

**Sompting Community Farm
Test Road, Sompting
Lancing
BN15 0EW**

Proposed Community Farm

Flood Risk Assessment

Issue	A
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Executive Summary

Monson Engineering has been appointed to undertake a National Planning Policy Framework (NPPF) compliant Flood Risk Assessment (FRA) for the proposed community farm at land south of Test Road, Sompting, Lancing, West Sussex, BN15 0EW.

As per national-scale flood mapping created on behalf of the Environment Agency, the small part proposed development site to the east lies within a high flood risk area, Flood Zones 2 and 3. This zone comprises land that is assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. Therefore, a National Planning Policy Framework-compliant Flood Risk Assessment is required to support the planning application.

Under the planning policy guidance, the proposed development type is considered to be 'less vulnerable' and on a 'high-risk flood ground'; and this type of development is appropriate, but an exceptional test is not required.

This assessment has been made based on the information provided in the EA flood maps for planning, and level 1 and 2 strategic flood risk assessments prepared on behalf of Adur and Worthing Councils. The flood design level at this site will be the maximum flood level posed by the rivers at 1% (1 in 100 chance each year) and the sea at 0.5% (1 in 200 chance each year) at defended scenarios.

All sources of flood risk have been considered and assessed as low to very low after following the mitigation measures. As per the EA map and scale go-live database, the site has a maximum of 300mm of flood depth of surface water flooding. However, the flood depth and velocity of the flood water are found to be <0.25m²/s, which doesn't have a significant impact on the users, property, and environment, and can be managed on site via SuDs features. Moreover, the FFL of the building is to be at least 300mm above the flood design level, and no any sleeping accommodation is to be placed, as part of this proposal. All other sources of flood risk have been considered, and none have highlighted any flooding issues.

The proposed development is considered to be suitable, assuming any mitigation measures required for the proposed development are maintained for the lifetime of the development.

1.00 Introduction

1.01 Monson Engineering has been instructed to undertake a National Planning Policy Framework-compliant Flood Risk Assessment to support the planning application for the proposed community Farm at land south of Test Road, Sompting, Lancing, West Sussex, BN15 0EW.

1.02 The proposed site is bordered by a footpath and green field to the west, a park to the north and south, and residential development to the east, with access to the farm provided via Test Road. The approximate National Grid Reference of the site is TQ 16820 04635 (516820E, 104635N). A site location plan and development proposal are in **Appendix A**.



Figure 1: Development Location Plan

1.03 The proposal is for the redevelopment of a community farm, which includes the demolition of the existing stables and the erection of two new buildings in phase 1 and one building in phase 2, and extending the existing parking and associated landscaping.

1.04 The development site is situated within Flood Zones 2 and 3; therefore, it is required to submit a planning policy-compliant Flood Risk Assessment.

1.05 This assessment will conform to the National Planning Policy Framework published in 2012, the last update in February 2025; the National Planning Practice Guidance published in 2016, the last update in 2024; and the Local Planning Authority's policies.

2.00 Development Proposals

2.01 The project, redevelopment of the community farm, involves the replacement of the existing stables and the erection of three buildings in 2 phases, and extending the existing parking and associated landscaping.

2.02 The development is for the construction of the community farm used for agriculture and forestry, and this type of development is considered 'Less Vulnerable' as defined in Annex 3 and Table 2 of the flood risk vulnerability classification of National Planning Policy guidelines.

2.03 Despite the proposed site lying within flood zones 2 and 3, the nature of the proposed development is less vulnerable, and this type of development is appropriate as per the technical guidance to the national planning policy framework, shown in Table 1 below.

Table 1; Flood Risk Vulnerability and Flood Zone 'Compatibility' (Table 3; Technical guidance to the NPPF)

Flood Risk Vulnerability		Essential Infrastructure	water compatible	highly vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test Required	✓	✓
	Zone 3a	Exception Test Required	✓	✗	Exception Test Required	✓
	Zone 3b Functional Flood Plain	Exception Test Required	✓	✗	✗	✗

Key: ✓ means development is appropriate;
 ✗ means the development should not be permitted.

Notes to the above Table:

This table does not show:

- The application of the sequential test, which guides development to Flood Zone 1, then Zone 2, then Zone 3;*
- The requirements of the FRA*
- The policy aims for each flood zone*

Sequential Test

2.04 As set out in the NPPF paragraph 162, the sequential test aims to direct development towards areas of lowest flood risk. These flood zones refer to the probability of river and coastal flooding, ignoring the presence of any existing flood defences.

2.05 The EA flood map for planning shows that the area of the application to the southeast is in flood zones 2 and 3, while areas where the development is proposed are within flood zone 1.

2.06 All planning applications must demonstrate a sequential test approach for the proposed development.

Exception Test

2.07 As the proposed land to the southeast is in flood zones 2 and 3a, and less vulnerable nature, the exception test is not required according to the technical guidance to the national planning policy framework, shown in Table 1.

3.00 Definition of Flood Hazards

3.01 The EA flood map for planning confirms that the proposed development site lies within flood zone 3, high risk of flooding due to rivers and seas, with a 1% (1 in 100 chance each year) or greater annual probability of flooding from rivers; or a 0.5% annual probability (1 in 200 chance each year) from the sea. The EA flood map for planning is included in **Appendix B**.

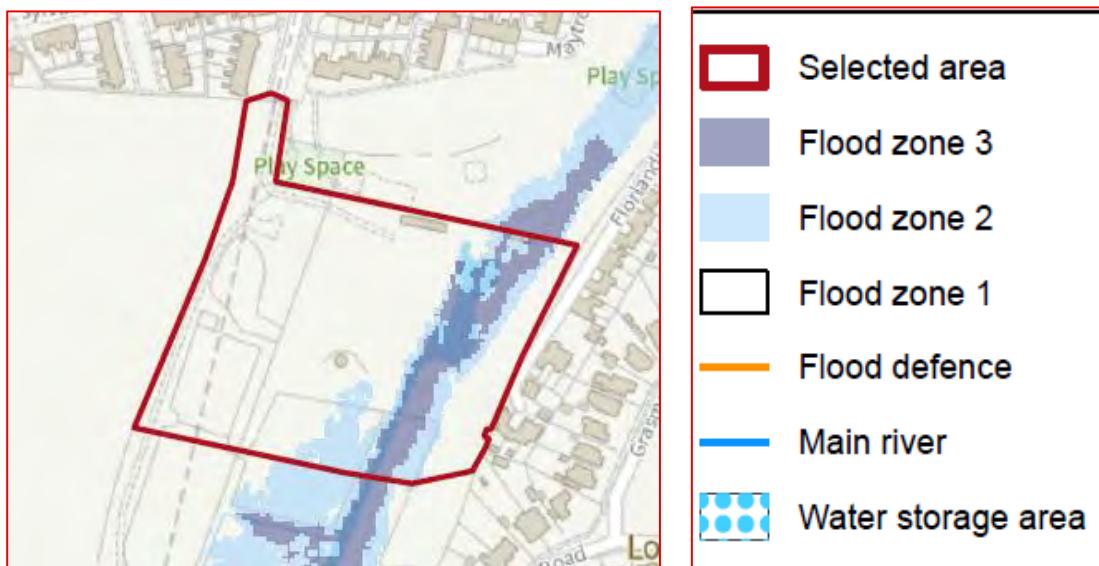


Figure 2: EA Flood Zone Map (source: EA Flood Map for planning).

Flooding from the Sea – English Channel

3.02 The proposed development site is approximately 1.30km away from the English Channel with an elevation of 3.50m AOD - 5.50m AOD.

3.03 EA flood maps show that the proposed development benefits from coastal flood defences.

3.04 Adur and Worthing councils' level 1 SFRA has also confirmed that the south-east part of the site is within flood zones 2 and 3.

3.05 Tidal flooding is caused by extreme tide levels exceeding ground and/or defence levels. The risk of coastal flooding is associated with the stability of the coastline; the eroding coast increases the flood risk. The risk associated with wave overtopping of defences or ground at this site is unlikely due to the elevation difference and distance from the sea.

3.06 The impact of climate change has also been reviewed, and based on the level 1 SFRA, it is found that the proposed site is less likely to be in flood zone 3b in the future for both higher central and upper end at 1% and 0.5% of AEP from the rivers and sea, as shown in Figure 3.

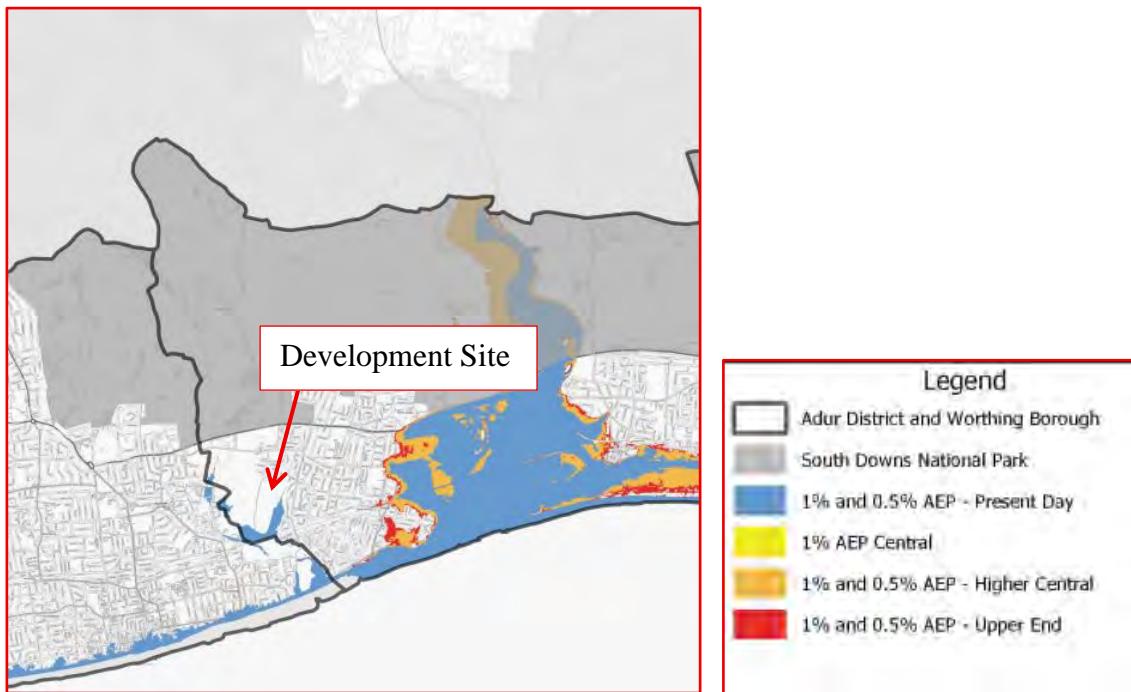


Figure 3: Fluvial and tidal flood modelling with climate change (source: Level 1 SFRA).

3.07 Based on the above information, the flood risk from the sea is assessed as low.

Flooding from the Rivers – Teville Stream

3.08 The largest EA main river tributary is the River Adur, which enters the north of Adur District, flowing south and east through Shoreham by Sea, where it enters the English Channel.

3.09 The closest EA main river tributary is the Teville Stream runs along the border of Adur District and Worthing Borough, flowing south and entering the English Channel between East Worthing and Lancing. This stream is approximately 900m to the west of the proposed development.

3.10 Some other water features, drainage ditches, and ponds have also been identified in the vicinity of the proposed site. The drainage ditch runs through the south of the site and terminates at Teville Stream path in the southwest.

3.11 The extracts from the level 1 SFRA showing the watercourses can be seen in **Appendix C**.

3.12 The flooding from the River Adur is unlikely, as the site is approximately 4.0km away and the presence of flood defences at the river benefits the site.

3.13 The level 1 SFRA also confirms that the flooding around the River Teville is influenced by the surface water flooding caused by extreme rainfall events. Flooding on the Teville Stream can also be influenced by high tidal levels, which block the fluvial flows from being discharged into the sea.

3.14 However, both the EA flood map and data from the scale go live suggest that the chance of flooding of the proposed site when flooding occurs on the Teville Stream is unlikely.

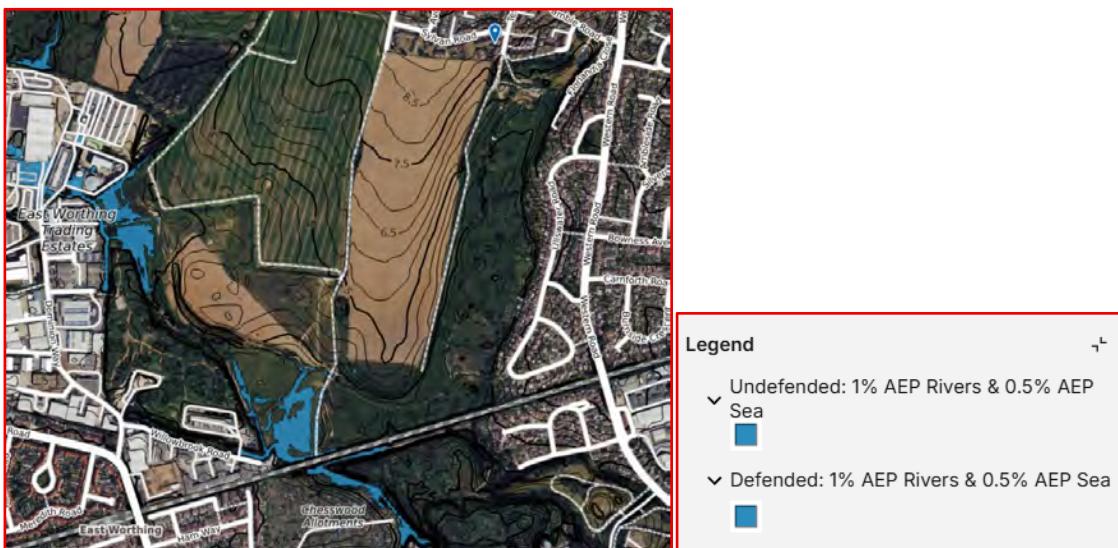


Figure 4: Fluvial and tidal flood risk at defended and undefended scenes (source: Scale go-live data).

3.15 Based on the above, flood risk from rivers is considered low.

Flooding from Surface Water Run-Off and Overland Flow (Pluvial)

3.16 Pluvial flooding occurs when intensive, often short-duration, rainfall is unable to soak into the ground or to enter drainage systems, and therefore runs over the land surface, causing flooding.

3.17 The surface water flooding is most likely to occur when soils are saturated or baked hard so that they cannot infiltrate any additional water, or in urban areas where buildings, tarmac, and concrete prevent water from soaking into the ground.

3.18 The EA's risk of flooding from surface water map, Figure 5, confirms that the site has a 'medium-high' risk of surface water flooding along the ditch to the east, flowing from the north to the southwest. However, the area where the proposed development is meant to be positioned does not indicate risk of flooding for all potential climate events, such as a 3.33% AEP, 1% AEP and 0.1% AEP. Which means a chance of flooding from this source in any given year (up to 1:1000 year) is not expected or during the lifetime of the buildings.

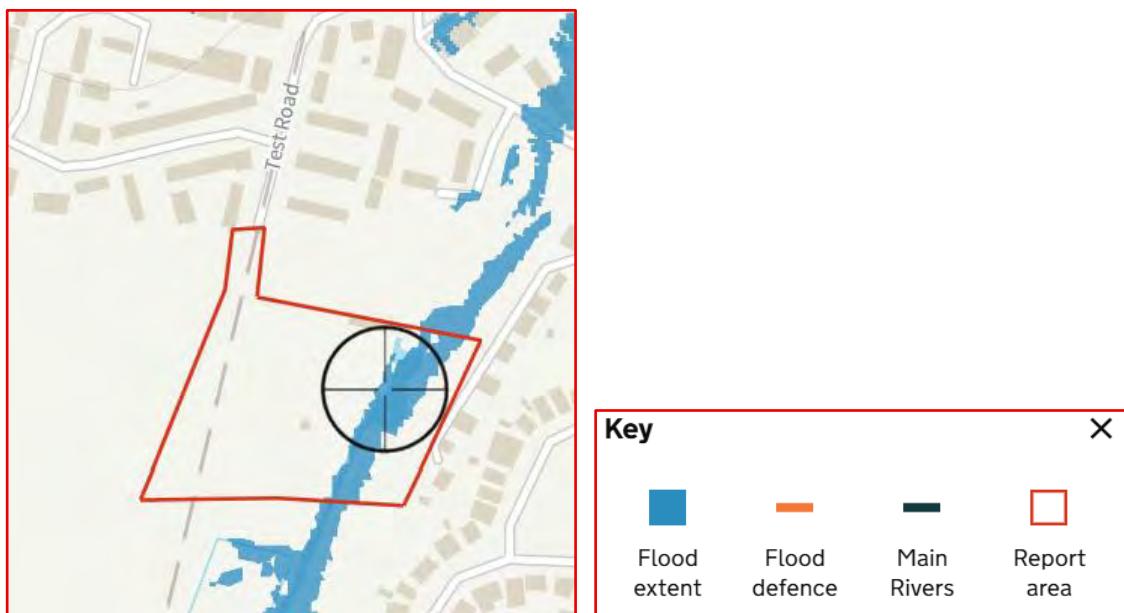


Figure 5: Risk of SW Flooding at 1% AEP extent (source: EA flood map for planning).

3.19 Adur and Worthing Councils Level 1 SFRA states that there are large areas of surface water flood risk in the open areas around the Teville Stream drainage network. There is also a large area of high risk around Tower Road where water flows pond to the north of the railway line. Other high-risk areas include around Commerce Way and Ullswater Road.

3.20 However, the Scale go-live data indicates that all the above high-risk areas of flooding are lower-lying than the proposed development area. So, it can be assumed that the risk of flooding of the proposed development due to surface water is less likely.

3.21 Moreover, the depths of surface water flooding have been reviewed all over the site. The maximum depth of surface water flooding has been identified below 300mm along the ditch at the maximum flow rate of 0.74 m/s, while the depths of small ponds are recorded as less than 100mm, which can be managed on site by levelling the site.

3.22 The overall flood hazard to the receptors, such as the users, buildings and environment, can be considered low since the flow velocity in the overall site is less than $(0.3 \times 0.74 = 0.22 \text{m}^2/\text{s} < 0.25 \text{m}^2/\text{s})$ 0.25 m^2/s . What is more is the floor finished level of the proposed building will also be 150 mm above the current ground level.

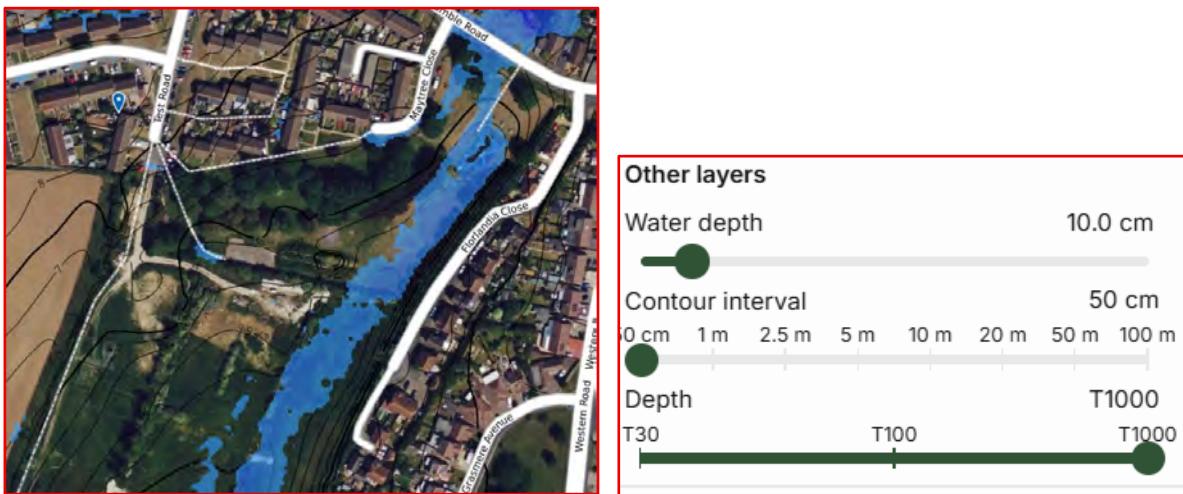


Figure 6: Risk of SW Flooding at 10.0cm depth (source: Scale go-live).

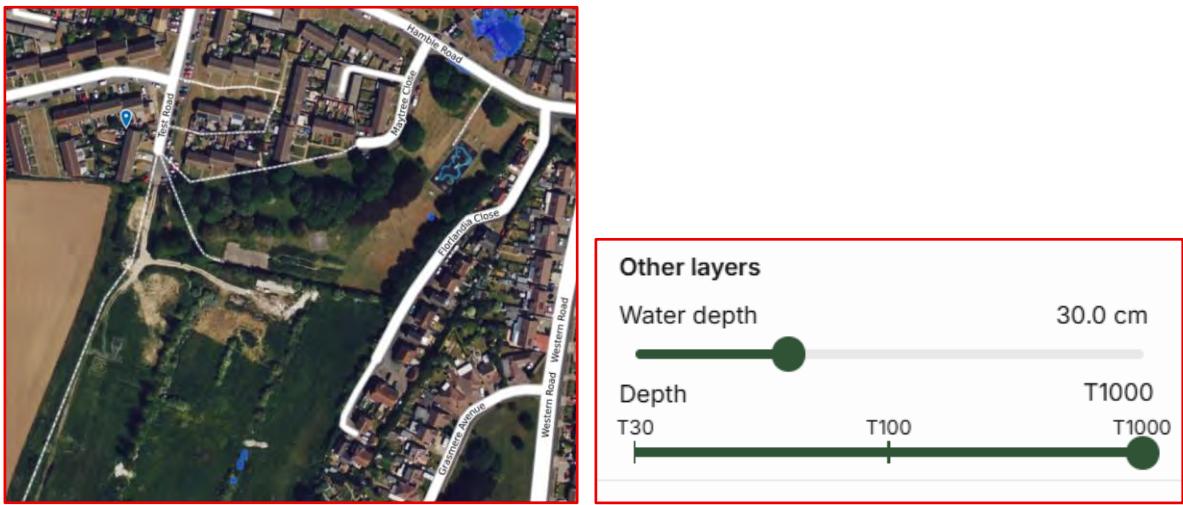


Figure 7: Risk of SW Flooding at 30.0 cm depth (source: Scale go-live).

3.23 Adur and Worthing Councils Level 1 SFRA, Appendix F, the risk of flooding from surface water also confirms that the risk of flooding from this source is concentrated along the ditch to the east, while the site area to the west is dry and out of the flooding risk concentration zone for all potential rainfall extents. The extract of the SFRA surface water flood risk can be seen in Figure 8.

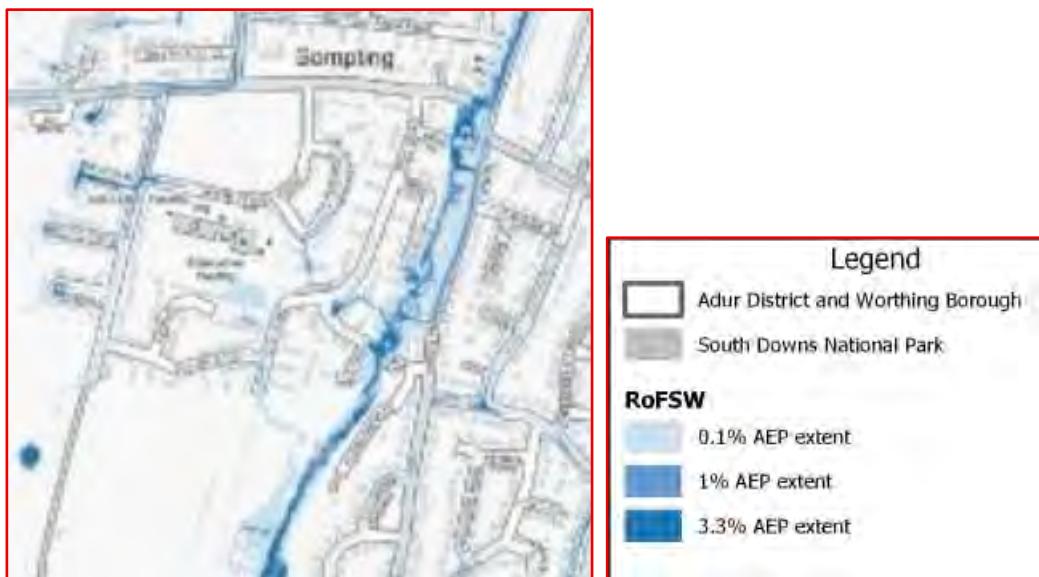


Figure 8: Risk of SW Flooding at 0.1%, 1%, and 3.33% AEP extents (source: SFRA).

3.24 Based on the above findings, surface water flood risk is assessed to be low for the proposed development.

Flooding from Groundwater

3.25 Groundwater flooding occurs when water under the ground rises to the surface from the underlying rock. This can also occur due to the long periods of heavy rainfall, as more water will infiltrate into the ground and raise the groundwater table. The underlying bedrock, with more porous, is more likely to cause flooding, such as chalk, sand and gravel, than clay.

3.26 Groundwater flow from high ground level to low ground level areas. In low-lying areas, the water table is usually at shallower depths, but during very wet periods when all the additional groundwater flows towards this area, the water table can rise to the surface, causing groundwater flooding.

3.27 Groundwater flood risk is assessed through a review and analysis of the bedrock geology, superficial deposits, areas susceptible to groundwater flooding, a strategic scale map for ground, and Source Protection Zones (SPZs).

3.28 The British Geological Survey (BGS) shows that the application site is underlain by the Tarrant Chalk Member – Chalk. The BGS extract is included in **Appendix D**.

- 3.29 The lithological description of the bedrock is distinguished by *soft white chalk with relatively widely spaced but large flint seams*.
- 3.30 Since the site area is underlain by chalk bedrock, rain can infiltrate the chalk through large fissures into the underlying aquifers and is released slowly through springs further downslope. However, the EA record indicates that the flooding of groundwater is unlikely.
- 3.31 The SFRA's groundwater map indicates that the groundwater levels are either at or very near within 0.025m of the ground surface. The SFRA extract is attached in **Appendix C**.
- 3.32 The EA has identified the site to be located outside of all Groundwater Source Protection Zones.
- 3.33 Based on the available information, the risk of groundwater flooding is likely to be low to medium.

Flooding from Sewers

- 3.34 Sewer flooding events are usually the result of overloaded sewers following heavy rainfall or blockages caused by the misuse of the sewer system.
- 3.35 The SFRA, Southern Water SIRF database indicates that 27 historic sewer flood incidents were recorded in the postcode BN15 0. The data included within the dataset has been limited to events linked to capacity issues and outdated future rainfall intensities in the sewer design process. The risk can be reduced by capital investment to increase the capacity of the drainage network.
- 3.36 However, as the proposed site is bounded by green areas and low-lying residential development to the east, the flooding is less likely to be in the proposed development due to sewer.
- 3.37 We, therefore, consider the risk of flooding from the sewerage system to the proposed development to be very low.

Flooding from Reservoirs, Canals, and other artificial sources

- 3.38 Reservoirs are artificial bodies of water, where water is collected and stored behind or within a man-made structure and released under control either to reduce the flow magnitudes in

downstream channels or to meet a requirement when needed for purposes such as irrigation, municipal needs, or hydroelectric power.

3.39 The long-term flood risk map for reservoirs shows no risk of flooding. No other artificial sources of flood risk are identified in the vicinity of the proposed development.

3.40 Based on the above findings, flood risk from these sources can be considered low.

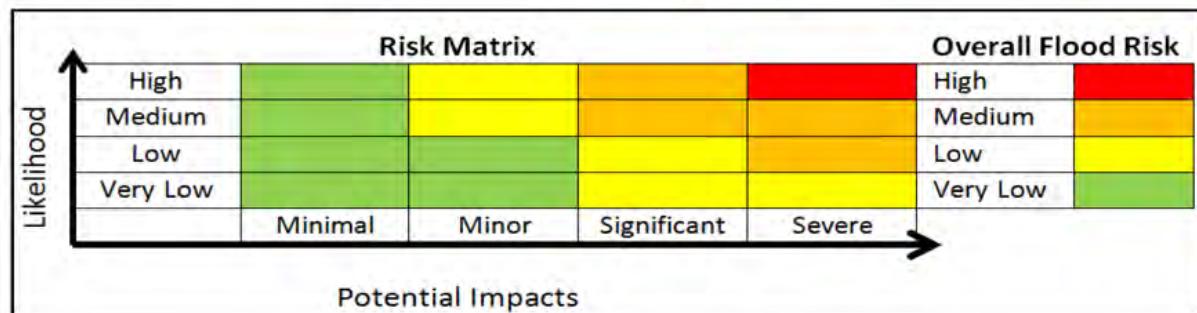
Flood Risk Summary

3.41 All potential sources of flood risk to the proposed development have been considered, and all have been identified as low to very low. A source-pathway-receptor model of flood risk to this development has been adopted and is summarised in Table 2 below.

3.42 The SFRA has not identified the site to have experienced historical flooding from fluvial, surface water, groundwater or sewer sources.

Table 2: Overall Flood Risk to the proposed development.

Source	Pathway	Receptor	Risk Matrix			Mitigation Measures	Flood Risk after Mitigation
			Likelihood	Potential Impact	Overall Flood Risk		
River/Sea	Overland flow	Proposed Development/ Users/Environment	Low	Significant	Low	The FFL of the proposed building should increase by 150mm above the current ground level.	Very Low
Surface water run	Overland flow	Proposed Development/ Users/Environment	Low	Significant	Low	The FFL of the proposed building should increase by 300mm above the maximum surface water level.	Very Low
Groundwater	Ground permeability	Proposed Development/ Users/Environment	Low	Minor	Low	None. No potential risk is identified from this source due to geology, SFRA records.	Very Low
Sewers	Public/Private sewer	Proposed Development/ Users/Environment	Low	Minor	Very Low	None. No flooding from these sources have been identified.	Very Low
Reservoirs, canals and others	Overland flow	Proposed Development/ Users/Environment	Very low	Significant	Very Low	None. No flooding from these sources have been identified.	Very low



4.00 Probability

4.01 The EA Flood Map for Planning indicates that the east part of the proposed development site is in Flood Zones 2 and 3a, which means that the land has a high probability of risk of flooding, 1% (1 in 100 annual chance at any given year) or more, due to the rivers and 0.5% (1 in 200 annual chance at any given year) due to seas while to the west circa 70% of land in flood zone 1.

4.02 The EA flood map for planning has been produced in part using a relatively coarse, national-scale flood modelling strategy, and in part by detailed modelling. It is important to note that only the potential floodplain is modelled; the mitigating effects of any flood defences currently in place are not considered. For reference, the definition of the NPPF flood risk zones is included below.

Table 3: Definition of the NPPF Flood Zones (Source: Technical Guidance to the NPPF)

Zone	Description
1	Low Probability: This zone comprises land assessed as having a less than 1 in 1,000 annual probability of flooding from rivers or sea (<0.1%).
2	Medium Probability: This zone comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.
3a	High Probability: This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
3b	The Functional Floodplain: This zone comprises land where water must flow or be stored in times of flood. SFRAs should identify this Flood Zone (land which would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the LPA and the EA, including water conveyance routes.

5.00 Climate Change

5.01 Climate change is likely to increase the flows in rivers, raise sea levels, increase storm intensity, offshore wind speed and extreme wave height.

5.02 The majority of the site is currently located in flood zone 1, where development is positioned to be placed. The site area to the east along the ditch is flood zone 3a. However, based on the flood depths, site topography, and SFRA records, it is less likely that the site will be in Flood Zone 3b in the future. The SFRA extract is included in **Appendix C**.

5.03 The desktop study records predict that approximately up to 300mm depth of surface water flood along the ditch, considering the effects of climate change.

5.04 The anticipated rise in storms, rainfall, and sea level has been considered by the SFRA. It is believed that the development will benefit from the current coastal protection.

5.05 The EA has recently updated the peak river flow allowances to use for different types of development. New values are given in Table 3 below:

Table 4: Peak Rainfall Intensity Allowance in Small and Urban Catchments

Applies across all of England	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
Upper End	10%	20%	40%
Central	5%	10%	20%

5.06 The lifetime of the development is considered as 75 years; therefore, the '2080s' (2070-2115) epoch is considered. Surface water runoff and volume calculations for the drainage strategy are required to calculate using the upper end (90th percentile) 45% allowance for Climate Change; as such, the site is not likely to be at more risk of surface water flooding in the future.

6.00 Flood Risk Management

6.01 This section will recommend mitigation measures to bring down the flood risk to a low level.

6.02 Flood risks from all sources have been considered low to very low. There is scope for reducing the low risk further by following the EA's standing advice for vulnerable developments. This advice is given for:

- Sustainable drainage strategy
- Floor levels
- Access and evacuation
- Flood resistant and resilient.

6.03 A sustainable surface water drainage strategy will be designed to adapt to the expected extreme events for the lifetime of the property, plus a 45% allowance for climate change, which will reduce the flood risk on-site and off-site impacts, improving biodiversity, and public amenity.

6.04 No sleeping accommodation is to be provided for the lifetime of the development.

6.05 FFL of any first floor should be set no lower than 600mm above the design flood level at defended scenarios of 0.5% extreme events. This will provide a safe refuge area for occupiers of the proposed development.

6.06 Ground floor finished floor level is to be set at least 300mm above the design flood level.

6.07 The provision of flood-resistant and resilient materials can protect the structural elements of the property.

6.08 Access and escape can be along the proposed route A-C, as shown in Figure 9. The proposed access and escape route in Figure 9 is approximately 130 metres from point A-C, which can be used for emergency rescue and evacuation for vehicular access. This access route follows the high flood risk area to the lowest point.

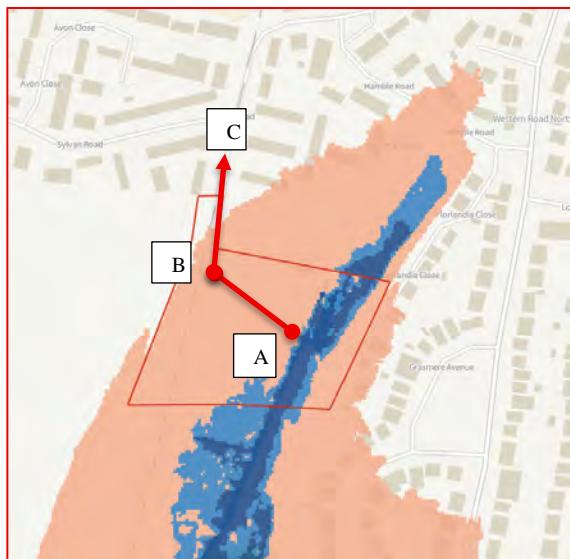
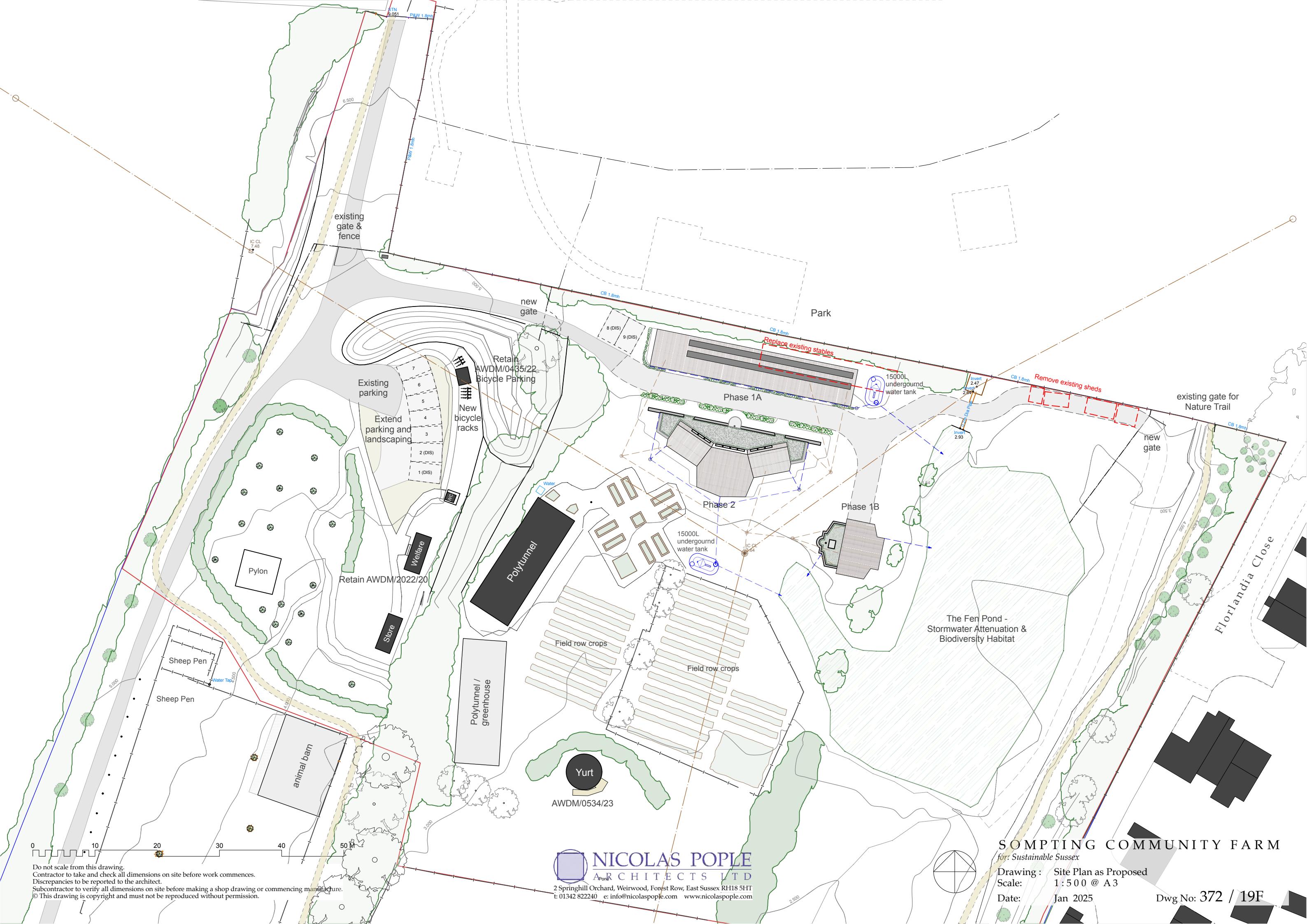


Figure 9: Dry Access and Escape Route for People & Vehicles Considering Climate Change.

7.00 Conclusion

- 7.01 Monson Engineering has been appointed to undertake a Flood Risk Assessment for the proposed redevelopment of a community farm at land south of Test Road, Sompting, Lancing, West Sussex, BN15 0EW.
- 7.02 The project, redevelopment of a community farm, involves the demolition of the existing stables and the erection of two new buildings in phase 1 and one building in phase 2, and extending the existing parking and associated landscaping.
- 7.03 The development site is situated in a high-risk ground, flood zone 2 and 3; therefore, a national planning policy-compliant Flood Risk Assessment report is required.
- 7.04 Based on the Information provided in the EA flood maps for planning, and strategic flood risk assessment prepared on behalf of Adur and Worthing Councils, the proposed development has a low to medium chance of flood risk from surface water. However, after reviewing the flood levels and depths across the site, a conclusion of safe development can be made for its lifetime by following the mitigation measures.
- 7.05 All other potential sources of flood risk have been considered and reviewed, and none have highlighted any major flood concerns for the development site.
- 7.06 Based on the above findings, a conclusion of suitability of the proposed development on the grounds of flood risk can be reached.

Appendix A – Site Location Plan and Development Proposals



Do not scale from this drawing.
Contractor to take and check all dimensions on site before work commences.
Discrepancies to be reported to the architect.

Discrepancies to be reported to the architect.
Subcontractor to verify all dimensions on site before making a shop drawing or commencing manufacture.
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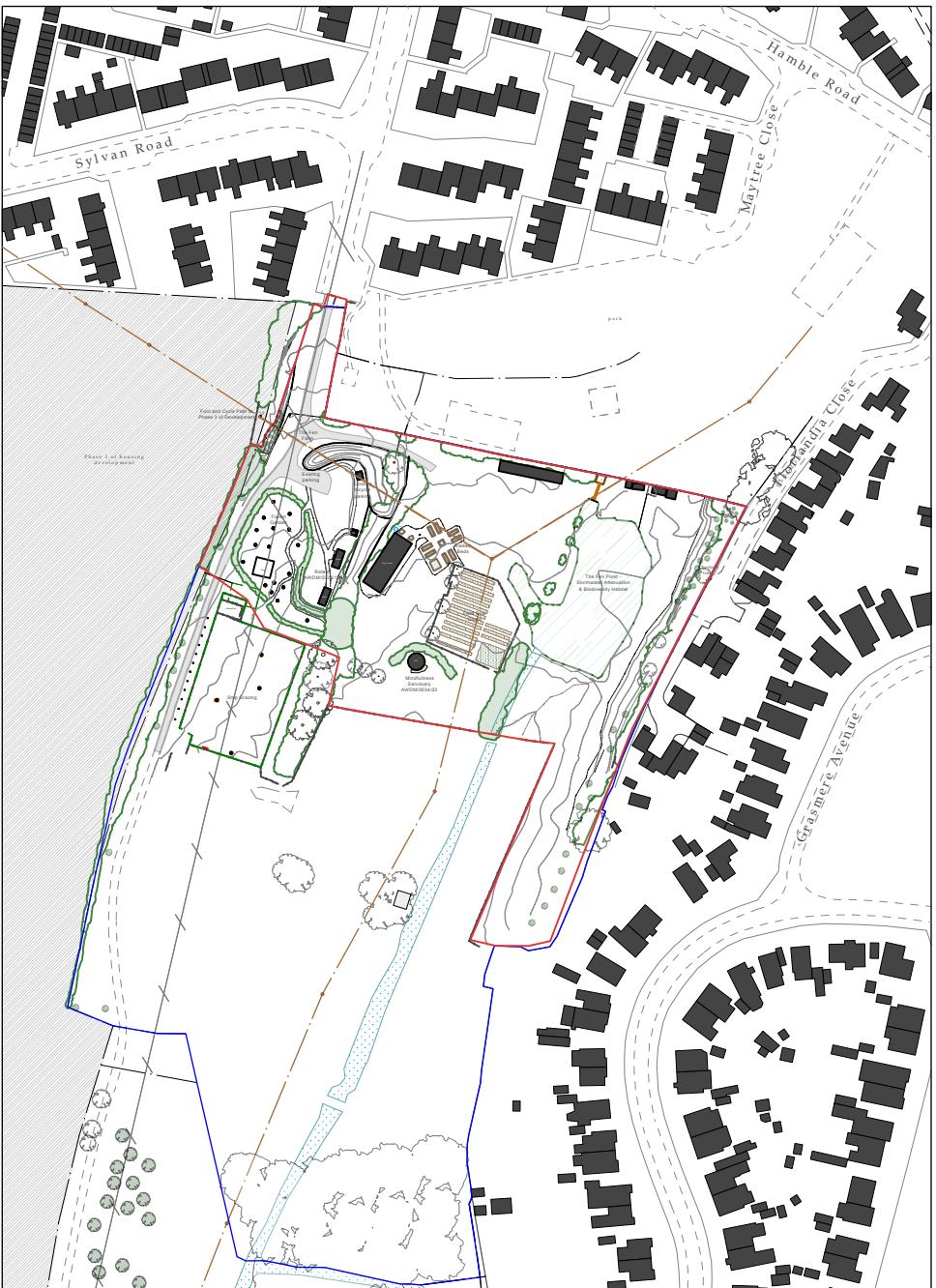
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ARCHITECTS LTD

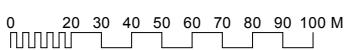
2 Springhill Orchard, Weirwood, Forest Row, East Sussex RH18 5HT
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for: Sustainable Sussex

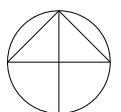
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Existing location plan



Do not scale from this drawing.
Contractor to take and check all dimensions on site before work commences.
Discrepancies to be reported to the architect.
Subcontractor to verify all dimensions on site before making a shop drawing or commencing manufacture.
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Proposed location plan

Appendix B – EA Flood Map for Planning

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	516811/104609	22 October 2025 11:02

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

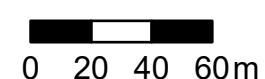
Your reference
Unspecified

Location (easting/northing)
516811/104609

Scale
1:2,500

Created
22 Oct 2025 11:02

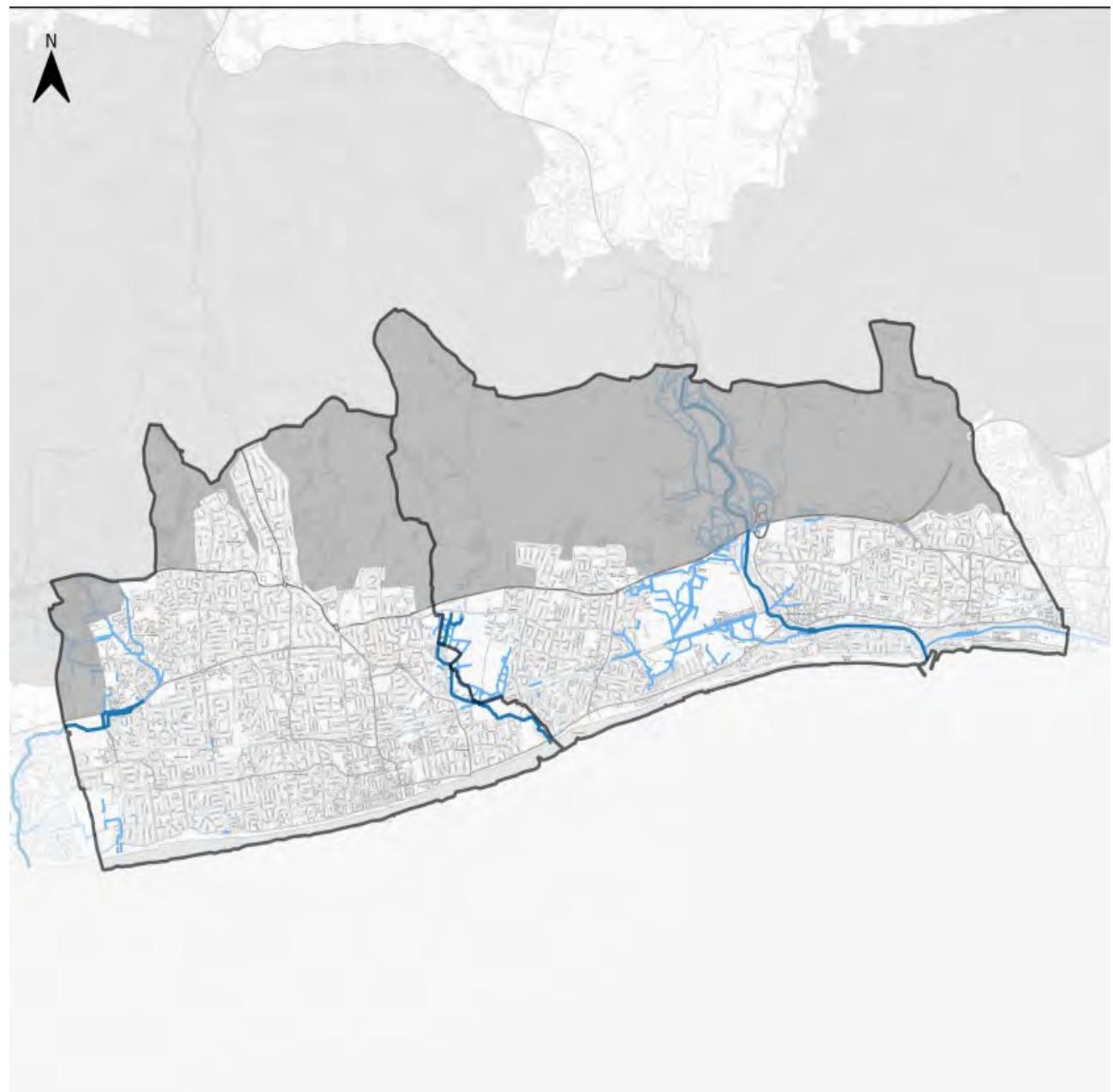
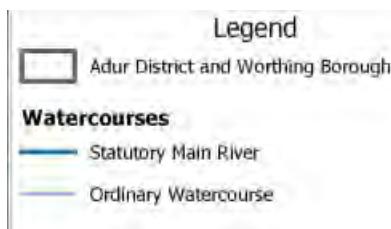
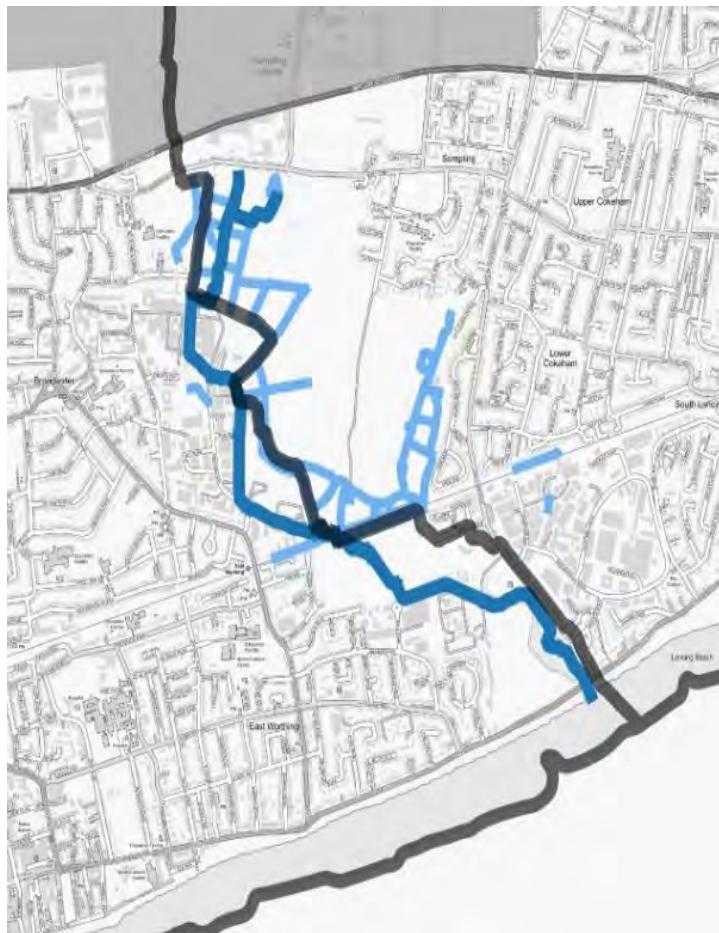
- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area



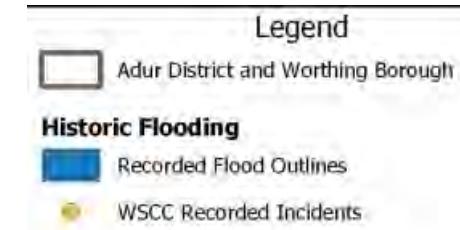
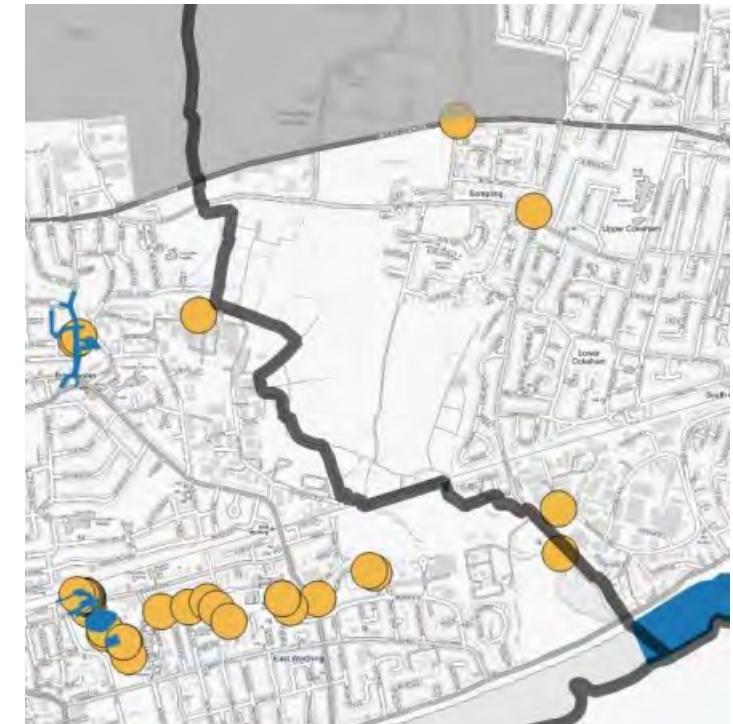
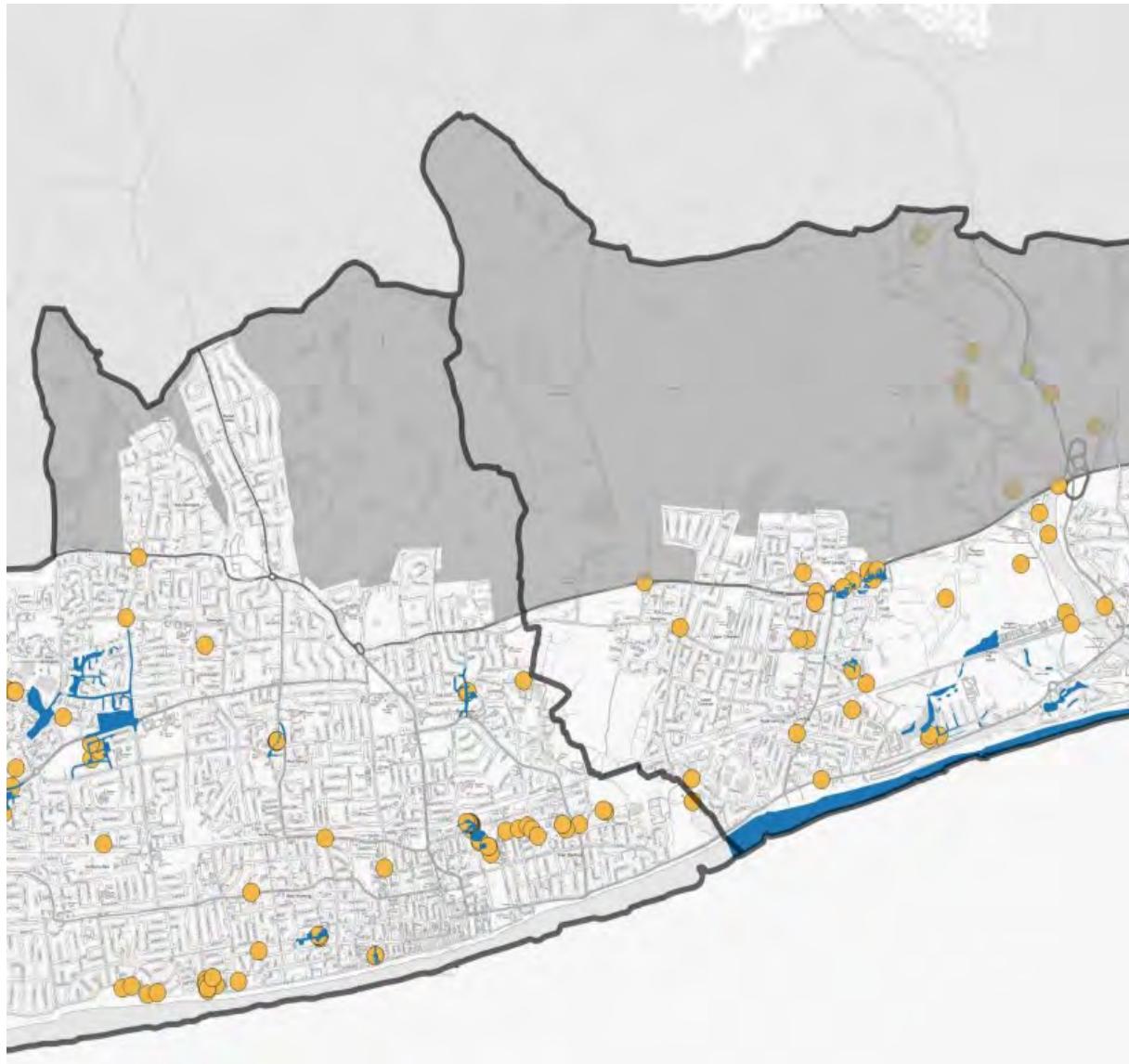
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Appendix C – SFRA Extracts

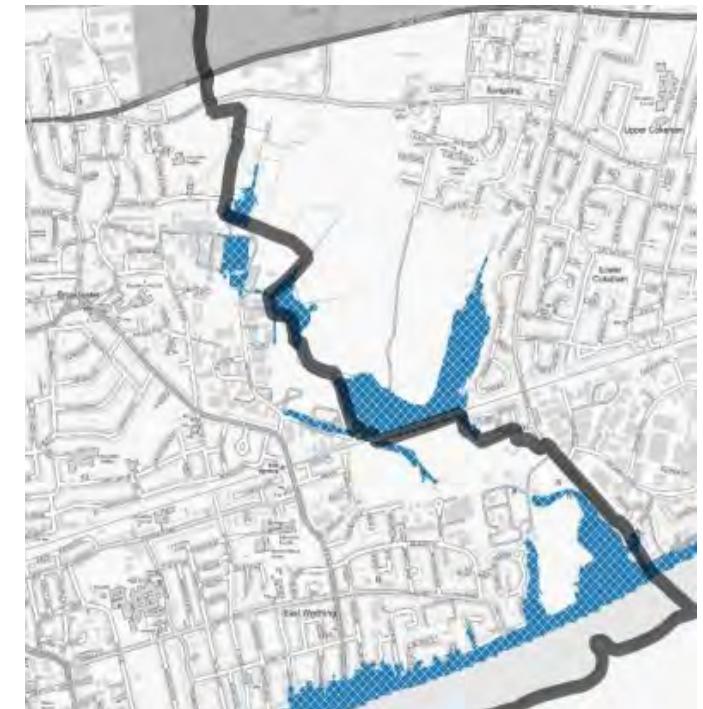
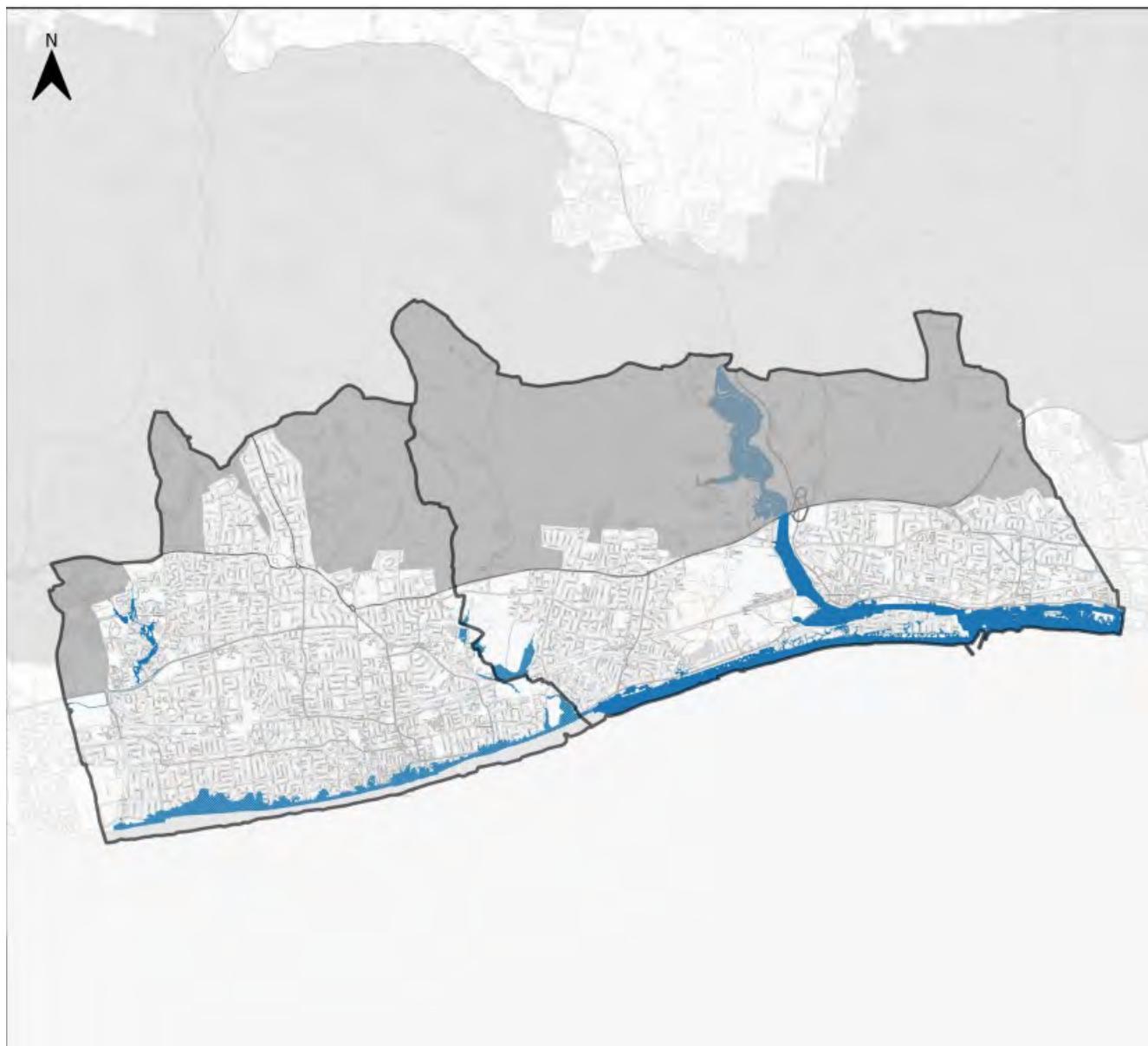
Watercourses: Level 1 SFRA_ Adur and Worthing Council



Historic Flooding: Level 1 SFRA_ Adur and Worthing Council



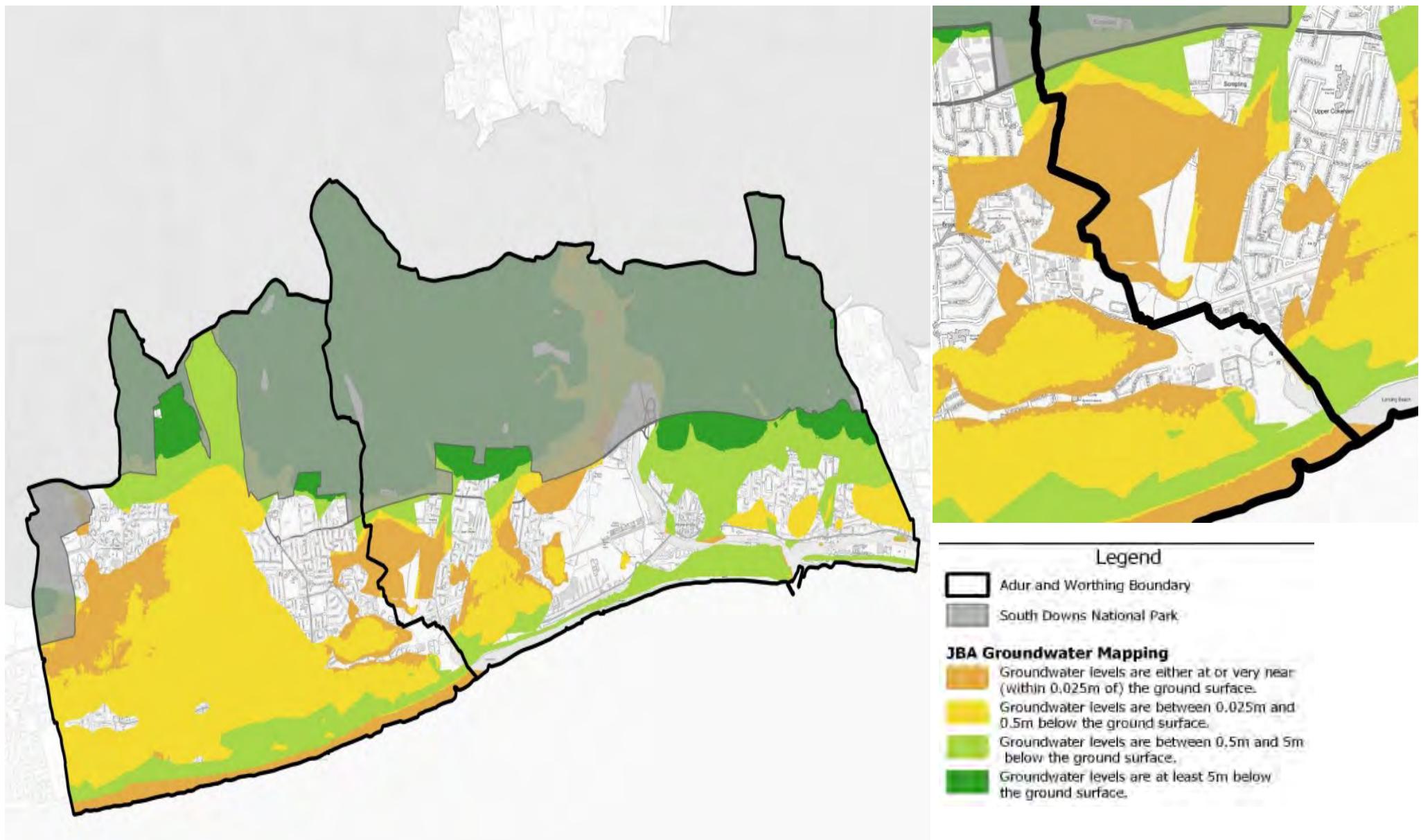
Historic Flooding: Level 1 SFRA_ Adur and Worthing Council



Legend

- Adur District and Worthing Borough
- Flood Zone 3b
- Flood Zone 3 used as proxy

Groundwater mapping: Level 1 SFRA_ Adur and Worthing



Sewer Incident Report: Level 1 SFRA_ Adur and Worthing

Table 6-4: Sewer Incident Report Form database for Adur District and Worthing Borough SFRA areas

Post code	Recorded flood incidents	Post code	Recorded flood incidents
BN11 1	6	BN14 0	1
BN11 2	25	BN14 8	1
BN11 3	12	BN14 9	7
BN11 4	3	BN15 0	27
BN11 5	11	BN15 8	10
BN12 4	13	BN15 9	45
BN13 1	3	BN42 4	65
BN13 2	65	BN43 5	8
BN13 3	2	BN43 6	5
Total: 309			

Appendix D – BGS Extracts

