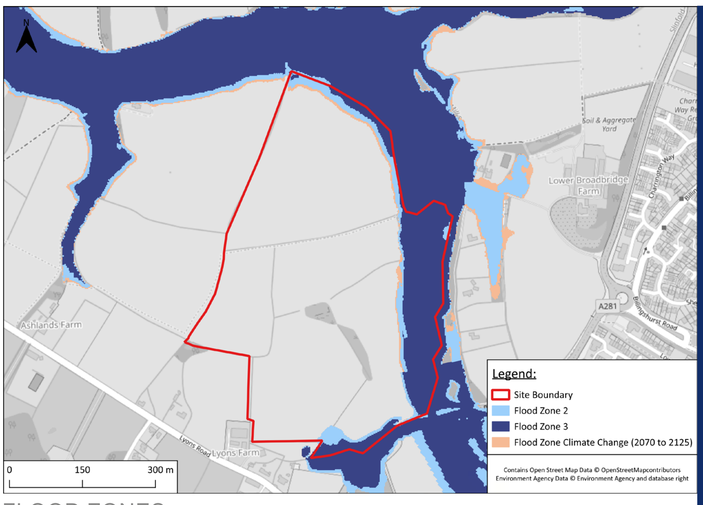
6. LAND AT LYONS FARM, BROADBRIDGE HEATH
ECOLOGY, DRAINAGE & HYDROLOGY

ECOLOGY & BIODIVERSITY NET GAIN (BNG)

While the current arable land offers limited ecological value, existing mature trees, scrub, and boundary hedgerows will be largely retained to preserve robust green corridors and landscape linkages. Generous habitat buffers will protect the adjacent River Arun from development impacts and to support the ambitions of the wider biodiversity improvement zones, forming part of Sussex's nature recovery strategy.

To deliver measurable Biodiversity Net Gain, the site will introduce new wetland areas, species rich grasslands, and habitats such as community orchards, new native scrub planting and tree planting to create areas of high ecological value. In addition, integrated bat and bird boxes, and hedgehog highways will provide some value for protected species. These features will be managed under a comprehensive 30-year conservation plan, these enhancements will future-proof local wildlife habitats for generations to come.



FLOOD ZONES

SUSTAINABLE DRAINAGE (SUDS)

To manage rainwater responsibly, the site will implement a Sustainable Drainage Strategy aligned with West Sussex County Council standards, with surface water collected via green infrastructure and attenuation basins, designed to mimic natural drainage regimes. Water will be released into existing ditch networks at controlled greenfield rates. This approach prevents downstream flooding, cleans surface run-off, and provides localised water storage to support a self-sustaining landscape.

FLOOD RISK & RESILIENCE

The vast majority of the site is located within Flood Zone 1, representing the lowest overall risk of flooding from rivers. There is a well-defined natural floodplain to the east of the Site, which will remain undeveloped. The majority of the Site is at a very low risk of surface water flooding, although some low-lying areas are shown to be at risk. Surface water runoff from the Site will be managed through the proposed Surface Water Drainage Strategy, which has been designed to accommodate climate change allowances. This will ensure that surface water flood risk remains low within the Site and does not increase risk to third parties. Just outside the Site Five Oaks Road is shown at risk of flooding from the river and surface water. More detailed hydraulic modelling is being undertaken to assess the full extent of this risk.

millerhomes