

# Mid Sussex District Council Level 2 Strategic Flood Risk Assessment

August 2024

Appendix 1 – Site Assessment Summary Tables

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**DPSC1: Land west of Burgess Hill/North of Hurstpierpoint**

**Site details**

Settlement: Burgess Hill  
 Area: 55.93ha  
 Shalaa: 740

|                 | Use   | Vulnerability classification  |
|-----------------|---|---|
| <b>Current</b>  | Agriculture<br>Outdoor Amenity and Open Space<br>Residential  | Less vulnerable<br>Water-compatible development   |
| <b>Proposed</b> | Residential<br>Retail<br>Leisure<br>Employment<br>Education<br>Community buildings<br>Care community<br>Formal and informal open space<br>Wastewater infrastructure | More vulnerable<br>Less vulnerable<br>Less vulnerable<br>Less vulnerable<br>More vulnerable<br>Less vulnerable<br>More vulnerable<br>Water-compatible development<br>Water-compatible development |

**Current Risk summary**

| Fluvial              |     |     |
|----------------------|-----|-----|
| % of the site within |     |     |
| FZ1                  | FZ2 | FZ3 |
| 97.7                 | 2.3 | 1.9 |

| Surface Water        |      |
|----------------------|------|
| % of the site within |      |
| 1 in 30              | 2.9  |
| 1 in 100             | 4.4  |
| 1 in 1000            | 11.2 |

| Groundwater          |     |
|----------------------|-----|
| % of the site within |     |
| <25                  | 100 |
| 25-50                | -   |
| 50-75                | -   |
| >75                  | -   |

| Reservoir            |     |
|----------------------|-----|
| % of the site within |     |
| Wet day              | 1.6 |
| Dry day              | -   |

| Flood Defences  |
|---|
| The site is in an area benefitting from flood defences. |

| Flood Warning Area   |
|--|
| The site is not located within a warning area. Part of the site is in the River Adur East Branch Flood Alert area. |

**Sources of flood risk**

**Topography**

The site is reasonably flat, gently sloping north to south in the northern section towards Pook Bourne stream that intersects the site east to west. The site then rises gently towards the southwestern corner. Site elevation varies from 20mAOD in the centre of the site to 41mAOD along southwestern boundary.

**Location of site within catchment**

The site is located in the southern area of the Herring Stream catchment with Pook Bourne broadly flowing from east to west through the site, picking up the two smaller watercourses and joining the Herrings Stream to the west of Cuckfield Road. The Herrings Stream joins the River Adur at some 4km to the west of the site.

**Existing drainage features**

Pook Bourne (Main River) crosses through the centre of the site and two small watercourses

**Flood history**

No historic flood outlines are recorded at the site on the EA Recorded Flood Outlines dataset. MSDC has no record of flooding around this site. Sewer flooding incidents have been recorded adjacent to the site in Burgess Hill.

### Surface Water

According to the risk of flooding from surface water data, a small area of the site (2.9%) is at high risk of surface water flooding. During the 3.3% current day AEP flood, there is a continuous linear area of surface water flooding associated with Pook Bourne stream and two smaller watercourses. Flood depths are up to 0.9m in the eastern and western sections of the stream with depths of up to 0.6m in the middle section and two watercourses.

For the 1% current day AEP flood event, surface water flooding expands marginally beyond the 3.3% AEP surface flooding area. Flood depths are between 0.6m and 1.2m along Pook Bourne and up to 0.3m along the two watercourses. The hazard rating along the main river is up to 'danger for most' with sections of up to 'significant' (danger for some) along the two watercourses and ponds. Smaller areas are rated 'low' (caution).

For the 0.1% current day AEP flood event, 11.2% of the site is at risk of surface water flooding. Again, the increased surface water flooding areas is generally limited to the three watercourses, although water flows from higher ground at the southern boundary become more prominent. Flood depths are more consistently up to 1.2m at the watercourses and up to 0.03m in other water flows. Surface water flood hazards are 'significant' (danger for all) and 'low' (caution).

### Fluvial

The majority of the site (97.7%) is located in Flood Zone 1, so has less than 0.1% annual probability of river flooding. Areas of Flood Zone 2 and 3 are largely located along the river.

### Groundwater

The site is classified as having <25% susceptibility to groundwater flooding.

Superficial geology

- Alluvium - Clay, Silt, Sand And Gravel Following Route Of The Watercourse, River Terrace Deposits, 2 (Adur) - Sand And Gravel

Bedrock geology

- Weald Clay Formation - Mudstone, Weald Clay Formation - Sandstone

### Reservoir

The site is not at risk of flooding from high-risk reservoirs.

### Flood risk management infrastructure

EA AIMS dataset shows no formal defences within the site boundary. There dataset shows natural raised ground along the Main River in private ownership located approximately 40m east of the site.

### Emergency Planning

#### Flood warning

The site is not located within a warning area. Part of the site (8.7%) is in the River Adur East Branch Flood Alert area.

#### Access and egress

The centre of the site, adjacent to the watercourse, is at risk from the river, though the hazard has not been assessed. This could affect access between the north and the south of the site and will require consideration. Flood Hazard is 'Low' to 'Significant' on site for the 'Medium' Risk scenario based on the EA's Risk of Flooding from Surface Water Maps. Access along Gatehouse Lane to the east is shown to have a hazard rating of 'Significant'. All other routes are shown to have a hazard rating of 'Low'. Safe access/egress to the wider area would need to be considered in more detail as part of a detailed Flood Emergency Plan for the site taking into consideration the river crossing through the centre of the site and potentially preventing emergency access during a flood event.

### Climate Change

#### Portion of site at future fluvial flood risk

| Future Flood Zone 2 | Future Flood Zone 3 | Future Flood Zone 3b |
|---------------------|---------------------|----------------------|
| 7.2%                | 2.3%                | 1.9%                 |

Review of the EA's Adur Eastern Branch 2011 model and climate change updates shows that the extent of flooding is limited within the site following the path of the river. A 37% allowance for climate change should be applied for residential development at this location, however, this scenario has not been run by the EA. Instead the results of the 35% and 45% climate change scenarios have been reviewed.

#### Portion of site at future pluvial flood risk

| Management catchment | CC allowance | Present day 1% AEP extent | CC coverage |
|----------------------|--------------|---------------------------|-------------|
| Adur and Ouse        | 45%          | 4.4%                      | 11.2%       |

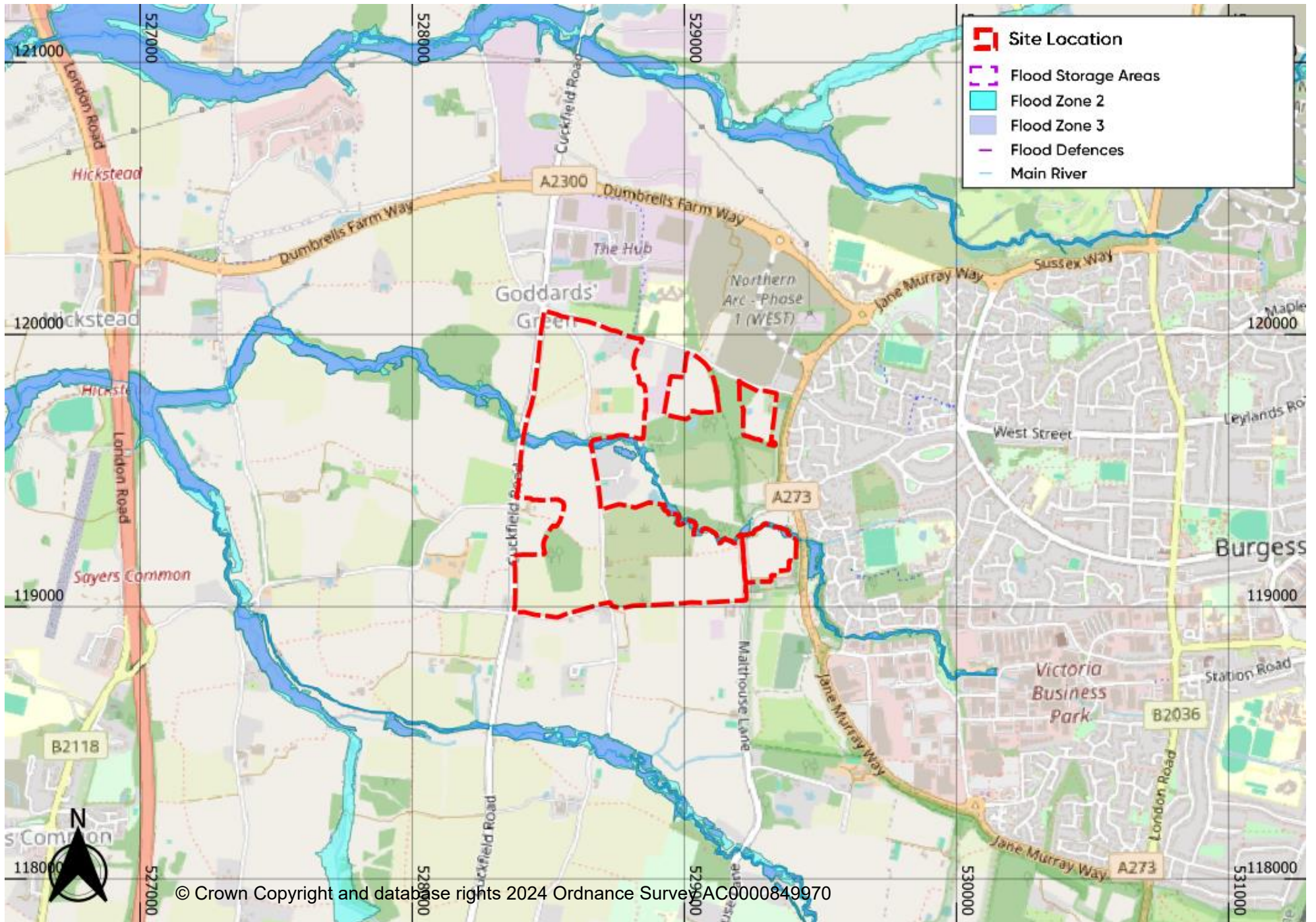


## Planning Implications

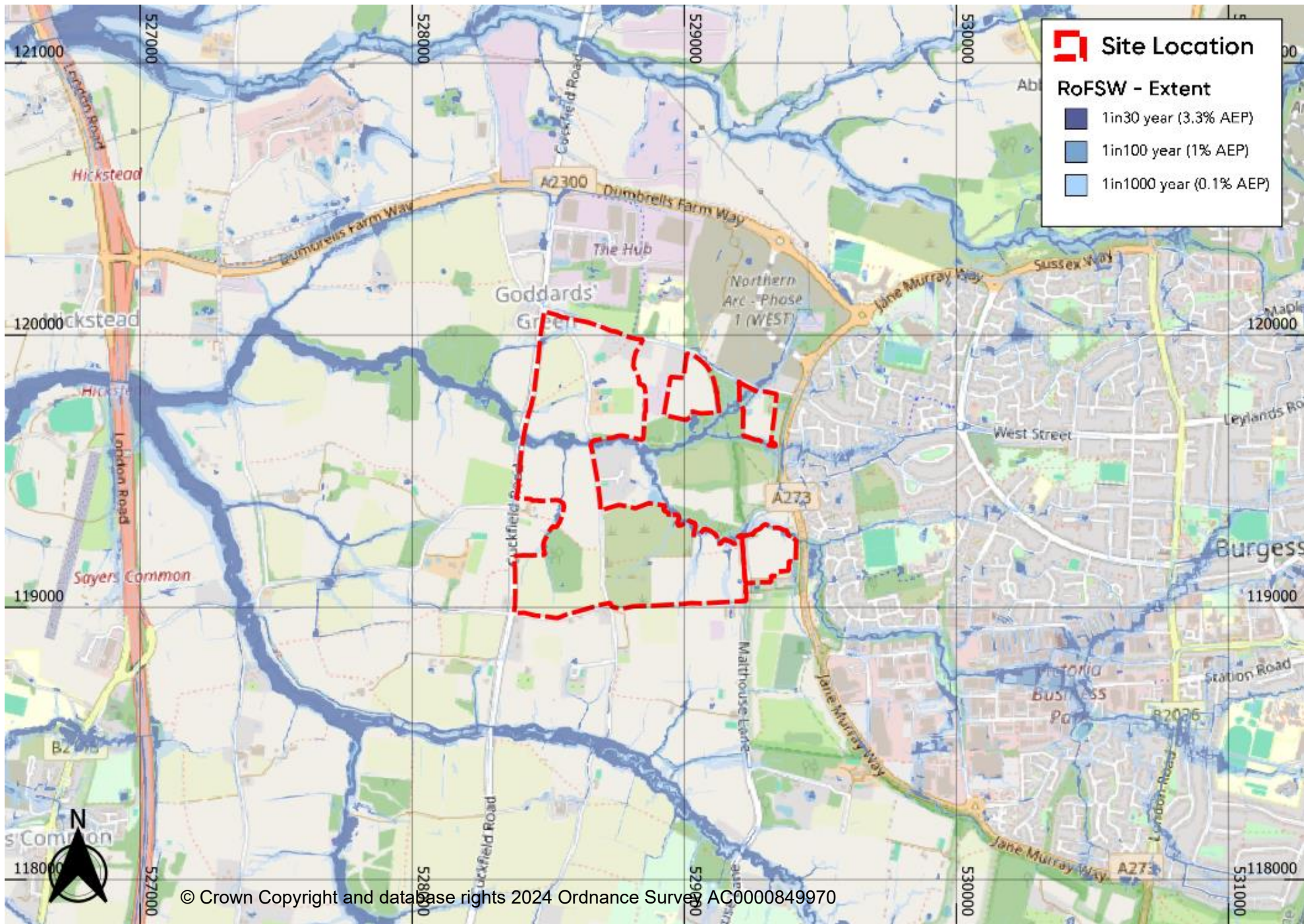
A Flood Risk Assessment and Foul Sewerage and Surface Water Assessment will be required to be submitted as the site covers an area greater than 1ha.

Exception Test required for 'more vulnerable' development including residential development, 'essential infrastructure' and 'highly vulnerable' development. To demonstrate the Exception Test can be passed (where applicable), it will be necessary to provide evidence that the development can provide sustainability benefits which outweigh the risk of flooding and produce a Flood Risk Assessment which demonstrates the users of the development will be safe for their lifetime taking into account the vulnerability of the users without making flood risk worse elsewhere and reducing flood risk offsite where possible.

As a small area of the site is located in Flood Zone 3, it will be necessary to assess the development under design flood conditions and provide appropriate mitigation in accordance with the guidance set out in the SFRA and the advice of the EA. This may need to be informed by hydraulic modelling due to the absence of flood data which includes an appropriate allowance for climate change. The assessment will also need to account for the risk of flooding from surface water. Development should be avoided in flow paths. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSCC). The drainage strategy should address any isolated patches of surface water flooding on site. No development should be located in Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

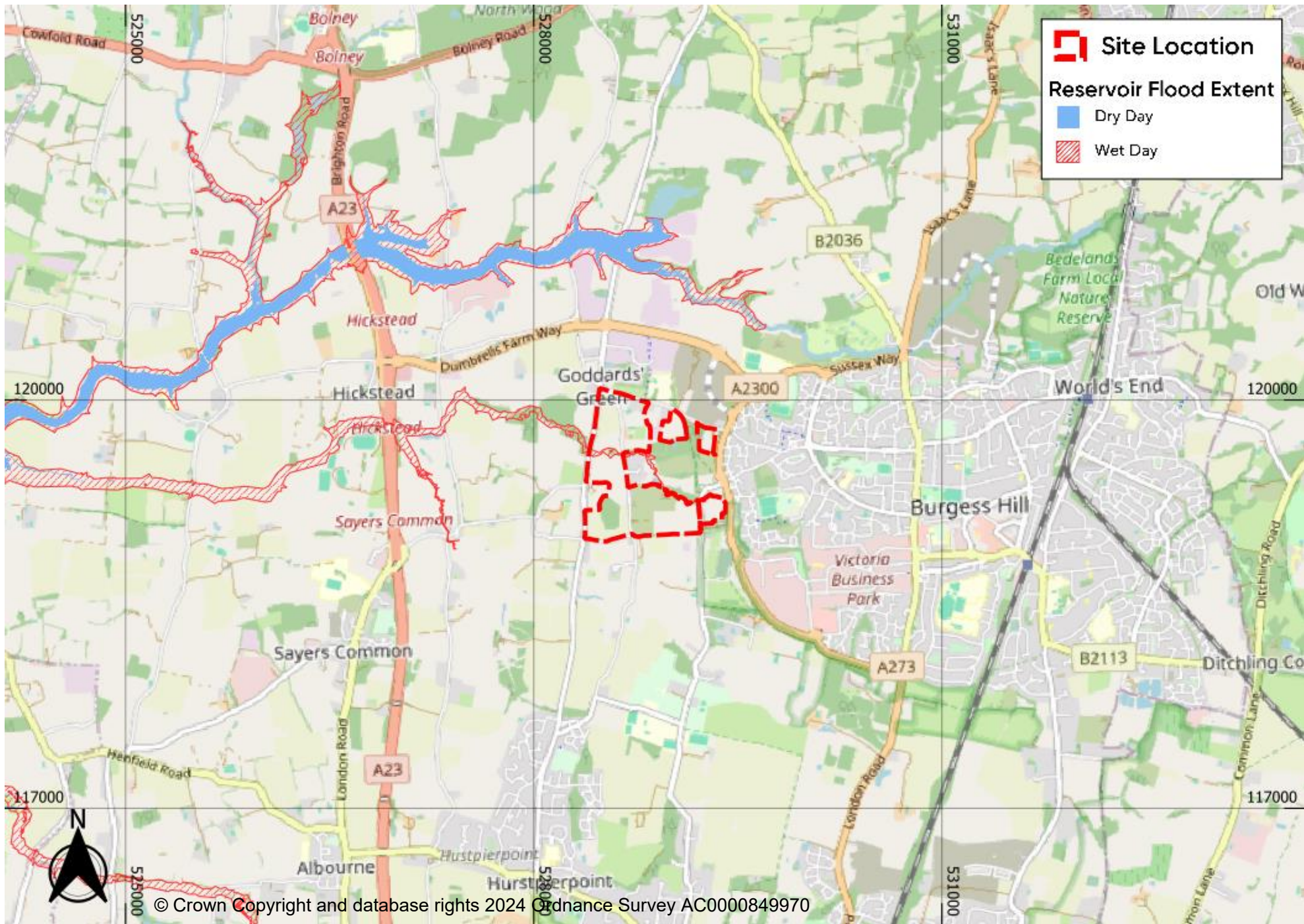




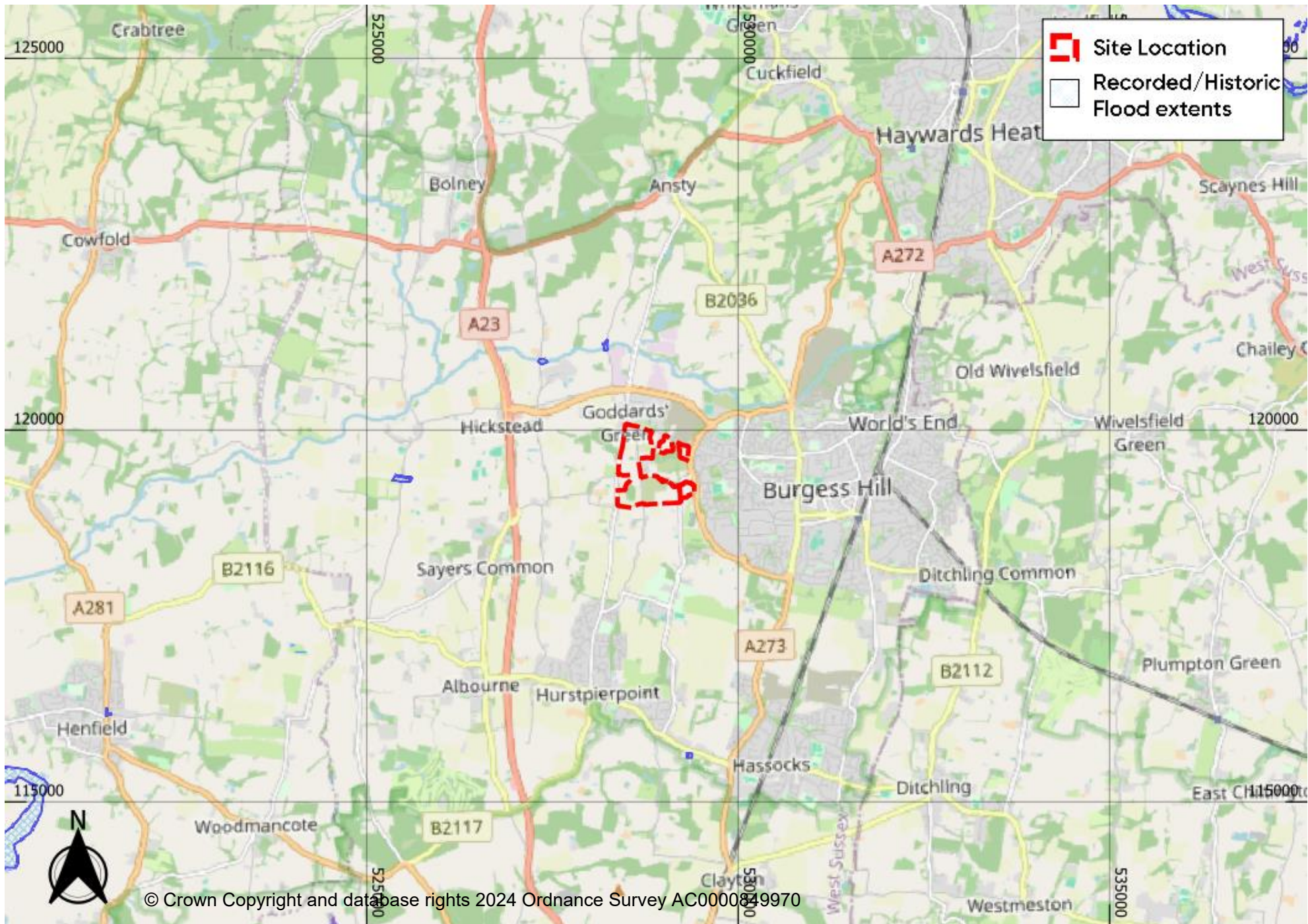


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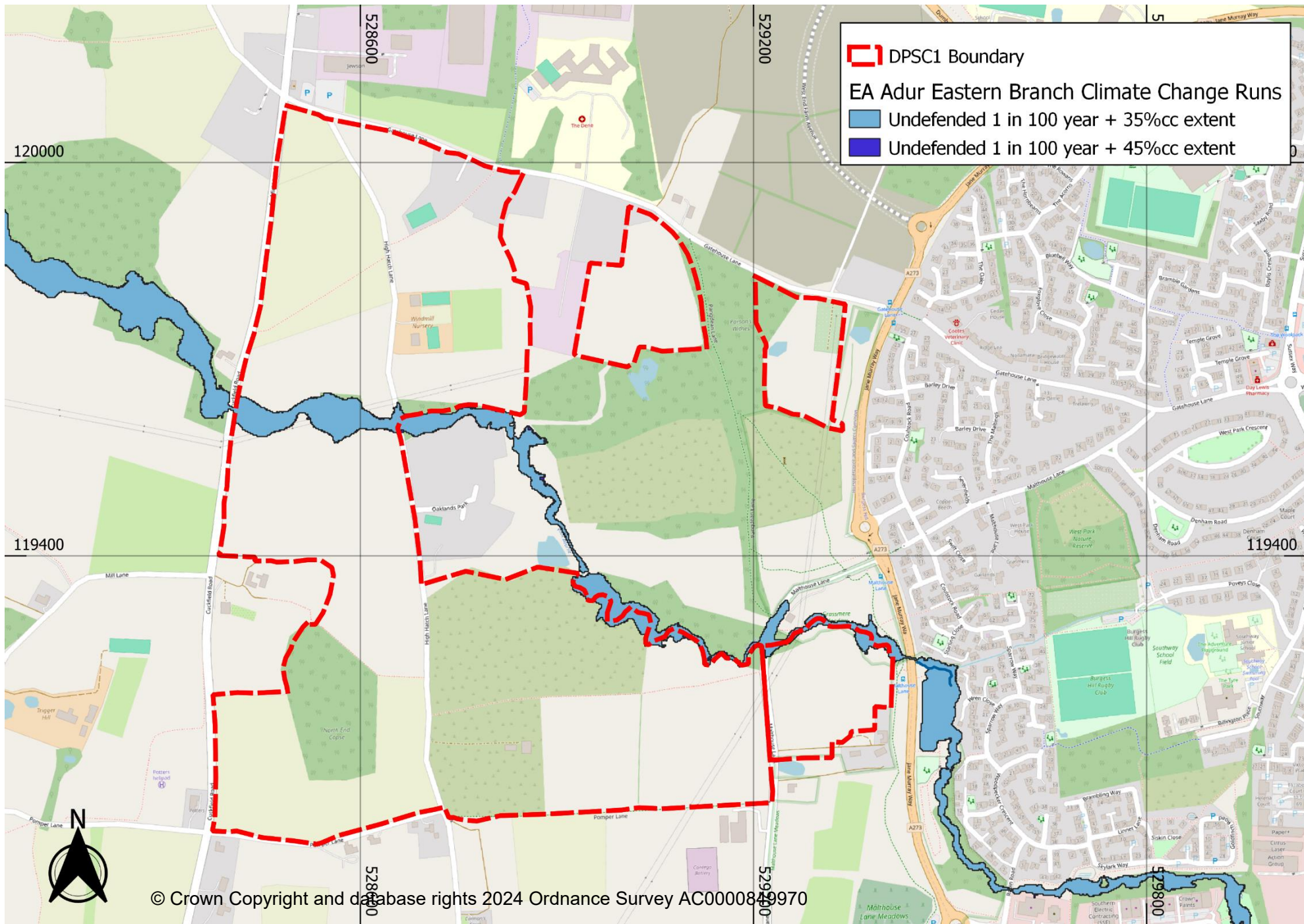




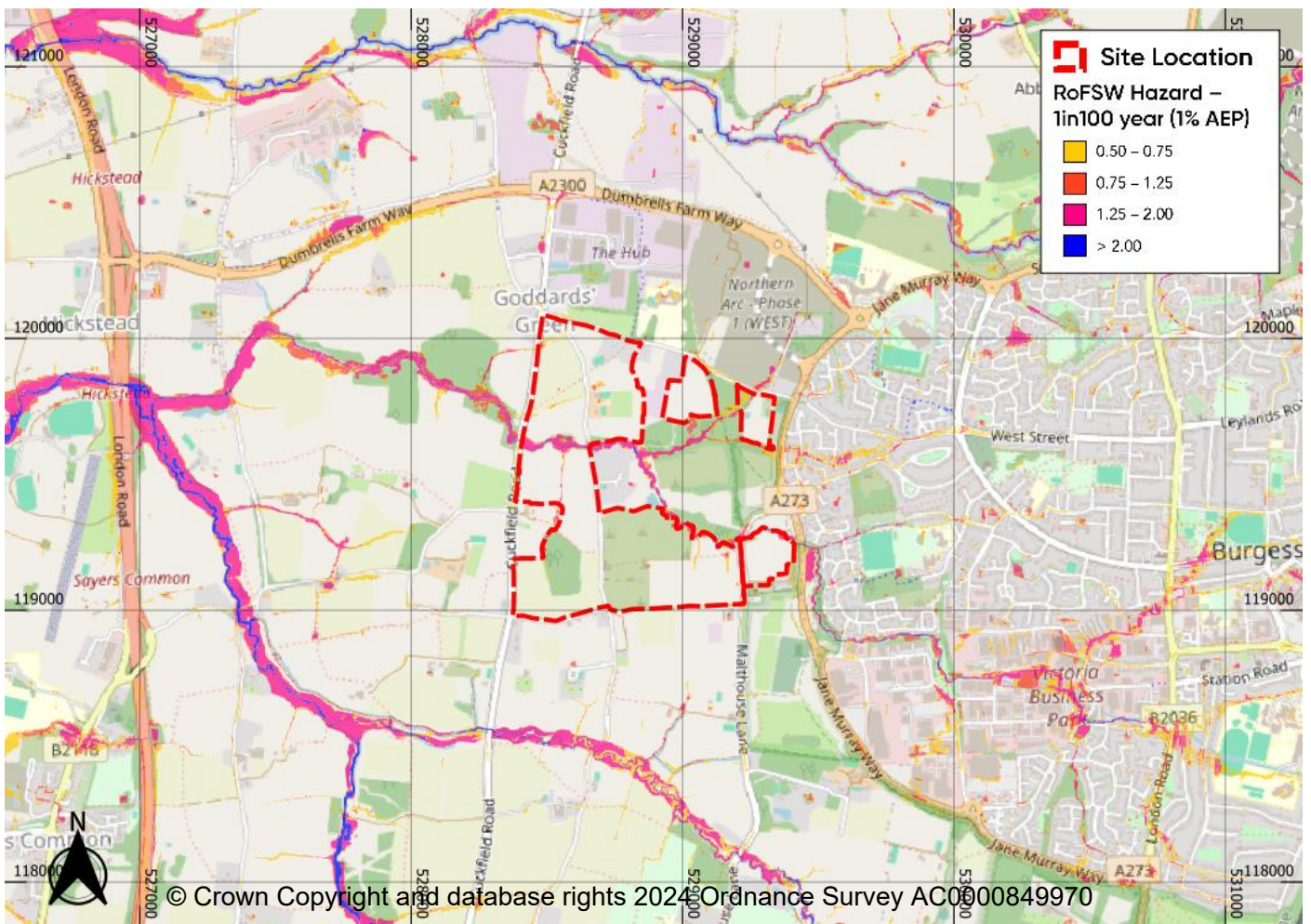
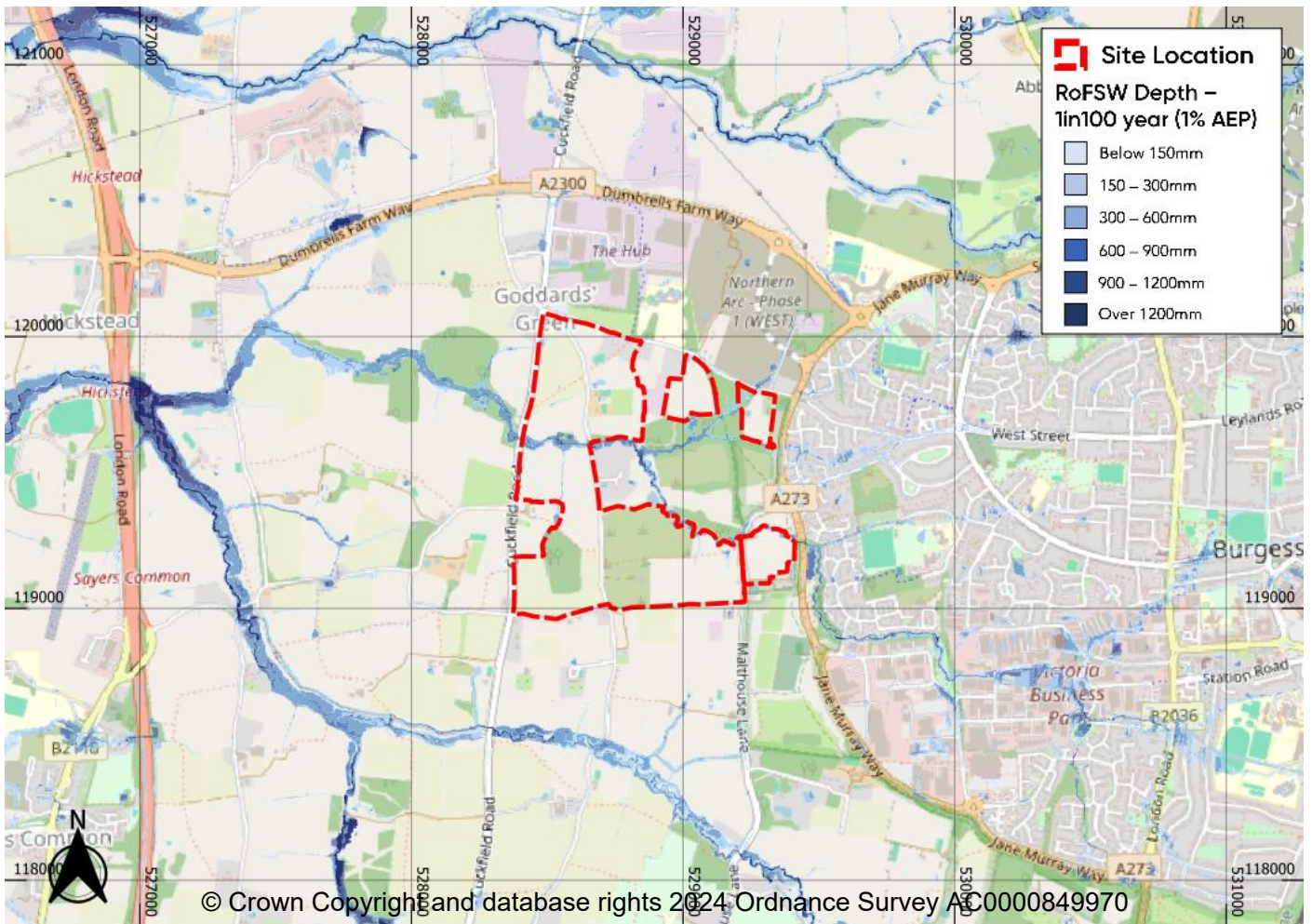




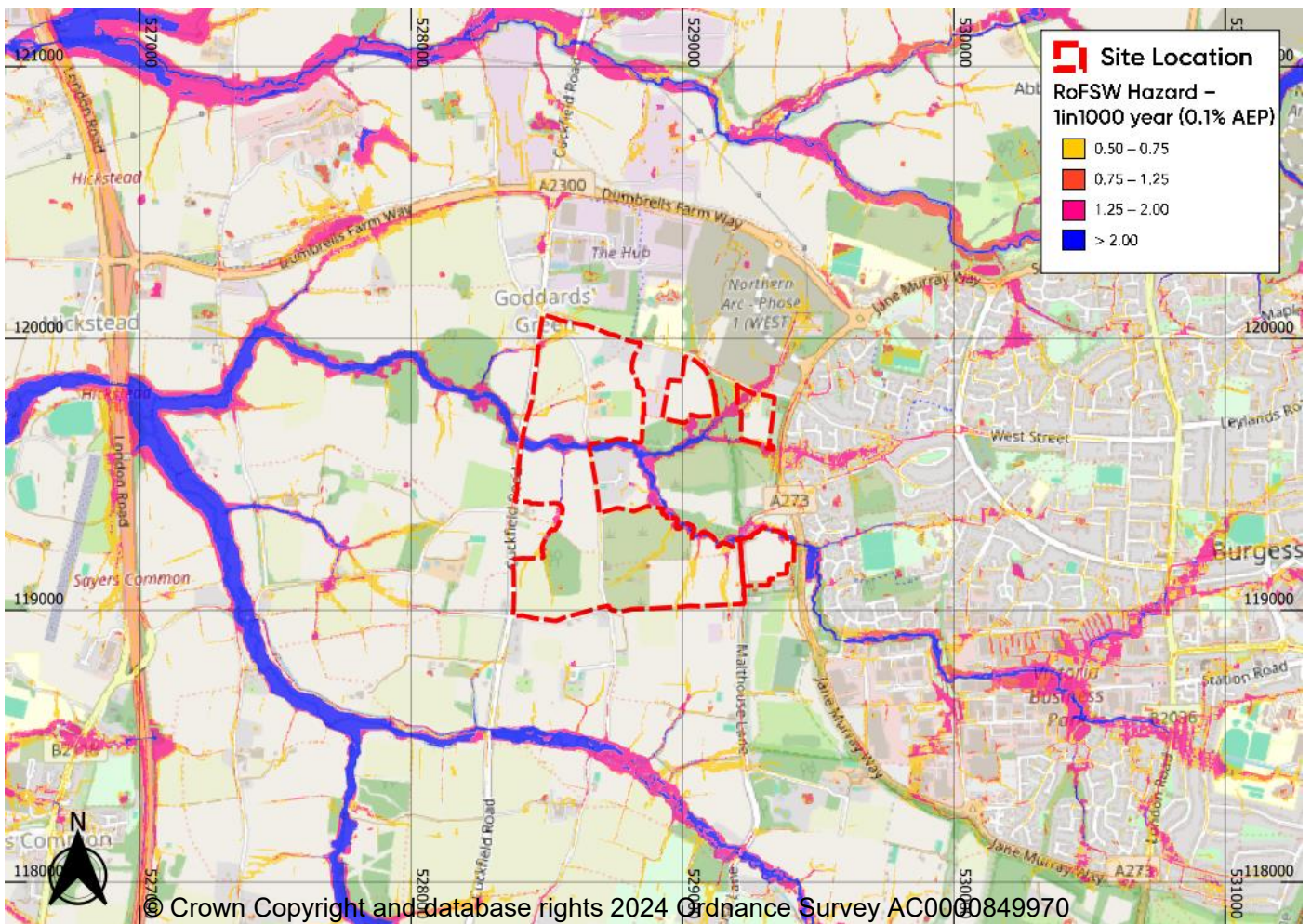
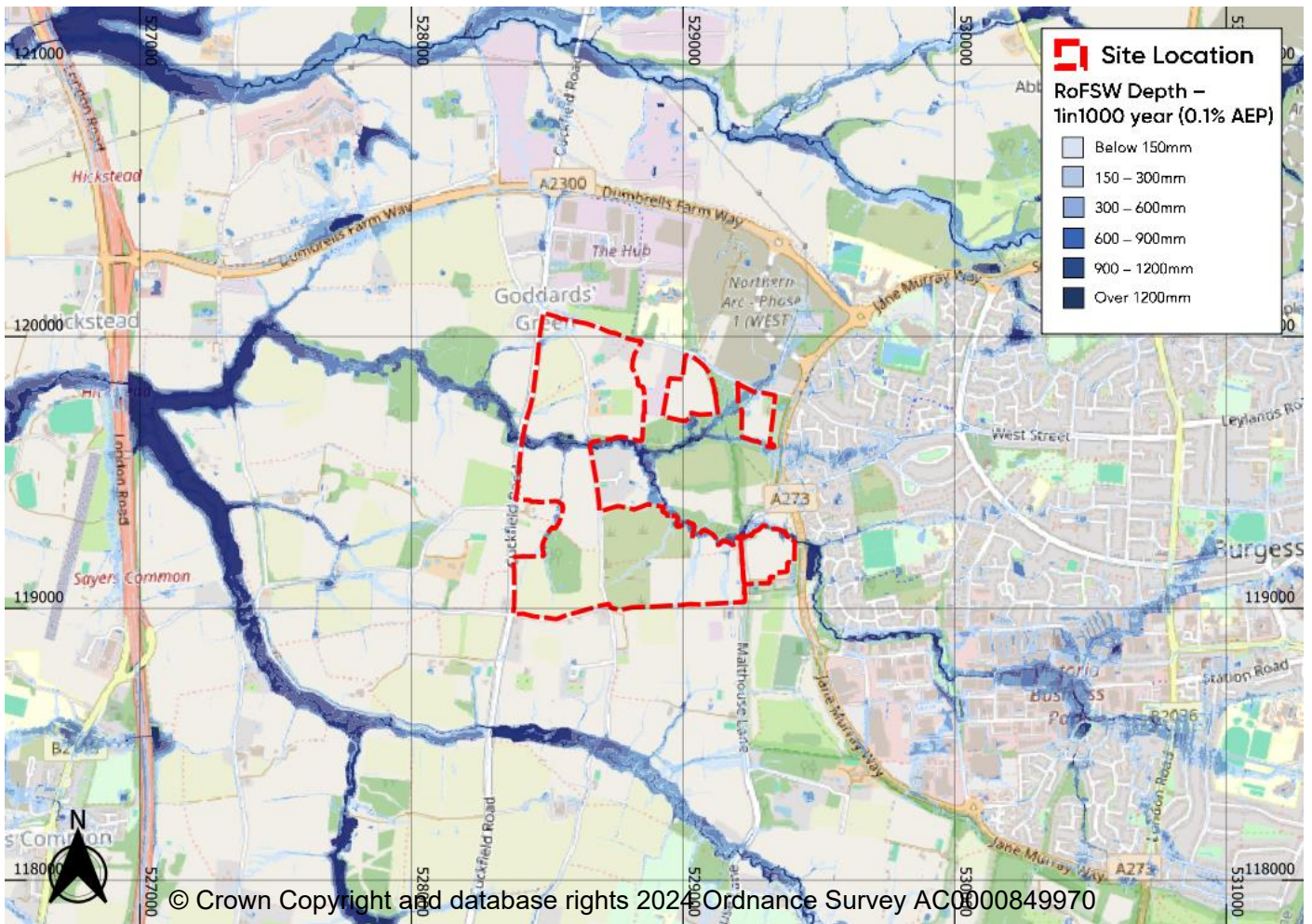














## DPSC2: Land at Crabbet Park, Copthorne

### Site details

Settlement: Copthorne  
 Area: 150.39ha  
 Shalaa: 18

|                 | Use  | Vulnerability classification  |
|-----------------|--|---|
| <b>Current</b>  | Agriculture<br>Residential<br>Informal open space  | Less vulnerable<br>More vulnerable<br>Water-compatible development  |
| <b>Proposed</b> | Residential<br>Retail<br>Lesiure<br>Employment<br>Education<br>Community buildings<br>Care community<br>Formal and informal open space<br>Waste water infrastructure | More vulnerable<br>Less vulnerable<br>Less vulnerable<br>Less vulnerable<br>More vulnerable<br>Less vulnerable<br>More vulnerable<br>Water-compatible development<br>Water-compatible development |

### Current Risk summary

| Fluvial                     |     |     |
|-----------------------------|-----|-----|
| <i>% of the site within</i> |     |     |
| FZ1                         | FZ2 | FZ3 |
| 98.1                        | 1.9 | -   |

| Surface Water               |      |
|-----------------------------|------|
| <i>% of the site within</i> |      |
| 1 in 30                     | 2.6  |
| 1 in 100                    | 4.5  |
| 1 in 1000                   | 10.5 |

| Groundwater                 |                                      |
|-----------------------------|--------------------------------------|
| <i>% of the site within</i> |                                      |
| <25                         | No risk is anticipated to be present |
| 25-50                       |                                      |
| 50-75                       |                                      |
| >75                         |                                      |

| Reservoir                   |     |
|-----------------------------|-----|
| <i>% of the site within</i> |     |
| Wet day                     | 8.1 |
| Dry day                     | 6.4 |

### Flood Defences

The site is not in an area benefitting from flood defences.

### Flood Warning Area

The site is not located within a warning area. Part of the site is in the Upper River Mole, Ifield Brook, Gatwick Stream and Burstow Stream Flood Alert area.

### Sources of flood risk

#### Topography

The site is reasonably flat, gently sloping south to north. Site elevation rises relatively evenly from 75mAOD in the north to 105mAOD in south.

#### Location of site within catchment

The site is located in the south-western area of the Burstow Stream catchment. Burstow Stream is a tributary of the Mole and joins it downstream of Horley.

#### Existing drainage features

Several lakes on site assumed to be Mill Ponds (based on local road naming). An unnamed watercourse (non-main) through the western half of the site, and the Kits Brook (non-main) crossing in and out of the eastern site boundary.

#### Flood history

No historic flood outlines are recorded at the site on the EA Recorded Flood Outlines dataset. MSDC has no record of flooding around this site. Sewer flooding incidents have been reported in postcode areas in and around the site.

### Surface Water

According to the risk of flooding from surface water data, a small area of the site (2.6%) is at high risk of surface water flooding.

During the 3.3% and 1% AEP current day flood events, there is a continuous linear area of surface water flooding associated with Kits Brook. Smaller areas of surface water flood show on the ponds and along Burleys Brook in western section of site. Flood depths are relatively constant across the two flood events; up to 0.9m along Kits Brook with other areas of surface water flood up to 0.6m. A hazard rate of 'Extreme' (dangerous for all) follows Kits Brook, whilst a 'moderate' (dangerous for some) is associated with the lakes and ponds.

For the 0.1% AEP current day flood event, the extent of surface water flooding again remains relatively limited to the watercourses and ponds. Short stretches of surface water flooding follow Old Hollow and existing field boundaries. A greater proportion of the flood areas are defined as 'significant' (dangerous for most).

### Fluvial

The majority of the site (98.1%) is located in Flood Zone 1, so has less than 0.1% annual probability of river flooding. The remainder of the site is Flood Zone 2 (1.9%) and associated with Kits Brook and mill ponds along the site's eastern boundary.

### Groundwater

The site is not located in an area susceptible to groundwater flooding.

#### Superficial geology

- Alluvium - Clay, Silt, Sand And Gravel, Head - Clay, Silt, Sand And Gravel Associated With Watercourse/Waterbodies

#### Bedrock geology

- Upper Tunbridge Wells Sand - Sandstone And Siltstone, Interbedded

### Reservoir

The site is not at risk of flooding from high-risk reservoirs.

### Flood risk management infrastructure

The site is not protected by any formal flood defences. No residual risks from breach or overtopping of flood defences or reservoir failures have been identified at this site.

### Emergency Planning

#### Flood warning

The site is not located within a warning area. Part of the site (1.9%) is in the Upper River Mole, Ifield Brook, Gatwick Stream and Burstow Stream Flood Alert area.

#### Access and egress

Flood Hazard is 'Low' to 'Significant' on site for the 'Medium' Risk scenario based on the EA's Risk of Flooding from Surface Water Maps. Access to Copthorne Road and Mill Road could be affected where the watercourses cross the roads. However, the access/egress route to Turners Hill Road via Old Hollow has a hazard rating of 'Low' and therefore safe access/egress should be possible.

## Climate change

### Portion of site at future fluvial flood risk

| Future Flood Zone 2 | Future Flood Zone 3 | Future Flood Zone 3b |
|---------------------|---------------------|----------------------|
| 3.3%                | 1.9%                | -                    |

No modelled flood level information has been provided for this site by the EA as part of their consultation. Using MSDC's proxy approach, the site is considered to be in Future Flood Zone 2 (low risk) and Future Flood Zone 3 (medium risk). Given the size of the site modelling is likely to be required to quantify the impacts of climate change which would include a 37% increase in peak river flow for residential development.

### Portion of site at future pluvial flood risk

| Management catchment | CC allowance | Present day 1% AEP extent | CC coverage |
|----------------------|--------------|---------------------------|-------------|
| Mole                 | 40%          | 4.5%                      | 10.5%       |

## Planning implications

A Flood Risk Assessment and Foul Sewerage and Surface Water Assessment will be required to be submitted as the site covers an area greater than 1ha.

Exception Test required for 'highly vulnerable' development only.

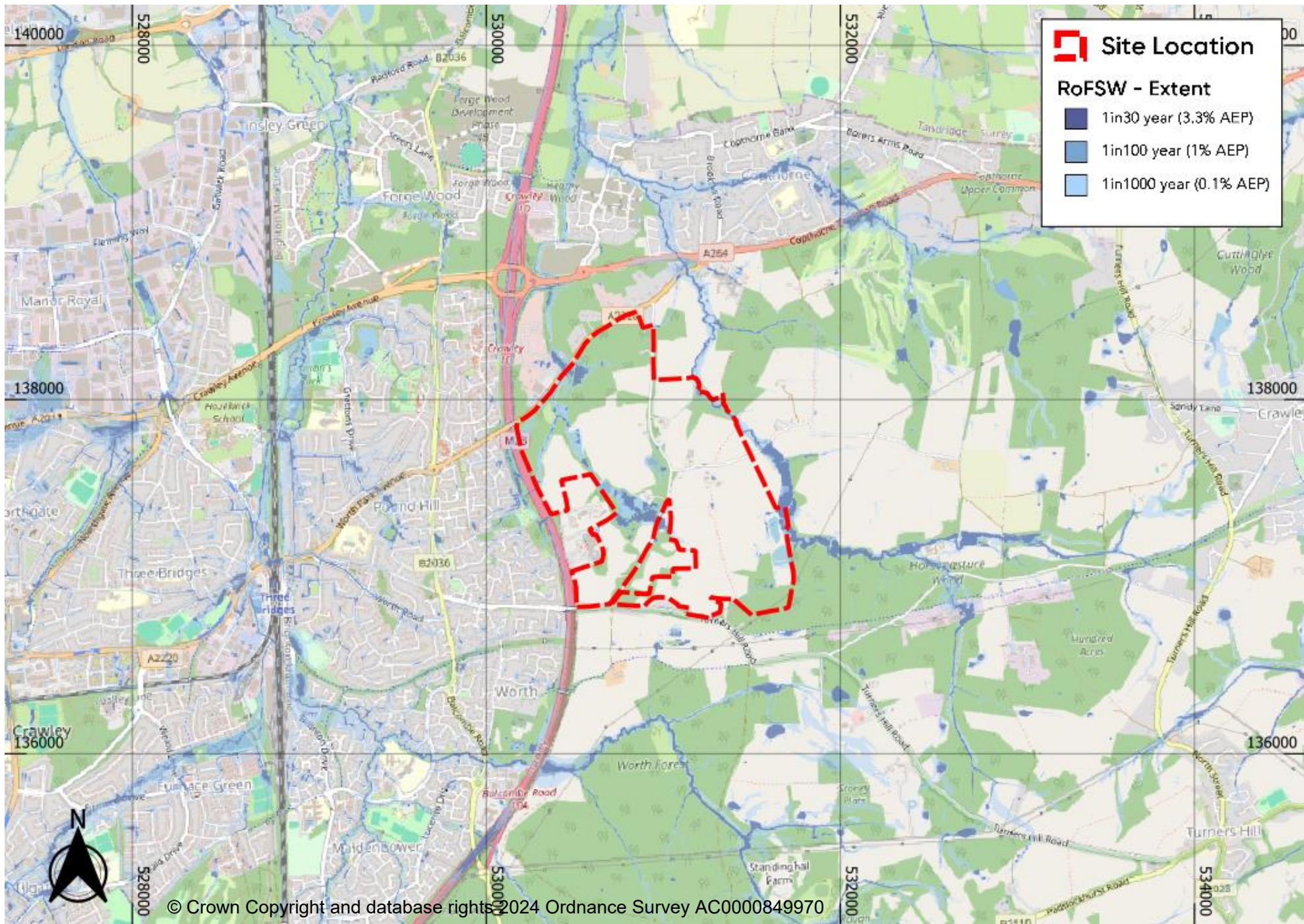
To demonstrate the Exception Test can be passed (where applicable), it will be necessary to provide evidence that the development can provide sustainability benefits which outweigh the risk of flooding and produce a Flood Risk Assessment which demonstrates the users of the development will be safe for their lifetime taking into account the vulnerability of the users without making flood risk worse elsewhere and reducing flood risk offsite where possible.

As the site is located in Flood Zone 2, the EA's Flood Risk Standing Advice should be followed for more vulnerable development. This may need to be informed by hydraulic modelling due to the absence of flood data which includes an appropriate allowance for climate change. The assessment will also need to account for the risk of flooding from surface water. Development should be avoided in flow paths. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSCC). No development should be located in Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

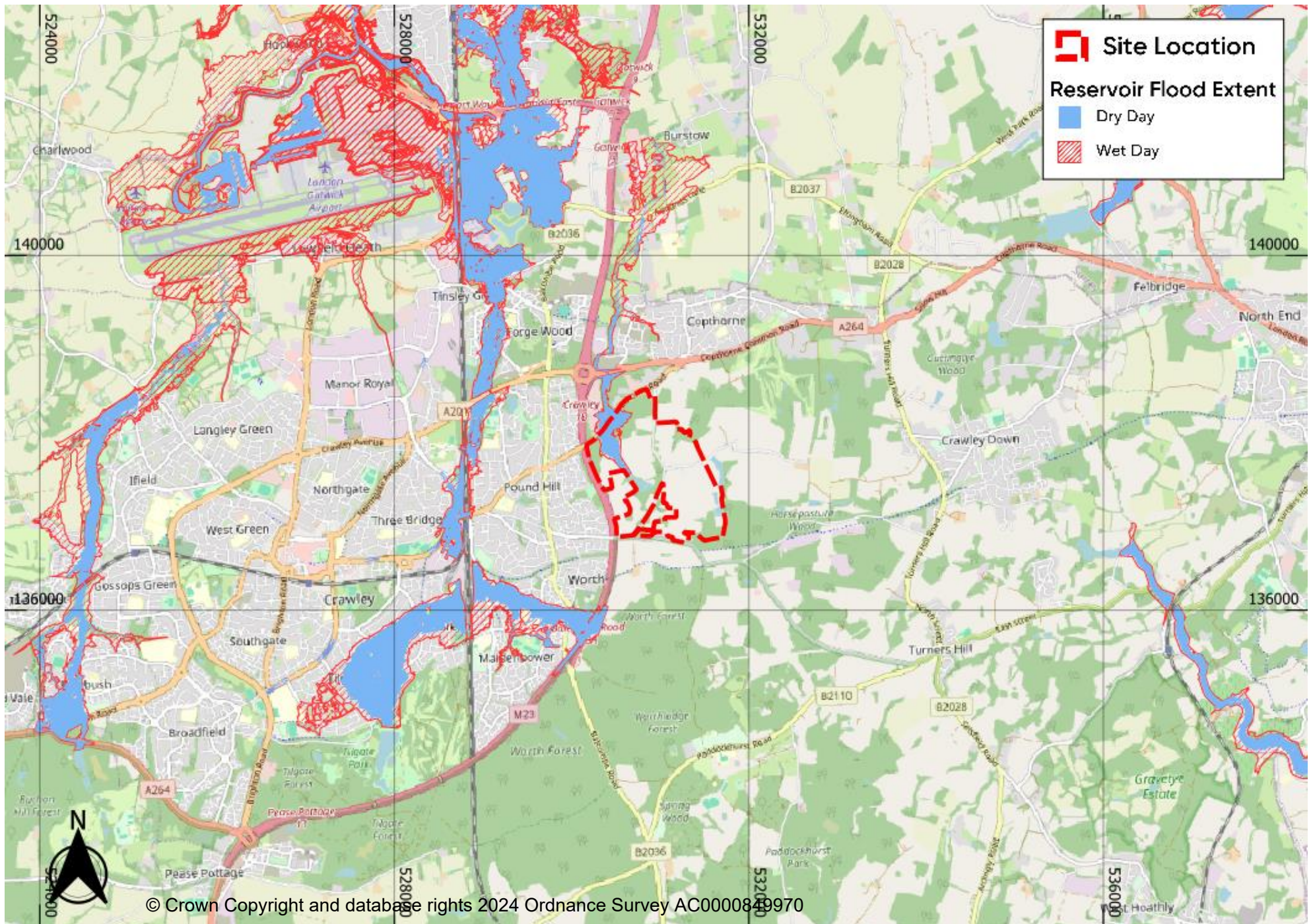




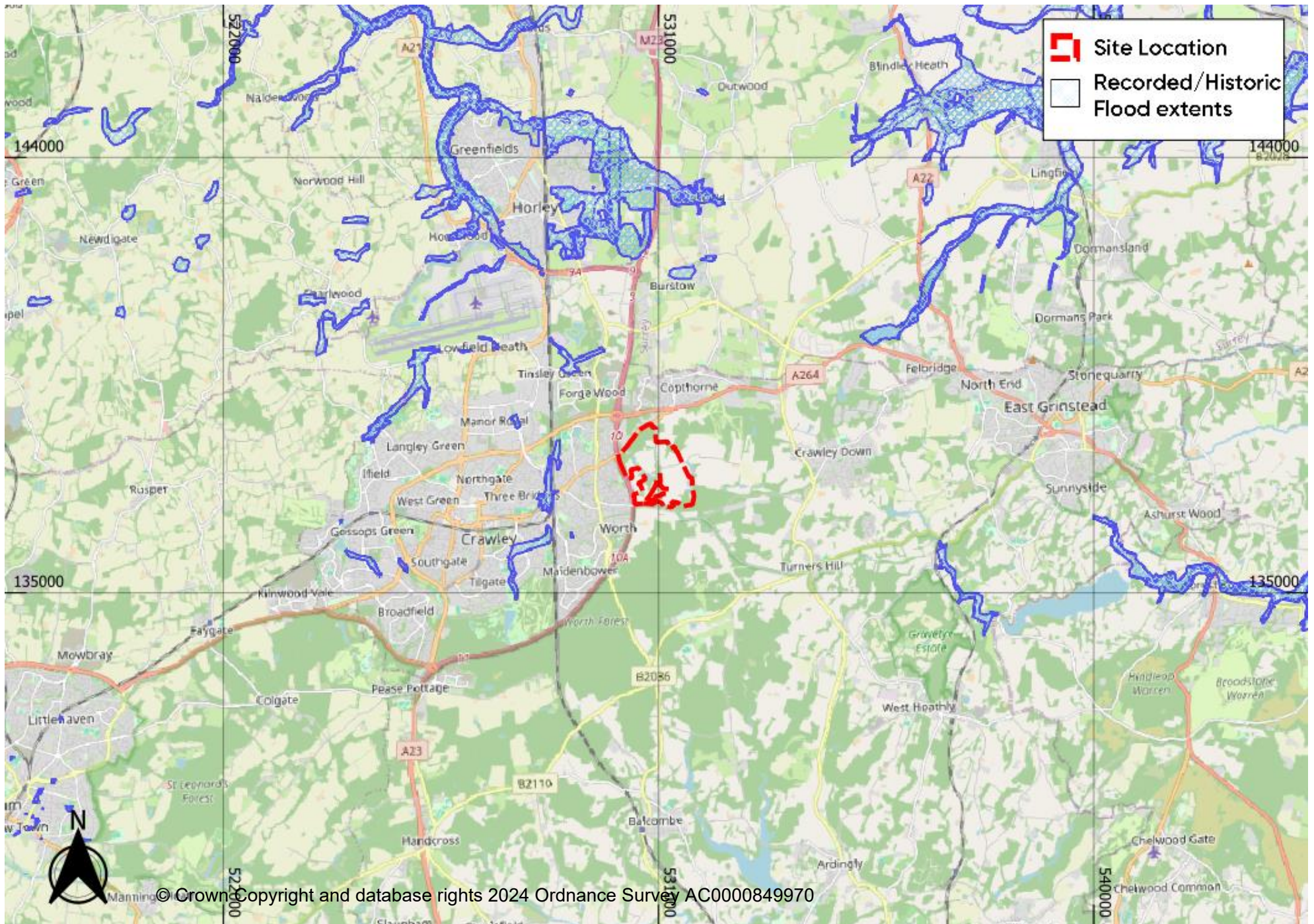




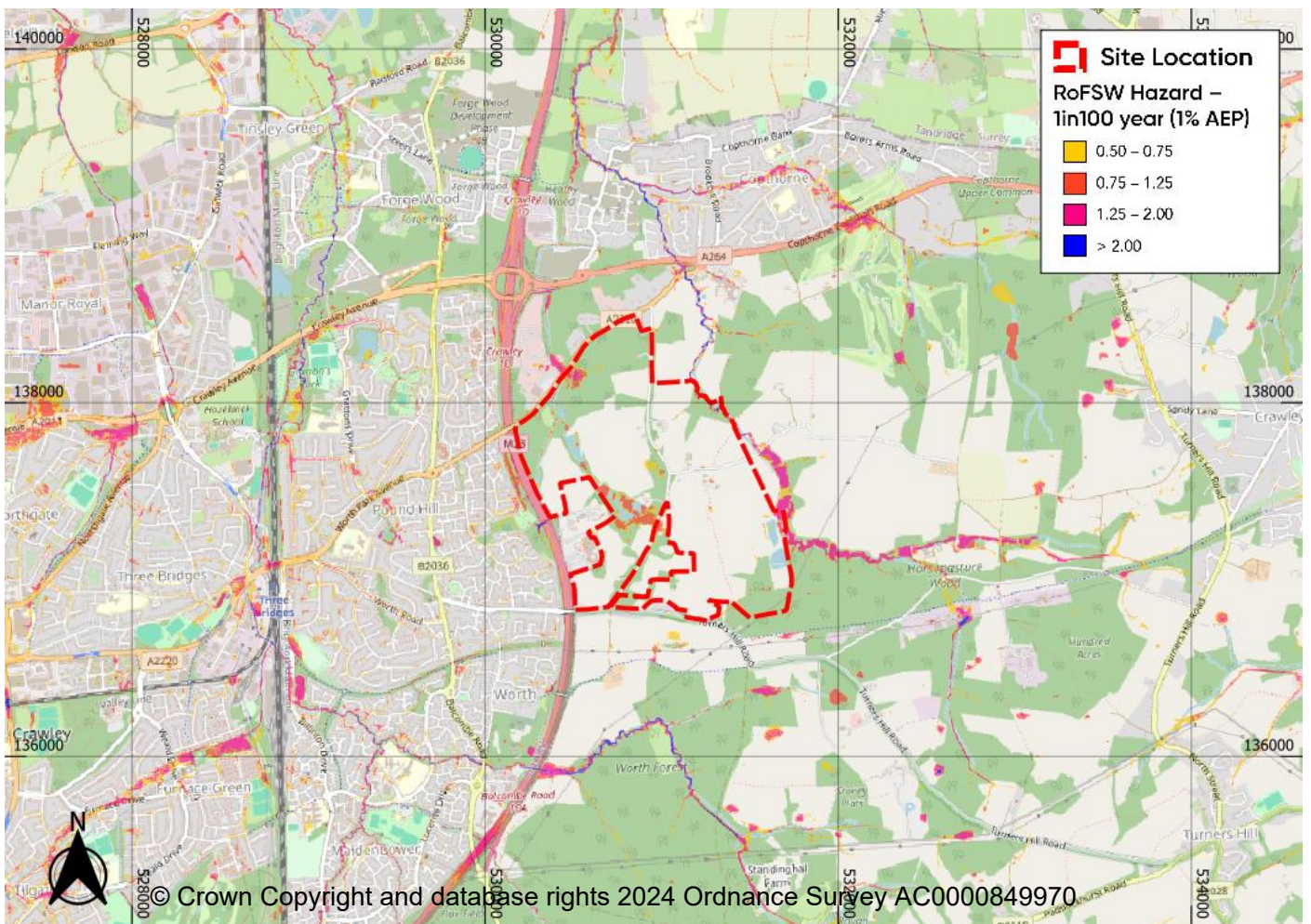
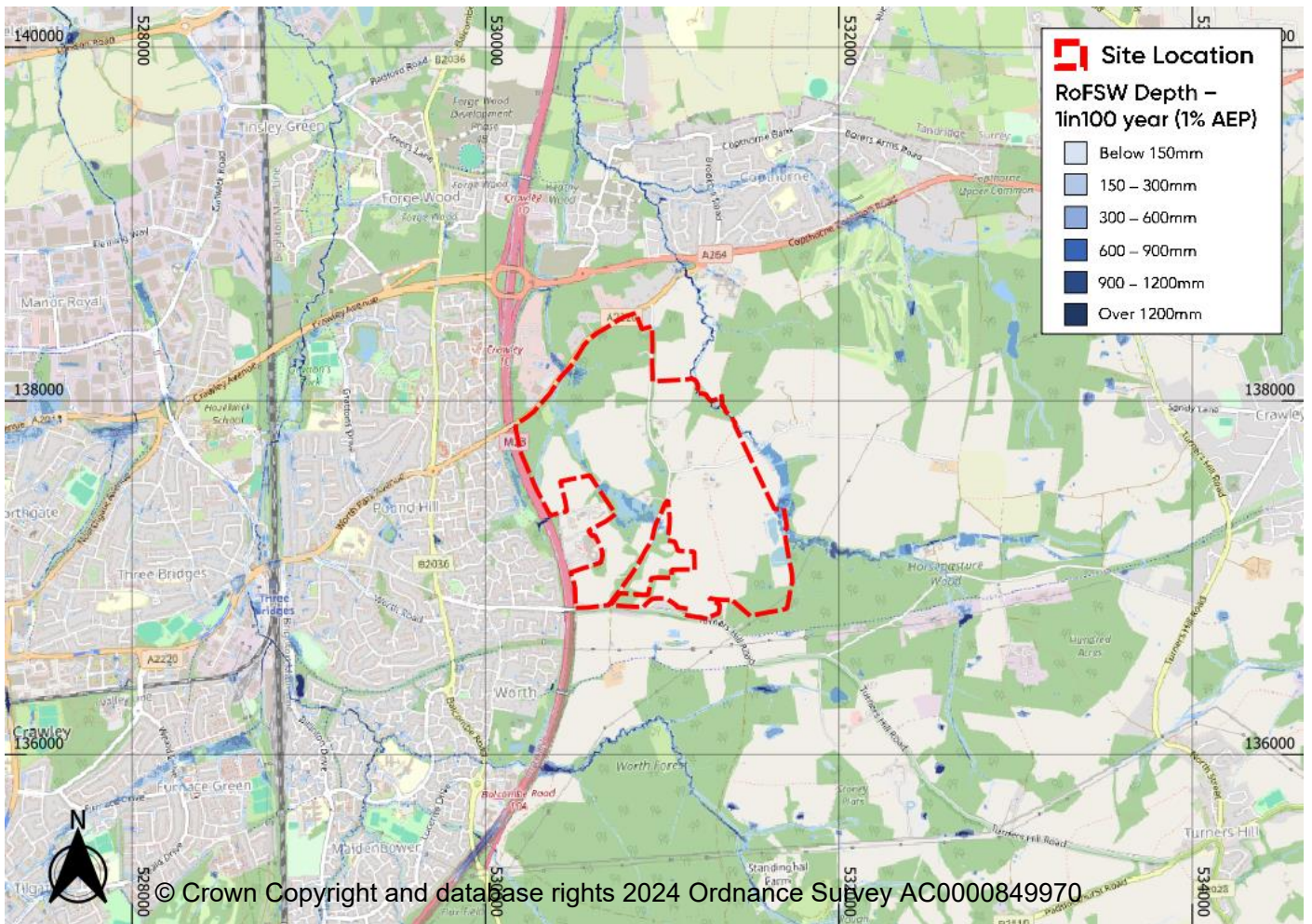




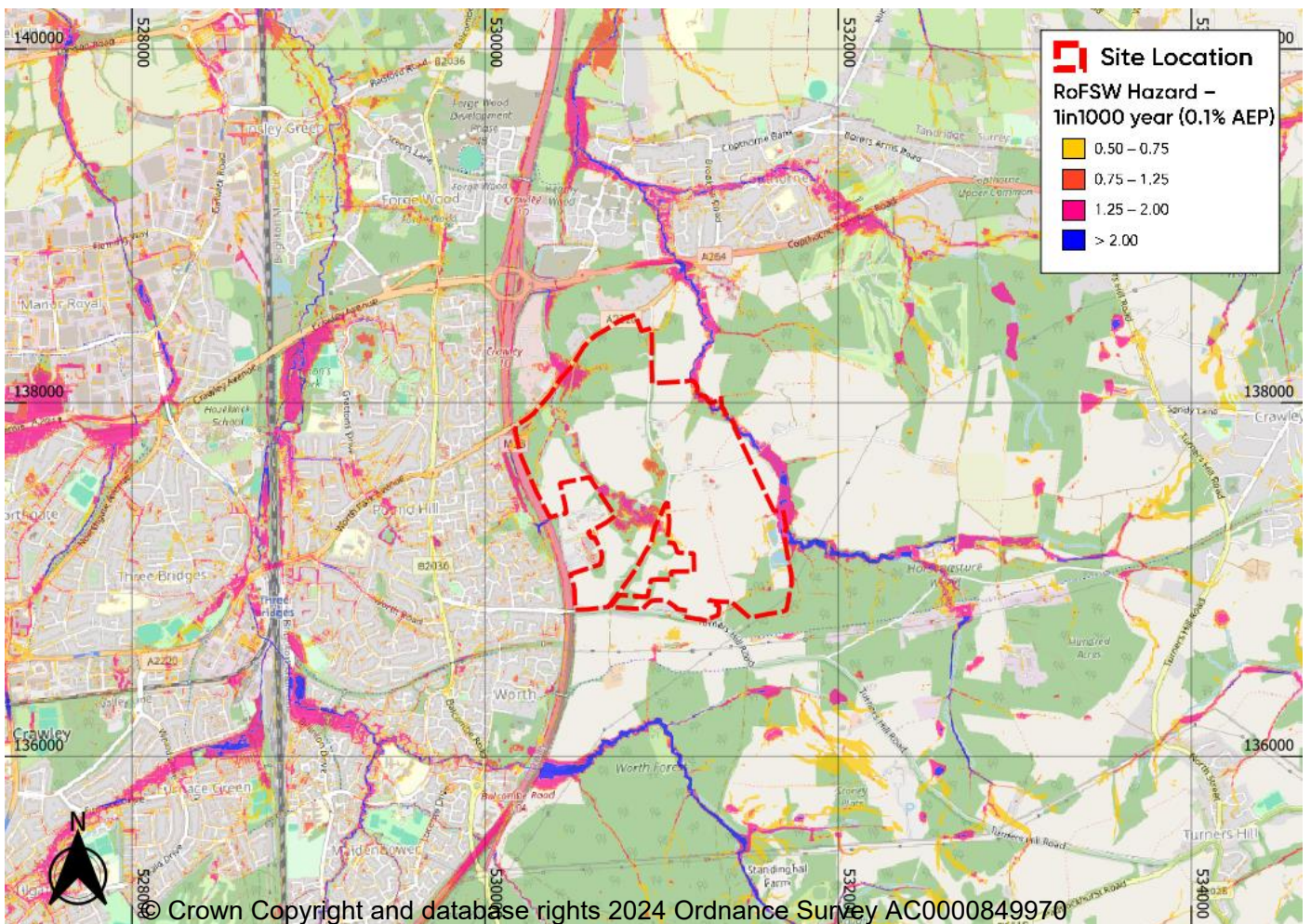
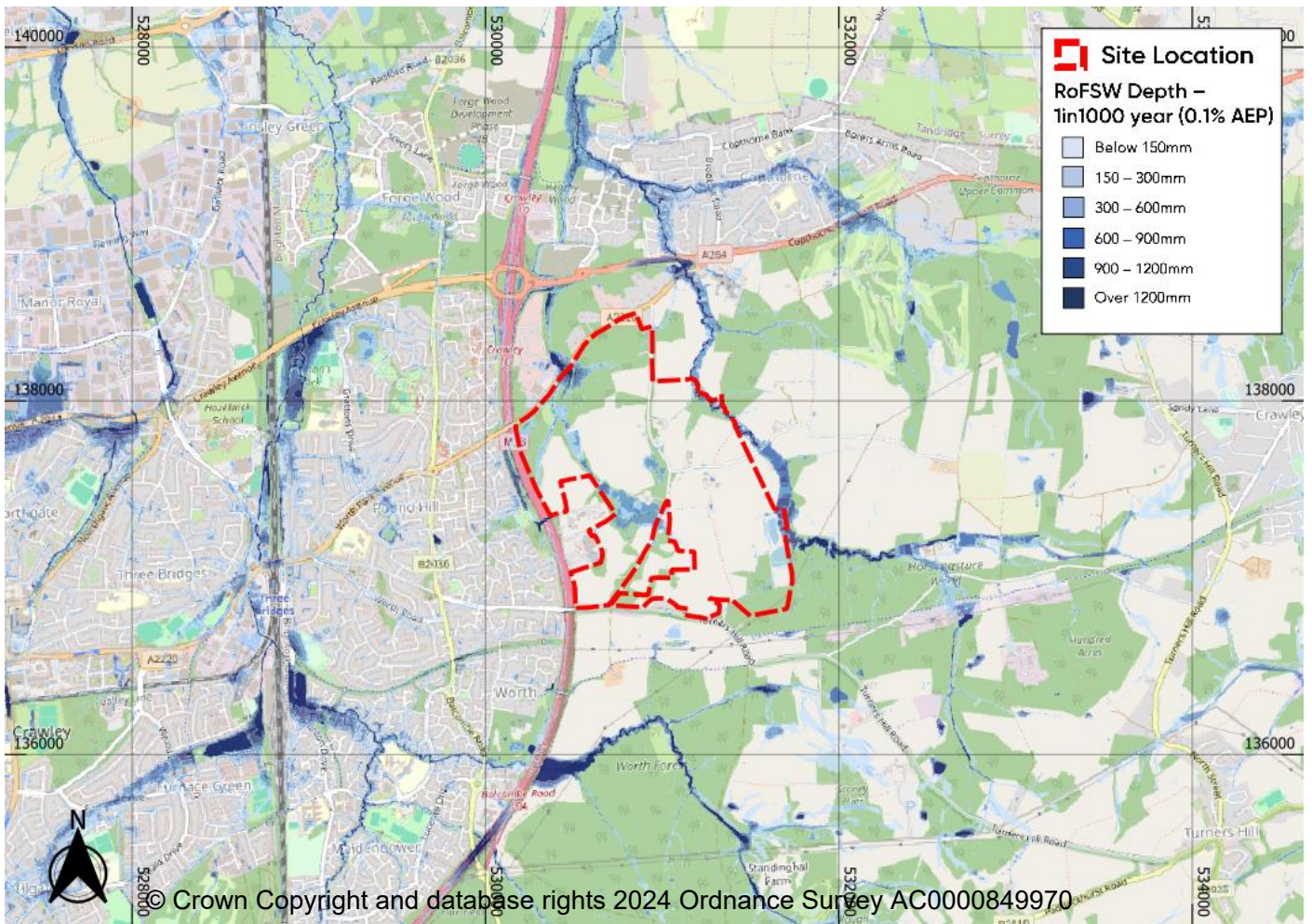














## DPSC3: Land to south of Reeds Lane Sayers Common

### Site details

Settlement: Sayers Common  
 Area: 90.31ha  
 Shalaa: 799

|                 | Use  | Vulnerability classification  |
|-----------------|--|---|
| <b>Current</b>  | Agriculture<br>Sports Facilities and Grounds<br>Residential  | Less vulnerable<br>Water-compatible development<br>More vulnerable  |
| <b>Proposed</b> | Residential<br>Retail<br>Leisure<br>Employment<br>Education<br>Community buildings<br>Care community<br>Formal and informal open space<br>Waste water infrastructure | More vulnerable<br>Less vulnerable<br>Less vulnerable<br>Less vulnerable<br>More vulnerable<br>Less vulnerable<br>More vulnerable<br>Water-compatible development<br>Water-compatible development |

### Current Risk summary

| Fluvial              |     |     |
|----------------------|-----|-----|
| % of the site within |     |     |
| FZ1                  | FZ2 | FZ3 |
| 100                  | -   | -   |

| Surface Water        |      |
|----------------------|------|
| % of the site within |      |
| 1 in 30              | 2.4  |
| 1 in 100             | 4.8  |
| 1 in 1000            | 14.2 |

| Groundwater          |      |
|----------------------|------|
| % of the site within |      |
| <25                  | 99.5 |
| 25-50                | 0.5  |
| 50-75                | -    |
| >75                  | -    |

| Reservoir            |   |
|----------------------|---|
| % of the site within |   |
| Wet day              | - |
| Dry day              | - |

| Flood Defences  |
|---|
| The site is not in an area benefitting from flood defences. |

| Flood Warning Area  |
|---|
| The site is not located within a flood alert or flood warning area. |

### Sources of flood risk

#### Topography

The site is sloping down from the south eastern boundary where the elevation is 38mAOD to the northwestern and northern area of the site where it reaches 17 to 20mAOD.

#### Location of site within catchment

The site is located in the western area of the Adur East (Sakeham) catchment.

#### Existing drainage features

None identified within site boundary based off OSM Standard Mapping. Non-main watercourse located directly on northern boundary of the site crossing Reeds Lane, approximately 200m northeast of the site, and approximately 400m south of the site.

#### Flood history

No historic flood outlines are recorded at the site on the EA Recorded Flood Outlines dataset. MSDC has records of flooding along Reeds Lane (no date). Records from sewage providers do not show history of sewer flooding.

### Surface Water

According to the risk of flooding from surface water data, a small area of the site (2.4%) is at high risk of surface water flooding.

Two main flow paths cross the site, running predominately north to south feeding into the watercourses north of the site. On site, the flow paths appear to follow existing drains and field boundaries on site with some pooling at points of contact with Reeds Lane and where a flow path crossed the equestrian centre in the southern part of the site.

The depth of the watercourses remains largely constant (up to 1.2m) across the 3.3%, 1% and 0.1% AEP current day flood events. Between the 1% and 0.1% AEP current day flood events the areas subject to surface area flooding see depths increase evenly from up to 0.15m to 0.3m. Increased depths of up to 0.6m are present at points where flow paths merge or are pooling against Reeds Lane. For the 1%AEP current day flood event, the hazard rating is predominately 'low' (caution) across the site increasing to 'significant' (danger for most) in the northern stretches of the watercourse and flow paths during the 0.1% AEP.

### Fluvial

The entire site is located in Flood Zone 1, so has a less than 0.1% annual probability of river flooding.

### Groundwater

The majority of the site is located within an area classified as have <25% susceptibility to groundwater flooding.

Superficial geology

- Patch Of Head - Clay, Silt, Sand And Gravel

Bedrock geology

- Weald Clay Formation - Mudstone, Weald Clay Formation - Sandstone

### Reservoir

The site is not at risk of flooding from high-risk reservoirs.

### Flood risk management infrastructure

The site is not protected by any formal flood defences. No residual risks from breach or overtopping of flood defences or reservoir failures have been identified at this site.

### Emergency Planning

#### Flood warning

The site is not located within a flood alert or flood warning area.

#### Access and egress

Flood Hazard is 'Low' to 'Significant' on site for the 'Medium' Risk scenario based on the EA's Risk of Flooding from Surface Water. Parts of Reeds Lane and Henfield Road are shown to have a hazard rating of 'Moderate' to 'Significant' which could affect access from parts of each parcel of land. The hazard rating along the rest of these roads and London Road is 'Very Low' to 'Low'. Therefore, safe access/egress to the wider area is recommended to be considered in more detail as part of a detailed Flood Emergency Plan for the site taking into consideration the sections of Reeds Lane and Henfield Road where access will not be possible during a flood event.

### Climate Change

#### Portion of site at future fluvial flood risk

| Future Flood Zone 2 | Future Flood Zone 3 | Future Flood Zone 3b |
|---------------------|---------------------|----------------------|
| -                   | -                   | -                    |

#### Portion of site at future pluvial flood risk

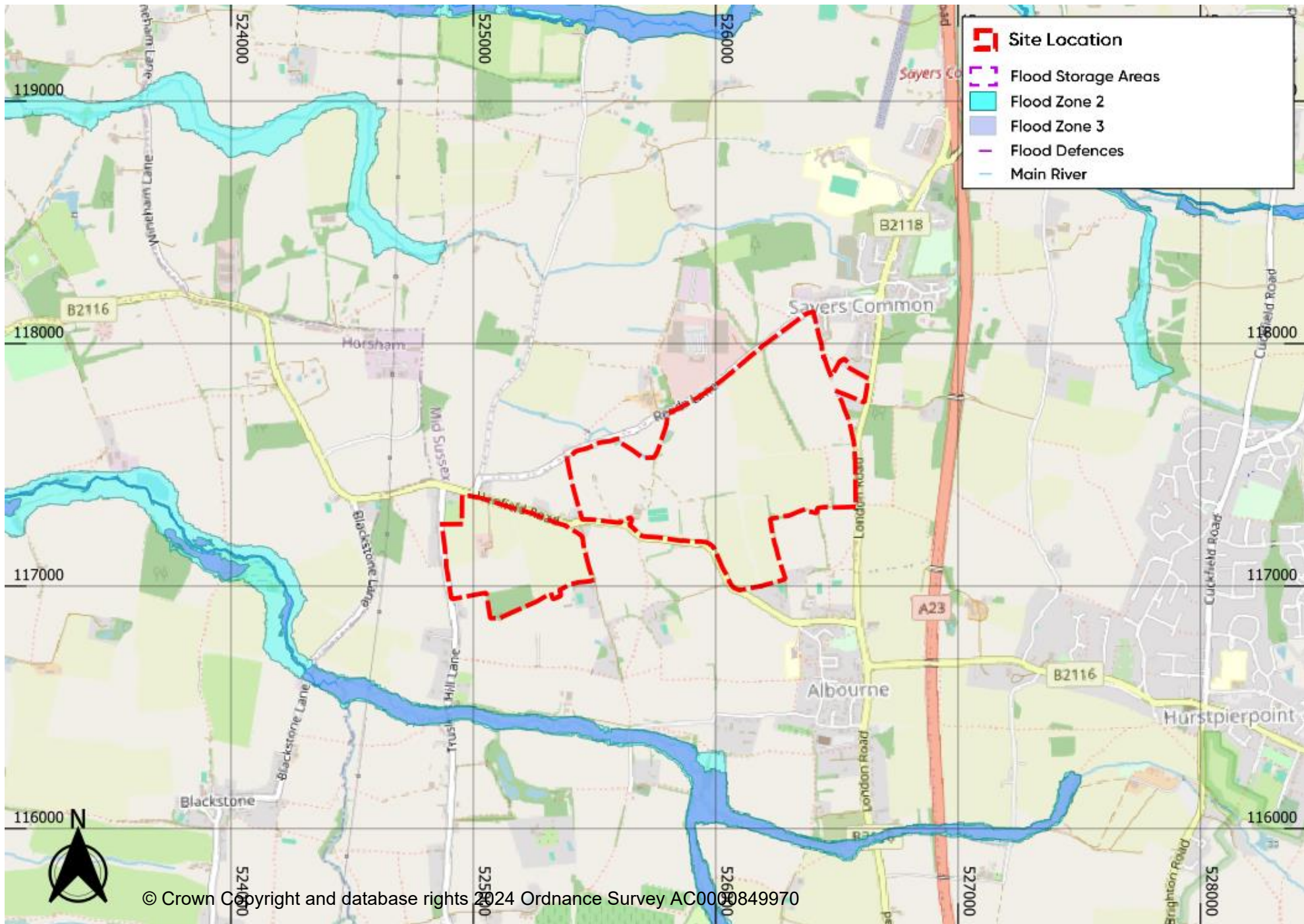
| Management catchment | CC allowance | Present day 1% AEP extent | CC coverage |
|----------------------|--------------|---------------------------|-------------|
| Adur and Ouse        | 45%          | 4.8%                      | 14.2%       |

### Planning implications

A Flood Risk Assessment and Foul Sewerage and Surface Water Assessment will be required to be submitted as the site covers an area greater than 1ha.

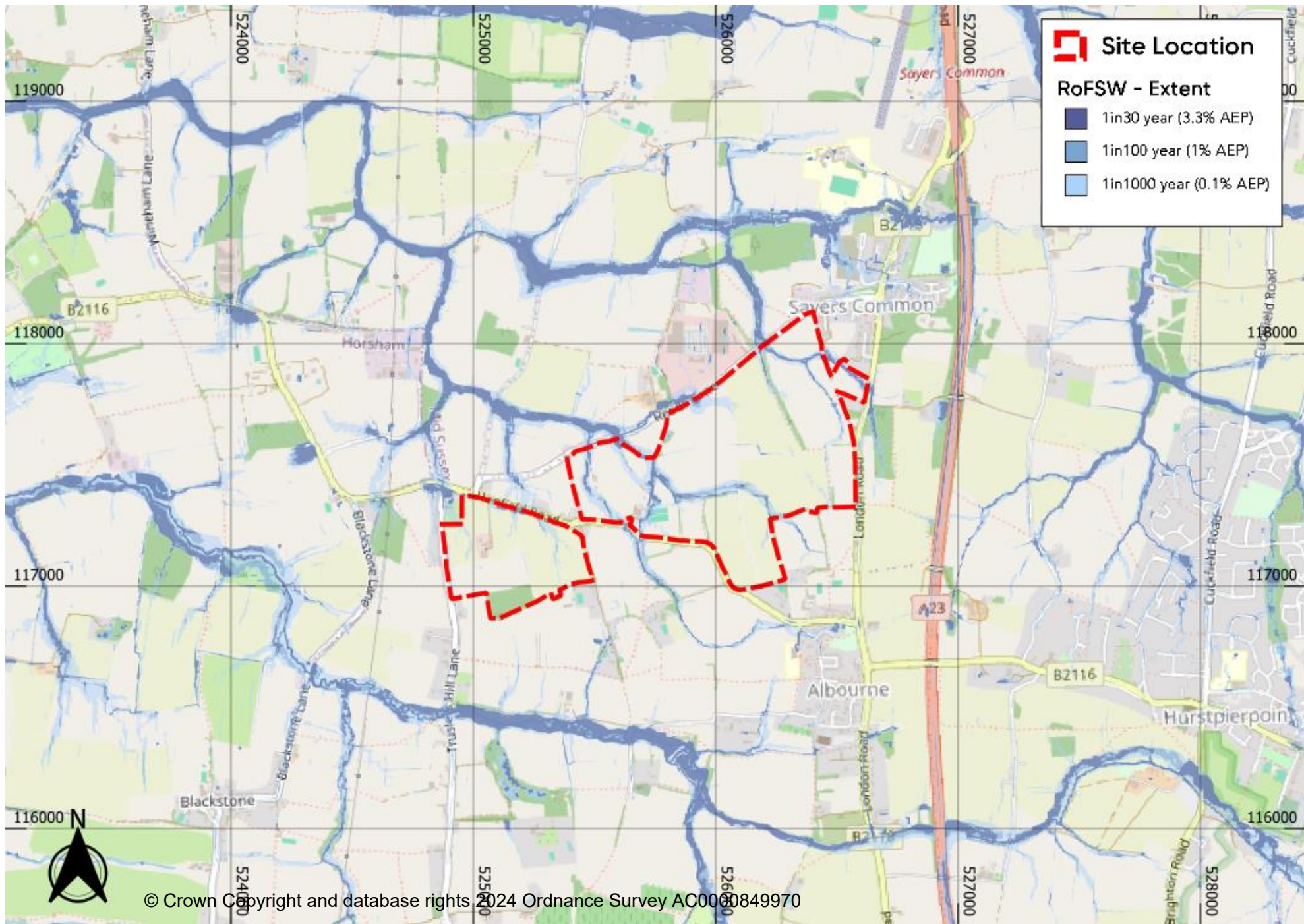
Exception Test is not required in accordance with Table 2 of the Planning Practice Guidance Flood Risk and Coastal Change

As the site is at risk of flooding from surface water, it will be necessary to assess the development under design flood conditions and provide appropriate mitigation in accordance with the guidance set out in the SFRA and the advice of the EA. Development should be avoided in flow paths. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSSC). The drainage strategy should address any isolated patches of surface water flooding on site. No development should be located in Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

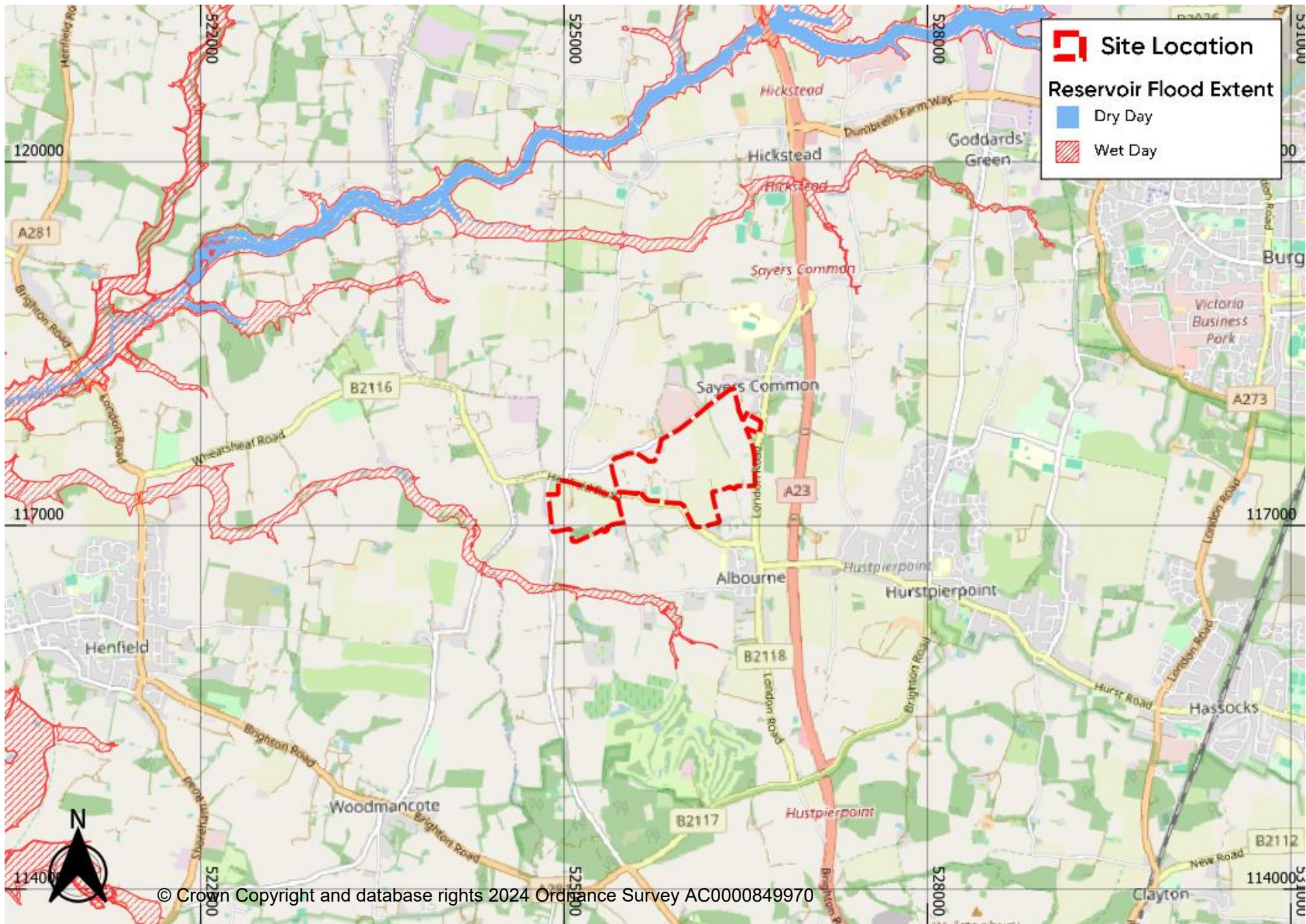


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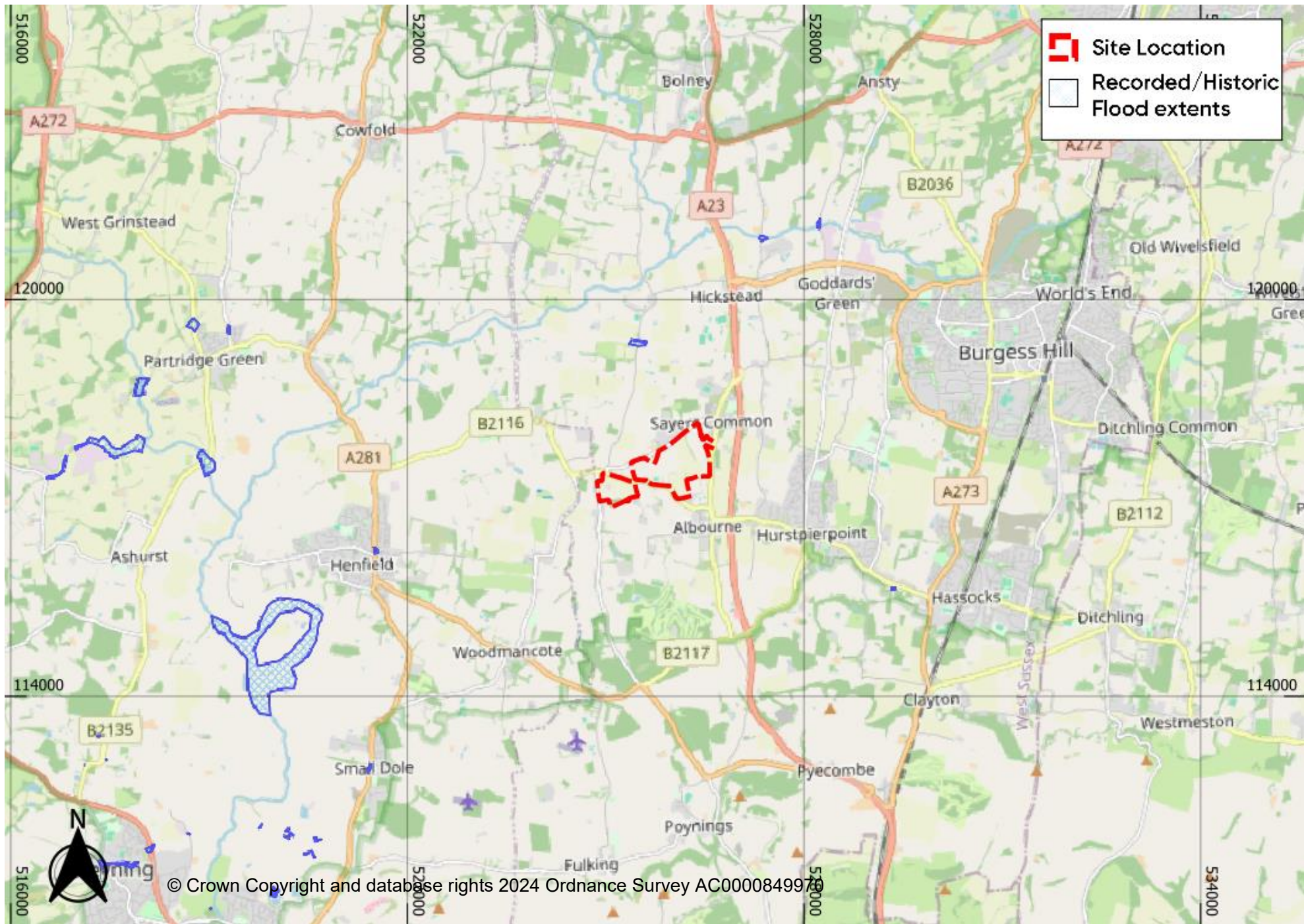




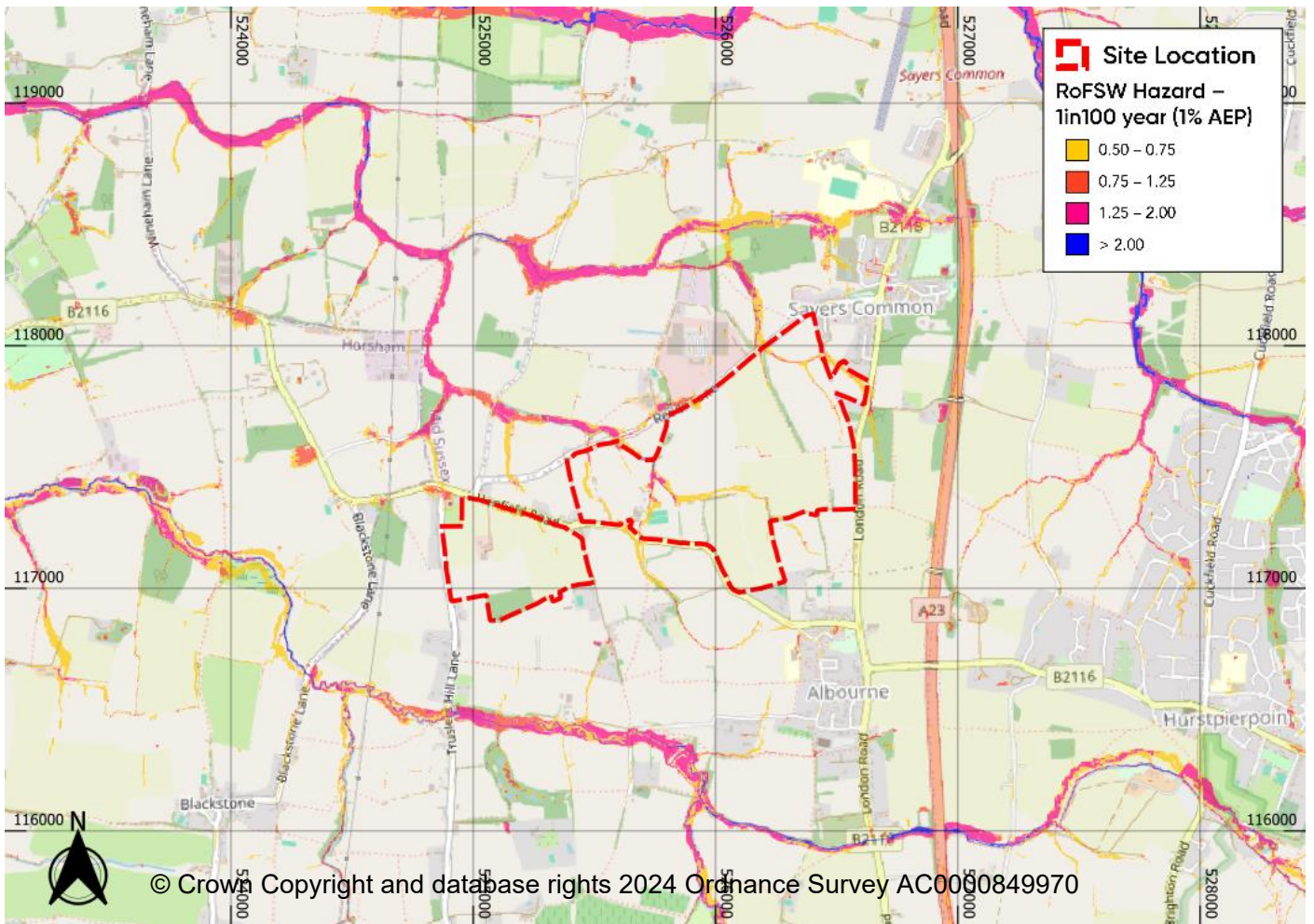
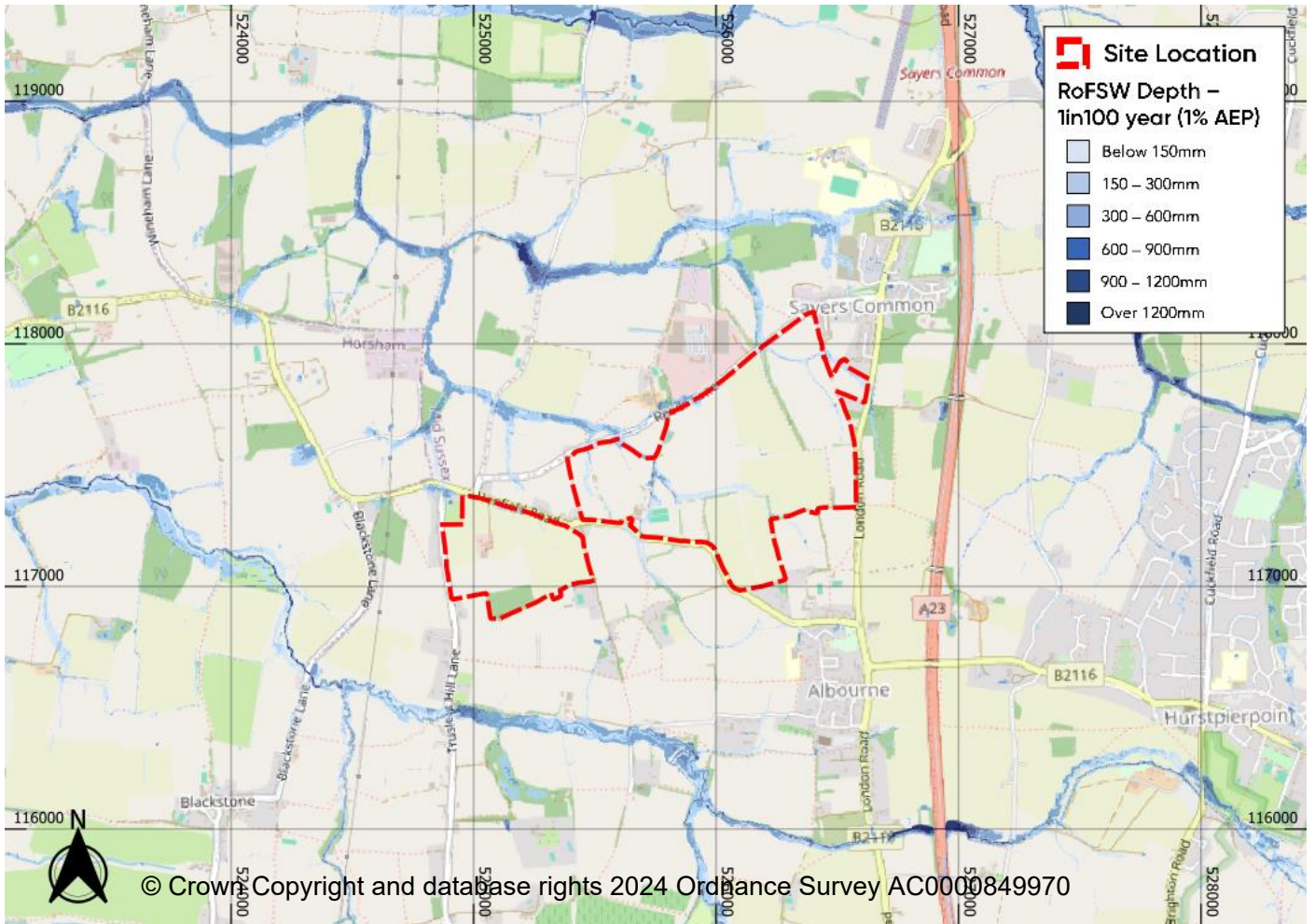




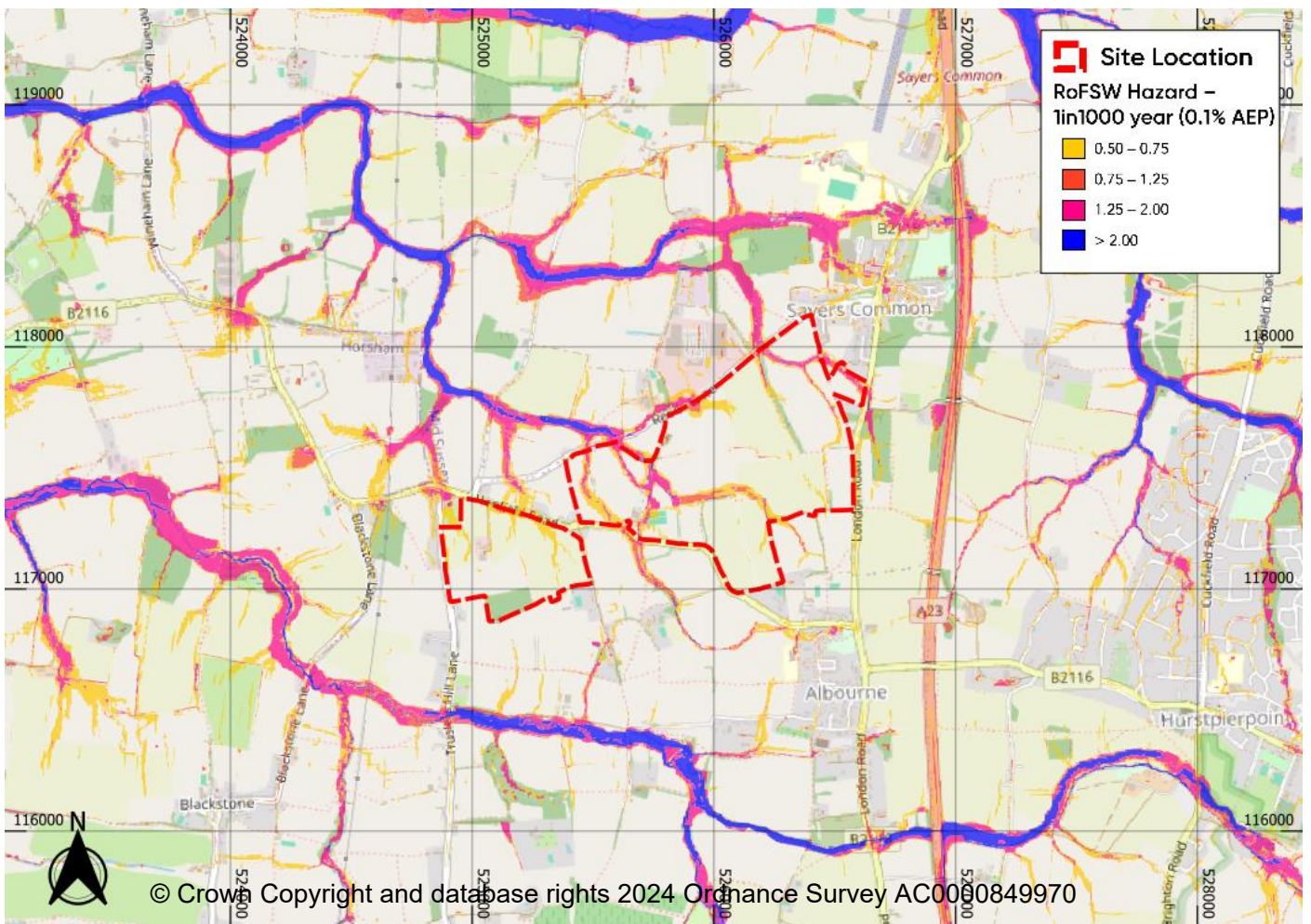
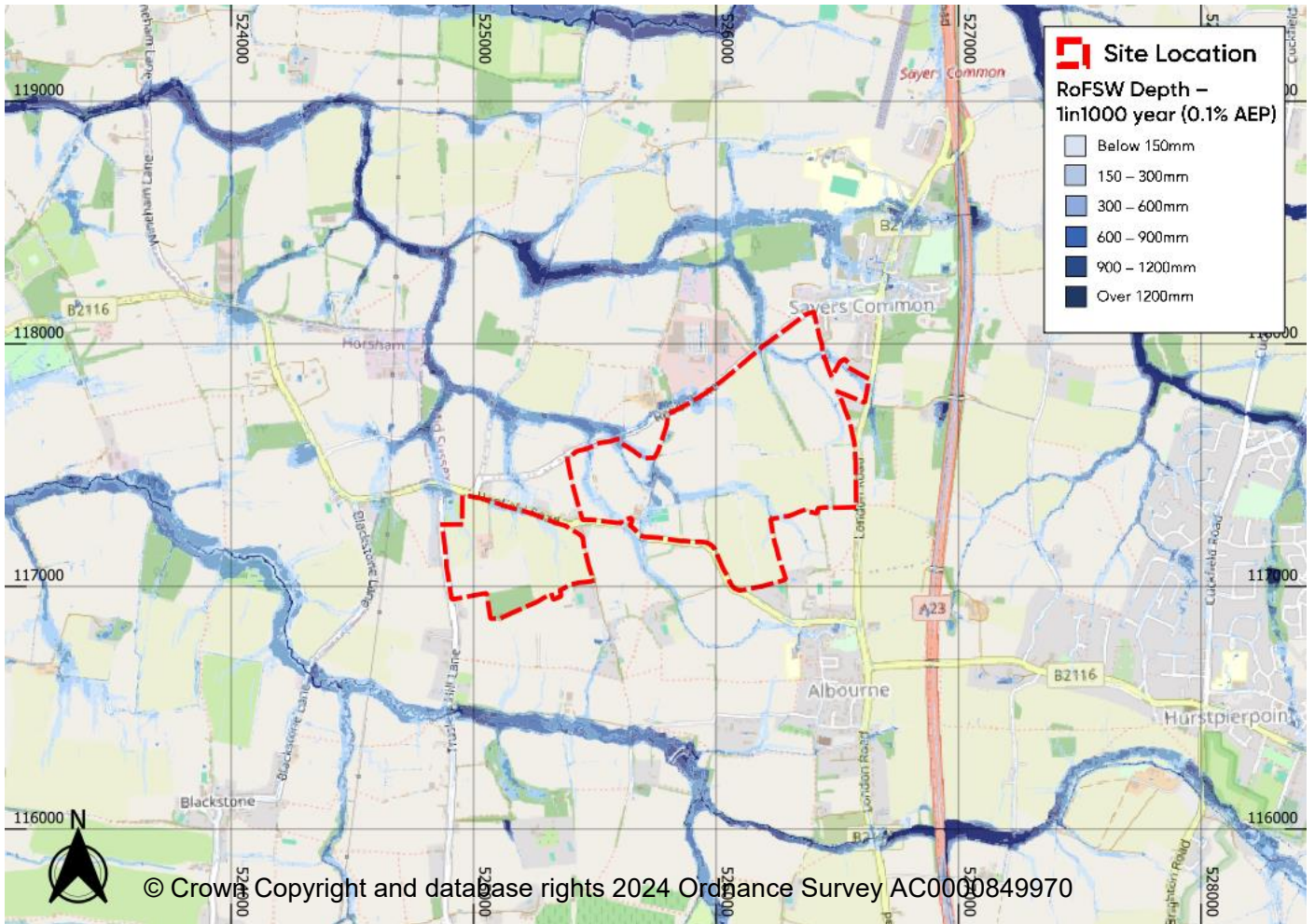












## DPSC4: Land at Chesapeake and Meadow View Reeds Lane Sayers Common

### Site details

Settlement: Sayers Common  
 Area: 1.66ha  
 Shela: 1026

|                 | Use                        | Vulnerability classification       |
|-----------------|----------------------------|------------------------------------|
| <b>Current</b>  | Agriculture<br>Residential | Less vulnerable<br>More vulnerable |
| <b>Proposed</b> | Residential                | More vulnerable                    |

### Current Risk summary

| Fluvial              |     |     |
|----------------------|-----|-----|
| % of the site within |     |     |
| FZ1                  | FZ2 | FZ3 |
| 100                  | -   | -   |

| Surface Water        |      |
|----------------------|------|
| % of the site within |      |
| 1 in 30              | 6.0  |
| 1 in 100             | 11.1 |
| 1 in 1000            | 18.8 |

| Groundwater          |     |
|----------------------|-----|
| % of the site within |     |
| <25                  | 100 |
| 25-50                | -   |
| 50-75                | -   |
| >75                  | -   |

| Reservoir            |   |
|----------------------|---|
| % of the site within |   |
| Wet day              | - |
| Dry day              | - |

### Flood Defences

The site is in an area benefitting from flood defences.

### Flood Warning Area

The site is not located within a flood alert or flood warning area.

### Sources of flood risk

#### Topography

The site is flat, with an elevation of 19mAOD in the north rising slightly to 22mAOD in south.

#### Location of site within catchment

The site is located in the western area of the Adur Easy (Sakeham) catchment.

#### Existing drainage features

None identified within site boundary based off OSM Standard Mapping. Non-main watercourse located approximately 140m northeast of the site.

#### Flood history

No historic flood outlines are recorded at the site on the EA Recorded Flood Outlines dataset. MSDC has records of flooding along Reeds Lane (no date). Records from sewage providers do not show history of sewer flooding.

#### Surface Water

According to the risk of flooding from surface water data, 6% of the site is at high risk of surface water flooding.

One dominant flow path is present on site, crossing west to east in the southern part of the site. The flow runs largely parallel with an existing drain along the field boundary.

During 3.3% and 1% AEP current day events, the flow path depth is consistently up to 0.15m with a hazard rating of 'low' (caution). For a 0.1% AEP current day event the hazard rate increases to 'significant' (dangerous for most).

#### Fluvial

The entire site is located in Flood Zone 1, so has a less than 0.1% annual probability of river flooding.

#### Groundwater

The site is classified as having <25% susceptibility to groundwater flooding. Superficial geology

- None

Bedrock geology

- Weald Clay Formation - Mudstone

#### Reservoir

The site is not at risk of flooding from high-risk reservoirs.



### Flood risk management infrastructure

The site is not protected by any formal flood defences. No residual risks from breach or overtopping of flood defences or reservoir failures have been identified at this site.

### Emergency Planning

#### Flood warning

The site is not located within a flood alert or flood warning area.

#### Access and egress

Flood Hazard is 'Low' to 'Significant' on site for the 'Medium' Risk scenario based on the EA's Risk of Flooding from Surface Water. The hazard rating along Reeds Lane to the east and London Road to the south is 'Very Low' to 'Low' and therefore safe access/egress should be possible.

### Climate Change

#### Portion of site at future fluvial flood risk

| Future Flood Zone 2 | Future Flood Zone 3 | Future Flood Zone 3b |
|---------------------|---------------------|----------------------|
| -                   | -                   | -                    |

#### Portion of site at future pluvial flood risk

| Management catchment | CC allowance | Present day 1% AEP extent | CC coverage |
|----------------------|--------------|---------------------------|-------------|
| Adur and Ouse        | 45%          | 11.1%                     | 18.8%       |

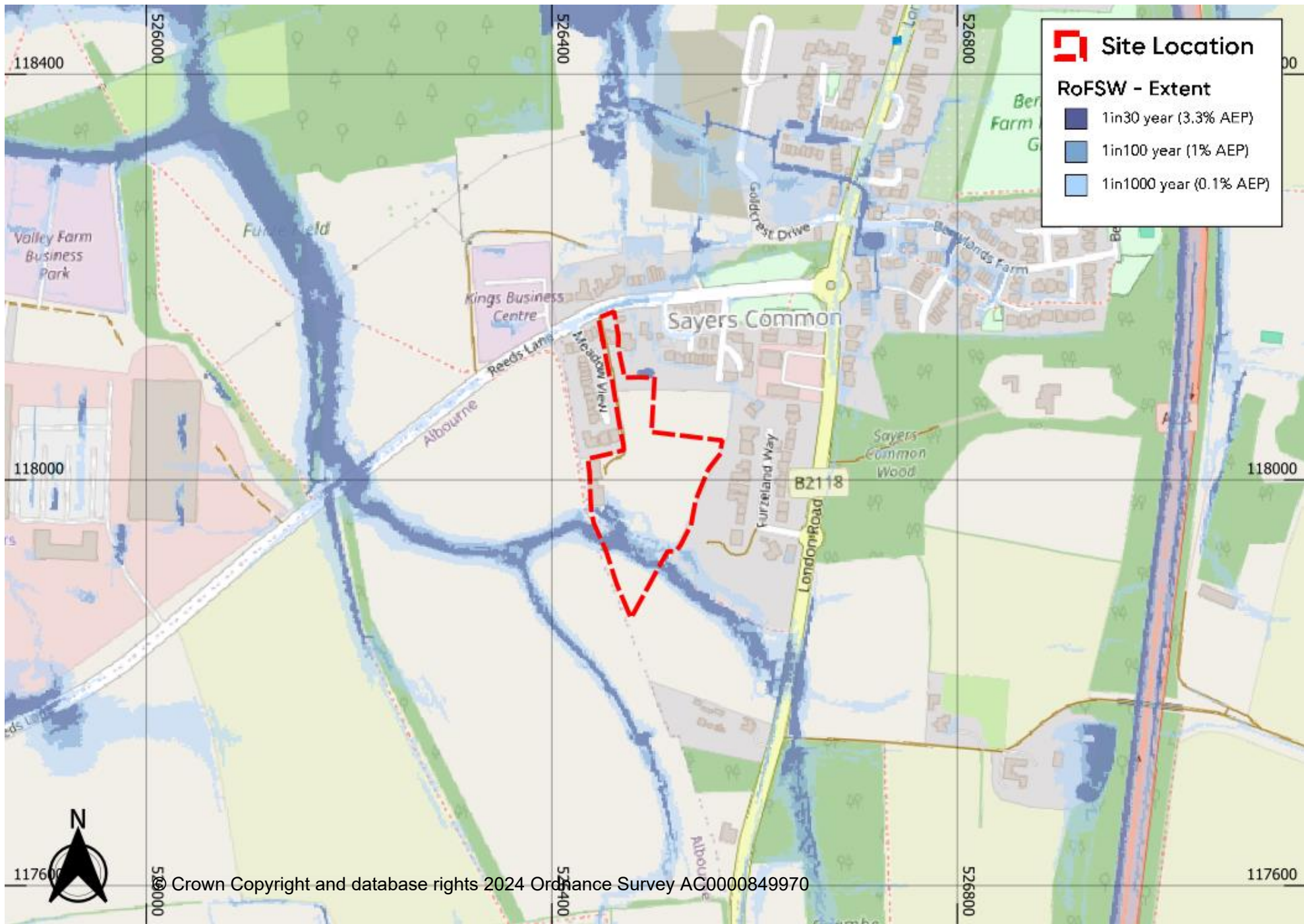
### Planning implications

A Flood Risk Assessment and Foul Sewerage and Surface Water Assessment will be required to be submitted as the site covers an area greater than 1ha.

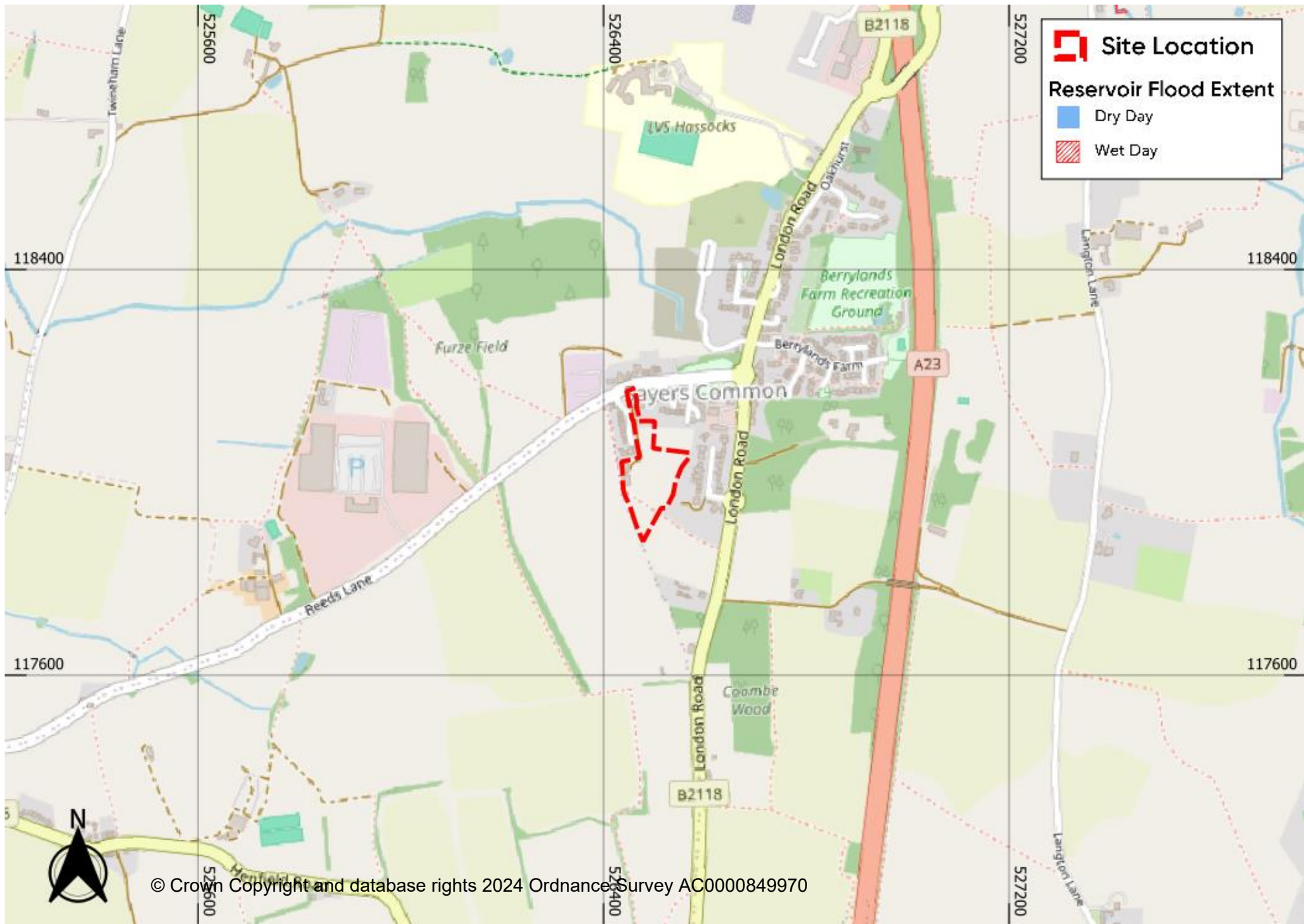
Exception Test is not required in accordance with Table 2 of the Planning Practice Guidance Flood Risk and Coastal Change

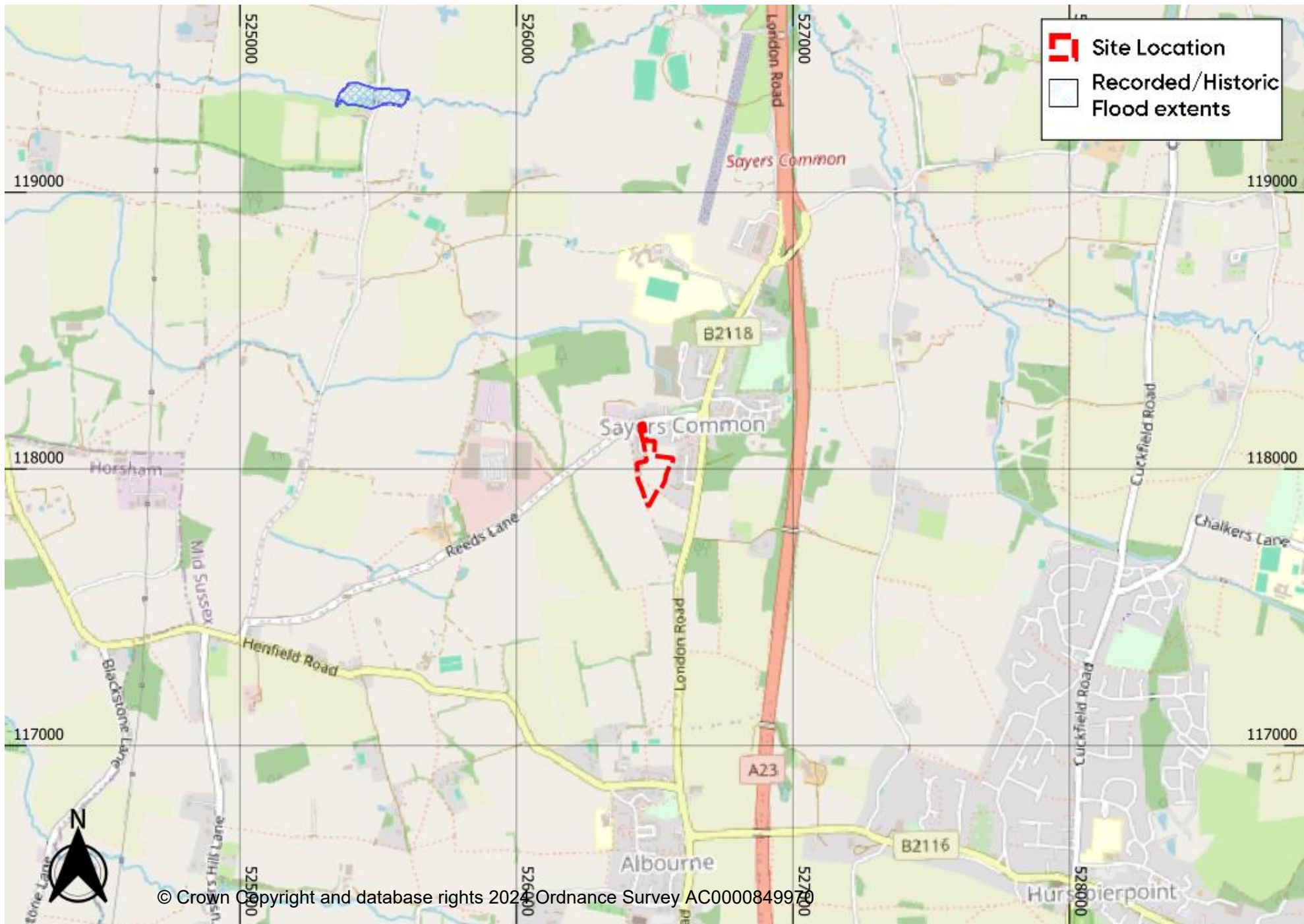
As the site is at risk of flooding from surface water, it will be necessary to assess the development under design flood conditions and provide appropriate mitigation in accordance with the guidance set out in the SFRA and the advice of the EA. Development should be avoided in flow paths. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSCC). The drainage strategy should address any isolated patches of surface water flooding on site. No development should be located in Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.





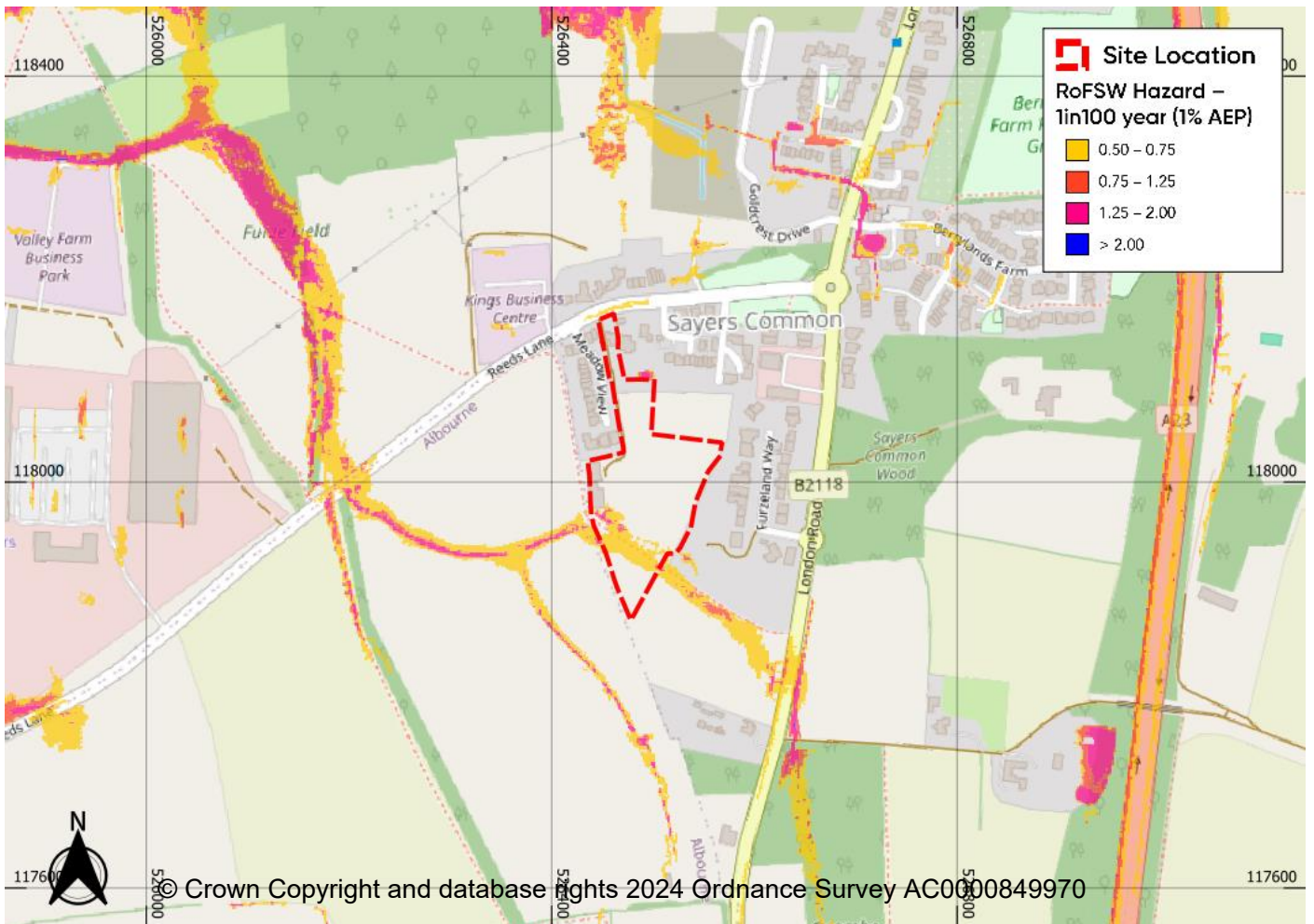
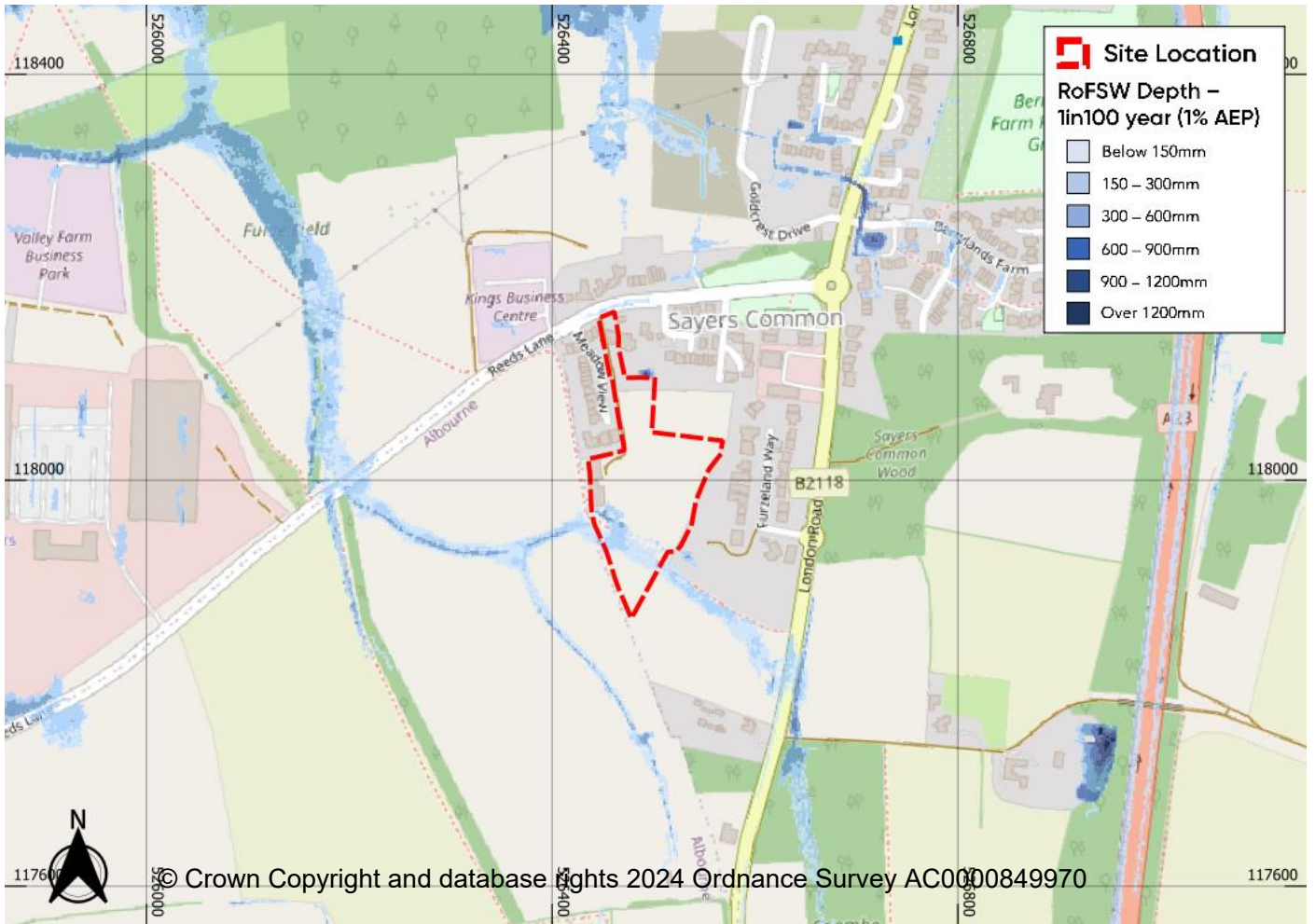




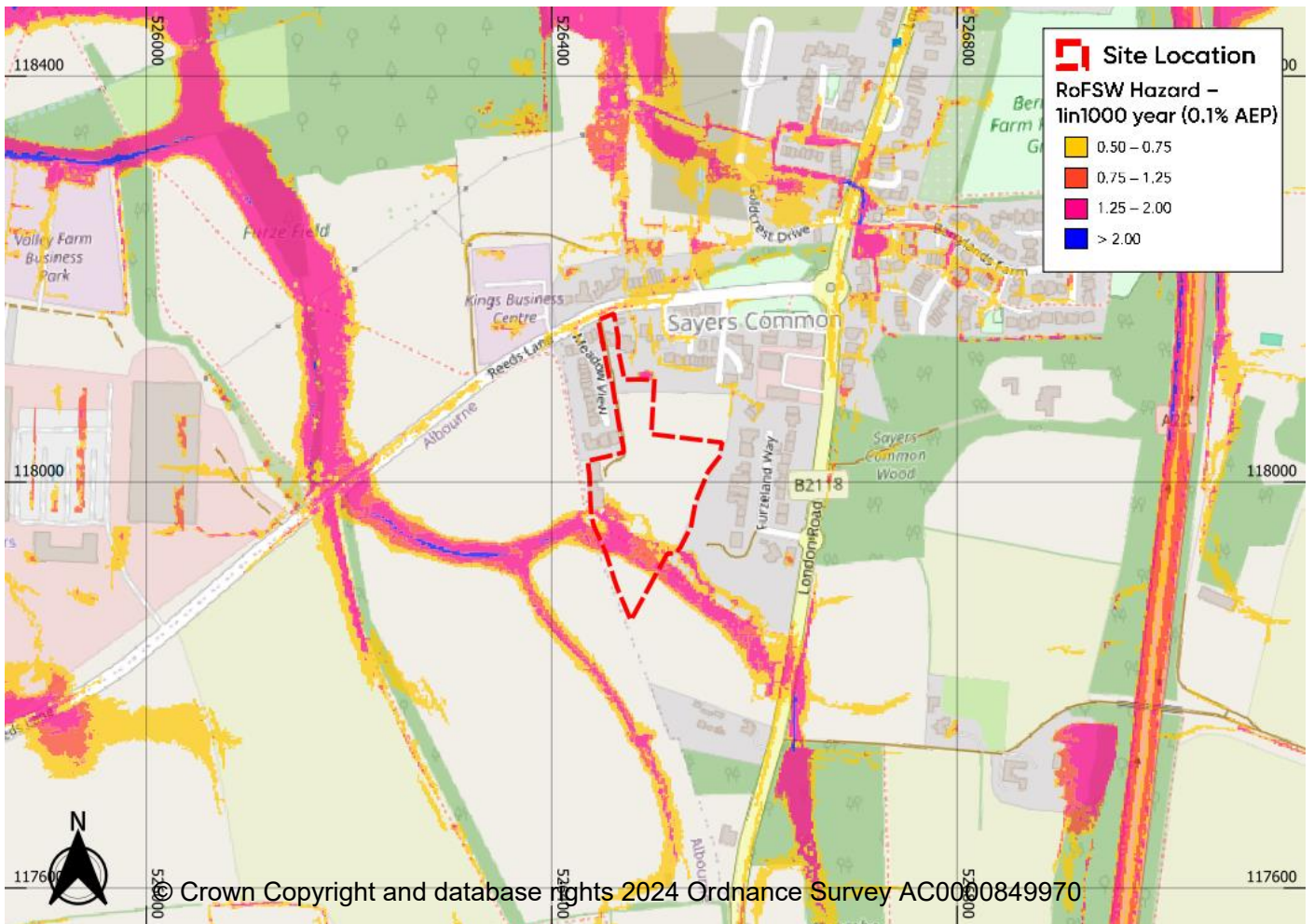
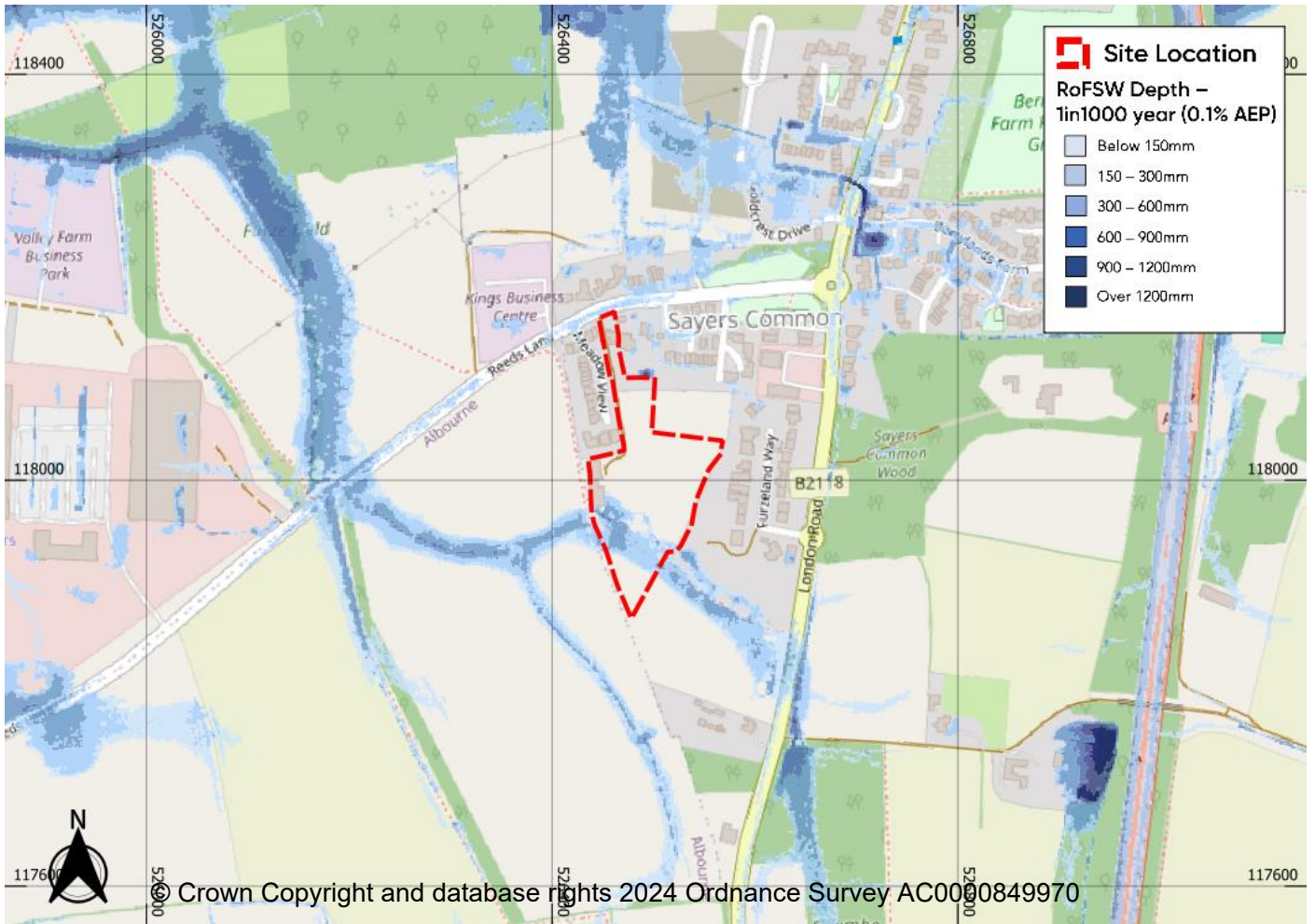


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DPSC5: Land at Coombe Farm London Road Sayers Common

Site details

Settlement: Sayers Common  
 Area: 13.35ha  
 Shalaa: 601

|                 | Use  | Vulnerability classification                    |
|-----------------|--|---|
| <b>Current</b>  | Village Greenfield<br>Agriculture<br>Un-Managed Forest | Water-compatible development                    |
| <b>Proposed</b> | Residential<br>Informal open space                     | More vulnerable<br>Water-compatible development |

Current Risk summary

| Fluvial              |     |     |
|----------------------|-----|-----|
| % of the site within |     |     |
| FZ1                  | FZ2 | FZ3 |
| 100                  | -   | -   |

| Surface Water        |     |
|----------------------|-----|
| % of the site within |     |
| 1 in 30              | 1.3 |
| 1 in 100             | 2.8 |
| 1 in 1000            | 7.9 |

| Groundwater          |     |
|----------------------|-----|
| % of the site within |     |
| <25                  | 100 |
| 25-50                | -   |
| 50-75                | -   |
| >75                  | -   |

| Reservoir            |   |
|----------------------|---|
| % of the site within |   |
| Wet day              | - |
| Dry day              | - |

| Flood Defences  |
|---|
| The site is not in an area benefitting from flood defences. |

| Flood Warning Area  |
|---|
| The site is not located within a flood alert or flood warning area. |

Sources of flood risk

Topography

The site is reasonably flat, gently sloping southeast to northwest. The highest elevations are at the south and north boundaries 40mAOD and 29m AOD respectively, decreasing to 23AOD at the western boundary.

Location of site within catchment

The site is located in the western area of the Adur Easy (Sakeham) catchment.

Existing drainage features

None identified within site boundary based off OSM Standard Mapping. Watercourse located approximately 350m northwest of the site (non-main river) and approximately 750m east of the site (non-main river)

Flood history

No historic flood outlines are recorded at the site on the EA Recorded Flood Outlines dataset. MSDC has no record of flooding around this site. Records from sewage providers do not show history of sewer flooding.

Surface Water

According to the risk of flooding from surface water data, a small area of the site (1.3%) is at high risk of surface water flooding.

During the 3.3% AEP surface water flood event a flow path extends a short distance into the site from the western boundary running southeast to northwest direction, following a ditch. Water then pools along the B2118 (London Road). The extent of flooding during the 1% AEP event largely follows these flow paths, although reaching further south than the 3.3% AEP event. During the 0.1% AEP event, additional flow paths extend across the site from the western boundary.

During the 1% AEP current day event, the flow path depth is consistently up to 0.15m with a hazard rating of 'low' (caution). For the 0.1% AEP current day event the hazard rate increases to 'significant' (dangerous for most) with depths of 0.9m in pooling areas.

Fluvial

The entire site is located in Flood Zone 1, so has a less than 0.1% annual probability or river flooding.

Groundwater

The site is classified as having <25% susceptibility to groundwater flooding. Superficial geology

- Head - Clay, Silt, Sand And Gravel Along Eastern Boundary

Bedrock geology

- Weald Clay Formation - Mudstone, Weald Clay Formation - Sandstone

Reservoir

The site is not at risk of flooding from high-risk reservoirs.

### Flood risk management infrastructure

The site is not protected by any formal flood defences.  
No residual risks from breach or overtopping of flood defences or reservoir failures have been identified at this site.

### Emergency Planning

#### Flood warning

The site is not located within a flood alert or flood warning area.

#### Access and egress

Flood Hazard is 'Low' to 'Significant' on site for the 'Medium' Risk scenario based on the EA's Risk of Flooding from Surface Water. A section of London Road has a hazard rating of 'Low' and therefore safe access/egress should be possible.

### Climate Change

#### Portion of site at future fluvial flood risk

| Future Flood Zone 2 | Future Flood Zone 3 | Future Flood Zone 3b |
|---------------------|---------------------|----------------------|
| -                   | -                   | -                    |

#### Portion of site at future pluvial flood risk

| Management catchment | CC allowance | Present day 1% AEP extent | CC coverage |
|----------------------|--------------|---------------------------|-------------|
| Adur and Ouse        | 45%          | 2.8%                      | 7.9%        |

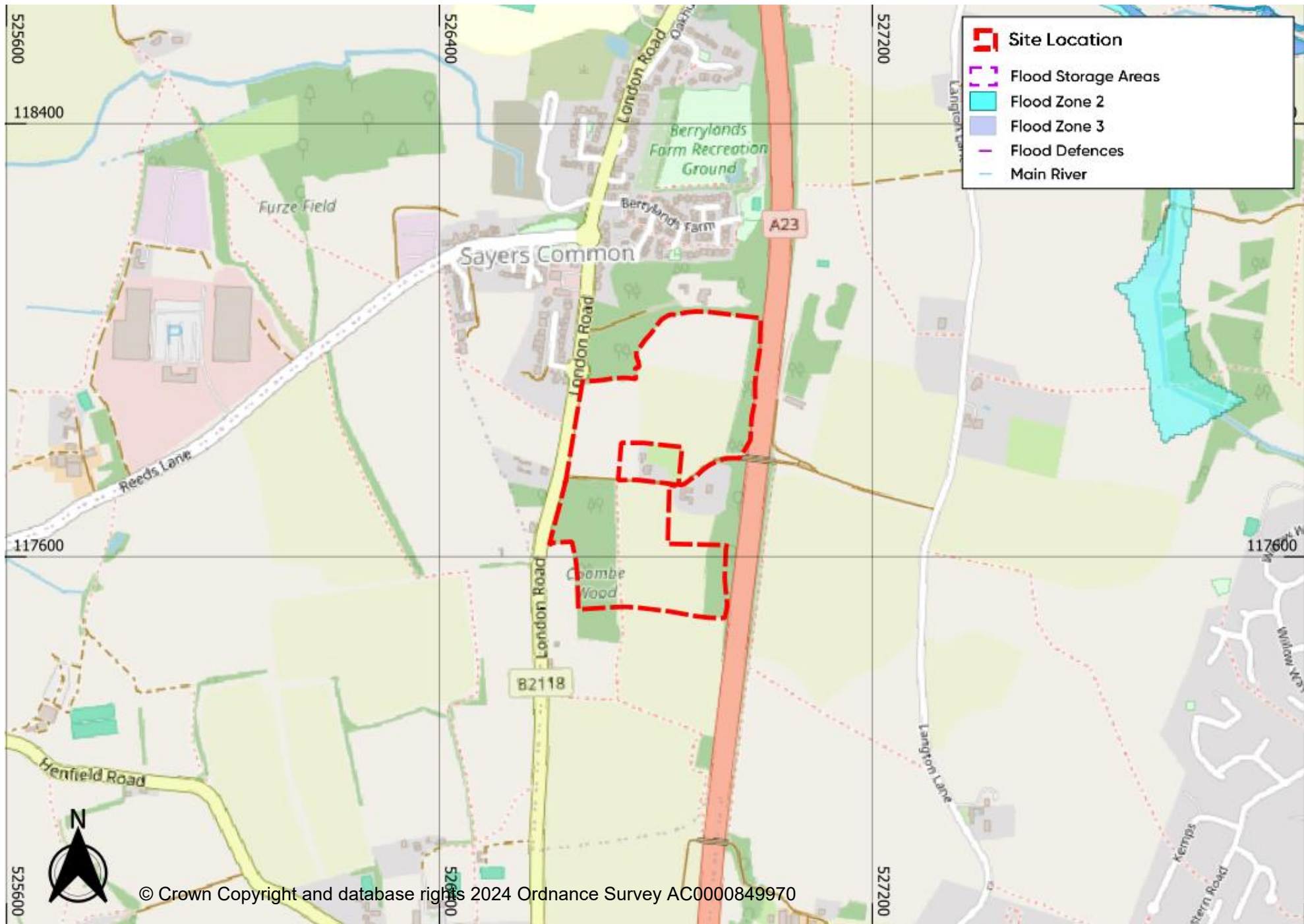
### Planning implications

A Flood Risk Assessment and Foul Sewerage and Surface Water Assessment will be required to be submitted as the site covers an area greater than 1ha.

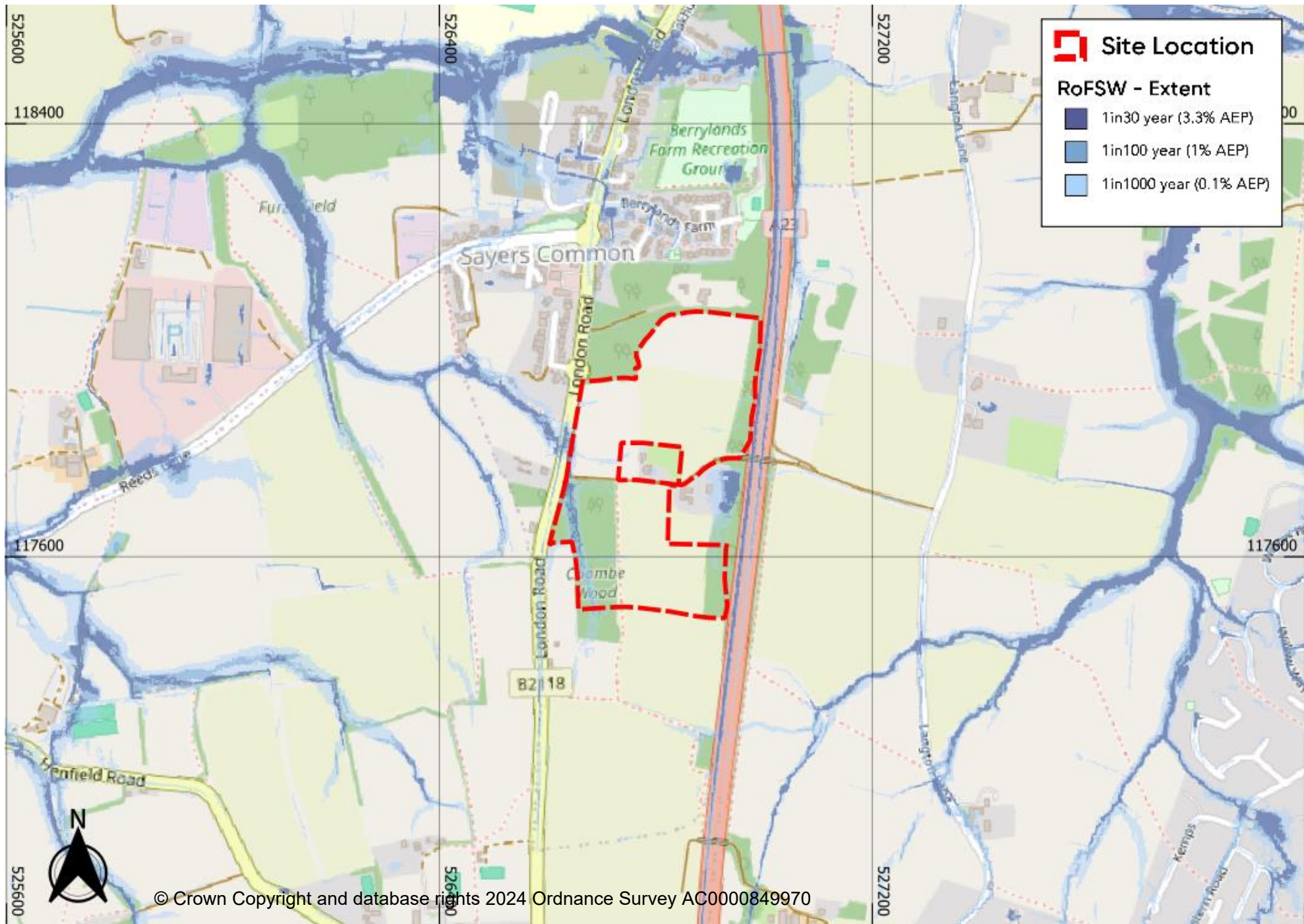
Exception Test is not required in accordance with Table 2 of the Planning Practice Guidance Flood Risk and Coastal Change

As the site is at risk of flooding from surface water, it will be necessary to assess the development under design flood conditions and provide appropriate mitigation in accordance with the guidance set out in the SFRA and the advice of the EA. Development should be avoided in flow paths. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSCC). The drainage strategy should address any isolated patches of surface water flooding on site. No development should be located in Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

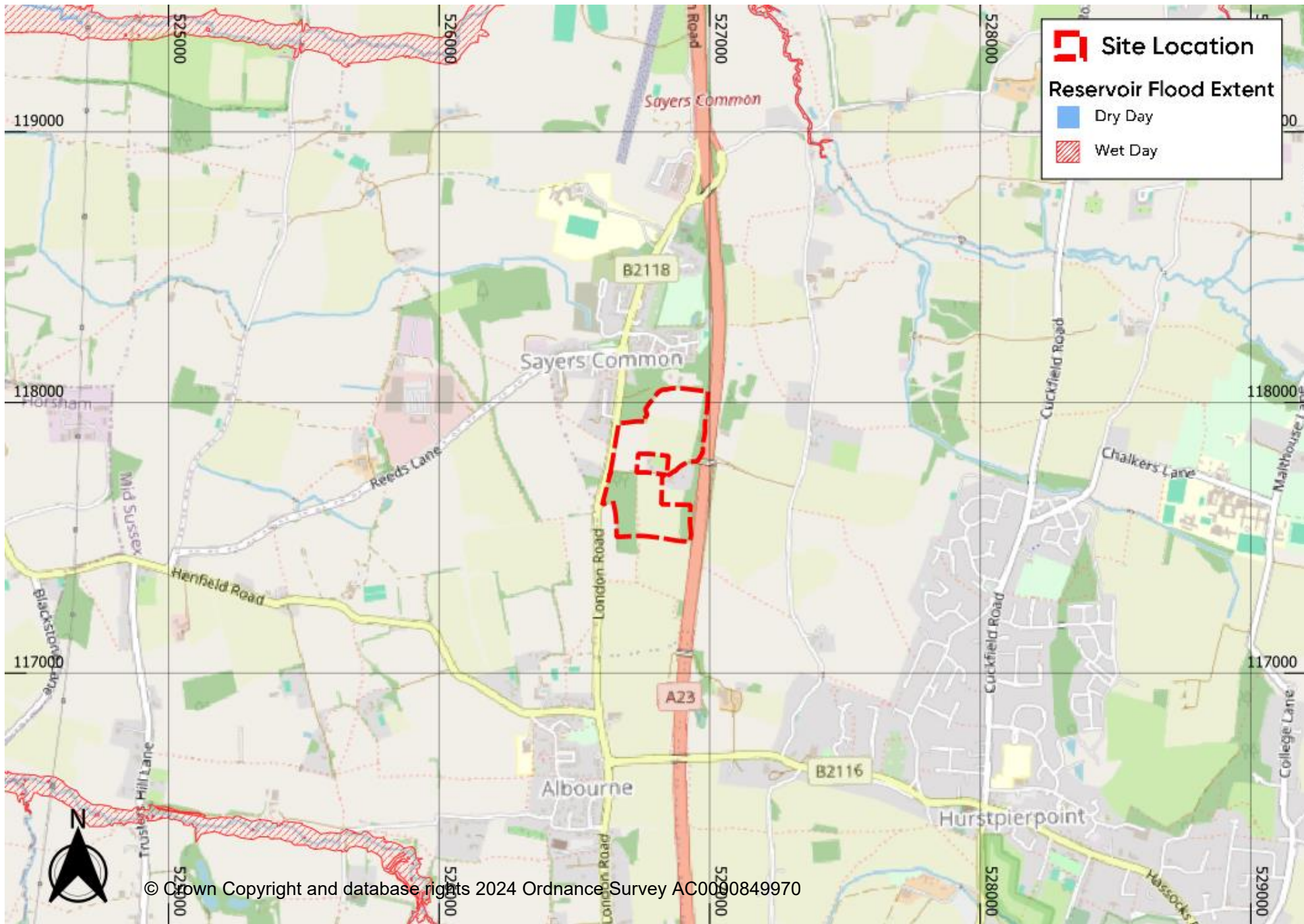




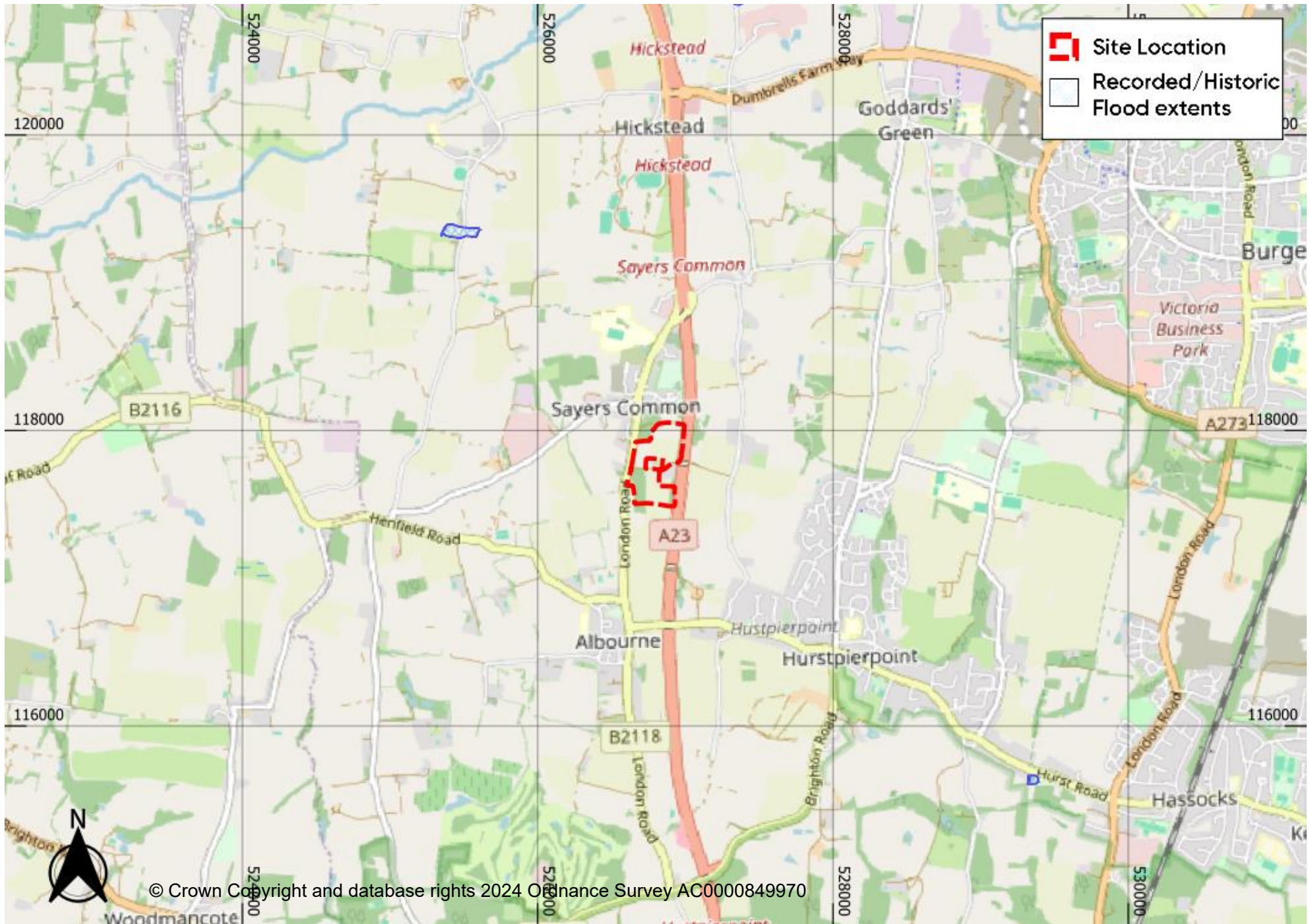
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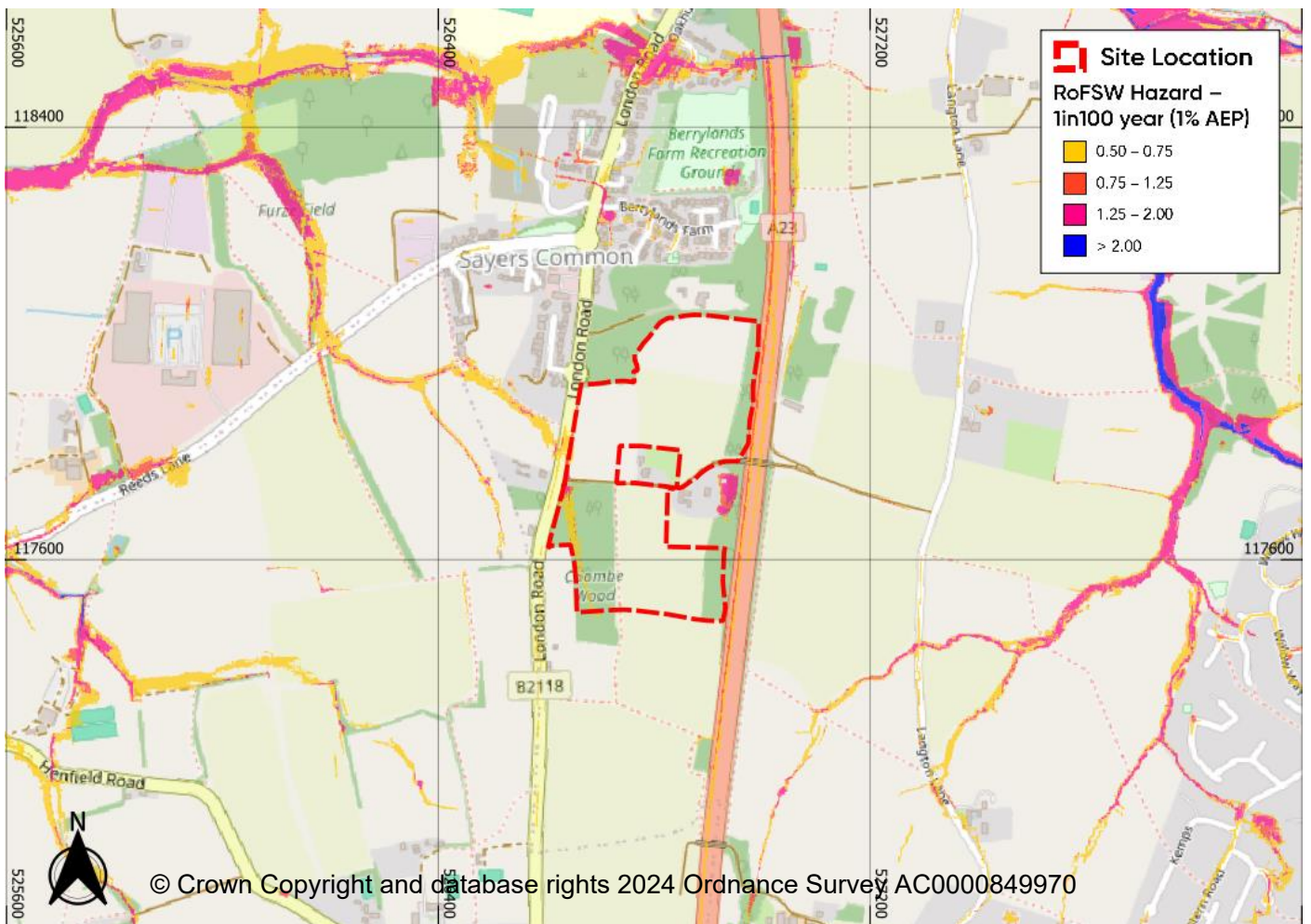
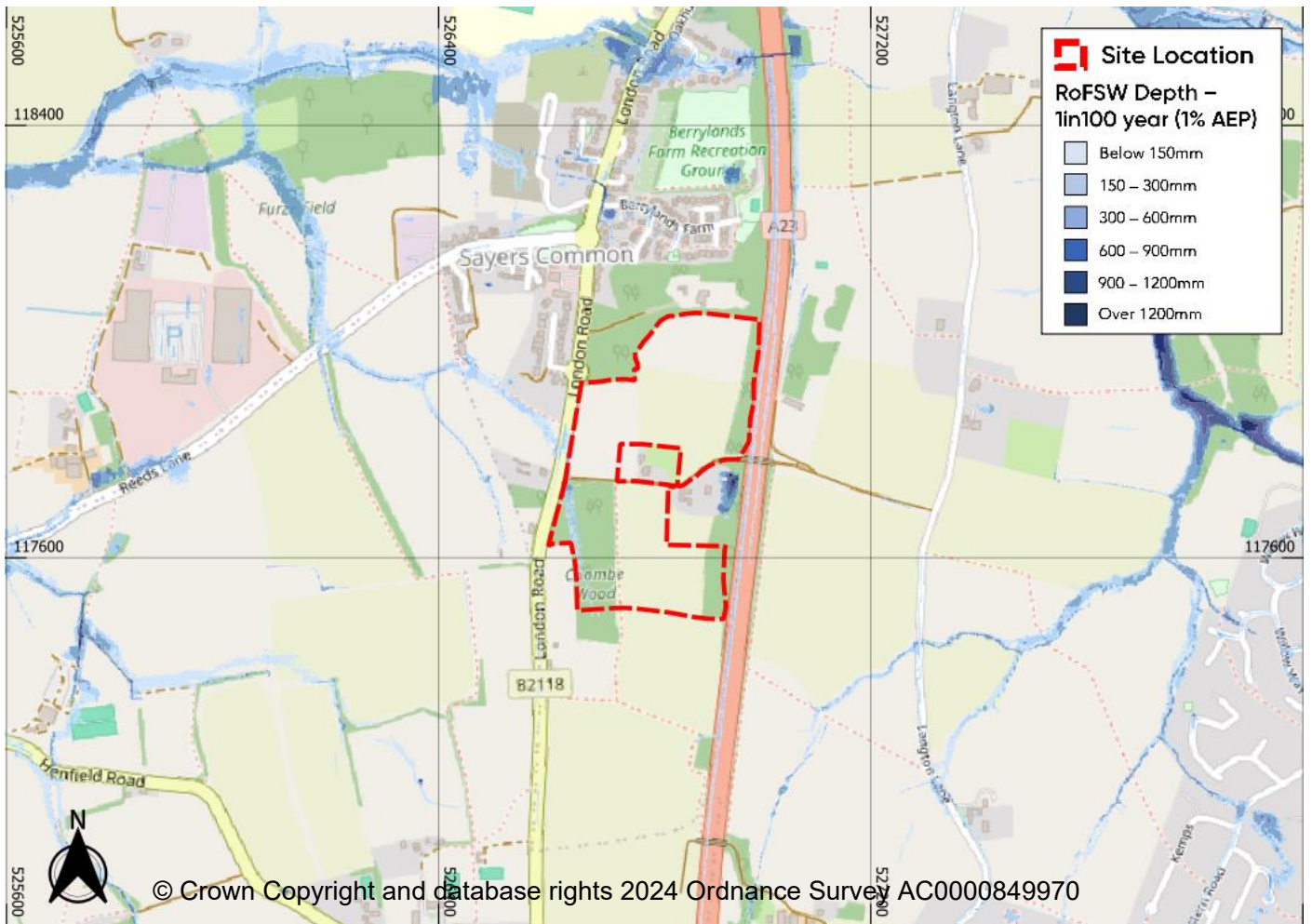




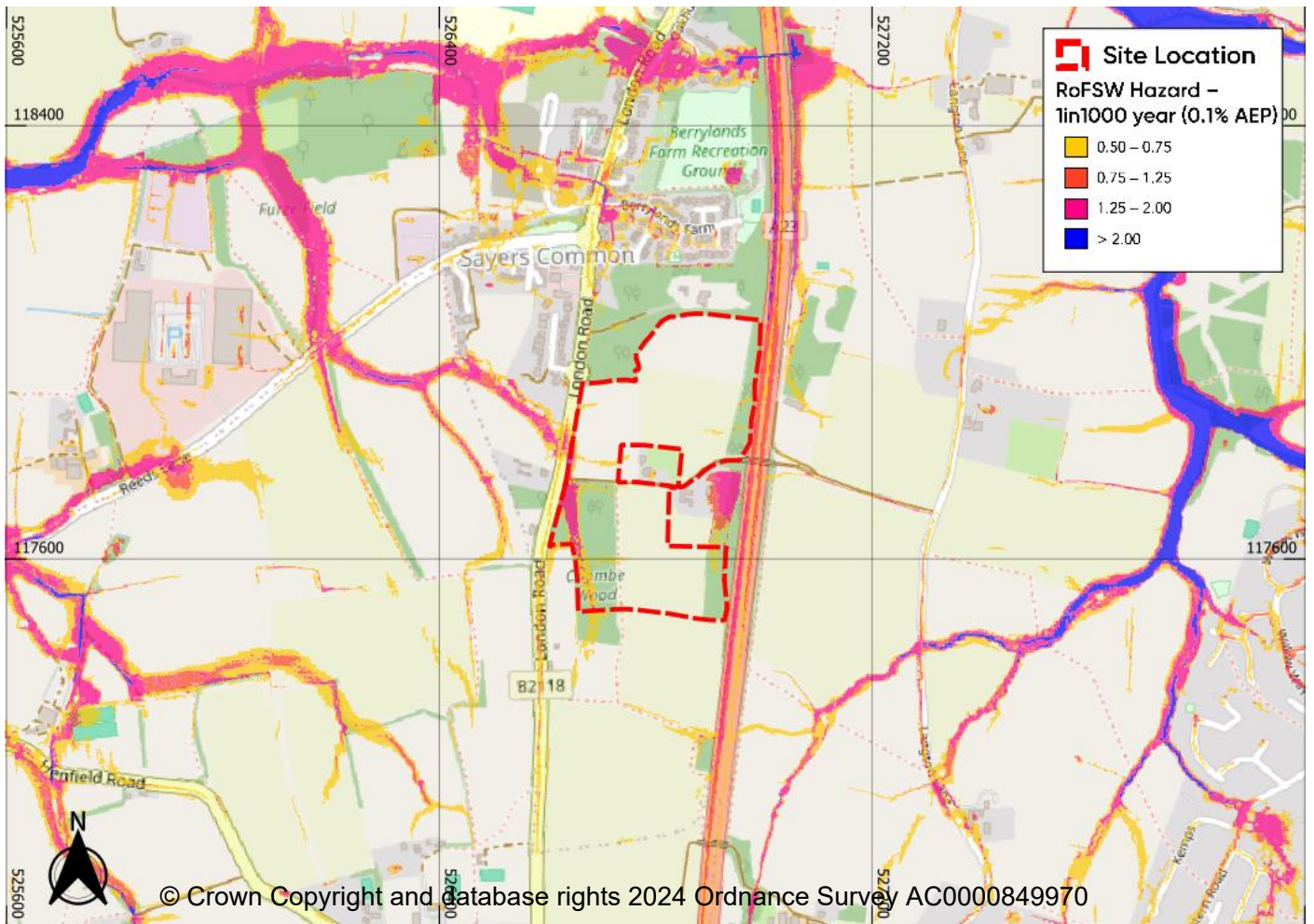
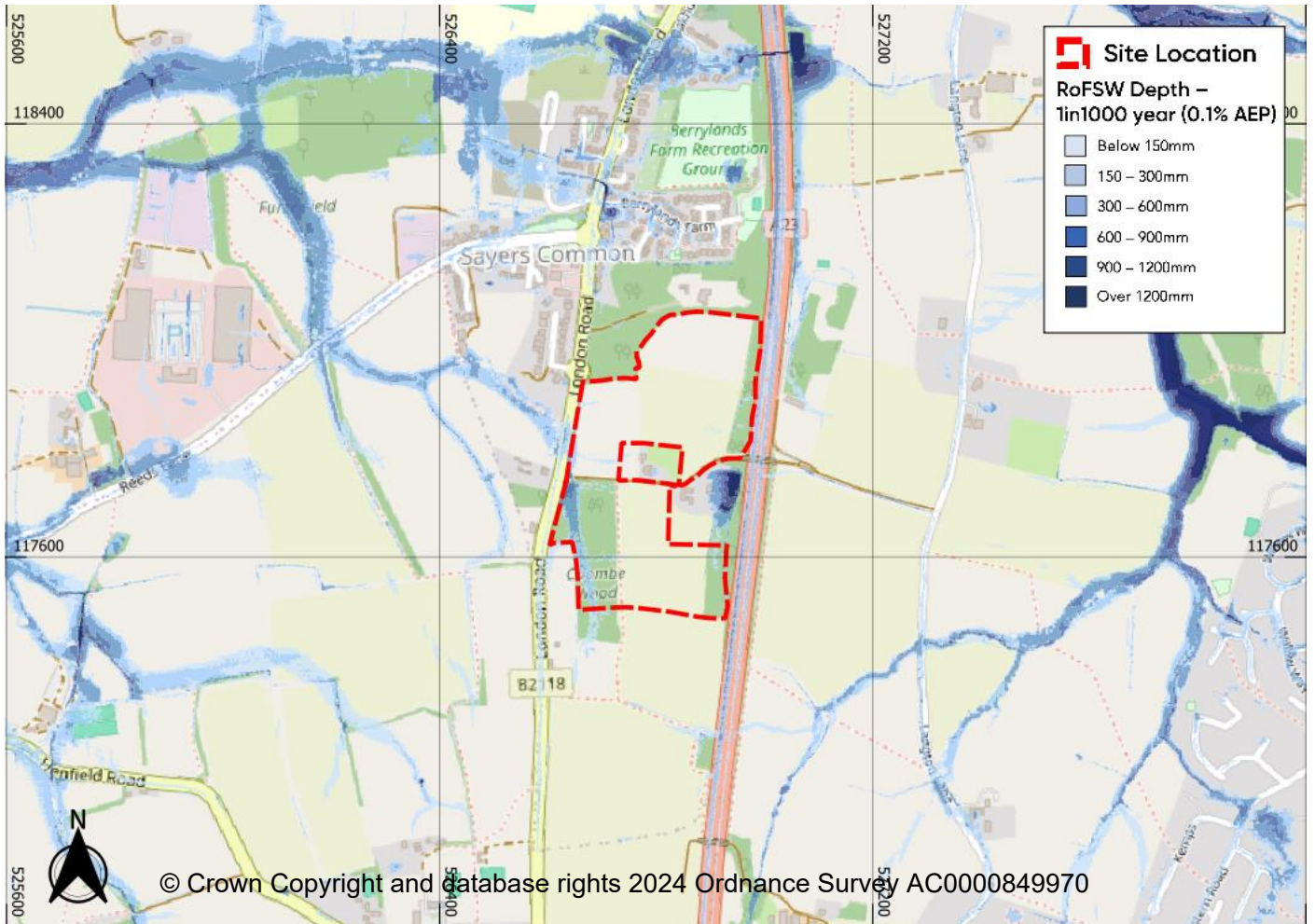














## DPSC6: Land to west of Kings Business Centre Reeds Lane Sayers Common

### Site details

Settlement: Sayers Common  
 Area: 4.33ha  
 Shalaa: 830

|                 | Use         | Vulnerability classification |
|-----------------|-------------|------------------------------|
| <b>Current</b>  | Agriculture | Less vulnerable              |
| <b>Proposed</b> | Residential | More vulnerable              |

### Current Risk summary

| Fluvial              |     |     |
|----------------------|-----|-----|
| % of the site within |     |     |
| FZ1                  | FZ2 | FZ3 |
| 100                  | -   | -   |

| Surface Water        |      |
|----------------------|------|
| % of the site within |      |
| 1 in 30              | 11.8 |
| 1 in 100             | 14.9 |
| 1 in 1000            | 24.0 |

| Groundwater          |     |
|----------------------|-----|
| % of the site within |     |
| <25                  | 100 |
| 25-50                | -   |
| 50-75                | -   |
| >75                  | -   |

| Reservoir            |   |
|----------------------|---|
| % of the site within |   |
| Wet day              | - |
| Dry day              | - |

### Flood Defences

The site is not in an area benefitting from flood defences.

### Flood Warning Area

The site is not located within a flood alert or flood warning area.

### Sources of flood risk

#### Topography

The site is flat. Elevations across the site vary slightly between 17m and 19mAOD in the west and east of the site respectively.

#### Location of site within catchment

The site is located in the western area of the Adur Easy (Sakeham) catchment.

#### Existing drainage features

None identified within site boundary based off OSM Standard Mapping. Non-main watercourse located approximately 200m north of the site.

#### Flood history

No historic flood outlines are recorded at the site on the EA Recorded Flood Outlines dataset. MSDC has no record of flooding around this site. Records from sewage providers do not show history of sewer flooding.

#### Surface Water

According to the risk of flooding from surface water data, a small area of the site (11.8%) is at high risk of surface water flooding.

During the 3.3% AEP surface water flood event a flow path along the majority of the western boundary, following a ditch and small pond. During the 1% AEP surface water flood event the flow path occurs deeper into the site. The depth of the flow path is consistently up to 0.3m within the site with a hazard rating of 'low' (caution).

During the 0.1% AEP event, the extent of the flooding is present along the entire western boundary as well as the southern at Reeds Lane. A small area of pooling also occurs in the northeast corner. For the 0.1% AEP current day event the hazard rate increases to 'significant' (dangerous for most) with depths of 0.6m along the flow path and up to 0.3m in the northeast corner.

#### Fluvial

The entire site is located in Flood Zone 1, so has a less than 0.1% annual probability or river flooding.

#### Groundwater

The site is classified as having <25% susceptibility to groundwater flooding.  
 Superficial geology

- None

Bedrock geology

- Weald Clay Formation - Mudstone

#### Reservoir

The site is not at risk of flooding from high-risk reservoirs.

### Flood risk management infrastructure

The site is not protected by any formal flood defences. No residual risks from breach or overtopping of flood defences or reservoir failures have been identified at this site.

### Emergency Planning

#### Flood warning

The site is not located within a flood alert or flood warning area.

#### Access and egress

Flood Hazard is 'Low' to 'Significant' on site for the 'Medium' Risk scenario based on the EA's Risk of Flooding from Surface Water. A section of Reeds Lane has a hazard rating of 'Low' to 'Significant', however safe access/egress is possible to the east along Reeds Lane.

### Climate Change

#### Portion of site at future fluvial flood risk

| Future Flood Zone 2 | Future Flood Zone 3 | Future Flood Zone 3b |
|---------------------|---------------------|----------------------|
| -                   | -                   | -                    |

#### Portion of site at future pluvial flood risk

| Management catchment | CC allowance | Present day 1% AEP extent | CC coverage |
|----------------------|--------------|---------------------------|-------------|
| Adur and Ouse        | 45%          | 14.9%                     | 24.0%       |

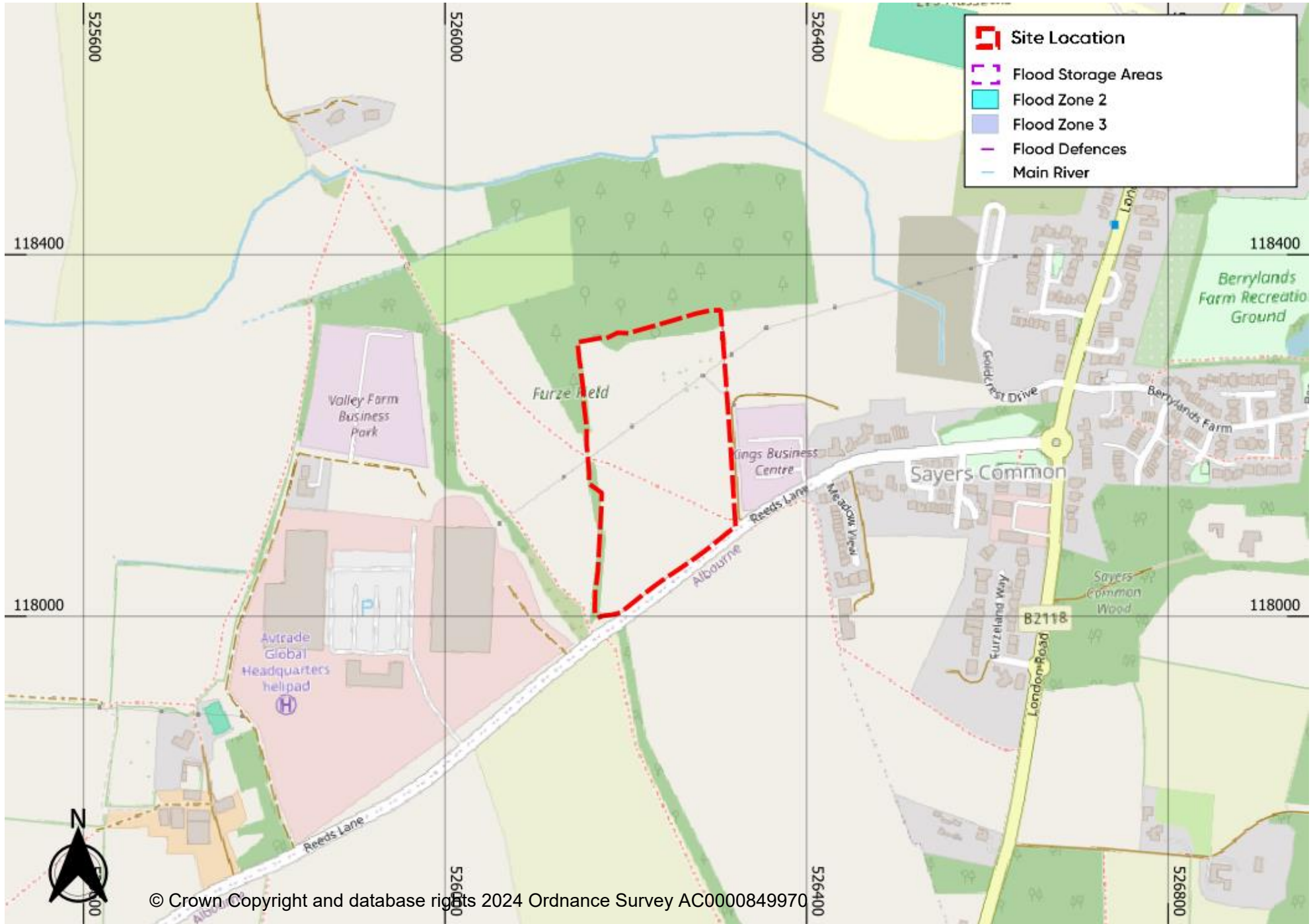
### Planning implications

A Flood Risk Assessment and Foul Sewerage and Surface Water Assessment will be required to be submitted as the site covers an area greater than 1ha.

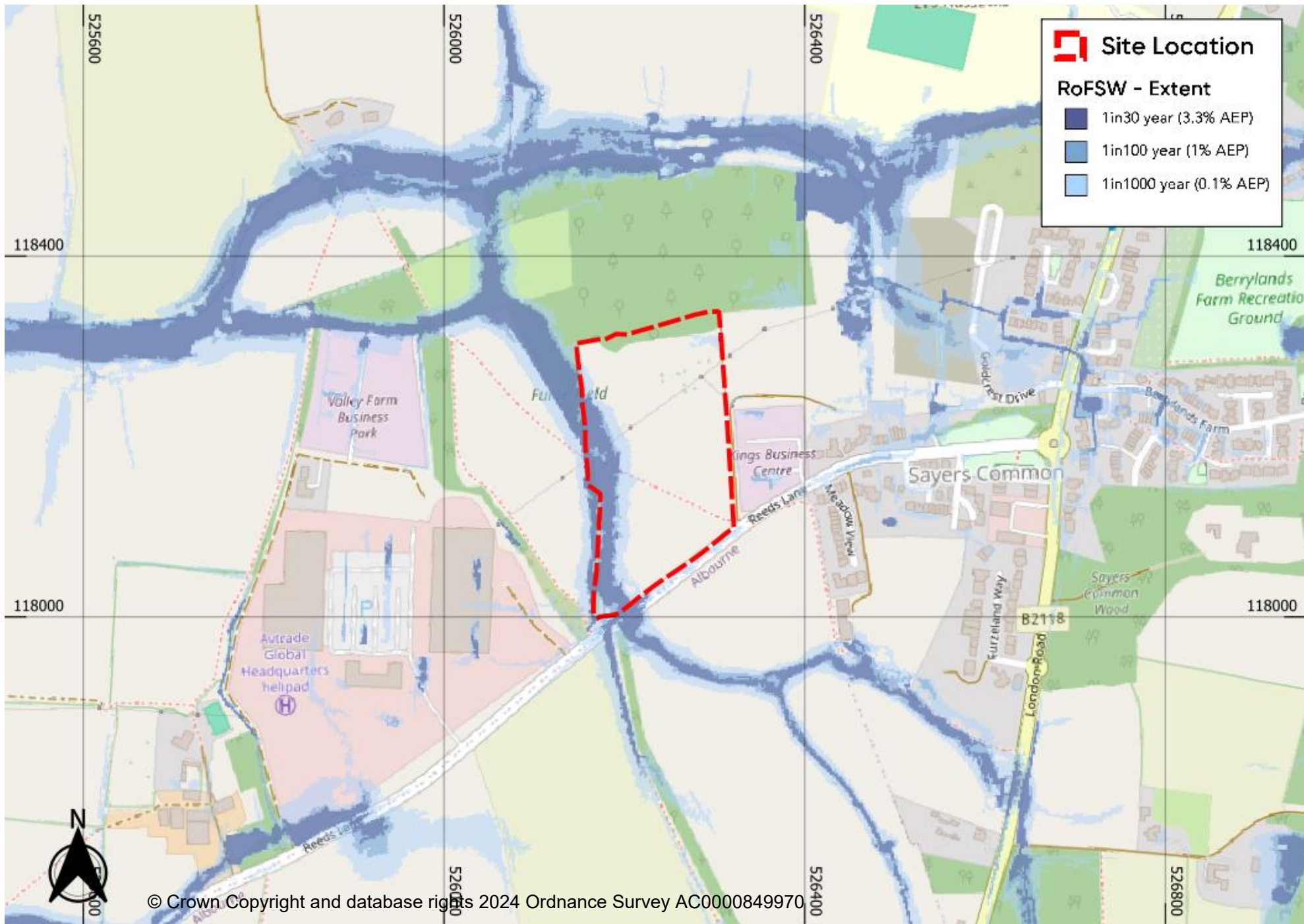
Exception Test is not required in accordance with Table 2 of the Planning Practice Guidance Flood Risk and Coastal Change

As the site is at risk of flooding from surface water, it will be necessary to assess the development under design flood conditions and provide appropriate mitigation in accordance with the guidance set out in the SFRA and the advice of the EA. Development should be avoided in flow paths. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSCC). The drainage strategy should address any isolated patches of surface water flooding on site. No development should be located in Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

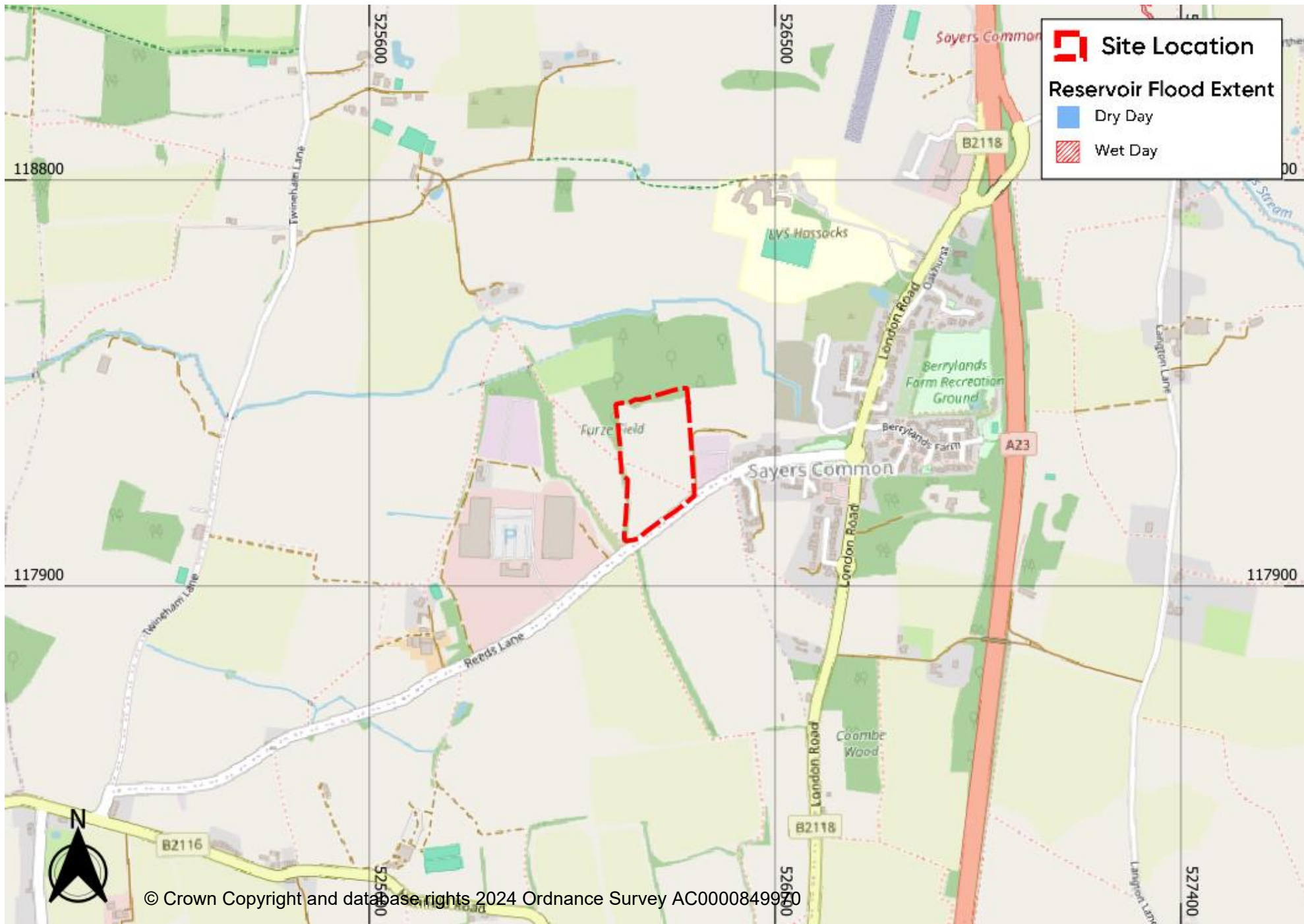


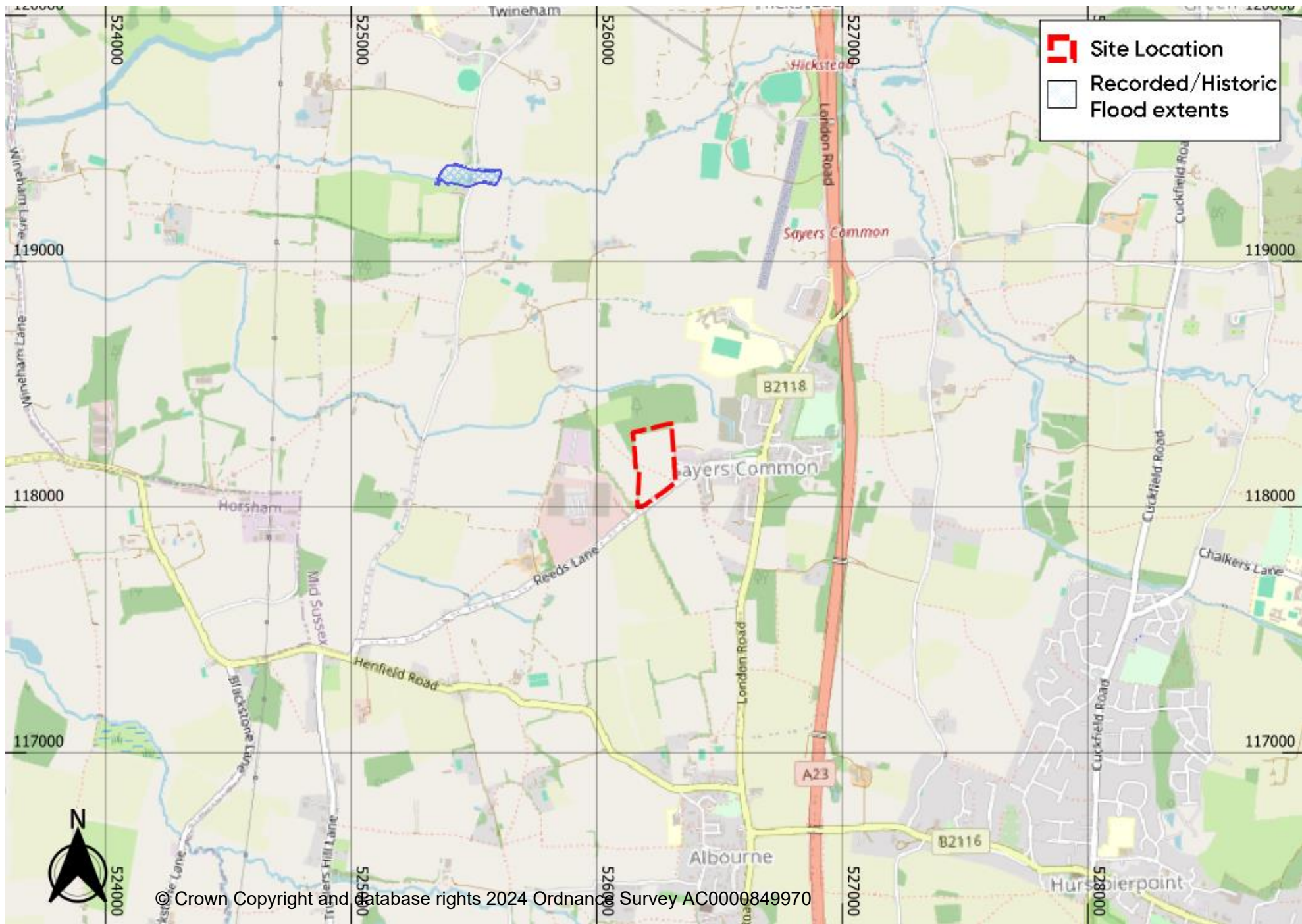


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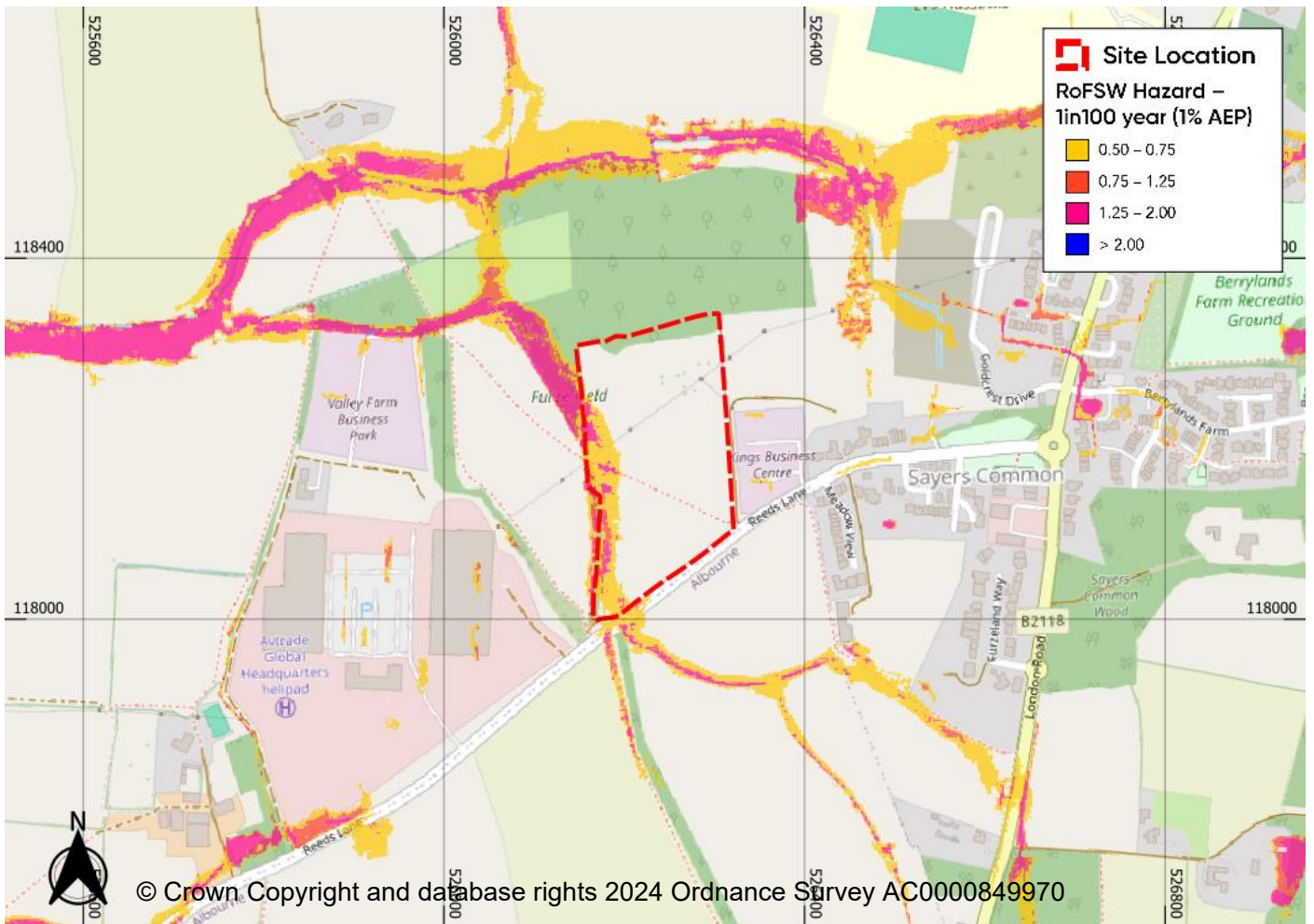
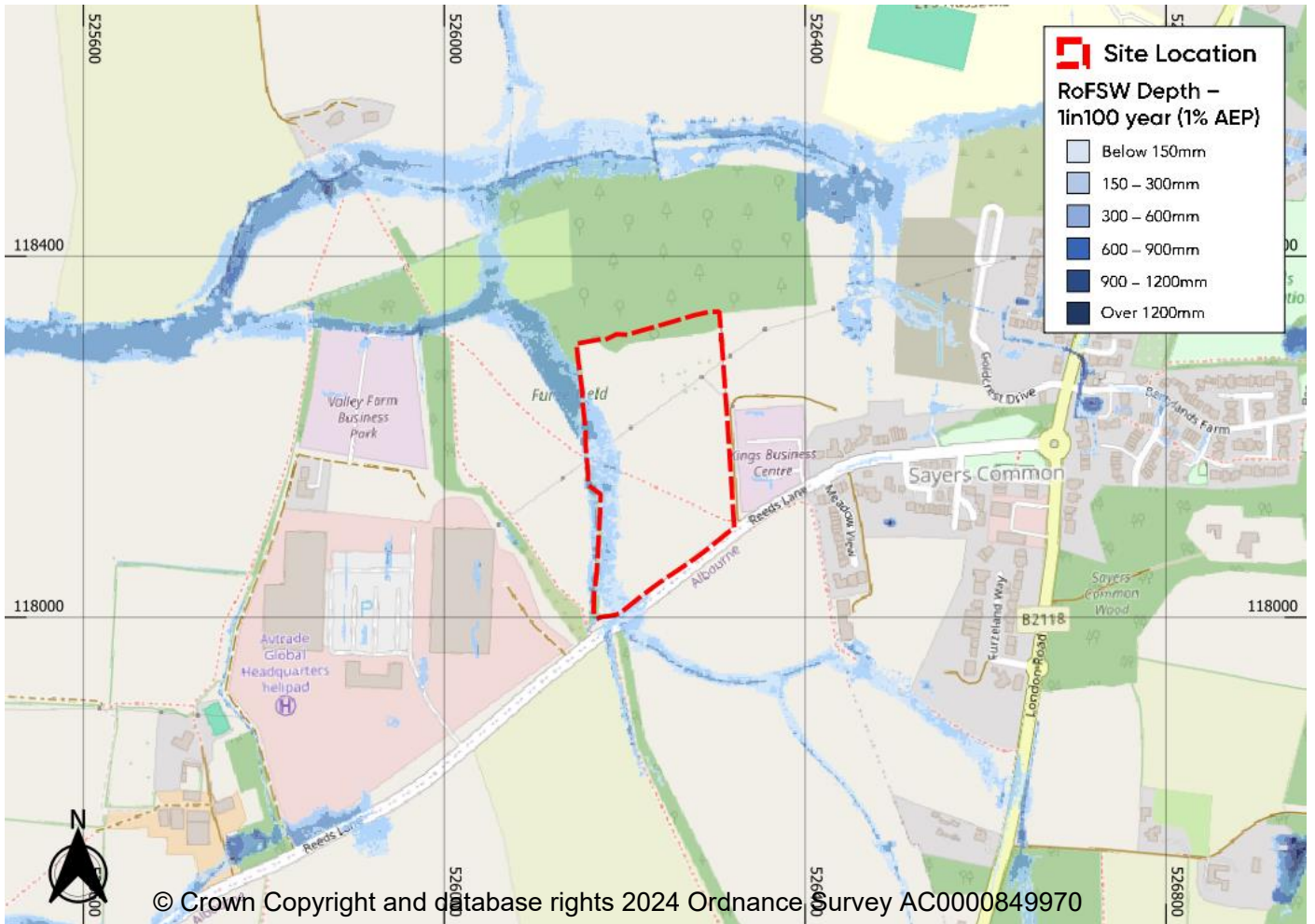




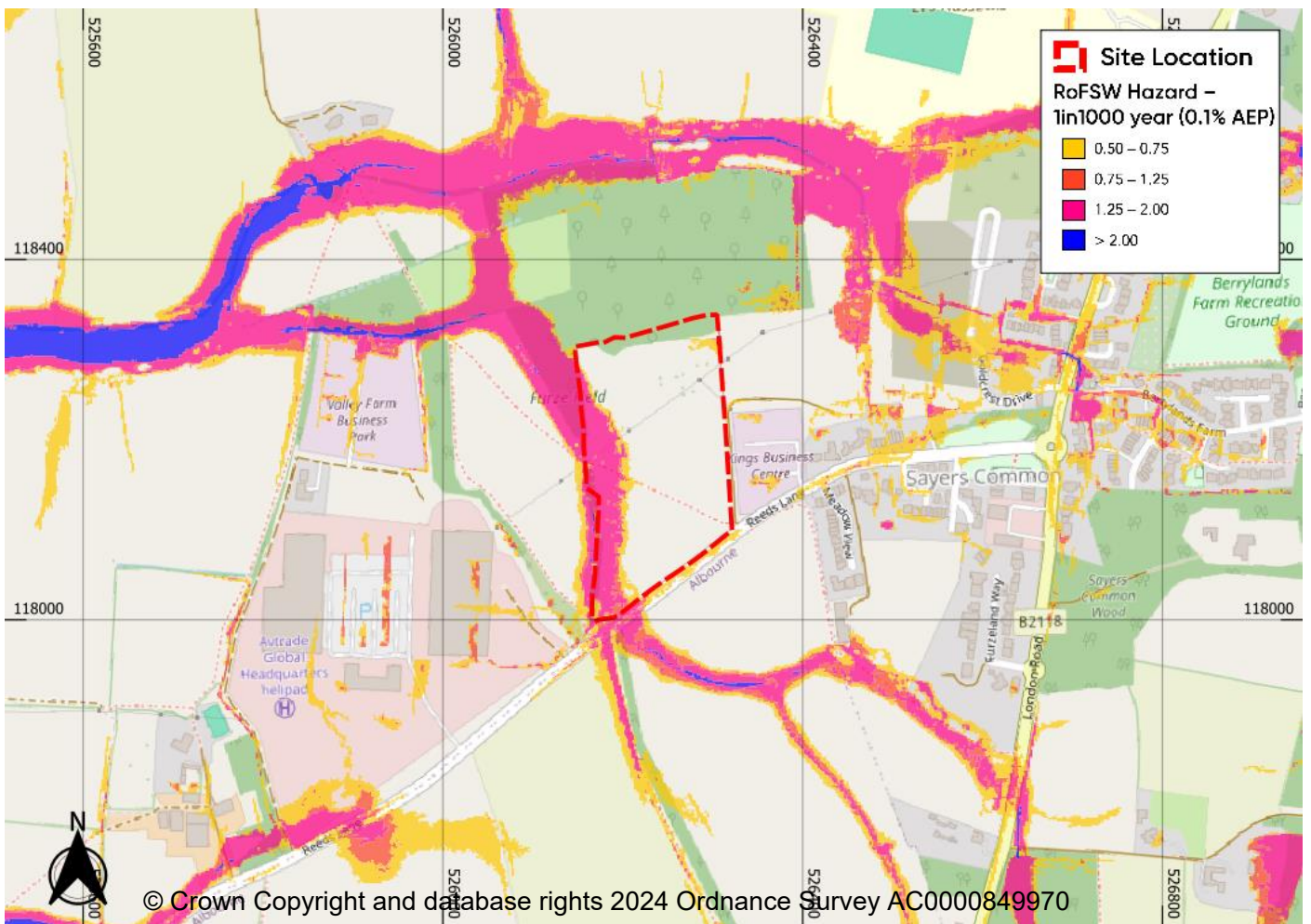
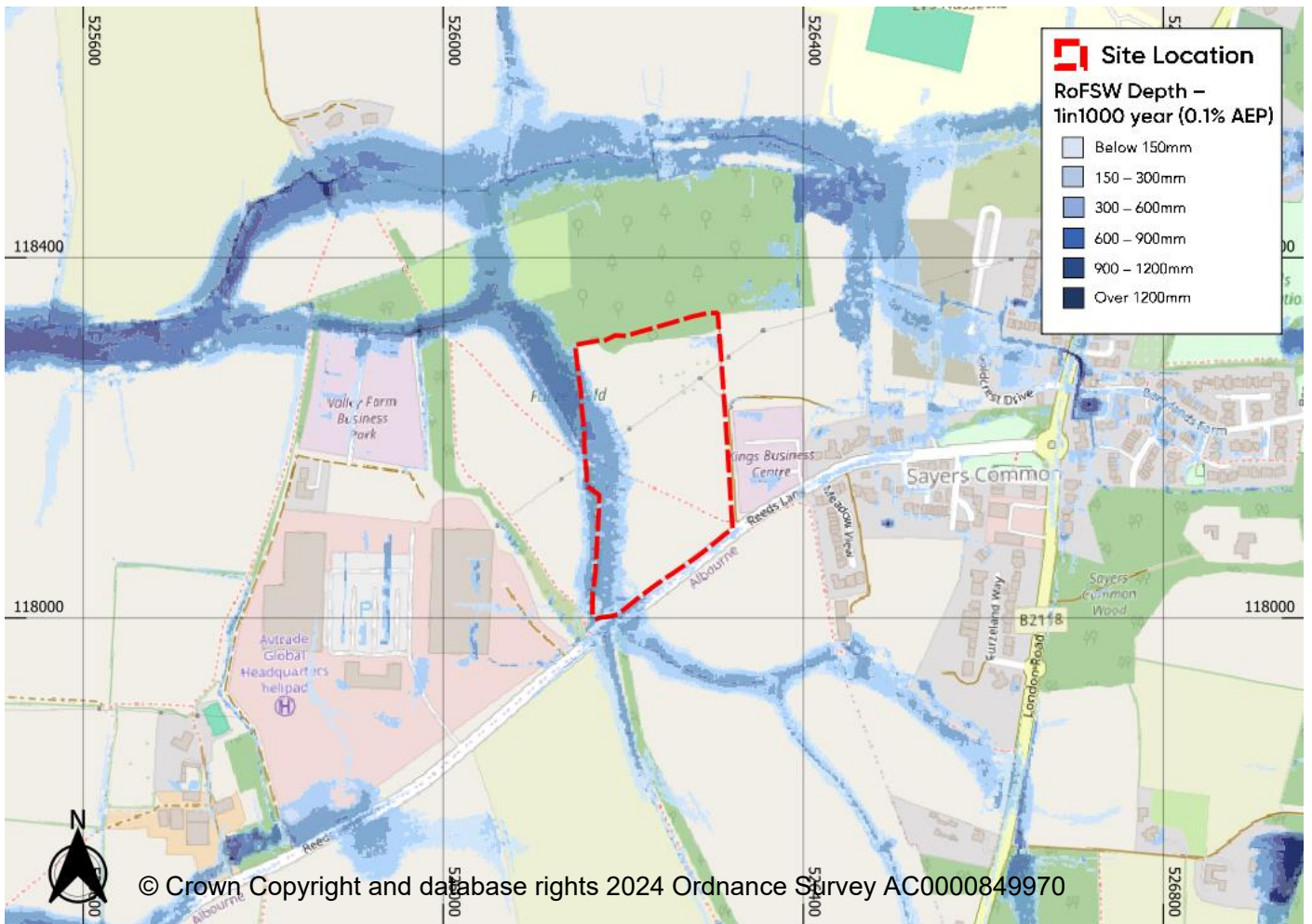


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## DPSC7: Land south of LVS Hassocks London Road Sayers Common

### Site details

Settlement: Sayers Common  
 Area: 10.18ha  
 Shalaa: 1003

|                 | Use   | Vulnerability classification                                       |
|-----------------|---|--|
| <b>Current</b>  | Unused Land<br>Education                        | Water-compatible development<br>More vulnerable                    |
| <b>Proposed</b> | Residential<br>Education<br>Informal open space | More vulnerable<br>More vulnerable<br>Water-compatible development |

### Current Risk summary

| Fluvial              |     |     |
|----------------------|-----|-----|
| % of the site within |     |     |
| FZ1                  | FZ2 | FZ3 |
| 100                  | -   | -   |

| Surface Water        |      |
|----------------------|------|
| % of the site within |      |
| 1 in 30              | 4.4  |
| 1 in 100             | 5.4  |
| 1 in 1000            | 10.2 |

| Groundwater          |     |
|----------------------|-----|
| % of the site within |     |
| <25                  | 100 |
| 25-50                | -   |
| 50-75                | -   |
| >75                  | -   |

| Reservoir            |   |
|----------------------|---|
| % of the site within |   |
| Wet day              | - |
| Dry day              | - |

### Flood Defences

The site is not in an area benefitting from flood defences.

### Flood Warning Area

The site is not located within a flood alert or flood warning area.

### Sources of flood risk

#### Topography

The site is reasonably flat, gently sloping from the south-west to the north-east of the site. Site elevation varies from 18mAOD in the south-west to 24mAOD in the north-east.

#### Location of site within catchment

The site is located in the western area of the Adur Easy (Sakeham) catchment.

#### Existing drainage features

Watercourse (non-main) located approximately 20m to the south of the site.

#### Flood history

No historic flood outlines are recorded at the site on the EA Recorded Flood Outlines dataset. MSDC has records of flooding along London Road in 1986 and several records in 1994. Records from sewage providers do not show history of sewer flooding.

#### Fluvial

The entire site is located in Flood Zone 1, so has a less than 0.1% annual probability of river flooding.

#### Groundwater

The site is classified as having <25% susceptibility to groundwater flooding.

Superficial geology

- None

Bedrock geology

- Weald Clay Formation - Mudstone, Weald Clay Formation - Sandstone

#### Reservoir

The site is not at risk of flooding from high-risk reservoirs.

### Surface Water

According to the risk of flooding from surface water data, a small area of the site (4.4%) is at high risk of surface water flooding. During the 3.3% AEP current day flood, there is a linear area of surface water flooding along the southeastern boundary of the site and also smaller dispersed areas in the central part of the site. Flood depths are predominately up to 0.3m increasing to up to 0.6m at the eastern end where it intersects with the B2118 (London Road) and pooling occurs.

Depths of flooded areas during the 1% and 0.1%AEP surface water flood events increase to up to 0.9m along the southern boundary and up to 1.2m where pooling occurs. During 0.1% AEP events, a linear east-west area of surface water flooding occurs in the north part of the site.

For 1.1% AEP events, areas of surface water flooding are hazard rated 'moderate' (dangerous for some) increasing to 'Significant' (dangerous for most) at the eastern point within the site. For 0.1% AEP the hazard rate increases to predominately 'significant' (danger for most) along the site's entire southern boundary and sporadic pooling areas in central part of site. The linear area of surface water flooding in the north part of the site is hazard rated 'low' (Caution).

### Flood risk management infrastructure

The site is not protected by any formal flood defences. No residual risks from breach or overtopping of flood defences or reservoir failures have been identified at this site.

### Emergency Planning

#### Flood warning

The site is not located within a flood alert or flood warning area.

#### Access and egress

Flood Hazard is 'Low' to 'Significant' on site for the 'Medium' Risk scenario based on the EA's Risk of Flooding from Surface Water. A section of London Road has a hazard rating of 'Low' to 'Significant', however safe access/egress is possible to the northwards along London Road.

### Climate Change

#### Portion of site at future fluvial flood risk

| Future Flood Zone 2 | Future Flood Zone 3 | Future Flood Zone 3b |
|---------------------|---------------------|----------------------|
| -                   | -                   | -                    |

#### Portion of site at future pluvial flood risk

| Management catchment | CC allowance | Present day 1% AEP extent | CC coverage |
|----------------------|--------------|---------------------------|-------------|
| Adur and Ouse        | 45%          | 5.4%                      | 10.2%       |

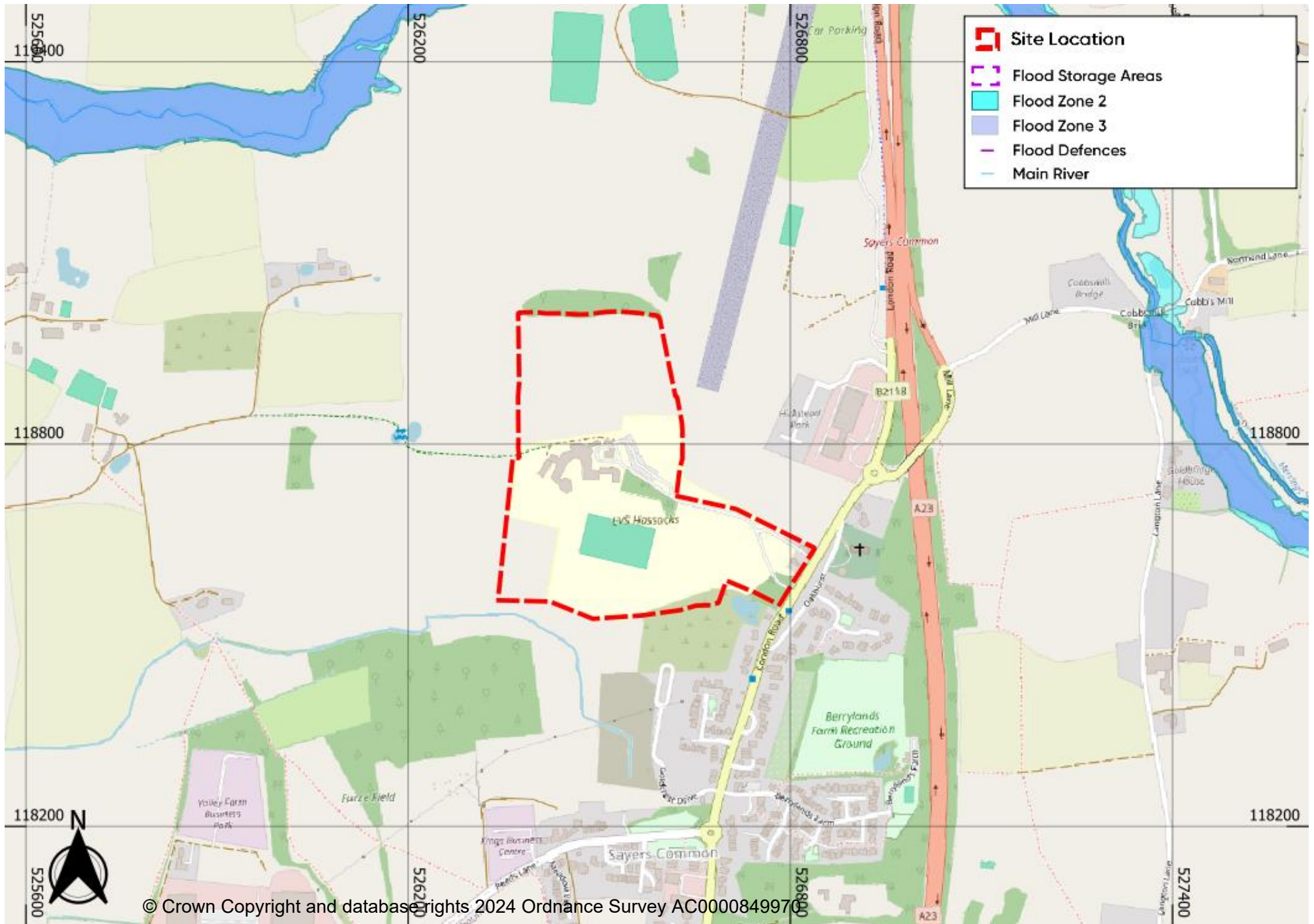
### Planning implications

A Flood Risk Assessment and Foul Sewerage and Surface Water Assessment will be required to be submitted as the site covers an area greater than 1ha.

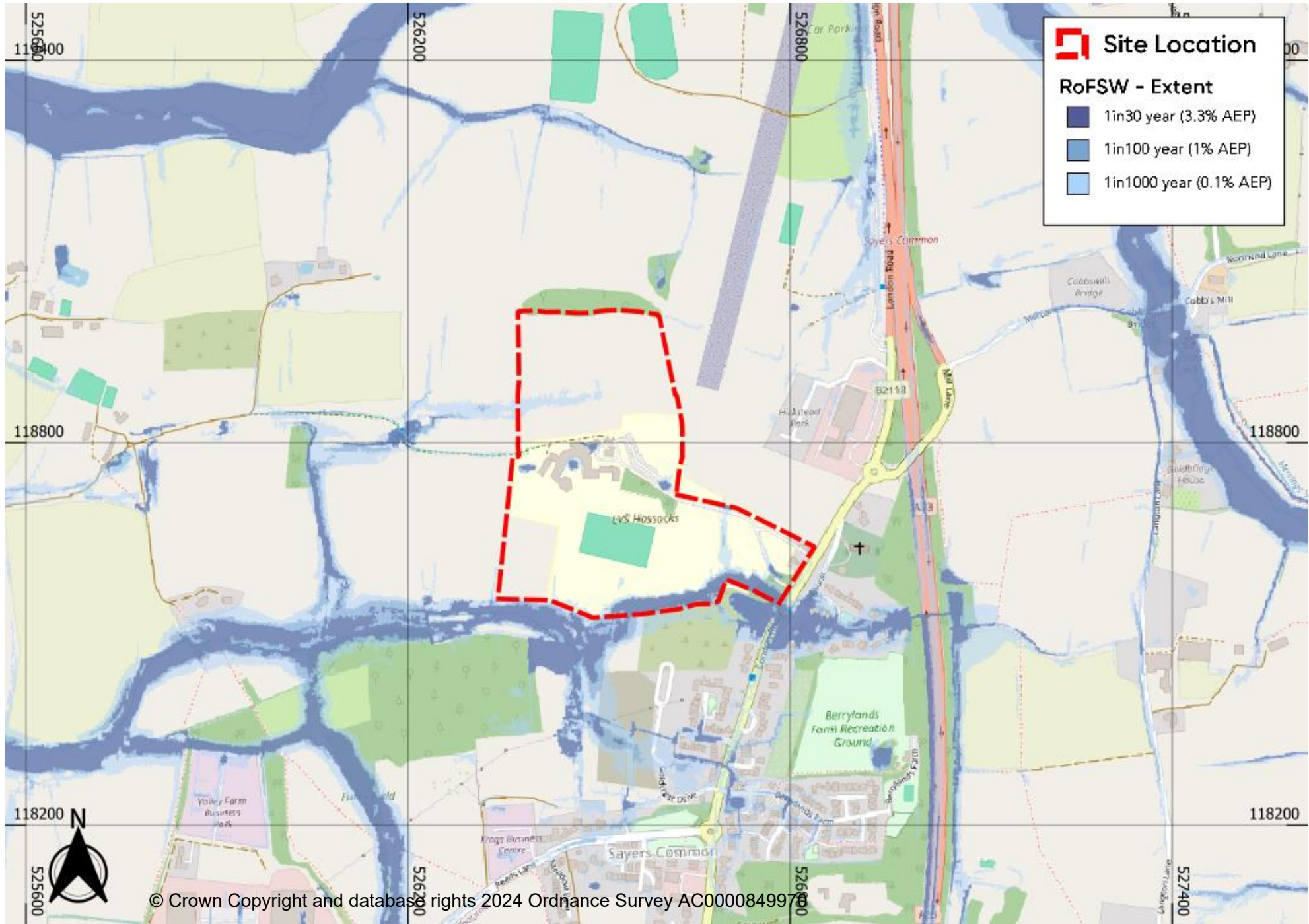
Exception Test is not required in accordance with Table 2 of the Planning Practice Guidance Flood Risk and Coastal Change

As the site is at risk of flooding from surface water, it will be necessary to assess the development under design flood conditions and provide appropriate mitigation in accordance with the guidance set out in the SFRA and the advice of the EA. Development should be avoided in flow paths. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSCC). The drainage strategy should address any isolated patches of surface water flooding on site. No development should be located in Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.



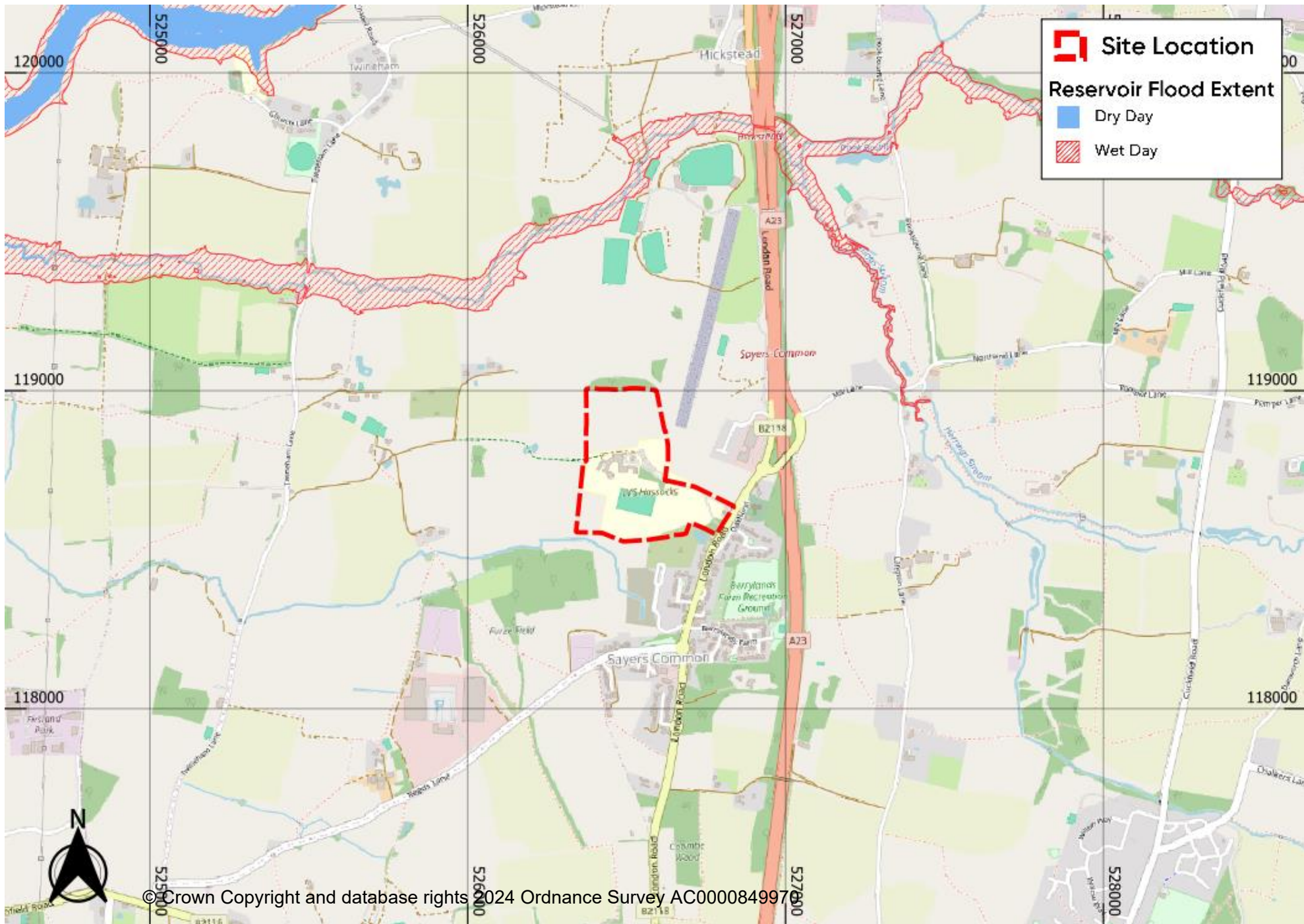


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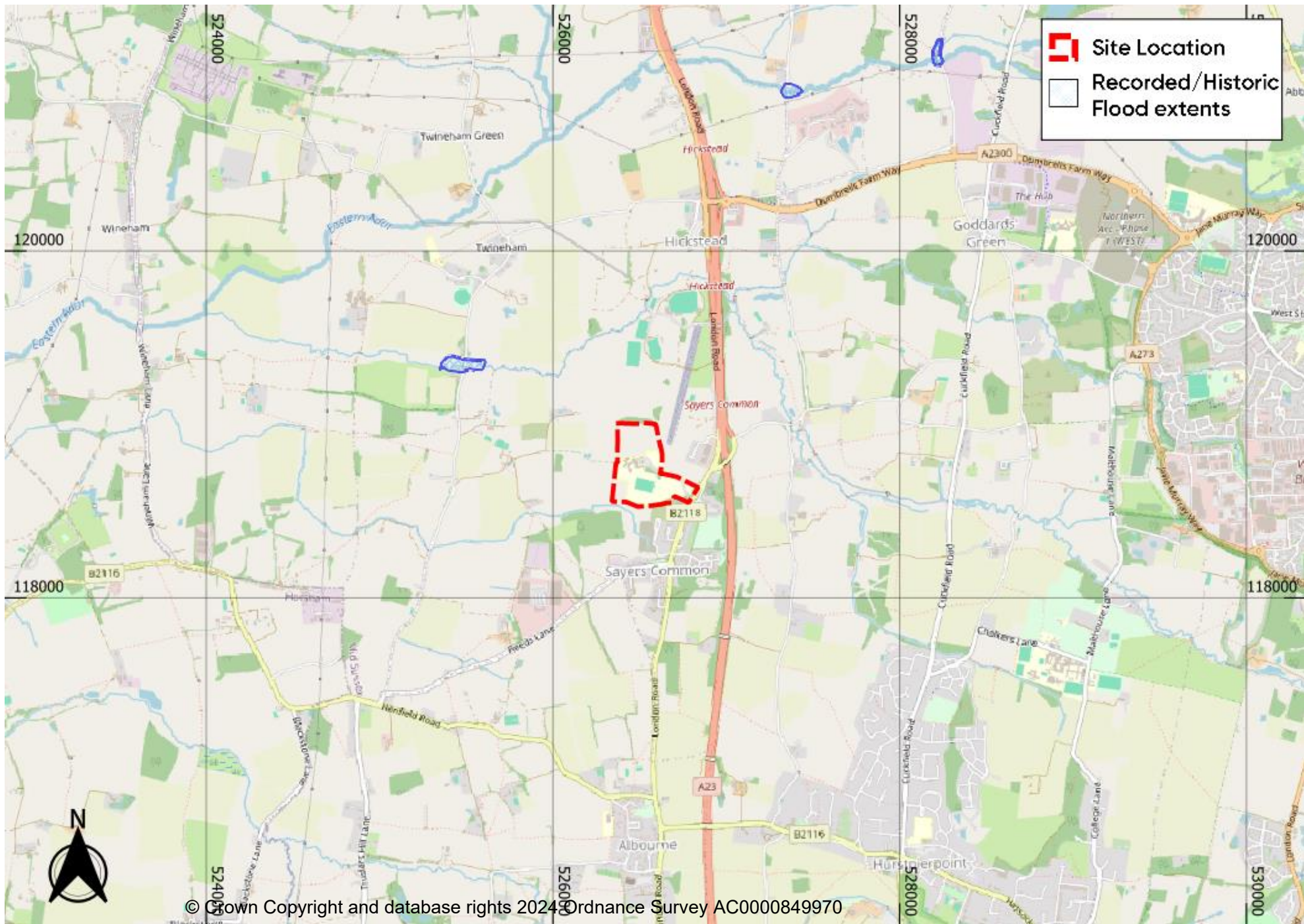


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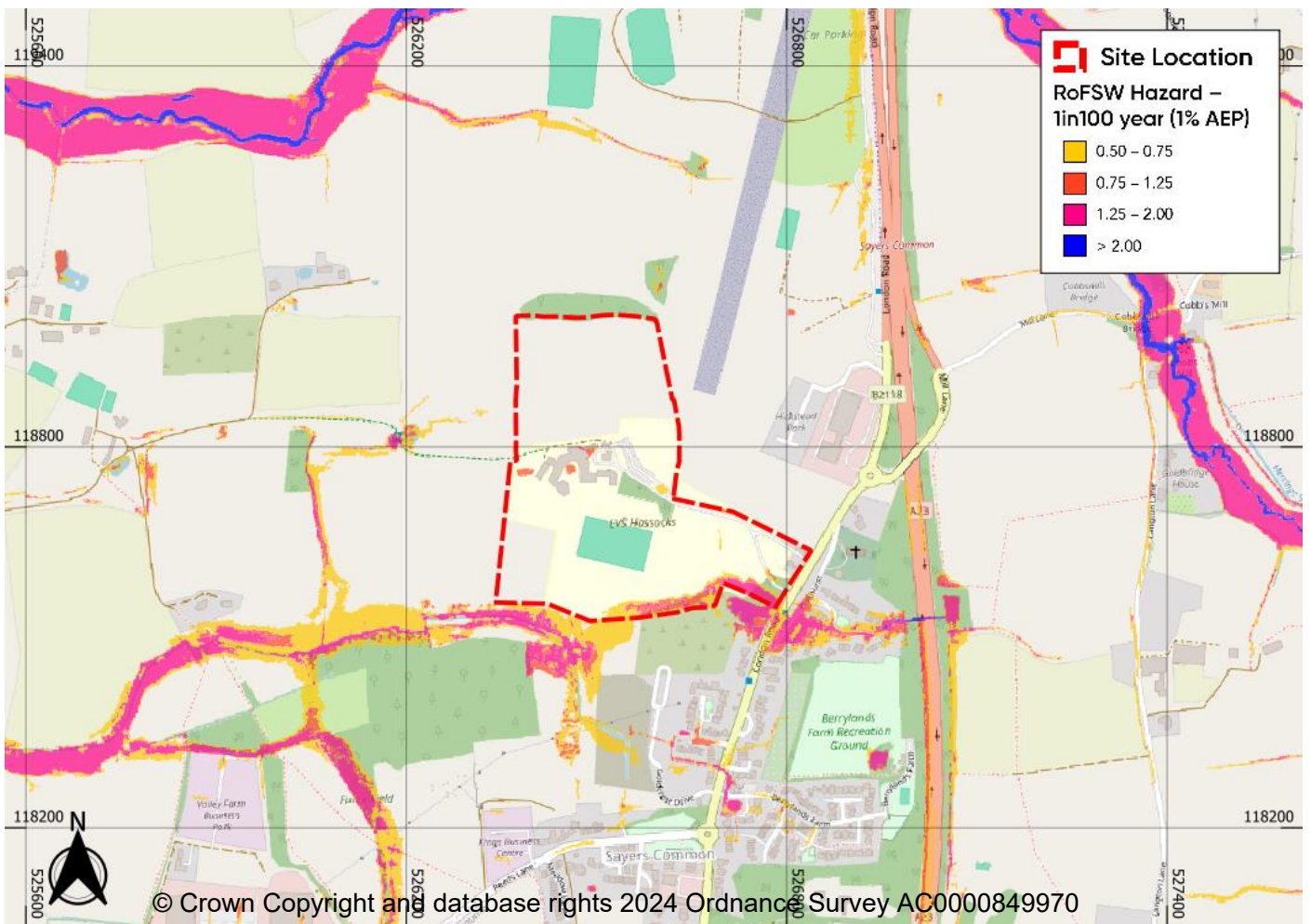
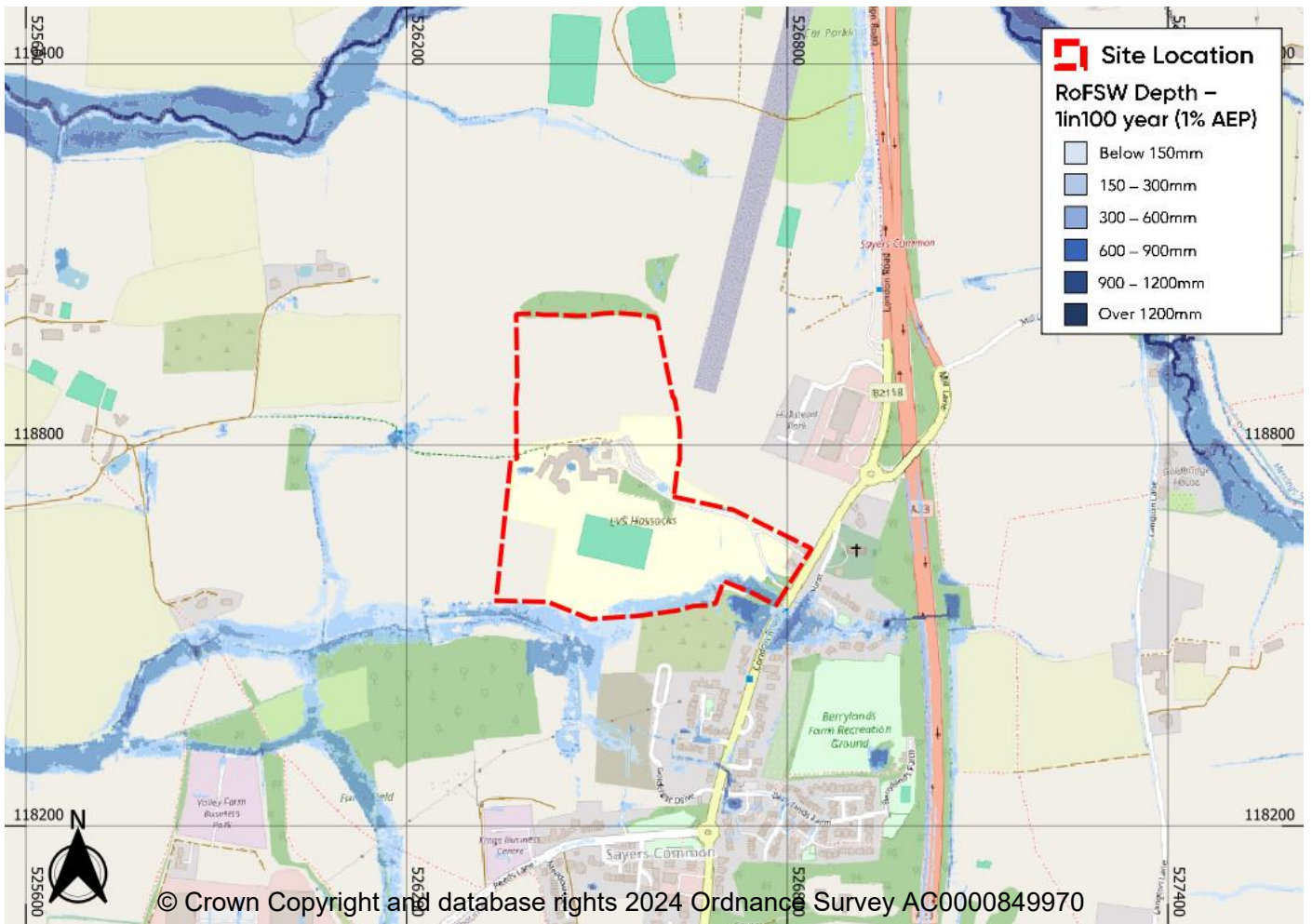




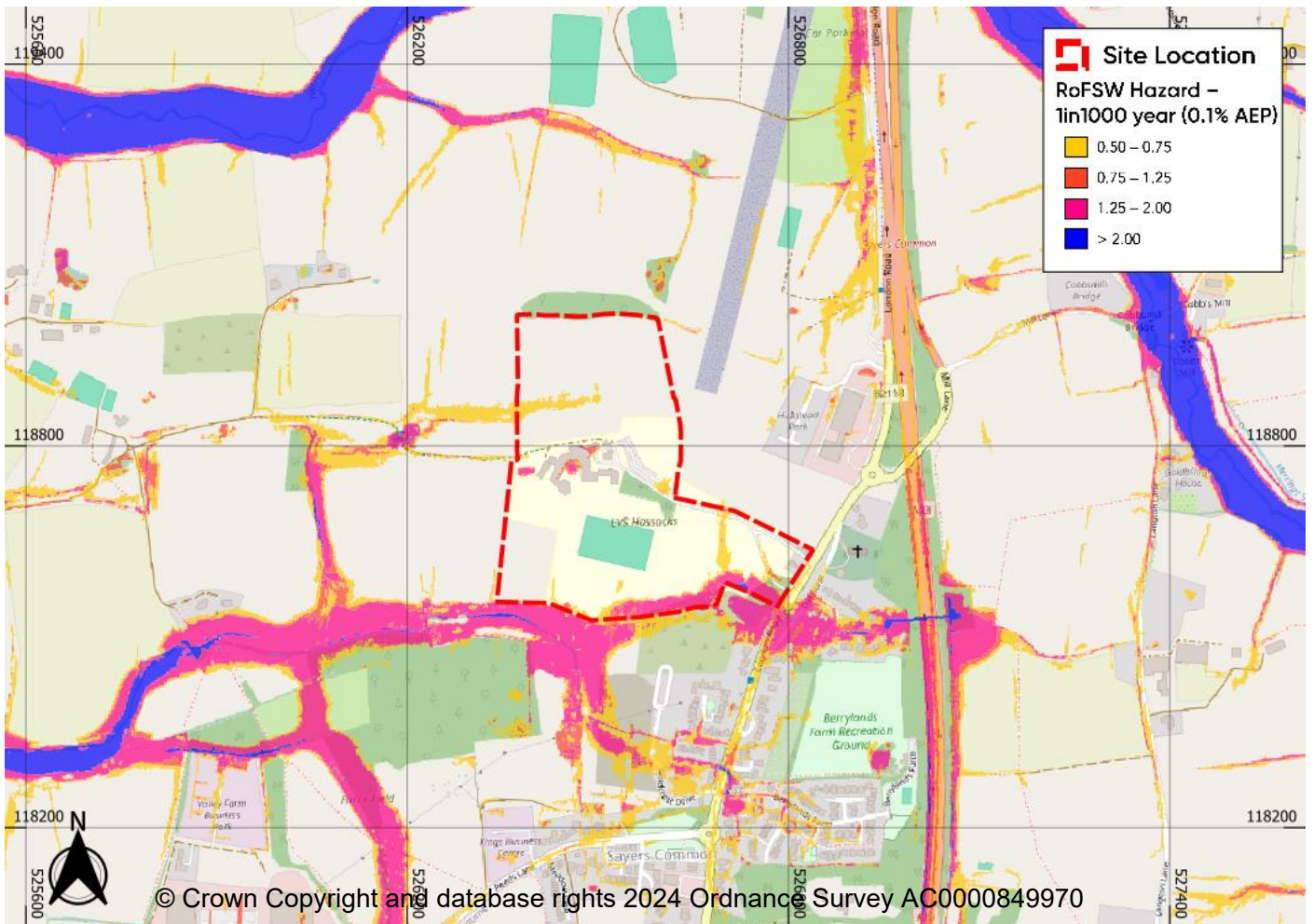
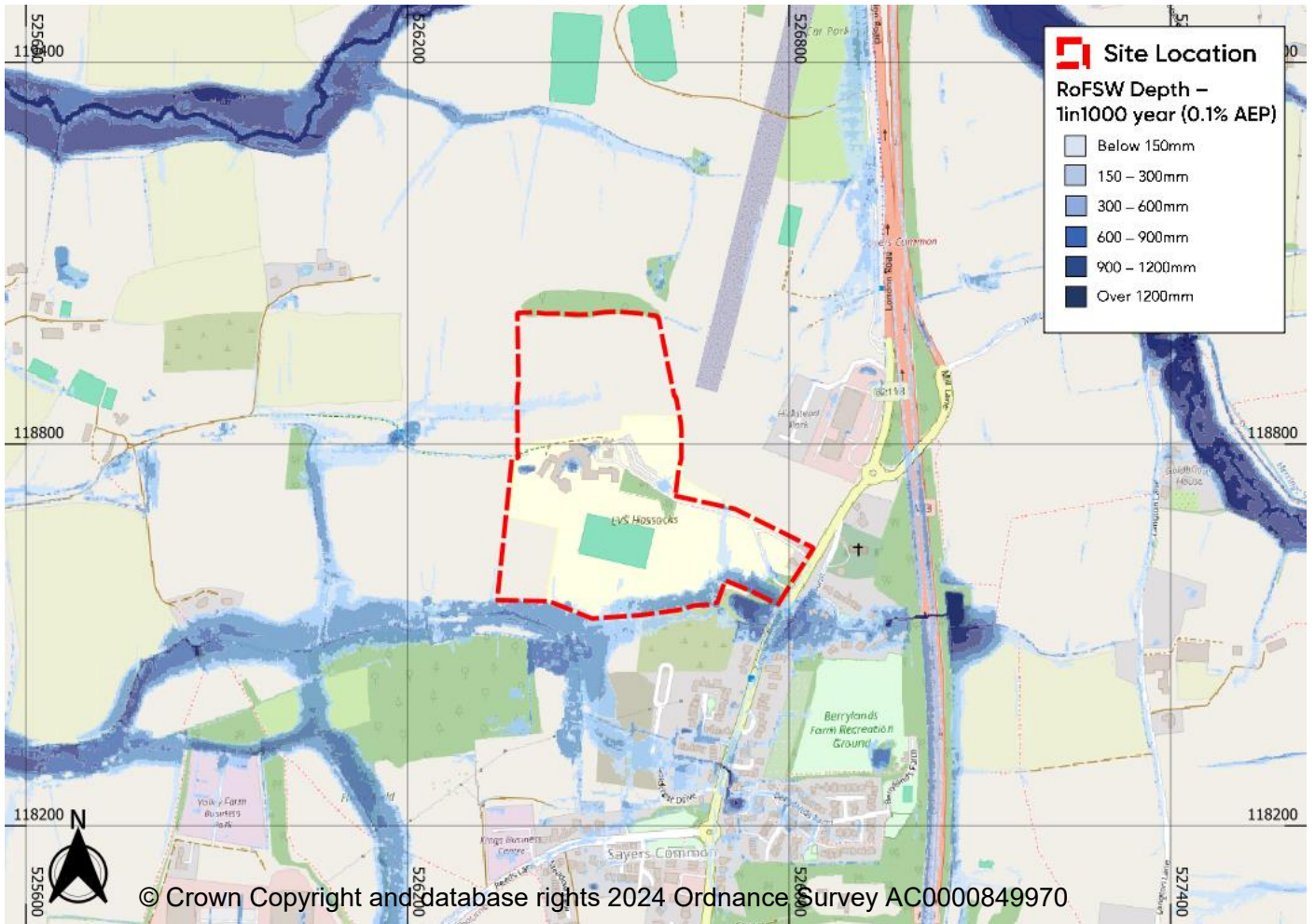














## DPA3: Burgess Hill Station

### Site details

Settlement: Burgess Hill  
 Area: 3.23ha  
 Shalaa: 1123

|                 | Use  | Vulnerability classification                    |
|-----------------|--|---|
| <b>Current</b>  | Transport Terminals and Interchanges<br>Car Parks<br>Allotments and City Farms | Less vulnerable<br>Water-compatible development |
| <b>Proposed</b> | Residential  | More vulnerable                                 |

### Current Risk summary

| Fluvial              |     |     |
|----------------------|-----|-----|
| % of the site within |     |     |
| FZ1                  | FZ2 | FZ3 |
| 100                  | -   | -   |

| Surface Water        |     |
|----------------------|-----|
| % of the site within |     |
| 1 in 30              | 0.5 |
| 1 in 100             | 1.6 |
| 1 in 1000            | 5.5 |

| Groundwater          |                                      |
|----------------------|--------------------------------------|
| % of the site within |                                      |
| <25                  | No risk is anticipated to be present |
| 25-50                |                                      |
| 50-75                |                                      |
| >75                  |                                      |

| Reservoir            |   |
|----------------------|---|
| % of the site within |   |
| Wet day              | - |
| Dry day              | - |

| Flood Defences  |
|---|
| The site is not in an area benefitting from flood defences. |

| Flood Warning Area  |
|---|
| The site is not located within a flood alert or flood warning area. |

### Sources of flood risk

#### Topography

The site is reasonably flat, gently sloping from the south to the north of the site. Site elevation varies from 49mAOD in the south to 56mAOD in the north.

#### Location of site within catchment

The majority of the site is located within the Herrings Stream catchment with a small part of the northern are of the site within the Adur (Burgess Hill) catchment, which is in the east of the Adur Upper operational catchment.

#### Existing drainage features

None identified within site boundary based off OSM Standard Mapping.

#### Flood history

No historic flood outlines are recorded at the site on the EA Recorded Flood Outlines dataset. MSDC has no record of flooding around this site. Sewer flooding incidents have been reported in postcode areas in and around the site.

#### Fluvial

The entire site is located in Flood Zone 1, so has a less than 0.1% annual probability or river flooding.

#### Groundwater

The site is not located in an area susceptible to groundwater flooding.  
 Superficial geology

- None

Bedrock geology

- Weald Clay Formation - Mudstone, Weald Clay Formation - Sandstone

#### Reservoir

The site is not at risk of flooding from high-risk reservoirs.

### Surface Water

According to the risk of flooding from surface water data, a small area of the site (0.5%) is at high risk of surface water flooding. During the 3.3% current day AEP flood, there no areas of surface water flooding identified on the site.

During 1% and 0.1% AEP surface water flood events follow the railway line that runs north-south through the site. During 1%AEP surface water flood pools in the centre of the site to depths of up to 0.6m. The extent of pooling during 0.1% AEP events increases but flood depths remain the same. Along the flow path, flood depths are up to 0.6m.

Areas of surface water flooding reach a hazard rating of 'moderate' (dangerous for some).

### Flood risk management infrastructure

The site is not protected by any formal flood defences. No residual risks from breach or overtopping of flood defences or reservoir failures have been identified at this site.

### Emergency Planning

#### Flood warning

The site is not located within a flood alert or flood warning area.

#### Access and egress

Flood Hazard is 'Low' to 'Moderate' on site for the 'Medium' Risk scenario based on the EA's Risk of Flooding from Surface Water Maps. However, the access/egress route hazard rating is 'Very Low' and therefore safe access/egress should be possible.

### Climate Change

#### Portion of site at future fluvial flood risk

| Future Flood Zone 2 | Future Flood Zone 3 | Future Flood Zone 3b |
|---------------------|---------------------|----------------------|
| -                   | -                   | -                    |

#### Portion of site at future pluvial flood risk

| Management catchment | CC allowance | Present day 1% AEP extent | CC coverage |
|----------------------|--------------|---------------------------|-------------|
| Adur and Ouse        | 45%          | 1.6%                      | 5.5%        |

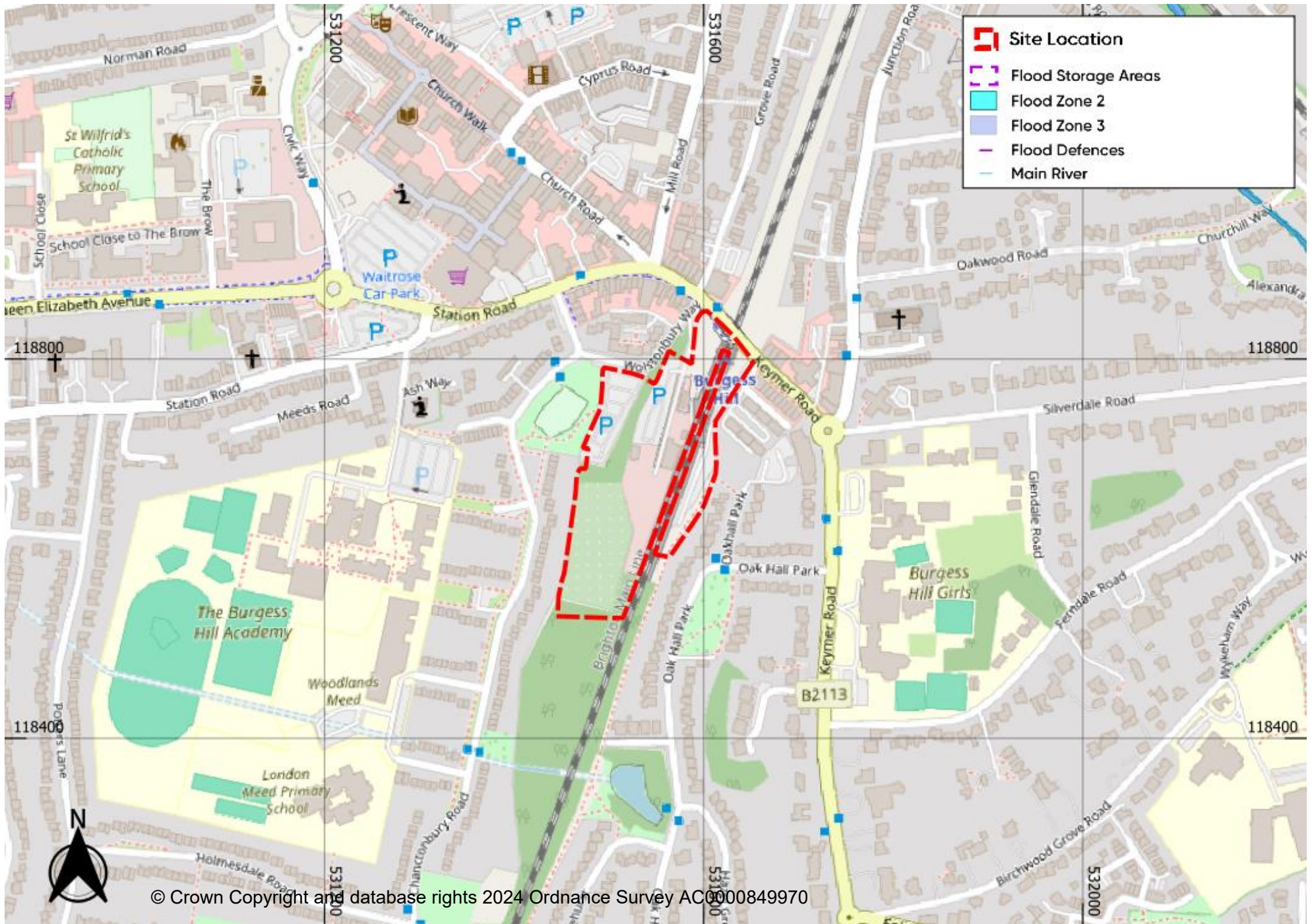
### Planning implications

A Flood Risk Assessment and Foul Sewerage and Surface Water Assessment will be required to be submitted as the site covers an area greater than 1ha.

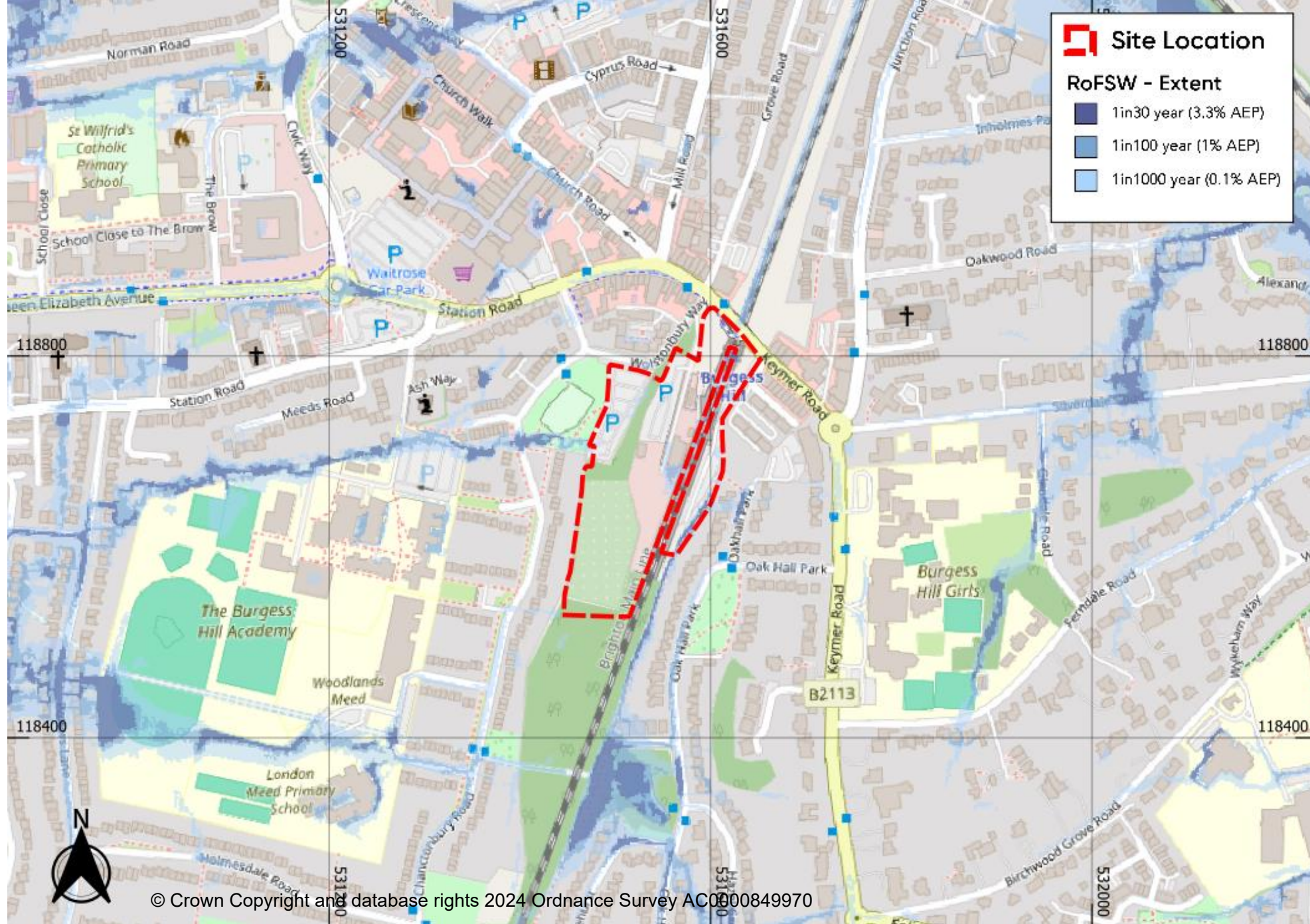
Exception Test is not required in accordance with Table 2 of the Planning Practice Guidance Flood Risk and Coastal Change

As the site is at risk of flooding from surface water, it will be necessary to assess the development under design flood conditions and provide appropriate mitigation in accordance with the guidance set out in the SFRA and the advice of the EA. Development should be avoided in flow paths. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSCC). The drainage strategy should address any isolated patches of surface water flooding on site. No development should be located in Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

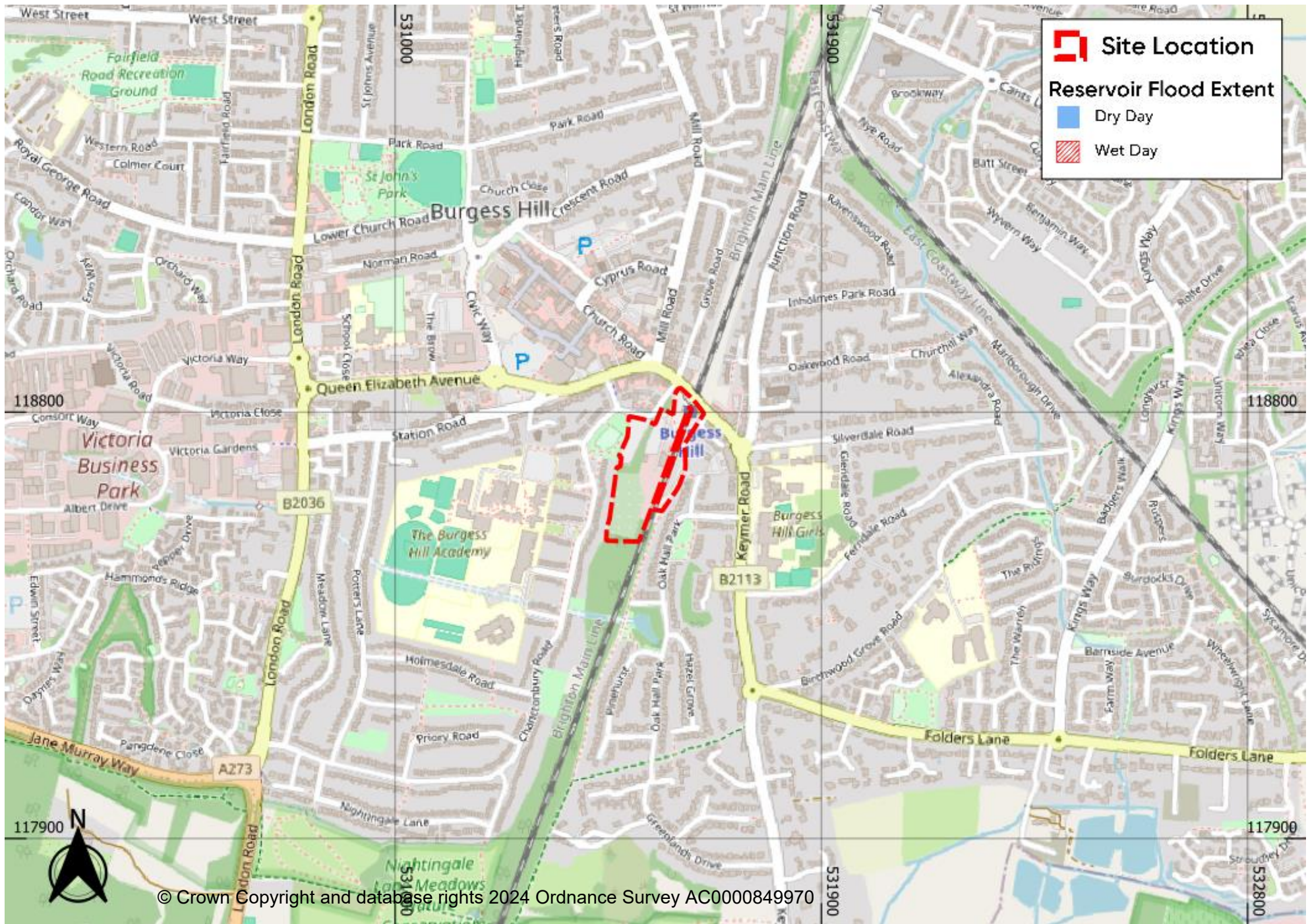






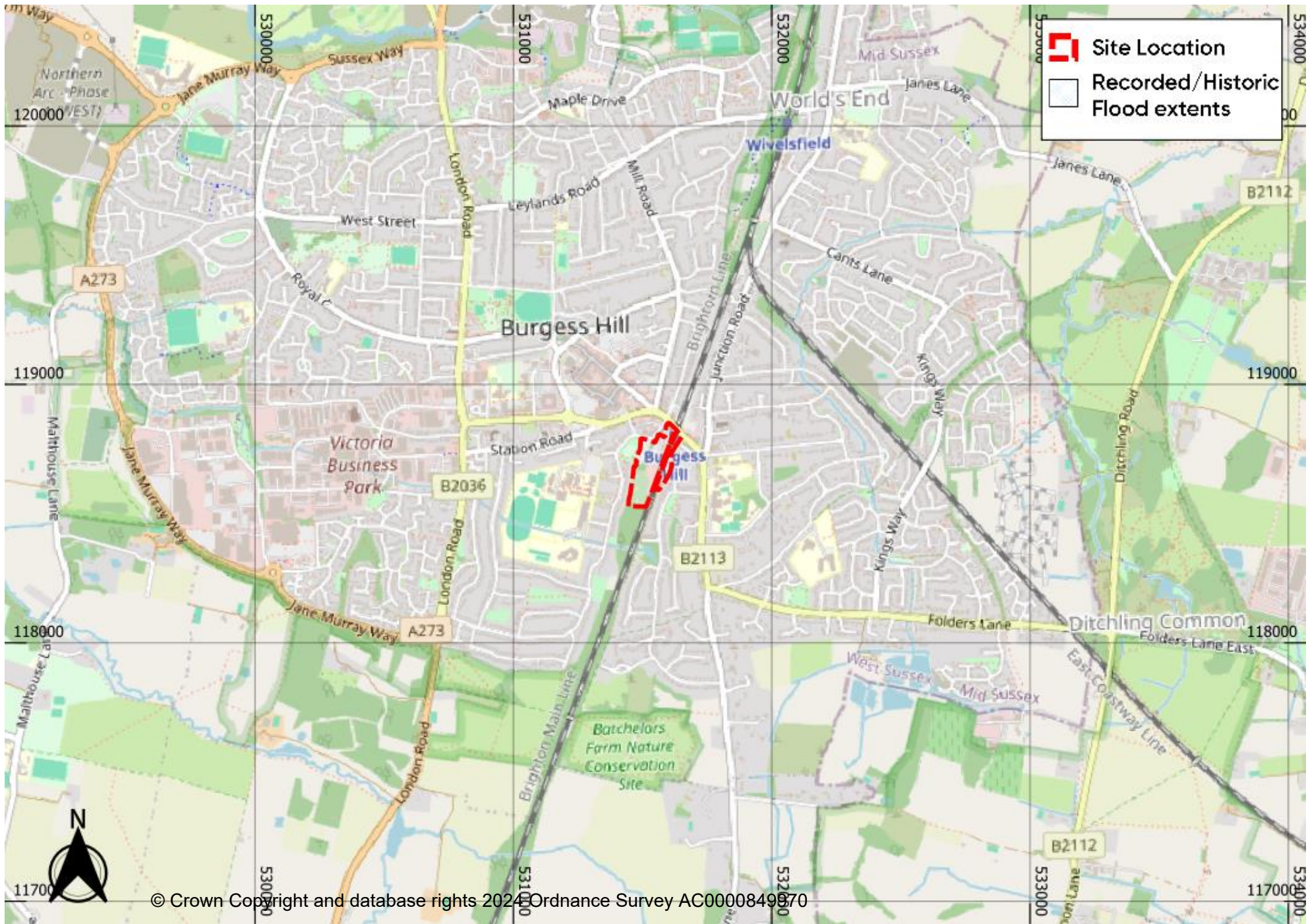






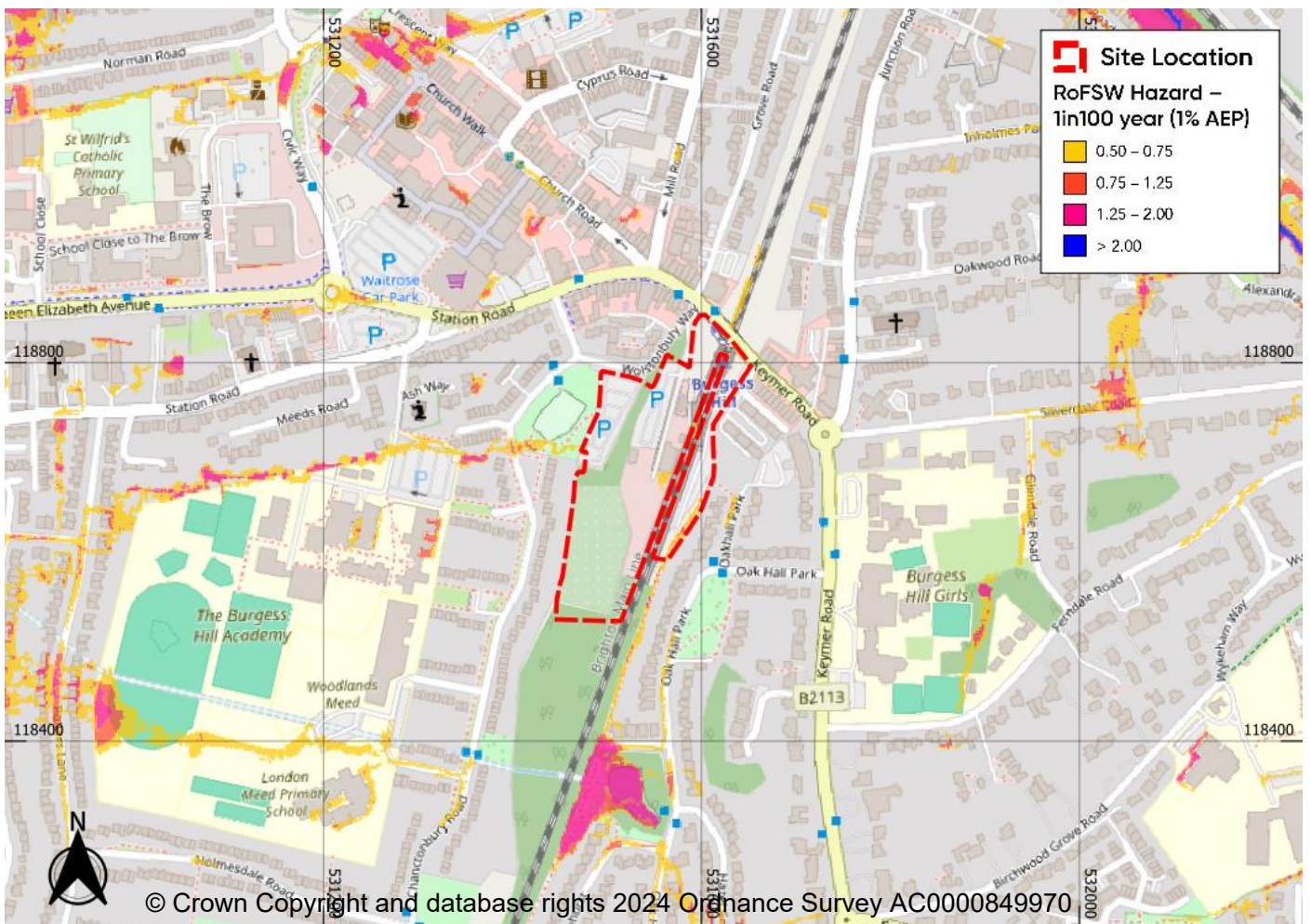
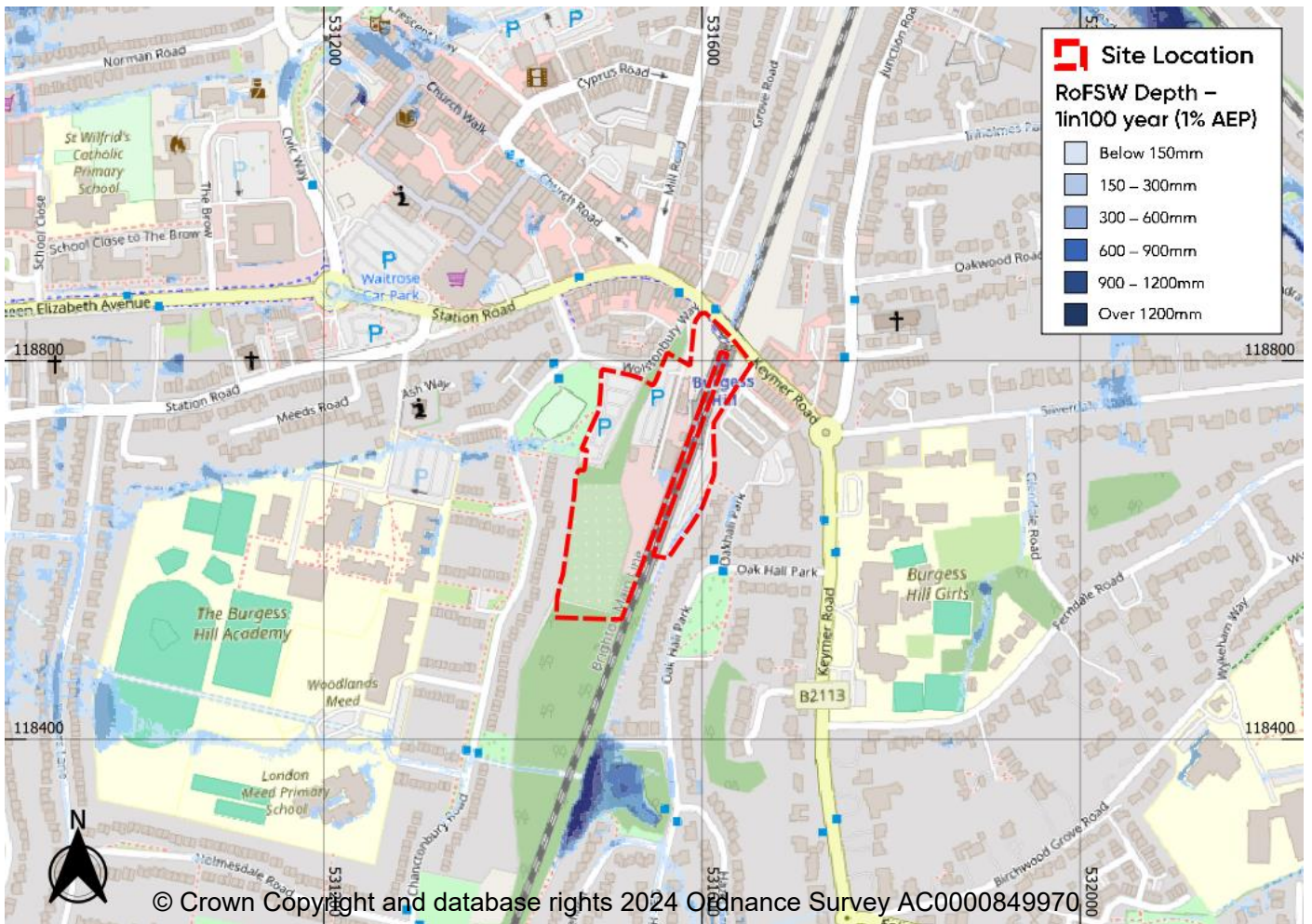
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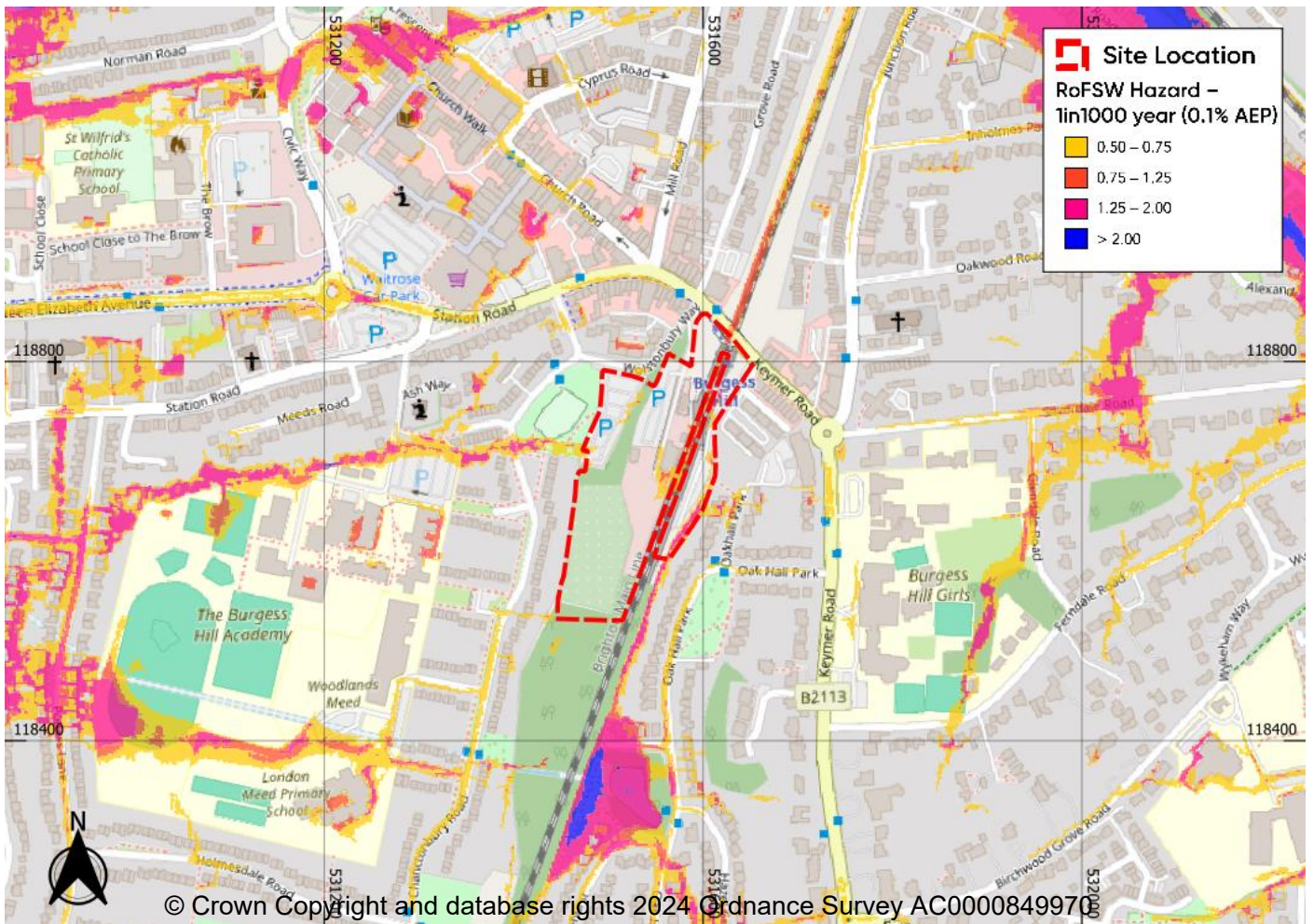
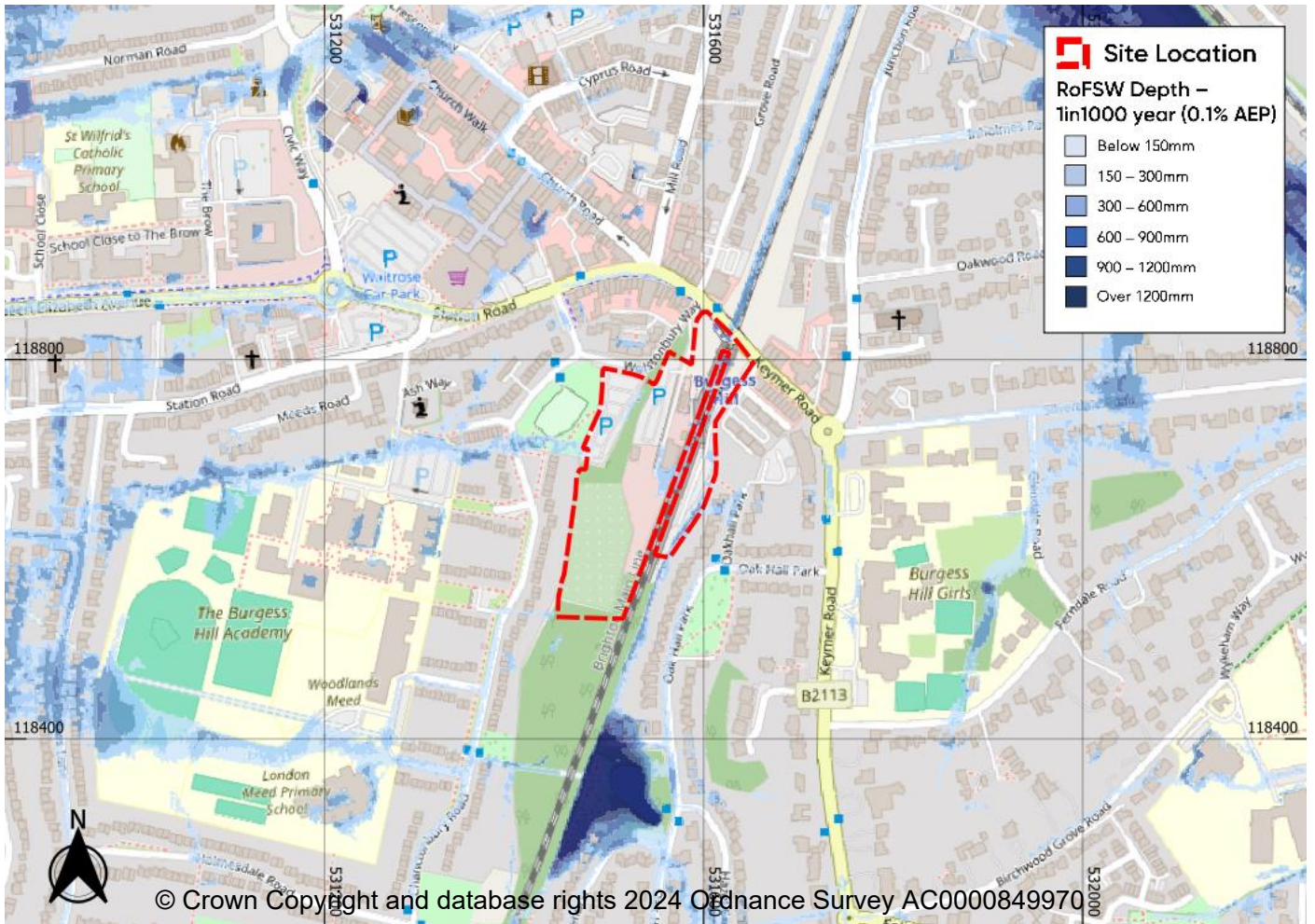


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## DPA6: Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath

### Site details

Settlement: Haywards Heath  
 Area: 1.05ha  
 Shalaa: 508

|                 | Use         | Vulnerability classification |
|-----------------|-------------|------------------------------|
| <b>Current</b>  | Agriculture | Less vulnerable              |
| <b>Proposed</b> | Residential | More vulnerable              |

### Current Risk summary

| Fluvial              |     |     |
|----------------------|-----|-----|
| % of the site within |     |     |
| FZ1                  | FZ2 | FZ3 |
| 100                  | -   | -   |

| Surface Water        |      |
|----------------------|------|
| % of the site within |      |
| 1 in 30              | 2.1  |
| 1 in 100             | 5.5  |
| 1 in 1000            | 17.5 |

| Groundwater          |                                      |
|----------------------|--------------------------------------|
| % of the site within |                                      |
| <25                  | No risk is anticipated to be present |
| 25-50                |                                      |
| 50-75                |                                      |
| >75                  |                                      |

| Reservoir            |   |
|----------------------|---|
| % of the site within |   |
| Wet day              | - |
| Dry day              | - |

| Flood Defences  |
|---|
| The site is not in an area benefitting from flood defences. |

| Flood Warning Area  |
|---|
| The site is not located within a flood alert or flood warning area. |

### Sources of flood risk

#### Topography

The site is reasonably flat, gently sloping from the south to the north of the site. Site elevation varies from 42mAOD in the south to 51mAOD in the north.

#### Location of site within catchment

The site is located in the western upper course of the Pellingford Brook catchment.

#### Existing drainage features

Water body located approximately 30m to the north-west of the site.

#### Flood history

No historic flood outlines are recorded at the site on the EA Recorded Flood Outlines dataset. MSDC has records of flooding along Hurstwood Lane in 2019, 2021, and 2022. Sewer flooding incidents have been reported in postcode areas in and around the site.

#### Surface Water

According to the risk of flooding from surface water data, a small area of the site (2.1%) is at high risk of surface water flooding.

During the 3.3% current day AEP flood, there is a concentrated point of surface water flooding identified in the south-west area of the site, which expand during 1% and 0.1% AEP flood event. Then the extent of the flood risk area covers the entire southwest of the site.

The depth of the pooling area ranges from up to 0.15m during 1% AEP events to up to 0.9m at its deepest during 0.1% AEP surface water flood events. Over the two events, the hazard rating increases from 'moderate' (dangerous for some) to 'Significant' (dangerous for most).

#### Fluvial

The entire site is located in Flood Zone 1, so has a less than 0.1% annual probability of river flooding.

#### Groundwater

The site is not located in an area susceptible to groundwater flooding.

Superficial geology

- None

Bedrock geology

- Upper Tunbridge Wells Sand - Sandstone And Siltstone, Interbedded

#### Reservoir

The site is not at risk of flooding from high-risk reservoirs.

### Flood risk management infrastructure

The site is not protected by any formal flood defences. No residual risks from breach or overtopping of flood defences or reservoir failures have been identified at this site.

### Emergency Planning

#### Flood warning

The site is not located within a flood alert or flood warning area.

#### Access and egress

Flood Hazard is 'Low' to 'Significant' on site for the 'Medium' Risk scenario based on the EA's Risk of Flooding from Surface Water Maps. However, the access/egress route hazard rating is 'Low' and therefore safe access/egress should be possible.

### Climate Change

#### Portion of site at future fluvial flood risk

| Future Flood Zone 2 | Future Flood Zone 3 | Future Flood Zone 3b |
|---------------------|---------------------|----------------------|
| -                   | -                   | -                    |

#### Portion of site at future pluvial flood risk

| Management catchment | CC allowance | Present day 1% AEP extent | CC coverage |
|----------------------|--------------|---------------------------|-------------|
| Adur and Ouse        | 45%          | 5.5%                      | 17.5%       |

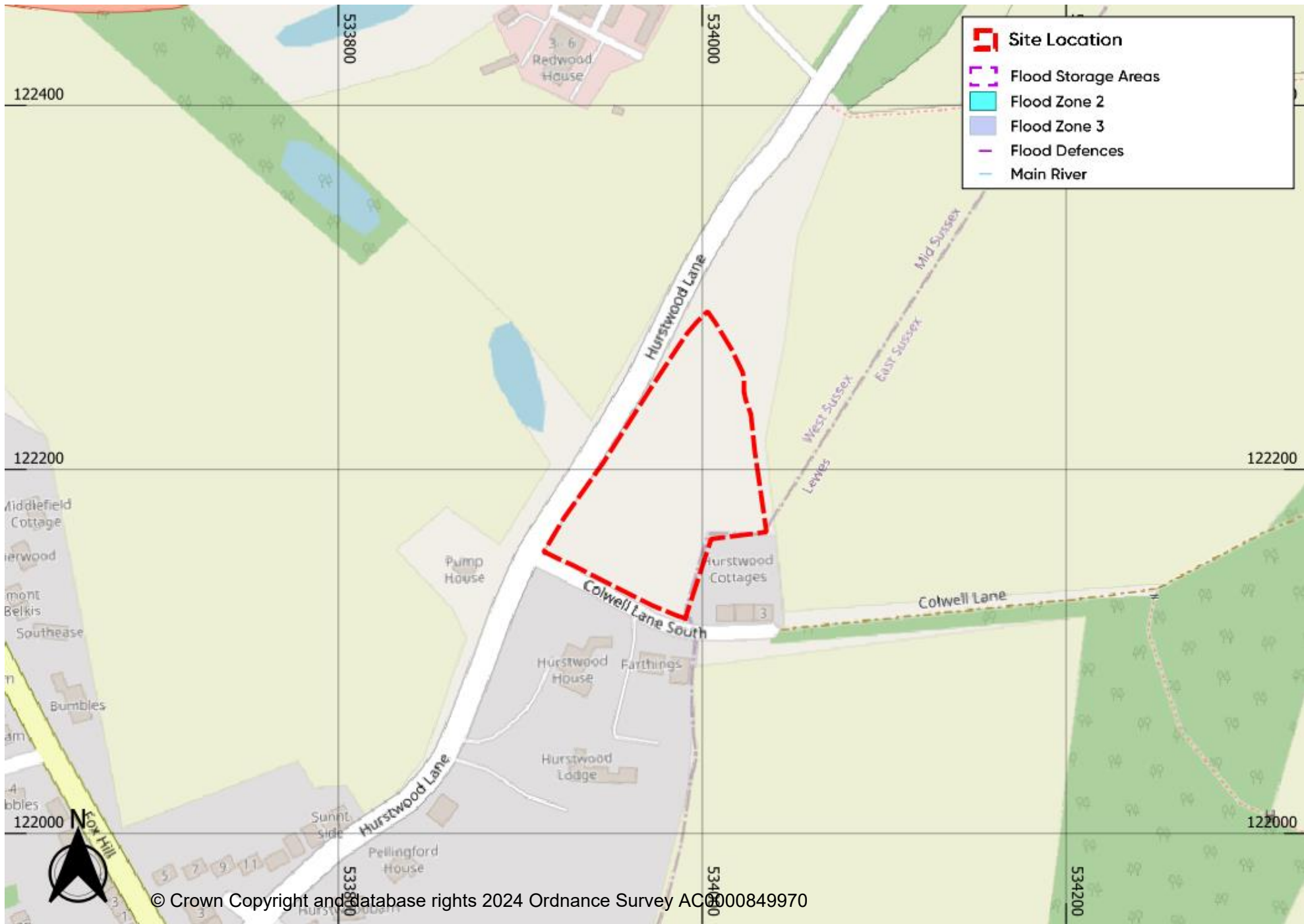
### Planning implications

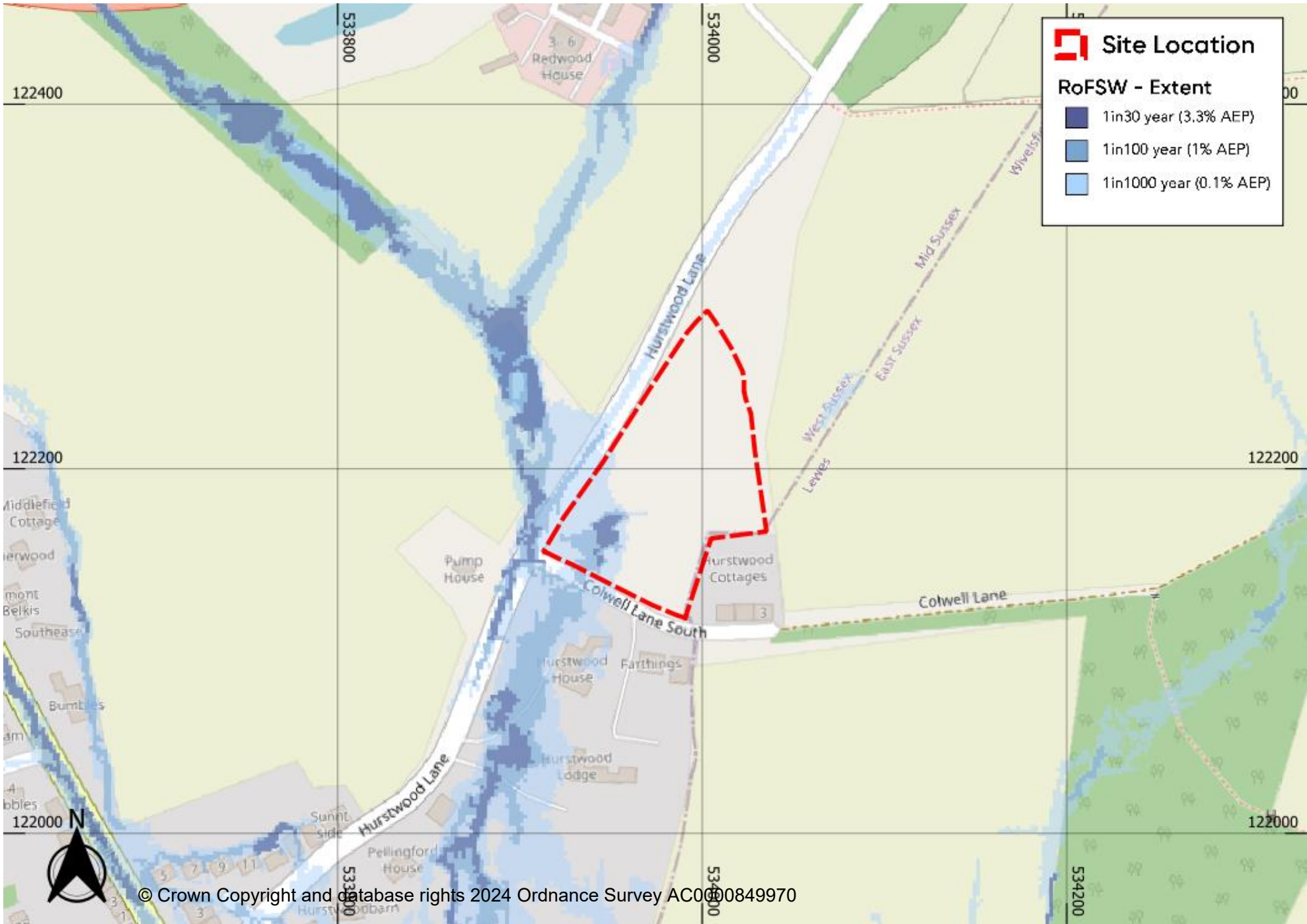
A Flood Risk Assessment and Foul Sewerage and Surface Water Assessment will be required to be submitted as the site covers an area greater than 1ha.

Exception Test is not required in accordance with Table 2 of the Planning Practice Guidance Flood Risk and Coastal Change

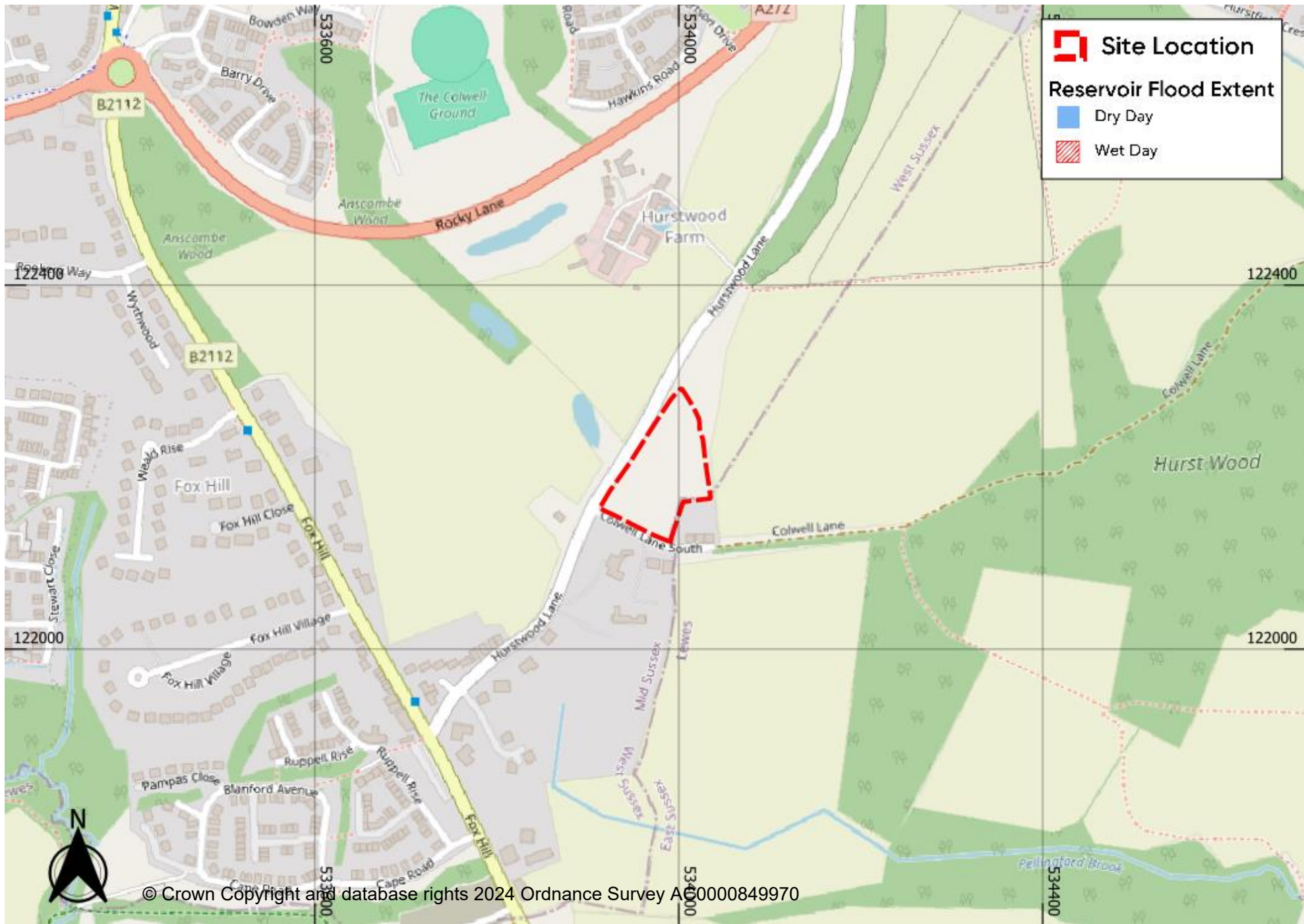
As the site is at risk of flooding from surface water, it will be necessary to assess the development under design flood conditions and provide appropriate mitigation in accordance with the guidance set out in the SFRA and the advice of the EA. Development should be avoided in flow paths. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSCC). The drainage strategy should address any isolated patches of surface water flooding on site. No development should be located in Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.



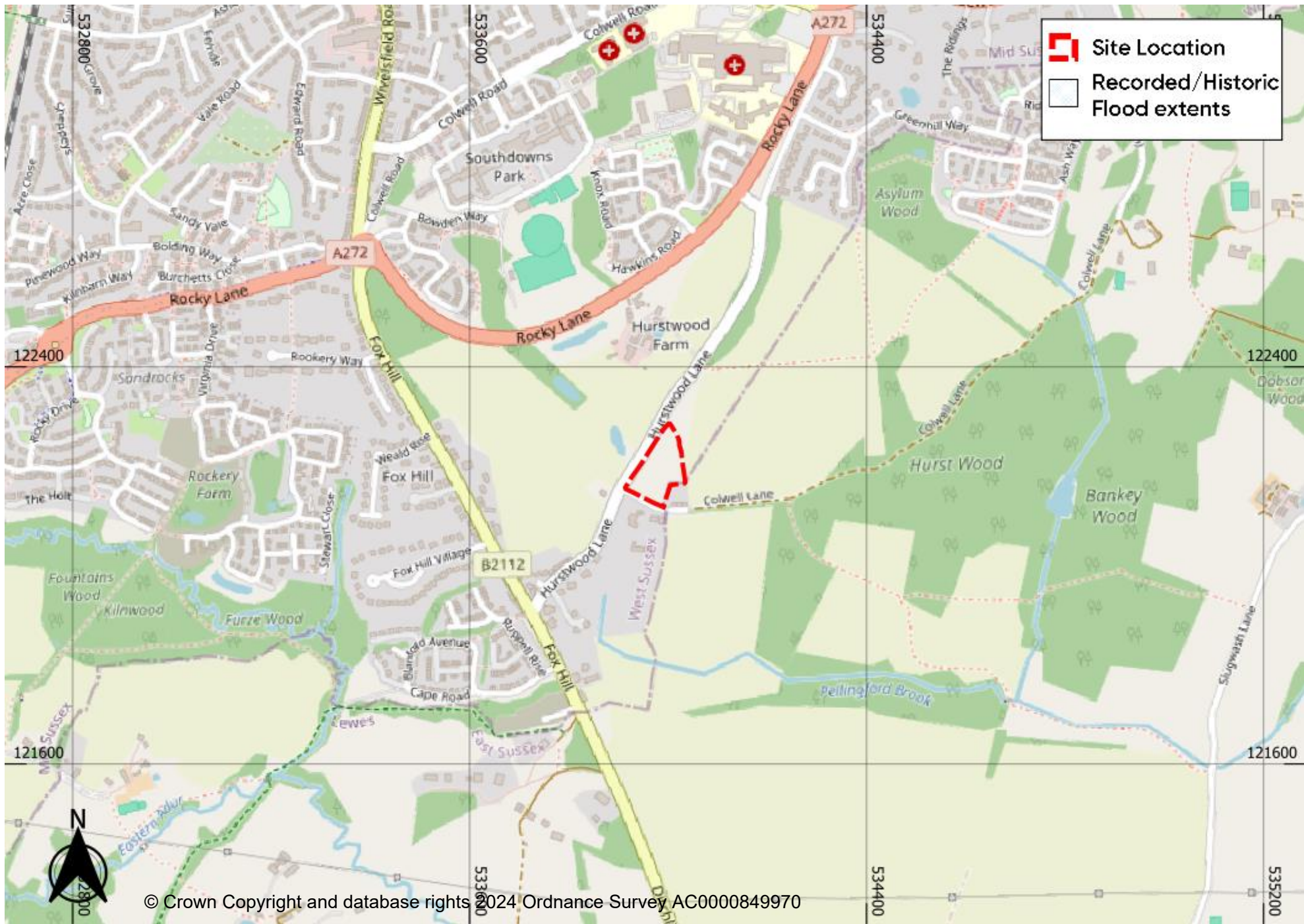




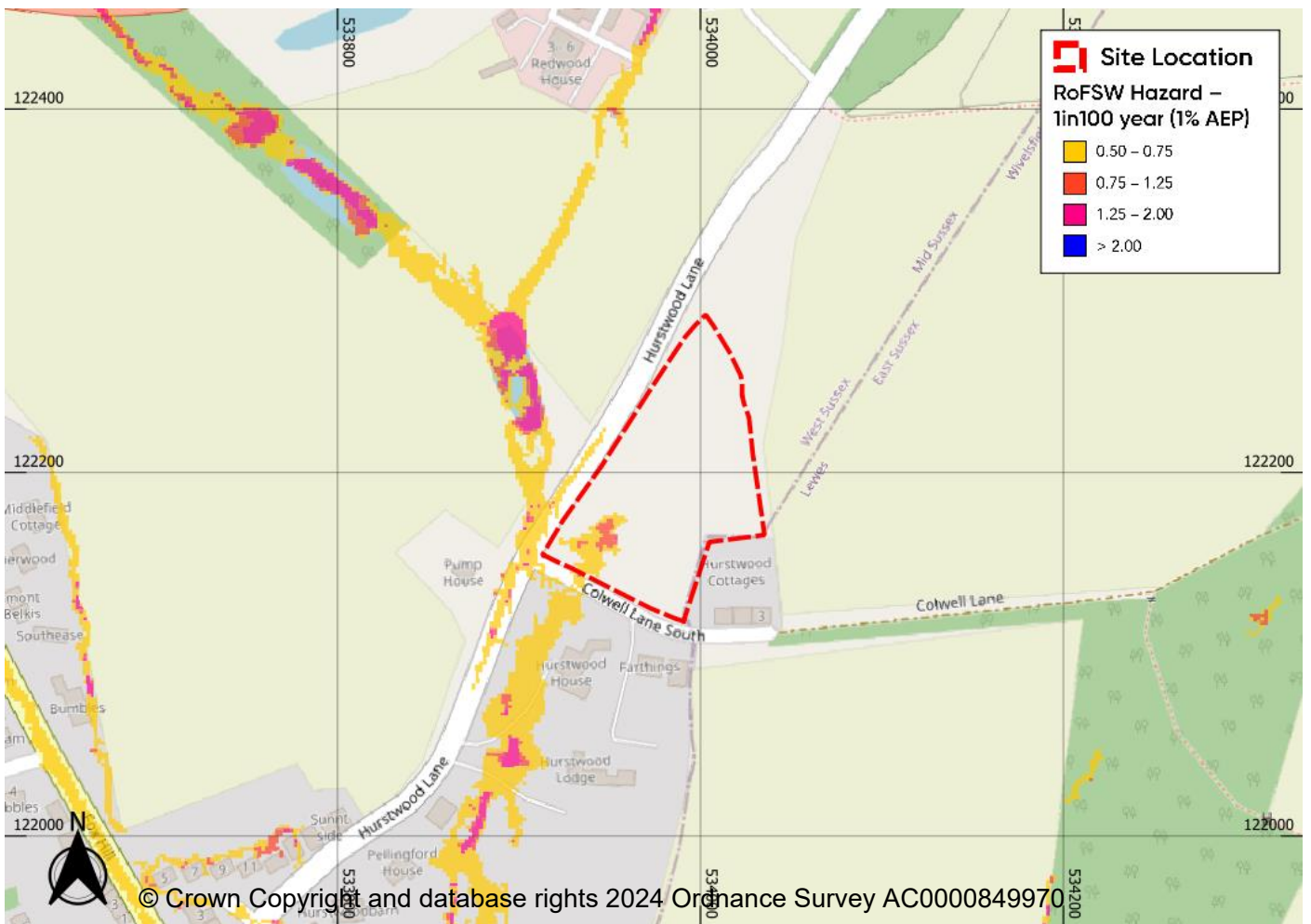
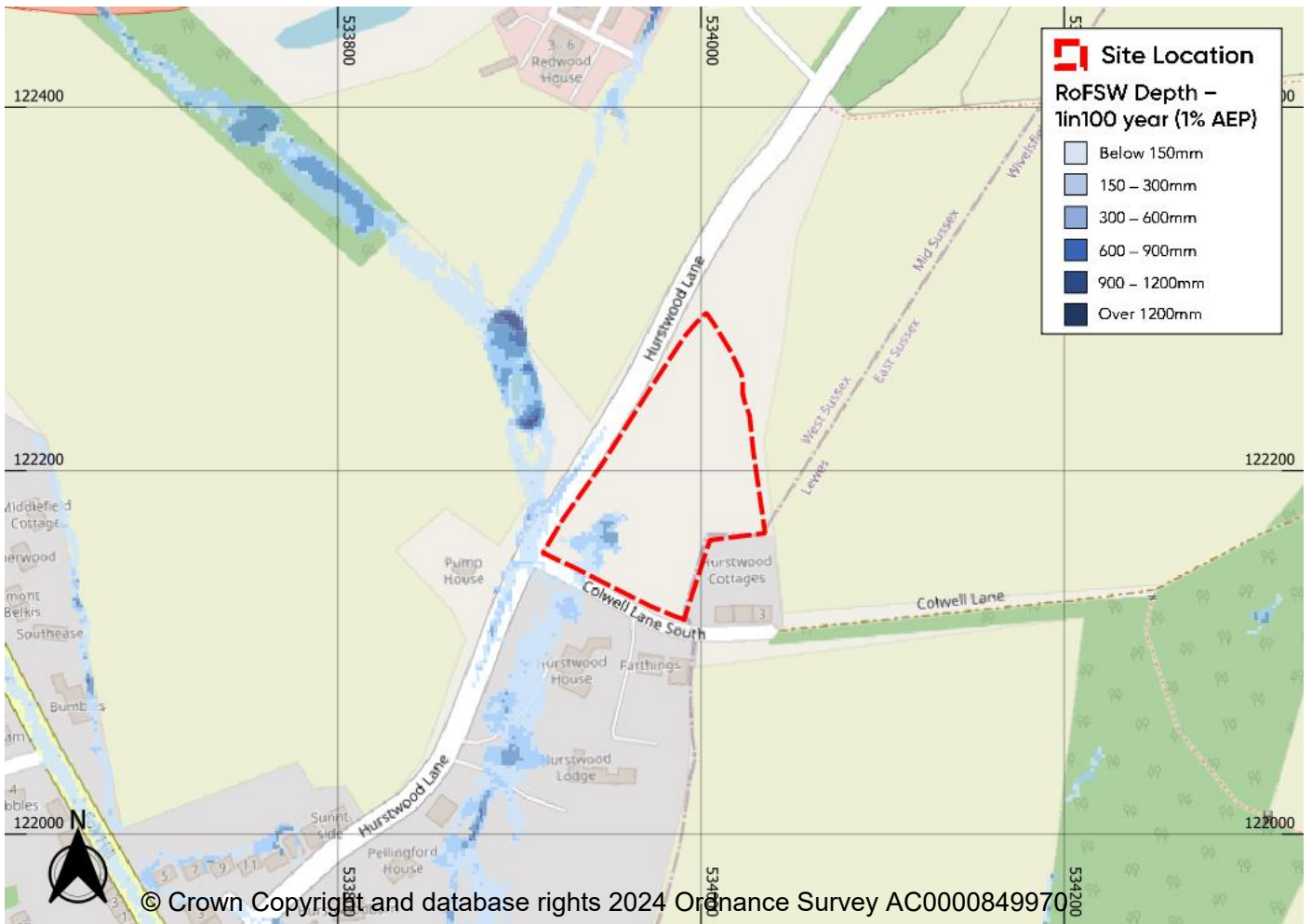


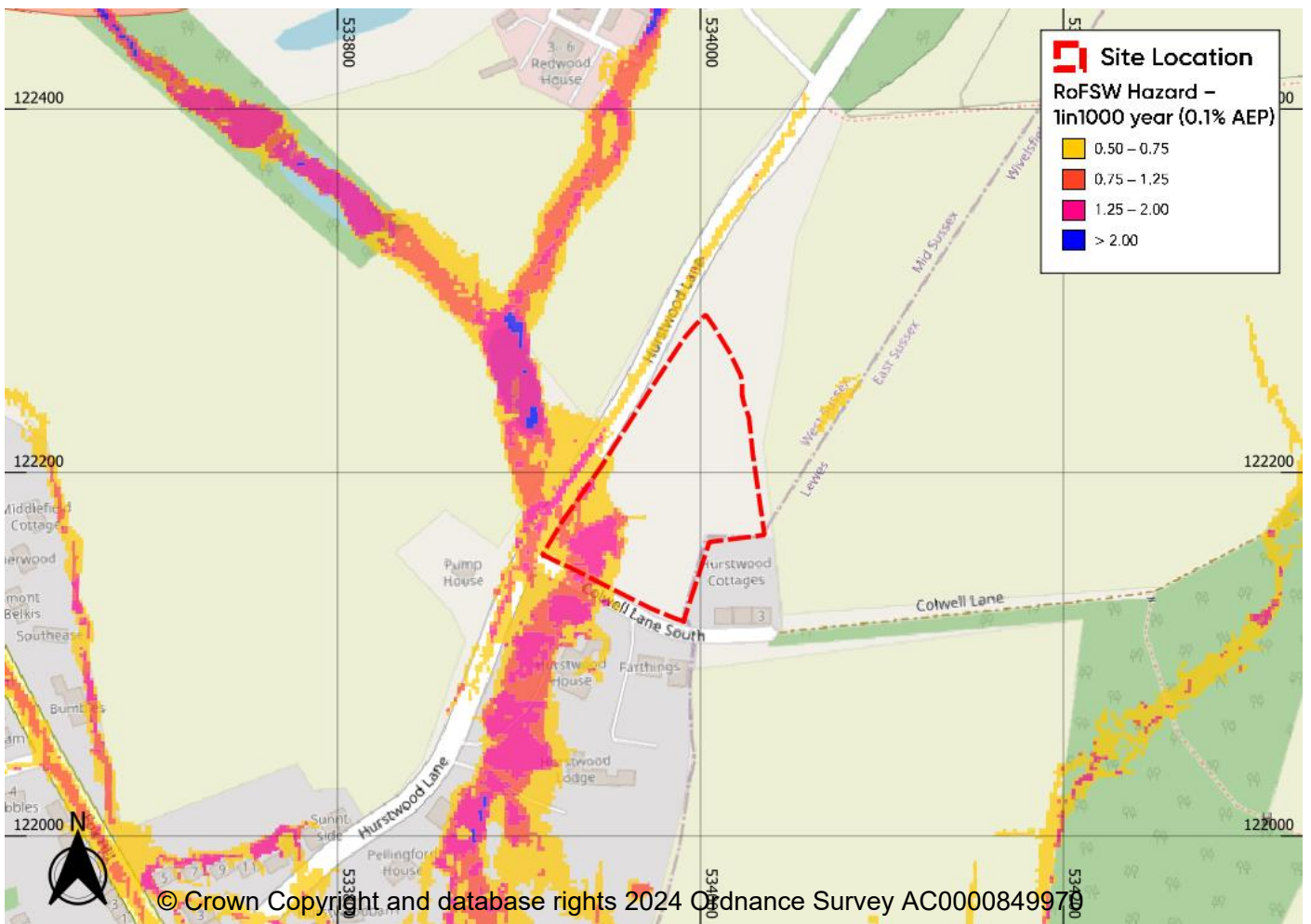
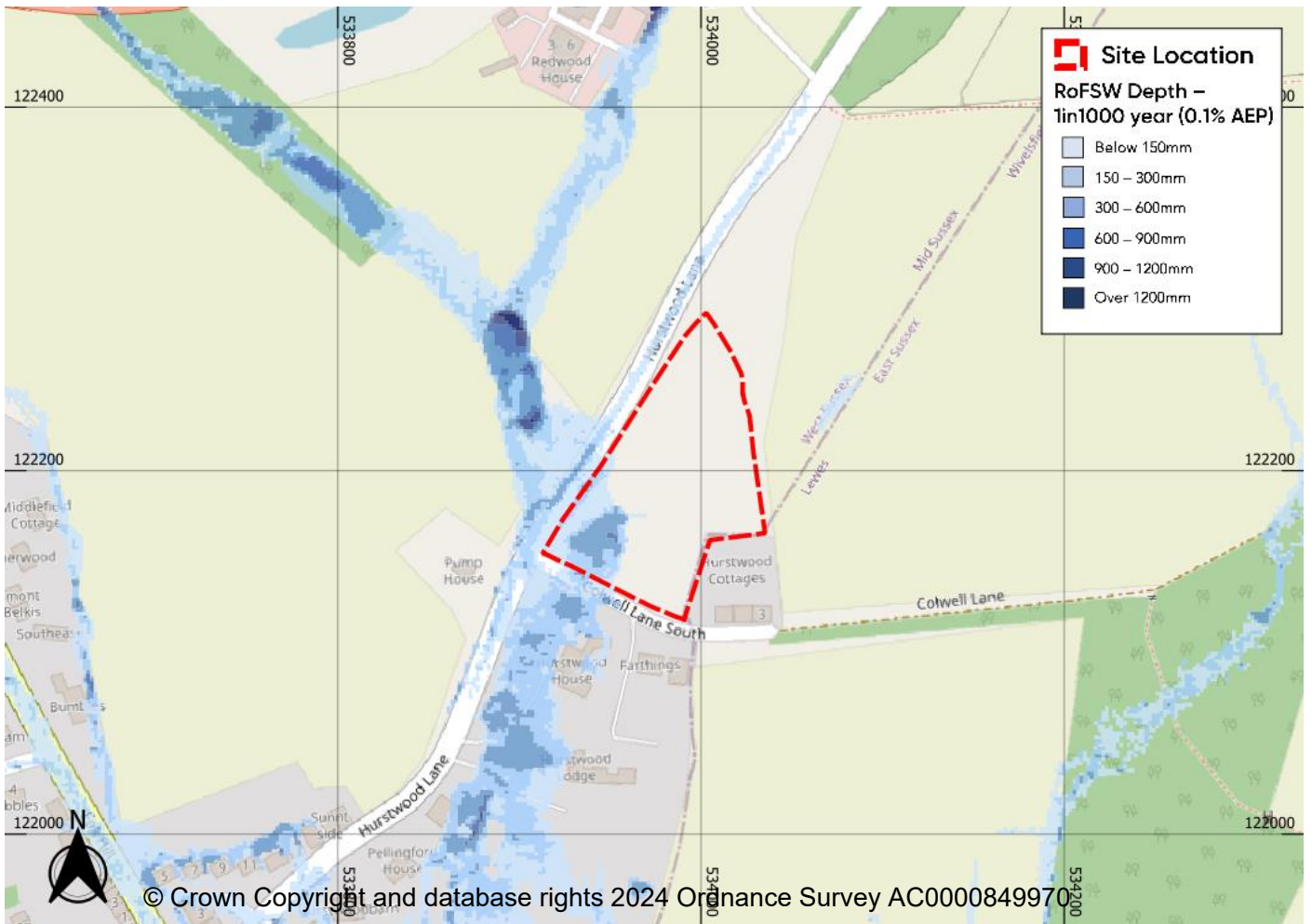














## DPA7: Land east of Borde Hill Lane, Haywards Heath

### Site details

Settlement: Haywards Heath  
 Area: 10.53ha  
 Shalaa: 556

|                 | Use   | Vulnerability classification                    |
|-----------------|---|---|
| <b>Current</b>  | Town Extension (Greenfield Strategic) Agriculture | Water-compatible development<br>Less vulnerable |
| <b>Proposed</b> | Residential Formal and informal open space        | More vulnerable<br>Water-compatible development |

### Current Risk summary

| Fluvial              |     |     |
|----------------------|-----|-----|
| % of the site within |     |     |
| FZ1                  | FZ2 | FZ3 |
| 98.6                 | 1.4 | 1.0 |

| Surface Water        |     |
|----------------------|-----|
| % of the site within |     |
| 1 in 30              | 2.2 |
| 1 in 100             | 2.8 |
| 1 in 1000            | 9.7 |

| Groundwater          |     |
|----------------------|-----|
| % of the site within |     |
| <25                  | 100 |
| 25-50                | -   |
| 50-75                | -   |
| >75                  | -   |

| Reservoir            |   |
|----------------------|---|
| % of the site within |   |
| Wet day              | - |
| Dry day              | - |

### Flood Defences

The site is in an area benefitting from flood defences.

### Flood Warning Area

The site is not located within a warning area. Part of the site is in the Scrase Bridge and West Common Streams Flood Alert area.

### Sources of flood risk

#### Topography

The site is reasonably flat, gently sloping from east to west. Site elevation varies from 77mAOD in the south, 72mAOD in the west, 59mAOD in the north and 57mAOD in the east.

#### Location of site within catchment

The site is located in the north-western upper course of the Scrase Bridge Stream at Haywards Heath catchment.

#### Existing drainage features

Watercourse (non-main) located along the northern boundary of the site. A lake is located approximately 60m west of the site.

#### Flood history

No historic flood outlines are recorded at the site on the EA Recorded Flood Outlines dataset. MSDC has no record of flooding around this site. Sewer flooding incidents have been reported in postcode areas in and around the site.

#### Fluvial

The majority of the site (98.6%) is located in Flood Zone 1, so has a less than 0.1% annual probability of river flooding. However, 1.4% and 1% of the site is located in Flood Zone 2 and 3 respectively, following the watercourse running along the northern boundary of the site and crossing it in the eastern part of the site.

#### Groundwater

The site is classified as having <25% susceptibility to groundwater flooding.

Superficial geology

- Head - Clay, Silt, Sand And Gravel

Bedrock geology

- Wadhurst Clay Formation - Mudstone, Lower Tunbridge Wells Sand - Sandstone, Siltstone And Mudstone, Cuckfield Stone Bed - Sandstone, Calcareous, Upper Tunbridge Wells Sand - Sandstone And Siltstone, Interbedded

#### Reservoir

The site is not at risk of flooding from high-risk reservoirs.

### Surface Water

According to the risk of flooding from surface water data, a small area of the site (2.2%) is at high risk of surface water flooding.

During the 3.3% current day AEP flood, there is an area of surface water flooding identified in the east area of the site, along the northern boundary of the site and also a dispersed area within the woodland in the west of the site. Area of flooding for 1%AEP surface water flood events are largely unchanged. For 0.1% AEP events a linear area of flooding crosses the central part of the site in a northeast direct towards the watercourse. Other smaller areas of flood occur within the western central part of the site and southeastern boundary.

Depths associated with the watercourse along the northern boundary during the 3.3% and 1% AEP events are up to 0.9m, increasing to up to 1.2m during 0.1% AEP events. The hazard rate for this is 'significant' (dangerous for most). The hazard rate of the surface water flood areas within the site is 'low' (caution).

### Flood risk management infrastructure

The site is not protected by any formal flood defences.

No residual risks from breach or overtopping of flood defences or reservoir failures have been identified at this site.

Natural raised ground along the watercourse in private ownership approximately 80m east of the site.

### Emergency Planning

#### Flood warning

The site is not located within a warning area. Part of the site (1.3%) is in the Scrase Bridge and West Common Streams Flood Alert area.

#### Access and egress

Flood Hazard is 'Low' to 'Significant' on site for the 'Medium' Risk scenario based on the EA's Risk of Flooding from Surface Water Maps. Part of the site adjacent to the watercourse is also at risk from the watercourse, though the hazard has not been assessed. There is a small areas of 'Significant' and 'Extreme' Hazard identified to the north of the site along Borde Hill Lane. However, hazard rating to the south is 'Low' and therefore safe access/egress to the wider area would be possible.

### Climate Change

#### Portion of site at future fluvial flood risk

| Future Flood Zone 2 | Future Flood Zone 3 | Future Flood Zone 3b |
|---------------------|---------------------|----------------------|
| 14.7%               | 1.4%                | 1.0%                 |

Review of the EA's Scrase Bridge Stream Model 2009 results shows that the extent of flooding is confined to the channel for the 1 in 100 year, 1 in 1000 year and 1 in 100 year event including a 20% allowance for climate change. A 37% allowance for climate change should be applied for residential development at this location, however, this scenario has not been run by the EA. Also, this model is old and a review of the hydrology and model construction would be advised when progressing any application.

#### Portion of site at future pluvial flood risk

| Management catchment | CC allowance | Present day 1% AEP extent | CC coverage |
|----------------------|--------------|---------------------------|-------------|
| Adur and Ouse        | 45%          | 2.8%                      | 9.7%        |

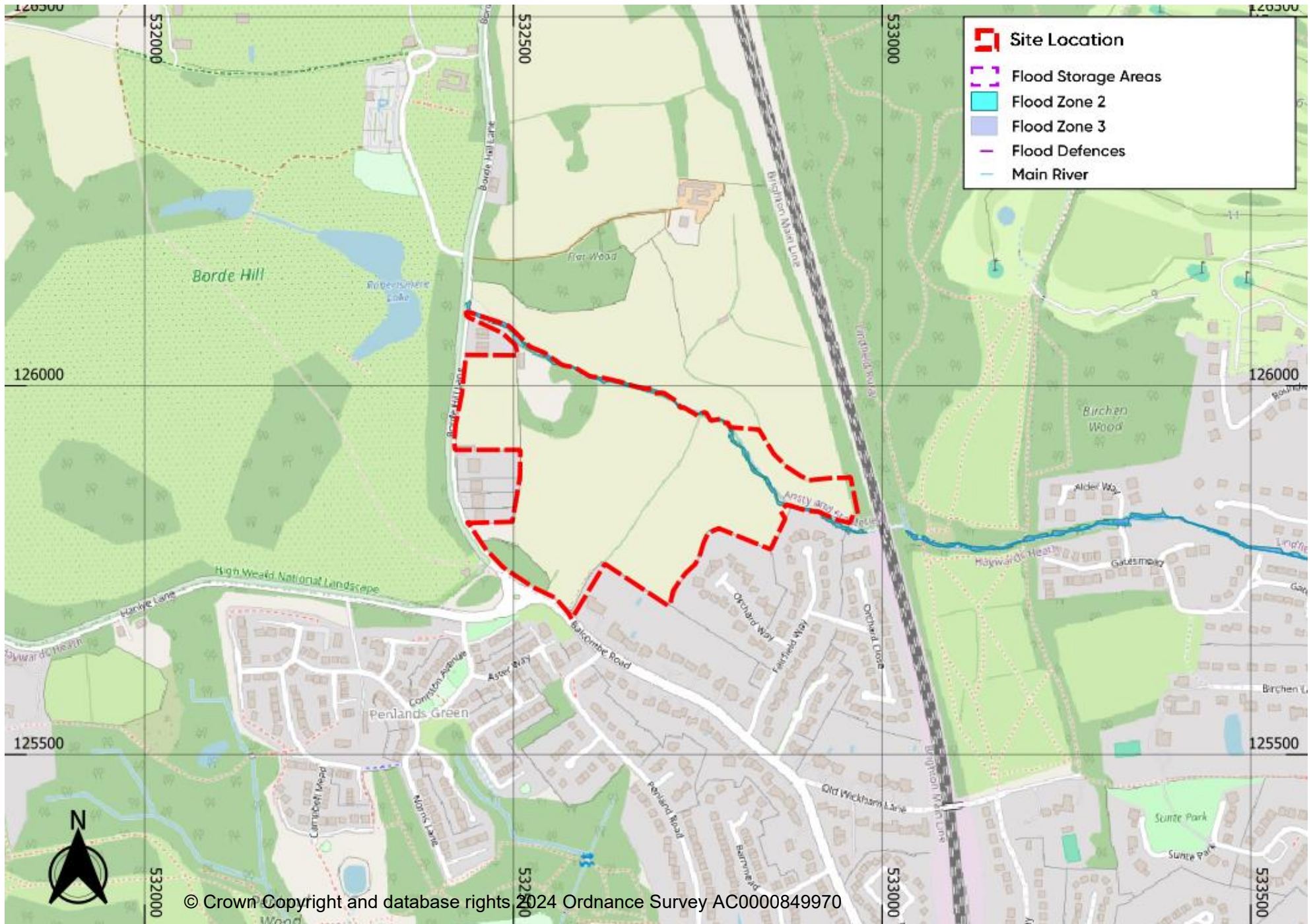


## Planning implications

A Flood Risk Assessment and Foul Sewerage and Surface Water Assessment will be required to be submitted as the site covers an area greater than 1ha.

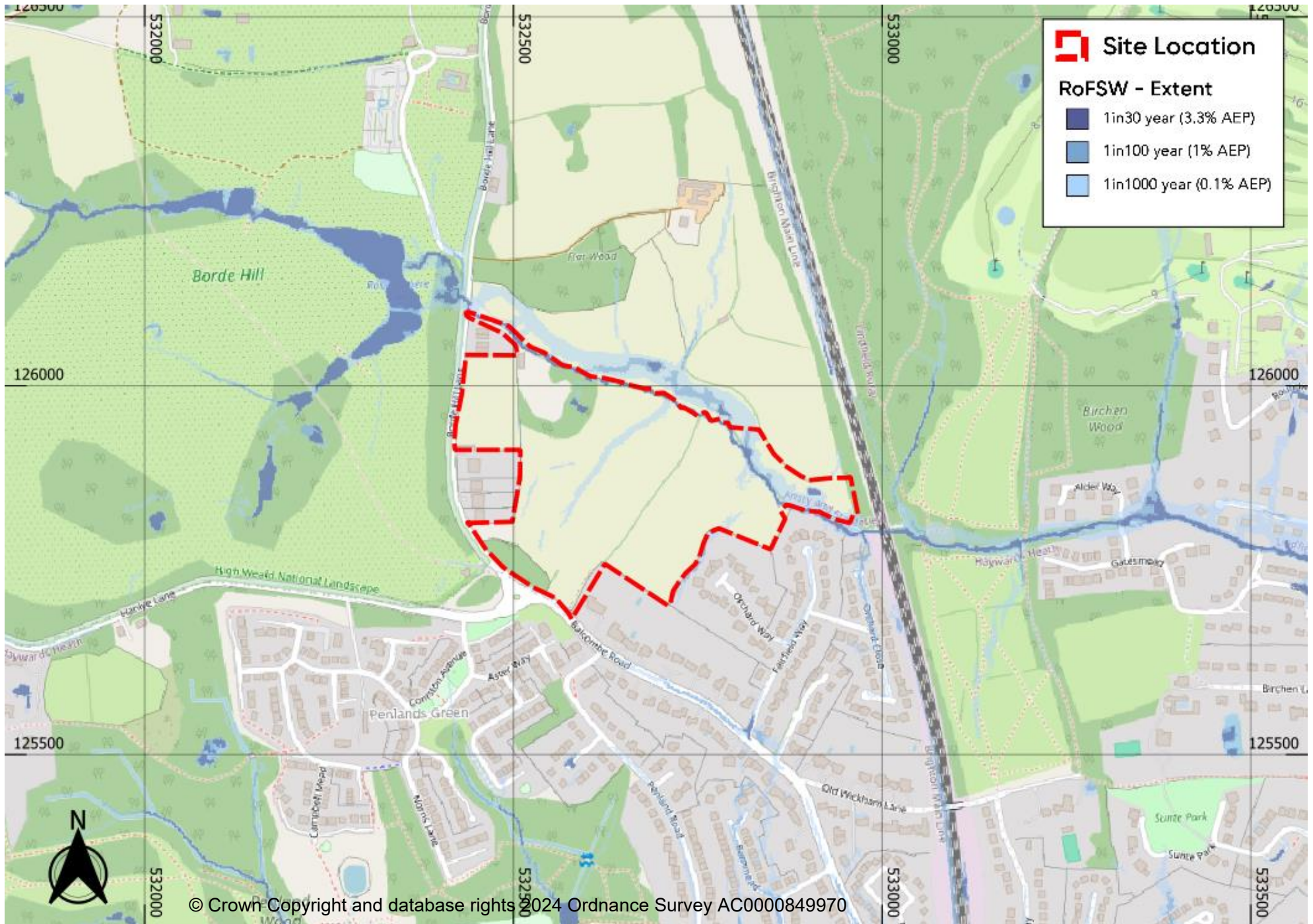
Exception Test required for 'more vulnerable' development including residential development, 'essential infrastructure' and 'highly vulnerable' development. To demonstrate the Exception Test can be passed (where applicable), it will be necessary to provide evidence that the development can provide sustainability benefits which outweigh the risk of flooding and produce a Flood Risk Assessment which demonstrates the users of the development will be safe for their lifetime taking into account the vulnerability of the users without making flood risk worse elsewhere and reducing flood risk offsite where possible.

As a small are of the site is located in Flood Zone 3, it will be necessary to assess the development under design flood conditions and provide appropriate mitigation in accordance with the guidance set out in the SFRA and the advice of the EA. This may need to be informed by hydraulic modelling due to the absence of flood data which includes an appropriate allowance for climate change. The assessment will also need to account for the risk of flooding from surface water. Development should be avoided in flow paths. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSCC). The drainage strategy should address any isolated patches of surface water flooding on site. No development should be located in Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

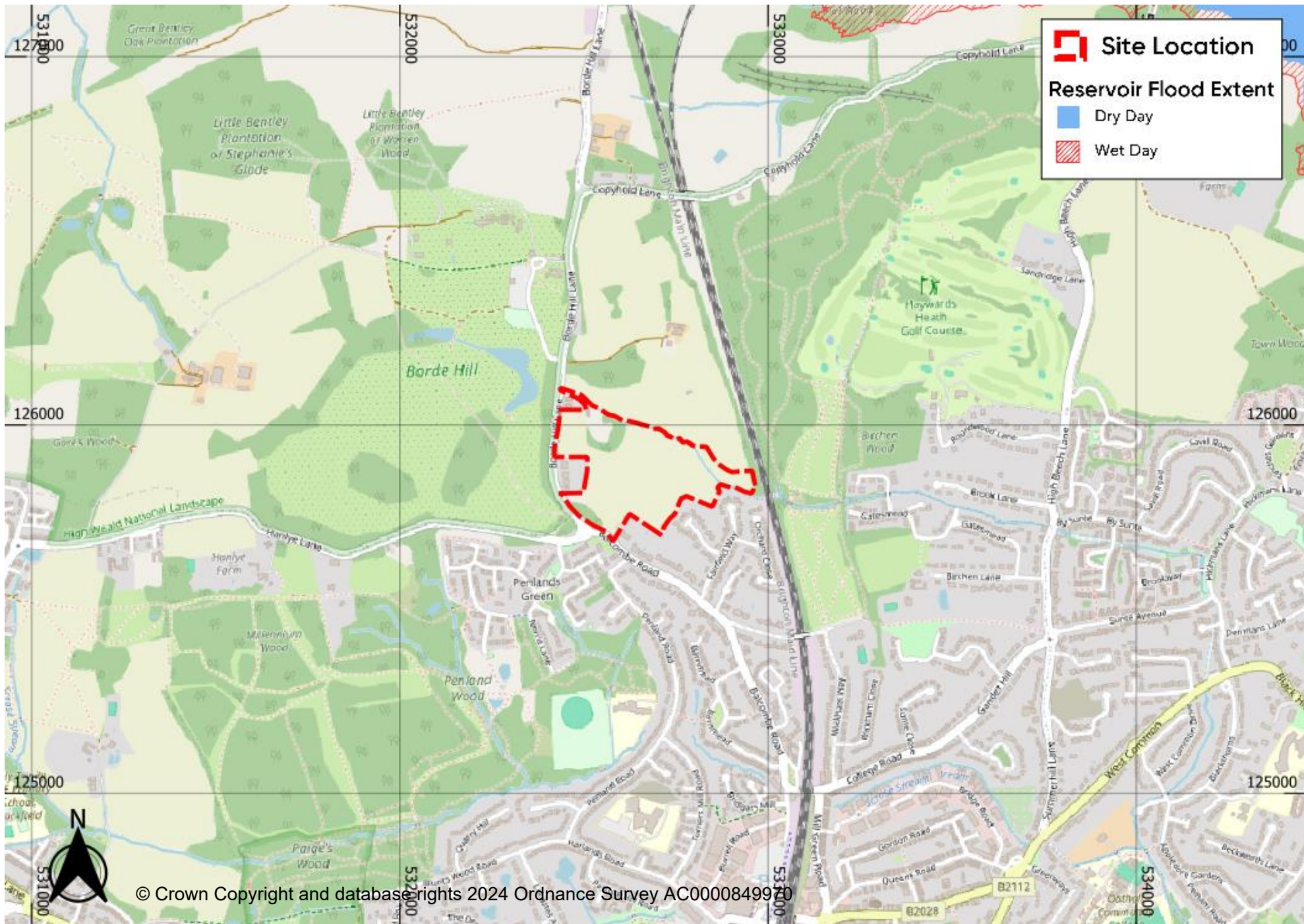


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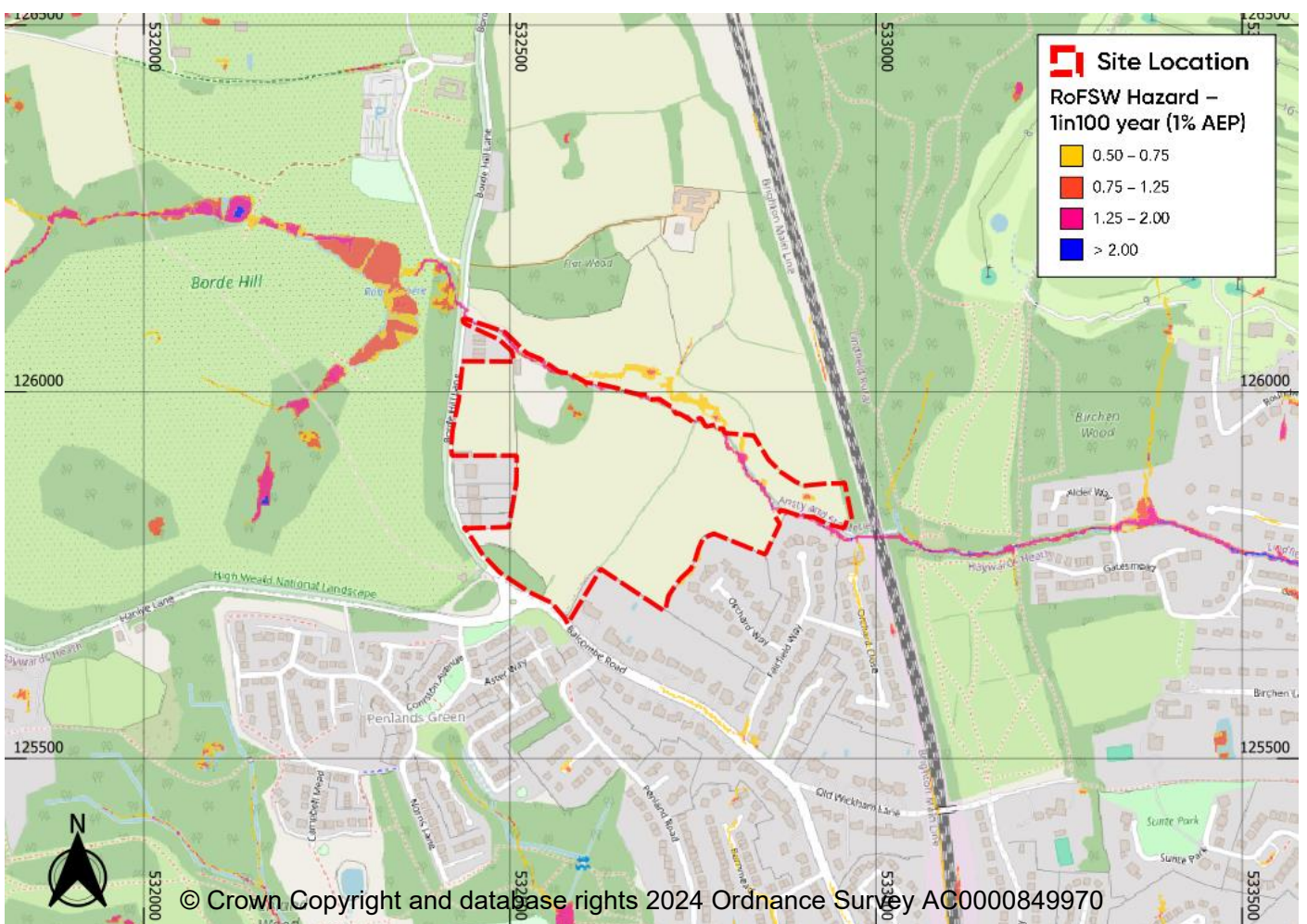
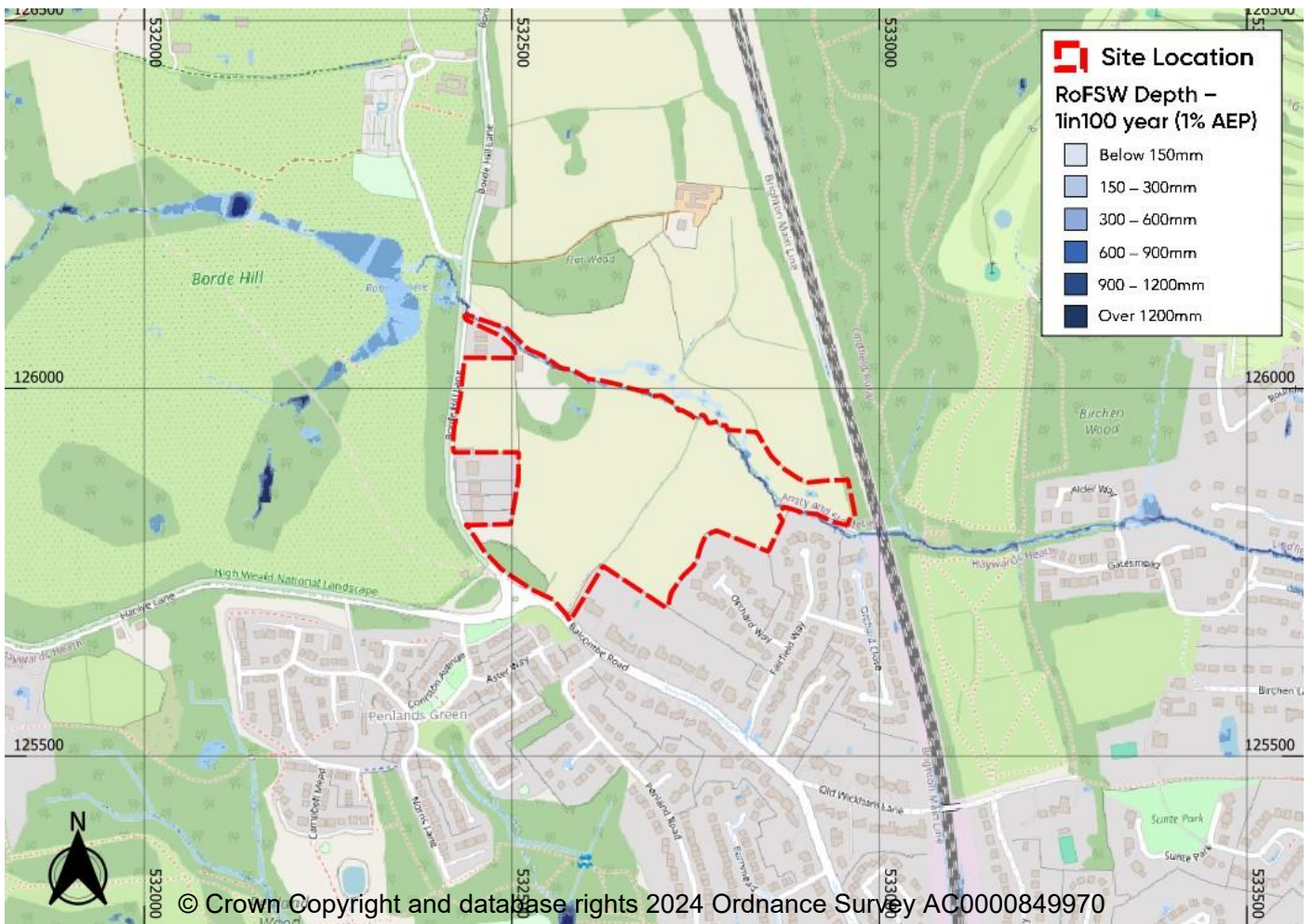




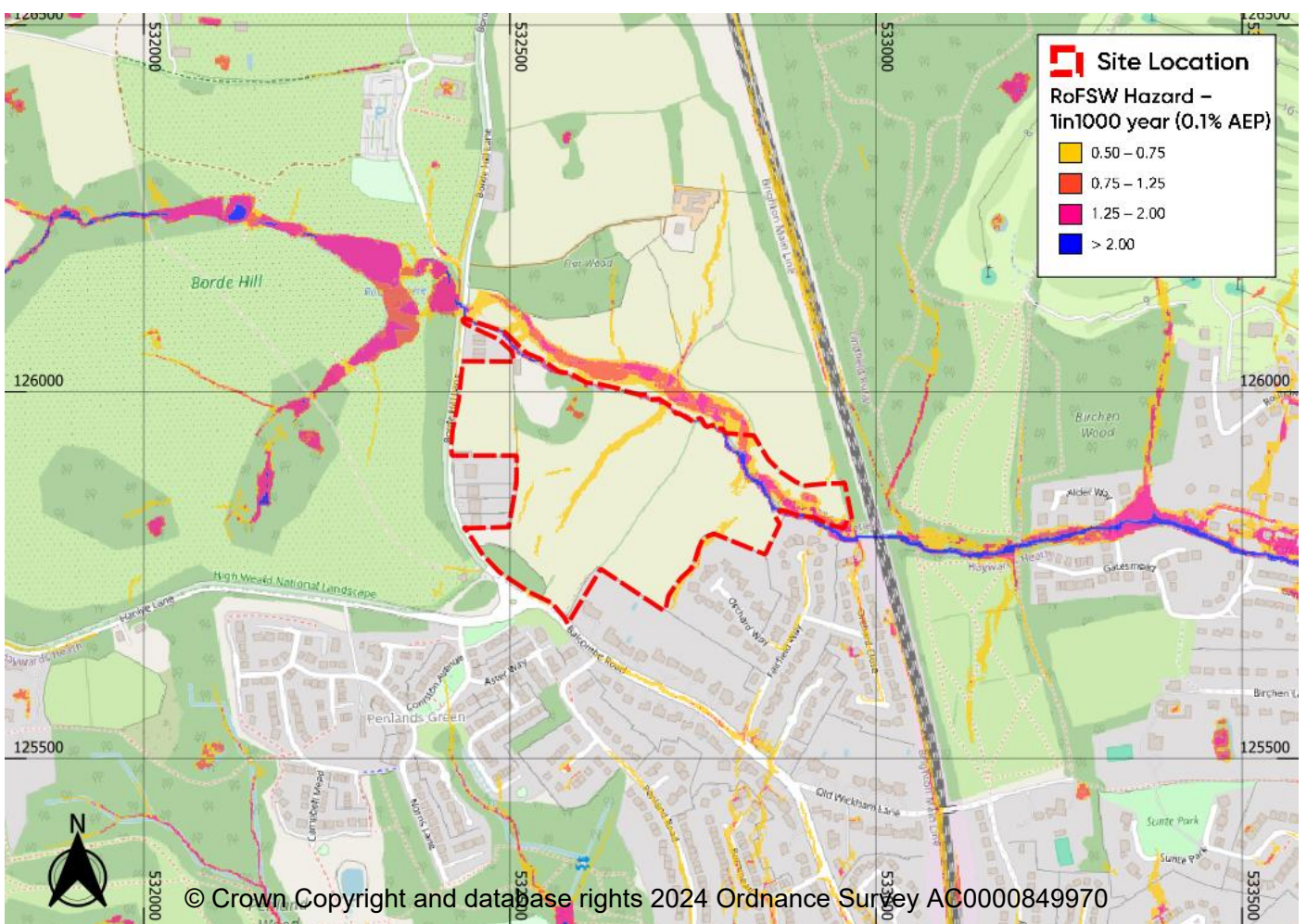
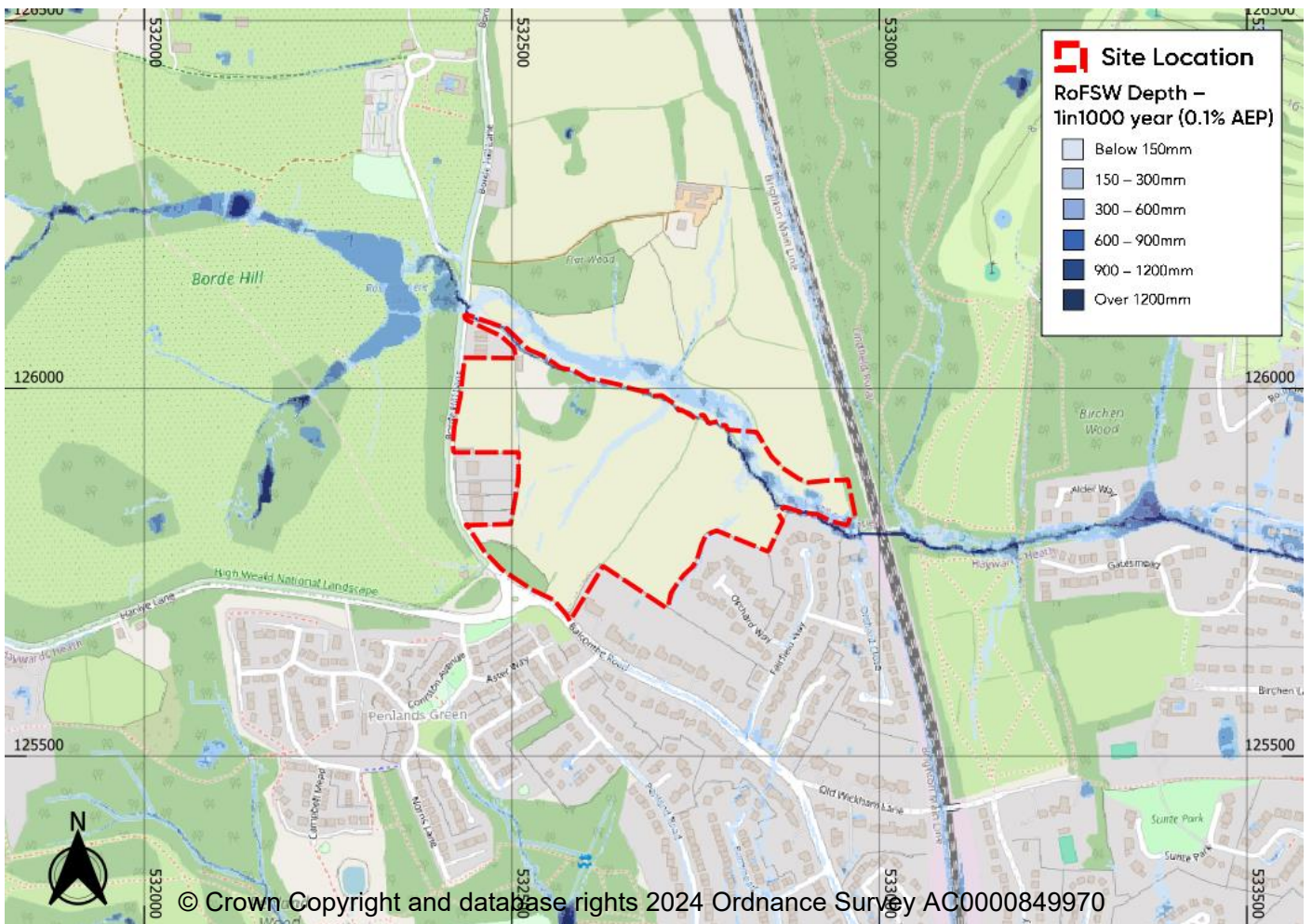














## DPA8: Orchards Shopping Centre, Haywards Heath

### Site details

Settlement: Haywards Heath  
 Area: 1.99ha  
 Shalaa: 1121

|                 | Use         | Vulnerability classification |
|-----------------|-------------|------------------------------|
| <b>Current</b>  | Shops       | Less vulnerable              |
| <b>Proposed</b> | Residential | More vulnerable              |

### Current Risk summary

| Fluvial              |     |     |
|----------------------|-----|-----|
| % of the site within |     |     |
| FZ1                  | FZ2 | FZ3 |
| 100                  | -   | -   |

| Surface Water        |     |
|----------------------|-----|
| % of the site within |     |
| 1 in 30              | 0.1 |
| 1 in 100             | 1.1 |
| 1 in 1000            | 6.4 |

| Groundwater          |                                      |
|----------------------|--------------------------------------|
| % of the site within |                                      |
| <25                  | No risk is anticipated to be present |
| 25-50                |                                      |
| 50-75                |                                      |
| >75                  |                                      |

| Reservoir            |   |
|----------------------|---|
| % of the site within |   |
| Wet day              | - |
| Dry day              | - |

| Flood Defences  |
|---|
| The site is not in an area benefitting from flood defences. |

| Flood Warning Area  |
|---|
| The site is not located within a flood alert or flood warning area. |

### Sources of flood risk

#### Topography

The site is reasonably flat, gently sloping from north to south. Site elevation varies from 84mAOD in the north to 80mAOD in the south.

#### Location of site within catchment

The site is located in the south upper course of the Scrase Bridge Stream at Haywards Heath catchment.

#### Existing drainage features

None identified within site boundary based off OSM Standard Mapping.

#### Flood history

No historic flood outlines are recorded at the site on the EA Recorded Flood Outlines dataset. MSDC has records of flooding along South Road in 2019. Sewer flooding incidents have been reported in postcode areas in and around the site.

#### Surface Water

According to the risk of flooding from surface water data, a very small area of the site (0.1%) is at high risk of surface water flooding.

During the 3.3% current day AEP flood, there are no areas of the site identified for surface water flooding.

During 1.1% and 0.1% AEP current day surface water flood events stretches of flooding occur along the streets going north-south through the site and along the edge of the hard surface car parks. Depths within the stretches of flooding are predominately up to 0.15m with a maximum of up to 0.6m reached in areas of pooling. The hazard rate remains 'low' (caution).

#### Fluvial

The entire site is located in Flood Zone 1, so has a less than 0.1% annual probability or river flooding.

#### Groundwater

The site is not located in an area susceptible to groundwater flooding.  
 Superficial geology

- None

Bedrock geology

- Upper Tunbridge Wells Sand - Sandstone And Siltstone, Interbedded

#### Reservoir

The site is not at risk of flooding from high-risk reservoirs.

### Flood risk management infrastructure

The site is not protected by any formal flood defences.  
No residual risks from breach or overtopping of flood defences or reservoir failures have been identified at this site.

### Emergency Planning

#### Flood warning

The site is not located within a flood alert or flood warning area.

#### Access and egress

Flood Hazard is 'Low' to 'Moderate' on site for the 'Medium' Risk scenario based on the EA's Risk of Flooding from Surface Water Maps. However, the access/egress route hazard rating is 'Low' and therefore safe access/egress should be possible.

### Climate Change

#### Portion of site at future fluvial flood risk

| Future Flood Zone 2 | Future Flood Zone 3 | Future Flood Zone 3b |
|---------------------|---------------------|----------------------|
| -                   | -                   | -                    |

#### Portion of site at future pluvial flood risk

| Management catchment | CC allowance | Present day 1% AEP extent | CC coverage |
|----------------------|--------------|---------------------------|-------------|
| Adur and Ouse        | 45%          | 1.1%                      | 6.4%        |

### Planning implications

A Flood Risk Assessment and Foul Sewerage and Surface Water Assessment will be required to be submitted as the site covers an area greater than 1ha.

Exception Test is not required in accordance with Table 2 of the Planning Practice Guidance Flood Risk and Coastal Change

As the site is at risk of flooding from surface water, it will be necessary to assess the development under design flood conditions and provide appropriate mitigation in accordance with the guidance set out in the SFRA and the advice of the EA. Development should be avoided in flow paths. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSCC). The drainage strategy should address any isolated patches of surface water flooding on site. No development should be located in Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

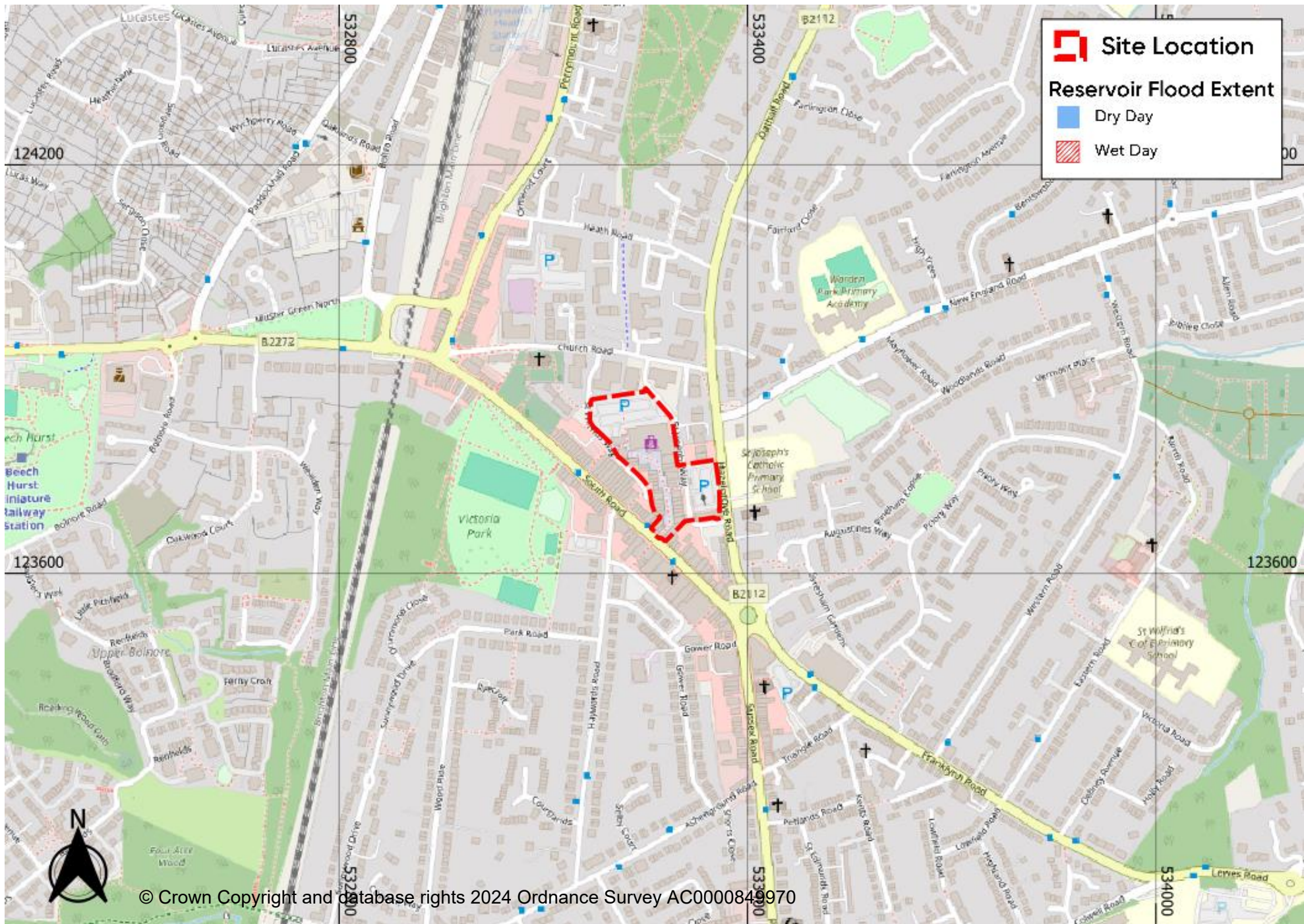




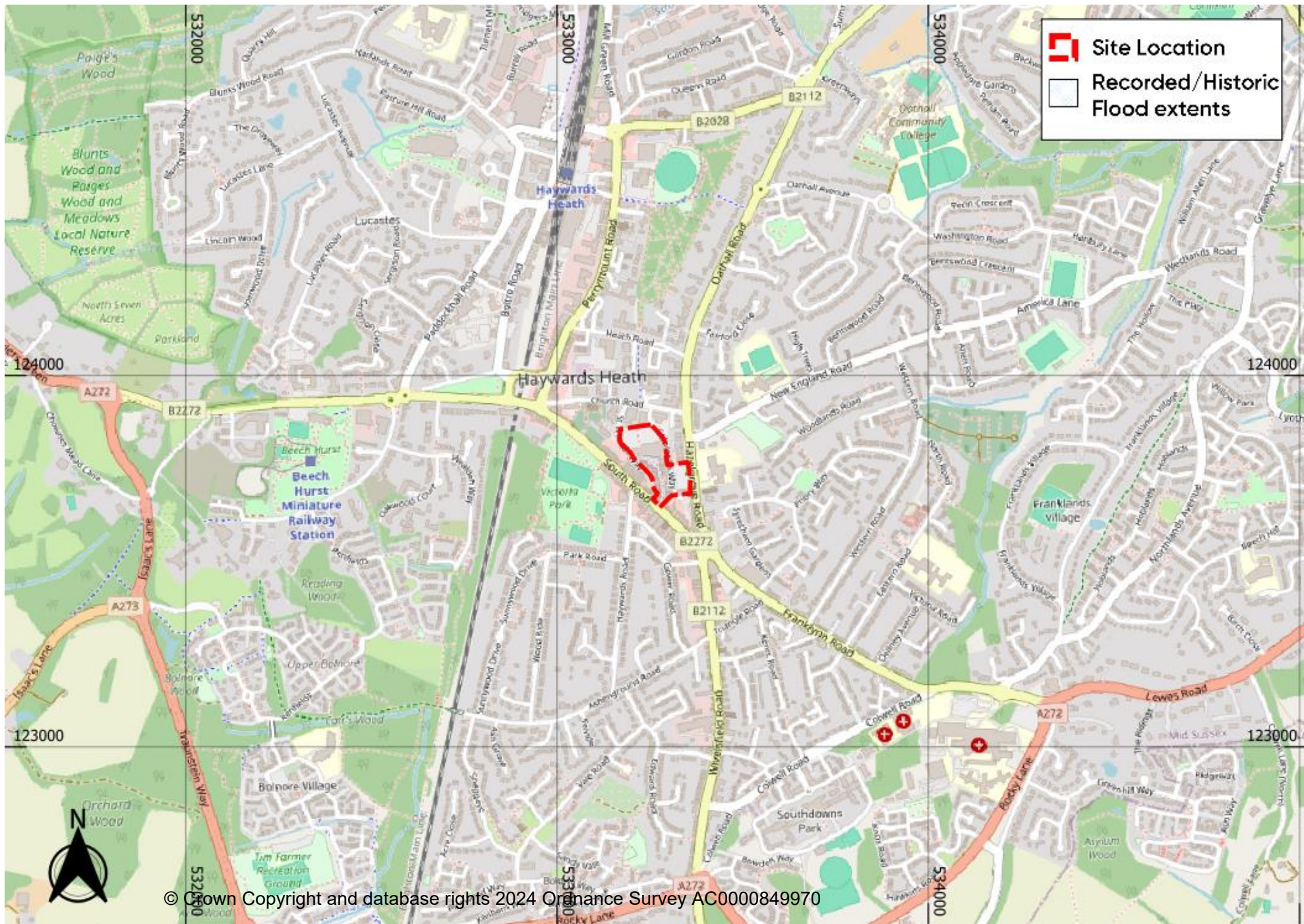






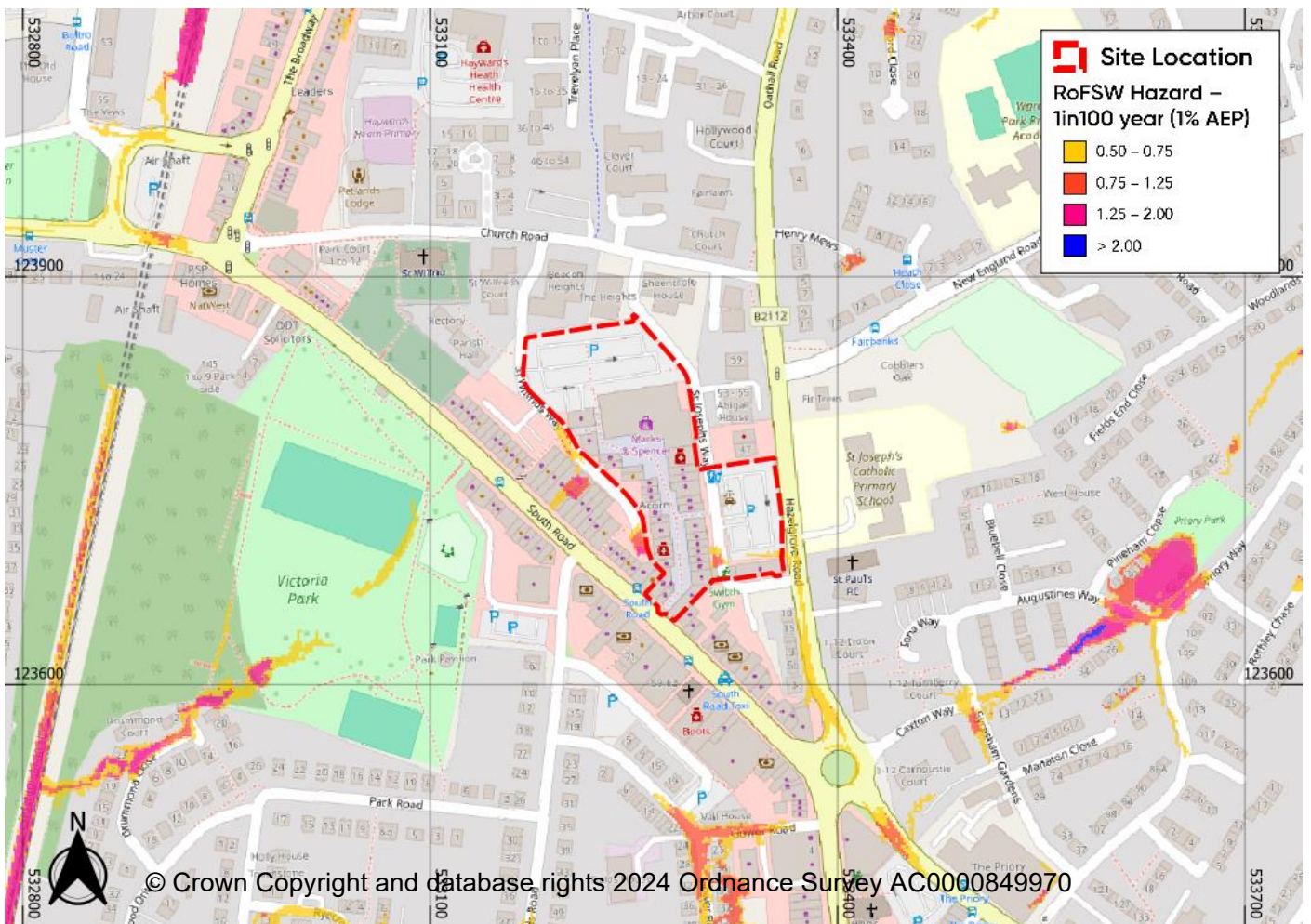
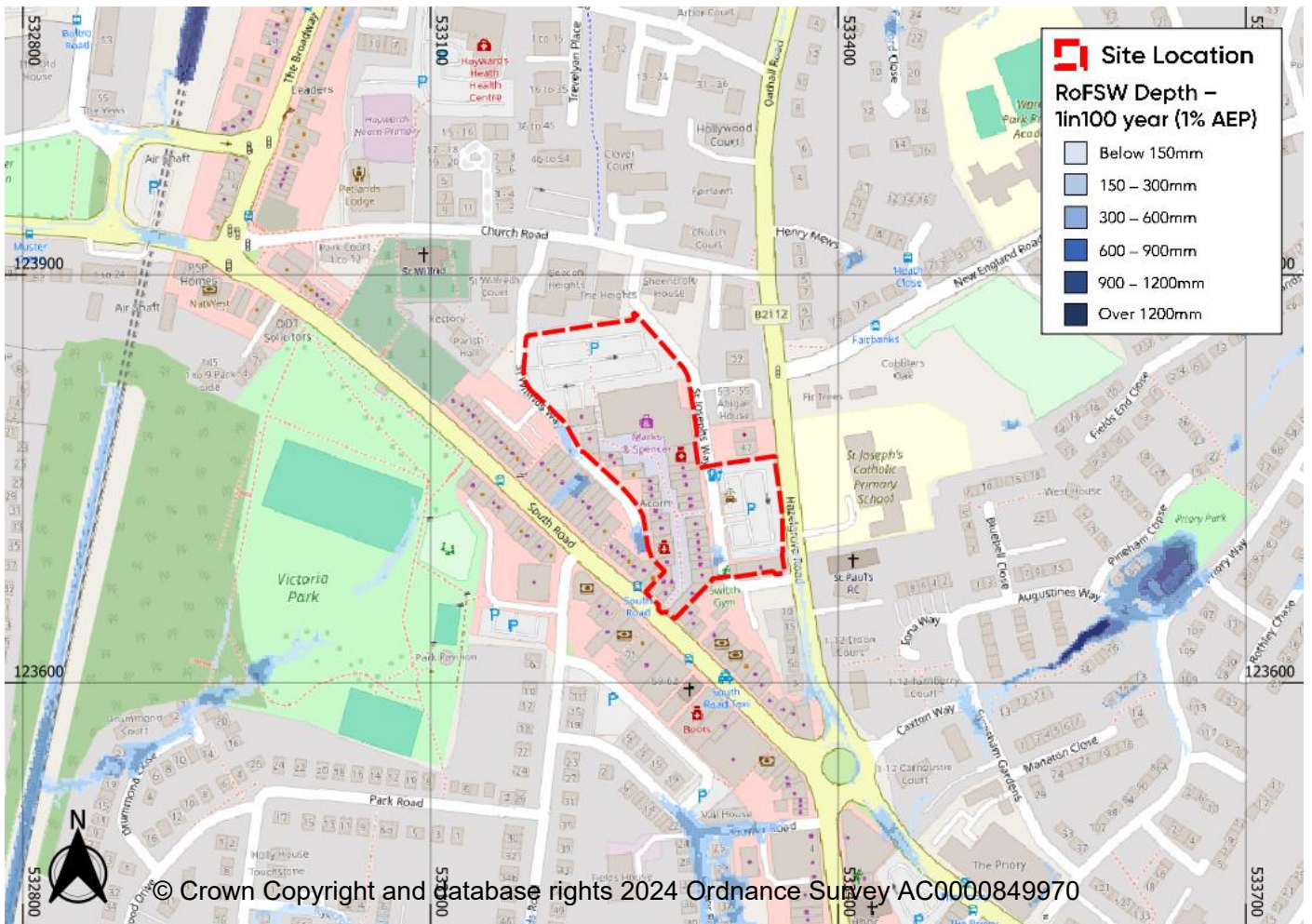




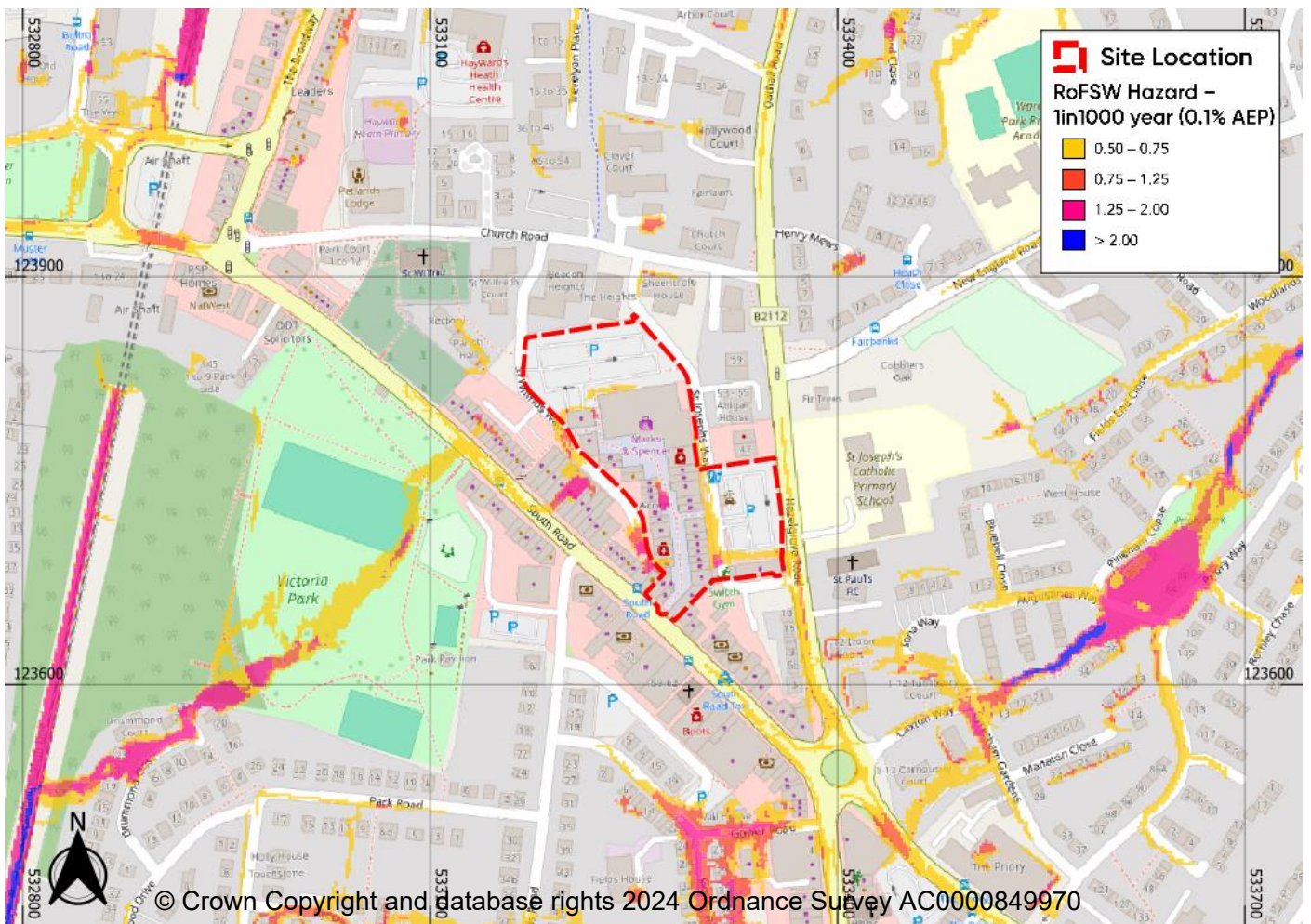
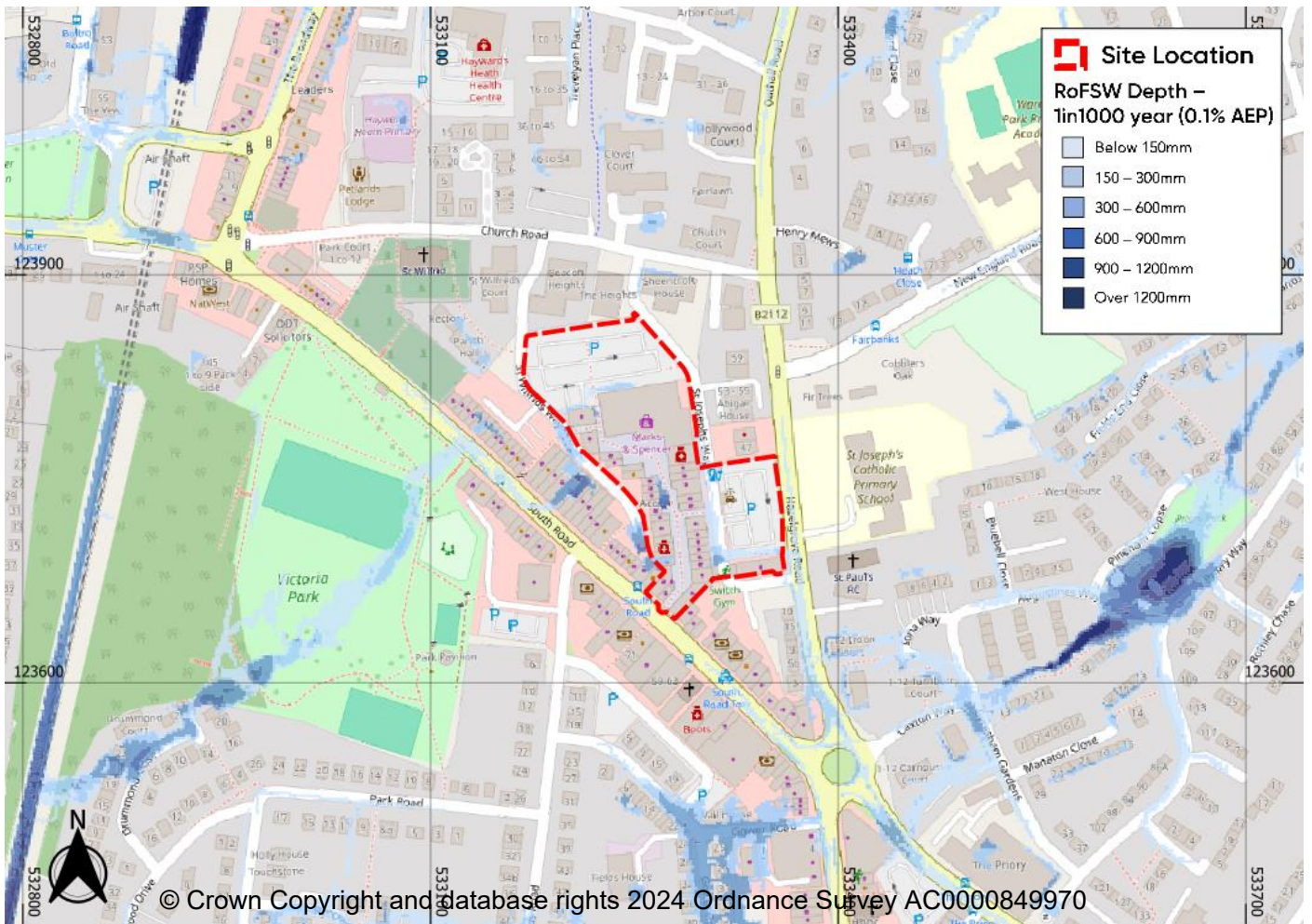


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## DPA9: Land to west of Turners Hill Road, Crawley Down

### Site details

Settlement: Crawley Down  
 Area: 34.47ha  
 Shelaa: 688

|                 | Use   | Vulnerability classification  |
|-----------------|---|---|
| <b>Current</b>  | Village Greenfield<br>Agriculture<br>Un-Managed Forest                                | Water-compatible development  |
| <b>Proposed</b> | Residential<br>Formal and informal open space<br>Care Community<br>Community Building | More vulnerable<br>Water-compatible development<br>More vulnerable<br>Less vulnerable |

### Current Risk summary

| Fluvial              |     |     |
|----------------------|-----|-----|
| % of the site within |     |     |
| FZ1                  | FZ2 | FZ3 |
| 100                  | -   | -   |

| Surface Water        |      |
|----------------------|------|
| % of the site within |      |
| 1 in 30              | 2.2  |
| 1 in 100             | 4.7  |
| 1 in 1000            | 15.2 |

| Groundwater          |                                      |
|----------------------|--------------------------------------|
| % of the site within |                                      |
| <25                  | No risk is anticipated to be present |
| 25-50                |                                      |
| 50-75                |                                      |
| >75                  |                                      |

| Reservoir            |   |
|----------------------|---|
| % of the site within |   |
| Wet day              | - |
| Dry day              | - |

| Flood Defences  |
|---|
| The site is not in an area benefitting from flood defences. |

| Flood Warning Area  |
|---|
| The site is not located within a flood alert or flood warning area. |

### Sources of flood risk

#### Topography

The site is reasonably flat, gently sloping from east to west. Site elevation varies from 114mAOD in the north, 127mAOD in the east, 107mAOD in the south and 118mAOD in the west.

#### Location of site within catchment

Kits Brooks runs across the southern part of the site before joining/becoming the Burstow Stream to the north of Crabbet Park. Burstow Stream is a tributary of the Mole and joins it downstream of Horley.

#### Existing drainage features

Kits Brooks (non main river) is crossing the southern part of the site east to west, with a number of pond downstream from the site.

#### Flood history

No historic flood outlines are recorded at the site on the EA Recorded Flood Outlines dataset. MSDC has no record of flooding around this site. Sewer flooding incidents have been reported in postcode areas in and around the site.

#### Fluvial

The entire site is located in Flood Zone 1, so has a less than 0.1% annual probability of river flooding.

#### Groundwater

The site is not located in an area susceptible to groundwater flooding.

Superficial geology

- None

Bedrock geology

- Upper Tunbridge Wells Sand - Sandstone And Siltstone, Interbedded, Upper Tunbridge Wells Sand - Mudstone

#### Reservoir

The site is not at risk of flooding from high-risk reservoirs.

### Surface Water

According to the risk of flooding from surface water data, a small area of the site (2.2%) is at high risk of surface water flooding.

During the 3.3% current day AEP flood, there are a couple of linear areas in the south-west of the site identified for surface water flooding and also an area in the north-west of the site identified as surface water flooding.

During the 0.1% AEP current day surface water flood event the linear area of flooding in the southwestern part of the site extends northeast to the site's eastern boundary.

The depth of the surface water flood areas in the southern part of the site are generally a constant up to 0.15m. During 0.1%AEP events, the western sections of the flood area reach up to 0.3m. The hazard rate is predominately 'low' (caution) with occasional 'moderate' (dangerous for some). The pooling area of surface water flooding in the northwest corner reaches depths of up to 0.9m in 3.3% AEP events and greater than 1.2m in 0.1% AEP events. This flood area attracts a hazard rate of 'significant' (dangerous for most).

### Emergency Planning

#### Flood warning

The site is not located within a flood alert or flood warning area.

#### Access and egress

Flood Hazard is 'Low' to 'Significant' on site for the 'Medium' Risk scenario based on the EA's Risk of Flooding from Surface Water Maps. Access to Watlage Lane to the south could be affected. However, the access/egress route via Turners Hill Road has a hazard rating of 'Low' and therefore safe access/egress should be possible.

### Climate Change

#### Portion of site at future fluvial flood risk

| Future Flood Zone 2 | Future Flood Zone 3 | Future Flood Zone 3b |
|---------------------|---------------------|----------------------|
| -                   | -                   | -                    |

#### Portion of site at future pluvial flood risk

| Management catchment | CC allowance | Present day 1% AEP extent | CC coverage |
|----------------------|--------------|---------------------------|-------------|
| Mole                 | 40%          | 4.7%                      | 15.2%       |

### Flood risk management infrastructure

The site is not protected by any formal flood defences.

No residual risks from breach or overtopping of flood defences or reservoir failures have been identified at this site.

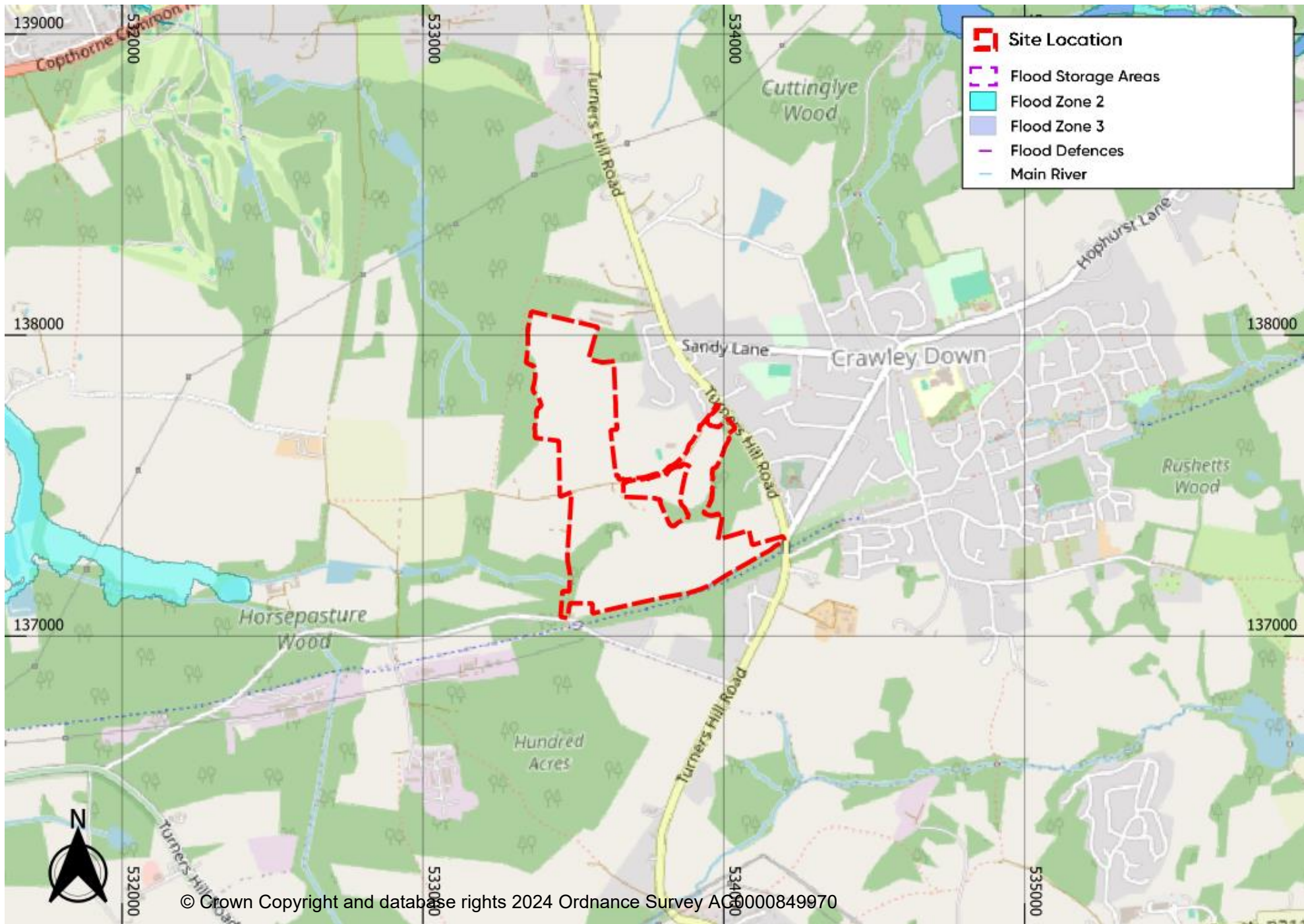
#### Planning implications

A Flood Risk Assessment and Foul Sewerage and Surface Water Assessment will be required to be submitted as the site covers an area greater than 1ha.

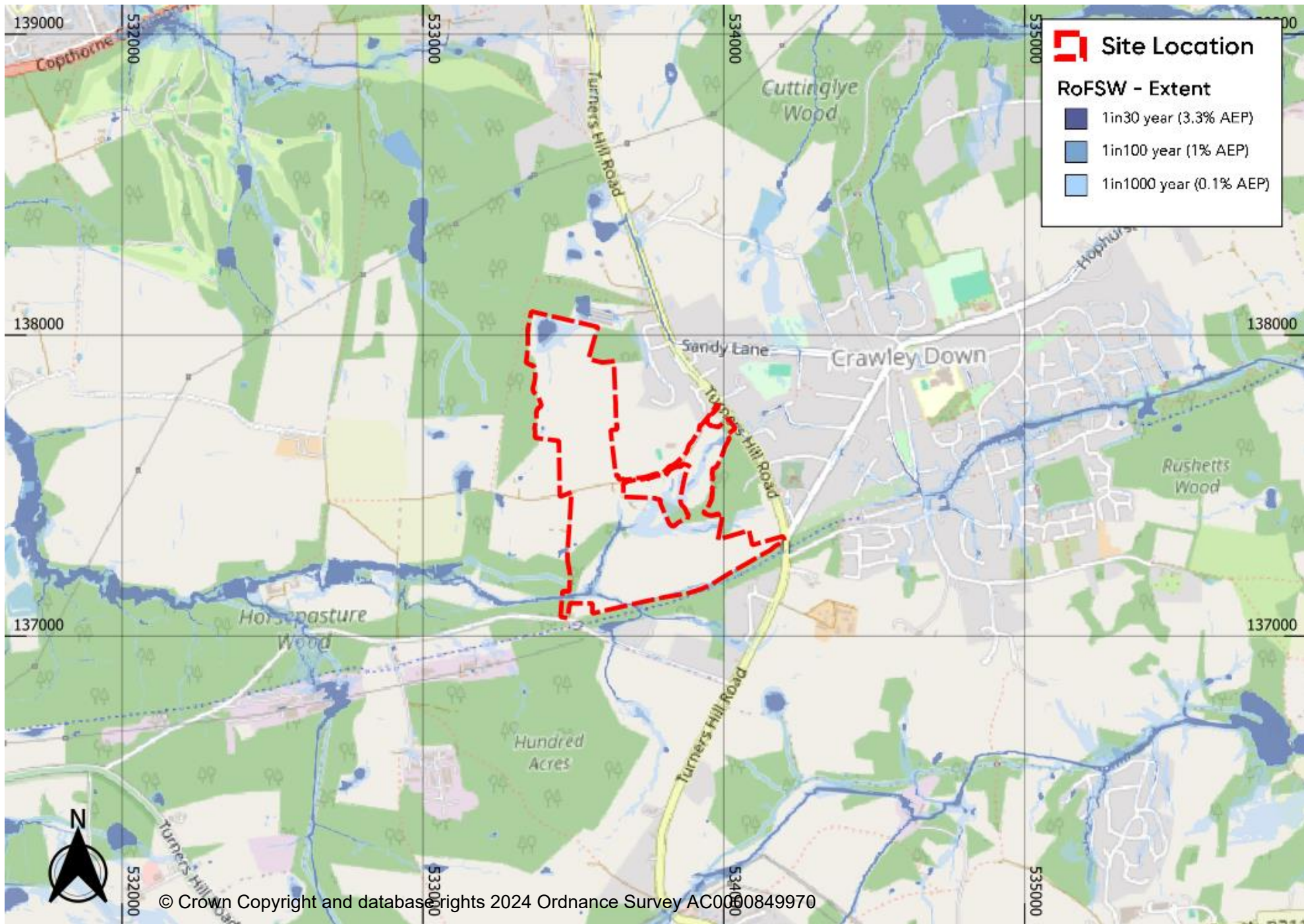
Exception Test is not required in accordance with Table 2 of the Planning Practice Guidance Flood Risk and Coastal Change

As the site is at risk of flooding from surface water, it will be necessary to assess the development under design flood conditions and provide appropriate mitigation in accordance with the guidance set out in the SFRA and the advice of the EA. Development should be avoided in flow paths. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSCC). The drainage strategy should address any isolated patches of surface water flooding on site. No development should be located in Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

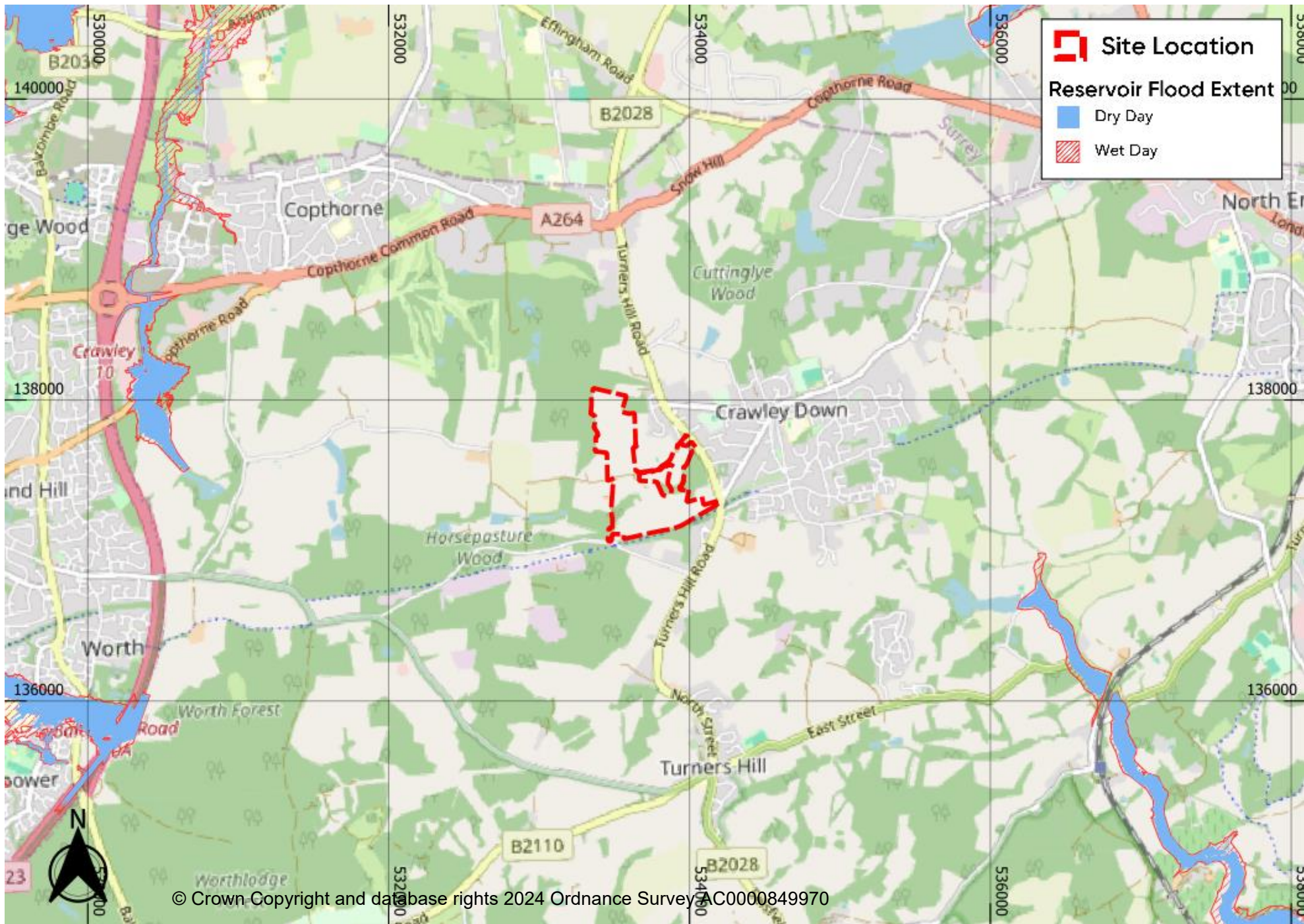




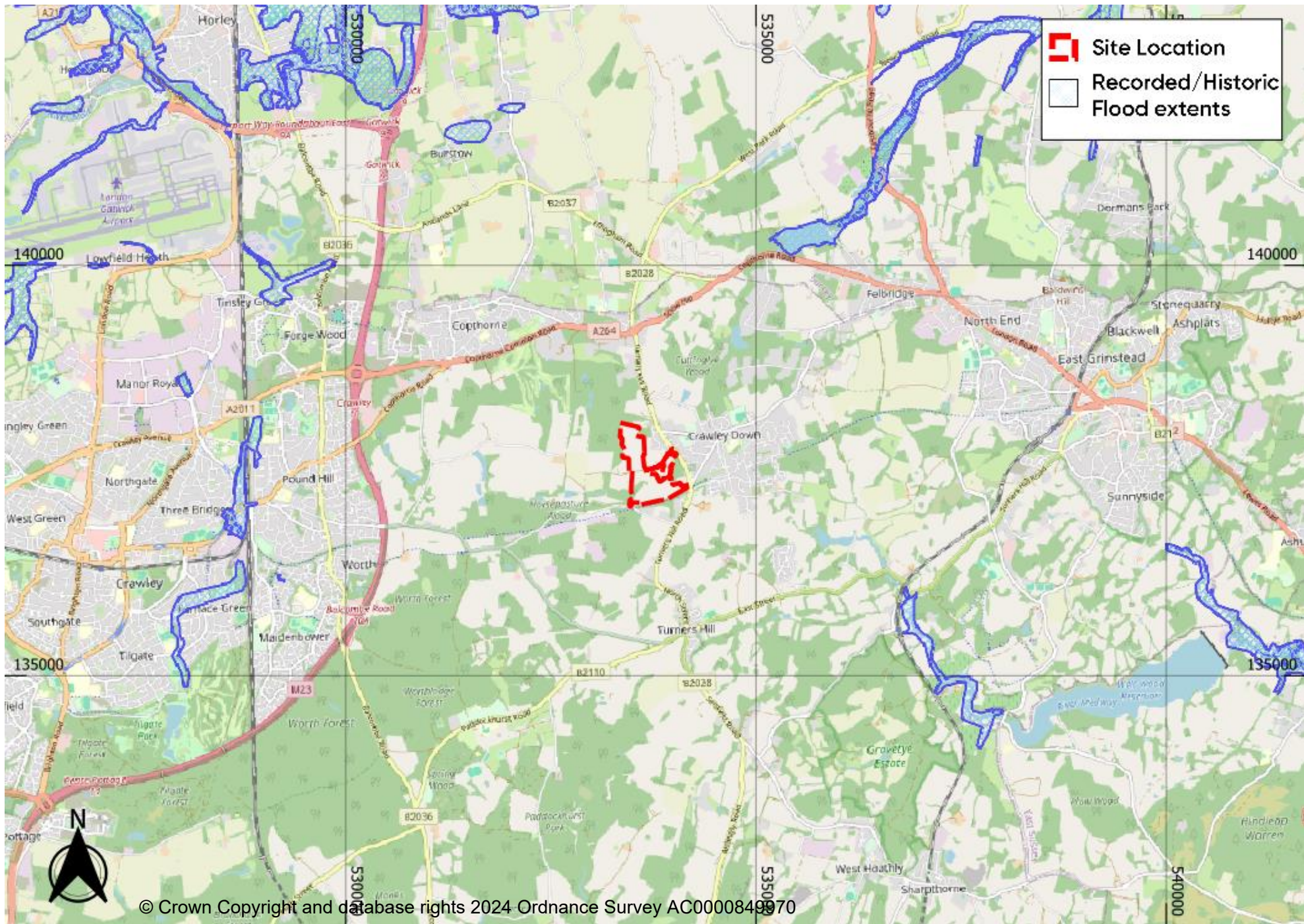






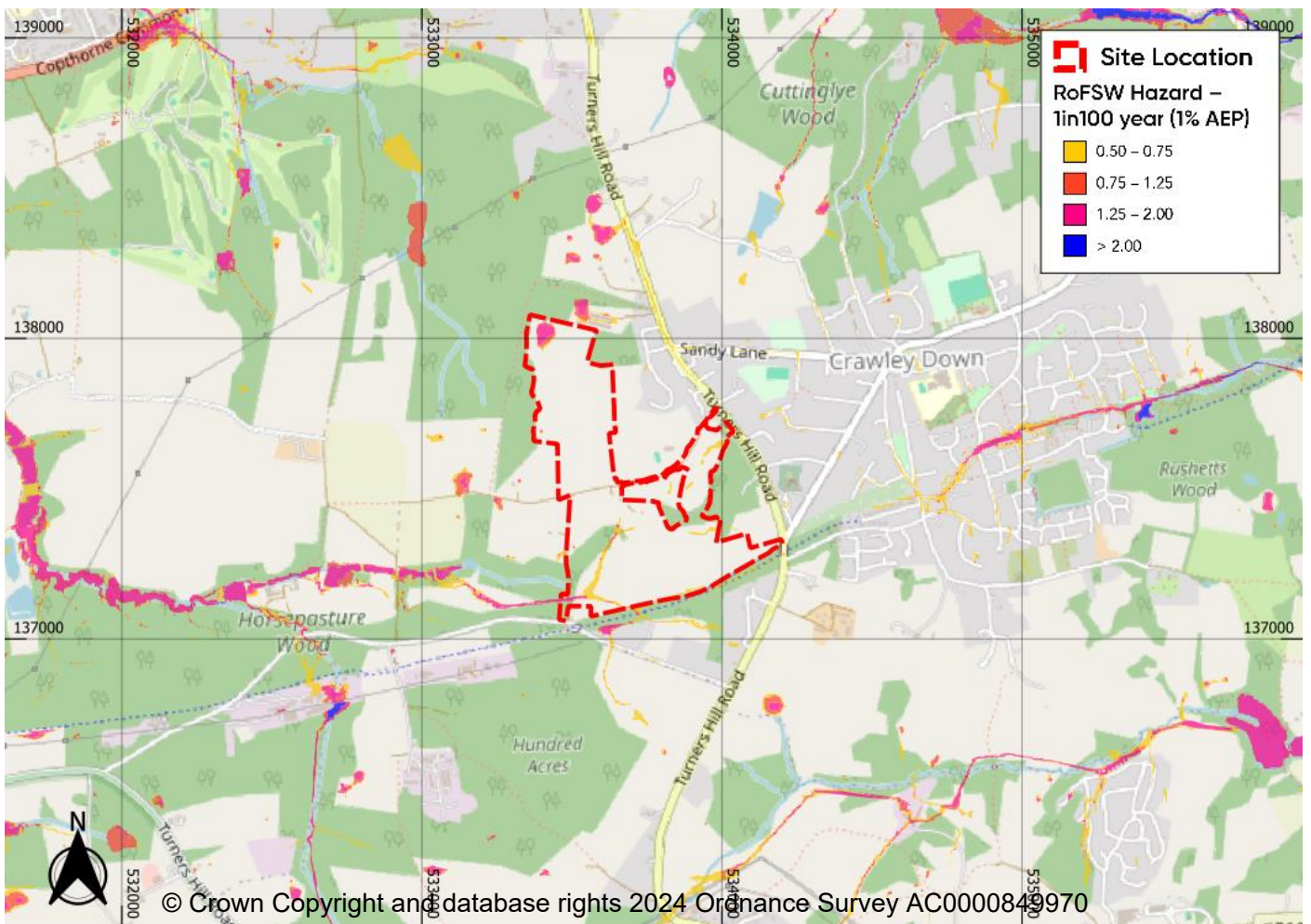
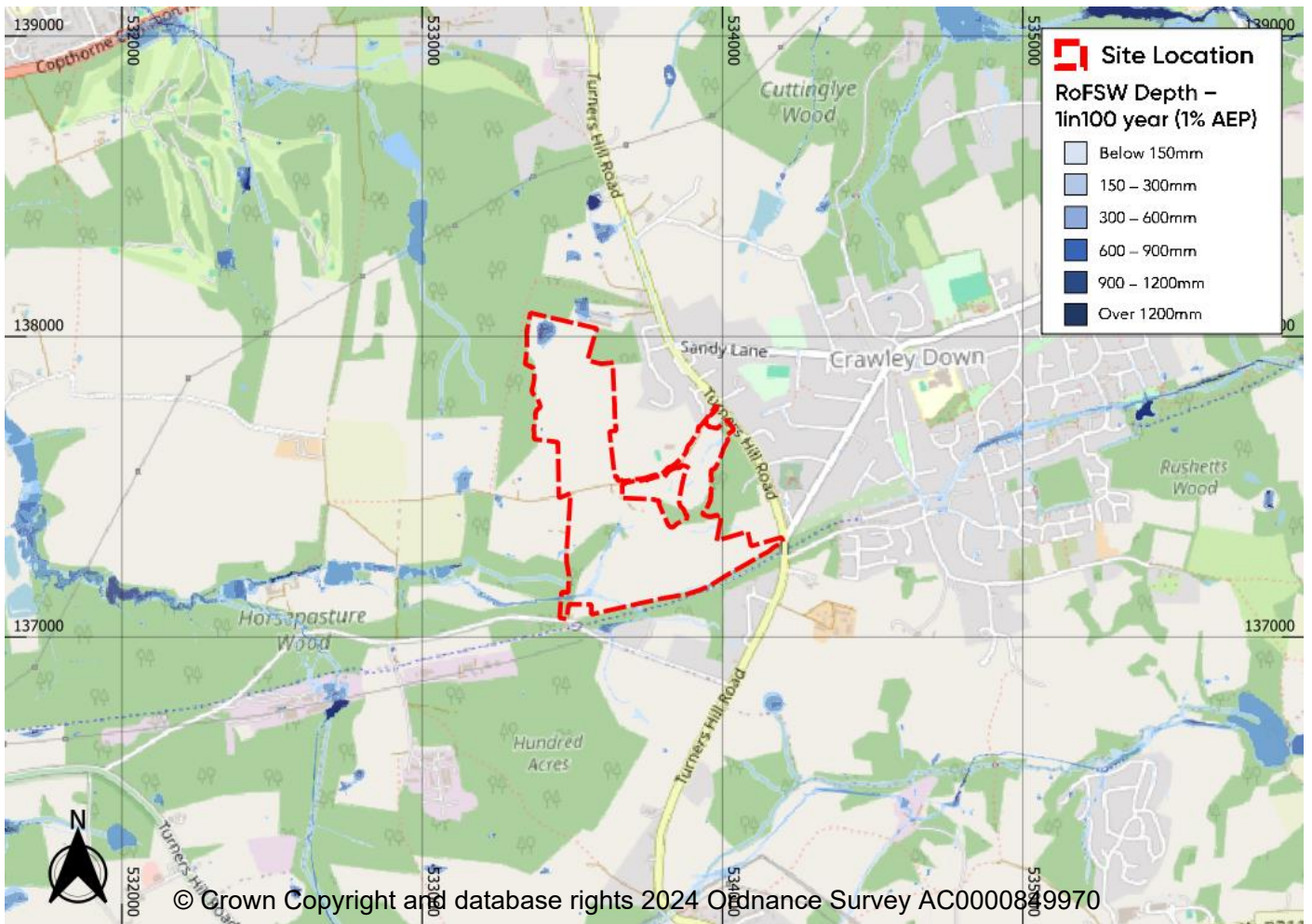




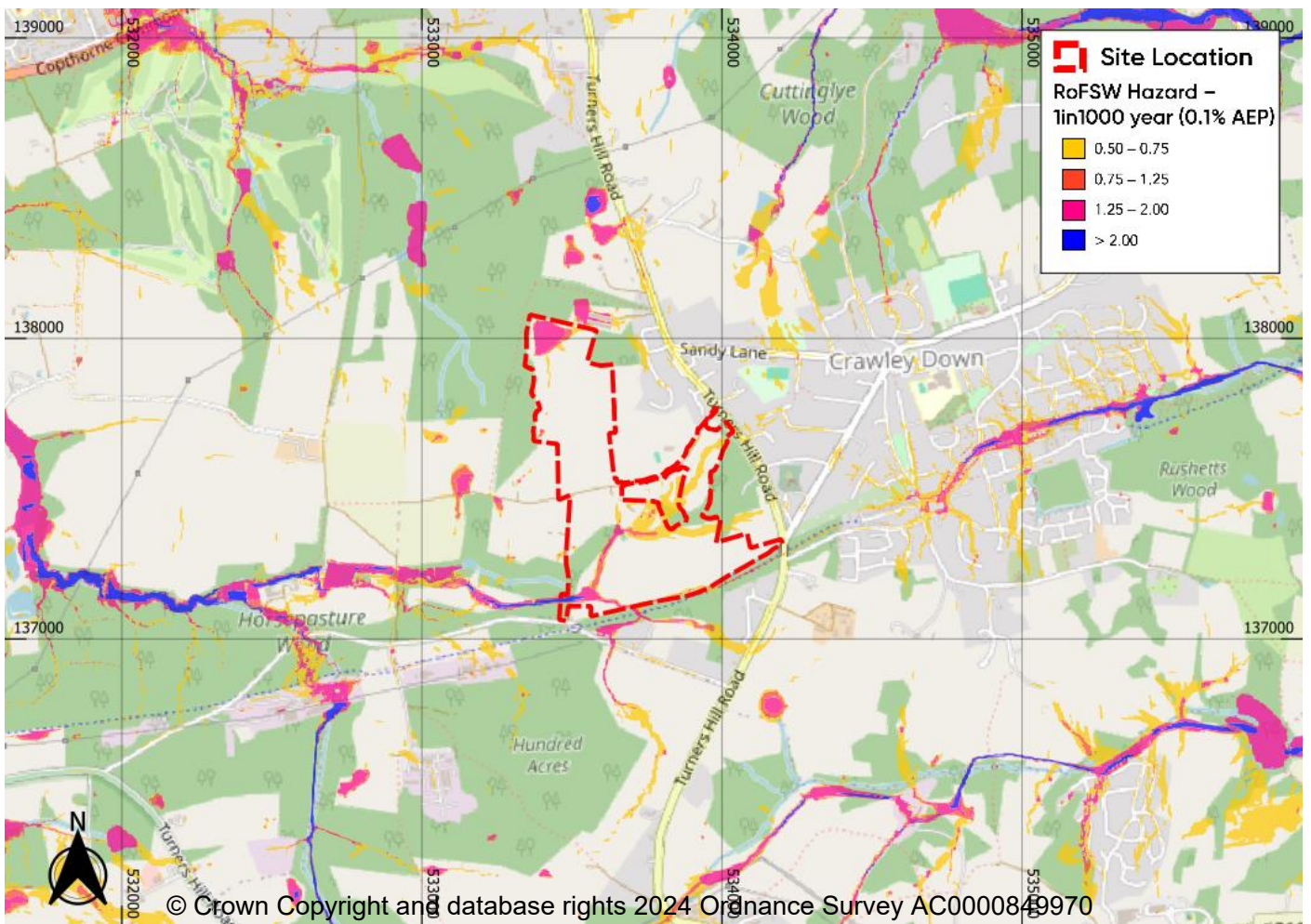
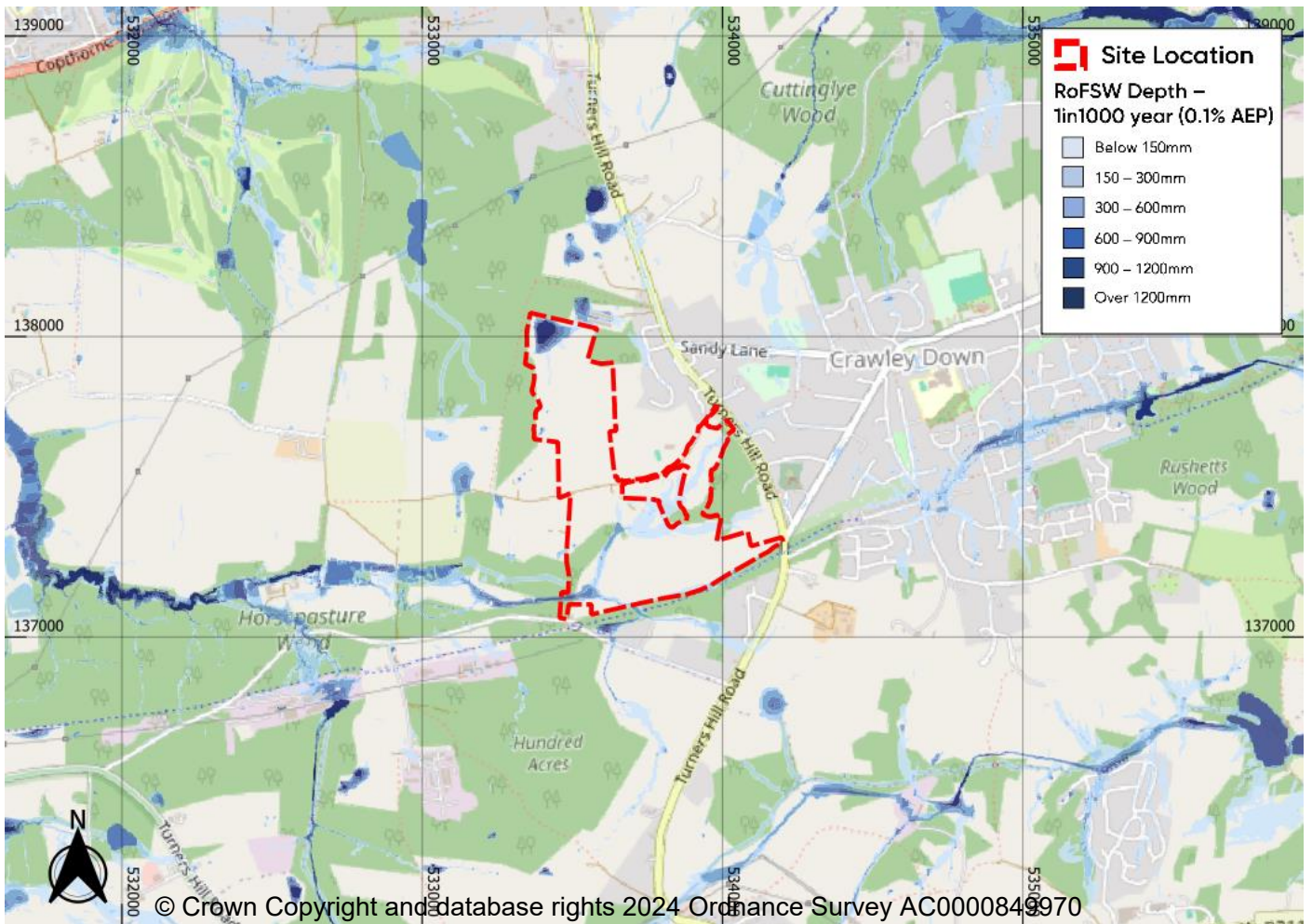


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## DPA10: Hurst Farm, Turners Hill Road, Crawley Down

### Site details

Settlement: Crawley Down  
 Area: 2.22ha  
 Shalaa: 743

|                 | Use         | Vulnerability classification |
|-----------------|-------------|------------------------------|
| <b>Current</b>  | Agriculture | Less vulnerable              |
| <b>Proposed</b> | Residential | More vulnerable              |

### Current Risk summary

| Fluvial              |     |     |
|----------------------|-----|-----|
| % of the site within |     |     |
| FZ1                  | FZ2 | FZ3 |
| 100                  | -   | -   |

| Surface Water        |      |
|----------------------|------|
| % of the site within |      |
| 1 in 30              | 12.7 |
| 1 in 100             | 21.2 |
| 1 in 1000            | 33.1 |

| Groundwater          |                                      |
|----------------------|--------------------------------------|
| % of the site within |                                      |
| <25                  | No risk is anticipated to be present |
| 25-50                |                                      |
| 50-75                |                                      |
| >75                  |                                      |

| Reservoir            |   |
|----------------------|---|
| % of the site within |   |
| Wet day              | - |
| Dry day              | - |

| Flood Defences  |
|---|
| The site is not in an area benefitting from flood defences. |

| Flood Warning Area  |
|---|
| The site is not located within a flood alert or flood warning area. |

### Sources of flood risk

#### Topography

The site is reasonably flat, gently sloping from east to west. Site elevation varies from 112mAOD in the north-west, 119mAOD in the south and 120mAOD in the east.

#### Location of site within catchment

The site is located to the north of the Burstow Stream in the southern part of the Burstow Stream catchment.

#### Existing drainage features

None identified within site boundary based off OSM Standard Mapping.

#### Flood history

No historic flood outlines are recorded at the site on the EA Recorded Flood Outlines dataset. MSDC has no record of flooding around this site. Sewer flooding incidents have been reported in postcode areas in and around the site.

#### Surface Water

According to the risk of flooding from surface water data, a small area of the site (12.7%) is at high risk of surface water flooding.

During the 3.3% current day AEP flood, an area in the west of the site is identified for surface water flooding and also a small area in the centre of the site is identified for surface water flooding. The area subject to flooding notably increases during the 1% and 0.1% AEP events to ultimately cover 33.1% of the site.

Flood depths reached in the western areas of flooding reach up to 0.9m in 3.3% AEP events, increasing to 1.2m with limited pockets of >1.2m during 0.1% AEP events. In central and eastern areas, depths of up to 0.15m occur. The hazard rate ranges from 'significant' (dangerous for most) in the west of the site to 'low (caution)' in the east.

#### Fluvial

The entire site is located in Flood Zone 1, so has a less than 0.1% annual probability of river flooding.

#### Groundwater

The site is not located in an area susceptible to groundwater flooding.  
 Superficial geology

- None

Bedrock geology

- Upper Tunbridge Wells Sand - Sandstone And Siltstone, Interbedded

#### Reservoir

The site is not at risk of flooding from high-risk reservoirs.

### Flood risk management infrastructure

The site is not protected by any formal flood defences. No residual risks from breach or overtopping of flood defences or reservoir failures have been identified at this site.

### Emergency Planning

#### Flood warning

The site is not located within a flood alert or flood warning area.

#### Access and egress

Flood Hazard is 'Low' to 'Significant' on site for the 'Medium' Risk scenario based on the EA's Risk of Flooding from Surface Water Maps. The Flood Hazard Rating along Turners Hill Road is 'Low'. Safe access/egress should be possible.

### Climate Change

#### Portion of site at future fluvial flood risk

| Future Flood Zone 2 | Future Flood Zone 3 | Future Flood Zone 3b |
|---------------------|---------------------|----------------------|
| -                   | -                   | -                    |

#### Portion of site at future pluvial flood risk

| Management catchment | CC allowance | Present day 1% AEP extent | CC coverage |
|----------------------|--------------|---------------------------|-------------|
| Mole                 | 40%          | 21.2%                     | 33.1%       |

### Planning implications

A Flood Risk Assessment and Foul Sewerage and Surface Water Assessment will be required to be submitted as the site covers an area greater than 1ha.

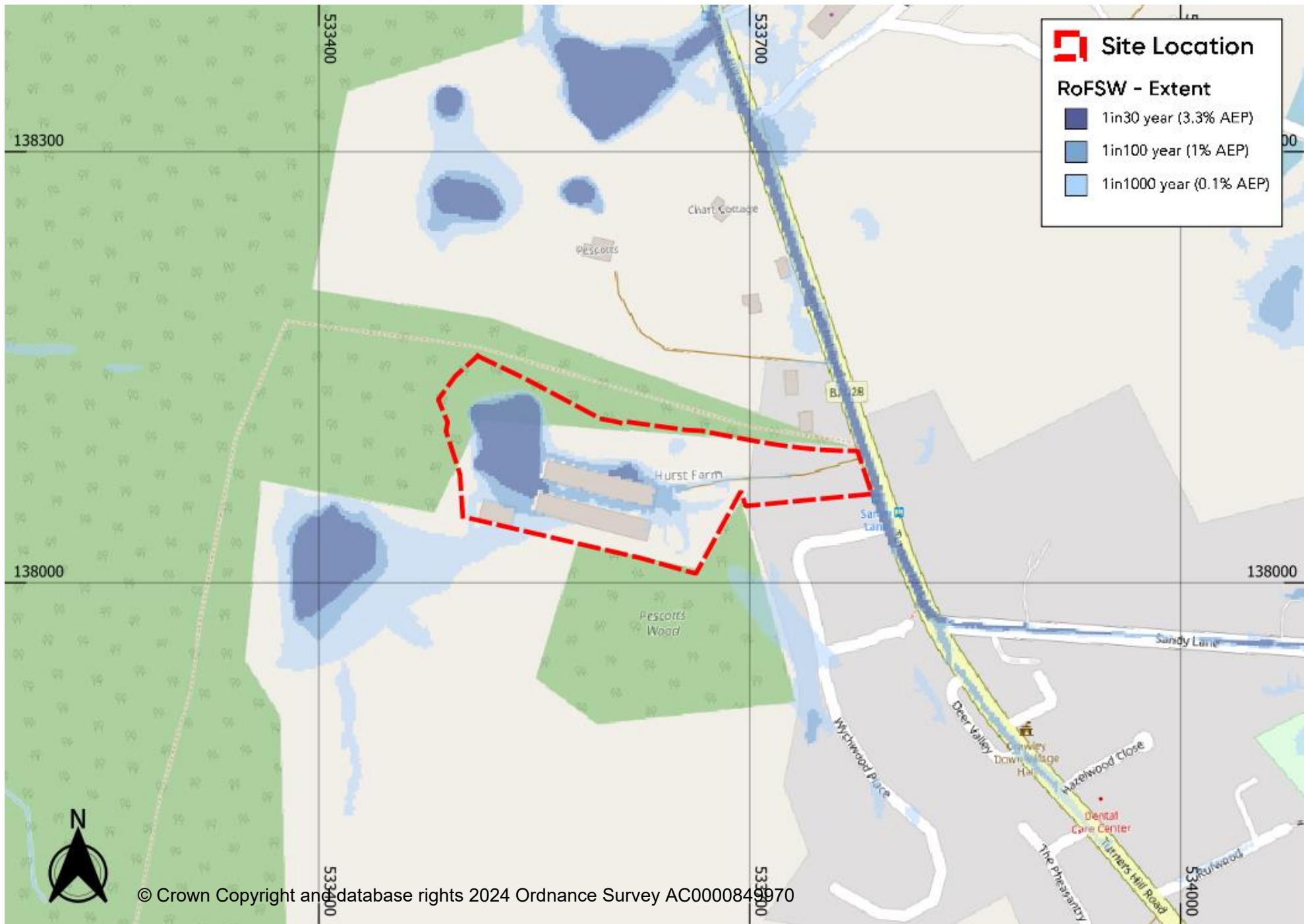
Exception Test is not required in accordance with Table 2 of the Planning Practice Guidance Flood Risk and Coastal Change

As the site is at risk of flooding from surface water, it will be necessary to assess the development under design flood conditions and provide appropriate mitigation in accordance with the guidance set out in the SFRA and the advice of the EA. Development should be avoided in flow paths. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSCC). The drainage strategy should address any isolated patches of surface water flooding on site. No development should be located in Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.



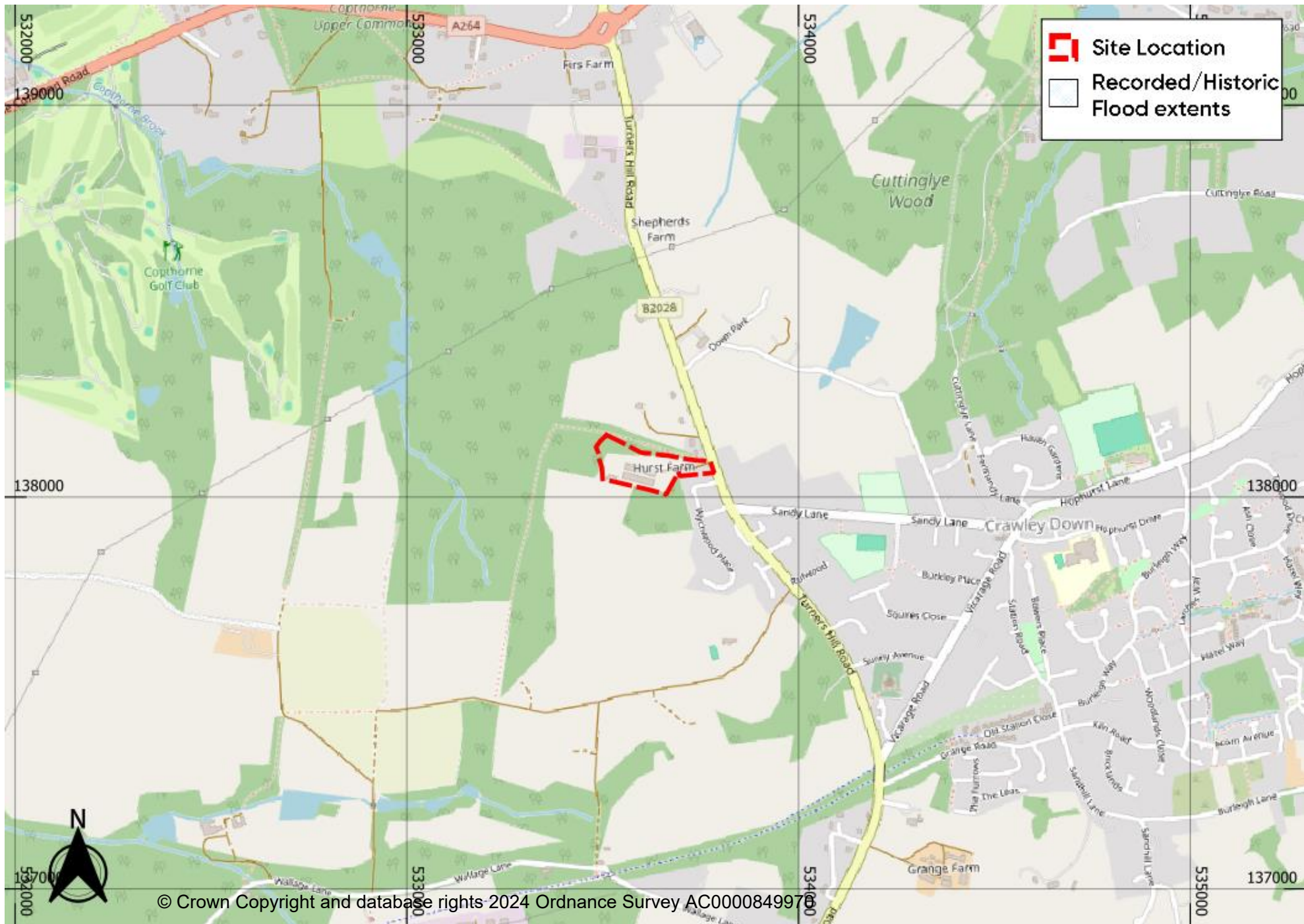


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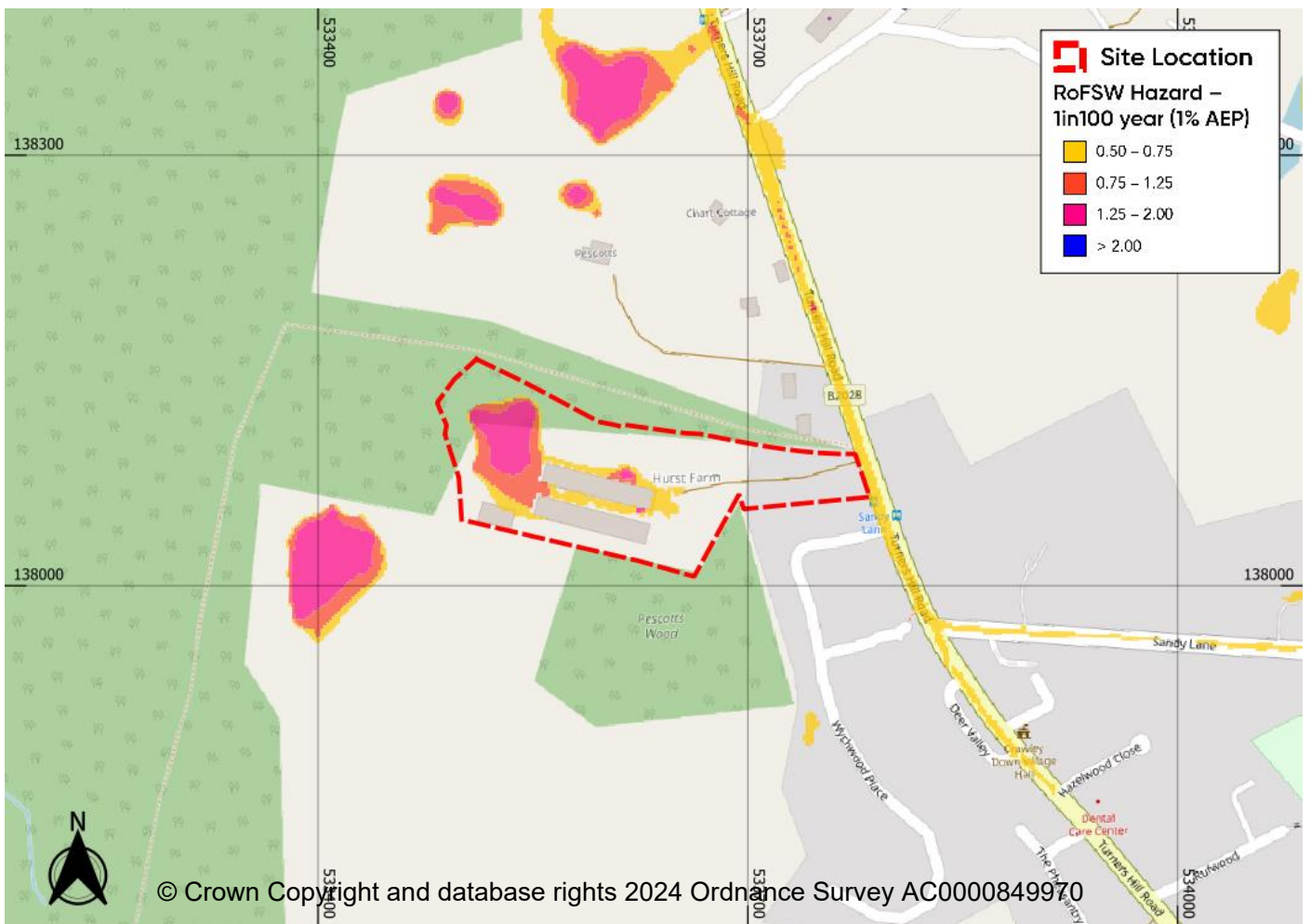
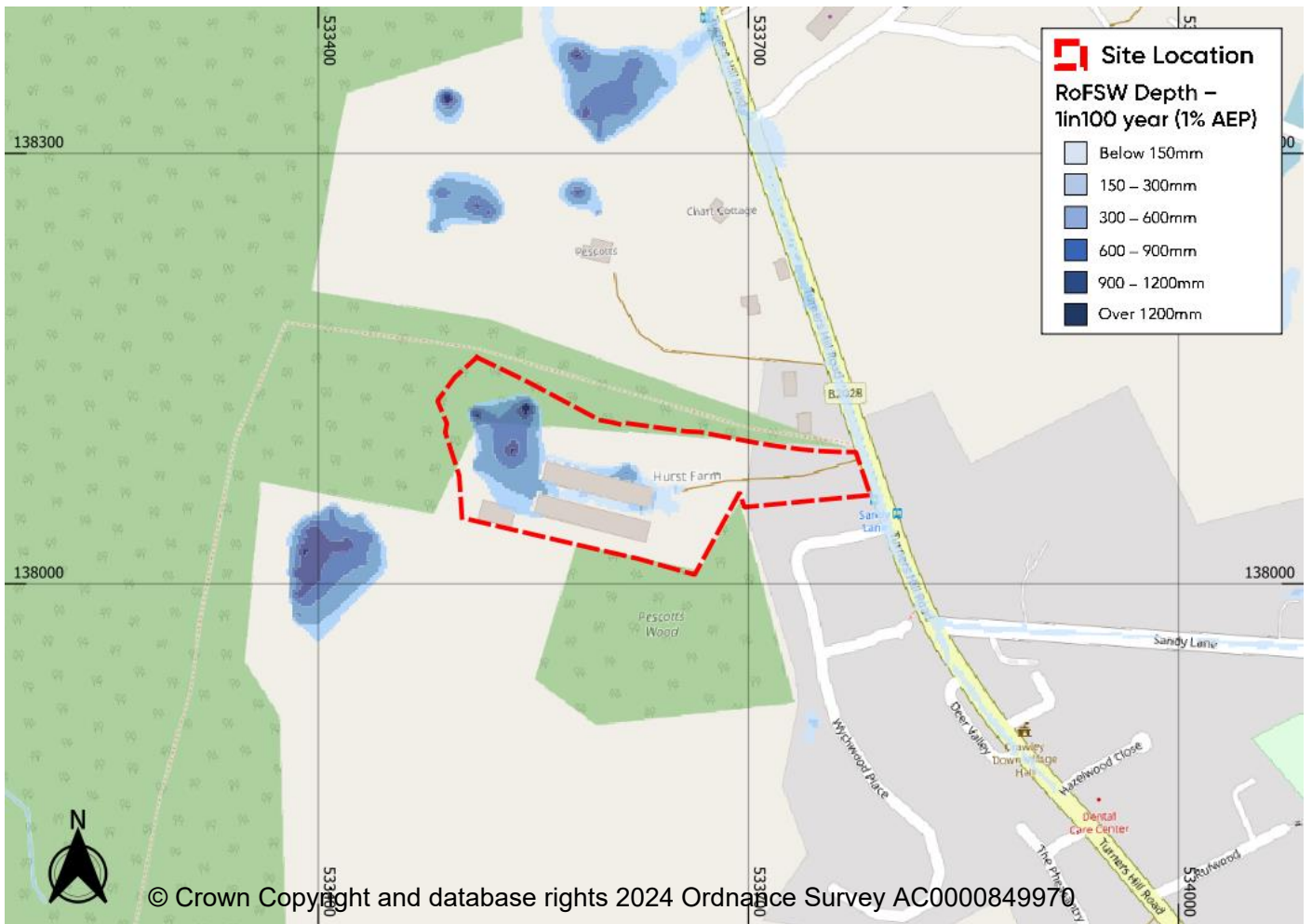


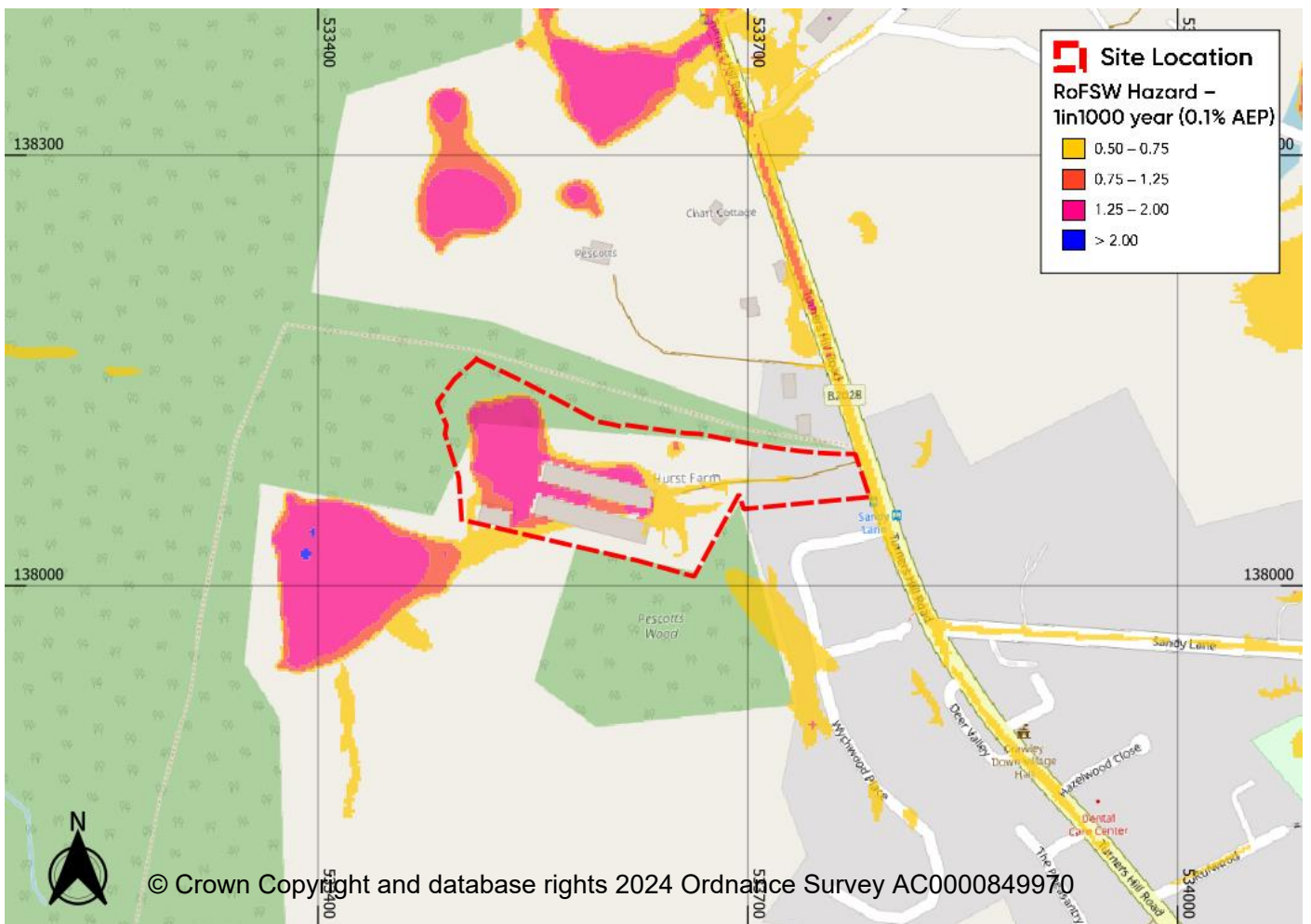
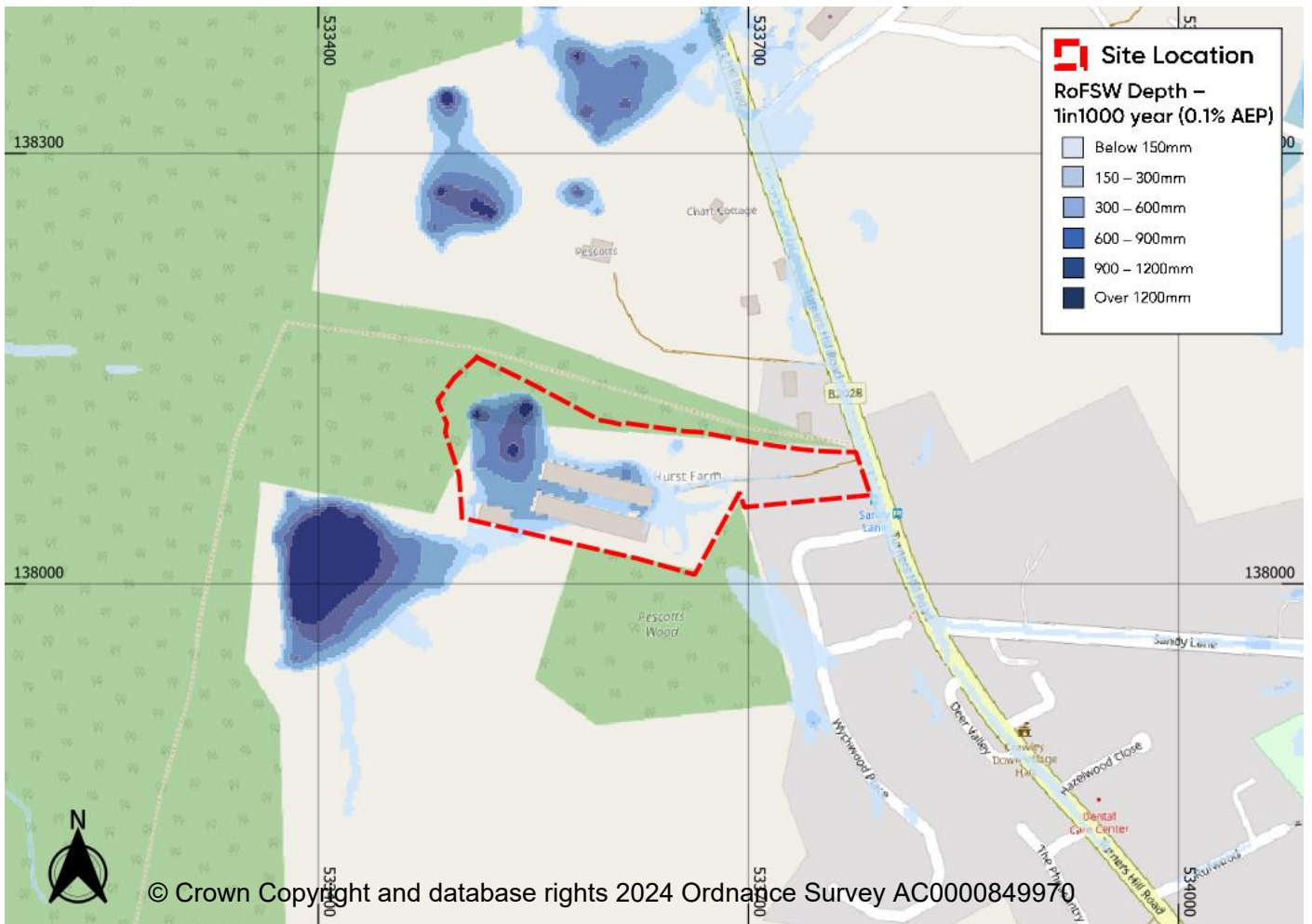




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## DPA12: Land west of Kemps, Hurstpierpoint

### Site details

Settlement: Hurtpierpoint  
 Area: 5.79ha  
 Shalaa: 13

|                 | Use   | Vulnerability classification                    |
|-----------------|---|---|
| <b>Current</b>  | Village Greenfield<br>Agriculture             | Water-compatible development<br>Less vulnerable |
| <b>Proposed</b> | Residential<br>Formal and informal open space | More vulnerable<br>Water-compatible development |

### Current Risk summary

| Fluvial              |     |     |
|----------------------|-----|-----|
| % of the site within |     |     |
| FZ1                  | FZ2 | FZ3 |
| 100                  | -   | -   |

| Surface Water        |      |
|----------------------|------|
| % of the site within |      |
| 1 in 30              | 0.5  |
| 1 in 100             | 3.4  |
| 1 in 1000            | 13.8 |

| Groundwater          |     |
|----------------------|-----|
| % of the site within |     |
| <25                  | 100 |
| 25-50                | -   |
| 50-75                | -   |
| >75                  | -   |

| Reservoir            |   |
|----------------------|---|
| % of the site within |   |
| Wet day              | - |
| Dry day              | - |

| Flood Defences  |
|---|
| The site is not in an area benefitting from flood defences. |

| Flood Warning Area  |
|---|
| The site is not located within a flood alert or flood warning area. |

### Sources of flood risk

#### Topography

The site is reasonably flat, gently sloping from south to north. Site elevation varies from 29mAOD in the north, 31mAOD in the east, 37mAOD in the south and 33mAOD in the west.

#### Location of site within catchment

The site is located in the western upper course of the Herrings Stream catchment.

#### Existing drainage features

None identified within site boundary based off OSM Standard Mapping. Watercourse nearby (non-main river)

#### Flood history

No historic flood outlines are recorded at the site on the EA Recorded Flood Outlines dataset. MSDC has no record of flooding around this site. Sewer flooding incidents have been reported in postcode areas in and around the site.

#### Surface Water

According to the risk of flooding from surface water data, a small area of the site (0.5%) is at high risk of surface water flooding.

During the 3.3% current day AEP flood, an area along the northern boundary of the site is identified for surface water flooding as part of a flow path.

During the 1% and 0.1% AEP flood, a surface water flow path is shown along the northern boundary of the site and cutting across the southern and central areas of the site, following existing drainage pathways and travelling northwards into the nearby watercourse. Depths are generally low with hazard rated up to 'moderate' (dangerous of some).

#### Fluvial

The entire site is located in Flood Zone 1, so has a less than 0.1% annual probability of river flooding.

#### Groundwater

The site is classified as having <25% susceptibility to groundwater flooding.

Superficial geology

- None

Bedrock geology

- Weald Clay Formation - Mudstone

#### Reservoir

The site is not at risk of flooding from high-risk reservoirs.

### Flood risk management infrastructure

The site is not protected by any formal flood defences.  
No residual risks from breach or overtopping of flood defences or reservoir failures have been identified at this site.

### Emergency Planning

#### Flood warning

The site is not located within a flood alert or flood warning area.

#### Access and egress

Flood Hazard is 'Low' for the 'Medium' Risk scenario based on the EA's Risk of Flooding from Surface Water Maps. Safe access/egress should be possible.

### Climate Change

#### Portion of site at future fluvial flood risk

| Future Flood Zone 2 | Future Flood Zone 3 | Future Flood Zone 3b |
|---------------------|---------------------|----------------------|
| -                   | -                   | -                    |

#### Portion of site at future pluvial flood risk

| Management catchment | CC allowance | Present day 1% AEP extent | CC coverage |
|----------------------|--------------|---------------------------|-------------|
| Adur and Ouse        | 45%          | 3.4%                      | 13.8%       |

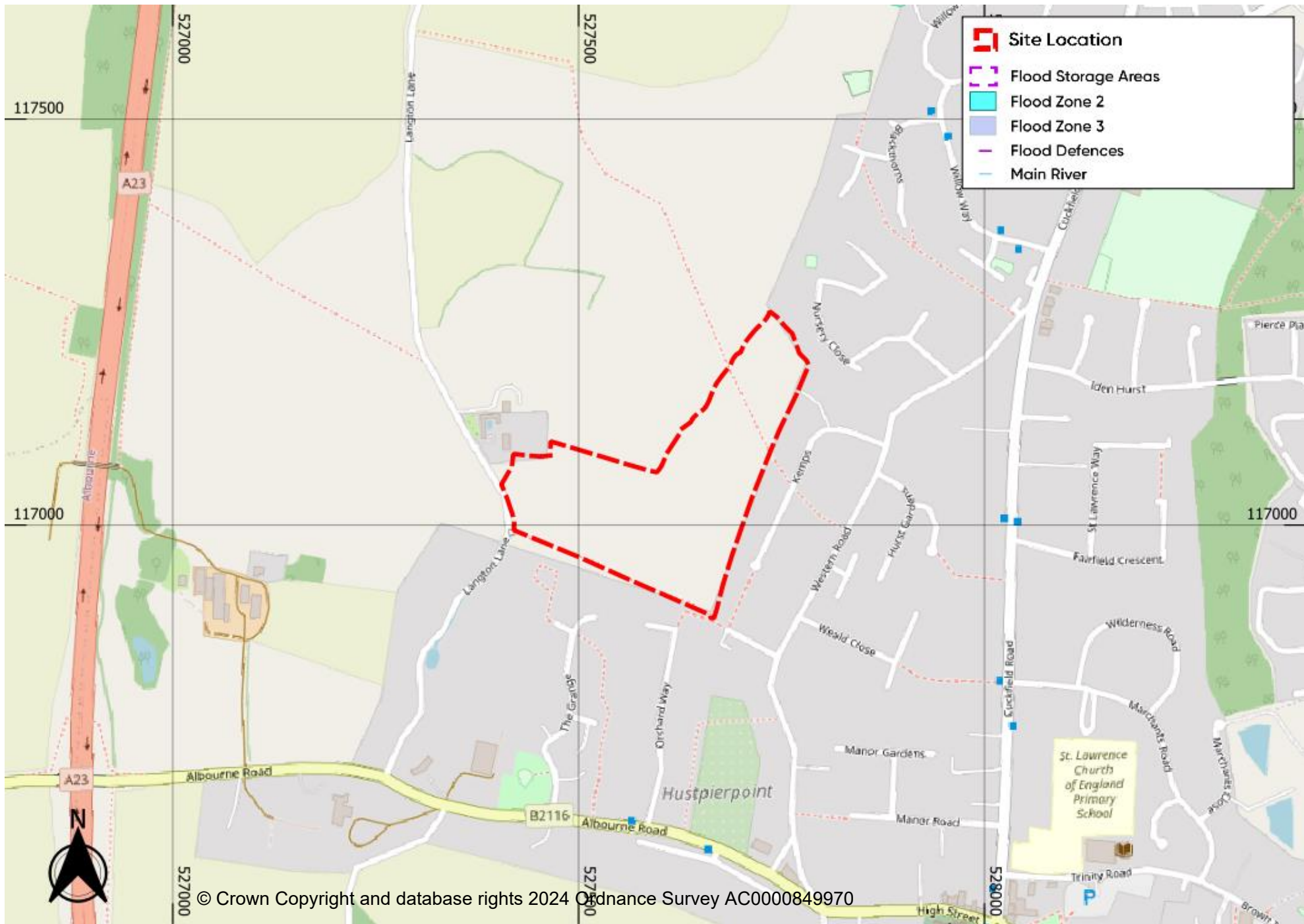
### Planning implications

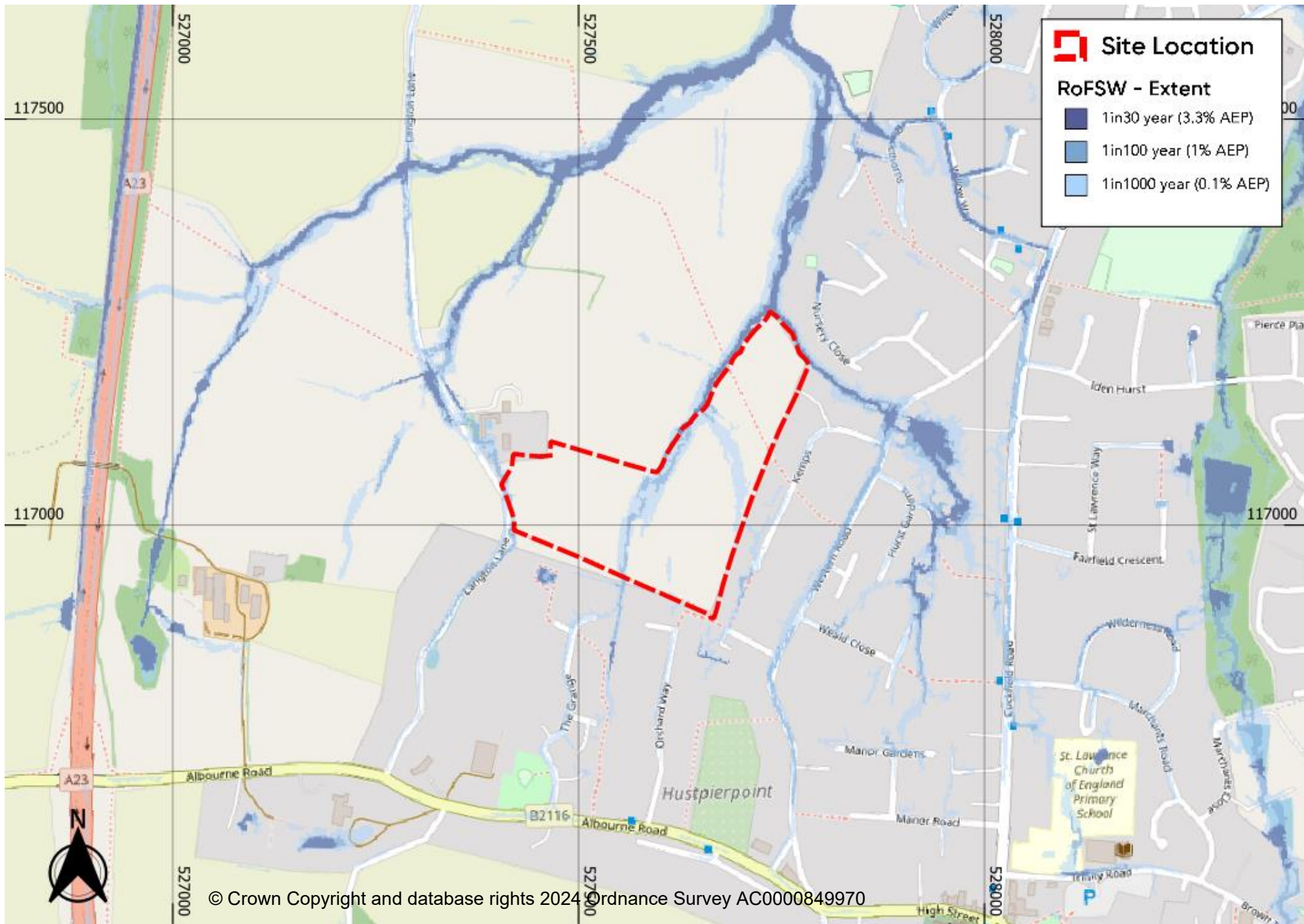
A Flood Risk Assessment and Foul Sewerage and Surface Water Assessment will be required to be submitted as the site covers an area greater than 1ha.

Exception Test is not required in accordance with Table 2 of the Planning Practice Guidance Flood Risk and Coastal Change

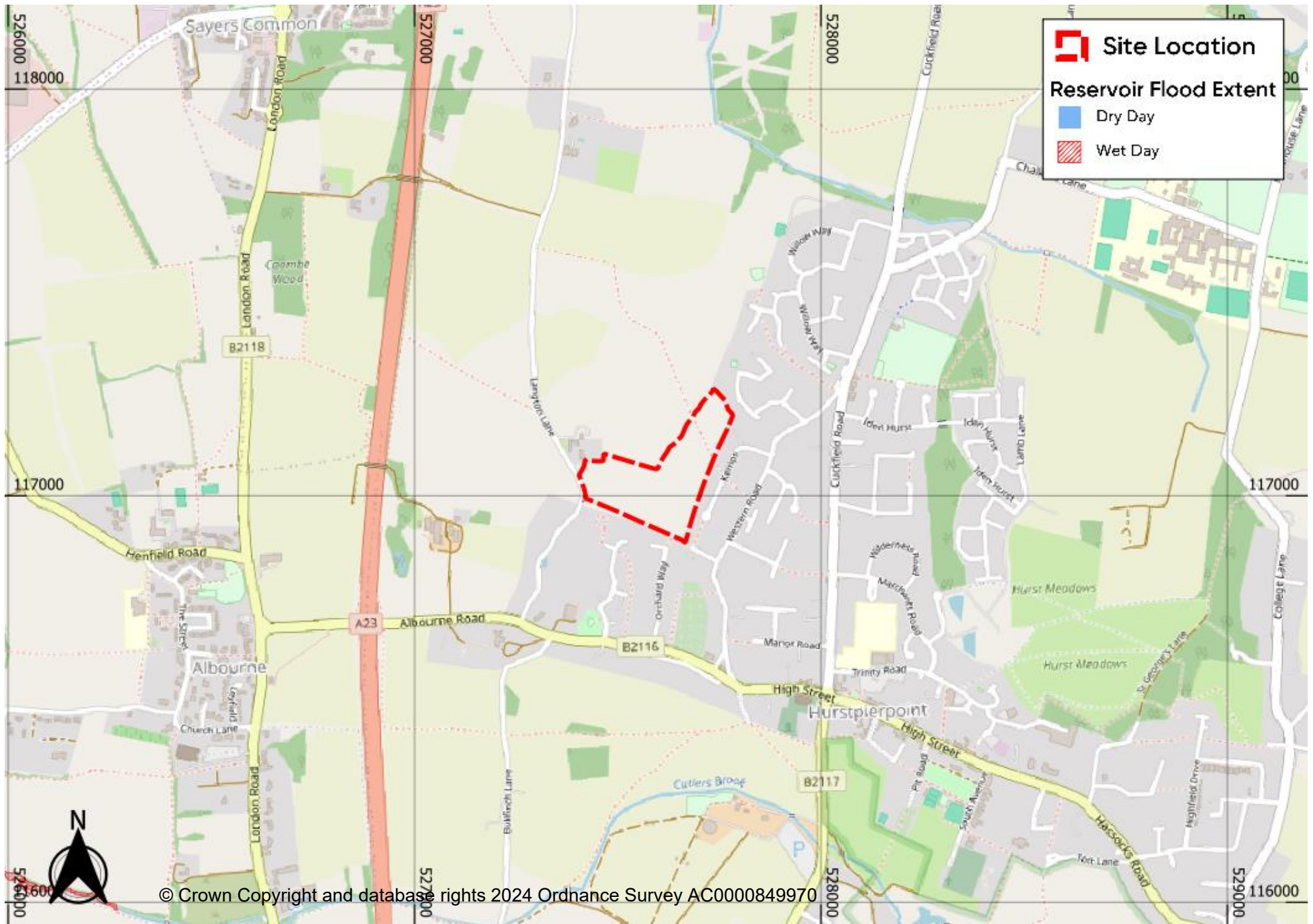
As the site is at risk of flooding from surface water, it will be necessary to assess the development under design flood conditions and provide appropriate mitigation in accordance with the guidance set out in the SFRA and the advice of the EA. Development should be avoided in flow paths. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSCC). The drainage strategy should address any isolated patches of surface water flooding on site. No development should be located in Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.



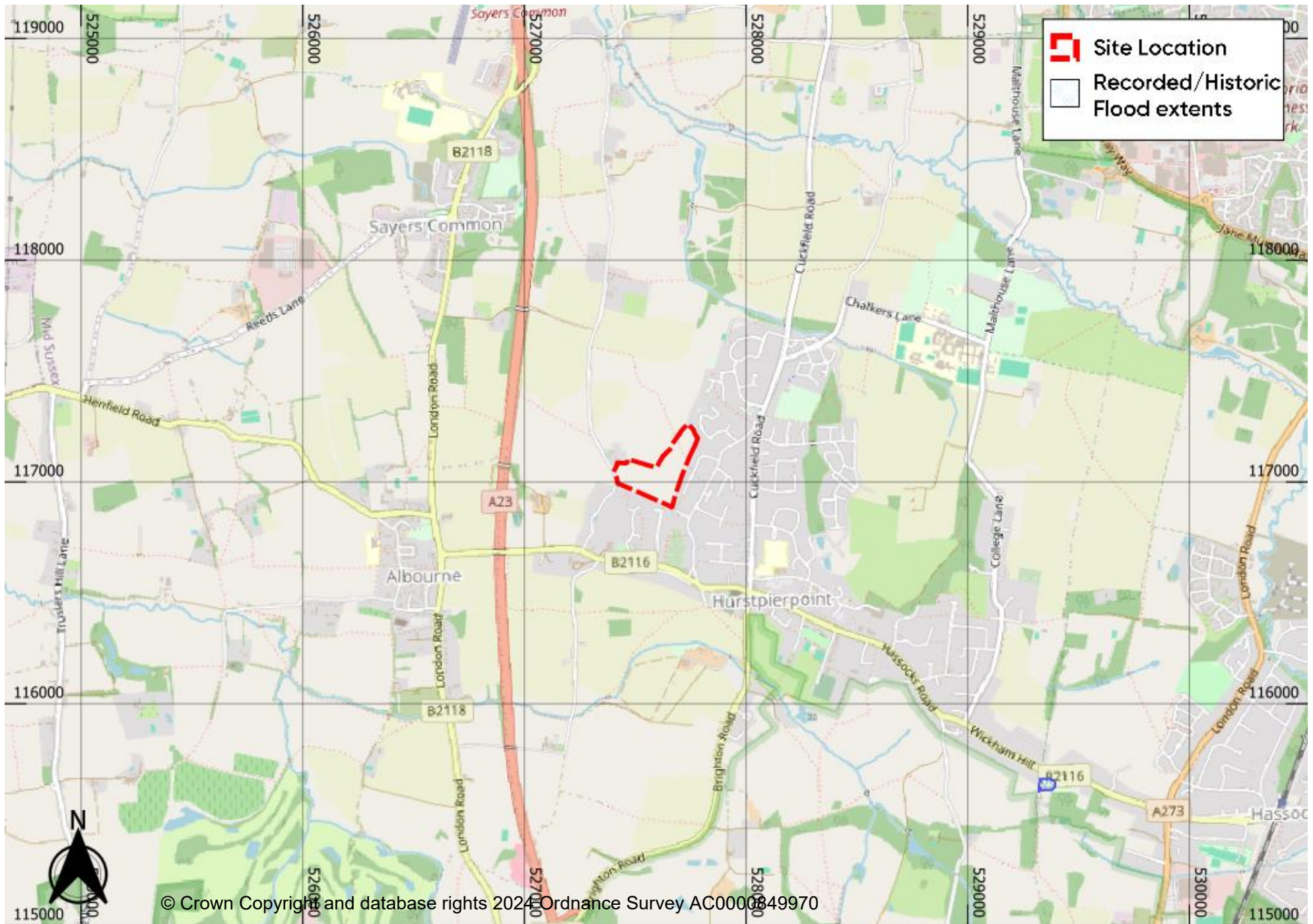




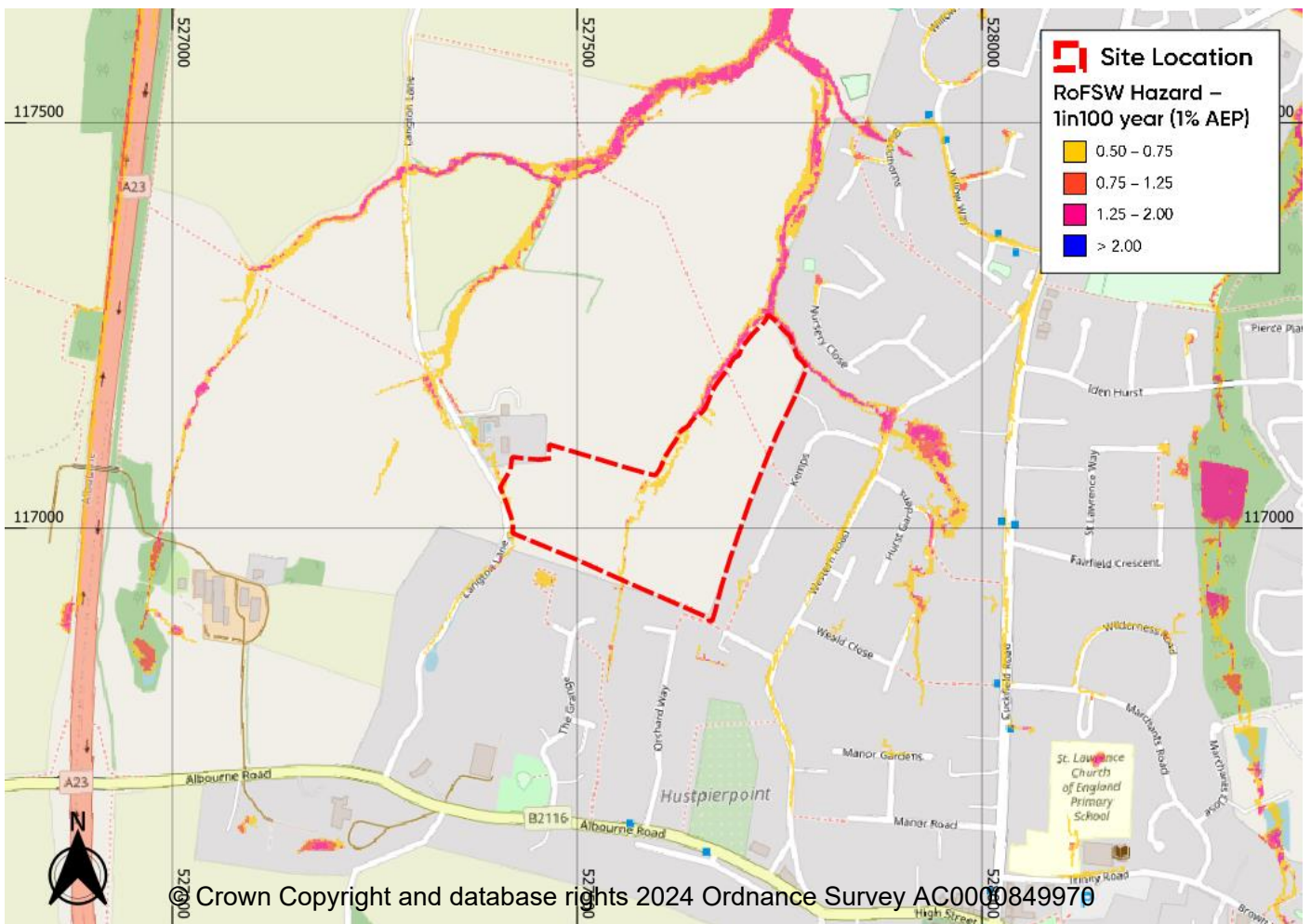
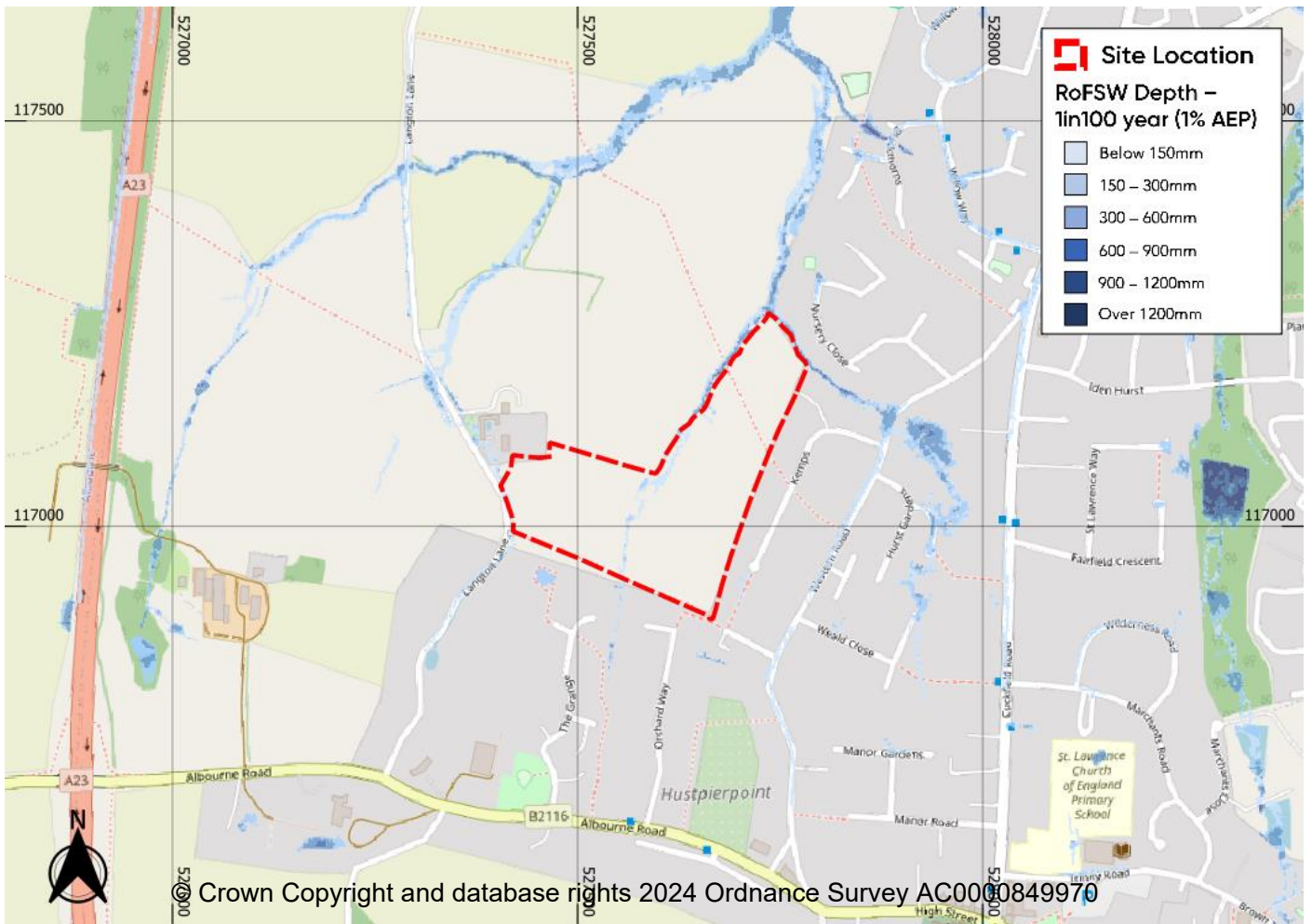




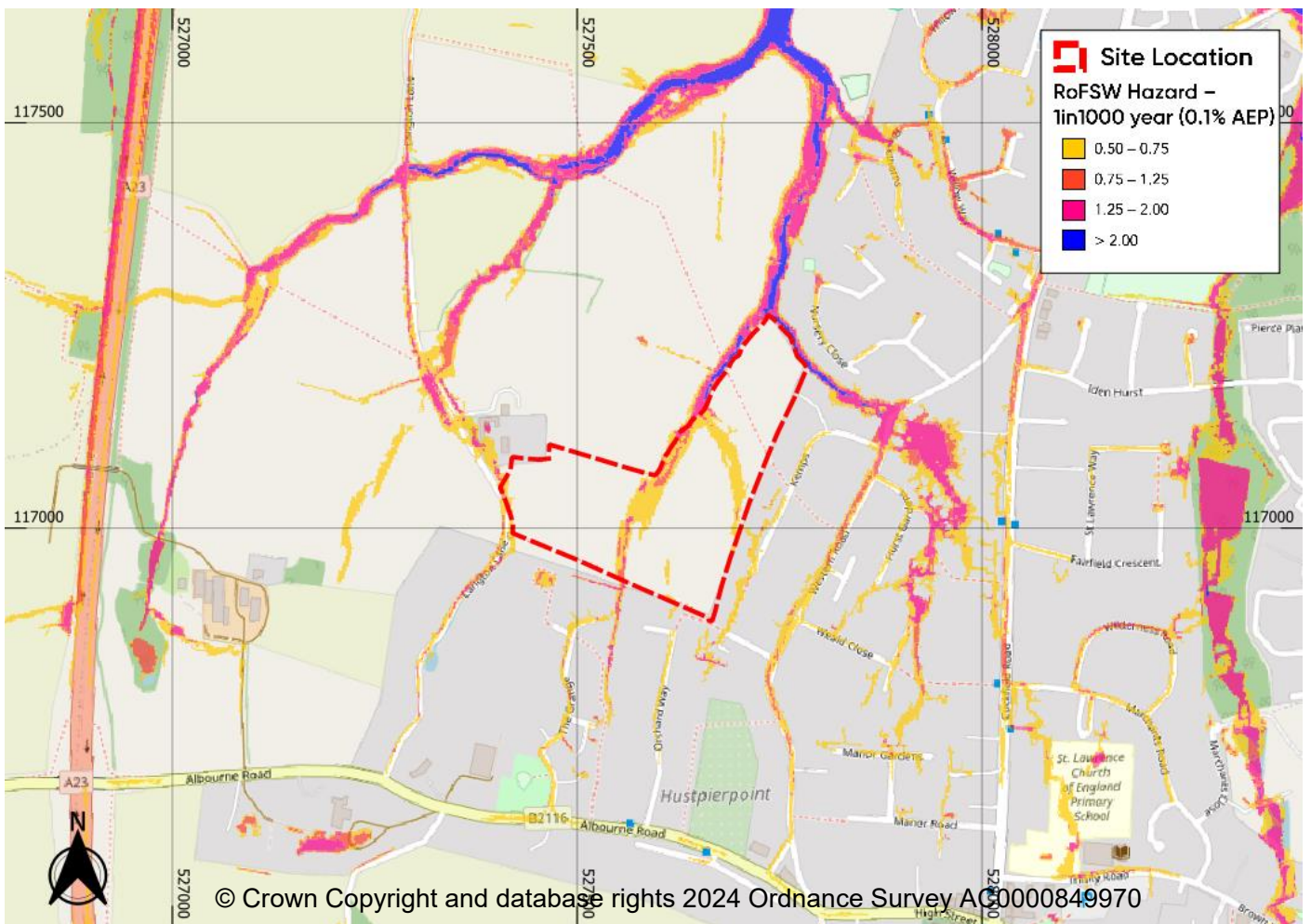
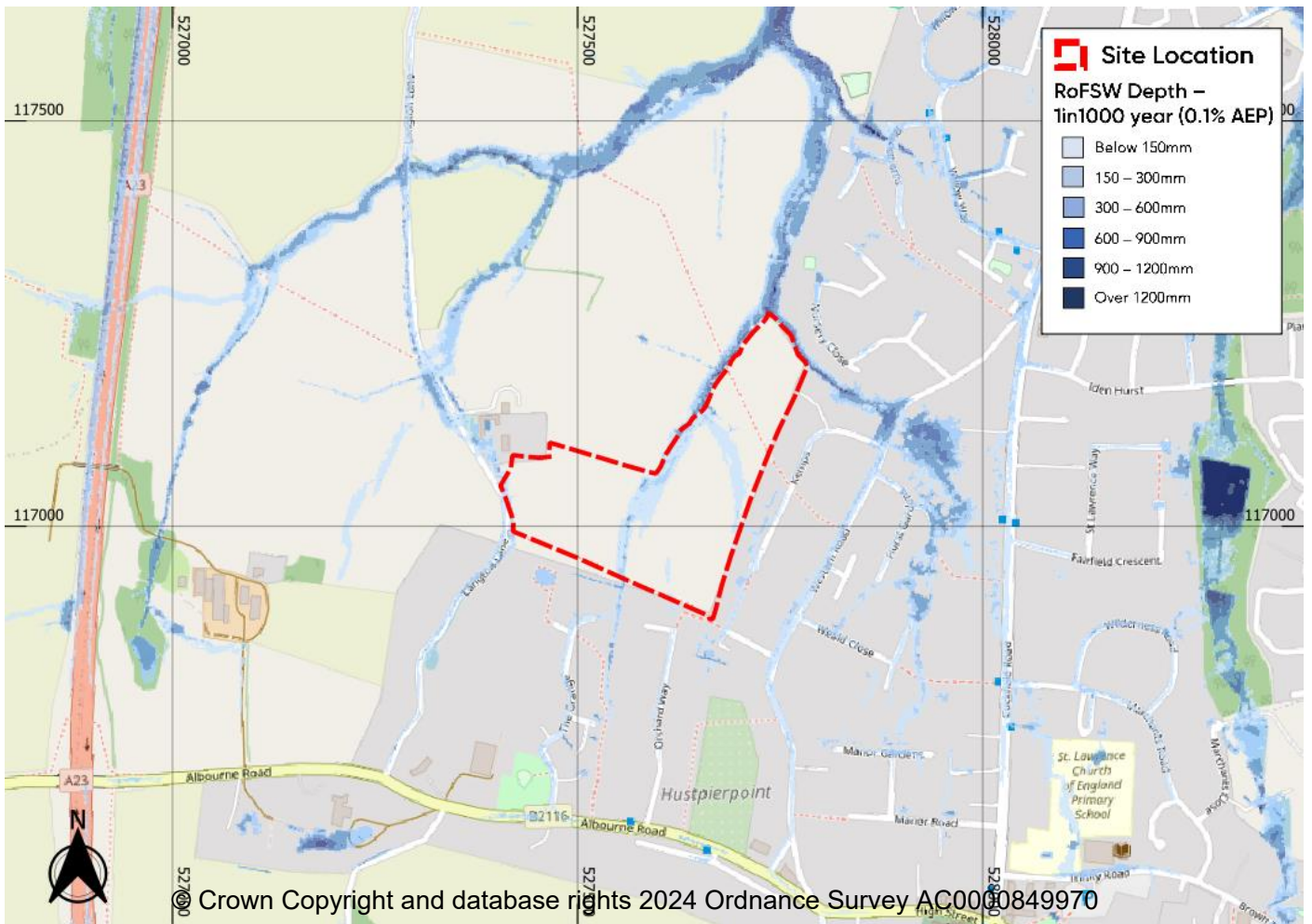














## DPA14: Land at Foxhole Farm, Bolney

### Site details

Settlement: Bolney  
 Area: 18.41ha  
 Shalaa: 1120

|                 | Use   | Vulnerability classification  |
|-----------------|---|---|
| <b>Current</b>  | Agriculture   | Less vulnerable   |
| <b>Proposed</b> | Residential<br>Informal open space (inc. Country Park and Allotments)<br>Community facilities<br>Land for education provision | More vulnerable<br>Water-compatible development<br>Less vulnerable<br>More vulnerable |

### Current Risk summary

| Fluvial              |     |     |
|----------------------|-----|-----|
| % of the site within |     |     |
| FZ1                  | FZ2 | FZ3 |
| 100                  | -   | -   |

| Surface Water        |     |
|----------------------|-----|
| % of the site within |     |
| 1 in 30              | 0.6 |
| 1 in 100             | 1.0 |
| 1 in 1000            | 2.7 |

| Groundwater          |      |
|----------------------|------|
| % of the site within |      |
| <25                  | 93.6 |
| 25-50                | -    |
| 50-75                | -    |
| >75                  | -    |
| Not at risk: 6.4     |      |

| Reservoir            |   |
|----------------------|---|
| % of the site within |   |
| Wet day              | - |
| Dry day              | - |

| Flood Defences  |
|---|
| The site is not in an area benefitting from flood defences. |

| Flood Warning Area  |
|---|
| The site is not located within a flood alert or flood warning area. |

### Sources of flood risk

#### Topography

The site is reasonably flat, gently sloping from north-west to south-east. Site elevation varies from 40mAOD in the north, 37mAOD in the east, 23mAOD in the south and 40mAOD in the west.

#### Location of site within catchment

The site is located in the northern upper course of the Bolney Sewer catchment

#### Existing drainage features

Watercourse (non-main) located approximately 220m to the west of the site.

#### Flood history

No historic flood outlines are recorded at the site on the EA Recorded Flood Outlines dataset. MSDC has no record of flooding around this site. Sewer flooding incidents have been reported in postcode areas in part of and around the site.

#### Surface Water

According to the risk of flooding from surface water data, a small area of the site (0.6%) is at high risk of surface water flooding.

During the 3.3% current day AEP flood, areas along the north-eastern boundary of the site and the southern boundary are identified for surface water flooding.

Those areas expand slightly during the 1% and 0.1% AEP flood with some fragmented surface water flow routes mapped in the central southern parcel of the site. Depth reaches up to 0.9m and hazard rates are up to 'Moderate' (danger for some) with some 'significant' (danger for most) along the northeastern boundary of the site.

#### Fluvial

The entire site is located in Flood Zone 1, so has a less than 0.1% annual probability or river flooding.

#### Groundwater

The majority of the site is located within an area classified as have <25% susceptibility to groundwater flooding.

Superficial geology

- None

Bedrock geology

- Upper Tunbridge Wells Sand - Sandstone And Siltstone, Interbedded In Southern Part Of The Site, Weald Clay Formation - Mudstone In Northern Part Of The Site

#### Reservoir

The site is not at risk of flooding from high-risk reservoirs.

### Flood risk management infrastructure

The site is not protected by any formal flood defences.  
No residual risks from breach or overtopping of flood defences or reservoir failures have been identified at this site.

### Emergency Planning

#### Flood warning

The site is not located within a flood alert or flood warning area.

#### Access and egress

Flood Hazard is 'Low' directly adjacent to the site for the 'Medium' Risk scenario based on the EA's Risk of Flooding from Surface Water Maps. However, areas of 'Significant' and 'Extreme' Hazard are identified to the west and east of the site along Cowfold Road. Safe access/egress to the wider area would need to be considered in more detail as part of a detailed Flood Emergency Plan for the site.

### Climate Change

#### Portion of site at future fluvial flood risk

| Future Flood Zone 2 | Future Flood Zone 3 | Future Flood Zone 3b |
|---------------------|---------------------|----------------------|
| -                   | -                   | -                    |

#### Portion of site at future pluvial flood risk

| Management catchment | CC allowance | Present day 1% AEP extent | CC coverage |
|----------------------|--------------|---------------------------|-------------|
| Adur and Ouse        | 45%          | 0.7%                      | 2.7%        |

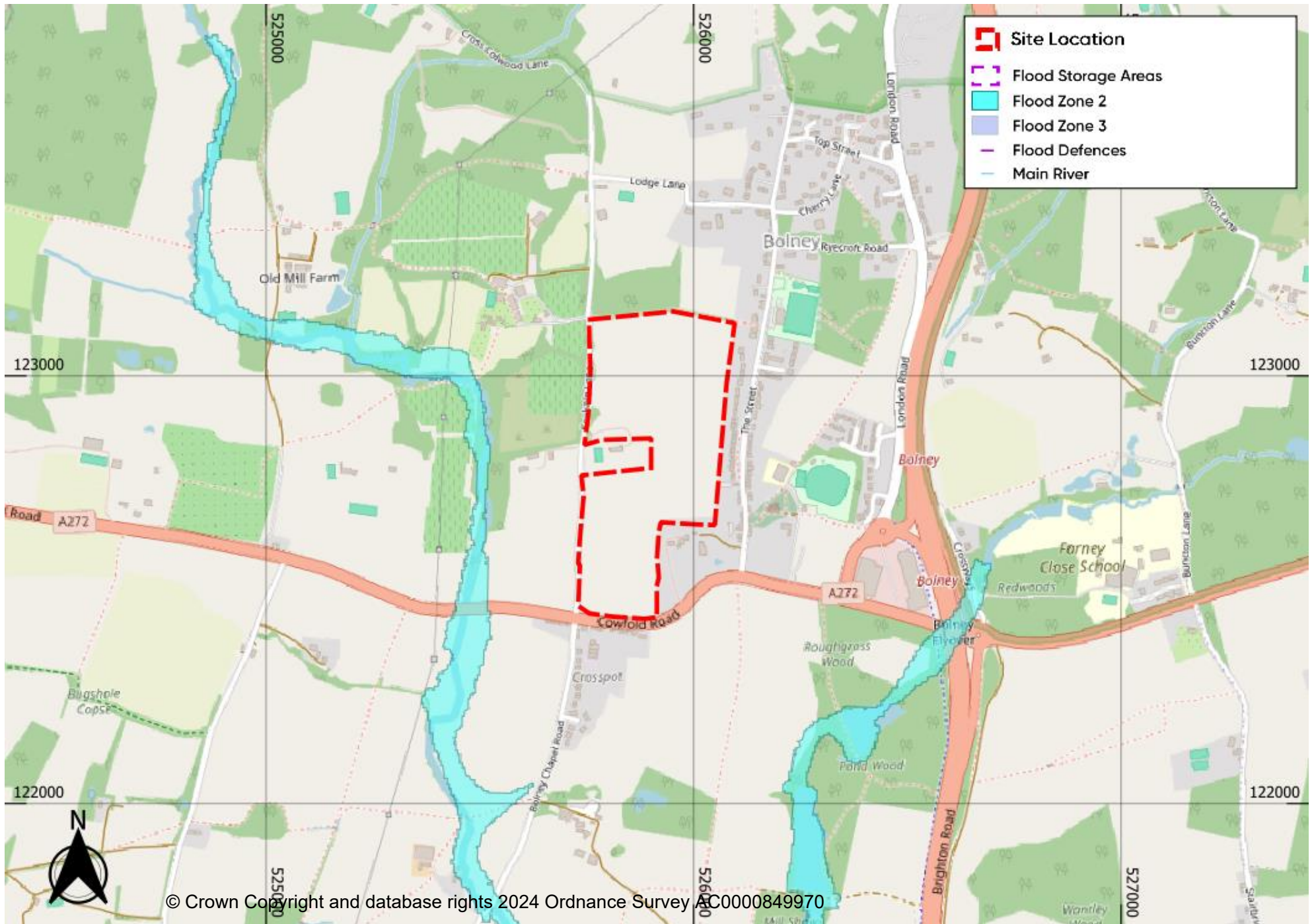
### Planning implications

A Flood Risk Assessment and Foul Sewerage and Surface Water Assessment will be required to be submitted as the site covers an area greater than 1ha.

Exception Test is not required in accordance with Table 2 of the Planning Practice Guidance Flood Risk and Coastal Change

As the site is at risk of flooding from surface water, it will be necessary to assess the development under design flood conditions and provide appropriate mitigation in accordance with the guidance set out in the SFRA and the advice of the EA. Development should be avoided in flow paths. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSCC). The drainage strategy should address any isolated patches of surface water flooding on site. No development should be located in Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

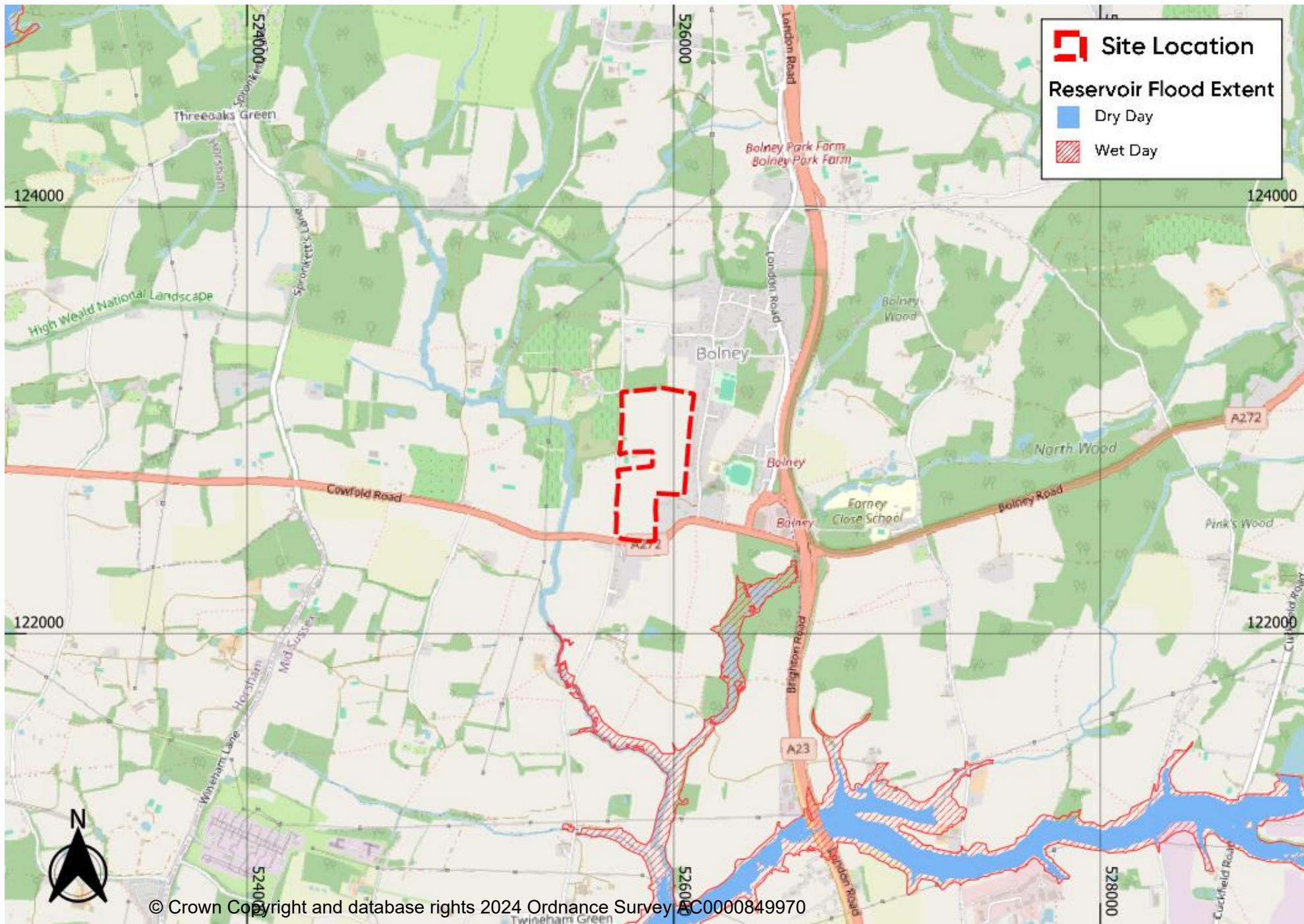




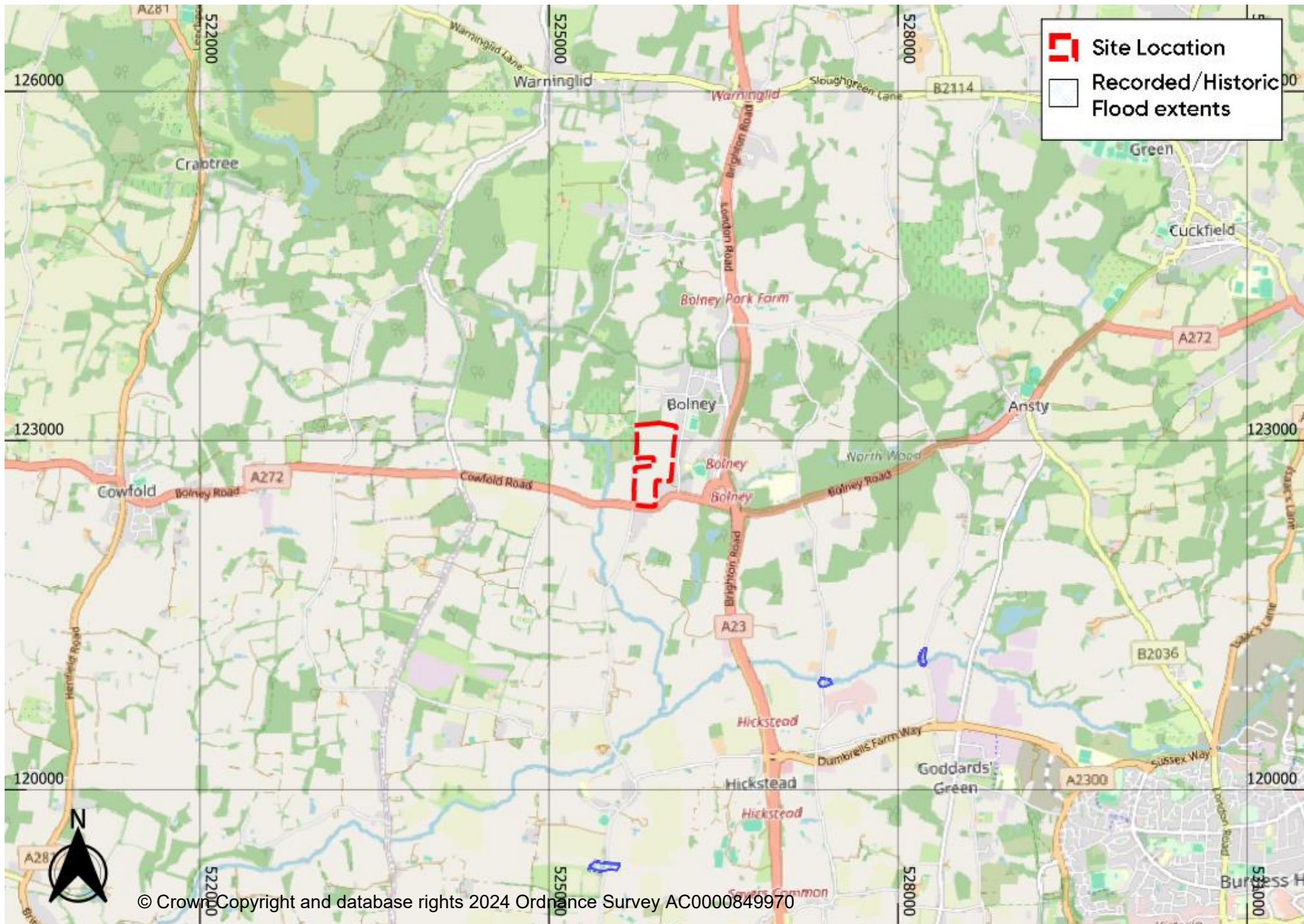




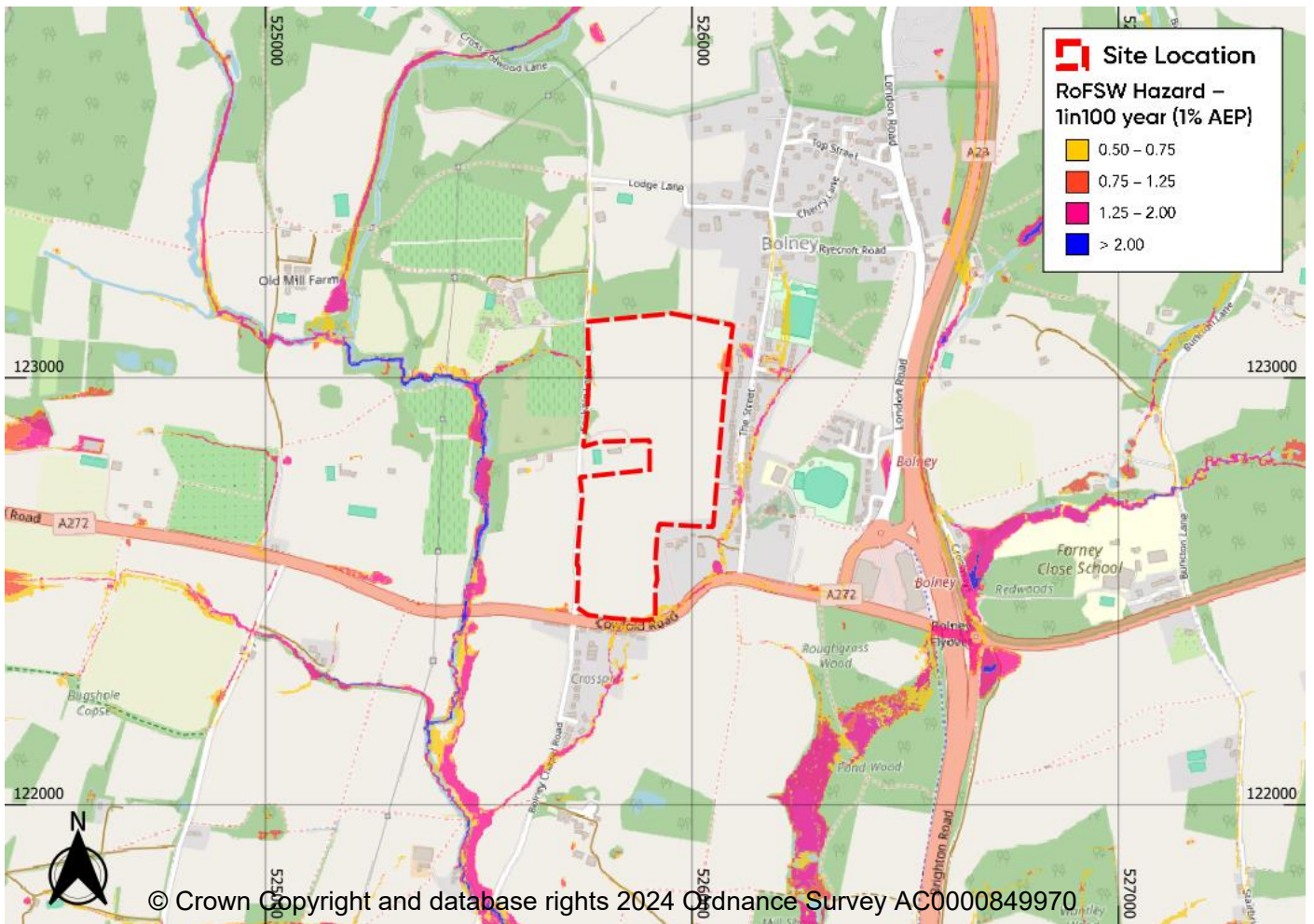
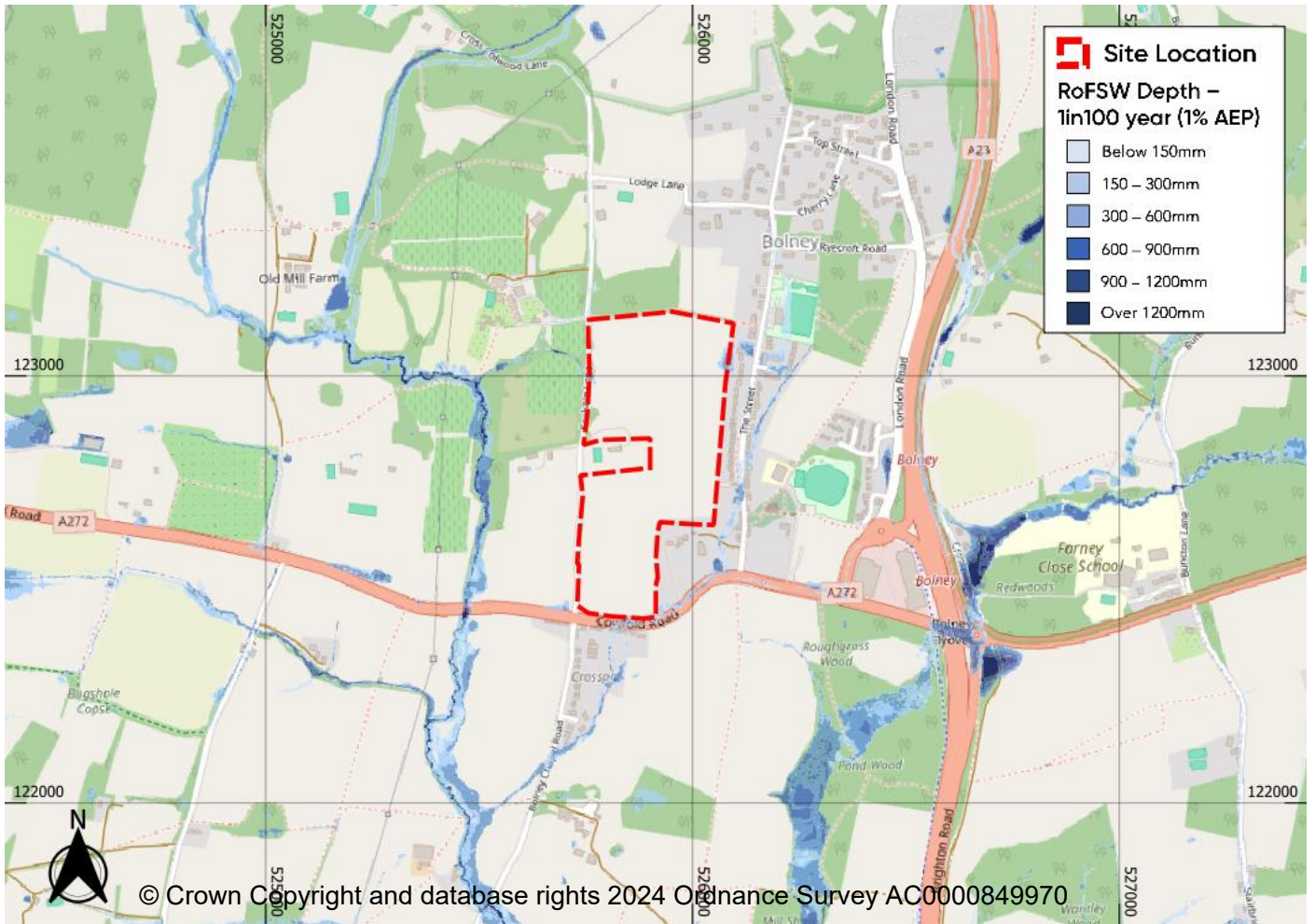




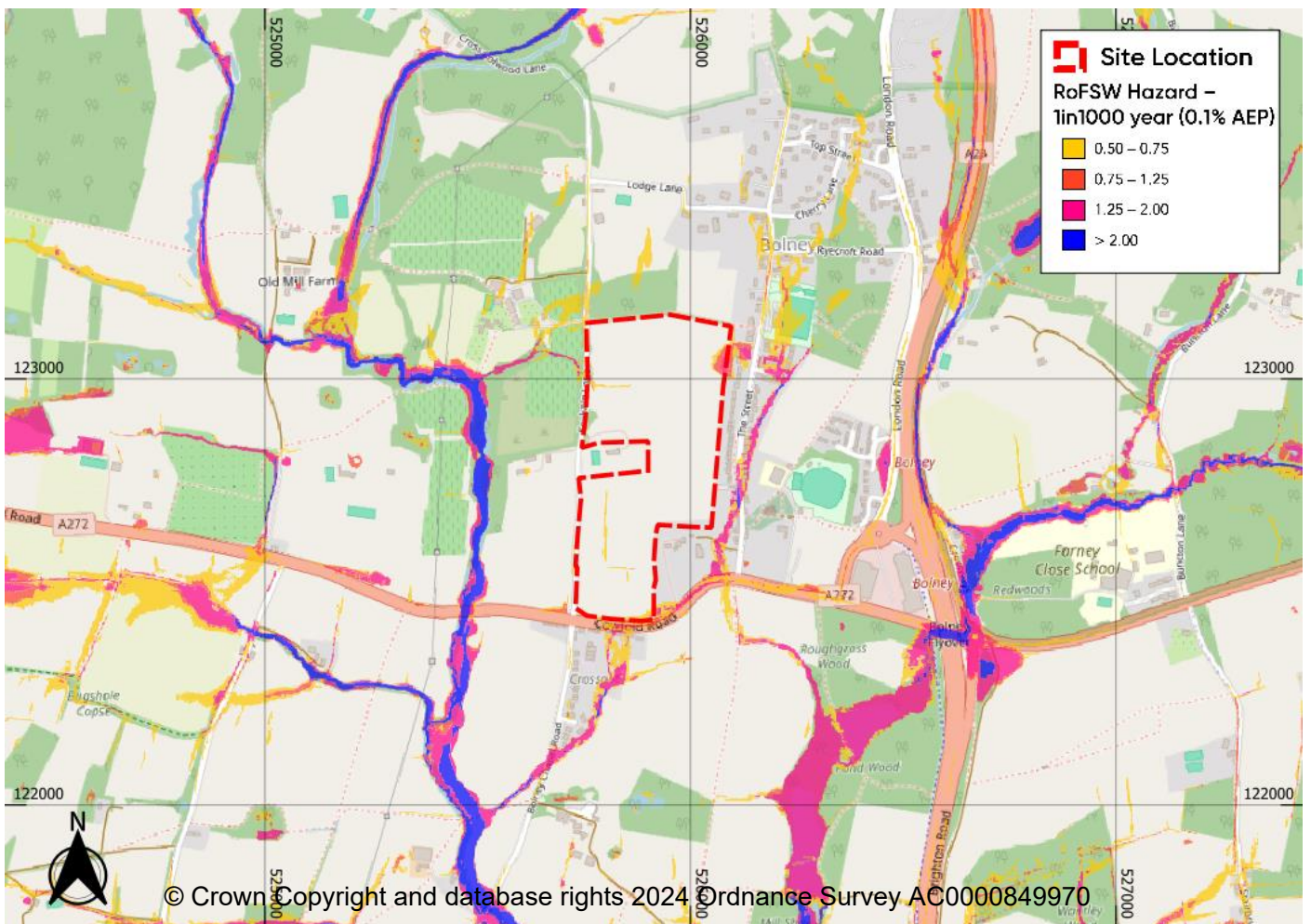
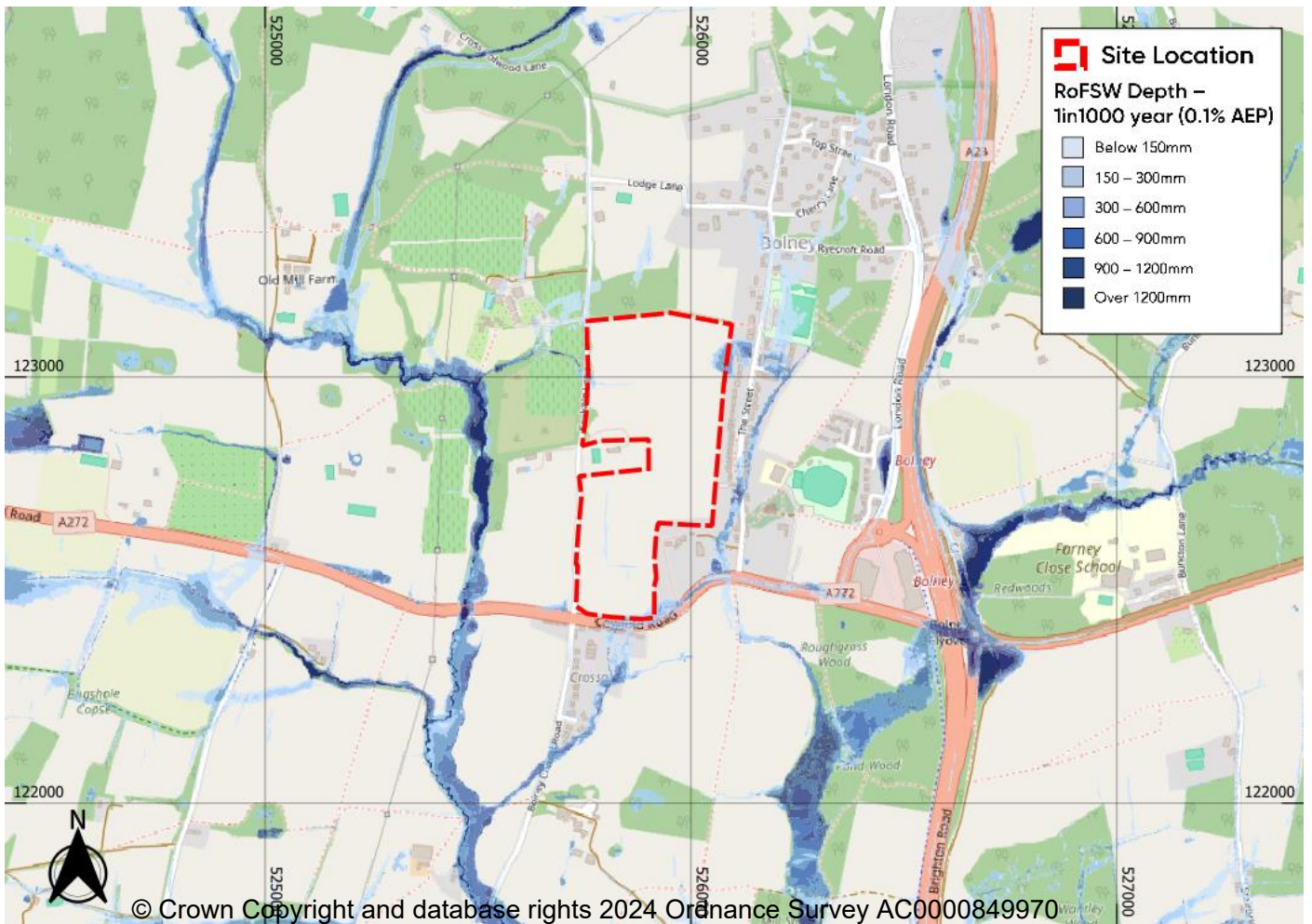














## DPA15: Ham Lane Farm House, Ham Lane, Scaynes Hill

### Site details

Settlement: Scaynes Hill  
 Area: 0.97ha  
 Shalaa: 1020

|                 | Use                        | Vulnerability classification       |
|-----------------|----------------------------|------------------------------------|
| <b>Current</b>  | Agriculture<br>Residential | Less vulnerable<br>More vulnerable |
| <b>Proposed</b> | Residential                | More vulnerable                    |

### Current Risk summary

| Fluvial              |     |     |
|----------------------|-----|-----|
| % of the site within |     |     |
| FZ1                  | FZ2 | FZ3 |
| 100                  | -   | -   |

| Surface Water        |     |
|----------------------|-----|
| % of the site within |     |
| 1 in 30              | 0   |
| 1 in 100             | 1.6 |
| 1 in 1000            | 8.8 |

| Groundwater          |                                      |
|----------------------|--------------------------------------|
| % of the site within |                                      |
| <25                  | No risk is anticipated to be present |
| 25-50                |                                      |
| 50-75                |                                      |
| >75                  |                                      |

| Reservoir            |   |
|----------------------|---|
| % of the site within |   |
| Wet day              | - |
| Dry day              | - |

| Flood Defences  |
|---|
| The site is not in an area benefitting from flood defences. |

| Flood Warning Area  |
|---|
| The site is not located within a flood alert or flood warning area. |

### Sources of flood risk

#### Topography

The site is reasonably flat, gently sloping from north to south. Site elevation varies from 68mAOD in the north to 65mAOD in the south.

#### Location of site within catchment

The site is located in the northern upper course of the Pellingford Brook catchment.

#### Existing drainage features

None identified within site boundary based off OSM Standard Mapping.

#### Flood history

No historic flood outlines are recorded at the site on the EA Recorded Flood Outlines dataset. MSDC has no record of flooding around this site. Sewer flooding incidents have been reported in postcode areas in and around the site.

#### Surface Water

According to the risk of flooding from surface water data, no area of the site is at high risk of surface water flooding.

During the 3.3% current day AEP flood, there are no areas within the site identified for surface water flooding. Two isolated surface water pools form to the north and south of the site.

During the 1% AEP flood, a flow path starts forming along the northwest boundary of the site. In the 1 in 1000-year (0.1% AEP) event, the two water pools connect forming a flow path across the western boundary of the site. Depths remain moderate with up to 0.6m and hazard rates up to 'moderate' (danger for some) with a low flood hazard overall.

#### Fluvial

The entire site is located in Flood Zone 1, so has a less than 0.1% annual probability of river flooding.

#### Groundwater

The site is not located in an area susceptible to groundwater flooding.  
 Superficial geology

- None

Bedrock geology

- Upper Tunbridge Wells Sand - Sandstone And Siltstone, Interbedded

#### Reservoir

The site is not at risk of flooding from high-risk reservoirs.

### Flood risk management infrastructure

The site is not protected by any formal flood defences.  
No residual risks from breach or overtopping of flood defences or reservoir failures have been identified at this site.

### Emergency Planning

#### Flood warning

The site is not located within a flood alert or flood warning area.

#### Access and egress

Flood Hazard is 'Low' for the 'Medium' Risk scenario based on the EA's Risk of Flooding from Surface Water Maps. Safe access/egress should be possible.

### Climate Change

#### Portion of site at future fluvial flood risk

| Future Flood Zone 2 | Future Flood Zone 3 | Future Flood Zone 3b |
|---------------------|---------------------|----------------------|
| -                   | -                   | -                    |

#### Portion of site at future pluvial flood risk

| Management catchment | CC allowance | Present day 1% AEP extent | CC coverage |
|----------------------|--------------|---------------------------|-------------|
| Adur and Ouse        | 45%          | 1.6%                      | 8.8%        |

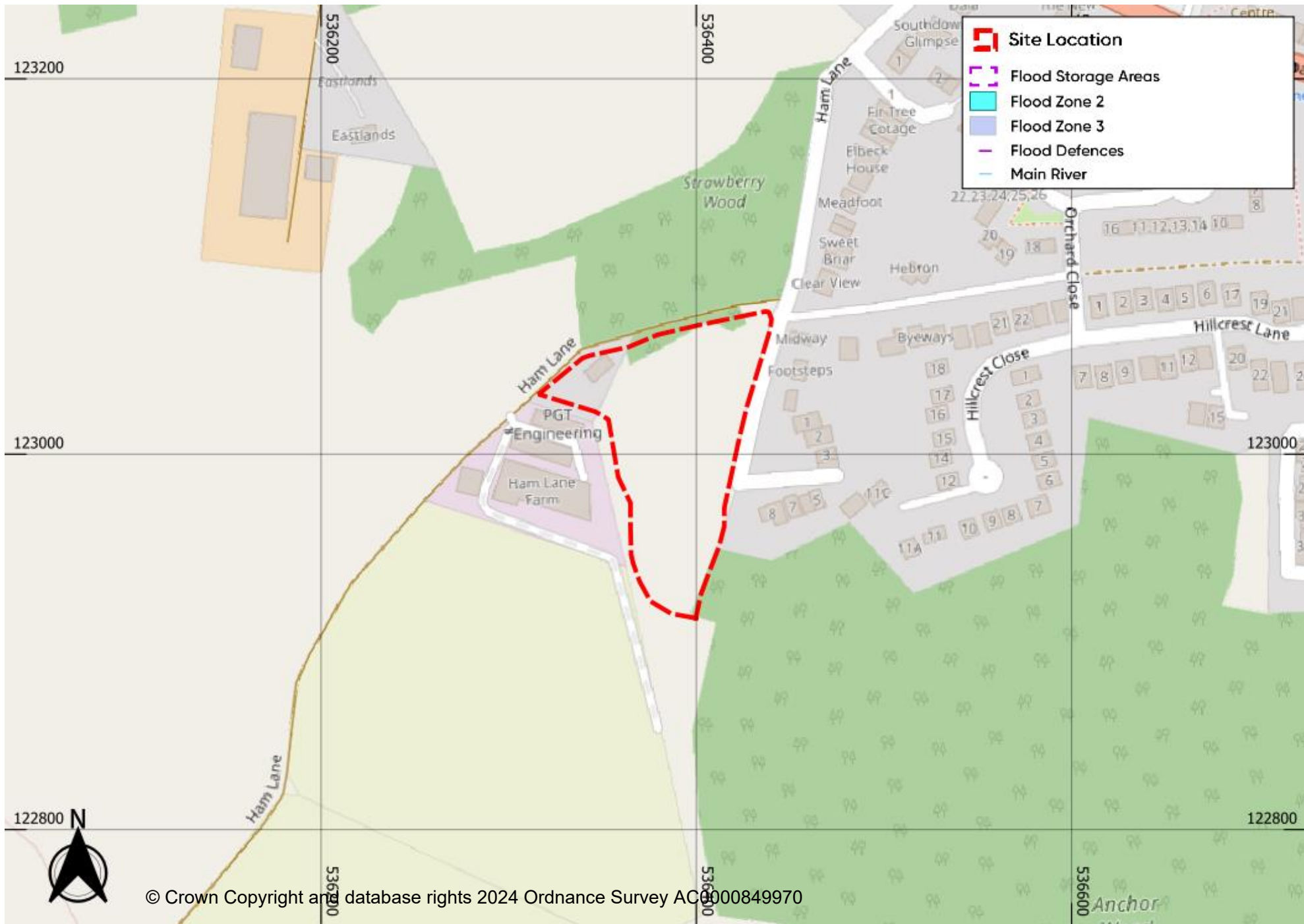
### Planning implications

A Flood Risk Assessment is required as the SFRA indicates that the site is at risk of flooding from surface water presently and in the future. A Foul Sewerage and Surface Water Assessment may be required to be submitted as new residential dwellings will be created.

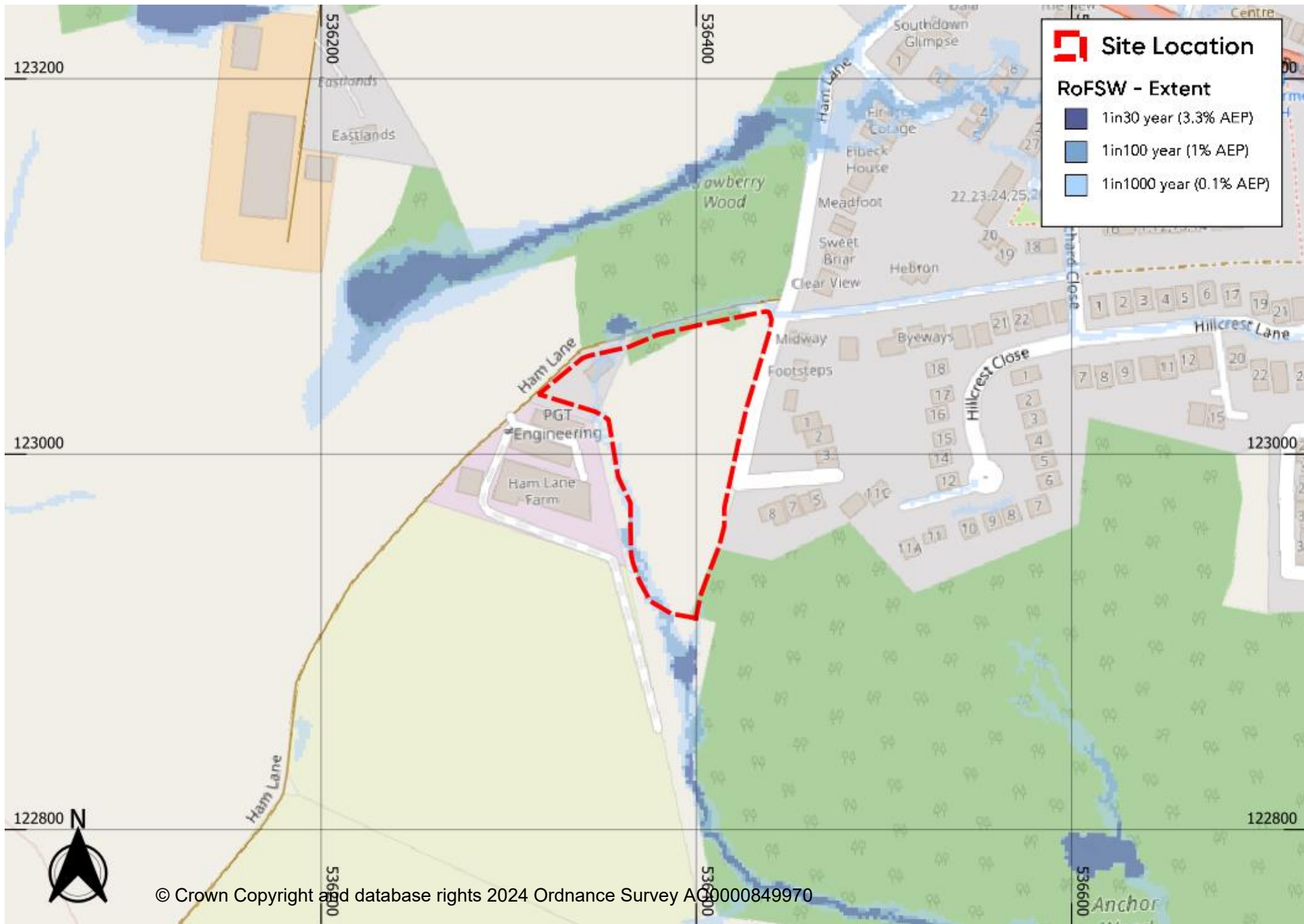
Exception Test is not required in accordance with Table 2 of the Planning Practice Guidance Flood Risk and Coastal Change

As the site is at risk of flooding from surface water, it will be necessary to assess the development under design flood conditions and provide appropriate mitigation in accordance with the guidance set out in the SFRA and the advice of the EA. Development should be avoided in flow paths. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSCC). The drainage strategy should address any isolated patches of surface water flooding on site. No development should be located in Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

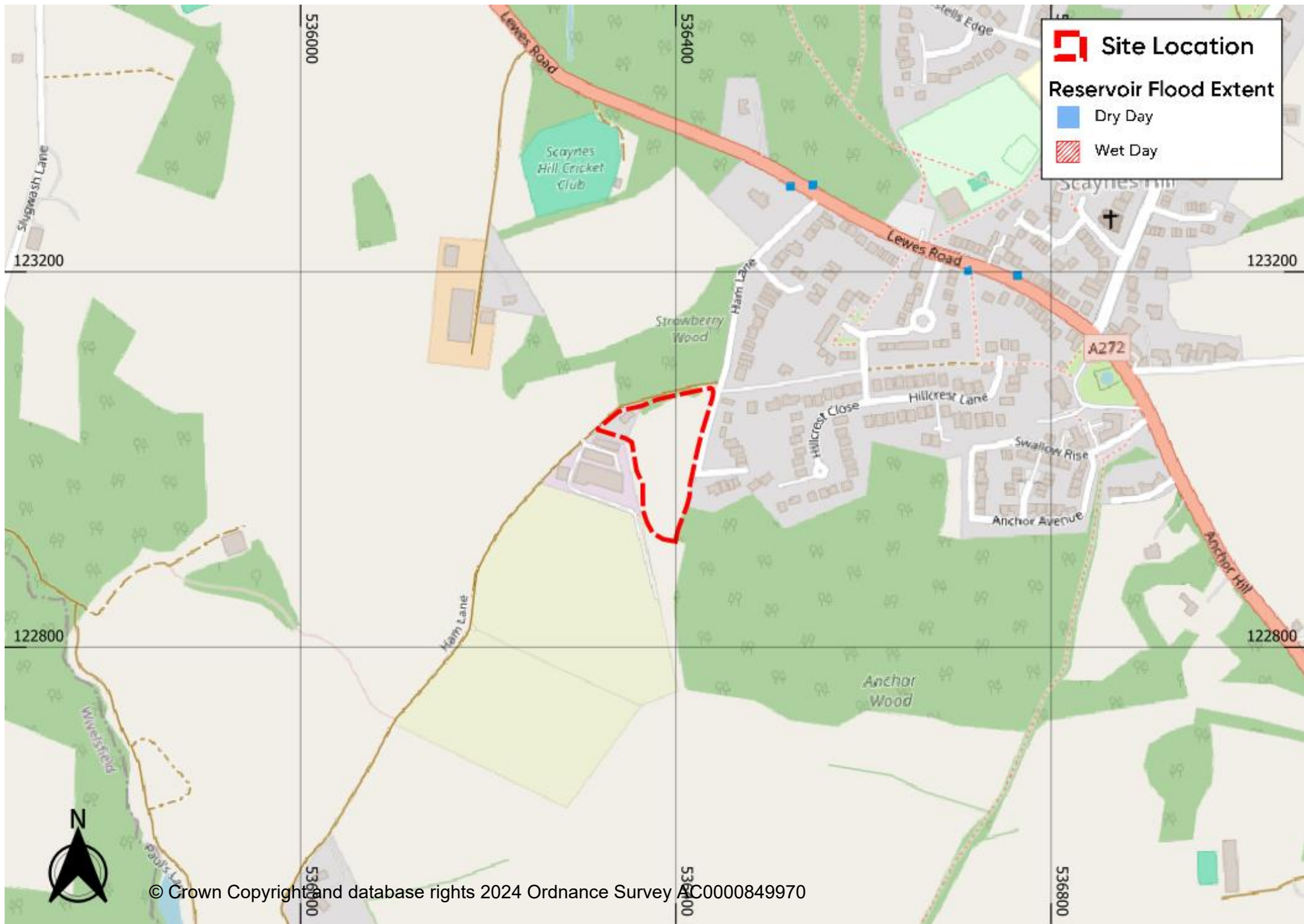


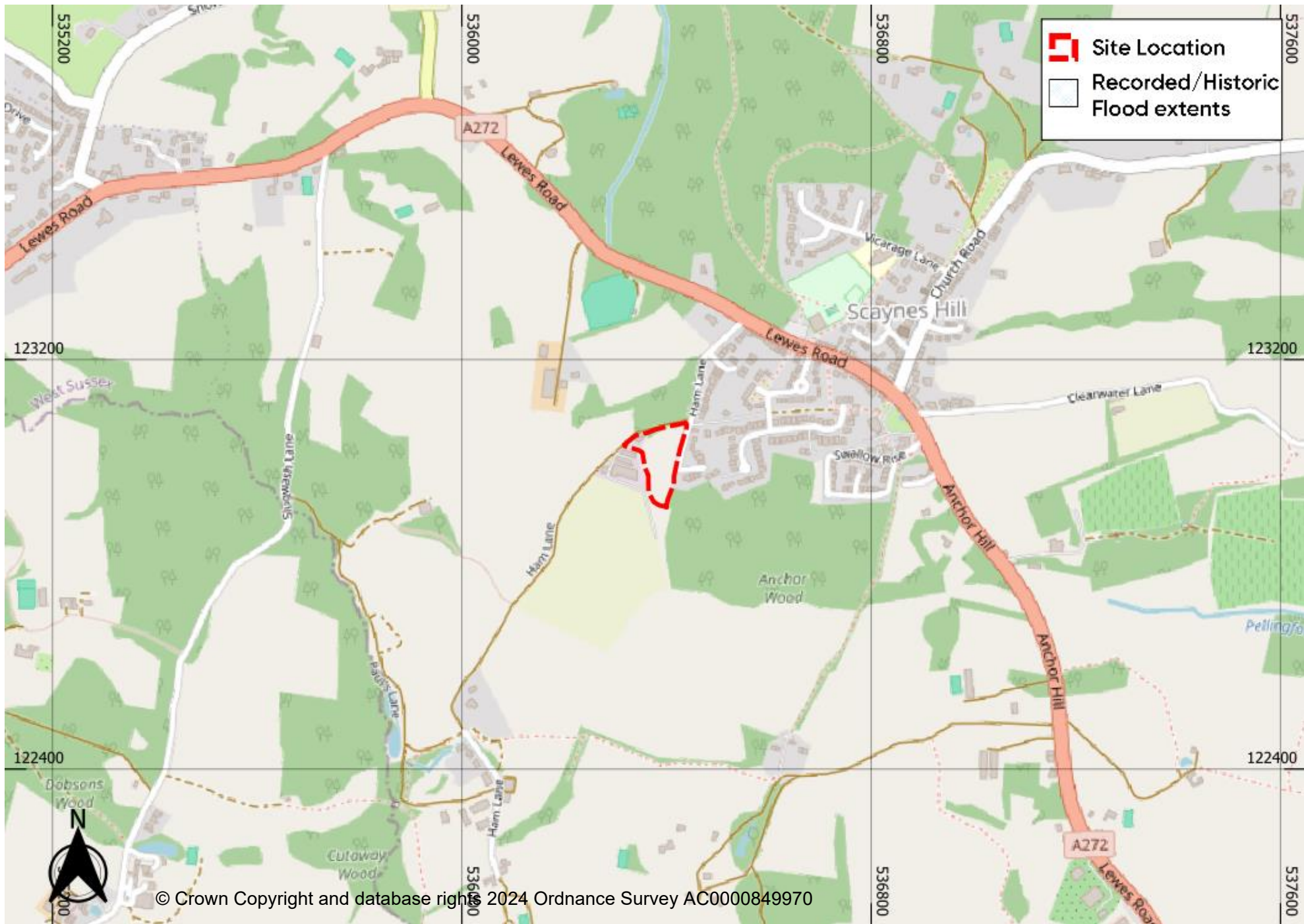


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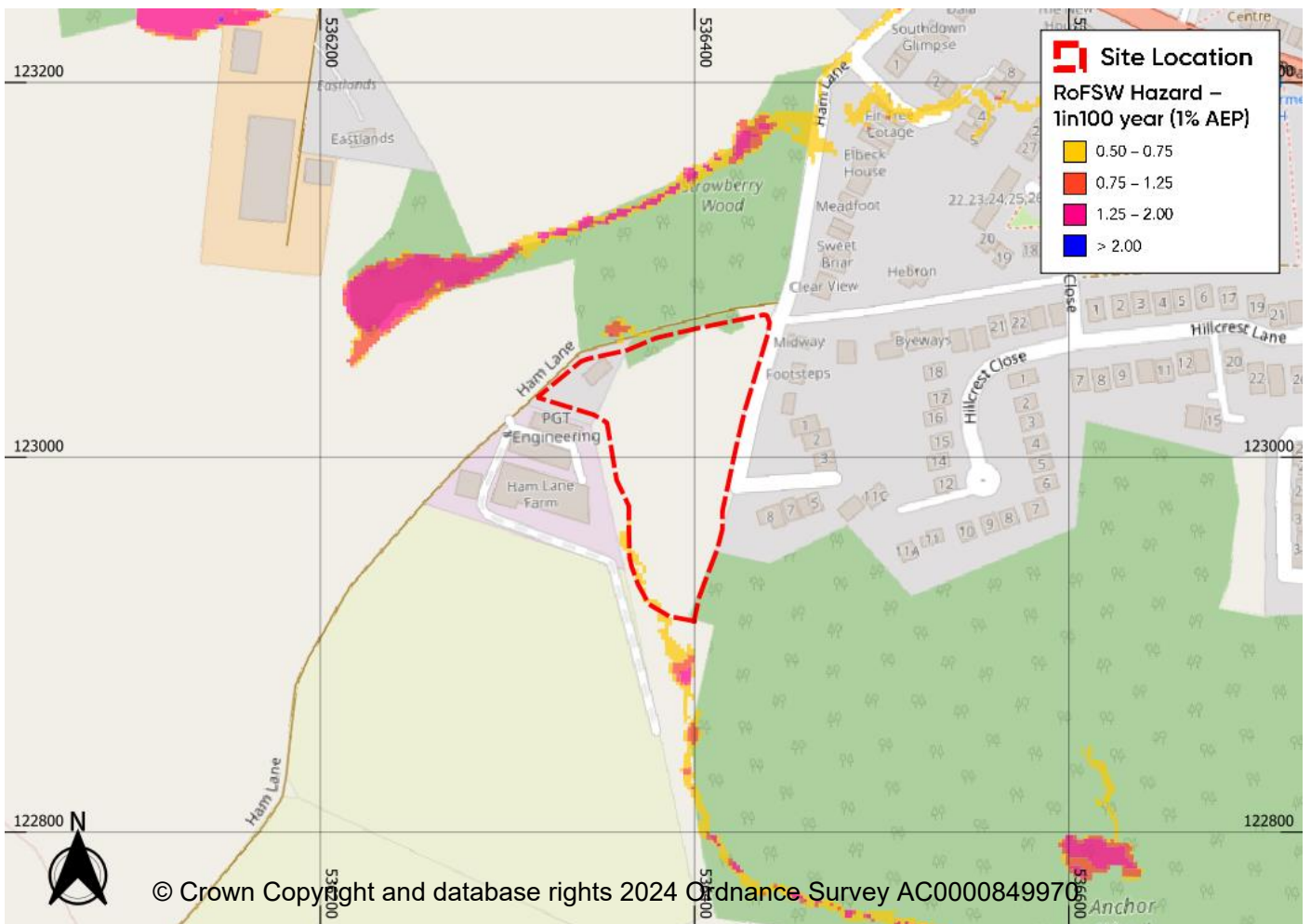
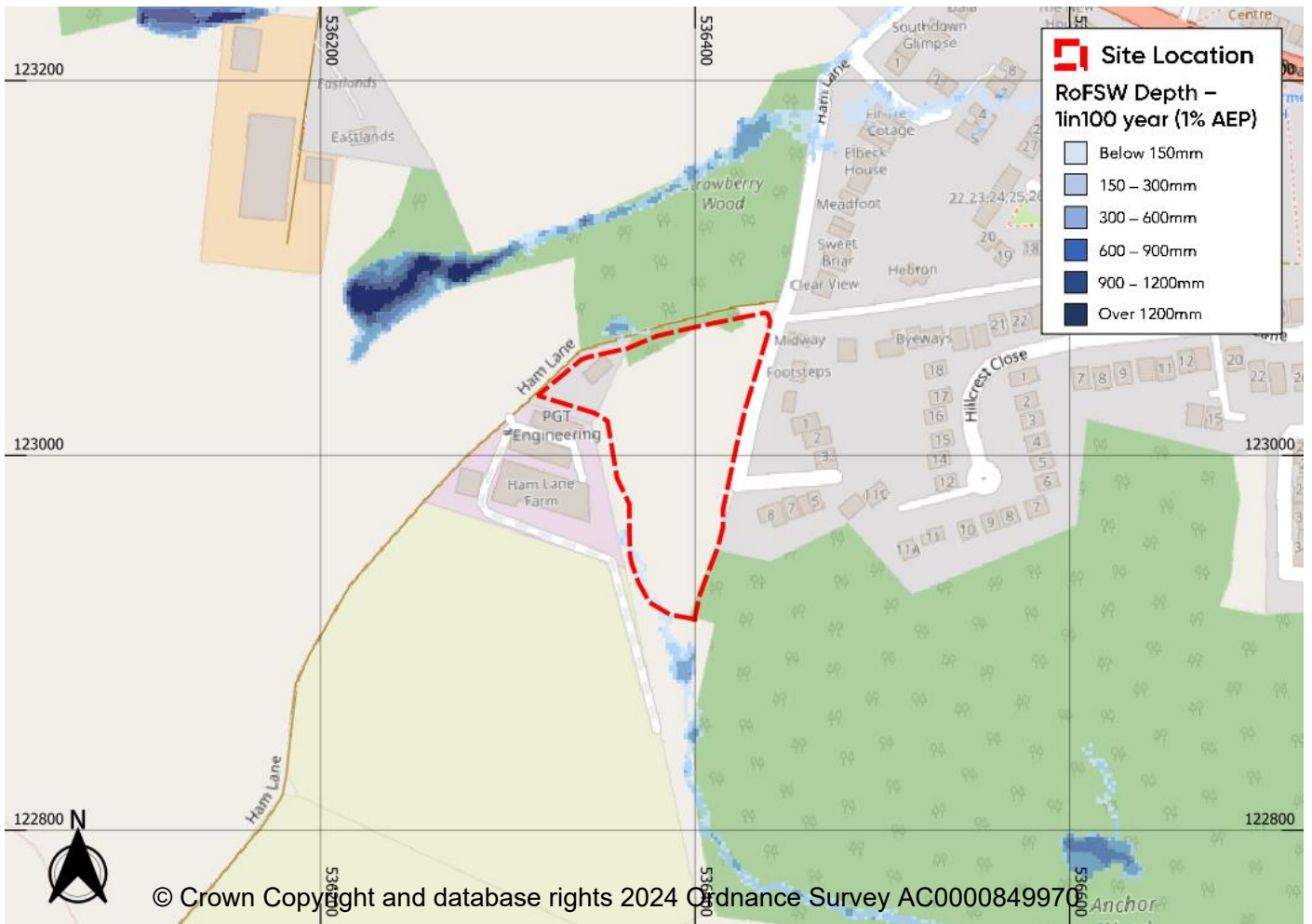


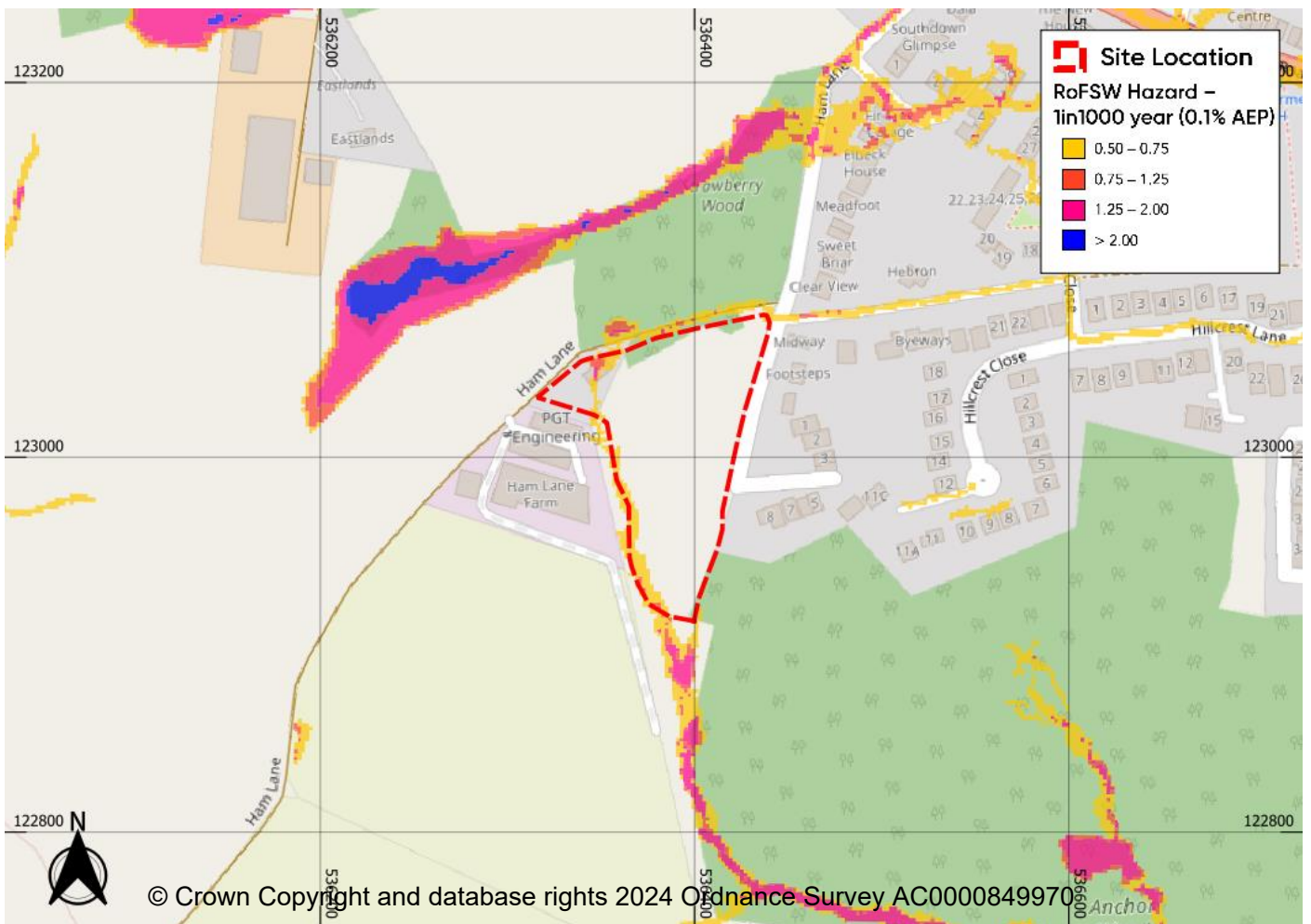
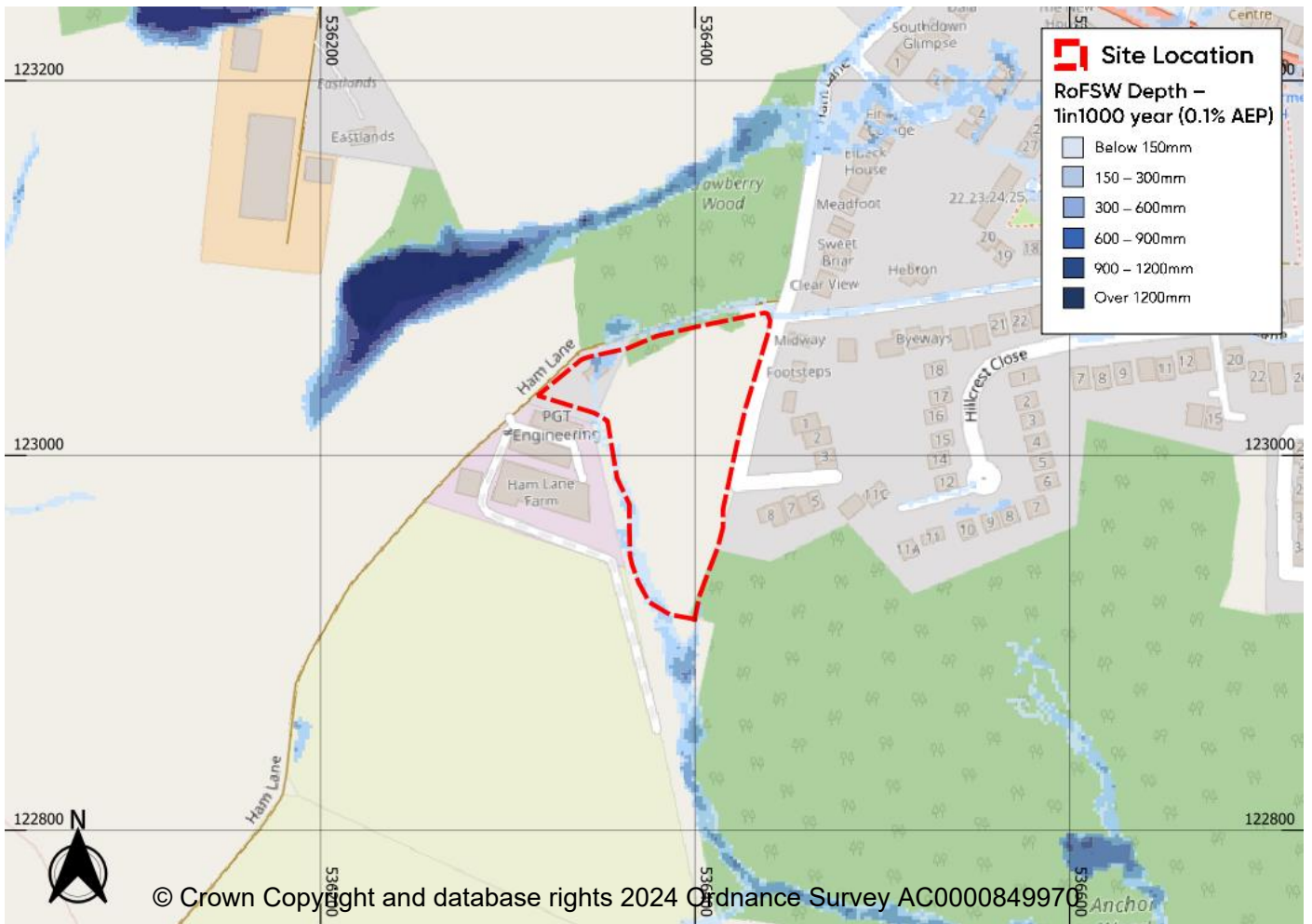




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## DPA18: Byanda, Hassocks

### Site details

Settlement: Hassocks  
 Area: 0.46ha  
 Shalaa: 1101

|                 | Use            | Vulnerability classification |
|-----------------|----------------|------------------------------|
| <b>Current</b>  | Agriculture    | Less vulnerable              |
| <b>Proposed</b> | Care community | More vulnerable              |

### Current Risk summary

| Fluvial              |     |     |
|----------------------|-----|-----|
| % of the site within |     |     |
| FZ1                  | FZ2 | FZ3 |
| 100                  | -   | -   |

| Surface Water        |      |
|----------------------|------|
| % of the site within |      |
| 1 in 30              | 3.4  |
| 1 in 100             | 7.4  |
| 1 in 1000            | 25.9 |

| Groundwater          |     |
|----------------------|-----|
| % of the site within |     |
| <25                  | 100 |
| 25-50                | -   |
| 50-75                | -   |
| >75                  | -   |

| Reservoir            |   |
|----------------------|---|
| % of the site within |   |
| Wet day              | - |
| Dry day              | - |

| Flood Defences  |
|---|
| The site is not in an area benefitting from flood defences. |

| Flood Warning Area  |
|---|
| The site is not located within a flood alert or flood warning area. |

### Sources of flood risk

#### Topography

The site is flat with elevations around 57mAOD.

#### Location of site within catchment

The site is located in the northwestern area of the Herrings Stream catchment.

#### Existing drainage features

Watercourse (non-main) located approximately 40m to the south of the site.

#### Flood history

No historic flood outlines are recorded at the site on the EA Recorded Flood Outlines dataset. MSDC has records of flooding along Brighton Road in 2000. Records from sewage providers do not show history of sewer flooding.

#### Surface Water

Surface water flood risk mappings suggests that during the 3.3% AEP flood only a relatively small, isolated area of the site would be at risk of flooding, with other pools to the north and east of the site.

During the 1% and 0.1% AEP events, these areas are predicted to expand with the two pools bordering the site connecting and forming a continuous overland flow path in the central east part of the site.

Depths are up to over 1.2m and hazard rates up to 'significant' (danger for most)'.

#### Fluvial

The entire site is located in Flood Zone 1, so has a less than 0.1% annual probability of river flooding.

#### Groundwater

The site is classified as having <25% susceptibility to groundwater flooding. Superficial geology

- None

Bedrock geology

- Folkestone Formation - Sandstone

#### Reservoir

The site is not at risk of flooding from high-risk reservoirs.

### Flood risk management infrastructure

The site is not protected by any formal flood defences.  
No residual risks from breach or overtopping of flood defences or reservoir failures have been identified at this site.

### Emergency Planning

#### Flood warning

The site is not located within a flood alert or flood warning area.

#### Access and egress

Flood Hazard is 'Low' to 'Significant' on site for the 'Medium' Risk scenario based on the EA's Risk of Flooding from Surface Water Maps. However, the access/egress route hazard rating is 'Low' and therefore safe access/egress should be possible.

### Climate Change

#### Portion of site at future fluvial flood risk

| Future Flood Zone 2 | Future Flood Zone 3 | Future Flood Zone 3b |
|---------------------|---------------------|----------------------|
| -                   | -                   | -%                   |

#### Portion of site at future pluvial flood risk

| Management catchment | CC allowance | Present day 1% AEP extent | CC coverage |
|----------------------|--------------|---------------------------|-------------|
| Adur and Ouse        | 45%          | 7.4%                      | 25.9%       |

### Planning implications

A Flood Risk Assessment is required as the SFRA indicates that the site is at risk of flooding from surface water presently and in the future. A Foul Sewerage and Surface Water Assessment may be required to be submitted as new residential dwellings will be created.

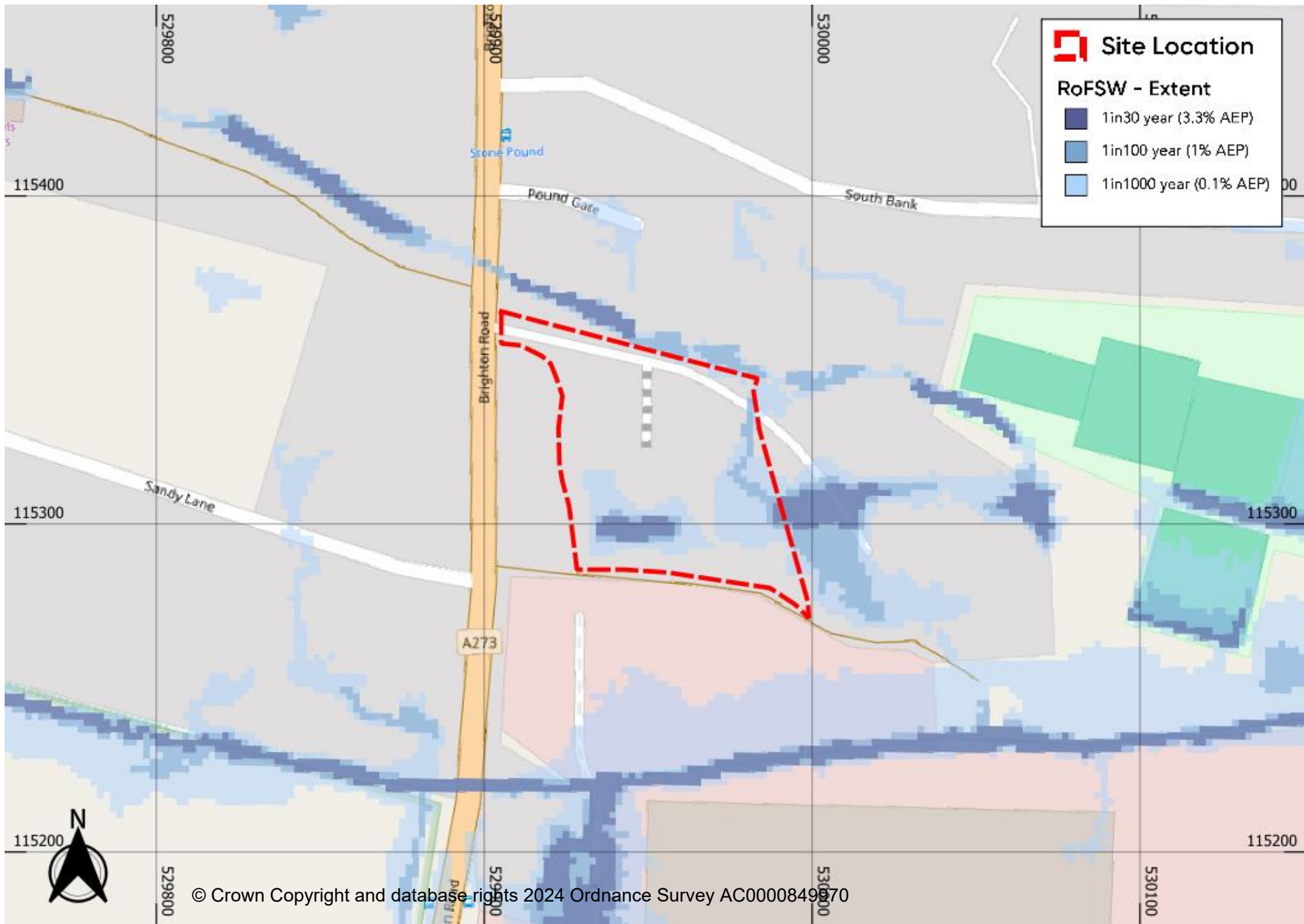
Exception Test is not required in accordance with Table 2 of the Planning Practice Guidance Flood Risk and Coastal Change

As the site is at risk of flooding from surface water, it will be necessary to assess the development under design flood conditions and provide appropriate mitigation in accordance with the guidance set out in the SFRA and the advice of the EA. Development should be avoided in flow paths. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSCC). The drainage strategy should address any isolated patches of surface water flooding on site. No development should be located in Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

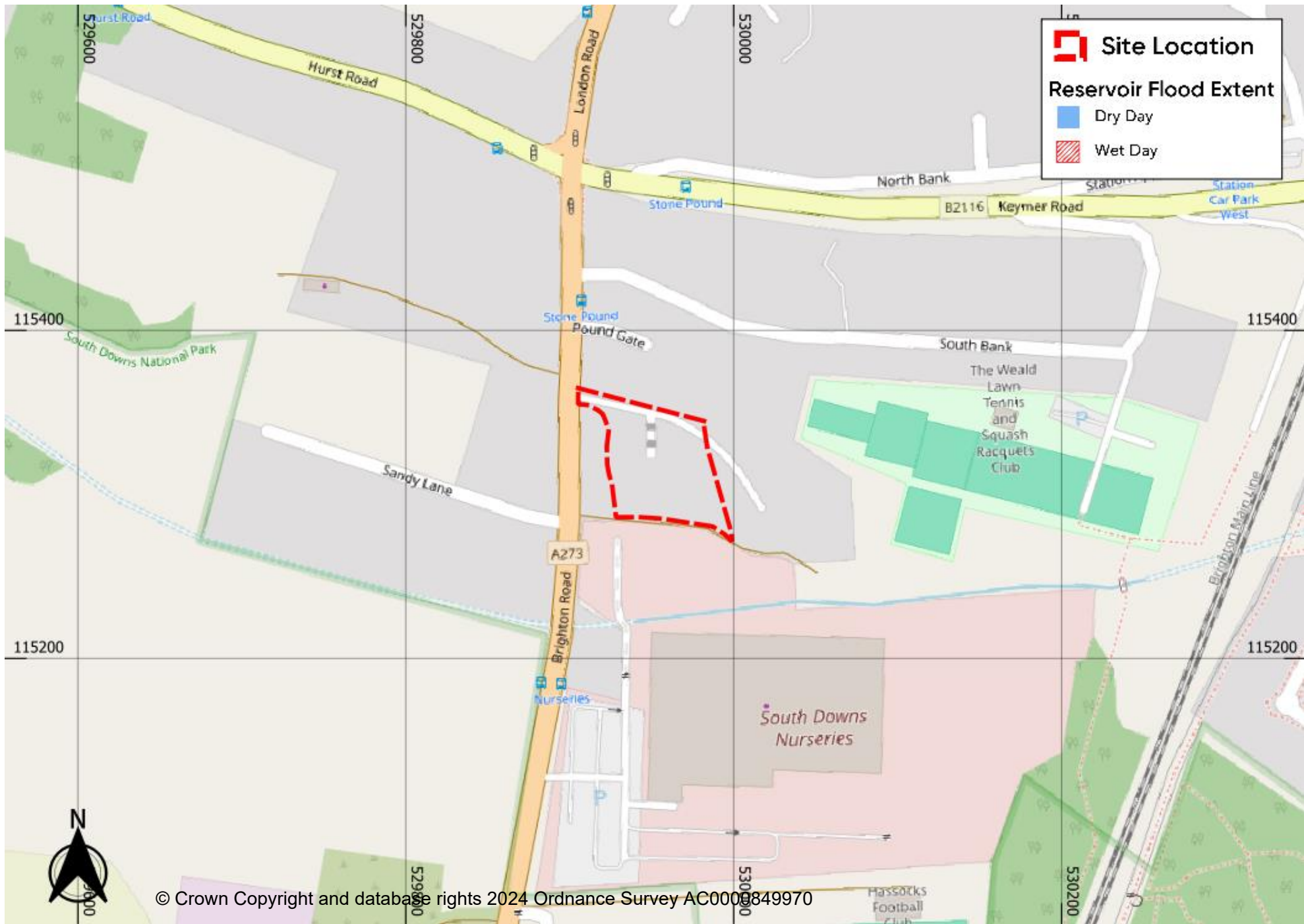




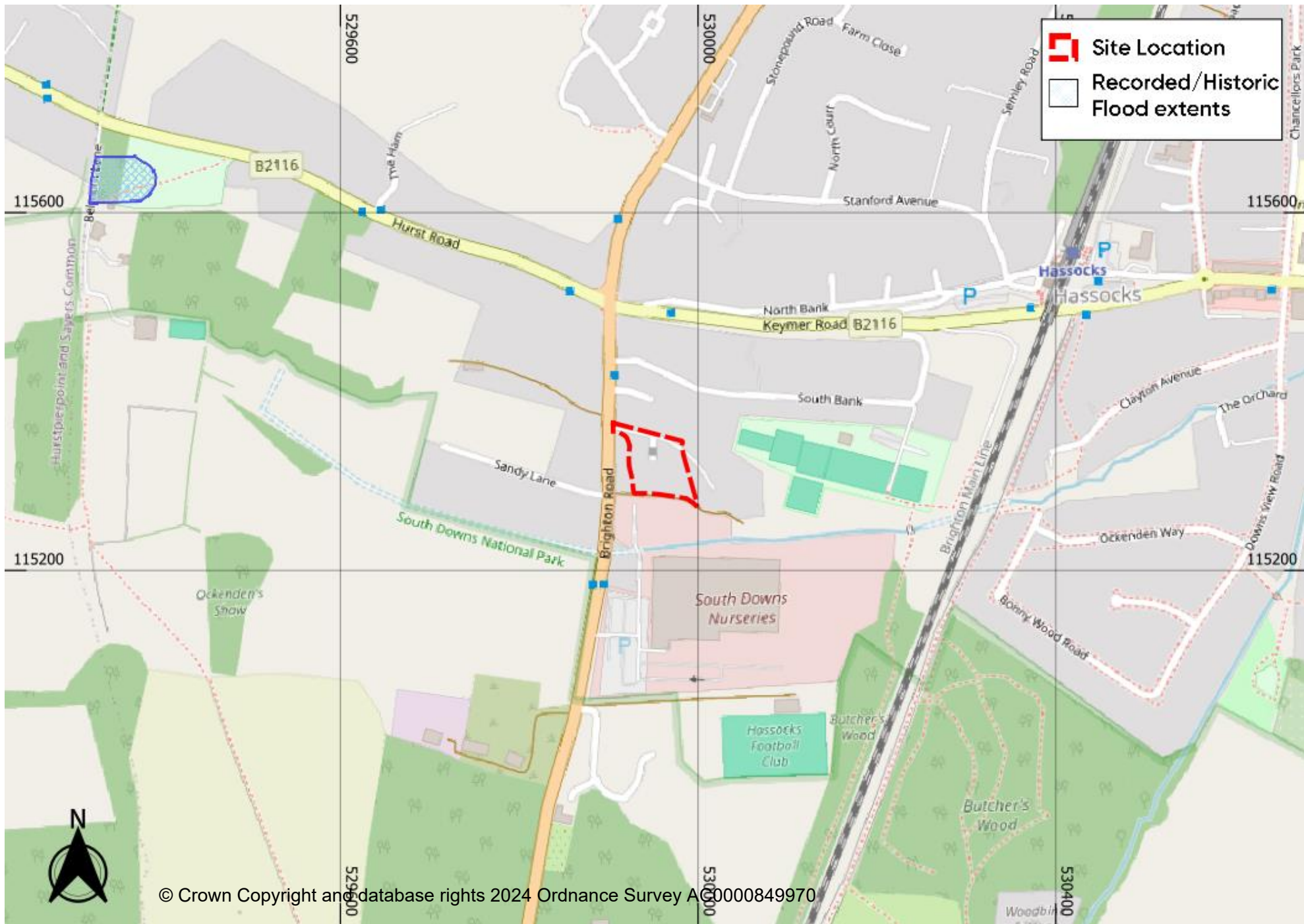
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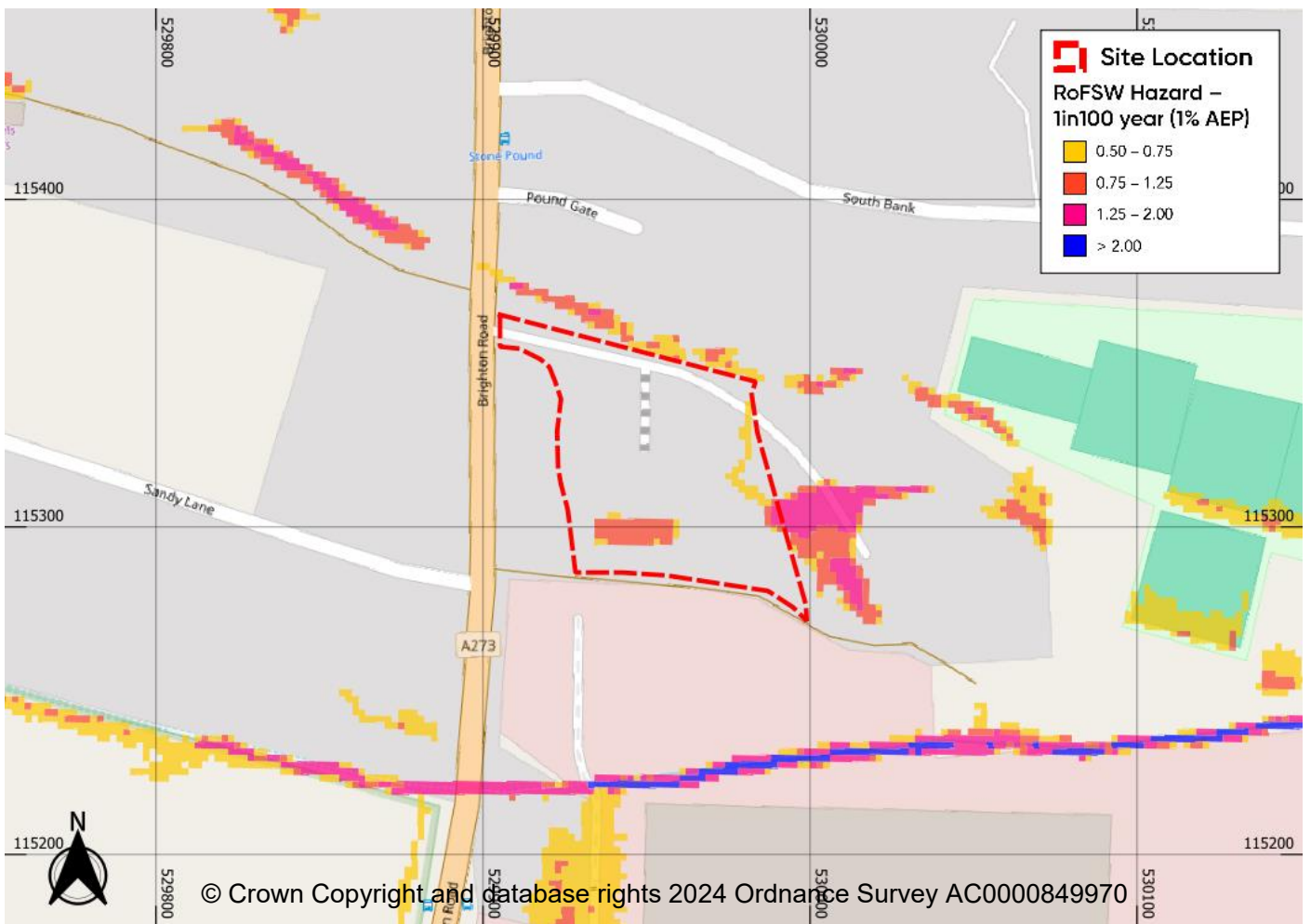
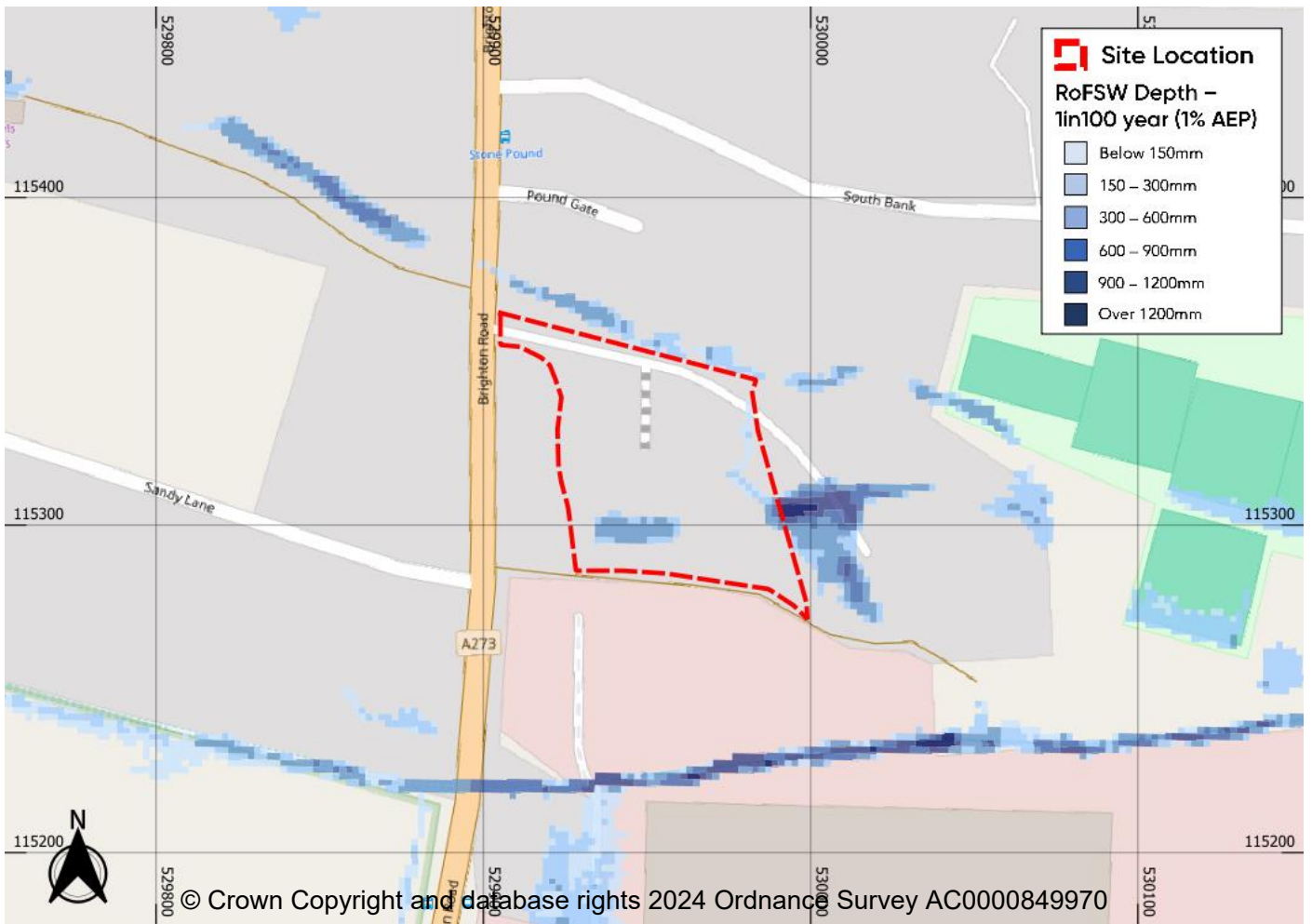


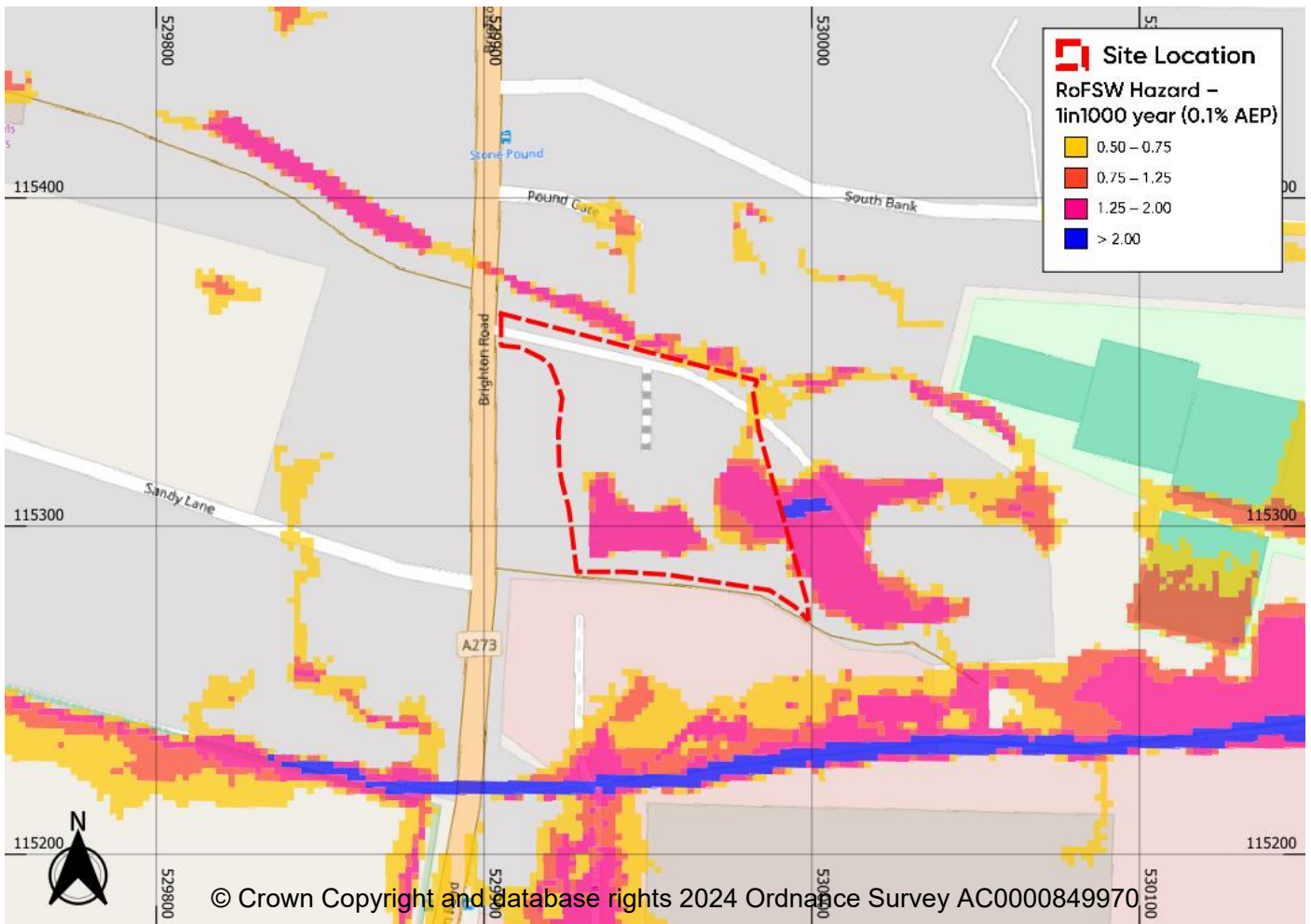
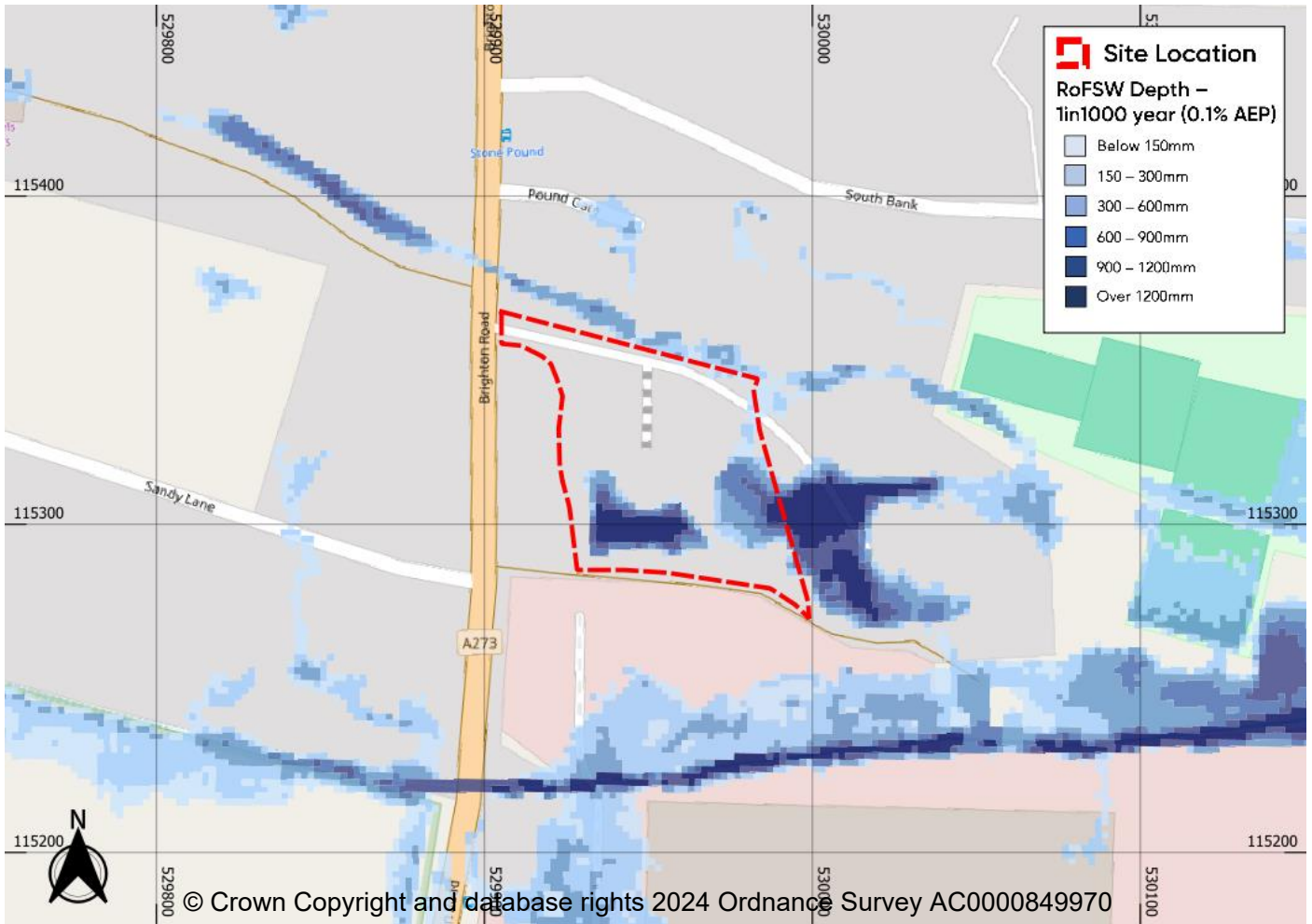


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## DPA19: The Hyde Lodge, Handcross

### Site details

Settlement: Handcross  
 Area: 2.85ha  
 Shelaa: 1106

|                 | Use            | Vulnerability classification |
|-----------------|----------------|------------------------------|
| <b>Current</b>  | Agriculture    | Less vulnerable              |
| <b>Proposed</b> | Care community | More vulnerable              |

### Current Risk summary

| Fluvial              |     |     |
|----------------------|-----|-----|
| % of the site within |     |     |
| FZ1                  | FZ2 | FZ3 |
| 100                  | -   | -   |

| Surface Water        |      |
|----------------------|------|
| % of the site within |      |
| 1 in 30              | 1.6  |
| 1 in 100             | 5.0  |
| 1 in 1000            | 15.4 |

| Groundwater          |                                      |
|----------------------|--------------------------------------|
| % of the site within |                                      |
| <25                  | No risk is anticipated to be present |
| 25-50                |                                      |
| 50-75                |                                      |
| >75                  |                                      |

| Reservoir            |   |
|----------------------|---|
| % of the site within |   |
| Wet day              | - |
| Dry day              | - |

| Flood Defences  |
|---|
| The site is not in an area benefitting from flood defences. |

| Flood Warning Area  |
|---|
| The site is not located within a flood alert or flood warning area. |

### Sources of flood risk

#### Topography

The site is reasonably flat, gently sloping down to the west. Site elevation varies from 149m AOD eastern boundary of the site to 141m AOD along the western boundary.

#### Location of site within catchment

The site is located in the eastern upper course of the Arun Source catchment.

#### Existing drainage features

None identified within site boundary based off OSM Standard Mapping.

#### Flood history

No historic flood outlines are recorded at the site on the EA Recorded Flood Outlines dataset. MSDC has no record of flooding around this site. Sewer flooding incidents have been reported in postcode areas in and around the site.

#### Surface Water

Overall, relatively minor areas of the site are affected by surface water flooding during all rainfall events.

During the 1 in 30-years (3.3% AEP) event, surface water flooding is confined to two isolated surface water pools in the southwest area of the site.

In the 1 in 100-year (1% AEP) event, the isolated pools are connected to each other extending slightly to the north with depths of up to 0.6m (with a small area up to 0.9m) and hazard rates up to 'moderate' (danger for some) (with a small area up to significant' (danger for most)) .

In the 1 in 1000-year (0.1% AEP) event, the isolate pool is further extended without connecting to any flow path. Depths are up to 0.9m (with a small area up to 1.2m) and hazard rates up to 'significant' (danger for most).

#### Fluvial

The entire site is located in Flood Zone 1, so has a less than 0.1% annual probability of river flooding.

#### Groundwater

The site is not located in an area susceptible to groundwater flooding.

Superficial geology

- None

Bedrock geology

- Upper Tunbridge Wells Sand - Sandstone And Mudstone

#### Reservoir

The site is not at risk of flooding from high-risk reservoirs.

### Flood risk management infrastructure

The site is not protected by any formal flood defences.  
No residual risks from breach or overtopping of flood defences or reservoir failures have been identified at this site.

### Emergency Planning

#### Flood warning

The site is not located within a flood alert or flood warning area.

#### Access and egress

Flood Hazard is 'Low' to 'Significant' on site for the 'Medium' Risk scenario based on the EA's Risk of Flooding from Surface Water Maps. However, the access/egress route hazard rating is 'Very Low' and therefore safe access/egress should be possible.

### Climate Change

#### Portion of site at future fluvial flood risk

| Future Flood Zone 2 | Future Flood Zone 3 | Future Flood Zone 3b |
|---------------------|---------------------|----------------------|
| -                   | -                   | -                    |

#### Portion of site at future pluvial flood risk

| Management catchment     | CC allowance | Present day 1% AEP extent | CC coverage |
|--------------------------|--------------|---------------------------|-------------|
| Arun and Western Streams | 45%          | 5.0%                      | 15.4%       |

### Planning implications

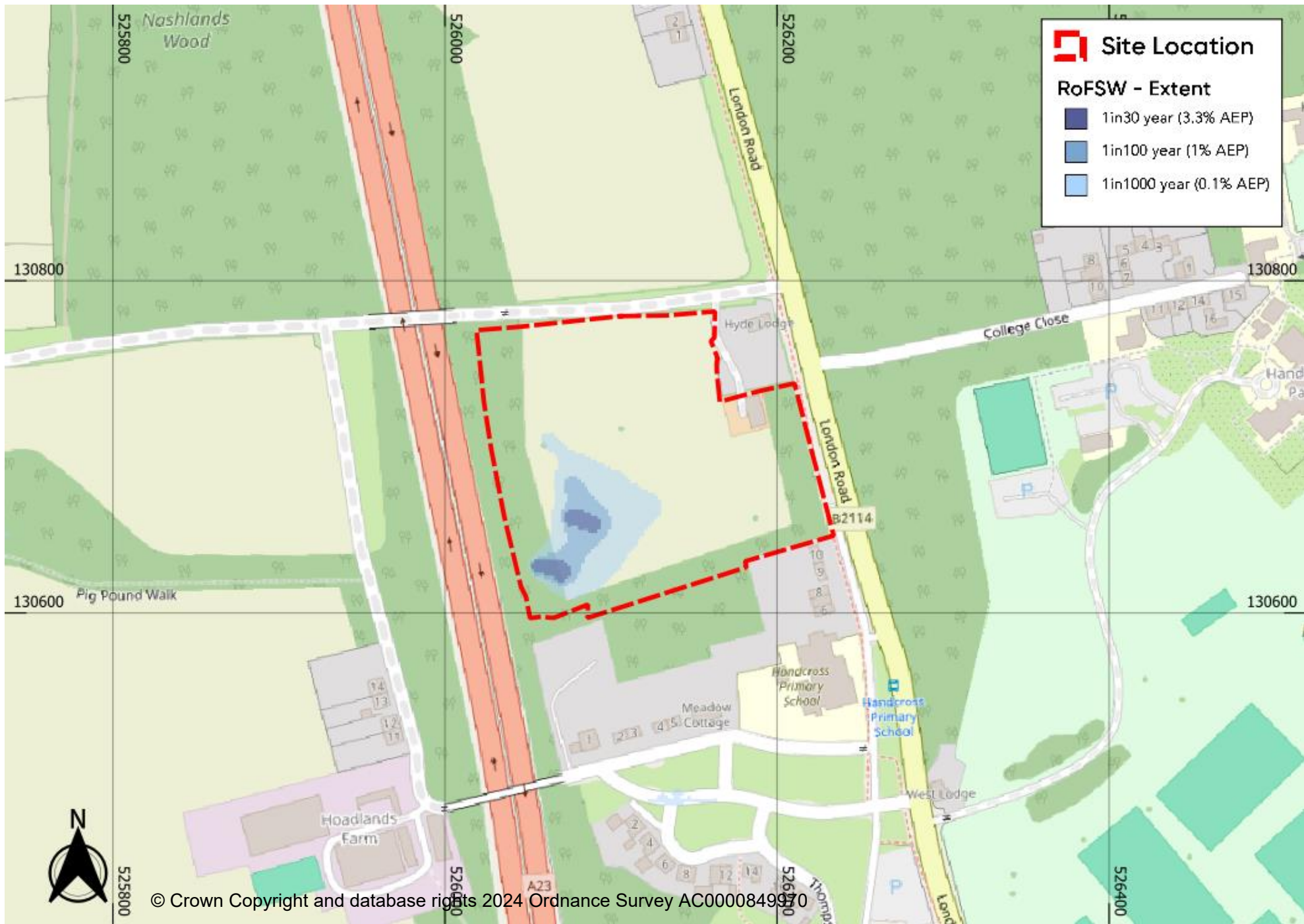
A Flood Risk Assessment and Foul Sewerage and Surface Water Assessment will be required to be submitted as the site covers an area greater than 1ha.

Exception Test is not required in accordance with Table 2 of the Planning Practice Guidance Flood Risk and Coastal Change

As the site is at risk of flooding from surface water, it will be necessary to assess the development under design flood conditions and provide appropriate mitigation in accordance with the guidance set out in the SFRA and the advice of the EA. Development should be avoided in flow paths. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSCC). The drainage strategy should address any isolated patches of surface water flooding on site. No development should be located in Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.







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