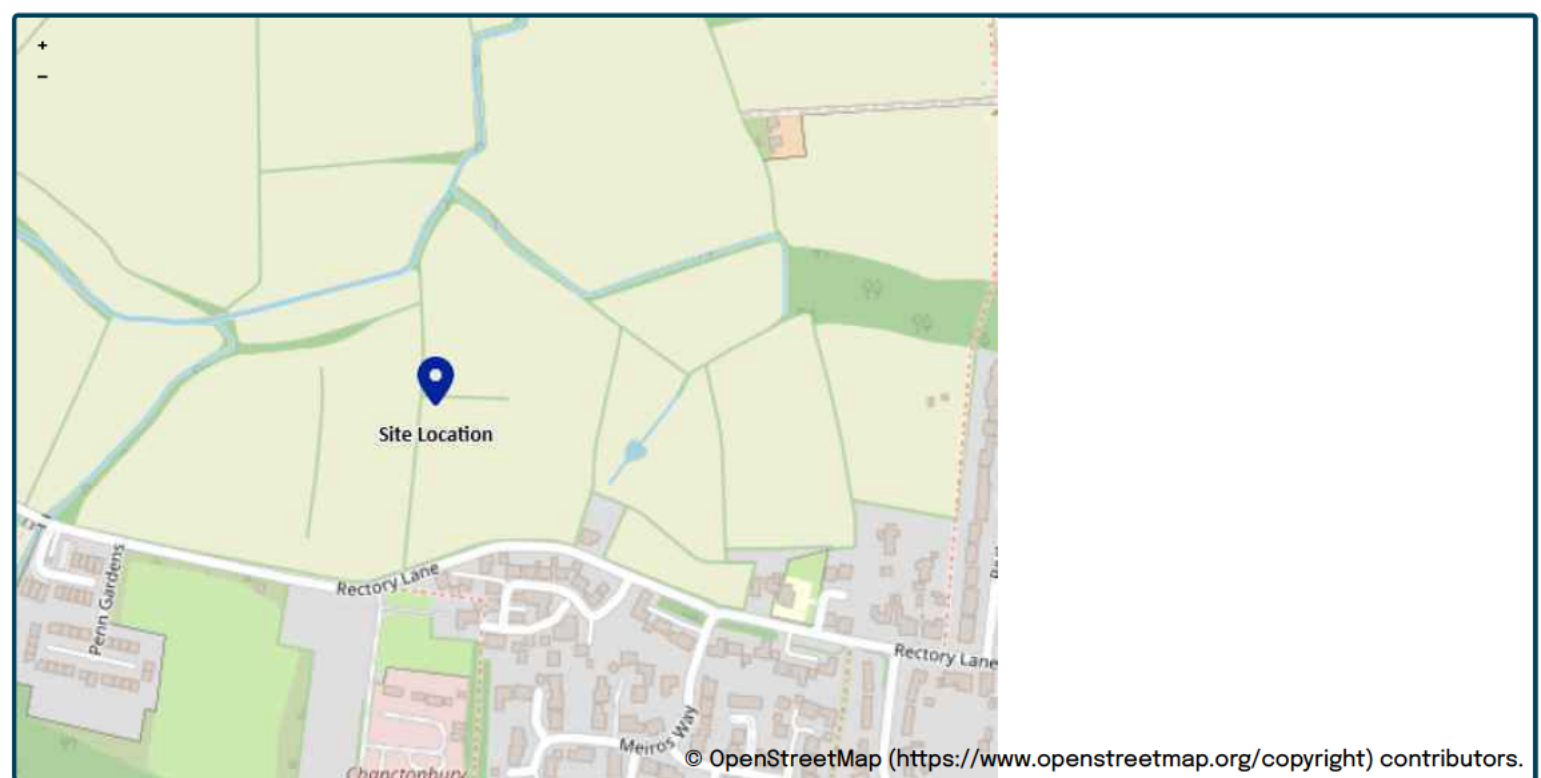
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	24/06/2026
Calculated by	
Reference	25-036 - Catchment B
Model version	2.2.3

Location

Site name	Ashington
Site location	West Sussex



Site easting (British National Grid)	512666
Site northing (British National Grid)	116553

Site details

Total site area (ha)	0.4665	ha
----------------------	-------------------------------------	----

Greenfield runoff

Method

Method	FEH statistical (2025)
--------	------------------------

FEH statistical (2025)

	<u>My value</u>	<u>Map value</u>
SAAR9120 (mm)	900	mm
BFIHOST19scaled	0.236	
QMed-QBar conversion	1.136	1.136
QMed (l/s)	4.3	l/s
QBar (FEH statistical 2025) (l/s)	4.9	l/s

Growth curve factors

	<u>My value</u>	<u>Map value</u>
Hydrological region	7	7
1 year growth factor	0.85	
2 year growth factor	0.88	
10 year growth factor	1.62	
30 year growth factor	2.3	
100 year growth factor	3.19	
200 year growth factor	3.74	

Results

Method	FEH statistical (2025)
Flow rate 1 year (l/s)	4.1
Flow rate 2 year (l/s)	4.3
Flow rate 10 years (l/s)	7.9
Flow rate 30 years (l/s)	11.2
Flow rate 100 years (l/s)	15.5
Flow rate 200 years (l/s)	18.2

Please note runoff estimation is subject to significant uncertainty. Results are therefore normally reported to only 1 decimal place. Where 2 decimal places are provided, this does not indicate accuracy to this level, it has been adopted to prevent ‘zero’ figures from being reported. Outputs less than 0.01 l/s are reported as 0.01 l/s.

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.2.3) developed by HR Wallingford and available at 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>). The outputs from this tool have been used to estimate Greenfield runoff rates. 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.

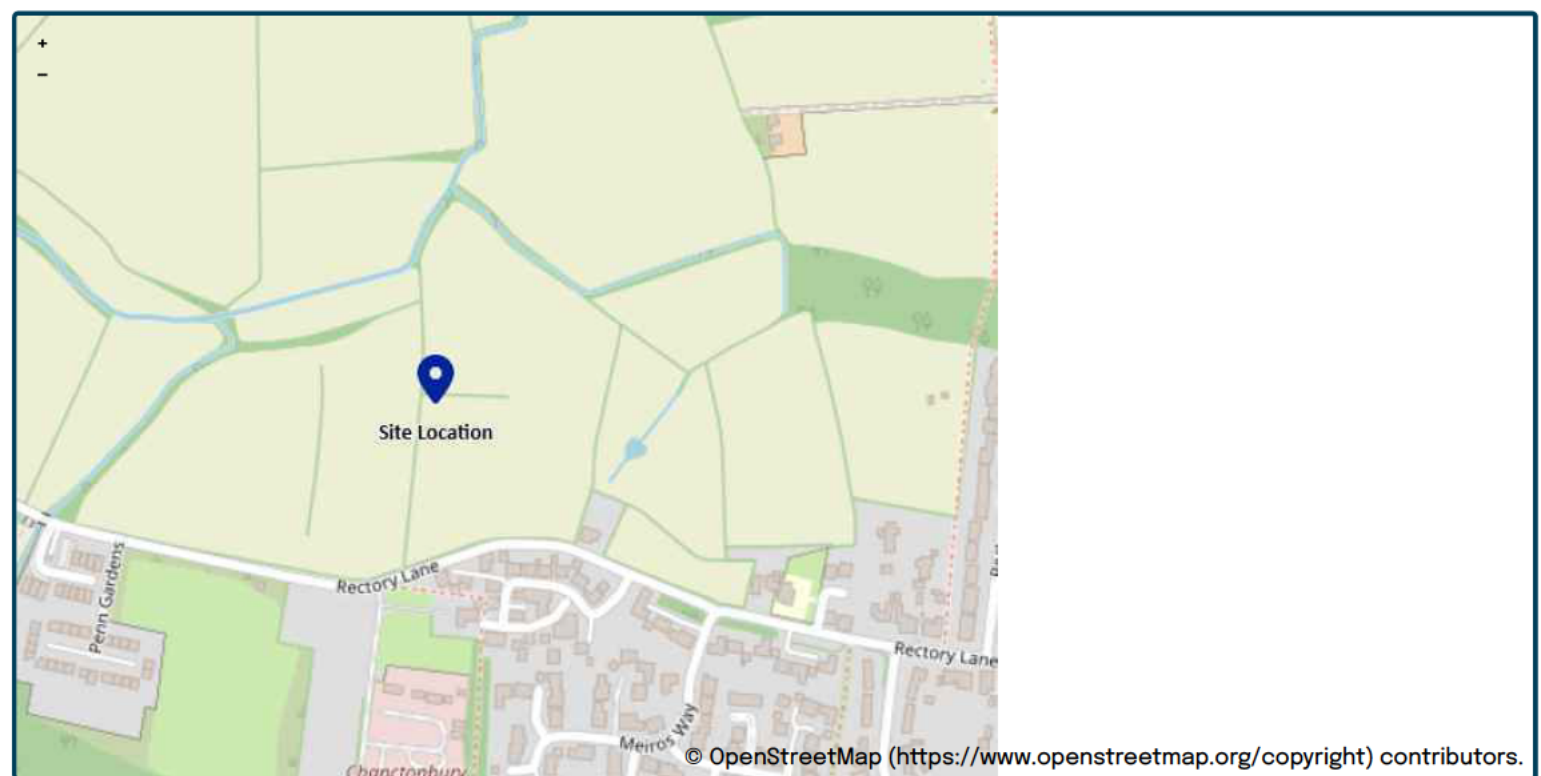
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	24/06/2026
Calculated by	
Reference	25-036 - Catchment C
Model version	2.2.3

Location

Site name	Ashington
Site location	West Sussex



Site easting (British National Grid)	512666
Site northing (British National Grid)	116553

Site details

Total site area (ha)	0.7901	ha
----------------------	-------------------------------------	----

Greenfield runoff

Method

Method	FEH statistical (2025)
--------	------------------------

FEH statistical (2025)

	<u>My value</u>	<u>Map value</u>
SAAR9120 (mm)	900	mm
BFIHOST19scaled	0.236	
QMed-QBar conversion	1.136	1.136
QMed (l/s)	7.3	l/s
QBar (FEH statistical 2025) (l/s)	8.2	l/s

Growth curve factors

	<u>My value</u>	<u>Map value</u>
Hydrological region	7	7
1 year growth factor	0.85	
2 year growth factor	0.88	
10 year growth factor	1.62	
30 year growth factor	2.3	
100 year growth factor	3.19	
200 year growth factor	3.74	

Results

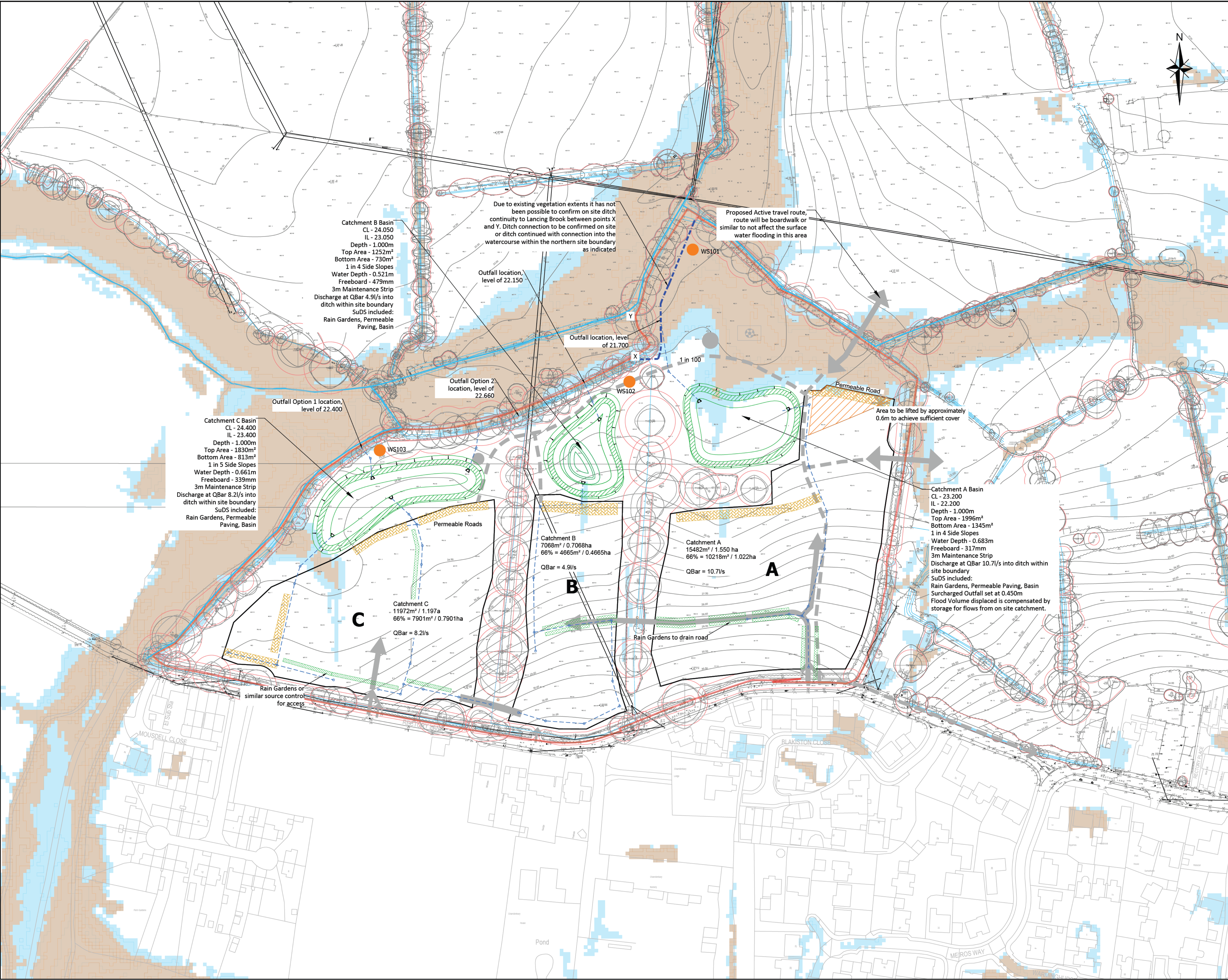
Method	FEH statistical (2025)
Flow rate 1 year (l/s)	7.0
Flow rate 2 year (l/s)	7.3
Flow rate 10 years (l/s)	13.4
Flow rate 30 years (l/s)	19.0
Flow rate 100 years (l/s)	26.3
Flow rate 200 years (l/s)	30.8

Please note runoff estimation is subject to significant uncertainty. Results are therefore normally reported to only 1 decimal place. Where 2 decimal places are provided, this does not indicate accuracy to this level, it has been adopted to prevent ‘zero’ figures from being reported. Outputs less than 0.01 l/s are reported as 0.01 l/s.

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.2.3) developed by HR Wallingford and available at 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>). The outputs from this tool have been used to estimate Greenfield runoff rates. 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.

Appendix H Surface Water Drainage Strategy



NOTES

- Do not scale from this drawing.
- This drawing is in metres unless stated otherwise.
- Topographical Survey has been provided by others. C&A accept no liability for inaccuracies.
- C&A Consulting Engineers Ltd cannot guarantee the authenticity or reliability of any data and/or records provided by third parties.
- The surface water will discharge into the ditches running within the site boundary, under landowners control at a restricted runoff of QBar.
- Where required the development roads are to include source control elements such as rain gardens located along the road. Shared Drives and individual drives will be constructed of permeable Paving, where the gradients are suitable. This will allow the surface water runoff from the site in these locations to be intercepted at source prior to discharging into the Basins.
- Basin footprints have been sized to provide interception for areas potentially not served by rain gardens or permeable paving. This results in additional freeboard depth / attenuation storage beyond the 100 year climate change event at current depths. Basins have been designed with 1 in 4 or 1 in 5 side slopes
- The Basins have been designed with a 3m maintenance strip around them with earthworks of 1 in 3 batters to existing ground level.
- 1 in 1000 and 1 in 100 year surface water flooding climate change flood extent are shown. From the DEFRA Data Services Platform.
- Catchment C Basin has 1 in 1000 year Surface Water Flood Extent overlapping it. For Assessment of Volume displacement against storage volume refer to Drawing 25-036-017

Key

- Proposed Attenuation Basins
- Indicative Rain Gardens
- Indicative Permeable Paving on shared and individual drives
- Proposed Surface Water Network
- Tree Root Protection Areas
- 1 in 1000 Year Surface Water Flooding Climate Change Flood Extent
- 1 in 100 Year Surface Water Flooding Climate Change Flood Extent
- Groundwater Monitoring Point

Groundwater Monitoring Results

Test Level	WS101	WS102	WS103
Test 1	0.10m bgl - 21.97m	0.80m bgl - 22.00m	1.00m bgl - 22.44m
Test 2	0.00m bgl - 22.07m	0.00m bgl - 22.80m	0.70m bgl - 22.74m
Test 3	0.02m bgl - 22.05m	0.00m bgl - 22.80m	0.32m bgl - 23.12m
Test 4	0.68m bgl - 21.39m	0.74m bgl - 22.00m	0.100m bgl - 23.34m
Test 5	0.96m bgl - 21.11m	2.17m bgl - 20.63m	1.98m bgl - 21.45m

Ordnance Survey, (c) Crown Copyright 2026. All rights reserved. Licence number 100022432

Contains public sector information licensed under the Open Government Licence v3.0.

D Updated to suit new Site Boundary	MT	LB	LB	July 26		
C Updated Site Layout	MT	LB	LB	June 26		
Surface Water Flood Mapping Updated	MT	LB	LB	June 26		
B and Basin C moved east	MT	LB	LB	June 26		
Catchment B Basin Outfall changed	MB	MT	LB	March 26		
A to suit Client Comments						
Rev	Amendments		Dm	Chk	App	Date

Issued by

Landmark House
Station Road
Bosham
West Sussex
BN12 9BA
01256 638420

enquiries@c-a-uk.com
www.c-a-uk.com

Paul House
Park Farm
East Malling Trust Estate
Bredbourne Lane
Aylesford
Kent
ME20 6BN
01732 448120

Job Title

Ashington,
West Sussex

Drawing Title

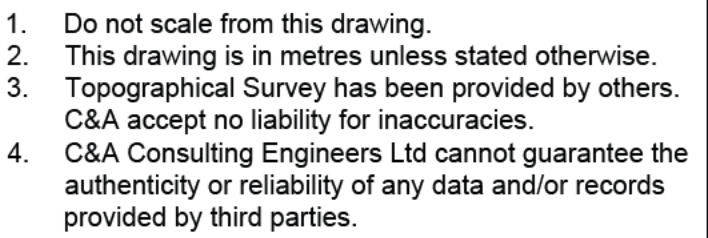
Surface Water
Drainage Strategy

Client

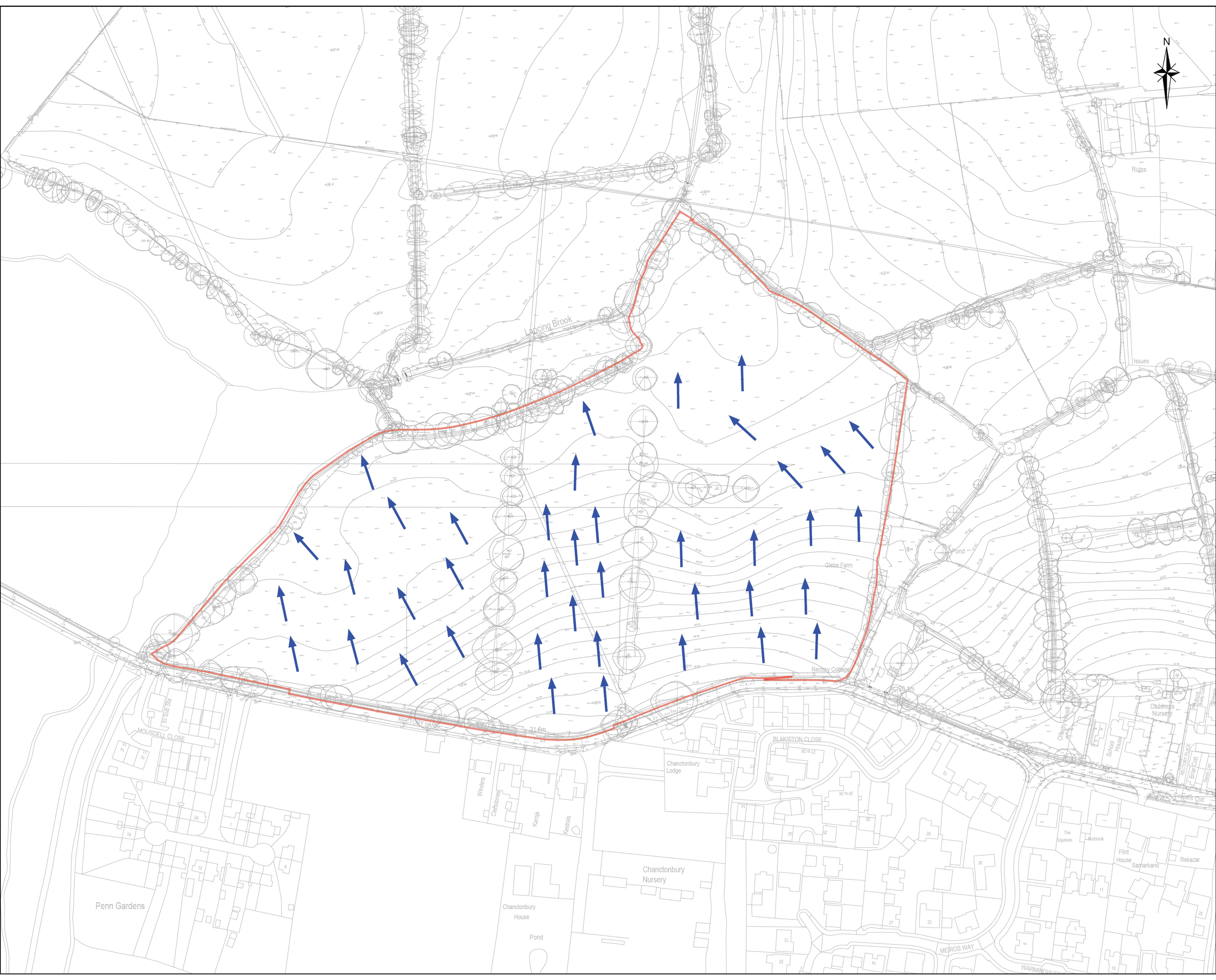
Taylor Wimpey

Scale	Date	Designed
1:1000@A1	March 2026	MT
Drawn	Checked	Approved
MB	MT	LB
Job No	Drawing No	Rev
25-036	25-036-005	D





 Exceedance Flow Route



A	Updated to suit new Site Boundary	MT	LB	LB	July 26
Rev	Amendments	Drm	Chk	App	Date



Charles & Associates

☒ Issued by

Landmark House
Station Road
Hook
Hampshire
RG27 9HA
01256 630420

enquiries@c-a-uk.com

Park House
Park Farm
East Mallong Trust Estate
Bradbourne Lane
Aylesford
Kent
ME20 6SR
01732 44811

Job Title

Ashington,
West Sussex

Drawing Title

Pre Development Exceedance Flow Route Plan

Client

Taylor Wimpey

Scale

1:1000@A1

te

June 2026

MT

Drawn

n

ived

Job No

Lawing N

Rev