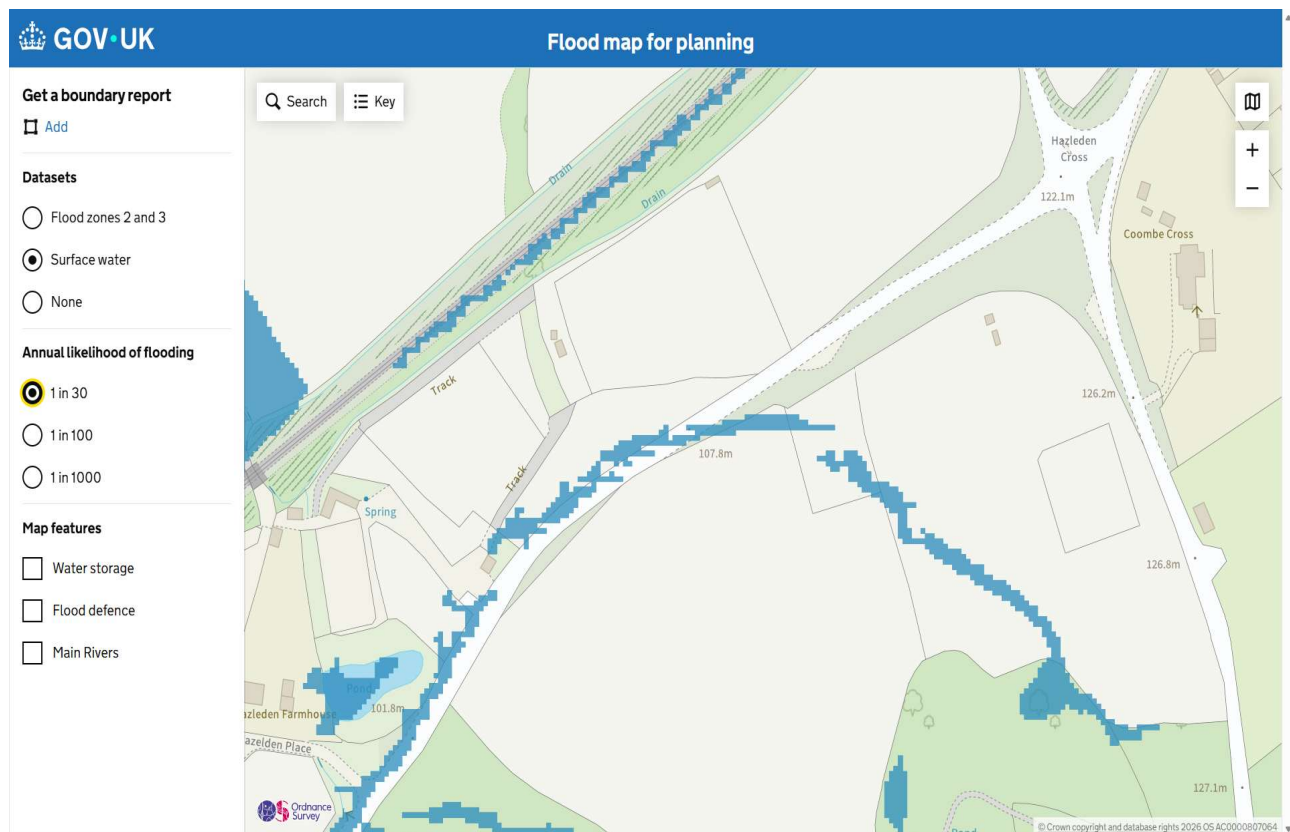


FLOOD RISK ASSESSMENT FOR THE FORMATION OF TRACK AND HARDSTANDING AT HAZELDENE FARMHOUSE, TURNERS HILL ROAD, EAST GRINSTEAD

Although a small portion of the red-line site is in an area at risk of surface water flooding, the EA map below demonstrates that the track and hardstanding do not lie in such areas:



The NPPF requires the application of a Sequential Test to ensure that new development is in areas with the lowest probability of flooding. The Exception Test is a method to demonstrate and help ensure that flood risk to people and property will be managed, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.

Table 2 of the PPG Flood Risk and Coastal Change categorises different types of uses and development according to their vulnerability to flood risk. The proposed development is covered by the description of operations used for agriculture and is classified as 'Less

Vulnerable’.

Table 3 of the PPG Flood Risk and Coastal Change sets out Flood Risk Vulnerability and flood zone ‘compatibility’. The site is not in a Flood Zone and the development is ‘Less Vulnerable’ therefore it is not necessary to complete the Exception Test. PPG Flood Risk and Coastal Change defines that the lifetime of the development in terms of flood risk and coastal change is 100 years.

It is for the Local Planning Authority, using the evidence provided and taking advice from the Environment Agency as appropriate, to consider whether an application passes the Sequential Test. Due to the nature of the proposal, it would not be practical to undertake the development at an alternative site. The site is considered to pass the Sequential Test.

Considering the development there are no specific mitigation measures proposed associated with the design. The developer should ensure that the user of the scheme is sufficiently aware of the risk of flooding, and the standard of the existing defences. The Environment Agency provides a Flood Warning Service which includes Flood Warning Codes and uses direct warning methods where the risks and impacts of flooding are high. In addition to direct and indirect flood warnings, the Environment Agency operates a 24 hour a day Floodline Service providing advice and information on flooding. The user of the development should register with the Floodline Direct Warnings Service to receive any future flood warnings. It is recommended that surface water run-off is managed so that water from the site will not increase the flood risk elsewhere.