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Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road, Crawley Down, West Sussex

Flood Risk Assessment

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Flood Risk Assessment

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Checked by	**Anthony Guay**
Approved by	**Anthony Guay**
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Ramboll
Twenty3
Brunswick Place
Southampton
SO15 2AQ
United Kingdom

T +44 238 081 7500
https://uk.ramboll.com/environment-and-health

Ramboll UK Limited
Registered in England & Wales
Company No: 03659970
Registered office:
240 Blackfriars Road
London
SE1 8NW

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Executive Summary

Ramboll UK Limited ('Ramboll') has been commissioned by Wates Developments Limited (Wates) to produce a Flood Risk Assessment for the site at 'Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm', at Turners Hill Road, Crawley Down, Crawley, West Sussex. The site is located at approximate coordinates 533517E, 137794N, at postcode RH10 4HB. The Proposed Development is for a mixed residential scheme of up to 230 dwellings and a 70 bed care home.

A review of all available information relating to flood risk has been undertaken, and an assessment has been made of the existing baseline flood risk and potential future risk to the development. A summary of the flood risk from each source is as follows:

- Fluvial/Tidal – Site is located in Flood Zone 1, and as such there is a low risk from fluvial/tidal flooding;
- Surface Water – Whilst there are areas considered to have a High annual chance of surface water flooding in the north of the site, at Hurst Farm, these areas represent less than 1% of the total site area. Over 95% of the site is located in an area considered to have a Very Low annual chance of surface water flooding. Areas with a High to Low annual chance are expected to be managed as part of the proposed surface water drainage strategy; and
- Groundwater - A review of baseline site conditions indicates a moderate groundwater flood risk at the site but upon review of the proposed layout and the proposed surface water drainage strategy, the overall risk to the Proposed Development is considered to be low.

The increase in impermeable area resulting from the Proposed Development over existing permeable surfaces will increase the surface water discharge generated at the site. In managing this risk, a surface water drainage strategy has been prepared and is presented in the Drainage Strategy report (RUK2021N00014-RAM-RP-00286). In addition, it is proposed to engineer site levels, where possible, so that external areas fall away from building entrances. Should this not be feasible, linear interceptor drains are proposed to be located at all building entrances towards which there is a positive gradient for surface water to flow.

Discharge rates for the proposed surface water drainage strategy will be limited to the appropriate greenfield runoff rate, thereby considerably reducing the peak flows presently emanating from the site area. The strategy will therefore improve upon the current situation with regard to surface water management and flood risk.

The site's location in Flood Zone 1, combined with the fact that overall flood risk to the Proposed Development from all other sources is considered to be low, means it is considered to have passed the Sequential Test. An Exception Test is therefore not required.

Subject to inclusion of the proposed mitigation measures, and adherence to the proposed surface water drainage strategy, it is expected that flood risk at the site can be managed in a safe and sustainable manner.

1. Introduction

1.1 Appointment and Brief

1.1.1 Ramboll UK Limited ('Ramboll') has been commissioned by Wates Developments Limited (Wates) to produce a Flood Risk Assessment (FRA) for the site at 'Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm', at Turners Hill Road, Crawley Down, Crawley, West Sussex. The site is located at approximate coordinates 533517E, 137794N, at postcode RH10 4HB.

1.1.2 The Proposed Development is for a mixed residential scheme of up to 230 dwellings and a 70 bed care home.

1.2 Scope and Objectives

1.2.1 This report considers the risks of various sources of flooding to the site and has been carried out in accordance with the National Planning Policy Framework (NPPF)[1]. It is to be used to assist the Local Planning Authority (LPA) and relevant statutory consultees when considering the flooding issues of the Proposed Development, as part of a planning application.

1.2.2 The report provides the following information:

1. A review of the flood risk to the site based upon flood data and the flood maps provided by the Environment Agency (EA) and the relevant Strategic Flood Risk Assessment (SFRA);
2. An assessment of flood risk from all sources including tidal, fluvial, pluvial, groundwater and other artificial sources;
3. An assessment of the potential for flood risk to arise as a result of the introduction of the Proposed Development including an assessment of whether the Proposed Development is likely to be affected by current or future flooding, and whether it will increase flood risk elsewhere; and
4. Proposals to mitigate any residual flood risks to the development.

[1] GOV.UK, National Planning Policy Framework, 2025 [online]. Available at: https://www.gov.uk/government/publications/national-planning-policy-framework--2. Accessed January 2026.

1.3 Consultation

1.3.1 West Sussex County Council, the Lead Local Flood Authority (LLFA), were engaged in November 2024 regarding pre-application discussions relating to an earlier iteration of the Proposed Development (400 dwellings both north and south of Huntsland). The LLFA were content overall with the drainage proposals, subject to a number of recommendations that were addressed as part of the formal outline planning submission (DM/25/0016) submitted in January 2025, and subsequent follow-up submissions. It is noted that following the initial formal submission of the previously consented scheme (DM/25/0016), the LLFA made a series of comments requesting further information, which was provided in subsequent Technical Addendum reports, submitted in the following months. The information provided in those Technical Addendum reports has been incorporated where necessary into both this report and the latest Drainage Strategy (RUK2021N00014-RAM-RP-00286) for the current proposed scheme.

1.4 General Limitations and Reliance

1.4.1 This report has been prepared by Ramboll exclusively for the intended use by the client in accordance with the agreement between Ramboll and the client defining, among others, the purpose, the scope and the terms and conditions for the services. No other warranty, expressed or implied, is made as to the professional advice included in this report or in respect of any matters outside the agreed scope of the services or the purpose for which the report and the associated agreed scope were intended, or any other services provided by Ramboll.

1.4.2 In preparation of the report and performance of any other services, Ramboll has relied upon publicly available information, information provided by the client and information provided by third parties. Accordingly, the conclusions in this report are valid only to the extent that the information provided to Ramboll was accurate, complete, and available to Ramboll within the reporting schedule.

1.4.3 Ramboll's services are not intended as legal advice, nor an exhaustive review of site conditions and/or compliance. This report and accompanying documents are intended solely for the use and benefit of the client for this purpose only and may not be used by or disclosed to, in whole or in part, any other person without the express written consent of Ramboll. Ramboll neither owes nor accepts any duty to any third party, unless formally agreed by Ramboll through that party entering into, at Ramboll's sole discretion, a written reliance agreement.

1.4.4 Unless otherwise stated in this report, the scope of services, assessment and conclusions made assume that the site will continue to be used for its proposed end-use without further significant changes onsite. Unless stated otherwise, the geological information provided is for general environmental interpretation and should not be used for geotechnical and/or design purposes.

2. Site Description

2.1 Site Location and Surroundings

2.1.1 The site is located on land to the west of Crawley Down, a village in the Mid Sussex district of West Sussex, England. The site is located at approximate coordinates 533517E, 137794N, at postcode RH10 4HB. The Proposed Development is for up to 230 dwellings and a 70 bed care home. The development proposes new access points off Turners Hill Road.

2.1.2 The site currently consists of undeveloped greenfield land, in the case of Fields 1 and 2, and existing farmland with associated farm buildings, residential dwellings, and access in the case of Field 8/Hurst Farm, with adjacent and surrounding land uses as follows:

- North: Mature woodland, including Pescotts Wood and Wins Wood. Approximately 150 m further north is Westlands Wood. Woodland is denser to the northwest, with areas of greenspace more common to the north and northeast, on either side of Turners Hill Road (B2028);
- East: The existing estate on Wychwood Place, Turners Hill Road and immediately beyond the wider residential area of Crawley Down;
- South: Intermittent woodland and greenspace, and Huntsland (private road); and
- West: Intermittent woodland and a series of farms/smallholdings and cottages.

2.1.3 The wider residential area of Crawley is located approximately 3.1 km west of the site. The Site Location Plan is presented in Figure 1 at the rear of the report. Fields 1 and 2, and Field 8/Hurst Farm, are labelled on the plan. The Site Setting is presented in Figure 2 at the rear of the report.

2.2 Proposed Development

2.2.1 The Proposed Development is for an Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 230 dwellings, a care home (Use Class C2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works, on Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road, Crawley Down, West Sussex.

2.2.2 The Site Illustrative Masterplan is presented in Appendix A at the rear of the report.

2.3 Site Topography

2.3.1 A site topographical survey[2] was previously undertaken at the site. A description of the topography is summarised as follows:

[2] CD Surveys Ltd, Topographical Survey Overall, W/2401010, February 2024.

Field 1

2.3.2 Field 1, as indicated in Figure 1, is shown to fall from approximately 118.4 m Above Ordnance Datum (AOD) in the southeast to approximately 111.5 m AOD in the northwest. The survey indicates steadily falling levels from east to west along both the northern and southern boundaries of the field, and from south to north along both the western and eastern boundaries of the field. Levels in the central part of the field are typically between 115 and 116 m AOD.

Field 2

2.3.3 Field 2 is located to the immediate south of Field 1 and is separated from Field 1 by an existing ditch/hedgerow/wire fence. The levels within Field 2 are shown to fall in all directions from an approximately central point within the southern half of the field, shown to be at approximately 126.1 m AOD. The steepest falls are indicated to be toward the north and south, with minimum levels of approximately 115.4 m AOD and 118 m AOD indicated by the survey in the northwest and southwest corners of the field respectively. Levels are also indicated to fall from east to west across the northern part of the field.

Field 8/Hurst Farm

2.3.4 A separate topographical survey[3] was undertaken for Hurst Farm. A description of the topography is summarised as follows:

2.3.5 Field 8/Hurst Farm is located immediately to the northeast of Field 1 and is indicated to fall from approximately 118.3 m AOD in the east of the field adjacent to Turners Hill Road, to approximately 112.1 m AOD in the northwest. The survey indicates steadily falling levels from east to west and south to north. Levels in the central part of the field typically range between 114 and 116 m AOD. An existing pond, at approximate levels of between 112 and 113 m AOD, and a discharging ditch at approximately 111.7 m AOD at its lowest point, are indicated to be present in the northwest of the field.

Summary and Surrounding Area

2.3.6 The site topographical surveys are presented in Appendix B at the rear of the report.

2.3.7 A site visit was undertaken in March 2024 for Fields 1 and 2 by representatives from both Ramboll and Wates. The topography was observed to be in line with that shown by the topographical survey. This is also true for Field 8/Hurst Farm, which was visited during a separate site visit. A series of photographs taken while onsite are presented in Appendix C at the rear of the report.

2.3.8 Light Detection and Ranging (LiDAR) data[4], is shown to broadly agree with the findings of both the topographical surveys, and the site visit. Outside the site boundary, the topography is as follows:

[3] CD Surveys Ltd, Topographical Survey, WD/2503001, March 2025.

[4] Department for Environment Food & Rural Affairs, Data Services Platform, LIDAR Composite Digital Terrain Model (DTM) – 1m [online]. Available at: https://environment.data.gov.uk/dataset/13787b9a-26a4-4775-8523-806d13af58fc. Accessed January 2026.

- North: Land is shown to fall steadily toward the north and northwest, with levels falling approximately 4 to 5 m AOD over approximately 200 m;
- East: Land is shown to rise steadily within residential areas of Crawley Down to the east of Field 5. Levels are indicated to rise approximately 3 m AOD over approximately 200 m;
- South: Land is shown to fall approximately 18 to 20 m AOD toward an existing watercourse over approximately 150 to 170 m; and
- West: Land is typically shown to fall toward the west, with falls of approximately 10 to 15 m AOD over approximately 200 m.

2.3.9 LiDAR Topography is presented in Figure 3 at the rear of the report.

2.4 Existing Drainage

2.4.1 At present, Fields 1 and 2 are comprised of undeveloped, greenfield land with no impermeable surfaces. Field 8/Hurst Farm comprises existing farmland and includes impermeable surfaces in the central and eastern parts of the field associated with existing farm buildings, residential dwellings, and the access from Turners Hill Road.

Surface Water

2.4.2 According to the LandIS soils map[5], the site is stated to drain to the 'stream network'. This statement is backed up by observations made during the site visit undertaken in March 2024, where saturated ground and pooling of water were observed in many places across the site, as well as the drainage of surface water to existing watercourses both on and offsite.

2.4.3 During the March 2024 site visit, surface water was observed to be draining toward the west. In Field 1, surface water was observed to flow toward the northwest of the field where it pooled significantly and then flowed away in a ditch which led into the wooded area to the west. A similar watercourse was observed to be flowing west into the woods in the northwest corner of Field 2 along the hedgerow that marked the boundary between Fields 1 and 2.

2.4.4 In Field 8/Hurst Farm, surface water was observed during a separate site visit to be directed via a private surface water drain into an existing ditch/watercourse flowing approximately east to west adjacent to the site's northern boundary. This ditch/watercourse was observed to lead into the wooded area to the west. Furthermore, the ditch/watercourse was additionally observed to pass beneath the access road off Turners Hill Road, and was observed flowing approximately south to north, before flowing west along the site's northern boundary.

2.4.5 The existing surface water drainage is indicated on the topographical survey[3] to be directed into the existing pond in the northwest of the field via an existing 200 mm outfall.

2.4.6 Thames Water sewer records are presented in Appendix D at the rear of the report.

[5] LandIS, Soilscapes Viewer [online]. Available at: https://www.landis.org.uk/soilscapes/. Accessed January 2026.

Foul Water

2.4.7 The Thames Water sewer records indicate the presence of a 225 mm diameter wastewater sewer approximately 50 - 100 m south of the site. The sewer is gravity driven and is joined by another smaller 100 mm diameter sewer flowing approximately north to south from Huntsland House.

3. Policy Framework

3.1 National Planning Policy Framework, 2024

3.1.1 The NPPF[1] was most recently updated in February 2025, with flood risk remaining primarily regulated through planning policy. The NPPF requires that a site-specific FRA be provided for all development in Flood Zones 2 and 3; all development sites over 1 ha in area; land which has been identified by the EA as having critical drainage problems; land which has been identified in an SFRA as being at increased flood risk in the future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

3.1.2 In terms of flood risk, the NPPF classifies land uses according to vulnerability as follows:

- Essential Infrastructure;
- Highly Vulnerable;
- More Vulnerable;
- Less Vulnerable; and
- Water-Compatible Development.

3.1.3 The Planning Practice Guidance[6] to the NPPF, advises on how to take account of and address the risks associated with flooding and coastal change in the planning process. This includes detail on when and how the Sequential and Exception Tests need be applied.

3.2 Mid Sussex District Council, District Plan, 2018

3.2.1 The Mid Sussex District Plan[7] sets out a vision for how Mid Sussex wants to evolve and a delivery strategy for how this will be achieved. It sets out broad guidance on the distribution and quality of development in the form of 'higher level' strategic policies.

3.2.2 Policy DP41 (Flood Risk and Drainage) states the following:

- Proposals for development will need to follow a sequential risk-based approach, ensuring development is safe across its lifetime and not increasing the risk of flooding elsewhere. The District Council's SFRA should be used to identify areas at present and future flood risk from a range of sources including fluvial, surface water, 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 runoff rates.

[6] GOV.UK, Guidance, Flood risk and coastal change, September 2025 [online]. Available at: https://www.gov.uk/guidance/flood-risk-and-coastal-change. Accessed January 2026.

[7] Mid Sussex District Council, Mid Sussex District Plan, 2018 [online]. Available at: https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/. Accessed January 2026.

- Land that is considered to be required for current and future flood management will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies.

3.3 Mid Sussex District Plan 2021 – 2039, Submission Draft (Regulation 19)

3.3.1 The District Plan 2021 – 2039[8] comprises an updated vision and strategy, along new site allocations and policies and will supersede the 2018 District Plan upon its adoption. This emerging local plan details Policy DPS4 (Flood Risk and Sustainable Drainage) which includes the following:

- Proposals for development will need to follow a sequential risk-based approach directing development away from areas at highest (flood) risk.
- Development should consider flood risk in line with latest national guidance. The cumulative impacts of all sources of flooding should be considered.
- Surface water drainage schemes must be implemented in all new development.

3.3.2 Fields 1 and 2 form part of a proposed allocation pursuant to the northern part of Policy DPA9: Land to the west of Turners Hill Road, Crawley Down which provides a site plan and details of proposed onsite infrastructure. Field 8/Hurst Farm forms part of a proposed allocation pursuant to Policy DPA10: Hurst Farm, Turners Hill Road, Crawley Down which additionally provides a site plan and details of proposed onsite infrastructure.

3.3.3 It is noted under the District Plan Review Examination[9] that the forthcoming hearings regarding the draft District Plan are set to commence on 24 February 2026.

3.4 Crawley Down Neighbourhood Plan, January 2016

3.4.1 The Neighbourhood Plan[10] sets out a number of policies which together with the NPPF and the Local Plan, ensure that new development in the Crawley Down Neighbourhood Plan Area will be sustainable and meet the area's needs.

3.5 Mid Sussex District Council, Level 1 Strategic Flood Risk Assessment, 2024

3.5.1 The Mid Sussex Level 1 SFRA[11] aims to provide the Council with a robust evidence base to inform the application of the Sequential and, if necessary, Exception Tests to inform the future development strategy for the district. The objectives of the Level 1 SFRA are as follows:

- Inform the sustainability appraisal of the Local Plan (Mid Sussex District Plan), so that flood risk is fully taken into account when considering allocation options and in the preparation of Plan policies;

[8] Mid Sussex District Council, Mid Sussex District Plan 2021 – 2039, Submission Draft (Regulation 19), December 2023 [online]. Available at: https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/district-plan-review/. Accessed January 2026.
[9] Mid Sussex District Council, District Plan Review – Examination, Examination New Updates [online]. Available at: https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/district-plan-review-examination/. Accessed January 2026.
[10] Crawley Down Neighbourhood Plan, 2014 – 2031, January 2016, Worth Parish Council [online]. Available at: https://www.midsussex.gov.uk/media/2769/crawley-down-neighbourhood-plan.pdf. Accessed January 2026.
[11] Aegaea, Mid Sussex District Council, 2024 [online]. Available at: https://www.midsussex.gov.uk/media/sl2jhk0z/env11-strategic-flood-risk-assessment-level-1-2024.pdf. Accessed January 2026.

- Apply the Sequential Test and, where necessary, the Exception Test when determining land use allocations;
- Inform the allocation of land to safeguard it for flood risk management infrastructure;
- Inform policies for change of use and reducing the causes and impacts of flooding;
- Identify the requirements for site-specific flood risk assessments in particular locations, including those at risk from sources other than river and sea flooding;
- Determine the acceptability of flood risk in relation to emergency planning capability; and
- Help demonstrate how the adaptation to climate change has been met.

3.6 Mid Sussex District Council, Level 2 Strategic Flood Risk Assessment, 2024

3.6.1 The Mid Sussex Level 2 SFRA[12] provides a Level 2 assessment of sites identified for proposed allocation within the Mid Sussex District Plan. The objectives of the Level 2 SFRA are as follows:

- Assess the flood risk to proposed sites using the latest available flood risk data and climate change uplifts where available;
- Provide information and mapping to show flood risk from all sources for each site option;
- Provide recommendations for making the site safe from flooding throughout its lifetime where the Exception Test is required; and
- Take into account, as far as practically possible, the most recent policy and legislation in the NPPF, Planning Practice Guidance (PPG) and LLFA SuDS guidance.

3.7 MSDC response to Action Point AP-020, November 2024[13]

3.7.1 In terms of flood risk the Council have set out a general note explaining the implications of the latest FRAs in the context of the Framework and the previous work which informed the submitted Plan. In commenting upon Policies DPA9 and DPA10 of the emerging 2021 – 2039 District Plan, this note advises that the sites are Neutral in terms of combined fluvial and surface water flood risk.

3.8 MSDC Position Statement 1, Delivering Sustainable Development in Mid Sussex, December 2025

3.8.1 The purpose of the Position Statement[14] is to outline the Council's approach to delivering sustainable development and to provide guidance to developers and stakeholders in the preparation and determination of planning applications.

[12] Mid Sussex District Council, Mid Sussex District Council Level 2 Strategic Flood Risk Assessment, 2024 [online]. Available at: https://www.midsussex.gov.uk/media/xtgdydna/env15-strategic-flood-risk-assessment-level-2-main-report.pdf. Accessed January 2026.
[13] MSDC response to Action Point AP-020, November 2024 [online]. Available at: https://www.midsussex.gov.uk/media/rxtbn5eh/ap-020-floodriskevidence.pdf. Accessed January 2026.
[14] Mid Sussex District Council, Position Statement 1: Delivering Sustainable Development in Mid Sussex, December 2025 [online]. Available at: https://www.midsussex.gov.uk/media/wgin2mgi/position-statement-1_-delivering-sustainable-development.pdf. Accessed January 2026.

3.8.2 Both the sites, as per Policies DPA9 and DPA10 of the emerging 2021 – 2039 District Plan (SHELAA REF 688 and 743 respectively), are included under Appendix C: Preferred Sites. A site plan and a list of principles that would need to be adhered to as part of any development, are provided for both sites.

3.9 West Sussex County Council, Local Flood Risk Management Strategy, 2025

3.9.1 The Local Flood Risk Management Strategy[15] is centred around understanding and addressing flood risk at a catchment scale, considering how multiple sources of flooding may be interacting, with the aim of identifying more holistic solutions, and maximising opportunities for collaborative funding and project delivery across organisations.

3.9.2 The action plan to take the Strategy forward, in collaboration with local stakeholders and informed by feedback from the public, is based around the following key objectives:

1. Use a catchment-based approach to understand and manage flood risk;
2. Create a common, informed framework for sustainable development that improves safety and resilience for people, property, infrastructure, and the environment through long-term thinking;
3. Adopt collaborative approaches to understanding and managing flood risk assets and systems, prioritising the implementation of nature-based solutions; and
4. Empower our communities to increase their resilience and ability to adapt to flood risk now, and in the future.

[15] West Sussex County Council, West Sussex Local Flood Risk Management Strategy, 2025 [online]. Available at: https://www.westsussex.gov.uk/media/zxfdrox1/westsussex_lfrms.pdf. Accessed January 2026.

4. Review of Baseline Flood Risk Data

4.1 Hydrological Setting

4.1.1 A review of the EA Statutory Main River Map[16] indicates there are no EA Main Rivers located within the boundary of the site. The nearest is located approximately 2.1 km northwest of the site.

4.1.2 The site drains toward existing OS Watercourses[17] located approximately 150 to 200 m west of the site. These watercourses ultimately drain northwards and become tributaries of the River Mole. The Mole then flows northwest through Surrey for approximately 80 km (approximately 50 miles) to the River Thames at Hampton Court Palace.

4.1.3 The Hydrological Setting, and the wider watercourse network, is presented in Figure 4 at the rear of the report.

March 2024 Site Visit - Observations

4.1.4 The headwaters of two watercourses that discharge from the site toward the west were observed to be present. These watercourses are identified in Appendix C at the rear of the report (Photos 1 and 7). When combined with the Photograph Location Plan (also found in Appendix C), the presence of watercourses in these locations can be confirmed. One is located in the northwest of Field 1, whereas the other is located along the boundary of Fields 1 and 2. It is considered that these two watercourses join one of the existing watercourses located within Wins Wood, as identified in Figure 4.

4.1.5 For the watercourse leaving Field 2 located along the boundary of Fields 1 and 2, the photographs shown in Table 4.1, presented in Appendix C at the rear of the report, which were taken from the northwest corner of Field 2/southwest corner of Field 1, confirm the presence of this watercourse.

4.1.6 Along the northern boundary of Field 1 and to the immediate northeast, large areas of surface water flooding were observed to be present, with water flowing approximately east to west. This extended into the wooded areas to the north of Field 1.

4.1.7 Saturated ground and standing water were observed in lower lying areas in the east of Field 2, adjacent to the site boundary.

4.1.8 During a separate site visit, within Field 8/Hurst Farm, surface water was observed to drain toward an existing watercourse flowing approximately east to west, adjacent to the northern boundary of the site. This watercourse was observed to continue westward into Wins Wood. It is considered that this watercourse joins one of the existing watercourses located within Wins Wood, as identified in Figure 4. The discharge of surface water from Field 8/Hurst Farm is visualised in the photographs shown in Table 4.2, presented in Appendix C at the rear of the report, which were taken from the northwest corner of Field 8/Hurst Farm.

[16] Department for Environment Food & Rural Affiars, Data Services Platform, Statutory Main River Map [online]. Available at: https://environment.data.gov.uk/dataset/25dde009-ba7d-40de-8380-c5c3bb32ccdc. Accessed January 2026.

[17] OS Ordnance Survey, Data Hub, OS OpenMap – Local [online]. Available at: https://osdatahub.os.uk/data/downloads/open/OpenMapLocal. Accessed January 2026.

4.1.9 EA surface water mapping, from the EA's Check Your Long Term Flood Risk mapping service[18], further substantiates the presence of the existing watercourses leaving the site.

4.2 EA Flood Zone Designation (Fluvial and Tidal Flood Risk)

4.2.1 According to the EA Flood Map for Planning[19], the site is located within Flood Zone 1. The nearest area of Flood Zone 2 or 3 is located approximately 800 - 850 m southwest of the site. The Flood Zones are defined as follows:

- Flood Zone 1 – Land defined as having a less than 0.1% annual probability of river or sea flooding;
- Flood Zone 2 – Land defined as having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding; and
- Flood Zone 3 – Land defined as having a 1% or greater annual probability of river flooding; or land having a 0.5% or greater annual probability of sea flooding.

4.2.2 The EA additionally presents a Flood Zones plus climate change model which shows how the combined extent of Flood Zones 2 and 3 could increase with climate change over the next century, ignoring the benefits of existing flood defences[20]. The extent of Flood Zones 2 and 3 are not indicated in the mapping to be any closer to the site under the adjusted climate change scenario.

4.2.3 The EA Flood Map for Planning is presented in Figure 5 at the rear of the report.

4.3 Surface Water Flood Risk

4.3.1 The EA's Check Your Long Term Flood Risk mapping service (Section 4.1.9) presents two scenarios for the yearly chance of flooding from surface water. The first is a present-day scenario and the second is a future scenario that presents a yearly chance of flooding between 2040 and 2060 including allowance for the impacts of climate change. According to the mapping, under both scenarios, over 95% of the site is located in an area considered to be at a Very Low yearly chance of surface water flooding. Areas at a High yearly chance are present in isolated areas in Field 8/Hurst Farm and are surrounded by areas at a Medium and Low yearly chance. These areas are typically associated with the existing farm buildings and ditches within the area. The different surface water flooding categories are defined below:

- High chance – Greater than a 1 in 30 (3.3%) annual probability;
- Medium chance – Between a 1 in 30 and 1 in 100 (3.3% to 1%) annual probability;
- Low chance – Between a 1 in 100 and a 1 in 1,000 (1% to 0.1%) annual probability; and
- Very Low chance – Less than a 1 in 1,000 (0.1%) annual probability.

[18] GOV.UK, Check the long term flood risk for an area in England [online]. Available at: https://check-long-term-flood-risk.service.gov.uk. Accessed January 2026.

[19] GOV.UK, Flood map for planning, Get flood risk information for planning in England [online]. Available at: https://flood-map-for-planning.service.gov.uk. Accessed January 2026.

[20] Department for Environment Food & Rural Affairs, Data Services Platform, Flood Map for Planning – Flood Zones plus Climate Change [online]. Available at: https://environment.data.gov.uk/dataset/59065c43-257e-4867-8798-fd2366156a6b. Accessed January 2026.

4.3.2 The EA state that the Risk of Flooding from Surface Water mapping is an assessment of where surface water flooding may occur when rainwater does not drain away through the normal drainage systems or soak into the ground but lies on or flows over the ground instead[21]. It is further stated that it includes information about flooding extents and depths and that it is produced using national scale modelling and enhanced with compatible, locally produced modelling from lead local flood authorities.

4.3.3 It is noted that the EA mapping indicates areas at risk of flooding from surface water in addition to flood risk from rivers or the sea. It does not however account for building removal, ground raising, or site levelling.

4.3.4 Whilst the surface water mapping indicates where there could be heightened surface water flood risks in some surrounding areas, this does not account for existing surface water drainage measures which would be expected to significantly reduce surface water flood risks from that assumed and presented by the mapping. The EA's data confirms that the mapping at this location is based on national scale modelling[22], and therefore it should not be used for site-specific assessment of risk.

4.3.5 The EA state that the risk scenarios shown on the mapping may help to inform risk assessments, but that further assessment is likely to be needed to assess planned development[23].

4.3.6 It is noted that surface water emanating from the Proposed Development at the site will be managed by the proposed surface water drainage strategy, described in Section 5.2.3 below.

4.3.7 EA Surface Water Flood Risk is presented in Figures 6 and 7 at the rear of the report.

4.4 Sewer Flood Risk

4.4.1 It is noted that no potential overland flow paths are shown in the EA Long Term Flood Risk mapping service (Section 4.1.9) to be leading onto the site. The site is not therefore considered to be at risk from sewer flooding originating outside the site.

4.4.2 Furthermore, Fields 1 and 2 are presently comprised of undeveloped, greenfield land, with no existing sewer network. The risk to these areas from sewer flooding is therefore considered to be negligible.

4.4.3 Whilst an existing surface water drain was observed in Field 8/Hurst Farm to be directing surface water into the existing watercourse flowing approximately east to west adjacent to the site's northern boundary, this alone is not considered to pose a significant flood risk to the site, as any flows in excess of the existing capacity would be expected to follow the existing exceedance flow route, which would follow the route of the existing watercourse adjacent to the site's northern boundary, as described in Section 4.1.8 above, directing flows away from the site.

4.4.4 It is noted that surface water emanating from the proposed drainage network at the site will be controlled by the proposed surface water drainage strategy, described in Section 5.2.3 below.

4.5 Geological and Hydrogeological Setting

4.5.1 Geology and ground conditions at Fields 1 and 2 were investigated by Geo-Environmental[24] in November 2023. The ground conditions typically encountered across the boreholes comprised a mantle of Topsoil overlying Made Ground and the Upper Tunbridge Wells Sand Formation.

4.5.2 Groundwater monitoring investigations were previously undertaken at Fields 1 and 2 by Geo-Environmental[25] between November 2023 and April 2024. They indicate a groundwater level typically shallower than 2 m Below Ground Level (BGL). In many areas of Fields 1 and 2, the level was observed to be shallower than 1 m BGL. In parts of Field 1, groundwater levels were recorded at less than 0.1 m BGL.

4.5.3 Geology and ground conditions at Field 8/Hurst Farm were investigated by Geo-Environmental[2627] in January 2026. Underlying geology at Field 8/Hurst Farm was observed to be similar to that in Fields 1 and 2, with Topsoil overlying Made Ground and the Upper Tunbridge Wells Sand Formation. It is understood that winter groundwater monitoring is currently ongoing at Hurst Farm, with the last visit planned for March 2026. It is noted that during an initial visit dated to August 2025, groundwater was recorded at depths of between 1.26 and 1.8 m BGL. The results of monitoring to the end of January[28] indicate a groundwater level consistently shallower than 2 m BGL, and often shallower than 1 m BGL. Furthermore, in parts of the field, groundwater levels were recorded at less than 0.1 m BGL.

4.5.4 According to the Cranfield University LandIS soils map (Section 2.4.2), the soil at the site is described as 'slightly acid loamy and clayey soils with impeded drainage'.

4.5.5 According to British Geological Survey (BGS) GeoIndex Onshore data[29], the underlying rock unit beneath the site is defined as a moderately productive aquifer and is summarised as sandstones of the Ashdown Formation yielding up to 60 L/s and Tunbridge Wells Sand yielding up to 10 L/s; separated by Wadhurst Clay.

4.5.6 According to the BGS Geology Viewer[30], the underlying geology beneath the site is defined as the Upper Tunbridge Wells Sand. This is described as interbedded sandstone and siltstone. No superficial geology layers are recorded.

[21] Department for Environment Food & Rural Affairs, Data Services Platform, Risk of Flooding from Surface Water, January 2025 [online]. Available at: https://environment.data.gov.uk/dataset/b5aaa28d-6eb9-460e-8d6f-43caa71fbe0e. Accessed January 2026.

[22] Department for Environment Food & Rural Affairs, Data Services Platform, Risk of Flooding from Surface Water – Model Origin [online]. Available at: https://environment.data.gov.uk/dataset/3e299e0a-786c-4c34-836d-1dfe97ee9edf. Accessed January 2026.

[23] GOV.UK, Check your long term flood risk, Are you looking for information to support a planning application? [online]. Available at: https://check-long-term-flood-risk.service.gov.uk/information-for-planning. Accessed January 2026.

[24] Geo-Environmental, Ground Appraisal Report, Land Off Turners Hill Road, Crawley Down, West Sussex, RH10 4HB, January 2024, GE21953-GAR-JAN24.

[25] Geo-Environmental, Land off Turners Hill Road, Crawley Down, West Sussex, RH10 4HB – Ground Gas Assessment & Winter Groundwater Monitoring, May 2024, GE21953 – LRv1AP240203.

[26] Geo-Environmental, Desk Study Report, Hurst Farm, Turners Hill Road, Crawley Down, West Sussex, RH10 4HN, January 2026, GE23261 – DSRv2AP260130.

[27] Geo-Environmental, Ground Appraisal Report, Hurst Farm, Turners Hill Road, Crawley Down, West Sussex, RH10 4HN, January 2026, GE23261 – GARv2AP260130.

[28] Geo-Environmental, Hurst Farm, Crawley Down, GE23261 Groundwater Monitoring to End of Jan.

[29] BGS British Geological Survey, GeoIndex Onshore [online]. Available at: https://mapapps2.bgs.ac.uk/geoindex/home.html. Accessed January 2026.

[30] BGS Geology Viewer [online]. Available at: https://geologyviewer.bgs.ac.uk. Accessed January 2026.

4.5.7 During the March 2024 site visit, surface water flooding was observed along the northern and western boundaries of Field 1, with adjacent woodland areas seeing notable flooding. In central areas of the field, the ground was observed to be saturated, but the water flowed to the lower lying areas adjacent to the northern and western site boundaries, suggesting poor infiltration rates onsite.

4.6 Risks from Reservoirs, Canals, and Other Artificial Sources

4.6.1 According to the EA Long Term Flood Risk mapping service, the site is not shown to be at risk of flooding following a reservoir failure.

4.6.2 No canals or other artificial sources have been identified that presently pose a flooding risk to the site.

4.7 Historical Flooding

4.7.1 According to the EA's Recorded Flood Outlines dataset[31], there are no records of historical flooding at the site. The nearest of which, dated to 1968, is located approximately 2.6 km northeast of the site and was attributed to channel capacity exceedance.

4.7.2 Historical Flooding is presented in Figure 8 at the rear of the report.

4.8 Baseline Flood Risk Summary

4.8.1 Table 4.3 should be considered in the assessment of flood risk for any proposed development at the site:

Table 4.3: Baseline Flood Risk Summary

Flood Risk	High	Medium	Low	Comment
Fluvial/Tidal			X	Site is located in Flood Zone 1.
Surface Water			X	Whilst some limited areas considered to have a High chance of surface water flooding are present in Field 8/Hurst Farm in the northeast of the site, the site overall is considered to be at a low risk.
Sewers			X	Site is considered to be at a low risk from sewer flooding.
Groundwater		X		Shallow groundwater levels, or saturated clayey ground at the surface observed at the site, along with visibly poor infiltration, and a review of underlying geology, are suggestive of a moderate groundwater risk at the site, especially in low lying areas.

[31] Department for Environment Food & Rural Affairs, Data Services Platform, Recorded Flood Outlines [online]. Available at: https://environment.data.gov.uk/dataset/8c75e700-d465-11e4-8b5b-f0def148f590. Accessed January 2026.

Reservoirs, Canals, and Other Artificial Sources	X	The site is not shown to be at risk following a reservoir failure. No canals or other artificial sources have been identified that presently pose a flooding risk to the site.

5. Assessment of Flood Risk

5.1 Fluvial

5.1.1 The site is shown to be located in Flood Zone 1 and is therefore considered to be at a Low risk from fluvial (and tidal) flooding. The nearest area in Flood Zone 2 (Medium risk) or Flood Zone 3 (High risk) is located approximately 800 – 850 m southwest of the site.

5.2 Surface Water/Sewers

5.2.1 Areas at a High yearly chance of surface water flooding, representing less than 1% of the total site area, are indicated in Field 8/Hurst Farm in the northeast of the site.

5.2.2 It is noted in Section 4.3 that the surface water modelling employed by the EA does not account for building removal, ground raising, or site levelling and does not consider specific drainage assets such as sewers, drains or ditches when calculating extents, of which many are known to be present either at or adjacent to the site, such as the existing watercourses and ditches observed during the site visit.

5.2.3 A proposed surface water drainage strategy (RUK2021N00014-RAM-RP-00286) has been developed for the site. The strategy has proposed a network of surface water attenuation areas and swales across the site that have been sized sufficiently to accommodate additional surface water runoff under a 1 in 100 flooding event with a 40% increase in flows to account for the potential impacts of climate change. Proposed swales and new surface water sewer connections (where required) have been strategically located within the drainage strategy plan to direct surface water runoff toward lower lying areas where the proposed surface water attenuation areas will collect and store additional runoff from the Proposed Development. The strategy will ensure the satisfactory management of surface water falling on the site. Further details/mitigation measures are detailed in Section 5.6.

5.2.4 It is noted that the previous outline planning submission (DM/25/0016) for Fields 1 and 2, was approved by Mid Sussex District Council in September 2025. It is noted therefore that the LLFA (West Sussex County Council) have already accepted the principles of the former drainage strategy, which provides the basis for this updated strategy.

5.2.5 The overall risk to the Proposed Development is considered to be low.

5.3 Groundwater

5.3.1 No basement levels are being proposed as part of the Proposed Development. The risk therefore from groundwater to internal areas of the site is considered to be minimal. Any groundwater emerging in external areas of the site would be expected to be managed by the proposed drainage strategy, including through the mitigation and management measures detailed in Section 5.6 below.

5.3.2 The overall risk to the Proposed Development is considered to be low.

5.4 Flood Risk Vulnerability

5.4.1 According to Annex 3[32] (Flood risk vulnerability classification) in the Planning Practice Guidance to the NPPF (Section 3.1.3), buildings used for dwelling houses and residential care homes should be classified as 'More vulnerable'.

5.4.2 Table 2 (Flood risk vulnerability and flood zone 'incompatibility')[33] in the Planning Practice Guidance (Section 3.1.3) states that a 'More vulnerable' use is appropriate in Flood Zone 1 and that an Exception Test is not required.

5.5 Sequential Test

5.5.1 The aim of the Sequential Test, as defined by the Technical Guidance to the NPPF[1], is to steer new development to areas with the lowest probability 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.

5.5.2 As the Proposed Development is located entirely within Flood Zone 1, and the overall flood risk from all other sources is considered to be low, it is considered to have passed the Sequential Test.

5.6 Further Mitigation/Assessment of Residual Risk

5.6.1 As part of our development of mitigation options, and in consideration of future site development, Ramboll has considered climate change in the following ways:

- Consideration of climate change allowances when considering peak fluvial flood levels – this is also a policy requirement of the EA for all NPPF-compliant FRAs;
- Consideration of greater frequency and higher magnitude of surface water flooding events and overland flow, and assessing how a site and building layout can be designed to manage this risk; and
- Consideration of the likely increased risk of seasonal groundwater flooding as a result of wetter winters.

5.6.2 Each of the above will be considered when assessing the mitigation measures, which are summarised in the remainder of Section 5.6.

Fluvial Flooding

5.6.3 The site has not been identified as being at risk from fluvial (or tidal) flooding and therefore no mitigation against this type of flooding is proposed.

[32] GOV.UK, National Planning Policy Framework, Annex 3: Flood risk vulnerability classification [online]. Available at: https://www.gov.uk/guidance/national-planning-policy-framework/annex-3-flood-risk-vulnerability-classification. Accessed January 2026.

[33] GOV.UK, Guidance, Flood risk and coastal change, September 2025 [online]. Available at: https://www.gov.uk/guidance/flood-risk-and-coastal-change#table2. Accessed January 2026.

Surface Water Management

5.6.4 The increase in impermeable area resulting from the Proposed Development will increase the surface water discharge generated at the site. To mitigate this, a surface water drainage strategy has been prepared by Ramboll and is detailed within the Drainage Strategy report (RUK2021N00014-RAM-RP-00286). The strategy is summarised as follows:

- The intention is for the site to discharge via a series of swales, surface water attenuation areas, and gravity driven surface water sewers to multiple locations within the boundaries of the site.
- The intention is for three separate discharges. For the development proposed in Field 1, it is intended to discharge to an existing watercourse located in the wooded area to the west of the field. During the March 2024 site visit, a fallen tree was observed in the northwest of Field 1 and to be obstructing surface water flow exiting the field. Maintenance works to reduce the risk of pooling have been undertaken with the intent of 'formalising' the exit route of surface water from the site. These works are to be regularly inspected and actioned as required in the future. Surface water attenuation areas are proposed in the northwest and northeast corners of Field 1 and are proposed to be connected via a network of swales and surface water sewers to attenuate and direct runoff to the intended exit location at a controlled rate. The same basic strategy is proposed for development in Field 2, with final discharge intended for the existing watercourse separating Fields 1 and 2. The same basic strategy is again proposed for the development in Field 8/Hurst Farm, with a single surface water attenuation area proposed in the northwest corner of the field, with ultimate discharge intended for the existing watercourse located adjacent to the northern boundary of the site.
- The total storage volume required for the proposed development area would be between approximately 1,298 and 1,992 m^3 for Field 1, based on a calculation that the area will be required to discharge at the QMED greenfield runoff rate of 19.8 L/s, between approximately 3,793 and 5,660 m^3 for Field 2, based on a calculation that the area will be required to discharge at the QMED greenfield runoff rate of 41.6 L/s, and between approximately 965 and 1,494 m^3 for Field 8/Hurst Farm, based on a calculation that the area will be required to discharge at the QMED greenfield runoff rate of 19.3 L/s.

5.6.5 Climate change has the potential to increase the risk of flooding in the future. As such, an allowance of 40% has been made when considering runoff volumes and associated attenuation storage, as noted in the Drainage Strategy report (RUK2021N00014-RAM-RP-00286). The residual risk is therefore considered to have been managed through design.

5.6.6 Full details regarding street, neighbourhood, and catchment level measures, and surface water mitigation, are presented in the Drainage Strategy report (RUK2021N00014-RAM-RP-00286) and the associated Drainage Layout Plans. If followed, the strategy would be expected to prevent any potential increase in flood risk associated with surface water runoff, both onsite and elsewhere/downstream.

5.6.7 Further to the above the following mitigation measures are recommended:

- Finished Floor Levels (FFLs) – All FFLs and threshold levels should be at least 150 mm – 200 mm above the surrounding ground to manage future risk from surface water flooding and overland flow.
- Planning for Exceedance Events - This risk relates to the occurrence of intensive rainfall events (expected to become more frequent with the advent of climate change) which could cause overland flow and surface water flooding or cause the capacity of the site drainage system to be exceeded and result in flooding. To manage this risk, the development should consider exceedance overland flow routes during extreme flood events, adopting the principles set out in CIRIA C635, Designing for Exceedance in Urban Drainage[34]. The design of exceedance routes should correlate with the proposed swales/surface water attenuation areas, which will make highly suitable exceedance flow paths. The overall volumes for the various surface water attenuation features proposed across the site have been determined based on calculations where an allowance for the potential impacts of climate change was made.
- External Gradients - Along with the planning of exceedance routes, external gradients where possible, are to be designed to fall away from buildings, so that any overland flow resulting from extreme events would be channelled away from building entrances. Where this is not possible, linear interceptor drains should be located at all building entrances towards which there is a positive gradient for surface water to flow.
- Management of Flood Extents – Areas at risk from surface water were investigated during the March 2024 site visit, and again during the separate site visit to Hurst Farm, and have been accounted for in the proposed surface water drainage strategy. Proposed surface water attenuation areas, connected by a network of proposed swales to convey surface water runoff, have been strategically located across the site.

Groundwater Flood Risk Management

5.6.8 In the event of groundwater emergence at the site, it is considered unlikely this would lead to flooding of the Proposed Development.

5.6.9 No basement levels are being proposed as part of the Proposed Development. This is considered to negate the groundwater flood risk to internal areas of the site.

5.6.10 Any groundwater emergence outside the site would be expected to follow existing overland flow routes as observed during the March 2024 site visit, and the subsequent site visit to Hurst Farm. Where this occurs within the site this would be expected to be managed by the proposed surface water drainage strategy.

5.6.11 Regarding shallow groundwater levels observed at the site, as noted in Section 4.5 above, appropriate land drainage measures are to be located at the site as required, to intercept and direct any emerging groundwater away from the Proposed Development, and to direct it toward the proposed surface water drainage system as presented in the Drainage Layout Plans.

[34] CIRIA, Designing for exceedance in urban drainage – good practice (C635) [online]. Available at: https://www.ciria.org/CIRIA/Books/Free_publications/C635F.aspx. Accessed January 2026.

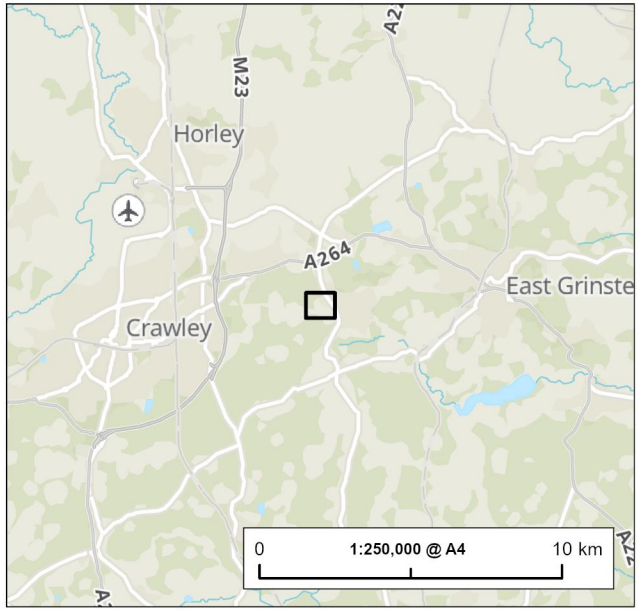
5.7 Summary

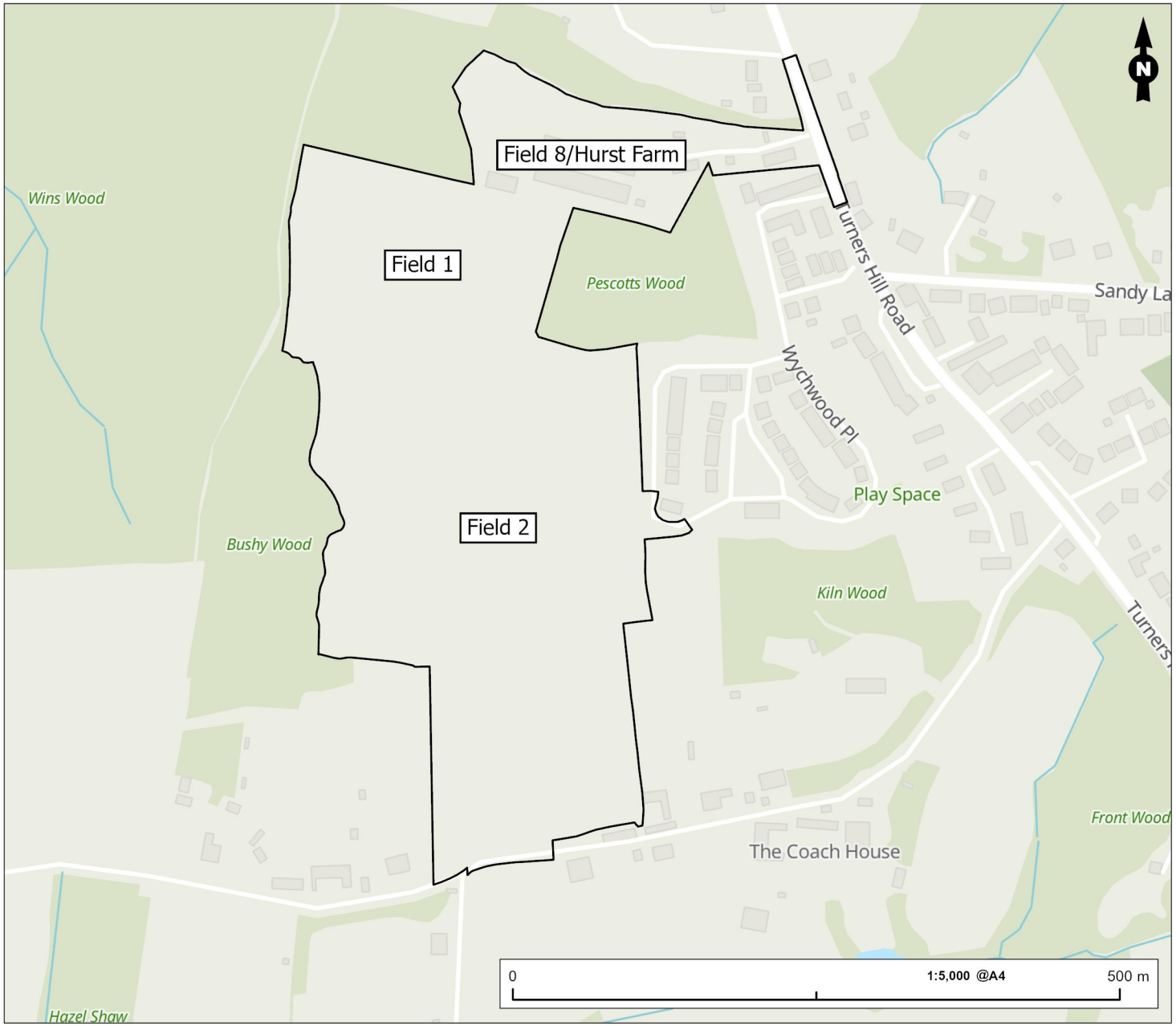
5.7.1 In summary, the Proposed Development is considered to be appropriate development for the site and as such no specific mitigation measures beyond those already detailed are proposed. The site is considered safe for the lifetime of the development.

6. Conclusions

6.1.1 Based on the findings of this Flood Risk Assessment, and in consideration of the recommendations made, it is concluded that any flood risk at the site would be appropriately managed by the development proposals over the lifetime of the development, taking climate change into account and fittingly for the vulnerability of proposed users. No further flood risk assessment is deemed necessary.

Figures





RAMBOLL

Figure Title: Site Location Plan	Project Name: Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road, Crawley Down, West Sussex	Date: January 2026	
		Prepared By: DM	Figure No.: 1
Client: **Wates Developments Limited**	Project No./Filery ID: 162001691-014 / RUK2021N00014	Scale: As Shown	Revision: 1.0

Fig1_SiteLocationPlan.pagx

Coordinate System: British National Grid. Projection: Transverse Mercator. Datum: OSGB 1936.

Legend

Site Boundary

Figure Title
Site Setting

Project Name
Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road, Crawley Down, West Sussex

Project No./Filery ID
1620011691-014 / RUK2021N00014

Date	Figure No.	Revision
January 2026	2	1.0

Prepared By	Scale
DM	1:4,000 @A4

Client
Wates Developments Limited

RAMBOLL

Fig2_SiteSetting.pagx

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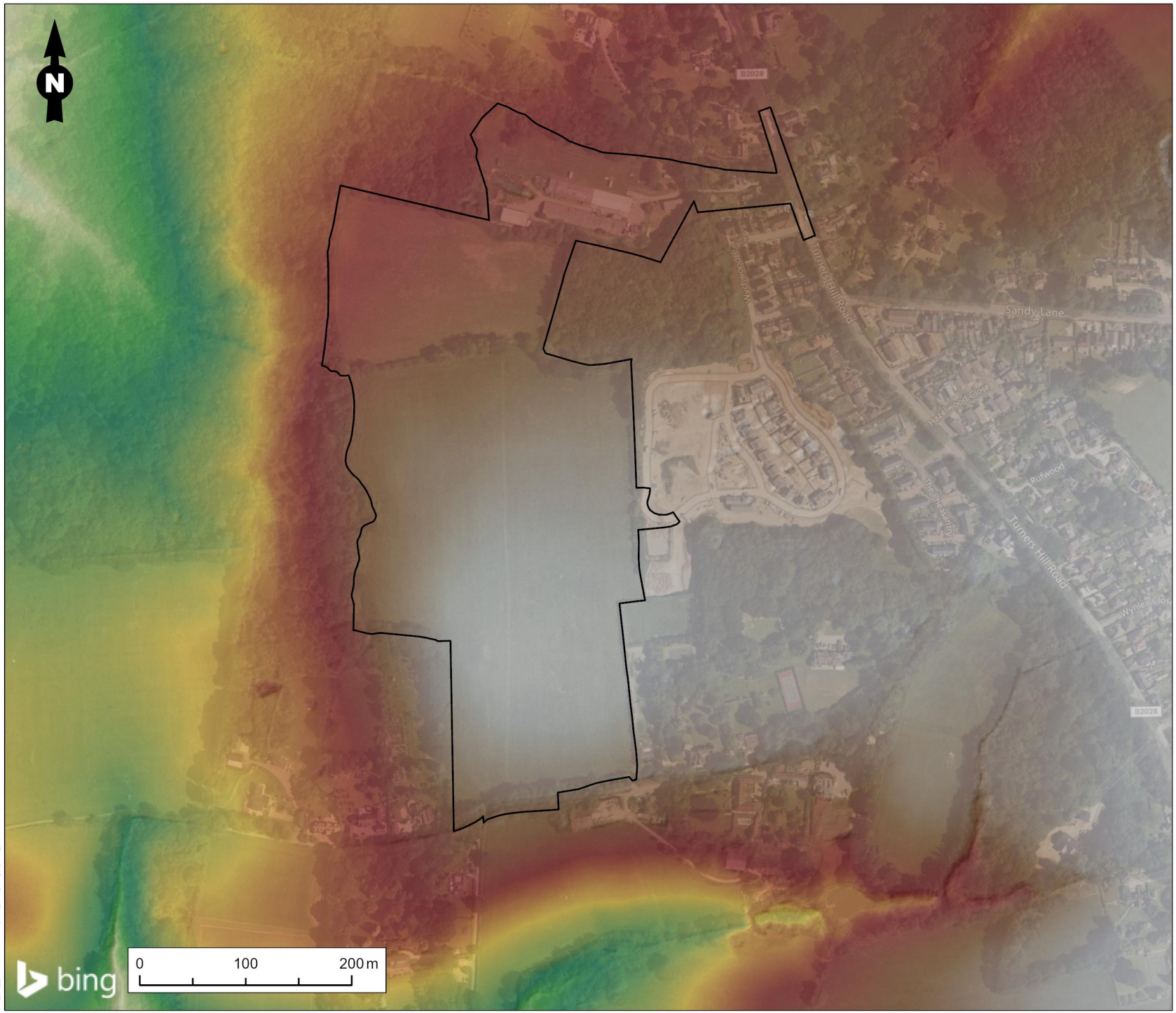

Legend

Site Boundary

LiDAR 1m DTM/mAOD

>130

<90

Figure Title
LiDAR Topography

Project Name
Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road, Crawley Down, West Sussex

Project No./Filery ID
1620011691-014 / RUK2021N00014

Date	Figure No.	Revision
January 2026	3	1.0

Prepared By	Scale
DM	1:5,000 @A4

Client
Wates Developments Limited

RAMBOLL

Fig3_LiDAR Topography.pagx

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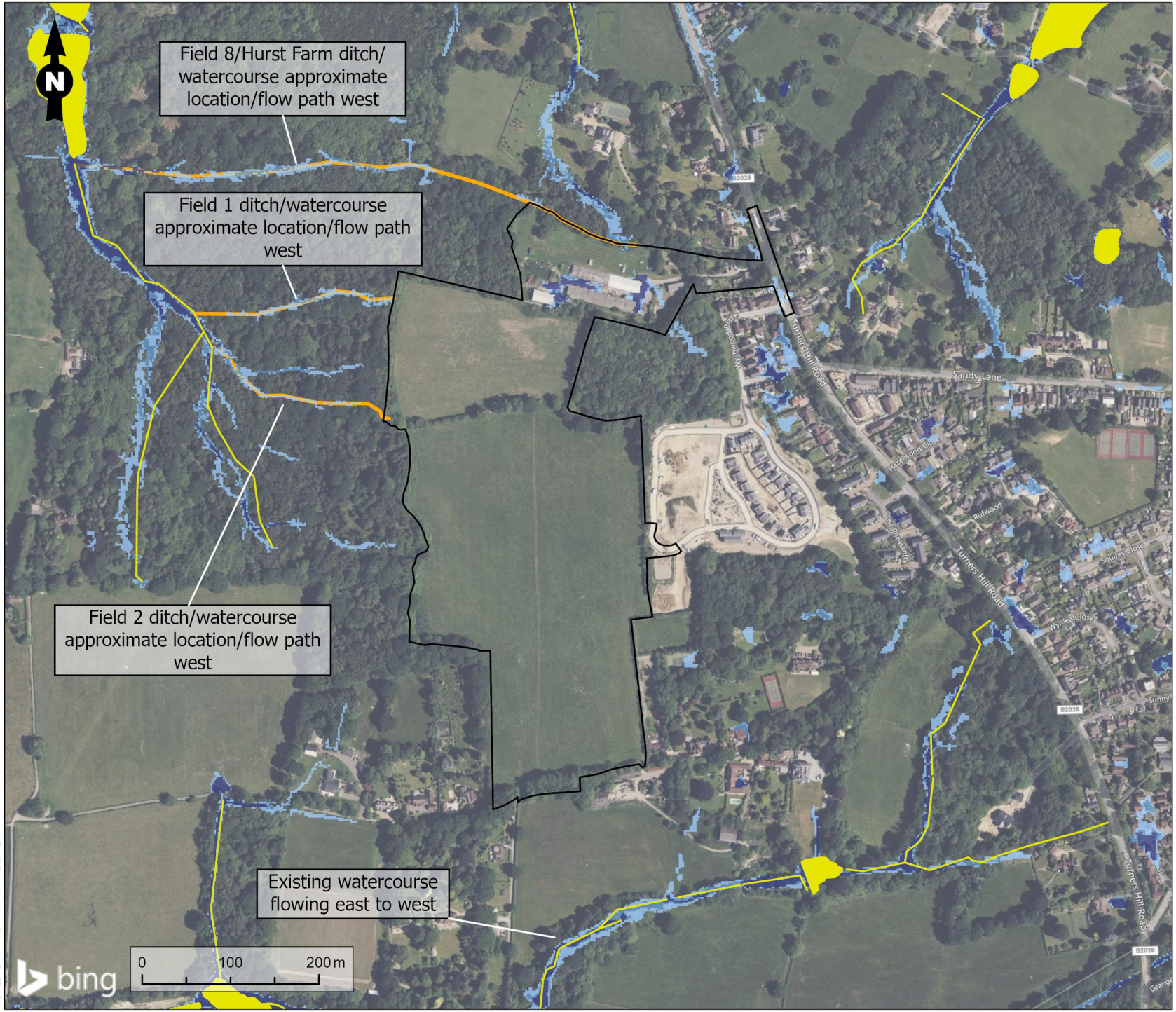

Legend

- Site Boundary
- OS Waterbodies
- OS Watercourses
- Approximate Route of Existing Watercourses/ Ditches

Yearly Chance of Flooding between 2040 and 2060

- High Chance (Greater than a 3.3% chance each year)
- Medium Chance (Between 1% and 3.3% chance each year)
- Low Chance (Between a 0.1% and 1% chance each year)

Figure Title
Hydrological Setting

Project Name
Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road, Crawley Down, West Sussex

Project No./Filery ID
1620011691-014 / RUK2021N00014

Date	Figure No.	Revision
February 2026	4	2.0

Prepared By	Scale
DM	1:6,000 @A4

Client
Wates Developments Limited

RAMBOLL

Fig4_HydrologicalSetting.pagx

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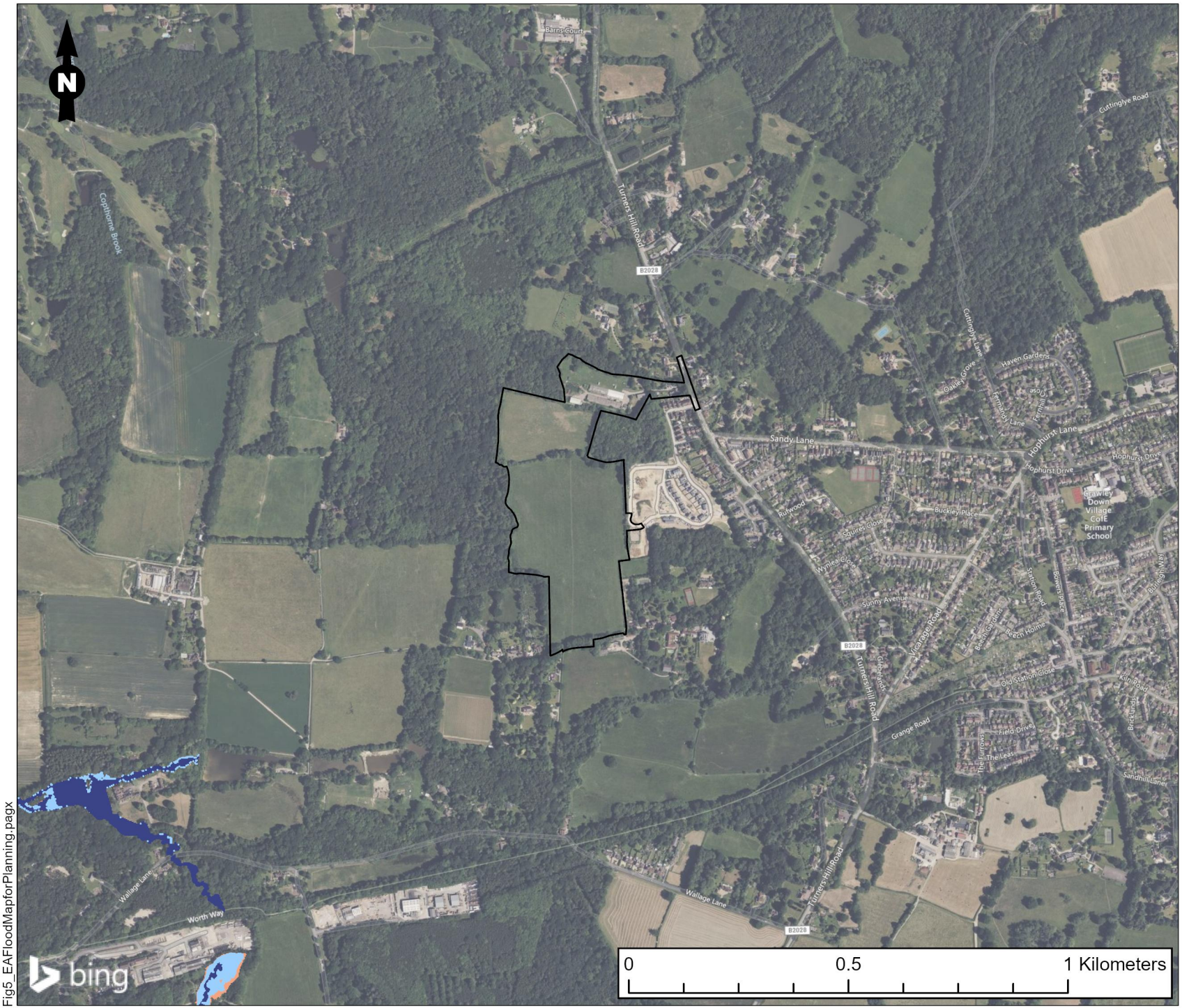

Legend

- Site Boundary

Environment Agency Flood Zones

- Flood Zone 3 (Present Day)
- Flood Zone 2 (Present Day)
- Climate Change (2070 to 2125)

Figure Title
EA Flood Map for Planning

Project Name
Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road, Crawley Down, West Sussex

Project No./Filery ID
1620011691-014 / RUK2021N00014

Date	Figure No.	Revision
January 2026	5	1.0

Prepared By	Scale
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Client
Wates Developments Limited

RAMBOLL

Fig5_EAFloodMapforPlanning.pagx

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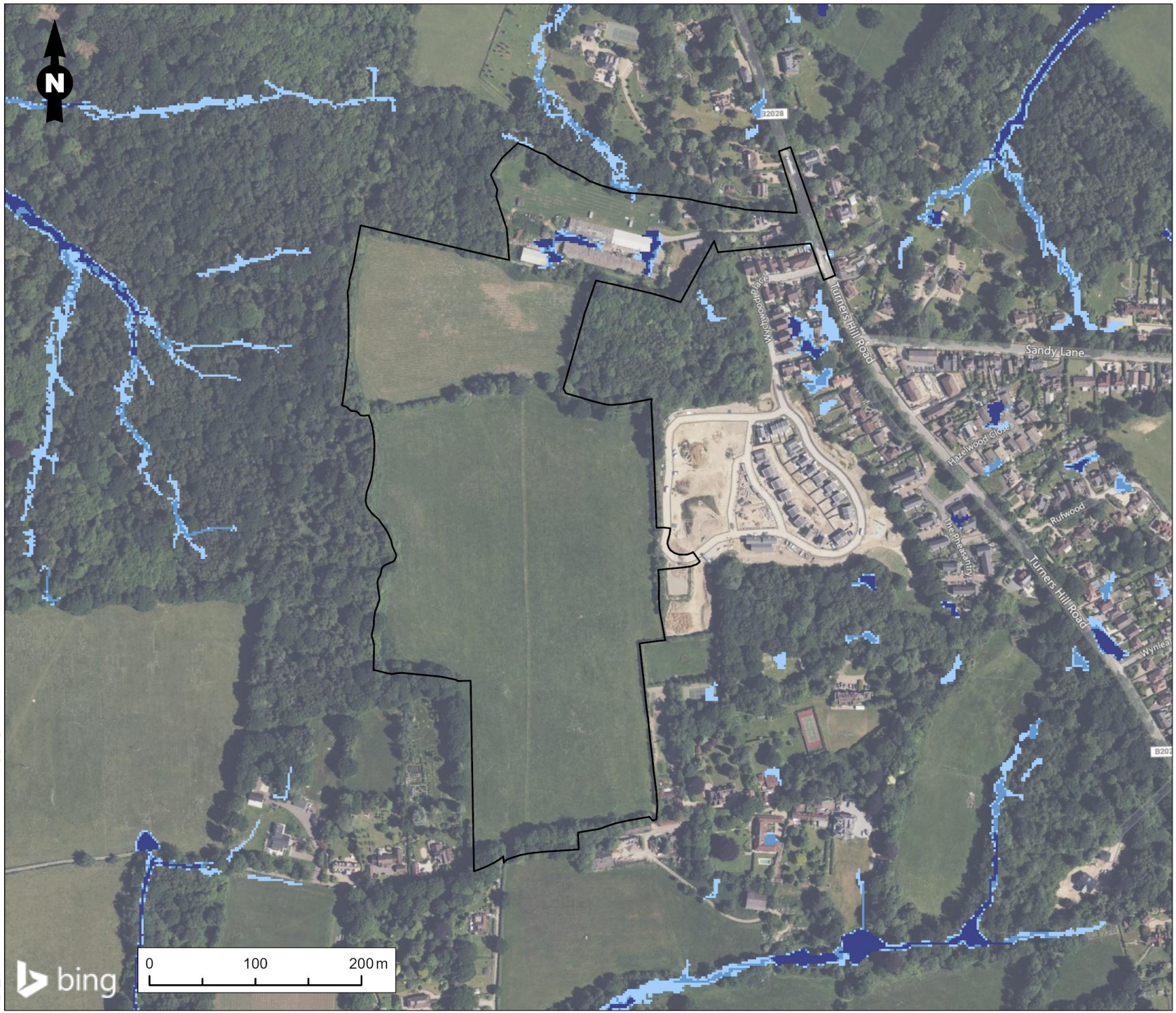

Legend

Site Boundary

Yearly Chance of Flooding

- High Chance (Greater than a 3.3% chance each year)
- Medium Chance (Between 1% and 3.3% chance each year)
- Low Chance (Between a 0.1% and 1% chance each year)

Figure Title
EA Surface Water Flood Risk Present Day

Project Name
Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road, Crawley Down, West Sussex

Project No./Filery ID
1620011691-014 / RUK2021N00014

Date	Figure No.	Revision
January 2026	6	1.0

Prepared By	Scale
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Client
Wates Developments Limited

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Fig6_EASurfaceWaterFloodRiskPresentDay.pagx

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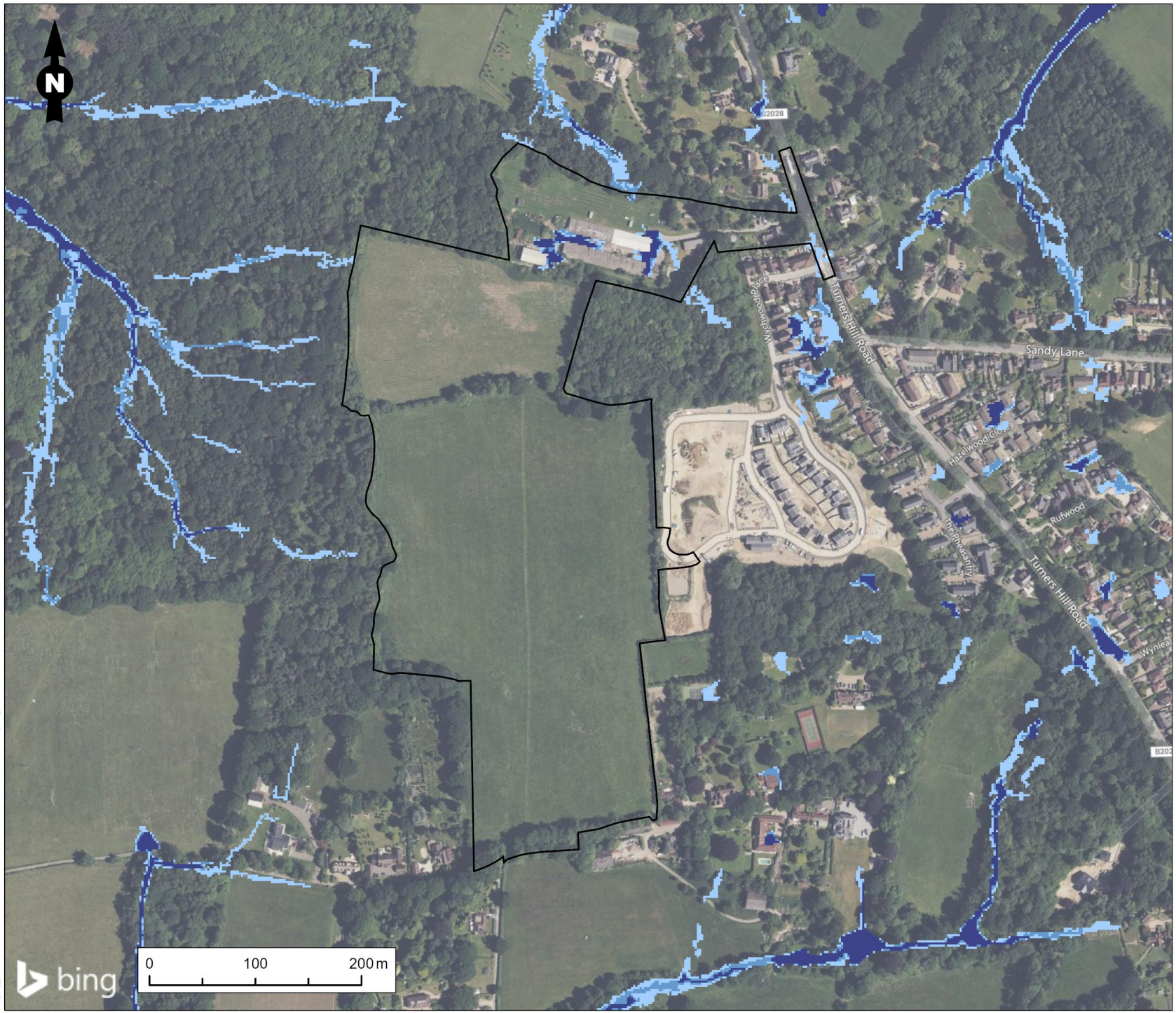

Legend

Site Boundary

Yearly Chance of Flooding between 2040 and 2060

- High Chance (Greater than a 3.3% chance each year)
- Medium Chance (Between 1% and 3.3% chance each year)
- Low Chance (Between a 0.1% and 1% chance each year)

Figure Title
EA Surface Water Flood Risk Future Scenario

Project Name
Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road, Crawley Down, West Sussex

Project No./Filery ID
1620011691-014 / RUK2021N00014

Date	Figure No.	Revision
January 2026	7	1.0

Prepared By	Scale
DM	1:5,000 @A4

Client
Wates Developments Limited

RAMBOLL

Fig7_EASurfaceWaterFloodRiskFutureScenario.pagx

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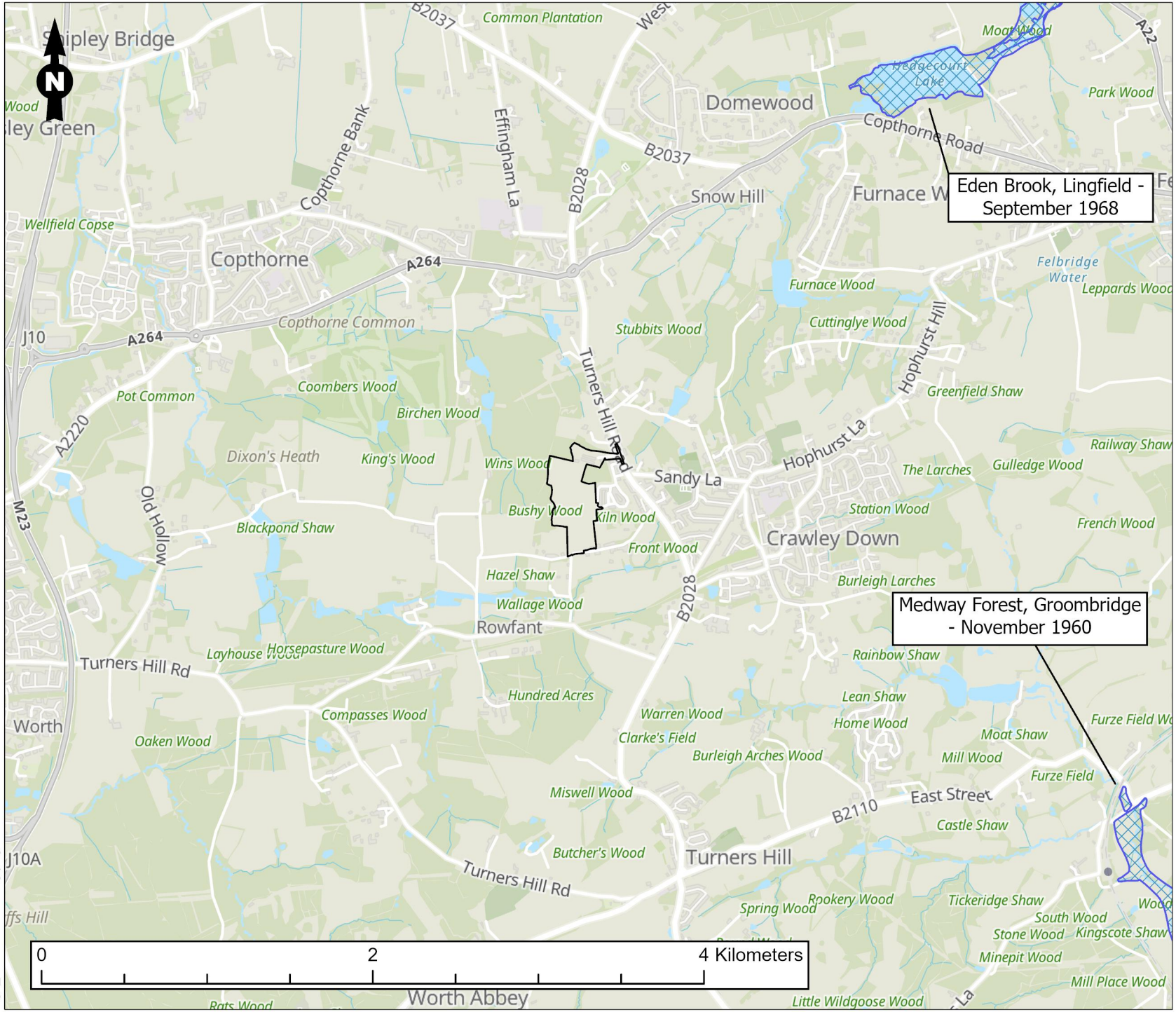

Legend

- Site Boundary
- Recorded Flood Outlines

Figure Title
Historical Flooding

Project Name
Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road, Crawley Down, West Sussex

Project No./Filery ID
1620011691-014 / RUK2021N00014

Date	Figure No.	Revision
January 2026	8	1.0

Prepared By	Scale
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Client
Wates Developments Limited

RAMBOLL

Fig8_HistoricalFlooding.pagx

Coordinate System: British National Grid. Projection: Transverse Mercator. Datum: OSGB 1936.

Appendix A
Site Illustrative Masterplan