



Flood Risk Assessment

Twineham Court Farm, Bob Lane

Twineham RH17 5NH

Client

Telbridge Properties Limited

Hornbrook House

Brighton Road

Horsham

RH13 6QA

Ref: 12391

Date: August 2026

Consulting Engineers

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Issue	Issue date	Compiled	Checked
Preliminary Issue	13 August 2026	JP	FVV / MR
First Issue	23 September 2026	JP	FVV / MR

1 Introduction

- 1.1 This Flood Risk Assessment (FRA) report has been prepared for Telbridge Properties Limited in relation to a Prior Approval change of use application under Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) at Twineham Court Farm, Bob Lane, Twineham RH17 5NH.
- 1.2 The Proposed Development is "Proposed change of use from disused and redundant agricultural buildings to flexible commercial use (Class B8/E)."
- 1.3 No responsibility is accepted to any third party for all or part of this study in connection with this or any other development.
- 1.4 This FRA has been prepared in accordance with the National Planning Policy Framework (NPPF) (2024) and relevant planning practice guidance, in particular "Flood risk and coastal change" (PPG ID7, updated September 2025).

2 Existing Site & Current Flood Conditions

- 2.1 The application site, administered by Mid Sussex District Council (MSDC), is located north of Bob Lane, equidistant between the village centres of Twineham and Wineham. The site comprises a complex of agricultural buildings. Access is via a driveway from Bob Lane to the south. A site location map and aerial photo are shown in Appendix A.
- 2.2 Hydrology: the east branch of the River Adur rises at Ditchling Common and passes the site approximately 700m to the southeast. Approximately 400m to the north of the Farmhouse, an unnamed watercourse flows west to east, joining the eastern Adur near Twineham. There is a ditch on the eastern boundary of the site. This ditch starts within the site at the high point midway between the north and south boundary. The northern section flows northwards, past the electrical substation, and into the unnamed watercourse (as surveyed). The southern section flows southward towards Bob Lane.
- 2.3 Topography: a topographical survey is shown in Appendix B. The levels fall gently from the high point in the west of the site, at around 31.15mAOD, towards both the north and the south boundary, and towards the ditch on the east boundary. The low point at the south boundary is around 25.20mAOD, and the low point at the north boundary is around 26.82mAOD.
- 2.4 Public sewers: There are no public sewers nearby.
- 2.5 Existing drainage. It is assumed that there are no existing foul drains serving these units. The existing surface water drainage is assumed to be routed to an onsite pond or nearby fields - with no flow controls in place.
- 2.6 The EA's Flood Map for Planning shows the Site lies within fluvial Flood Zone 1 – Low Risk. There is less than 1 in 1000 (0.1%) annual exceedance probability (AEP) of river flooding. The EA's "Flood Map for Planning" is in Appendix C.
- 2.7 Surface water flooding: this *can* occur when excess rainwater does not infiltrate into the ground, or is not intercepted by urban drainage systems, and instead flows across the surface. The EA's surface water flood maps are shown in Appendix C. These show the current day extents map and 2061-2125 100yrs scenarios. Although there is a pattern affecting this site, this originates within the site, meaning that the volume will be intercepted by the drainage network.
- 2.8 Reservoir flood risk: the EA's reservoir failure/breach flood map in Appendix C shows that this site is removed from this source of flooding.

2.9 Historical Flooding: A review of the available data and documents has not identified any records of flooding incidents at or close to the site. There are no impounded water features in this vicinity.

2.10 There are no records of flooding from groundwater or sewer failure in this area.

In conclusion, the site's flood risk profile is **Low**.

3 Development Proposals and Drainage Strategy

- 3.1 The proposed development is a Prior Approval change of use Application – refer to sections 1.1 and 1.2 above. Barns 1, 2 and 5 are covered in this Application – refer to the scheme layout drawings in Appendix D.
- 3.2 There is no proposed increase in the buildings' footprint (or roofed) areas.
- 3.3 As concluded in Section 2 above, the site's flood risk profile is Low: no mitigation measures are required or proposed.
- 3.4 As there is no change proposed to any building fabric or drainage network (above or below ground), no increase in footprint or impermeable area, roofs replaced over the same area, existing surface water drainage arrangements shall remain unchanged.
- 3.5 Conclusion: it is concluded that this development complies with the current local and national Permitted Development legislation. This proposal will not increase the flood risk of this or neighbouring sites.

- End of Report -

Appendix A

Site Location Map and Aerial Photo

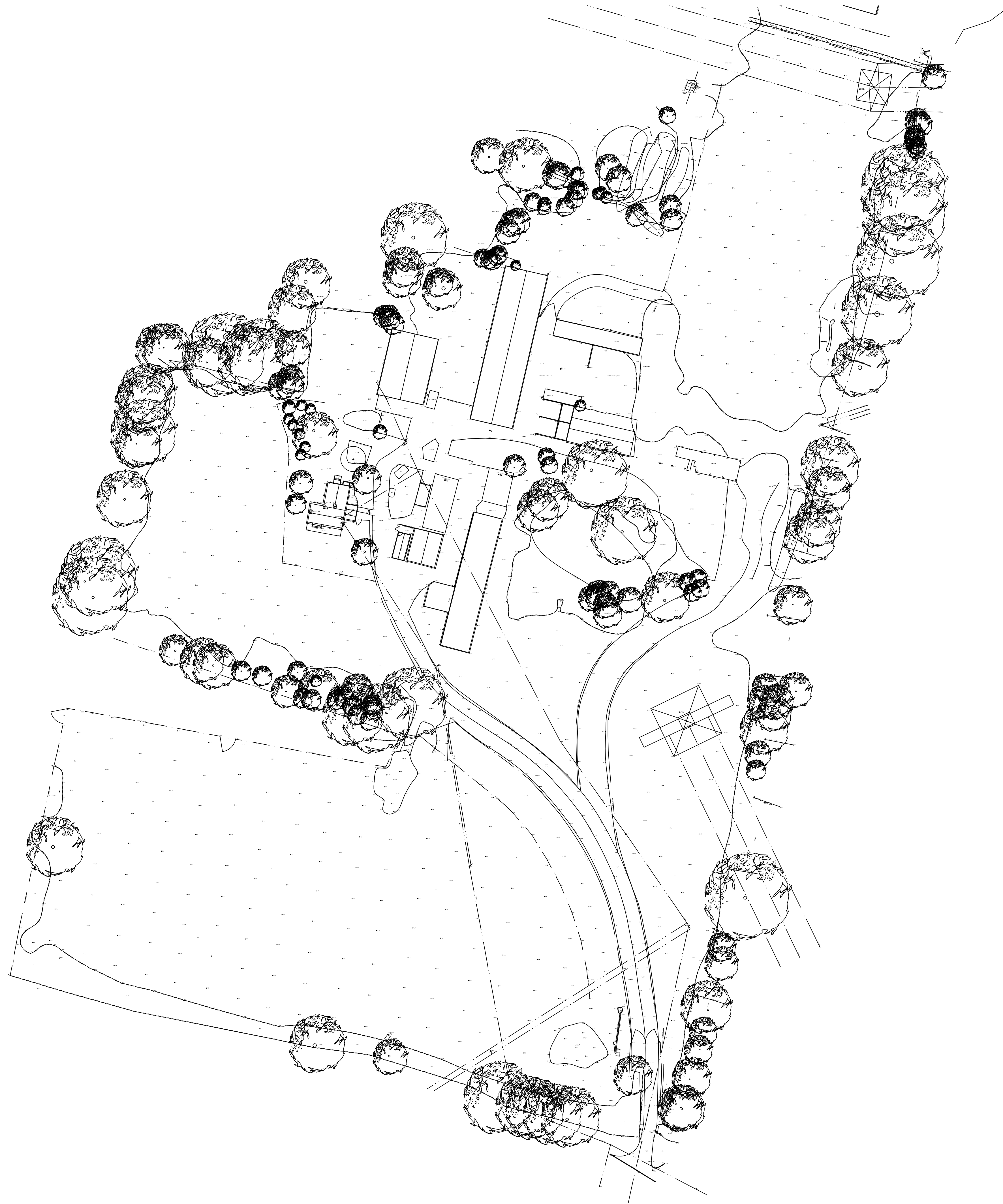




Appendix B

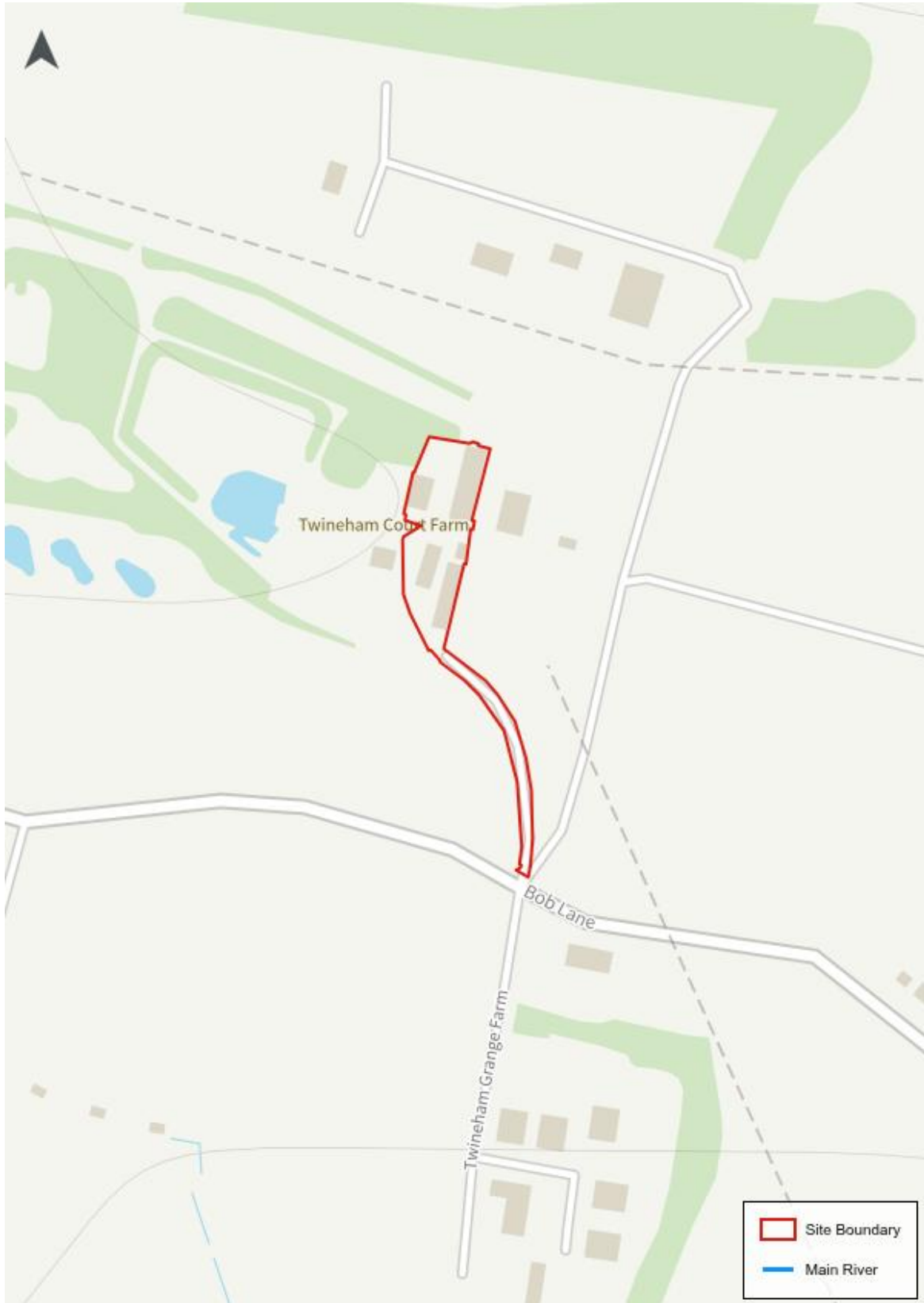
Topographical Survey

TOPOGRAPHICAL SURVEY
SE SURVEYING
1:500 AT A1



Appendix C

EA Flood Maps



Environment Agency Main Rivers Map



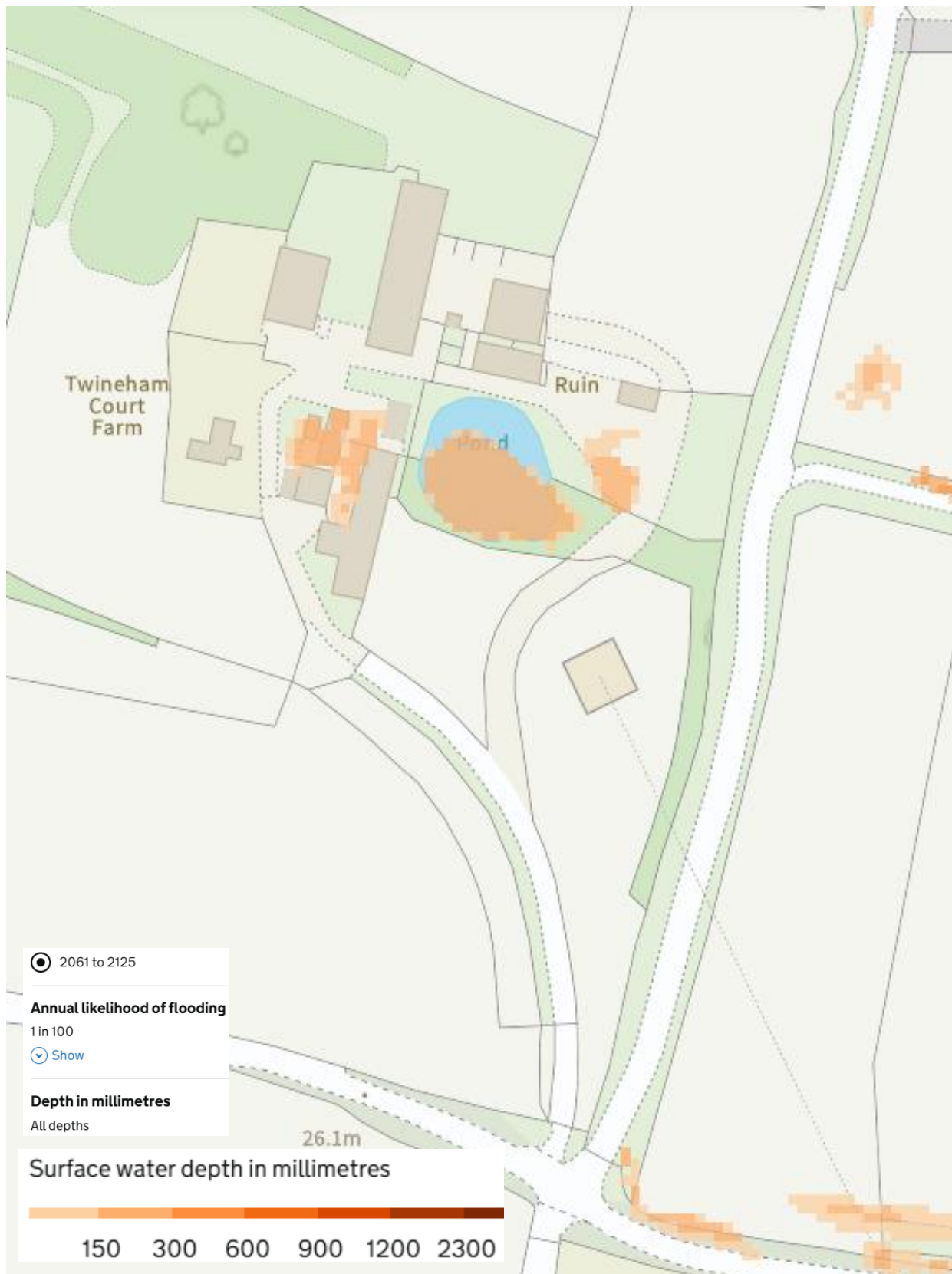
Environment Agency Flood Map for Planning

The site is located in Flood Zone 1



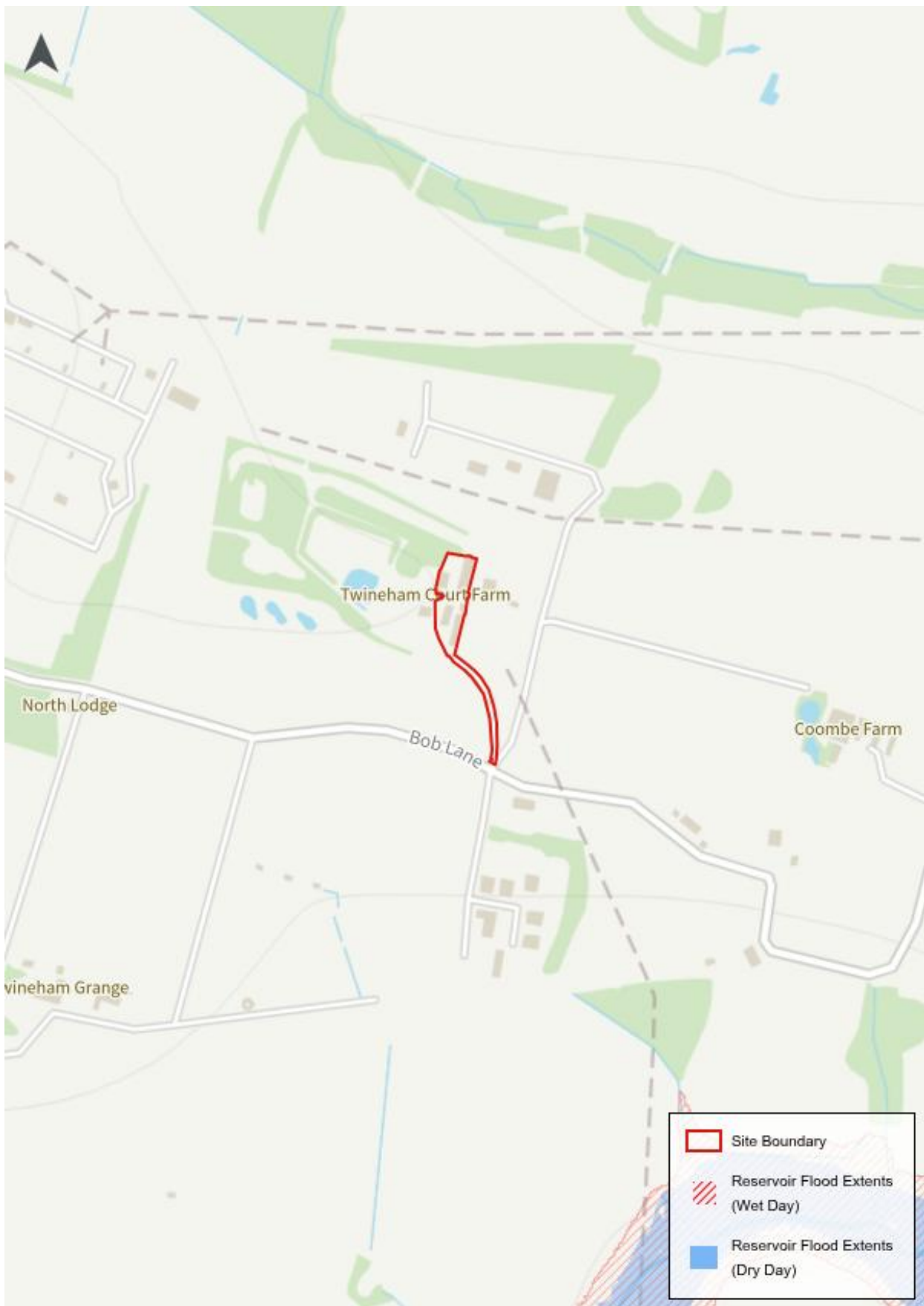
Environment Agency Surface Water Flood Extents Map

Although there is a flood pattern, this originates within the site; the volume will be intercepted by the drainage network



Environment Agency Surface Water Flood Map For Planning (2061-2125 100yrs All Depths)

This map shows the flood pattern held up by the buildings' massing: this clearly originates within the site



Environment Agency Flood Risk from Reservoirs

The site is clear from the risk of flooding from this source

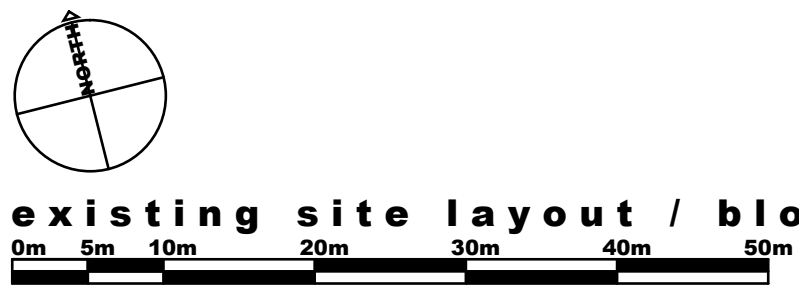


DEFRA Historical Flooding Map

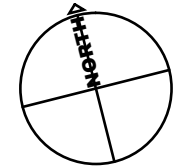
Neither this site nor anywhere in the vicinity has been affected by flooding in the past

Appendix D

Architect's Scheme Drawings



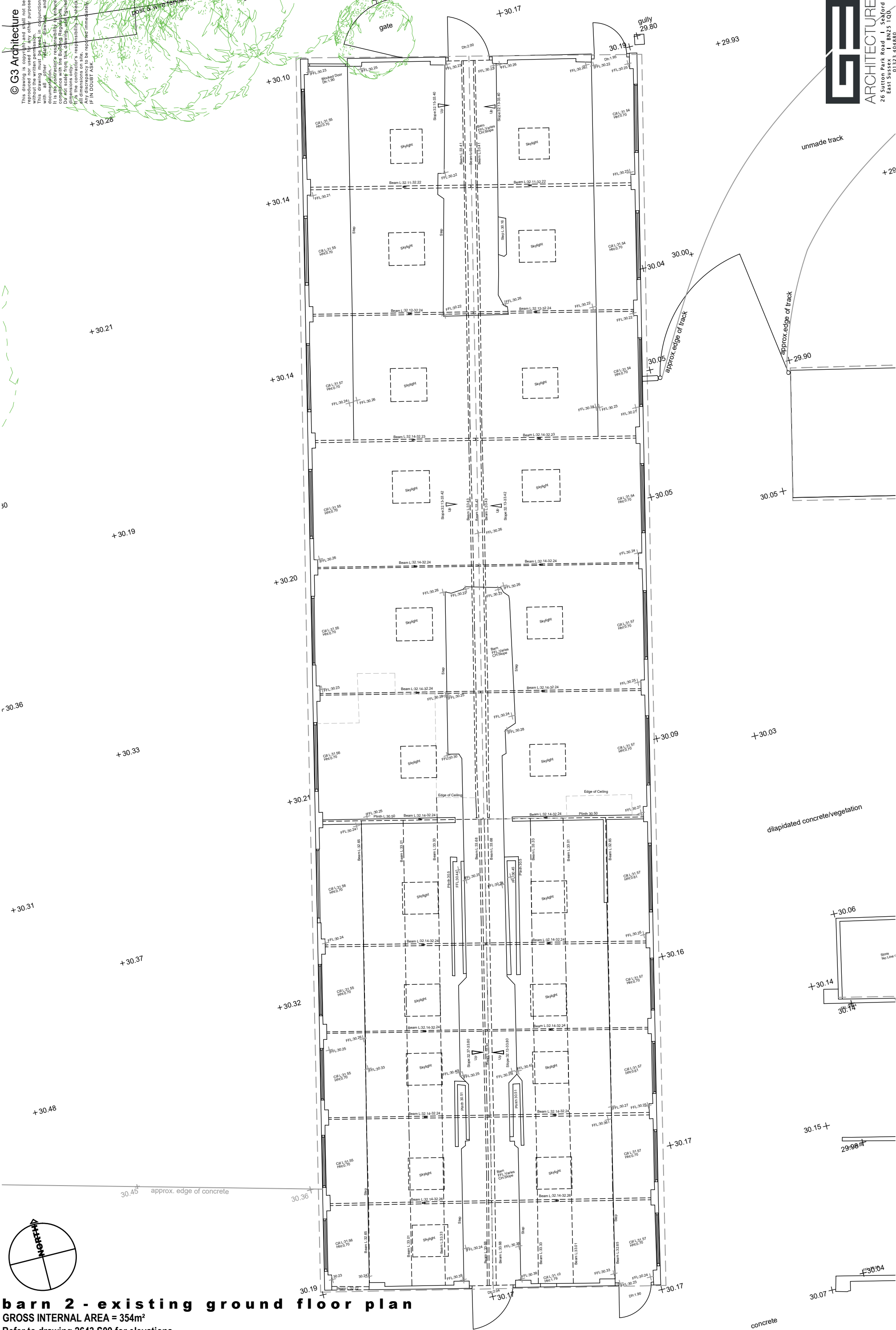
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barn 2 - existing ground floor plan

GROSS INTERNAL AREA = 354m²

Refer to drawing 2643.S09 for elevations



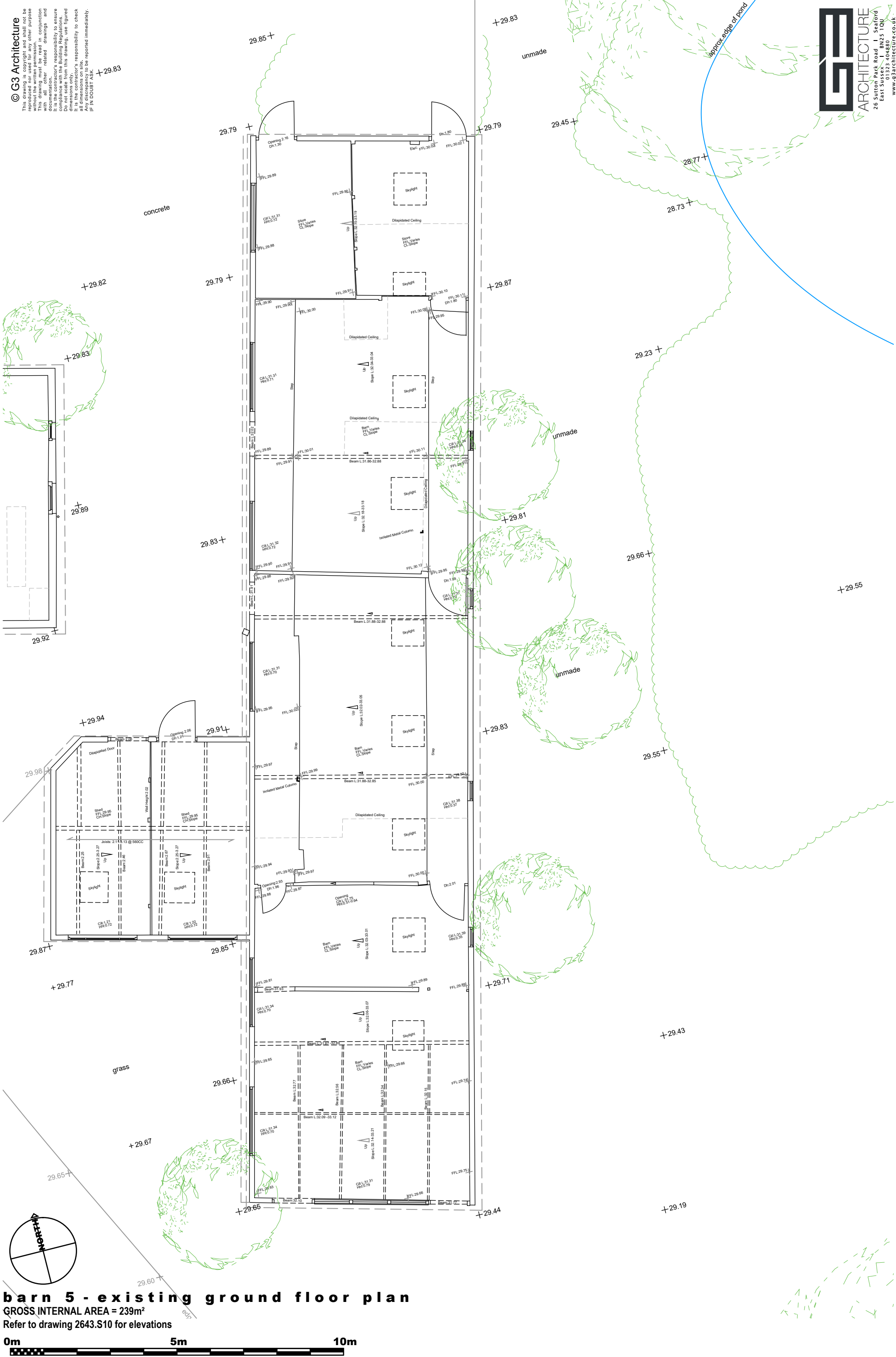
notes + revisions		client + project		title		scale		number	
		Telbridge Properties		Barn 2		1:100 @ A3		2643.S04	
		Twineham Court Farm		Existing Ground Floor Plan		date		status	
		Bob Lane, Twineham				31.07.2026		SURVEY	

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[illegible]

~~barn 5 - existing ground floor plan~~

GROSS INTERNAL AREA = 239m²

Refer to drawing 2643.S10 for elevations

A horizontal scale bar with a black background. It is divided into segments by white lines. The first segment on the left is filled with white dots. Above the bar, the text '0m' is at the left end, '5m' is above the fourth segment, and '10m' is at the right end.



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barn 1 - proposed ground floor plan

GROSS INTERNAL AREA = 166m²

Refer to drawing 2643.PL08 for elevations



barn 1 - proposed roof plan

0m 5m 10m

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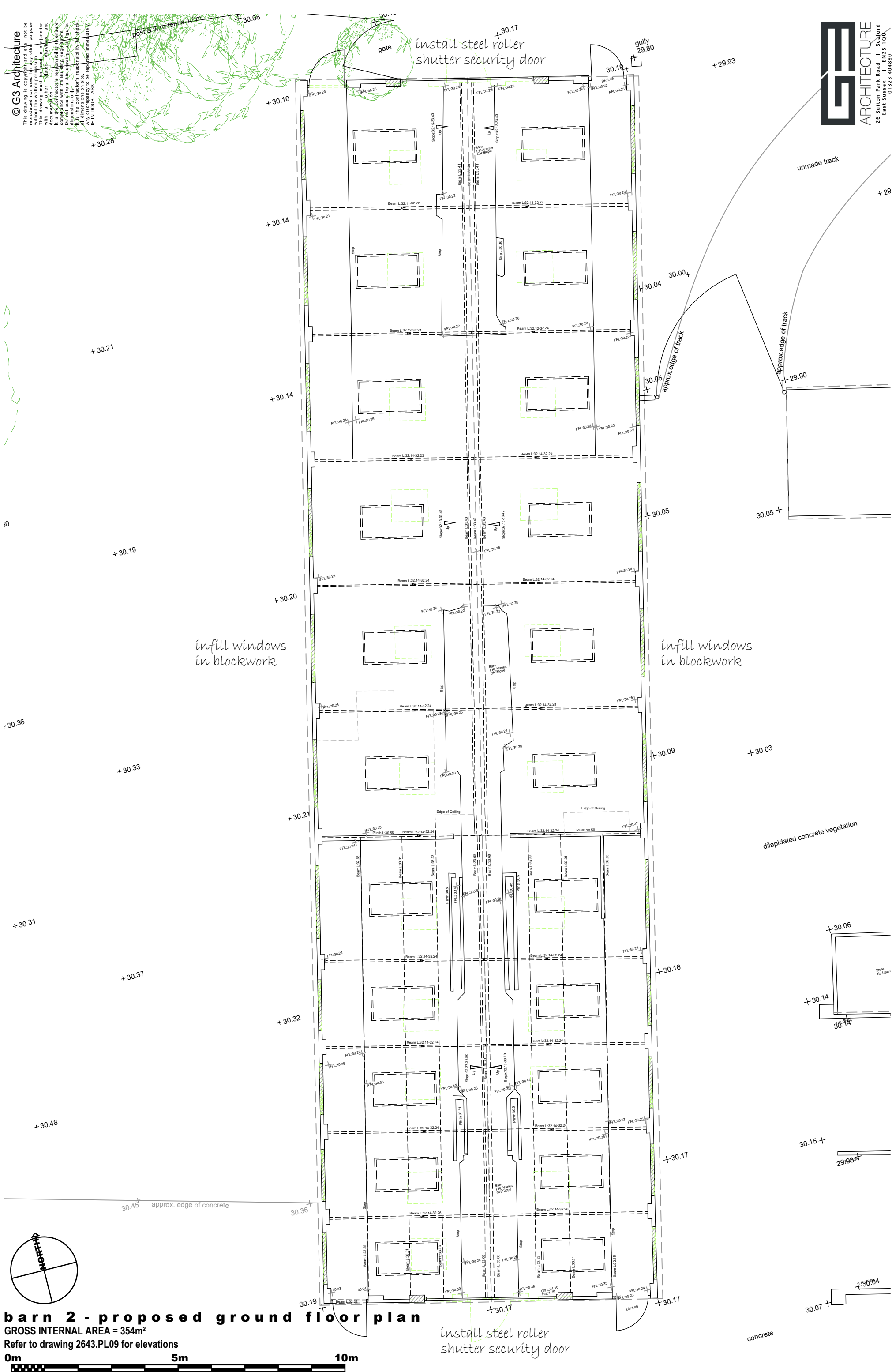
number	2643.PL03
scale	1:100 @ A3
date	31.07.2026
status	PLANNING

notes + revisions	client + project		title		scale		number	
			Telbridge Properties		Barn 1		2643.PL03	
			Twineham Court Farm		Proposed Ground Floor + Roof Plans		1:100 @ A3	
			Bob Lane, Twineham		31.07.2026		31.07.2026	

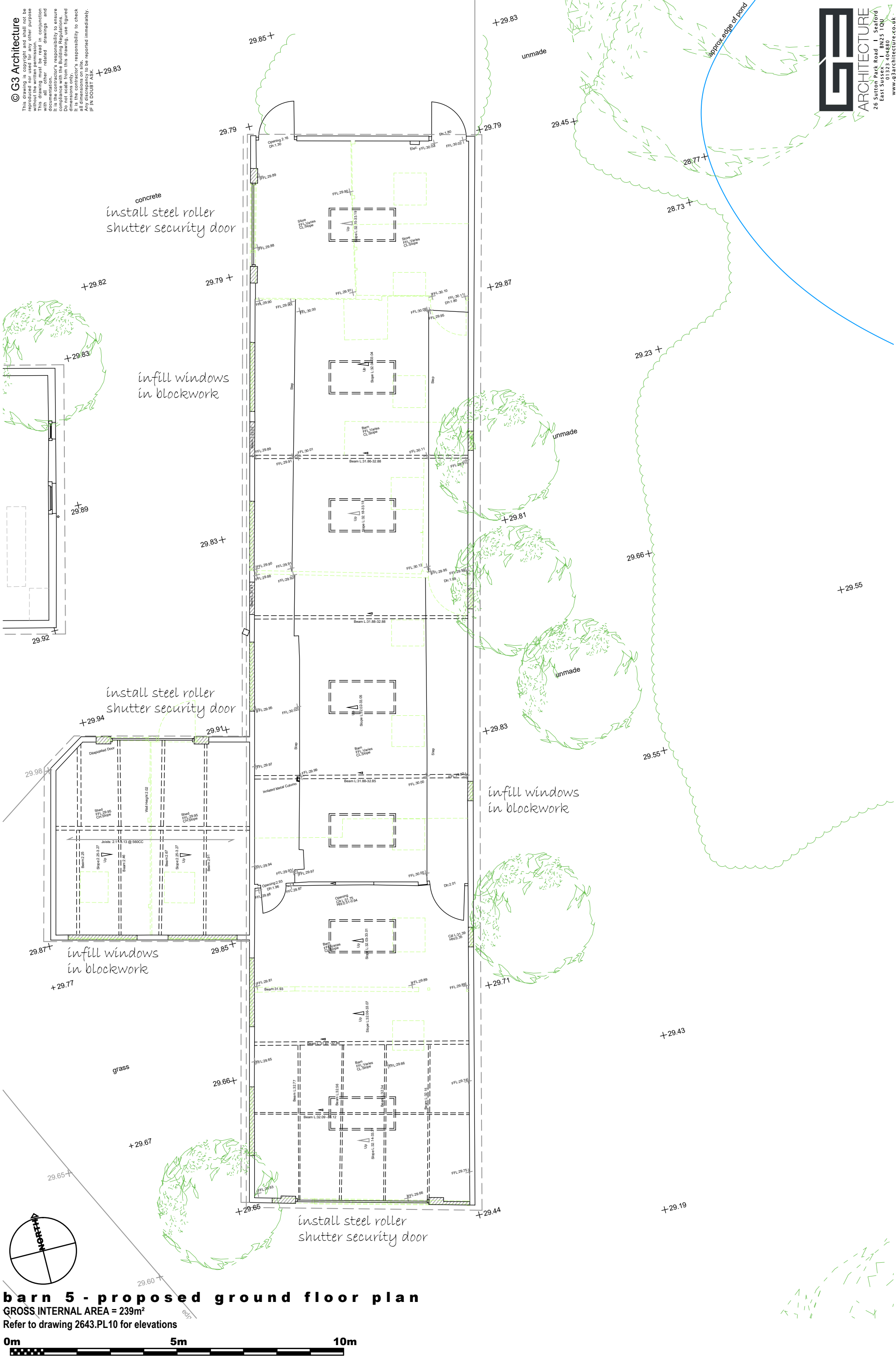
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notes + revisions		client + project		title	scale	number
				Telbridge Properties	1:100 @ A3	2643.PL04
				Twineham Court Farm		
				Barn 2	date	status
				Bob Lane, Twineham	31.07.2026	PLANNING



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notes + revisions	client + project		title		scale	number
			Telbridge Properties		1:100 @ A3	2643.PL06
			Twineham Court Farm			
			Bob Lane, Twineham			
			Barn 5		date	status
			Proposed Ground Floor Plan		31.07.2026	PLANNING



Civil Engineering - Transport Planning - Flood Risk

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