

Project_
**Residential Development at
36 Kings Drive, Hassocks**

Title_
Flood Risk Assessment

Project No_
1305

Date_
May 2026

Revision_
A

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This flood risk assessment has been prepared in accordance with the NPPF, Local Planning Policies and the NPPG. Any recommendations regarding levels are based on the relevant British Standards, the standing advice provided by the EA, or based on common practice.

Flo Consult UK Ltd do not warrant that the advice in this report will guarantee the availability of flood insurance either now or in the future.

Author	Date	Revision
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1. Introduction

This flood risk assessment has been prepared by Flo Consult UK Ltd, on behalf of Mr Daniel Short, for a residential development at 36 Kings Drive, Hassocks, BN6 8DZ (hereafter referred to as 'the Site').

This report provides a detailed overview of the proposed development and an assessment of it in relation to the flood risk, and how the proposals have been developed in relation to current flood map data and current planning policy and requirements, including:

- National Planning Policy Framework, December 2024 (as amended February 2025), Paragraphs 161-163 and 170-182;
- National Planning Practice Guidance ('Flood Risk and Coastal Change' section), released in March 2014 and updated in August 2022;
- Environment Agency and Department for Environment, Food and Rural Affairs (DEFRA) guidance;
- Environment Agency and JBA Consulting via Landmark Envirocheck data Service;
- Environment Agency Product 4 Flood Level Data.

And local policies including:

- West Sussex County Council Local Flood Risk Management Strategy (May 2014);
- West Sussex Preliminary Flood Risk Assessment (May 2011);
- West Sussex LLFA Policy for the Management of Surface Water (November 2018);
- Mid Sussex District Plan 2014 – 2031 (Adopted March 2018);
- Mid Sussex District Council – Strategic Flood Risk Assessment (June 2015).

Mid Sussex District Council need to be satisfied that the proposed development design principles will address the risk of flooding to the Site, and that the proposals will not in turn increase the risk of flooding to neighbouring land and property.

This FRA has therefore been prepared to identify and evaluate the various possible sources of flood risk, to which the Site might be subjected to, and identify any mitigation; protection; or compensation measures deemed necessary or feasible.

2. National and Local Guidance and Policies

2.1. National Planning Policy Framework (NPPF) and National Planning Practice Guidance

The NPPF (December 2024 – updated February 2025)) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. This document is used to form this surface water management report, with particular attention to Paragraphs 161-163 (Planning for Climate Change) and 170-182 (Planning and Flood Risk).

NPPF Paragraphs 170-182 provide guidance for planning and flood risk, where plans should apply a sequential, risk-based approach to the location of development taking into account current and future impacts of climate change; to ensure that flood risk is not increased elsewhere due to the development; and to incorporate sustainable drainage systems.

NPPG, Paragraph 020 (Reference ID: 7-020-20220825), outlines that the objectives of this FRA are to establish whether a proposed development is likely to be affected by current or future flooding from any source; whether it will increase flood risk elsewhere; whether the measures proposed to deal with these effects and risks are appropriate; whether there is evidence for the local planning authority to apply (if necessary) the Sequential Test; and whether the development will be safe and pass the Exception Test, if applicable.

2.2. Mid Sussex District Plan 2014 – 2031

Relevant section of Policy DP41 states:

'Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change; and 12) To support sustainable communities which are safe, healthy and inclusive.

Evidence Base: Gatwick Sub Region Water Cycle Study; Strategic Flood Risk Assessment; Water. People. Places SuDS guidance.

Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.

Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates'.

3. Site Setting and Description

3.1. Site Location

The Site is in a residential area of Hassocks, is approximately 750m north-east south of Hassocks train station, and is bound by Queens Drive to the north, residential dwellings with garden areas to the east and south, and Kings Drive to the west.

The postcode at the Site is BN6 8DZ, with the co-ordinates being: Easting: 530775, Northing: 115970.

3.2. Existing Site

The Site, in a pre-development state, currently consists of an existing garage/outbuilding with associated hard-standing driveway leading to Queens Drive to the front (north), and patio / access areas to the south and west (rear and side).

3.3. Proposed Development

Refer to Appendix A for proposed development plans, where they show the Site, in a post development state, to be the conversion of the existing garage/outbuilding to a 1-bedroom residential dwelling, with improved driveway areas to the north (front), and improved patio / access areas to the south and west (rear and side).

3.4. Topography

Regarding levels, the existing garage/outbuilding has a finished floor level of **40.44m AOD**, with the levels in the driveway to the north (front) falling towards Queens Drive from 40.35m AOD to 40.03m AOD.

3.5. Waterbody / Rivers / Artificial Sources

The nearest waterbody, river or canal to the Site, is a watercourse which is the tributary to the River Ouse, located approximately 50m to the north and west. There are no known reservoirs, canals or other artificial sources near the Site.

3.6. Water Mains and Public Sewers

It is believed that the nearest water mains and sewers are in Queens Drive and Kings Drive to the north and west of the Site respectively.

3.7. Ground Conditions

The ground conditions for the Site can be determined via the British Geological Survey (BGS) website, where it shows the ground to have superficial deposits, and bedrock consisting of Lower Greensand Group (silty sandstone).

4. Sources of Flooding

In accordance with the NPPF, flood risk must be assessed for all sources of flooding. All sources of flooding, and a brief description of each, are as follows:

4.1. Fluvial Flooding

Fluvial flooding results from watercourses / rivers surcharging and flooding the surrounding areas.

4.2. Coastal Flooding

Coastal flooding results from high tides from the sea.

4.3. Pluvial Flooding

'Pluvial' flooding is that which results from rainfall generated overland flow before the run-off enters any watercourse, drain or sewer. It is more often linked to high intensity rainfall events (typically in excess of 30mm per hour). However, it can also result from lower intensity rainfall or melting snow where the ground is saturated, frozen, developed or has low permeability. This results in overland flow and ponding in depressions in the topography. In urban areas 'pluvial' flows are likely to follow the routes of highways and other surface connectivity to low spots where flooding can occur. In some cases, it can deviate from this route into adjacent developments via dropped kerbs (either for access to driveways or disability access).

4.4. Groundwater Flooding

Groundwater flooding is caused by the emergence of water from sub-surface permeable strata. Fluctuations in the groundwater table can cause flooding should the table rise above the existing ground level. Groundwater flooding events tend to have long durations, lasting days or weeks.

4.5. Flooding from Drains and Sewers

Flooding from drains and sewers is caused when the capacity of the drains and sewers is exceeded, and will result in flooding from the manholes.

4.6. Canals, Reservoirs and Other Artificial Sources

Flooding from canals, reservoirs and artificial sources is caused when the capacity of the sources is exceeded, or if there is an infrastructure failure.

5. Sourced Data

Data from the Environment Agency and information from other parties are to be studied to establish which sources of flooding are at the site.

5.1. Environment Agency Flood Maps for Planning

The Environment Agency (EA) present-day fluvial flood zone map shown in Figure 1 indicates that the proposed residential unit is in Flood Zone 1, with the northern boundary (Driveway at Queens Drive) being in Flood Zone 3.

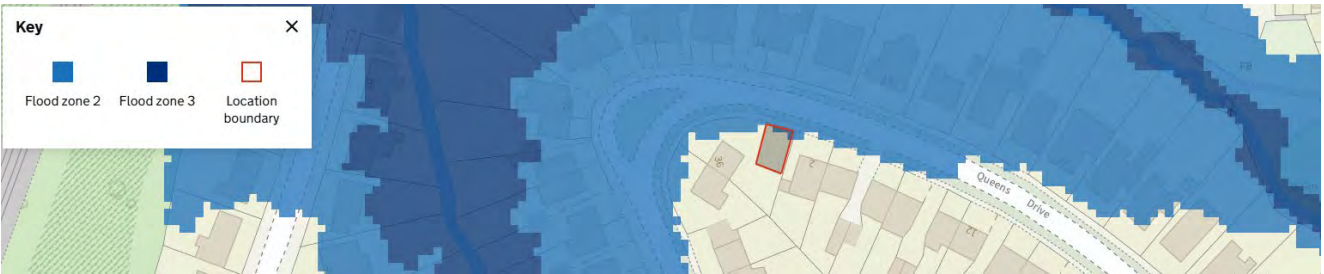


Figure 1 – EA Present Day Flood Zone Map

The EA future climate change (2070-2115) fluvial flood extent map shown in Figure 2 also indicates that the proposed residential unit is in Flood Zone 1, with the northern boundary (Driveway at Queens Drive) being in Flood Zone 3.

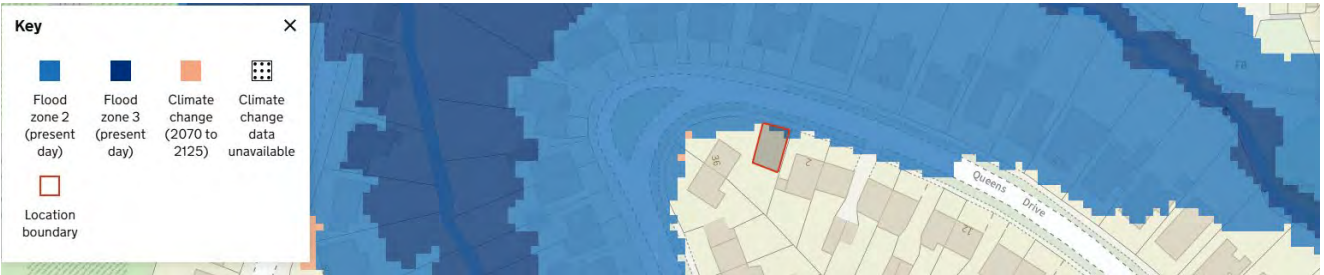


Figure 2 – EA Fluvial Flood Extent – Climate Change (2070 to 2125)

The EA surface water extent map shown in Figure 3 indicates that the Site is within the surface water flood extent area in the 1 in 100 annual likelihood event.



Figure 4 – EA Surface Water / Pluvial Flood Extent – 1 in 100

The EA surface water extent map shown in Figure 4 indicates that the Site is outside the surface water flood extent area in the 1 in 1000 annual likelihood event.



Figure 4 – EA Surface Water / Pluvial Flood Extent – 1 in 1000

5.2. Landmark Envirocheck Data Maps

Refer to Appendix C for Landmark Envirocheck flood map data. The summary of each of the maps is as follows:

Ground Water Flooding

The Envirocheck / BGS flood map indicates that there is no potential for groundwater flooding at the Site.

The ESI groundwater flood map indicates that there is a negligible risk of groundwater flooding at the Site.

Canal Failure

The Envirocheck (JBA) canal failure map indicates that the Site is not in a canal coverage area, and not in a canal failure area.

Historic Flood Map

The Envirocheck historic flood map indicates that there has been no flooding at the Site from any source.

5.3. Mid Sussex SFRA Flood Map Data

The Mid Sussex SFRA FMfP – Climate Change – Rivers 1 in 1000 (undefended) map in Figure 5 shows small areas to the north of the Site to be in the flood extent, with no flooding at the proposed residential dwelling.

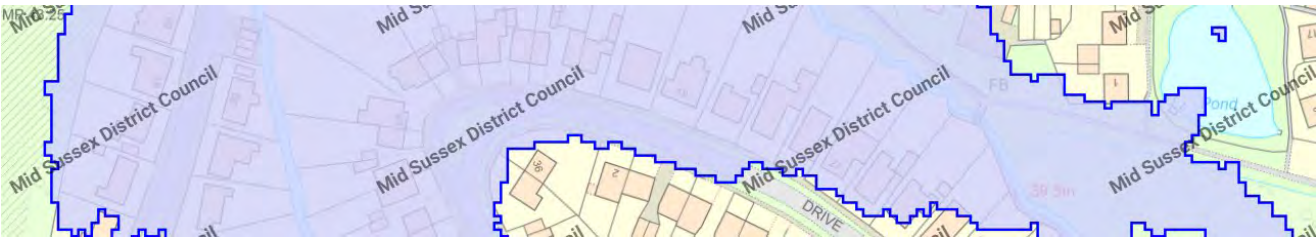


Figure 5 – Mid Sussex SFRA Fluvial Flood Map



Figure 6 – Mid Sussex SFRA Pluvial Flood Map

5.4. EA Flood Model Data

Flood model data map provided by the EA shows that the Site is outside the 0.1% AEP fluvial flood extent in an undefended scenario. Flood model data map provided by the EA also shows that the Site is outside the 1% AEP + 105% climate change fluvial flood extent in an undefended scenario.

Flood levels via a series of nodes were also provided, with the Node at the new residential dwelling being No.5. However, as there is no flooding in this area, the flood level is not provided or applicable. The nearest Node with a flood level to the Site are Nodes 1 and 2, with the flood levels being as follows:

Node 1	-	1% AEP + 105% CC	-	39.46m AOD
Node 1	-	0.1% AEP	-	39.52m AOD
Node 2	-	0.1% AEP	-	39.70m AOD

6. Probability of Flooding

6.1. Fluvial Flooding - Probability: **LOW**

The EA present-day and future (2070-2115) fluvial flood zone maps indicate that the proposed residential unit is in Flood Zone 1, with the northern boundary (Driveway at Queens Drive) in Flood Zone 3.

The Mid Sussex SFRA FMfP – Climate Change – Rivers 1 in 1000 (undefended) map also shows small areas to the north of the Site to be in the flood extent, with no flooding at the proposed residential dwelling.

However, EA flood model data states that the highest 1% AEP + 105% CC flood level to the Site is 39.52m AOD and 39.70m AOD for 0.1% AEP.

The existing outbuilding / garage has a finished floor level of 40.44m AOD, with the levels in the driveway to the north (front) falling towards Queens Drive from 40.35m AOD to 40.03m AOD.

The levels within the Site will remain as existing, and therefore all levels are at least 330mm higher than the highest 0.1% AEP flood level (40.03m AOD – 39.70m AOD).

Therefore, as all maps show no flooding at the proposed residential dwelling and the model flood data shows that all levels in the Site to be at 330mm higher than the flood level, the probability of fluvial flooding is deemed to be low.

6.2. Pluvial Flooding - Probability: **LOW**

The EA surface water extent maps indicate that the Site is outside the surface water flood extent area in the 1 in 100 and 1 in 1000 annual likelihood event.

The Mid Sussex SFRA RoFSW – Climate Change – Rivers 0.20m map shows no pluvial flooding of the Site, with a low probability of flooding to the north-west of the Site in Queens Drive.

Therefore, based on all the assessed data, the risk of pluvial flooding is deemed to be low.

6.3. Groundwater Flooding - Probability: **LOW**

The Envirocheck / BGS flood map indicates that there is no potential for groundwater flooding at the Site, and the ESI groundwater flood map indicates that there is a negligible risk of groundwater flooding at the Site.

Therefore, based on the assessed data, the risk of groundwater flooding is deemed to be low.

6.4. Flooding from Drains and Sewers - Probability: **LOW**

It is believed that the nearest water mains and sewers are in Queens Drive and Kings Drive to the north and west of the Site respectively.

There has been no history of flooding from the water mains or sewers, and if flooding were to occur, water would flow away from the Site in a westerly direction following the road's topography.

Therefore, the probability of flooding from drains and sewers for the site is deemed to be low.

6.5. Canals, Reservoirs and Other Artificial Sources - Probability: **LOW**

The Envirocheck (JBA) canal failure map indicates that the Site is not in a canal coverage, and not in a canal failure area.

There are no other known reservoirs or artificial sources near the Site, and therefore, the probability of flooding from an artificial source is also deemed to be low.

7. Flood Risk and Vulnerability

The NPPG Paragraphs 077 to 078 set out the flood risk for the Site by assessing the flood zones, flood risk vulnerability classification, and flood risk vulnerability and flood zone 'compatibility'.

7.1. Flood Zones

NPPG Paragraph 077, Table 1 indicates that the flood zones are:

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: • land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or • land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

The flood map for planning shows that only small areas of the northern boundary are in Flood Zone 3, with the proposed residential dwelling being in Flood Zone 1. The EA flood model data also shows no flood depths within the Site up to the 0.1% AEP, and is therefore classed as Flood Zone 1

7.2. Flood Risk Vulnerability Classification

NPPG Paragraph 077, Table 2 stated the flood risk vulnerability classifications as:

Flood Risk Vulnerability Classification
Essential Infrastructure Essential transport infrastructure (including mass evacuation routes) which should cross the area at risk; Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood; Wind turbines.
Highly Vulnerable Police and ambulance stations; fire stations and command centers; telecommunications installations required to be operational during flooding; Emergency dispersal points; Basement dwellings; Caravans, mobile homes and park homes intended for permanent residential use; Installations requiring hazardous substances consent.
More Vulnerable Hospitals; Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels; Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels; Non-residential uses for health services, nurseries and educational establishments; Landfill* and sites used for waste management facilities for hazardous waste; Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.
Less Vulnerable Police, ambulance and fire stations which are not required to be operational during flooding; Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'More Vulnerable' class; and assembly and leisure; Land and buildings used for agriculture and forestry; Waste treatment (except landfill* and hazardous waste facilities); Minerals working and processing (except for sand and gravel working); Water treatment works which do not need to remain operational during times of flood.
Water-Compatible Development Flood control infrastructure; Water transmission infrastructure and pumping stations; Sewage transmission infrastructure and pumping stations; Sand and gravel working; Docks, marinas and wharves; Navigation facilities; Ministry of Defence installations; Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location; Water-based recreation (excluding sleeping accommodation); Lifeguard and coastguard stations; Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms; Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

This development is classed as a 'More Vulnerable' as the Site will be for a residential dwelling.

7.3. Flood Risk Vulnerability and Flood Zone 'Compatibility'

Table 3 of the NPPF identifies is a development is appropriate based on the flood zone to which the site lies, and the flood risk vulnerability classification.

NPPF – Table 3 - Flood Risk Vulnerability and Flood Zone 'Compatibility'					
Flood Zones	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	† Exception Test required	✗	Exception Test required	✓	✓
Zone 3b*	* Exception Test required	✗	✗	✗	✓*

“†” In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

“*” In Flood Zone 3b (functional floodplain) essential infrastructure that has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.

The Site classed as 'More Vulnerable', but as it is deemed to be in Flood Zone 1, Table 2 (Annex 3) of the NPPG states that the development is appropriate with no requirement for an Exception Test.

8. The Sequential Test

8.1. Sequential and Exception Test Guidance

NPPF Paragraph 175 states:

'The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).'

8.2. The Sequential Test

The Site is deemed to be in Flood Zone 1 with a low probability of flooding from all other sources. Therefore, the Site has met the Sequential Test requirements.

9. Safe Development over Lifetime

The NPPF (December 2024) Paragraph 178 (b) states:

'It should be demonstrated that 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'.

Therefore, the design principles of the new extension to ensure it is safe for its lifetime, will include:

- Suitable floor levels of the residential dwelling to meet EA requirements;
- Ensuring no flood flows are displaced to areas outside the Site area and increasing flood risk;
- Safe egress from the new residential dwelling during a flood event;
- Ensuring surface water run-off from the residential dwelling area will not increase flood risk elsewhere.

9.1. Understanding Flood Levels

EA flood model data states that the highest 1% AEP + 105% CC flood level to the Site is 39.52m AOD and 39.70m AOD for 0.1% AEP, with no flooding at the Site from any other source.

The existing outbuilding / garage has a finished floor level of 40.44m AOD, with the levels in the driveway to the north (front) falling towards Queens Drive from 40.35m AOD to 40.03m AOD.

The levels within the Site will remain as existing, and therefore **all levels are at least 330mm higher than the highest 0.1% AEP flood level** (40.03m AOD – 39.70m AOD).

9.2. Finished Floor Levels

The EA - Preparing a flood risk assessment: standing advice (10th April 2025) states:

'We recommend floor levels are set at least 600 millimetres (mm) above the estimated flood level. You will also need to use flood resistant materials up to at least 600mm above the estimated flood level.

You may be able to reduce this to 300mm if there is an important level of certainty about your estimated flood level. If there is a particularly high level of uncertainty it may need to be increased.

Flood water can put pressure on buildings, causing structural issues. If your design aims to keep out a depth of more than 600mm of water, you should get advice from a structural engineer.

If you cannot raise the floor levels in this way, you will also need to include extra flood resistance and resilience measures. These measures should protect the property to at least 600mm above the estimated flood level'.

The highest fluvial flood level at the point closest to the Site is 39.70m AOD (0.1% AEP), and therefore to adhere to the EA guidance the finished floor level of the residential dwelling is to be at least 600mm above this level.

The finished floor level of the residential dwelling will remain the same as the existing garage / outbuilding at 40.44m AOD. This is **740mm above the flood level and is therefore deemed to be acceptable.**

9.3. Flood Flows and Water Displacement

All levels within the Site are at least 330mm higher than the highest 0.1% AEP flood level, with no flooding from any other source. Therefore, the proposed development at the Site:

- will not displace surface water to other areas outside the site boundary,
- will not increase the flood levels in areas outside the site boundary,
- and subsequently will not increase flood risk to any areas outside the site boundary.

9.4. Safe Access and Egress

The access and egress point to and from the Site will be via the driveway and Queens Drive.

The highest 0.1% AEP flood level is 39.70m AOD, with the lowest level at the northern Site boundary being 43.03m AOD, with the lowest level within Queens Drive at the Site / driveway entrance being 39.81m AOD.

There is no flooding from any other source at the Site.

Therefore, as all levels within the Site and levels along Queens Drive are higher than the 0.1% AEP fluvial flood level, safe access and egress can be made to and from the residential dwelling during all flood events.

9.5. Surface Water Run-Off

The extent of the residential dwelling is to remain the same as the existing garage / outbuilding, and the extent of the driveway, patio and access areas are to remain the same as existing.

Surface water run-off from the roof and external areas will be directed to the same drainage system, maintaining consistent discharge rates since the catchment area remains unchanged.

Consequently, there will be no increase in surface water discharge, and the extension will not contribute to flooding within the existing drainage network or adjacent land.

10. Conclusion

The Site is in Flood Zone 1 with a low probability of flooding from all other sources.

The Site classed as 'More Vulnerable', but as it is deemed to be in Flood Zone 1, Table 2 (Annex 3) of the NPPG states that the development is appropriate with no requirement for an Exception Test.

As the Site is deemed to be in Flood Zone 1 with a low probability of flooding from all other sources, the development meets the Sequential Test requirements.

All levels within the Site are at least 330mm higher than the highest 0.1% AEP flood level.

The finished floor level of the residential dwelling will be greater than 600mm above the 0.1% AEP flood level.

The development at the Site will not displace any flood water and consequently will not increase flood risk elsewhere.

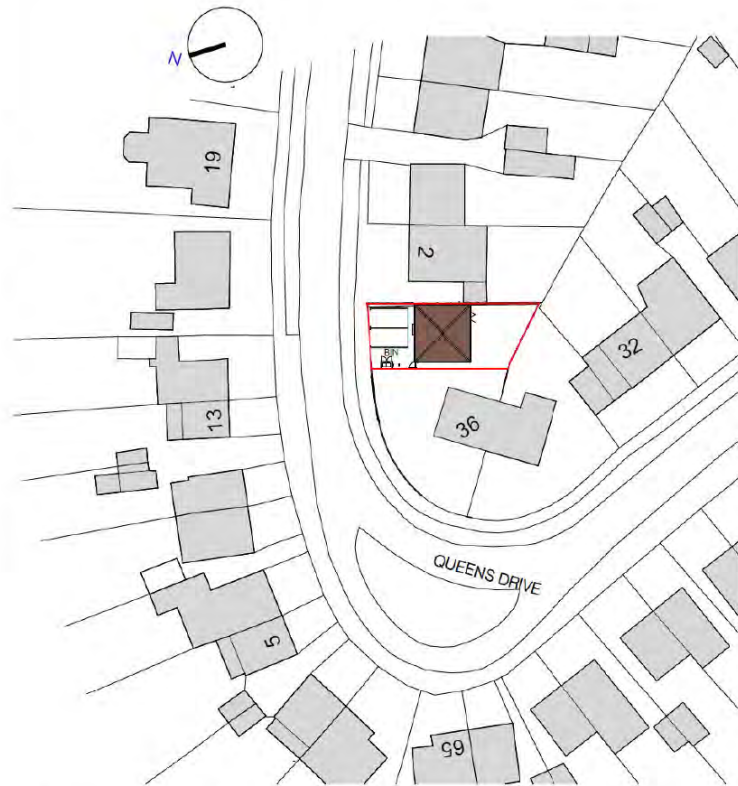
Safe access and egress can be gained to and from the residential dwelling during all flood events.

Surface water run-off areas within the Site will remain the same and therefore won't increase flood risk elsewhere.

As the Site is deemed to be safe for its lifetime in terms of flood risk, without increasing flooding elsewhere it is deemed to be appropriate.

Appendix A

Proposed Site Plans



1 Proposed Site Block Plan
1 : 500

0m 10m 20m 30m 40m 50m

Visual Scale 1:500 @ A2



2 Proposed Site Location Plan
1 : 1250

0m 25m 50m 75m 100m 125m

Visual Scale 1:1250 @ A2

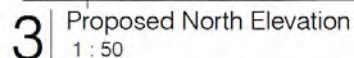
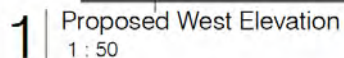
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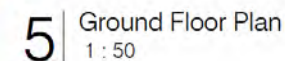
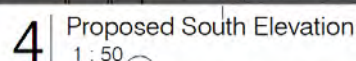
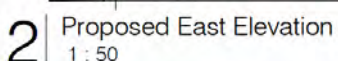
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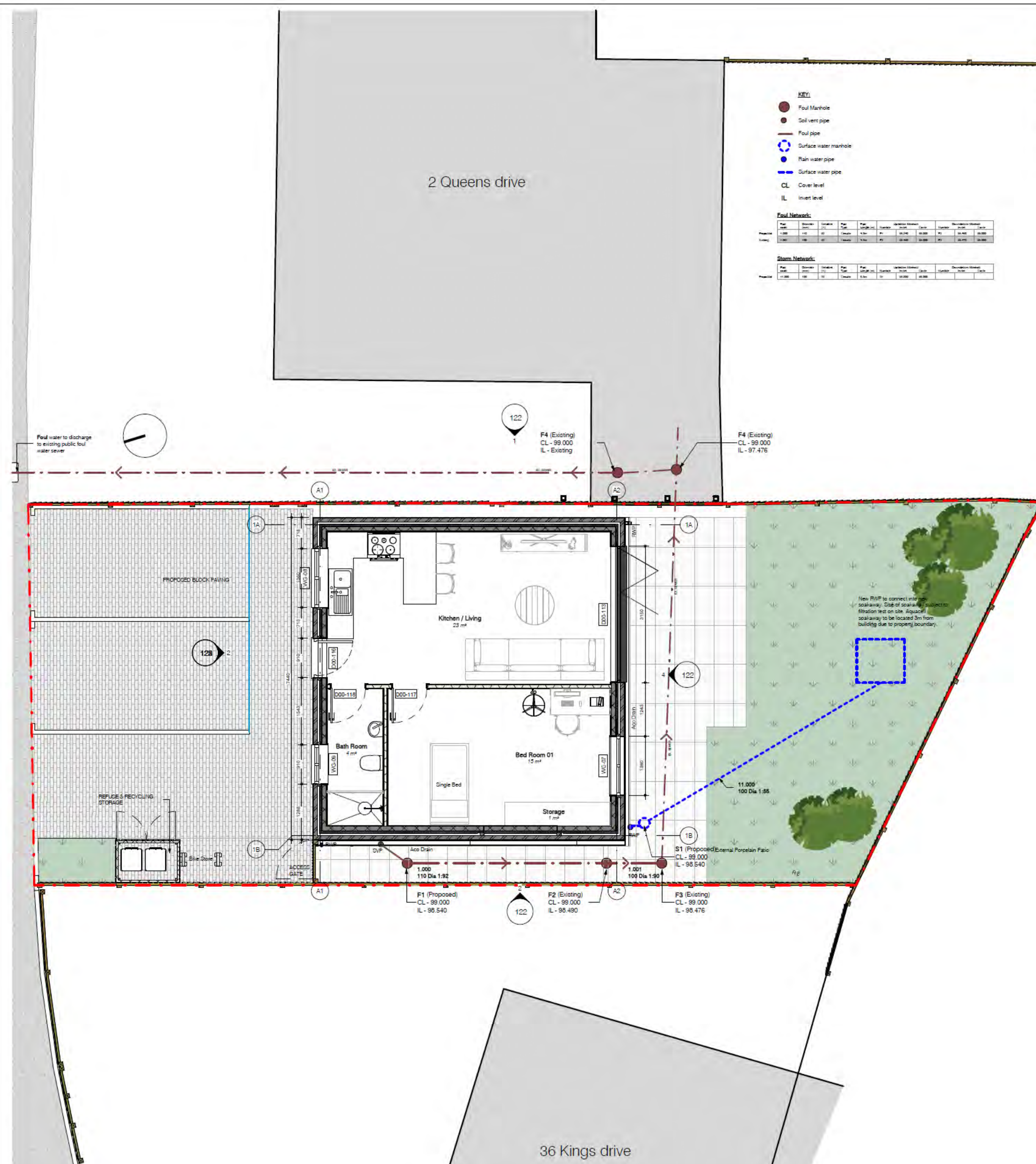
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001	25.12.05	INITIAL ISSUE	PO	PD

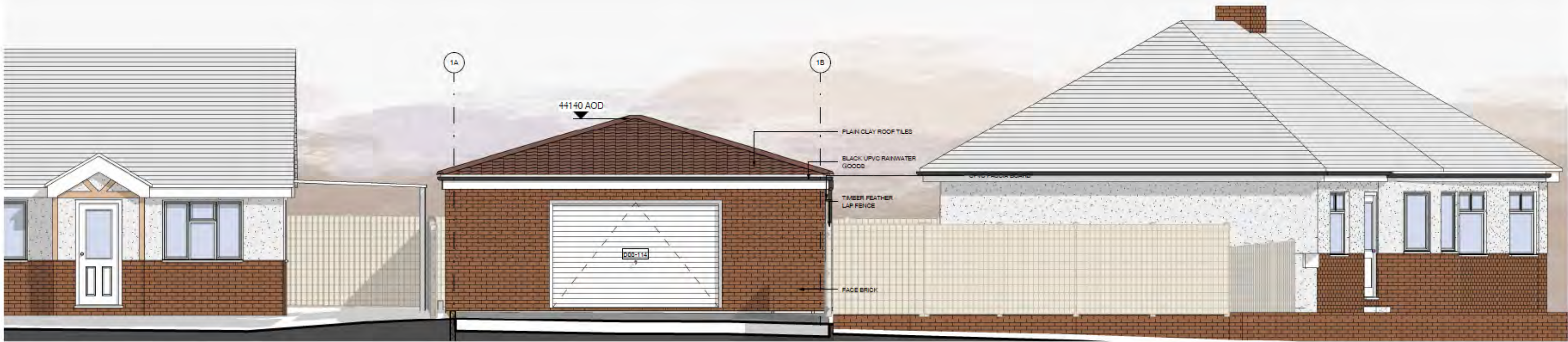
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Client Name: Mr D SHORT	
Project Name: 36 KINGS DRIVE, HASPOCKS, WEST SUSSEX BN6 8DZ	
Sheet Description: PROPOSED SITE BLOCK AND LOCATION PLAN (Phase 3)	
First Issued: 05/30/24	Author: PO
Checked: PO	Project: HAS
Scale: As indicated	
Revision & Issue Pages: S2_Suitable for Information	Revision: C02
S2_Suitable for Information Note: This drawing has been prepared to show design intent and coordination between disciplines, and is to be used for information only.	
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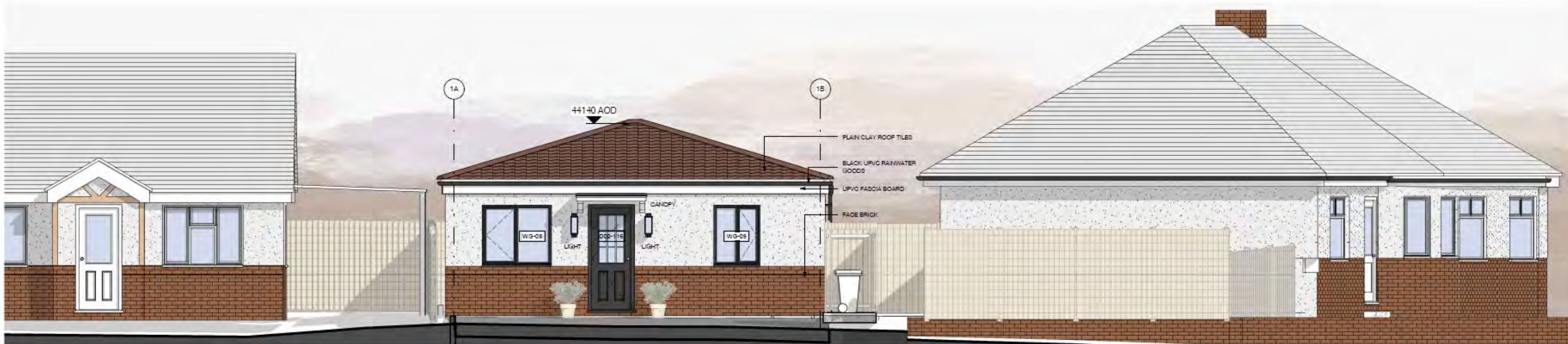
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M2025-PD-M9-LL-DR-A-122

[illegible]



1 Current North Elevation Street Scene
1 : 50



2 Proposed North Elevation
1 : 50

Please Note:

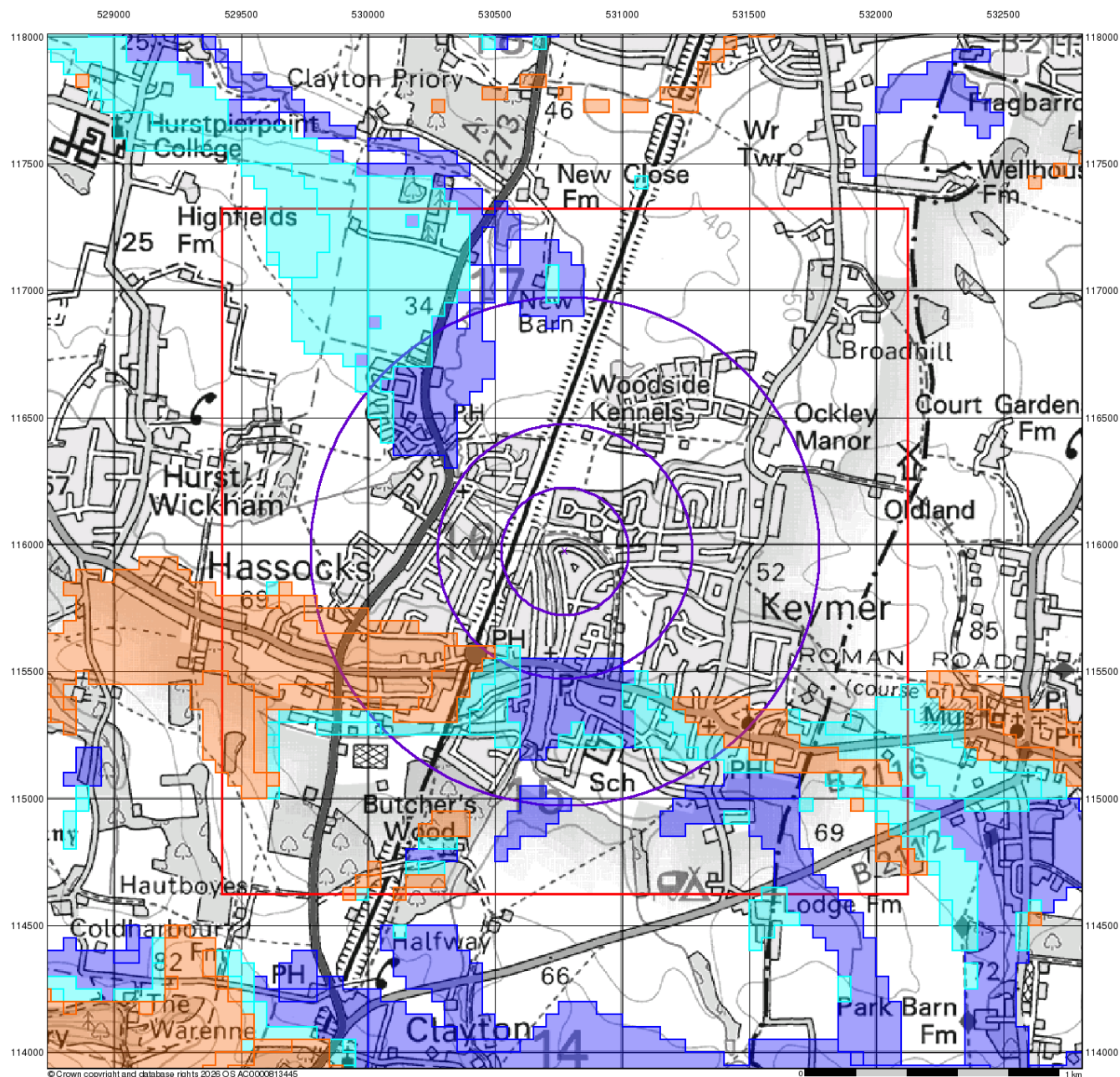
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Rev	Date	Description	Author	Check
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Paul Architecture & Design				
PAUL DESIGNS				
Client Name: Mr D SHORT				
Project Name: 36 KINGS DRIVE, HASSECK, WEST SUSSEX BN6 8DZ				
Brief Description: CURRENT AND PROPOSED STREET SCENE (OPTION 2)				
Issue No:	Author:	Checked:	Project:	Scale:
05/10/24	PO	PO	HAS	1 : 50
Status & Issue Purpose: S2_Suitable for Information				Revision: C01
S2_Suitable for Information Note: This drawing has been prepared to show design intent and coordination between disciplines, and is to be used for information only.				
Name: M2025-PD-M9-LL-DR-A-124				

Appendix B

Topographical Survey Plan



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BGS Flood Data (1:50,000)

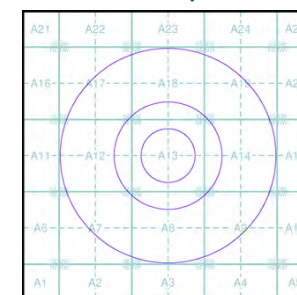
General

- ◇ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Slice
- 8 Map ID

BGS Groundwater Flooding Susceptibility

- Potential for Groundwater Flooding to Occur at Surface
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Limited Potential for Groundwater Flooding to Occur

BGS Flood Data Map - Slice A



Order Details

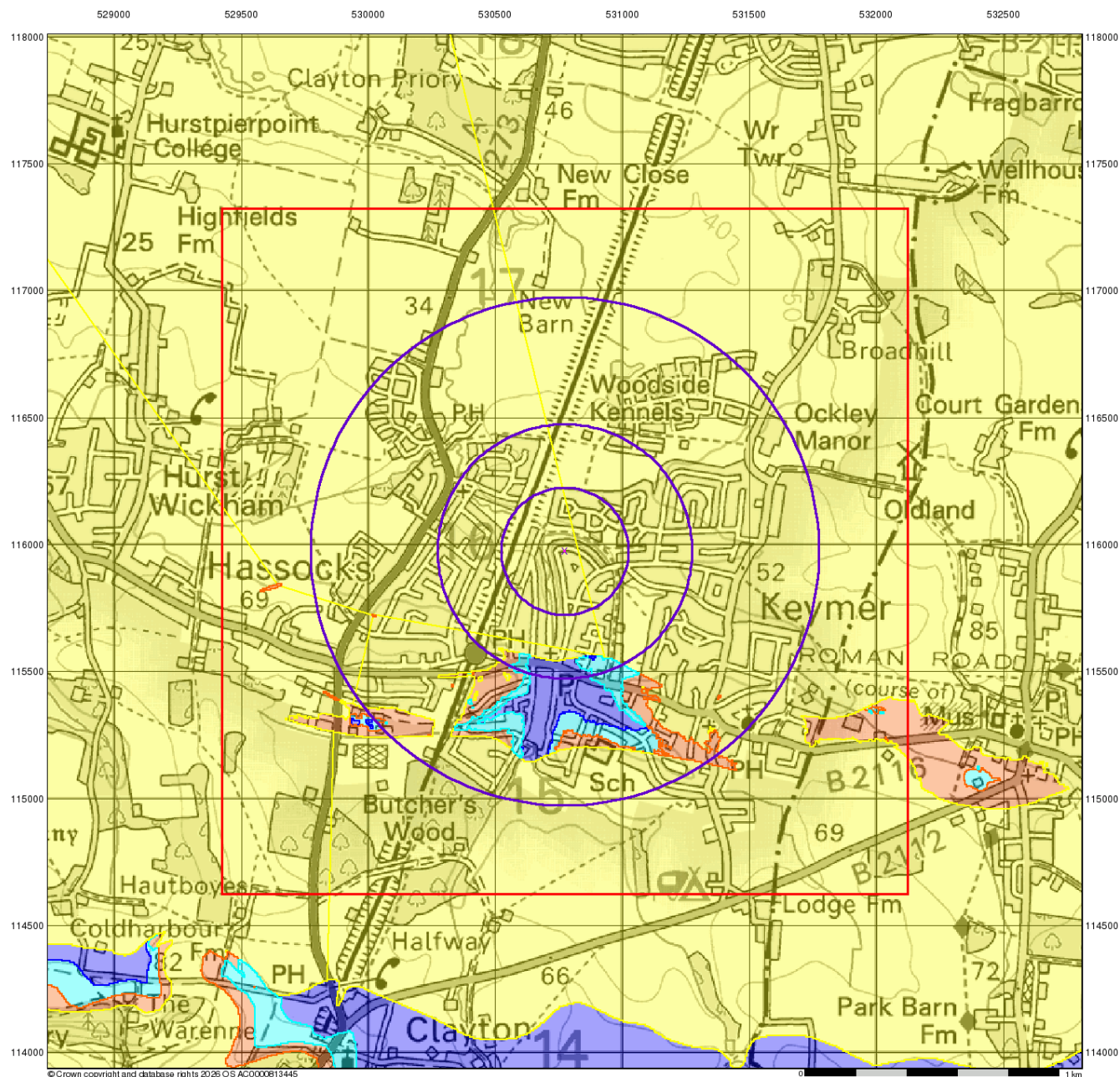
Order Number: 401592520_1_1
 Customer Ref: 1305 - 36 Kings Drive, Hassocks
 National Grid Reference: 530770, 115970
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

36, Kings Drive, Hassocks, BN6 8DZ

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GeoSmart Information Groundwater Flood Map (1:50,000)

General

Specified Site Specified Buffer(s) Bearing Reference Point

Slice

GeoSmart Information Groundwater Flooding Risk

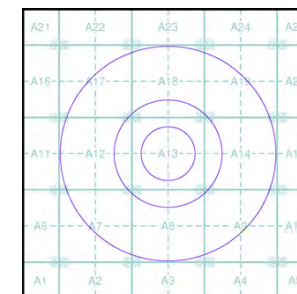
High Risk

Moderate Risk

Low Risk

Negligible Risk

GeoSmart Information Groundwater Flood Map - Slice A



Order Details

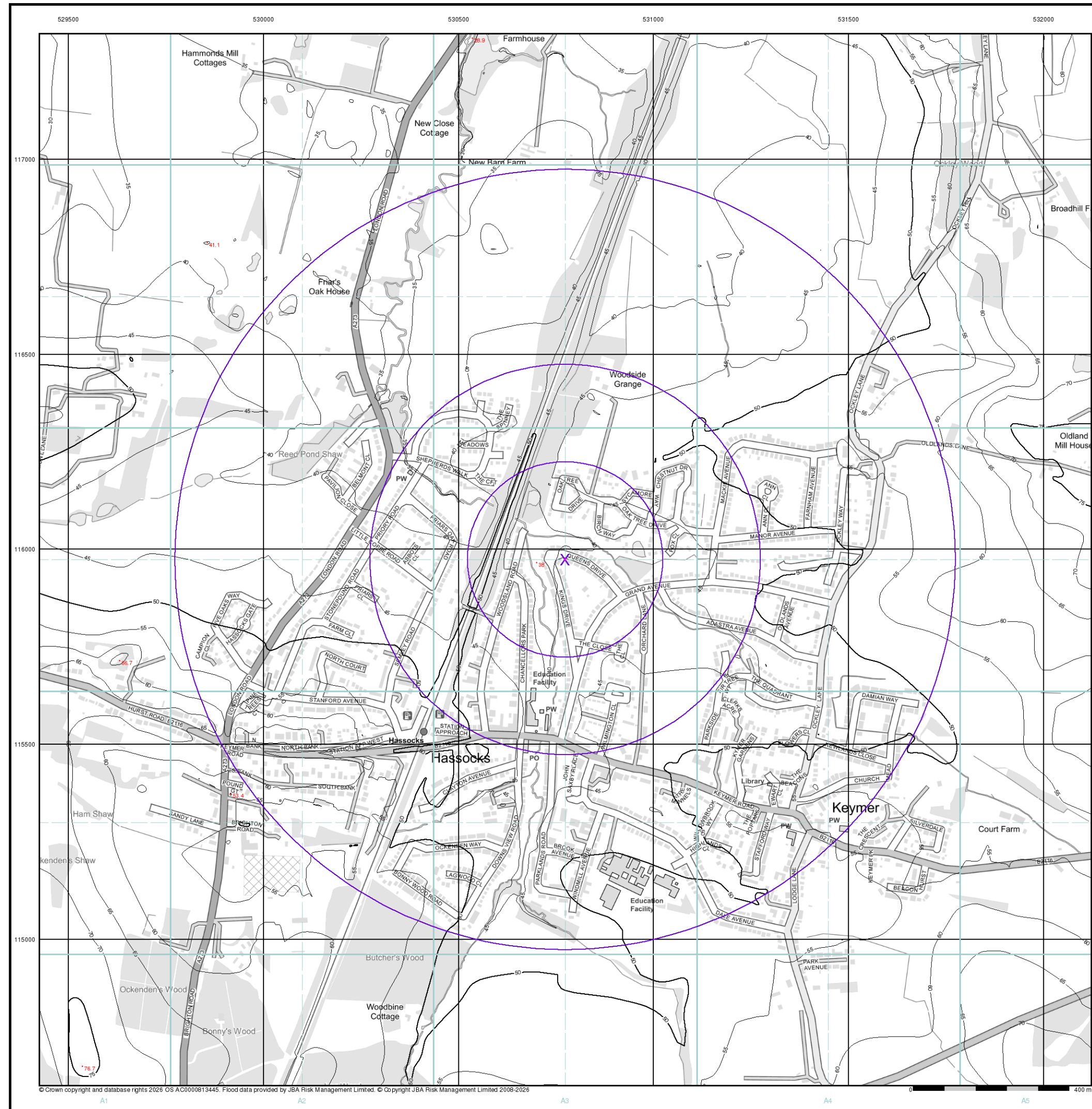
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Customer Ref: 1305 - 36 Kings Drive, Hassocks
National Grid Reference: 530770, 115970
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

36, Kings Drive, Hassocks, BN6 8DZ

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JBA Canal Failure Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

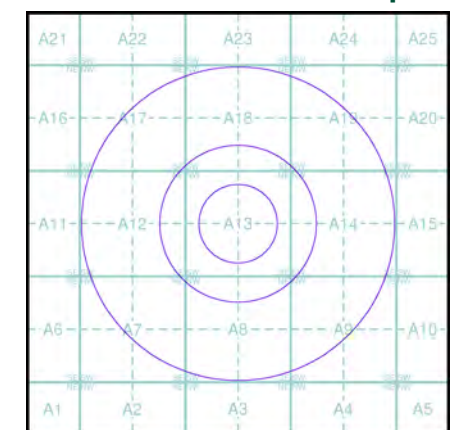
Flood Data

- Canal Failure
- Coverage

Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height
- MLW Mean Low Water
- MHW Mean High Water

JBA Canal Failure Flood Map - Slice A

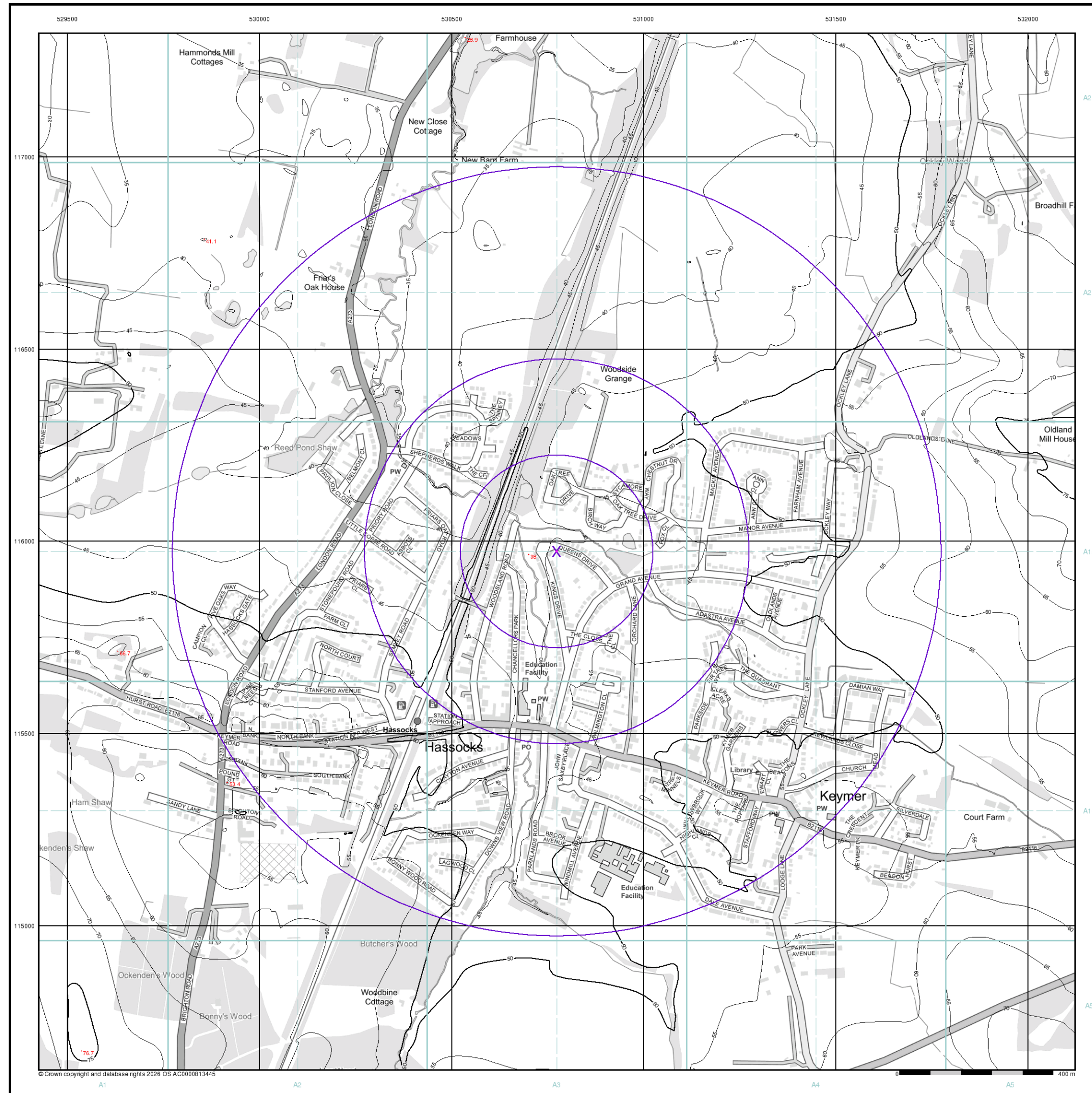


Order Details

Order Number: 401592520_1_1
Customer Ref: 1305 - 36 Kings Drive, Hassocks
National Grid Reference: 530770, 115970
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

36, Kings Drive, Hassocks, BN6 8DZ



EA/NRW Historic Flood Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID

Historic Flood Events Data

Channel Capacity Exceeded (no raised defences)	Obstruction/Blockage - Culvert
Channel Capacity Exceeded /Surface Water	Obstruction/Blockage - Debris Screen
Groundwater/High Water Table	Operational Failure/ Breach of Defence
Local Drainage/Surface Water	Other
Mechanical Failure	Overtopping of Defences
Obstruction/Blockage - Bridge	Surface Water
Obstruction/Blockage - Channel	Unknown
Historical Flood Liabilities	

Contours (height in metres)

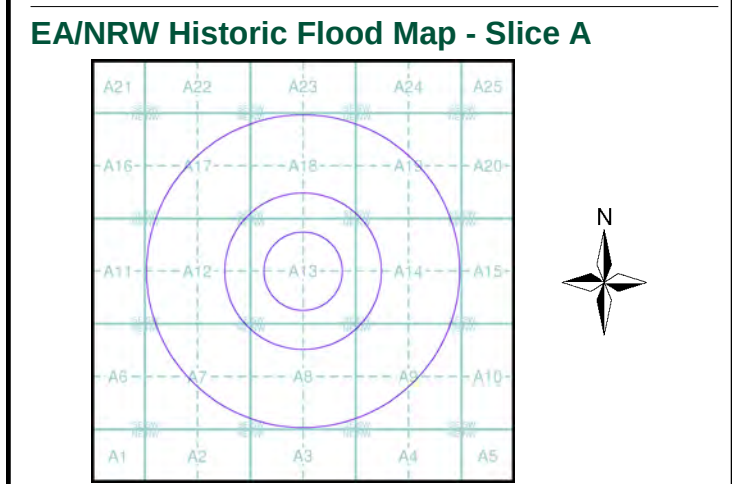
Standard Contour 105

Master Contour 100

Spot Height 167.8

MLW Mean Low Water

MHW Mean High Water



Order Details

Order Number: 401592520_1_1

Customer Ref: 1305 - 36 Kings Drive, Hassocks

National Grid Reference: 530770, 115970

Slice: A

Site Area (Ha): 0.01

Search Buffer (m): 1000

Site Details

36, Kings Drive, Hassocks, BN6 8DZ



Flood map for planning

Location (easting/northing)
530764/115972

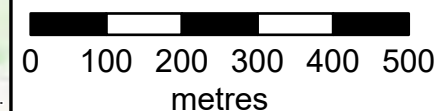
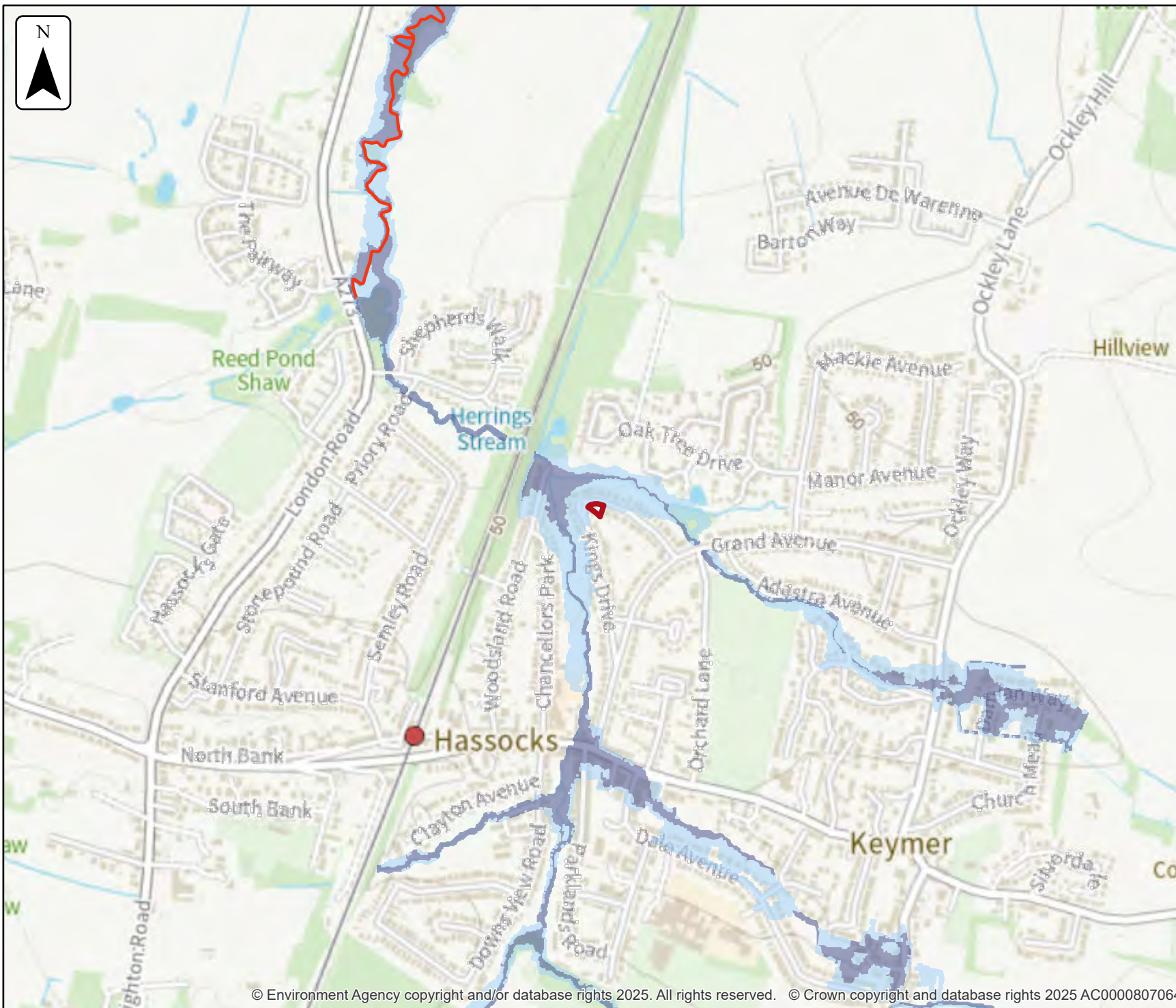
Scale

1:10,000

Created

31 Mar 2026

-  Selected area
-  Main river
-  Flood Zone 3
-  Flood Zone 2



Modelled Flood Outlines (Undefended Fluvial). Centred BN6 8DZ. Created 31/03/2026.

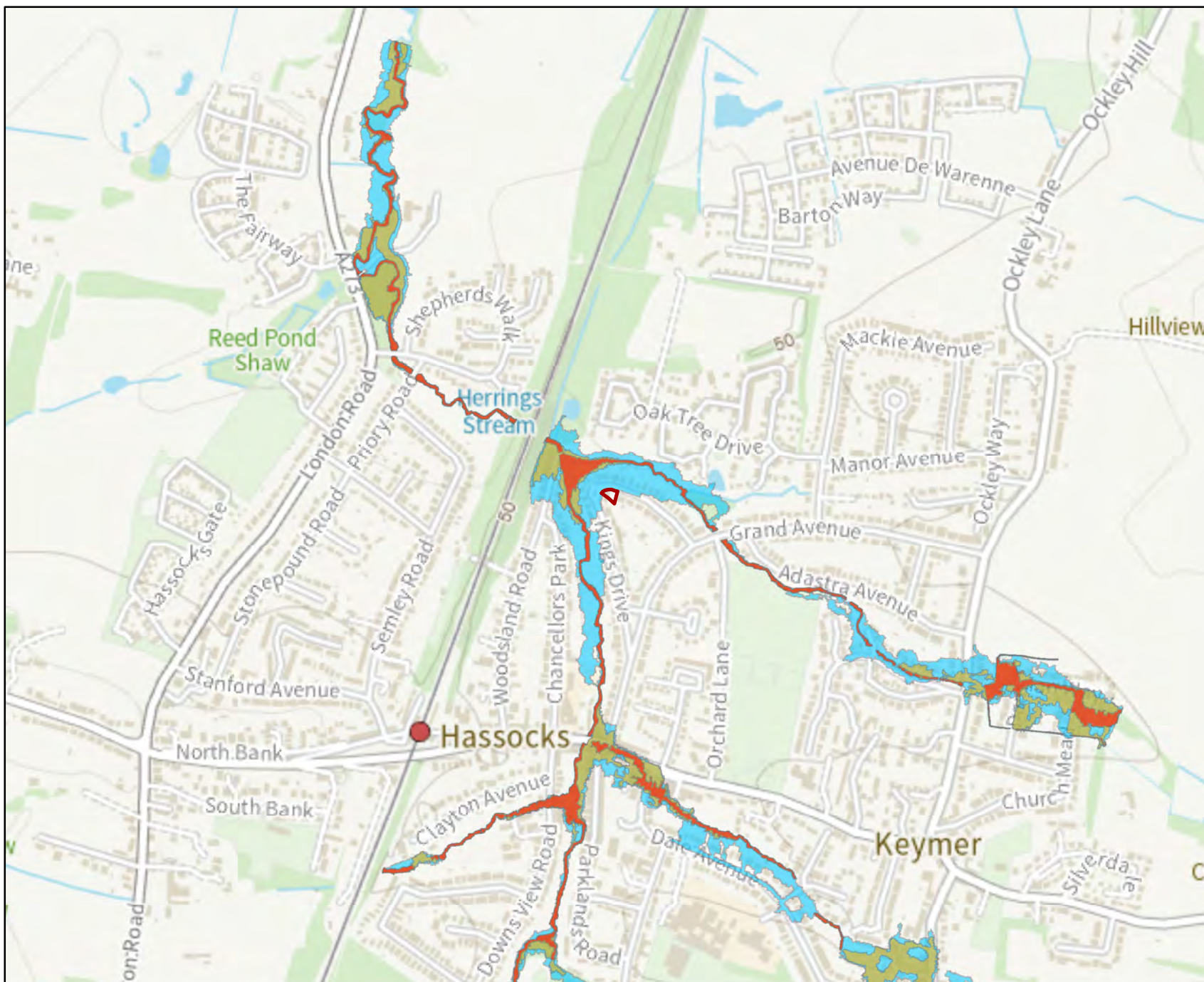
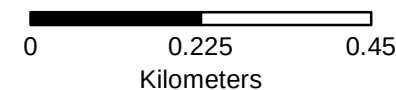


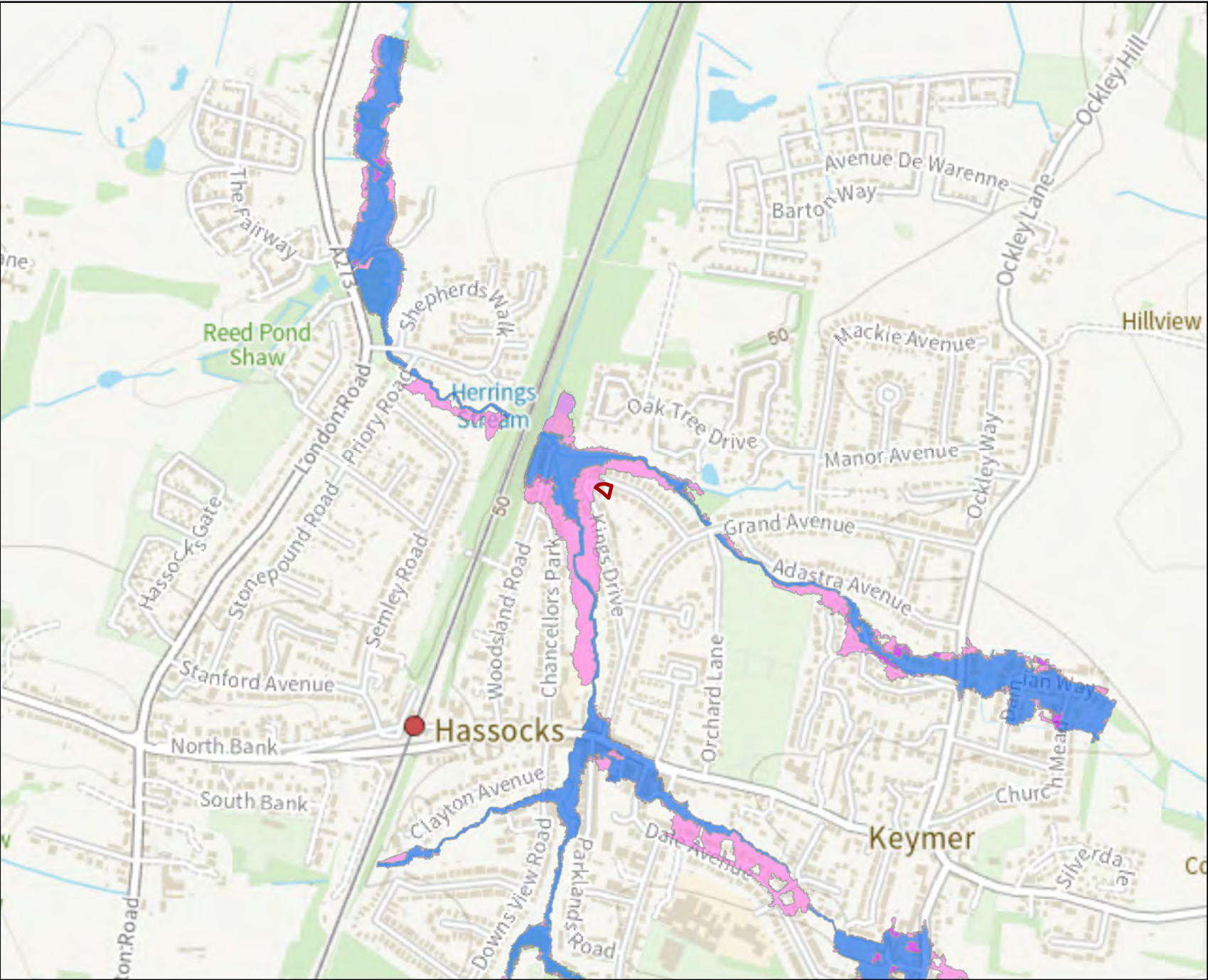
Legend

-  Site Boundary
-  5% AEP (Undefended Fluvial)
-  1% AEP (Undefended Fluvial)
-  0.1% AEP (Undefended Fluvial)

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Scale: 1:10,000







Environment
Agency



Legend

 Site Boundary

 1% AEP +CC 35% Undefended Fluvial

 1% AEP +CC 45% Undefended Fluvial

 1% AEP +CC 105% Undefended Fluvial

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Scale: 1:10,000



00.2250.45

Kilometers

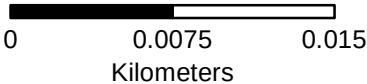


Legend

- Site Nodes
- Site Boundary

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Scale: 1:350



Product 4 Flood Risk Data Requested by: Mark Symonds

Site: 36 Kings Drive, Hassocks, BN6 8DZ

Table 1: Water Levels: Fluvial Undefended

Node Ref	NGR		Modelled Flood Levels in Metres AOD					
	Eastings	Northings	Undefended Annual Exceedance Probability					
			5%	1%	1% +CC (35%)	1% +CC (45%)	1% +CC (105%)	0.1%
1	530750	115975	-	-	-	-	39.46	39.52
2	530762	115981	-	-	-	-	-	39.70
3	530776	115977	-	-	-	-	-	-
4	530760	115970	-	-	-	-	-	-
5	530774	115970	-	-	-	-	-	-
6	530770	115960	-	-	-	-	-	-

Table 2: Water Depths: Fluvial Undefended

Node Ref	NGR		Modelled Flood Depths in Metres					
	Eastings	Northings	Undefended Annual Exceedance Probability					
			5%	1%	1% +CC (35%)	1% +CC (45%)	1% +CC (105%)	0.1%
1	530750	115975	-	-	-	-	0.01	0.03
2	530762	115981	-	-	-	-	-	0.02
3	530776	115977	-	-	-	-	-	-
4	530760	115970	-	-	-	-	-	-
5	530774	115970	-	-	-	-	-	-
6	530770	115960	-	-	-	-	-	-

All levels taken from: Hassocks modelling (2013) by JBA Consulting, plus new climate change allowances, completed in 2016.

Produced on: 31/03/2026

*** The flood risk data provided is based on existing EA hydraulic models with an allowance for climate change. Please note the climate change allowances provided are not up to date. These were updated on 27 July 2021.**

You should refer to 'Flood risk assessments: climate change allowances' for the most up to date allowances. You will need to undertake further assessment of future flood