

MSDC response to Action Point AP-020

Action Point AP-020

In terms of flood risk could the Council set out a general note explaining the implications of the up-to-date FRAs in the context of the Framework and the previous work which informed the submitted Plan. Then in the interests of completeness, take a granular approach for each site referenced in the site selection process and the SA, linking back to the evidence in the 2024 SFRA including the exceptions test.

Context

1. At the hearing sessions, the Council set out the chronology of flood risk evidence and how it has informed the submitted District Plan. This can be summarised as follows.
2. A Level 1 Strategic Flood Risk Assessment (SFRA) was published in 2015 [ENV10]. This consisted of a covering report and flood risk mapping held on the Council's mapping system. The mapping has been maintained 'live', utilising the most up-to-date data provided by the Environment Agency (for example, Flood Zones and Surface Water Flood mapping). The mapping element therefore always contains the most up-to-date data at any given time.
3. The 2015 SFRA (with associated live mapping) informed both the adopted District Plan (2018) and Site Allocations DPD (2022) and this approach was supported by the Environment Agency and recorded in SoCGs agreed for the respective Plans.
4. The live mapping data was used to assess sites as part of the site selection and Sustainability Appraisal processes. The conclusions of this assessment/appraisal is recorded in the Site Selection Conclusions papers [SSP2 and SSP3] and the Sustainability Appraisal (SA) at Regulation 18 [DP8] and 19 [DP7] stages noting that the reasonable alternative site options in the SA are derived directly from the sites reaching stage 3 of the site selection process.
5. In its Regulation 18 response (December 2022), the Environment Agency noted that "*given changes to Planning Practice Guidance for Flood Risk and Coastal Change, consideration should be given as to whether the SFRA requires an update*" and if it does, that the Council may be able to produce such an update through a 'light touch' review.
6. In response to the Environment Agency's Regulation 18 response, the Council commissioned an update to its SFRA in 2023 [ENV11]. The process involved gathering flood risk data from a range of sources and updating the SFRA to ensure compliance with Planning Practice Guidance. Draft findings for the updated SFRA, prepared by the Council's consultants Aegaea, were shared with stakeholders including the Environment Agency and West Sussex County Council as Lead Local Flood Authority (full details are on p.12 of the updated SFRA) in March 2024. The final version of the updated SFRA was provided to the Council in July 2024 and contained minor updates to the report only and no material changes to the Flood Risk mapping.
7. The Council used the draft SFRA issued in March 2024 to inform the submitted District Plan. This draft enabled the Council to assess whether there were any material differences to

scoring against the Flood Risk criterion in the site selection process, as a result of the new data, before proceeding to submission. If any implications of the updated work had arisen, these would have been addressed ahead of submission.

8. The draft SFRA Level 1 data was used to inform the Level 2 SFRA. The aim of the Level 2 SFRA is to assess Flood Risk impacts on proposed allocations, in accordance with the latest Planning Practice Guidance.
9. The Environment Agency has confirmed in the agreed Statement of Common Ground [DC16] that it has validated the updated SFRA (Levels 1 and 2) and that they have been prepared in accordance with the NPPF and PPG. The Environment Agency agrees that the proposed site allocations are supported by a proportionate evidence base and as far as its remit for flood risk is concerned, it has not encountered any critical uncertainties regarding the allocation of sites that would cause the District Plan to be unsound.

Implications from the Updated Level 1 SFRA

10. **Appendix 1** shows that, whilst some flood extents have increased in the updated assessment, in the majority of cases the assessment against the Flood Risk criteria in the Site Selection Process will have remained the same as a result of the updated SFRA.
11. For the proposed site allocations, eight sites would now receive a 'neutral' score against the flood risk criteria (they previously 'Positive') however a neutral impact is not sufficient to reject a site on flood risk grounds. No sites are downgraded to 'Very Negative' – this score would have been sufficient to rule the site out at Stage 2b 'Showstoppers'. No sites were downgraded to 'Negative' – this score could have been sufficient to rule sites out at Stage 2c 'Overall Assessment' in combination with other negative impacts against the criteria as a whole. Therefore, the Council concludes that the changes in scoring have
12. The Council's assessment is that the results of the updated Level 1 SFRA do not impact on sites ruled in or out during the site selection process. The Level 1 SFRA results have been used in the Level 2 SFRA and Sequential Test and Exceptions Test [ENV12].

Flood Risk – National Planning Policy Framework

13. The Council has reviewed the relevant paragraphs from the Framework (September 2023) and any potential implications from the updated SFRA Level 1 [ENV11] and Level 2 [ENV15].

Paragraph 159

“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.”

14. Flood risk was considered from an early stage in the preparation of the Submitted District Plan to ensure development is directed away from areas at risk of flooding, in line with Para.159 of the NPPF. This is reflected through the evidence base:
 - **The Site Selection Methodology [SSP1]:** Criteria 2 of the site selection criteria ensures that sites affected by significant areas of flooding or where historic flood

events would affect the developability of the site were excluded at an early stage in the process.

- **The Sustainability Appraisal process** [DP7, DP8, DP9]: SA objective 5 on flooding and surface water flooding assessed the likelihood of proposed allocations to reduce the risk to people, properties, the economy and the environment of flooding from all sources.
- **The Sequential and Exception Flood Risk Test** [ENV12] demonstrates that sites allocated for development in the plan are the most preferable in flood risk terms (i.e. the site with the lowest risk of flooding) and, where necessary, they need to meet the Exception Test which was informed by the Level 2 SFRA [ENV15]. This takes into account all sources of flood risk.

15. With regards to the Site Selection Methodology and Sustainability Appraisal, the initial conclusions were based on the 2015 SFRA but using up-to-date mapping. The updated SFRA accounts for changes to Planning Practice Guidance since, and as described above, there are no implications for the proposed allocations arising from the update.

16. The submitted plan therefore accords with paragraph 159 with no implications arising from the updated Level 1 SFRA.

Paragraph 160

“Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.”

17. The preparation of the Plan from the outset was supported by the 2015 SFRA but using the most up-to-date mapping. Following Regulation 18 the SFRA was updated as a result of advice from the Environment Agency. The updated SFRA accounts for flood risk from all sources and is fully compliant with the NPPF and Planning Practice Guidance. As set out above, the Council reviewed the information emerging from a draft update in March 2024 (i.e. before submission) and concluded there were no implications for the Plan. The Environment Agency has subsequently confirmed that the Plan, including site allocations, is supported by sound evidence and is sound.

18. The submitted plan therefore accords with paragraph 160 with no implications arising from the updated Level 1 SFRA.

Paragraph 161

“All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change...”

19. The first stage of the sequential approach has been to reject sites that were assessed as having a 'very negative' impact against the Flood Risk criterion in the Site Selection Process, as documented in the conclusions papers SSP2 and SSP3.
20. A sequential, risk-based approach has been applied to the location of development taking account of all sources of current and future flood risk. This is demonstrated in the Sequential and Exception Flood Risk Test for the District Plan 2021-2039 [ENV12] which sets out how the sequential test, and where necessary the exception test, was applied. This has impacted on site selection and site-specific policy requirements where required. It has been based on the updated SFRA, of which findings were known to the Council in March 2024 i.e. ahead of submission.
- 21. The submitted plan therefore accords with paragraph 161 with no implications arising from the updated Level 1 SFRA.**

Paragraph 162

“The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.”

22. The Sequential and Exception Flood Risk Test for the District Plan 2021-2039 [ENV12] shows that the Council has considered a number of alternatives [ENV12, Appendix 2, p.17] to ensure that development is directed to areas with the lowest risk of flooding from all sources. The Sequential test draws upon information gathered and detailed within the Level 1 SFRA [ENV11]. It demonstrates that the proposed allocations are the most preferable and therefore are suitable for allocation in flood risk terms, subject to the application of the exception test. The Sequential test was carried out in line with the steps outlined in the NPPF and accompanying technical guidance. It has been based on the updated SFRA of which findings were known to the Council in March 2024 i.e. ahead of submission.
- 23. The submitted plan therefore accords with paragraph 162 with no implications arising from the updated Level 1 SFRA.**

Paragraph 163

“If it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3.”

24. As set out in the Sequential and Exception Flood Risk Test for the District Plan 2021-2039 [ENV12], the exception test process was applied to 18 of the proposed allocations which are not exclusively located in areas with a lower risk of flooding. The potential vulnerability of the sites was assessed for each of those sites and is set out under Appendix 4 of the report [ENV12, p.23]. This resulted in the need to apply the exception test to three of the

proposed allocations and to demonstrate how the development of the other fifteen proposed allocations will be safe for its lifetime without increasing flood risk elsewhere.

25. The Exception test was carried out in line with the steps outlined in the NPPF and accompanying technical guidance. It has been based on the updated SFRA of which findings were known to the Council in March 2024 i.e. ahead of submission.

26. The submitted plan therefore accords with paragraph 163 with no implications arising from the updated Level 1 SFRA.

Paragraphs 164 and 165

“The application of the exception test should be informed by a strategic or site specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. To pass the exception test it should be demonstrated that:

a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and

b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.”

Both elements of the exception test should be satisfied for development to be allocated or permitted”

27. The Exception test, set out in the Sequential and Exception Flood Risk Test for the District Plan 2021-2039 [ENV12] was informed by a Level 2 Strategic Flood Risk Assessment [ENV15]. Appendix 4 of the report [ENV12, p.23] sets out how the three sites requiring to be subject to the exception test have met both elements of the test. It also sets out how the other 15 sites have met criteria b) of the test in line with the PPG. The application of the exception test process concluded that all sites were suitable for allocation.

28. The Exception test was carried out in line with the steps outlined in the NPPF and accompanying technical guidance. It has been based on the updated SFRA of which findings were known to the Council in March 2024 i.e. ahead of submission.

29. The submitted plan therefore accords with paragraphs 164 and 165 with no implications arising from the updated Level 1 SFRA.

Appendix 1: Site Assessment Analysis: Original SFRA vs Updated SFRA

							Original Assessment		Updated Assessment (based on 2024 SFRA Levels 1 and 2)				
Shelaa ID	Name	Settlement	Stage	Yield	Site Area (ha)	Flood zone	Site Selection Assessment	Site Selection Assessment Comments	Flood Risk from Surface water mapping	Flood Zone Equivalent	Historic Flood (2024) Percentage/As	Future Flood Zones	Difference
13	Land west of Kemps	Hurstpierpoint	Allocation	90	5.80	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	13.82	100% FZ1	Change to Neutral
18	Crabbet Park, Old Hollow	Copthorne	Allocation	2300	150.45	FZ1,2	Neutral	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk. The eastern boundary of the site. May slightly impact on developable area of site but not significantly. There are a number of ponds	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	10.57	96.7% FZ1 3.3% FZ2 1.92% FZ3a	No Change
198	Land off West Hoathly Road	East Grinstead	Allocation	45	2.00	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	0.01	100% FZ1	No Change
210	Land rear of 2 Hurst Road (Land opposite Stanford Avenue) Hassocks	Hassocks	Allocation	25	0.93	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
508	Land at Junction of Hurstwood Lane	Haywards Heath	Allocation	30	1.05	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	17.64	100% FZ1	Change to Neutral
556	Land east of Borde Hill Lane	Haywards Heath	Allocation	60	10.54	FZ1,2,3	Neutral	Site has small areas within Flood Zone 2/3, no known historic events	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	9.68	85.28% FZ1 14.72% FZ2 1.39% FZ3a 1.04% FZ3b	No Change
573	Batchelors Farm, Keymer Road	Burgess Hill	Allocation	33	1.36	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	0.88	100% FZ1	No Change
601	Land at Coombe Farm, London Road	Sayers Common	Allocation	210	13.36	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	7.86	100% FZ1	No Change
688	Land to west of Turners Hill Road	Crawley Down	Allocation	350	34.48	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	15.23	100% FZ1	Change to Neutral
740	Broad location to the West of Burges	Burgess Hill	Allocation	1350	57.87	FZ1,2,3	Negative	Site has areas within flood zone 2/3 or has flooded historically	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	11.04	92.87% FZ1 7.13% FZ2 2.33% FZ3a 1.88% FZ3b	No Change
743	Hurst Farm, Turners Hill Road	Crawley Down	Allocation	37	2.23	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	33.10	100% FZ1	Change to Neutral
784	Land to west of Marwick Close, Boln Ansty		Allocation	45	1.37	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
799	Land south of Reeds Lane, Albourne	Sayers Common	Allocation	1850	90.34	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	14.19	100% FZ1	Change to Neutral
830	Land south of Reeds Lane, Albourne	Sayers Common	Allocation	100	4.34	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	24.04	100% FZ1	Change to Neutral
858	Land at Hurstwood Lane	Haywards Heath	Allocation	36	1.83	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	1.12	100% FZ1	No Change
984	The Paddocks Lewes Road	Ashurst Wood	Allocation	8	0.83	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
1003	Land to the west of Kings Business	C Sayers Common	Allocation	200	14.51	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	10.13	100% FZ1	Change to Neutral

							Original Assessment		Updated Assessment (based on 2024 SFRA Levels 1 and 2)				
Shelaa ID	Name	Settlement	Stage	Yield	Site Area (ha)	Flood zone	Site Selection Assessment	Site Selection Assessment Comments	Flood Risk from Surface water mapping	Flood Zone Equivalent	Historic Flood (2024 Percentage/Az)	Future Flood Zones	Difference
1020	Ham Lane Farm House, Ham Lane	Scaynes Hill	Allocation	30	0.97	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium	FZ1, FZ2, FZ3a	8.82	100% FZ1	No Change
1026	Land at Chesapeake and Meadow Vie Sayers Common		Allocation	33	1.66	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	18.74	100% FZ1	Change to Neutral
1030	Land at Hillbrow, Janes Lane	Burgess Hill	Allocation	25	1.49	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	0.98	100% FZ1	No Change
1120	Land east of Foxhole Lane	Bolney	Allocation	200	18.45	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	2.82	100% FZ1	No Change
1121	Orchards Shopping Centre	Haywards Heath	Allocation	100	1.99	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	6.40	100% FZ1	No Change
1123	Burgess Hill Station	Burgess Hill	Allocation	300	3.24	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	5.48	100% FZ1	No Change
1148	Land west of North Cottages and Ch Ansty		Allocation	30	1.37	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
17	Land adj. Great Harwood Farm Hous East Grinstead		Stage 2b	300	48.69	FZ1,2,3	Neutral	The site is located on the edge of the site but not within a flood zone. Water course along southern boundary within floodzone 2 and 3, although this area could	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	12.38	FZ1 FZ2 FZ3a FZ3b	No Change
69	Jeffrey's Farm Northern Fields (Ludw Horsted Keynes		Stage 2b	22	2.79	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
89	Land at South Taylors Barn, Whitem: Cuckfield		Stage 2b	173	6.92	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	6.01	100% FZ1	No Change
165	Land south of Oldlands Avenue (Vint Balcombe		Stage 2b	90	6.31	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	2.67	100% FZ1	No Change
181	Land west of Truggers	Handcross	Stage 2b	125	6.93	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium	FZ1, FZ2, FZ3a	1.00	100% FZ1	No Change
186	Land east of Beeches Lane	Ashurst Wood	Stage 2b	40	8.75	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	3.31	100% FZ1	No Change
207	Land at Dirty Lane/Hammerwood Road	Ashurst Wood	Stage 2b	9	2.44	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
227	Land to the north of Glebe Road	Cuckfield	Stage 2b	84	2.79	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	4.24	100% FZ1	No Change
261	Land east of High Street and Lindfiel Ardingly		Stage 2b	40	7.40	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	3.87	100% FZ1	No Change
386	Ibstock Brickworks	Sharpthorne	Stage 2b	100	3.34	FZ1	Very Positive	Site is within flood zone 1, the area of lowest fluvial flood risk	Very Low, Low, Medium	FZ1, FZ2, FZ3a	4.99	100% FZ1	No Change
420	Land north of Brainsmead	Cuckfield	Stage 2b	93	3.13	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	2.70	100% FZ1	No Change

							Original Assessment		Updated Assessment (based on 2024 SFRA Levels 1 and 2)				
Shelaa ID	Name	Settlement	Stage	Yield	Site Area (ha)	Flood zone	Site Selection Assessment	Site Selection Assessment Comments	Flood Risk from Surface water mapping	Flood Zone Equivalent	Historic Flood (2024 Percentage/As)	Future Flood Zones	Difference
495	Butchers Field, south of Street Lane	Ardingly	Stage 2b	31	2.36	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium	FZ1, FZ2, FZ3a	9.87	100% FZ1	No Change
541	Land Adjacent to Packway House, (N Bolney		Stage 2b	150	4.21	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	3.89	100% FZ1	No Change
550	Land east of Whitemans Green	Cuckfield	Stage 2b	36	1.21	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	6.75	100% FZ1	No Change
567	Land to East of Polestub Lane	Cuckfield	Stage 2b	120	3.94	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	16.77	100% FZ1	Change to Neutral
569	Land rear of Withypitts, Selsfield Road Turners Hill		Stage 2b	45	1.72	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	2.37	100% FZ1	No Change
581	Woodhurst Farmhouse, Old Brighton Pease Pottage		Stage 2b	200	11.61	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
598	Land south of Edinburgh Way	East Grinstead	Stage 2b	30	2.80	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	5.13	100% FZ1	No Change
603	Land to the West of Woodhurst Farm Pease Pottage		Stage 2b	620	38.68	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	0.09	100% FZ1	No Change
615	Land east of Stuart Way	East Grinstead	Stage 2b	150	5.25	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	20.36	100% FZ1	Change to Neutral
634	Land west of Dirty Lane	Ashurst Wood	Stage 2b	15	2.20	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium	FZ1, FZ2, FZ3a	7.93	100% FZ1	No Change
653	Webbs Mead, Land West of Broadfie West Hoathly		Stage 2b	60	3.24	FZ1	Very Positive	There is a large pond on the site but the site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
674	Land north of Pease Pottage, West o Pease Pottage		Stage 2b	180	7.20	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low	FZ1	0.00	100% FZ1	No Change
691	Land east of High Street	Ardingly	Stage 2b	50	2.41	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
731	Land to west of 63 Horsham Road	Pease Pottage	Stage 2b	5	1.75	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
741	Land to west of London Road	Bolney	Stage 2b	24	0.86	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
748	The Old Rectory, Church Lane, Horst Horsted Keynes		Stage 2b	30	10.82	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	4.71	100% FZ1	No Change
781	Land to the south of Robyns Barn, Bi Horsted Keynes		Stage 2b	10	4.22	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	0.01	100% FZ1	No Change
806	Land West of London Road	Cuckfield	Stage 2b	105	4.92	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	12.54	100% FZ1	Change to Neutral

							Original Assessment		Updated Assessment (based on 2024 SFRA Levels 1 and 2)				
Shelaa ID	Name	Settlement	Stage	Yield	Site Area (ha)	Flood zone	Site Selection Assessment	Site Selection Assessment Comments	Flood Risk from Surface water mapping	Flood Zone Equivalent	Historic Flood (2024 Percentage/A)	Future Flood Zones	Difference
850	Land to the East of Russetts, Holtye	East Grinstead	Stage 2b	150	6.68	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
893	Land west of Church Lane	Horsted Keynes	Stage 2b	38	4.03	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	8.00	100% FZ1	No Change
901	Open Space, north of Clayton Mills,	Hassocks	Stage 2b	246	6.47	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	6.55	100% FZ1	No Change
916	Land north of Old Vicarage Field,	Lio Turners Hill	Stage 2b	45	2.14	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
945	Lucas Farm, Birch Grove Road	Horsted Keynes	Stage 2b	30	1.25	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
971	Jeffrey's Farm Southern Fields	Horsted Keynes	Stage 2b	20	1.31	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	0.51	100% FZ1	No Change
987	Land to the West of Park Road Hand	Handcross	Stage 2b	80	5.74	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
989	Trendlewood Ditchling Road Burges	Burgess Hill	Stage 2b	9	0.96	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	11.42	100% FZ1	Change to Neutral
1013	Land at Hoathly Hill	West Hoathly	Stage 2b	18	0.89	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	1.30	100% FZ1	No Change
1021	King Field to north of Ludwell, Statio	Horsted Keynes	Stage 2b	20	3.66	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low	FZ1	0.00	100% FZ1	No Change
1024	Land at Brook House Farm, Turners	East Grinstead	Stage 2b	45	2.23	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	3.80	100% FZ1	No Change
1049	Little Walstead Farm, (north parcel c	Lindfield	Stage 2b	300	8.75	FZ1,2	Neutral	Site is adjacent to Flood Zone 2/3, potential future flood risk	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	4.65	FZ1 FZ2 FZ3a FZ3b	No Change
1051	Land south of The Old Police House	Horsted Keynes	Stage 2b	20	1.92	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low	FZ1	0.00	100% FZ1	No Change
1052	Lucas Farm (whole farm), Birchgrove	Horsted Keynes	Stage 2b	250	9.98	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	0.01	100% FZ1	No Change
1064	West Hoathly (lbstock) Brickworks L	Sharpthorne	Stage 2b	150	16.91	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	14.00	100% FZ1	Change to Neutral
1134	Land rear of 45-85 Chanctonbury Ro	Burgess Hill	Stage 2b	58	1.03	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	5.05	100% FZ1	No Change
1139	Land at Station Road	Sharpthorne	Stage 2b	20	1.39	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	31.41	100% FZ1	Change to Neutral
11	Land at Wheatsheaf Lane	Cuckfield	Stage 2c	165	6.85	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	3.37	100% FZ1	No Change

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63	Land north of Riseholme, Broad Street Cuckfield		Stage 2c	40	2.59	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	3.27	100% FZ1	No Change
68	Farm buildings, Jeffreys Farm	Horsted Keynes	Stage 2c	18	0.73	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	28.77	100% FZ1	Change to Neutral
141	Copthorne Golf Club, Copthorne Colliery	Copthorne	Stage 2c	135	8.58	FZ1,2,3	Neutral	Part of the site, part affected by flood zone 2. Small area in north west of site: District Council's former drainage engineer claims this area	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	21.45	FZ1 FZ2 FZ3a FZ3b	No Change
145	Land east of Fairlight Lane, Holtlye Road	East Grinstead	Stage 2c	13	0.44	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
155	Aurora Ranch Caravan Park, London Bolney		Stage 2c	50	3.41	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	7.73	100% FZ1	Change to Neutral
160	Land at Eldridge Caravan Park (South Burgess Hill)		Stage 2c	9	0.62	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	14.27	100% FZ1	Change to Neutral
173	Land north of 149 College Lane	Hurstpierpoint	Stage 2c	17	0.49	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
175	Crawley Down Nurseries, Turners Hill Road	Crawley Down	Stage 2c	17	2.12	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
213	Land at Winch Well	Crawley Down	Stage 2c	45	1.50	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium	FZ1, FZ2, FZ3a	22.14	100% FZ1	Change to Neutral
219	Land at former Driving Range, Horsham Pease Pottage		Stage 2c	75	3.77	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	0.06	100% FZ1	No Change
264	Land south of Ryecroft Road	Bolney	Stage 2c	20	2.06	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	8.89	100% FZ1	No Change
283	Land at Hurst Wickham	Hurstpierpoint	Stage 2c	24	0.72	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
327	Car parks at Hazelgrove Road, Haywards Road and to the rear of the Orchards	Haywards Heath	Stage 2c	56	0.44	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
375	National Tyre Centre, 60 Keymer Road Hassocks		Stage 2c	8	0.13	FZ1,2,3	Negative	The site is partially within an area of flood zone 2/3	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	48.14	FZ2 FZ3a ~>90% FZ3b	Change to Very Negative?
391	88 Holtlye Road	East Grinstead	Stage 2c	45	0.32	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
440	Land at 22 Gower Road	Haywards Heath	Stage 2c	5	0.16	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	8.24	100% FZ1	No Change
444	Warrenside, College Lane	East Grinstead	Stage 2c	14	0.17	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
474	Land adjacent to 18 East Street	Turners Hill	Stage 2c	12	0.18	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change

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498	Land north east of Lindfield	Lindfield	Stage 2c	300	10.20	FZ1,2,3	Negative	Part of the southern boundary of the site is Flood Zone 2 and 3.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	18.84	FZ1 FZ2 FZ3a FZ3b	No Change
512	Land corner of Butlers Green Road/Isaacs Lane	Haywards Heath	Stage 2c	18	0.62	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
527	Land north of Ryecroft Road	Bolney	Stage 2c	40	1.54	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	5.92	100% FZ1	No Change
555	Pollards Farm, Ditchling Common	Burgess Hill	Stage 2c	26	2.40	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	3.96	100% FZ1	No Change
568	Middle Lodge and land to south, Linc Ardingly		Stage 2c	60	1.91	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	0.05	100% FZ1	No Change
630	Land at Little Orchard, Cuckfield Road Ansty		Stage 2c	24	0.80	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	10.33	100% FZ1	No Change
670	Land at Coos Lane, Horsham Road	Handcross	Stage 2c	35	1.10	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
673	Land north of Butlers Green Road	Haywards Heath	Stage 2c	20	1.50	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
676	Land south of 61 Crawley Down Road	East Grinstead	Stage 2c	20	1.14	FZ1	Neutral	Very small area on the south western corner of the site.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	77.47	FZ1 FZ2	Change to Negative
677	Land south of Burleigh Lane	Crawley Down	Stage 2c	8	1.81	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low	FZ1	0.00	100% FZ1	No Change
680	Field rear of North Colwell Barn, Lew Haywards Heath		Stage 2c	30	1.16	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	0.27	100% FZ1	No Change
710	Maltings Grange, Malthouse Lane, H Burgess Hill		Stage 2c	420	23.57	FZ1	Neutral	Site is adjacent to Flood Zone 2/3, potential future flood risk	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	11.87	FZ1 FZ2 FZ3a FZ3b	No Change
717	Land at Redcourt Barn, Cuttinglye Lane	Crawley Down	Stage 2c	30	3.05	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium	FZ1, FZ2, FZ3a	11.78	100% FZ1	No Change
733	Land between 43 and 59 Hurst Farm	East Grinstead	Stage 2c	5	0.55	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	32.48	100% FZ1	Change to Neutral
742	Russell Nursery Brighton Road	Hassocks	Stage 2c	30	3.46	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium	FZ1, FZ2, FZ3a	14.75	100% FZ1	Change to Neutral
749	Glebelands Field, Lodge Lane	Bolney	Stage 2c	150	5.23	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	0.33	100% FZ1	No Change
752	Land north of Friars Oak, London Road	Hassocks	Stage 2c	45	2.40	FZ1,2,3	Negative	Site has areas within flood zone 2/3 or has flooded historically	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	36.43	FZ1 FZ2 FZ3a FZ3b	No Change
763	Carpet Right, 220 - 228 London Road	East Grinstead	Stage 2c	24	0.13	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium	FZ1, FZ2, FZ3a	2.45	100% FZ1	No Change

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775	Grange View House, London Road	Albourne	Stage 2c	8	0.38	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
794	Land at Benfell LTD, Albourne Road	Hurstpierpoint	Stage 2c	8	0.30	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
800	Land West of The Grange	Hurstpierpoint	Stage 2c	20	0.79	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
808	Land north of Heatherwood West, S2 Crawley Down		Stage 2c	10	0.73	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
818	Land north of the Former Golf House Pease Pottage		Stage 2c	43	1.66	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
825	Land at Paygate Cottage, Folders Lane Burgess Hill		Stage 2c	50	2.74	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	6.38	100% FZ1	Change to Neutral
828	Land East of Fragbarrow House, Con Burgess Hill		Stage 2c	5	2.84	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	8.30	100% FZ1	Change to Neutral
842	Land adjacent to Great Haywards, A1 Haywards Heath		Stage 2c	5	0.31	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	15.23	100% FZ1	Change to Neutral
852	Land north of Old Vicarage Field, Lion Turners Hill		Stage 2c	125	9.19	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	5.95	100% FZ1	No Change
929	Land to the west of the Rectory, Hay Balcombe		Stage 2c	15	0.47	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
961	1-5 Queens Walk and 22-26 London East Grinstead		Stage 2c	100	0.35	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium	FZ1, FZ2, FZ3a	6.01	100% FZ1	No Change
983	Land at Walstead Grange Scamps Hill Lindfield		Stage 2c	90	10.91	FZ1,2,3	Neutral	The periphery of the site is partially within Flood Zone 2/3 and parts of the site are within areas of surface water flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	19.68	FZ1 FZ2 FZ3a FZ3b	
988	Land to the North of Old Wickham Lane Haywards Heath		Stage 2c	60	5.77	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	12.47	FZ1 FZ2 FZ3a FZ3b	Change to Neutral
990	Courthouse Farm Copthorne Comm Copthorne		Stage 2c	140	4.35	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk. Drains run across site that may require further investigation	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	20.84	100% FZ1	Change to Neutral
997	Ivy Dene Industrial Estate, Ivy Dene Lane Ashurst Wood		Stage 2c	18	1.15	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
998	Old Court House, Blackwell Hollow East Grinstead		Stage 2c	12	0.24	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk	Very Low	FZ1	0.00	100% FZ1	No Change
1000	Additional (residential) land to the north Copthorne		Stage 2c	25	2.24	FZ1,2	Neutral	Small area on the western side of the site	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	35.98	FZ1 FZ2 FZ3a	Change to Negative
1001	Land north of A272 Cuckfield	Cuckfield	Stage 2c	250	13.01	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	4.25	100% FZ1	No Change

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1006	Land to the north of Lyoth Lane	Lindfield	Stage 2c	30	2.34	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	0.01	100% FZ1	No Change
1019	Grange Farm, BullFinch Lane	Hurstpierpoint	Stage 2c	150	19.48	FZ1	Neutral	Site is adjacent to Flood Zone 2/3, potential future flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	17.88	FZ1 FZ2 FZ3a FZ3b	No Change
1023	Land at Badgers Brook, London Road	Bolney	Stage 2c	9	0.77	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	0.33	100% FZ1	No Change
1027	Land to north of Day Nursery Coomb East Grinstead		Stage 2c	9	0.50	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low	FZ1	0.00	100% FZ1	No Change
1035	Land east of Old Place Cottage, High Lindfield		Stage 2c	40	1.80	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	2.01	100% FZ1	No Change
1040	Land rear of Daltons Farm and The B	Bolney	Stage 2c	50	2.19	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	0.02	100% FZ1	No Change
1043	Land to west of Kilnwood Apartment	Haywards Heath	Stage 2c	9	0.28	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low	FZ1	0.00	100% FZ1	No Change
1046	Land north of Eldridge Caravan Park	Burgess Hill	Stage 2c	9	0.78	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	19.59	100% FZ1	Change to Neutral
1050	Little Walstead Farm, (south parcel & Lindfield		Stage 2c	237	7.89	FZ1,2,3	Neutral	Site is adjacent to Flood Zone 2/3, potential future flood risk	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	3.11	FZ1 FZ2 FZ3a FZ3b	No Change
1060	Land to north of Day Nursery Coomb East Grinstead		Stage 2c	20	2.40	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	0.75	100% FZ1	No Change
1062	The Yard at Ham Lane Farm	Scaynes Hill	Stage 2c	20	0.84	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	9.79	100% FZ1	No Change
1066	Land north of Springfield Close, North	Bolney	Stage 2c	9	1.00	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	7.21	100% FZ1	Change to Neutral
1073	Land to east of Gravelye Farm House	Haywards Heath	Stage 2c	85	5.56	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	4.01	100% FZ1	No Change
1076	North Field College Road	Ardingly	Stage 2c	38	1.74	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	0.17	100% FZ1	No Change
1094	Land at Copthorne Hotel	Copthorne	Stage 2c	170	14.09	FZ1,2	Neutral	Site has areas within flood zone 2/3. Flood zone follows Kits Brook running north/ south through the centre of the site.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	18.04	FZ1 FZ2 FZ3a FZ3b	No Change
1096	Land at Hangmans Acre Farm	Lindfield	Stage 2c	450	27.49	FZ1,2,3	Neutral	Site has small areas within Flood Zone 2/3, no known historic events	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	2.37	FZ1 FZ2 FZ3a FZ3b	Change to Neutral
1136	Land at Lunce's Hill, Fox Hill	Haywards Heath	Stage 2c	38	8.89	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	44.97	100% FZ1	Change to Neutral
1138	Land at The Paddock, East Mascalls	Lindfield	Stage 2c	25	1.40	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	1.14	100% FZ1	No Change

							Original Assessment		Updated Assessment (based on 2024 SFRA Levels 1 and 2)				
Shelaa ID	Name	Settlement	Stage	Yield	Site Area (ha)	Flood zone	Site Selection Assessment	Site Selection Assessment Comments	Flood Risk from Surface water mapping	Flood Zone Equivalent	Historic Flood (2022) Percentage/Area	Future Flood Zones	Difference
1147	Land at Hangman's Acre and Little W Lindfield		Stage 2c	1700	57.44	FZ1,2,3	Negative	Site has areas within flood zone 2/3	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	Boundary (No change but not previously)	FZ1 FZ2 FZ3a FZ3b	No Change
19	Land east of College Lane	Hurstpierpoint	Stage 3	80	8.10	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	11.77	100% FZ1	Change to Neutral
29	Land off Snowdrop Lane, Lindfield, F Lindfield		Stage 3	40	2.05	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial.	Very Low, Low, Medium	FZ1, FZ2, FZ3a, FZ3b	4.87	100% FZ1	No Change
503	Haywards Heath Golf Course, High E Haywards Heath		Stage 3	700	31.07	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	2.24	100% FZ1	No Change
526	Land east of Paynesfield	Bolney	Stage 3	30	3.27	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	3.02	100% FZ1	No Change
543	Land West of London Road (north)	Bolney	Stage 3	65	2.74	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
575	Land north east of Hurstpierpoint	Hurstpierpoint	Stage 3	150	18.75	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	15.76	100% FZ1	Change to Neutral
617	Land at Foxhole Farm	Bolney	Stage 3	100	8.99	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	2.75	100% FZ1	No Change
631	Land at Ansty Fields and rear of Nort Ansty		Stage 3	21	1.38	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
678		Twineham	Stage 3	900	81.60	FZ1,2,3	Negative	Site has areas within flood zone 2/3 or has flooded historically	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	22.93	73.4% FZ1 26.6% FZ2 20.45 FZ3a 5.96% FZ3b	No Change
686	Land to the rear of The Martins (south)	Crawley Down	Stage 3	125	10.57	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	9.66	100% FZ1	No Change
736	Broad location North and East of Ansty		Stage 3	1450	201.50	FZ1,2,3	Neutral	Site is adjacent to Flood Zone 2/3, potential future flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	6.61	96.07% FZ1 3.93% FZ2 1.59 FZ3a	No Change
789	Phase 1 Swallows Yard, London Road	Albourne	Stage 3	46	1.54	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low	FZ1	0.00	100% FZ1	No Change
844	Land at North Colwell Farm, Lewes	Haywards Heath	Stage 3	100	6.29	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	3.99	100% FZ1	No Change
986	Land to the West of Albourne Primary	Albourne	Stage 3	125	11.41	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	8.46	100% FZ1	Change to Neutral
1018	Extension south west of Meadow View	Sayers Common	Stage 3	250	14.33	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	17.99	100% FZ1	Change to Neutral
1022	Former Hassocks Golf Club, London Hassocks		Stage 3	500	39.05	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	13.96	100% FZ1	Change to Neutral
1063	Phase 2 Swallows Yard, London Road	Albourne	Stage 3	46	3.16	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	0.83	100% FZ1	No Change

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Shelaa ID	Name	Settlement	Stage	Yield	Site Area (ha)	Flood zone	Site Selection Assessment	Site Selection Assessment Comments	Flood Risk from Surface water mapping	Flood Zone Equivalent	Historic Flood (2024) Percentage/Acres	Future Flood Zones	Difference
1075	Land north of Willow way and Talbor	Hurstpierpoint	Stage 3	153	10.44	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	29.25	100% FZ1	Change to Negative
1095	Land at West Town Farm	Hurstpierpoint	Stage 3	500	24.94	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	7.16	100% FZ1	No Change
1105	Land east and west of Malthouse La	Burgess Hill	Stage 3	750	45.62	FZ1,2,3	Neutral	Site is adjacent to Flood Zone 2/3, potential future flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	16.99	88.88% FZ1 11.12% FZ2 4.95% FZ3a 2.82% FZ3b	No Change
1122	Sussex House and Commerical Hou	Haywards Heath	Stage 3	100	0.78	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk	Very Low, Low	FZ1, FZ2	0.11	100% FZ1	No Change
1133	Land west of Bolney Place, Cowfold	Bolney	Stage 3	10	1.22	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	11.90	100% FZ1	Change to Neutral
1135	Land rear of Challoners	Ansty	Stage 3	9	0.46	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low	FZ1	0.00	100% FZ1	No Change
1137	Land west of Ockley Lane	Hassocks	Stage 3	400	36.90	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	18.55	100% FZ1	Change to Neutral
1141	Land west of Cuckfield Road	Ansty	Stage 3	7	0.67	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial	Very Low, Low	FZ1, FZ2	1.38	100% FZ1	No Change
1146	Swallows Yard (phases 1&2), London	Albourne	Stage 3	90	4.69	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low	FZ1, FZ2	0.56	100% FZ1	No Change
1149	Land west of Turners Hill Road (450)	Crawley Down	Stage 3	450	34.48	FZ1	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.	Very Low, Low, Medium, High	FZ1, FZ2, FZ3a, FZ3b	15.23	100% FZ1	Change to Neutral