

**River Lodge,
Scaynes Hill Road,
Lindfield,
West Sussex,
RH16 2QQ**

Flood Risk Statement

June 2025
Final

Issue No 1
63822

Flood Risk Statement

Project Title: River Lodge, Scaynes Hill Road, West Sussex, RH16 2QQ
Report Title: Flood Risk Statement
Project No: 63822
Report Ref:
Status: Final
Client Contact Name: Mr. Neel Mehta
Client Company Name:
Issued By: Dixon Hurst Limited
Heversham House
18-22 Boundary Road, Hove
East Sussex BN3 4EF
Tel (01273) 421444
Fax (01273) 420008
Email: hove@dhk.co.uk
Website: www.dhk.co.uk

Document Production / Approval Record

Issue No: 3	Name	Signature	Date	Position
Prepared by	Jethro Sifflet BEng (Hons)		10/06/2025	Senior Civil Engineer
Checked & Approved by	Philip Young BSc (Hons), CEng, MICE FIStructE		10/06/2025	Director

Document Revision Record

Issue No	Date	Details of Revisions
1	16 th July 2025	First Issue

COPYRIGHT

© This Report is the copyright of Dixon Hurst Kemp Ltd. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

CONTENTS

Section	Page No
1. INTRODUCTION	1
2. DATA COLLECTION	1
3. SITE SETTING.....	2
Site Description and Location.....	2
Topography.....	3
Existing Drainage/Sewers	3
4. GEOLOGY, HYDROGEOLOGY AND HYDROLOGY.....	3
Geology	3
Hydrogeology.....	4
4.1. Hydrology	4
5. LEGISLATIVE AND POLICY CONTEXT	6
Legislative Context	6
Policy Context.....	6
National Planning Policy Framework (NPPF).....	6
Local Planning Policy	8
EA Standing Advice on Flood Risk.....	9
6. SEQUENTIAL AND EXCEPTION TESTS.....	9
Sequential Test.....	9
The Exception Test.....	10
NPPF Flood Zones	10
7. PROPOSED DEVELOPMENT	12
8. FLOOD RISK	13
Assessment of Flood Risk	13
Flood Risk Assessment.....	14
Potential Sources of Flooding.....	14
Tidal and Fluvial Flooding.....	14
Surface Water/ Pluvial Flooding	14
GROUNDWATER FLOODING.....	15
SEWER FLOODING.....	16
RESERVOIRS FLOODING	16
FLOOD FROM CLIMATE CHANGE.....	16

CONTENTS

Section	Page No
9. SUMMARY	17
10. CONCLUSIONS	18

Appendix A- Client Supplied Data

Appendix B- Flood Risk Information

Appendix C- Drainage Proposal

1. INTRODUCTION

Dixon Hurst Limited have been appointed by Mr. Mehta to undertake a Flood Risk statement in support of a planning application for the proposed single storey garden room rear extension located at the River Lodge, Scaynes Hill Road, Lindfield, West Sussex, RH16 2QQ.

There is an approved Flood Risk Assessment which supported the application for the existing dwelling dated February 2014.

This Flood Risk Statement will be submitted to the local Planning Authority and Environment Agency (Agency, hereafter) in support of the approved planning application No. DM/25/1290 . Specifically, this assessment intends to:

- a) Consider the impacts of flooding from all sources, in accordance with NPPF and NPPF Technical Guidance;
- b) Review any literature and guidance specific to this area such as the SFRA;
- b) Adhere to the Agency's guidance document entitled "Householder and other minor extensions in Flood Zones 2 and 3";
- d) Assess the risks to people and property and propose mitigation measures accordingly;
- e) Review existing evacuation and warning procedures for the area;
- f) Report findings and recommendations.

This assessment is carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) published in February 2019 by the Department of Communities and Local Government.

The NPPF set out the Government's planning policy for England and how these are expected to be applied. The Planning Practice Guidance (PPG), published in March 2014, provides additional guidance and retains key elements of the now superseded PPS 25.

2. DATA COLLECTION

The following research has been undertaken as part of the FRA:

To assist with this report, the data collected included:

- Ordnance Survey 1:1250 map

- British Geological Survey Online Geology Viewer.
- Mid Sussex District Strategic Flood Risk Assessment.
- All third party data used in this study has been checked and verified prior to use in accordance with Dixon Hurst Ltd Quality Assurance procedures
- Sewers for Adoption 7th edition
- Proposed Site Layout
- Guidance on the Construction of SuDS (Ciria C768)
- SuDS Manual (Ciria C753)
- Environment Agency Climate Change Allowances
- Non Statutory Technical Standards for SuDS (March 2015);
- Building Regulations Part H – Drainage and Waste Disposal (2015 Edition)

3. SITE SETTING

Site Description and Location

The site is located at River Lodge, Scaynes Hill Road, Lindfield, Haywards Heath, West Sussex, RH16 2QQ. The location of the site is shown on Figure 1 & 2 below.



Figures 1 & 2–Site Location

Scaynes Hill Road in Lindfield is a residential area characterised by a mix of traditional dwellings with a mix of detached, semi-detached and terraced properties together with agricultural lands to the east.

The application site River Lodge is located off Scaynes Hill and relates to a detached, two storey dwelling house, located west of the rear gardens of Burnside and

Brook Cottage Scaynes Hill Road, residential properties. The site is surrounded by other residential dwellings and is accessed from Scaynes Hill Road, via an existing tarmac driveway between properties Foxgloves and Brook Cottage.

The site is irregularly shaped, with the wider part of the site to the south and the access track running to the northeast connecting the site with Scaynes Hill Road. There is an existing local watercourse running along the site eastern boundary and flow through the Foxgloves before crossing Scaynes Hill Road flowing northeast to Scrase Stream to the River Ouse.

The site comprises a 860m² irregularly shaped parcel of brownfield land, with an impermeable contribution surface area of 100m². The rest of the site largely comprises of planted landscape. The site is centred on National Grid Reference 535333,124573.

The existing site layout has been produced by Belmont Design and can be seen in Appendix A.

Topography

The site falls gently from the south 34.50m AOD (Rear) to north at 35.90m AOD (Scaynes Hill Road) and appears to be well drained. The site level along the eastern boundary with the existing watercourse is between 34.85m AOD & 34.75m AOD.

Existing Drainage/Sewers

The surface water runoff from the roof area and hard paved area including the access drive way appear to drain to a permeable paving system.

The pre-development site has a combined total impermeable surface area of approximately 390 m² and would result in the surface water discharge to the existing permeable paving infiltration system in the order of 7.2 l/s based on a rainfall intensity of 68mm/hr for a 1 in 1 year return storm event of 5 minutes duration.

The foul sewer at the property drains to the existing public sewer to the rear of the Fox Gloves.

4. GEOLOGY, HYDROGEOLOGY AND HYDROLOGY

Geology

A review of the 1:50,000 geological survey maps indicate that the site is underlain by Upper Tunbridge Wells Sand consisting of siltstone and sandstone. No superficial deposits were identified at the site.

A Soil Investigation Report was not available when this report was prepared.

Hydrogeology

According to the Environment Agency online Groundwater Vulnerability Mapping the bedrock beneath the site is classed as a Secondary Aquifer. The EA's online mapping indicates that the site is not located within Zone. The Groundwater Vulnerability Classification for the site is High.

4.1. Hydrology

The Environment Agency's Flood Map for Planning Figure 3 below shows the site and proposed dwelling to lie within a Flood Zone 1. However, there is a small section of the site located within Flood Zones 2/3 along the eastern boundary with the watercourse.

Flood Zone 1 covers all areas outside of Zones 2 and 3 and comprises of land assessed as having a less than 1 in 1000 (0.1%) annual probability of flooding from rivers and sea in any year ignoring the presence of defences. NPPF stipulates that all land uses are appropriate within a Zone 1 area.

NPPF requires the effects of all forms of flood risk to and from the development are considered within an FRA. This section provides a review on flood risk associated with the development of the site, and summarises the flood risk issues at the development that should be managed so that the development remains safe throughout its lifetime, taking into account climate change factors in according the Environment Agency guidance May 2022.



Figure 3 – Environment Agency Flood Map

The Environment Agency's surface water Likelihood of flooding maps below for the 1 in 30 years, 1 in 100 years and 1 in 1000 years shows the site is susceptible to surface water flooding. However, the extent of flood only show to increase in the 1 in 1000 years return period.

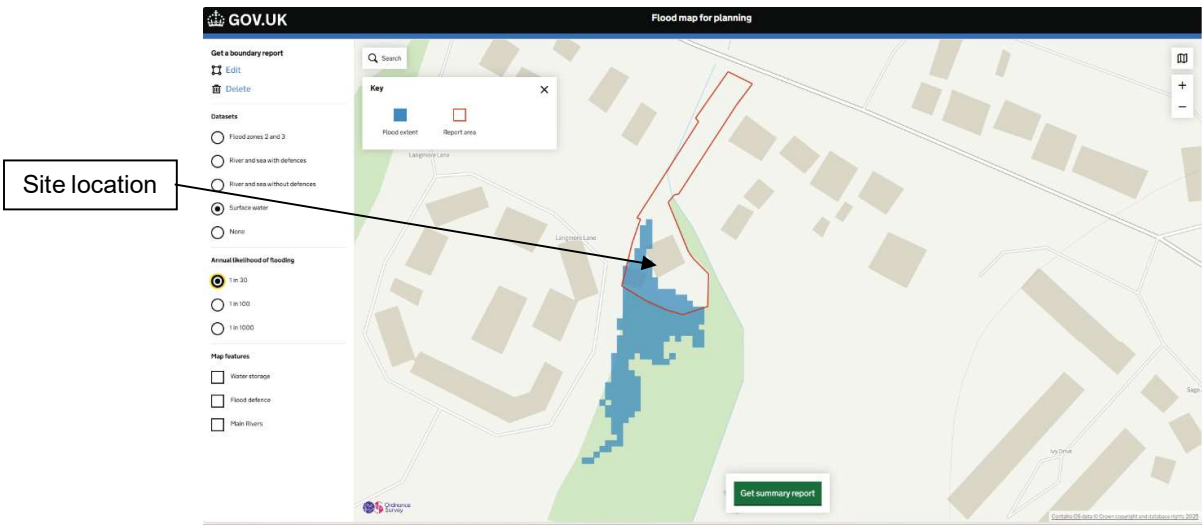


Figure 4 – EA Surface Water Likelihood of Flooding Map – 1 in 30 Years

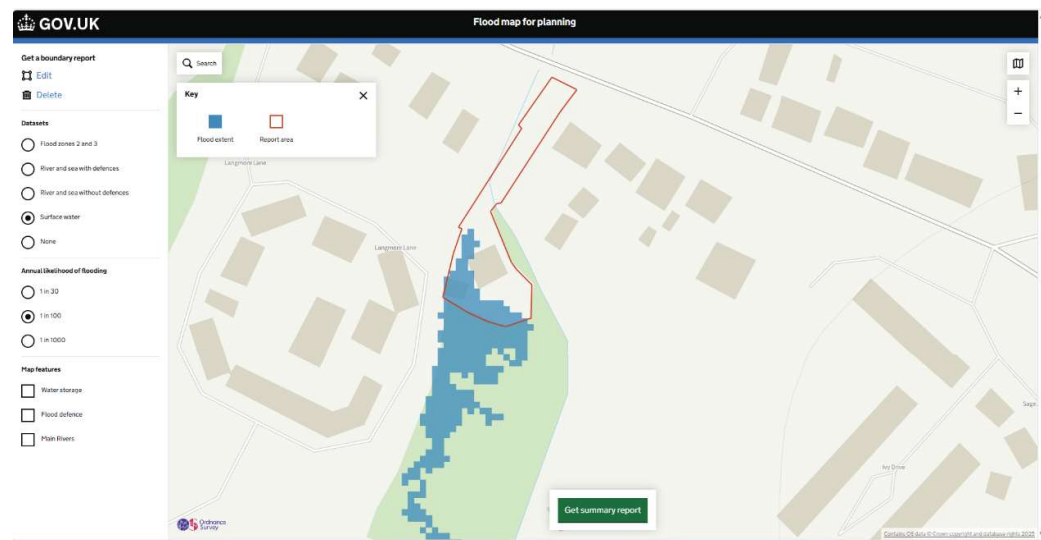


Figure 5 – EA Surface Water Likelihood of Flooding Map – 1 in 100 Years

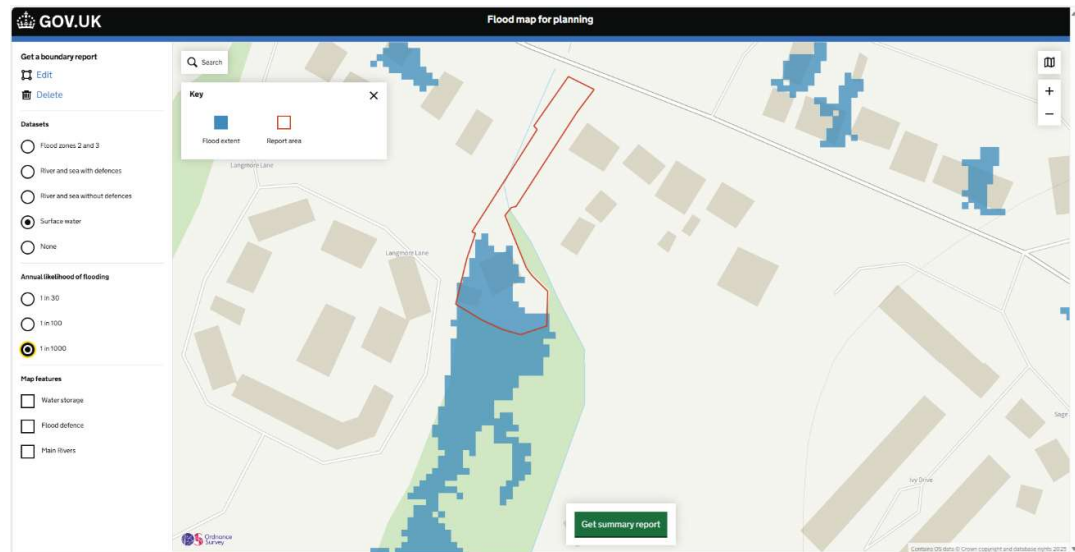


Figure 6 – EA Surface Water Likelihood of Flooding Map – 1 in 100 Years

5. LEGISLATIVE AND POLICY CONTEXT

Legislative Context

The Flood and Water Management Act was introduced in 2010. The Act defines the role of lead local flood authority (LLFA) for an area. All LLFA are required to develop, maintain, apply and monitor a strategy for local flood risk management in its area, called “local flood risk management strategy”.

Alongside the Act, Flood Risk Regulations (2009) outline the roles and responsibilities of the various authorities, which include preparing Flood Risk Management Plans and identifying how significant flood risks are to be mitigated.

Policy Context

National Planning Policy Framework (NPPF)

The NPPF sets out the government’s planning policies for England and how these are expected to be applied. It also provides a set of guidelines and philosophy with which local planning authorities (LPAs) can build their own unique policies to appropriately regulate development within their jurisdictions.

Section 14 entitled “Meeting the challenge of climate change, flooding and coastal change” deals specifically with flood risk. Among other things it states that LPAs should try to ensure that “Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).

Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere". It further states that when determining planning application, LPAs should "ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.

Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- development is appropriately flood resilient and resistant;
- it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- any residual risk can be safely managed; and
- safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

Applications for minor development and changes of use should not be subject to the Sequential or Exception Tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 50.

Footnote 59 states: "A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

The NPPF also lays out requirements for how LPAs should deal with planning applications in coastal areas. They should ensure that they should "reduce risk from coastal change by avoiding inappropriate development in vulnerable areas or adding to the impacts of physical changes to the coast."

Developments in Coastal Change Management Areas should only be considered appropriate where it is demonstrated that:

- it will be safe over its planned lifetime and will not have an unacceptable impact on coastal change;
- the character of the coast including designations is not compromised;
- the development provides wider sustainability benefits;
- the development does not hinder the creation and maintenance of a continuous signed and managed route around the coast.

Local Planning Policy

In Mid Sussex, West Sussex County Council (WSCC) is the Lead Local Flood Authority (LLFA), they provide comment on all major applications.

Mid Sussex County Council have their own internal Flood Risk Management and Drainage Team which reviews major and minor applications and provide consultation responses in relation to flood risk in collaboration with West Sussex County Council and the Environment Agency.

Mid Sussex District Council – District Plan 2013-2031) (adopted March 2018) Core Strategy Policy DP41 – Flood Risk and Drainage

In order to reduce the overall and local risk of flooding in the Borough. The Policy Strategic Objectives are :

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.
2. Evidence Base: Gatwick Sub Region Water Cycle Study; Strategic Flood Risk Assessment; Water. People. Places SuDS guidance.
3. 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.
4. 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.
5. Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more, or equivalent non-residential or mixed development²² unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality. Arrangements for the long term maintenance and management of SuDS should also be identified.
6. For the redevelopment of brownfield sites, any surface water draining to the foul sewer must be disconnected and managed through SuDS following the remediation of any previously contaminated land.
7. SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible.

8. The preferred hierarchy of managing surface water drainage from any development is:
 - 1) Infiltration Measures
 - 2) Attenuation and discharge to watercourses; and if these cannot be met,
 - 3) Discharge to surface water only sewers
9. 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.

EA Standing Advice on Flood Risk

The Environment Agency's standing advice lays out the process that must be followed when carrying out flood risk assessments for developments.

Flood risk assessments are required for developments within one of the flood zones.

- in flood zone 2 or 3 including minor development and change of use more than 1 hectare (ha) in flood zone 1;
- less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs);
- in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency.
- that increases the vulnerability classification and is in flood zone 1 where your LPA's SFRA shows it is at risk from other sources of flooding.

6. SEQUENTIAL AND EXCEPTION TESTS

Sequential Test

The Sequential Test aims to steer developments and redevelopments to areas of lower flood risk. The test compares the proposed development site with other available sites, in terms of flood risk, to aid the steering process. The Sequential Test is not required if the proposed development is a minor development or if it involves a change of use unless the development is a caravan, camping chalet, mobile home or park home site.

Minor development means:

- Minor non-residential extensions: industrial/commercial/leisure etc extensions with a footprint less than 250 square metre.
- Alterations: development that does not increase the size of buildings eg. alterations to external appearance.
- Householder development: For example; sheds, garages, games rooms etc within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed

development that would create a separate dwelling within the curtilage of the existing dwelling eg. subdivision of houses into flats.

The development is for a minor extension less than 250 square metres and is located in Flood Zone 1. Therefore the a Sequential Test should not be required by the LLFA.

The Exception Test

If alternative sites of lower flood risk are not available then the proposed development may require an Exception Test to be granted planning permission. Where the exception test is required, it should be applied as soon as possible to all local development document allocations for developments and all planning applications other than for minor developments. All three elements of the exception test have to be passed before development is allocated or permitted. For the exception test to be passed:

- It must demonstrate that the development provides wider sustainability benefits to the community that outweigh the flood risk, informed by an SFRA, where one has been prepared;
- The development should be on developed land or on previously developed land;
- A flood risk assessment must demonstrate that the development will be safe without increasing flood risk elsewhere, and where possible will reduce the overall flood risk.

The requirements for an Exception Test are given in Table 1 and are defined in terms of Flood Zone and development vulnerability classification.

NPPF Flood Zones

The Environment Agency have undertaken a national study of flood risk across England and published flood maps covering the country. The maps can be viewed on the agency web site at www.gov.uk/government/organisations/environmentagency. Specific locations can be studied by searching either using postcode or address.

The EA flood map in Figure 3 identifies 3 flood zones.

Flood Zone 1: This zone comprises land with a less than 1 in 1000 annual probability of river or sea flooding in any one year (<0.1%).

Flood Zone 2: This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1%-0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5%-0.1%) in any year. This flood zone is denoted by light blue shading on the EA flood zone maps.

Flood Zone 3: The zone comprises land assessed as having a 1 in 100 year or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. This flood zone is denoted by dark blue shading on the EA flood zone maps.

Flood Risk Statement

Flood zone plans reflect the undefended flood scenario for a particular area. Many flood areas are defended with flood defences of varying types and design life. Areas benefiting from flood protection are shown hatched on the EA plans. The EA have also published additional flood risk mapping, the Risk of Flooding from Rivers and the Sea, which shows the defended scenario.

The EA has published a series of Surface Water Flood Maps which demonstrate overland flood routes on the basis of a 100-year storm event assuming that the natural drainage system is blocked or at capacity (pluvial flooding). Whilst this premise may have a low risk of occurrence, the plans assist designers in identifying areas at risk so that the necessary flood mitigation measures can be designed to produce a safe development.

The level of detail and complexity of a Flood Risk Assessment can vary considerably, dependant on the scale, nature and location of the planned development. EA guidance sets out the criteria for the level of information which should be included within the FRA.

The development site is shown to lie mainly within Flood Zone 1 with a small section along the boundary with the existing water course in Flood Zone 2/3 on the Environment Agency' Flood Map for Planning and on the Risk of Flooding from Rivers and the Sea. A copy of this map is included in the Appendix and shown in Figure 3 above.

The Planning Practice Guidance to the NPPF refers to vulnerability classifications, which are based on the sensitivity of different forms of development. In accordance with the guidance (Table 1) the residential end use planned for this development is classed as 'More Vulnerable'.

Table 3 in the NPPF technical guidance provides information in relation to the appropriate vulnerability classes within each of the flood risk zones. The table is presented below:

Table 1: NPPF flood zone vulnerability compatibility (Source: NPPF).

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	X	Exception Test required	✓	✓
Zone 3b	Exception Test required	X	X	X	✓

✓ – Development is appropriate X – Development should not be permitted

Based on above table it can be seen that scale and nature, the development is considered to be “More vulnerable”. As such the Exception Test would not be required by the LLFA in Flood Zone 1/2. Also, as per Section 6 above the development is classed as ‘minor development’, the Sequential and Exception Tests do not need to be applied in this instance. This is in accordance with the NPPF paragraph 104.

The development is located on a previously developed site in Flood Zone 1/2 and was support by an approved Flood Risk Assessment dated February 2014. There is no increase in the flood risk due to the minor extension accommodate the garden room .

7. PROPOSED DEVELOPMENT

The proposed development is based on the conceptual master plan by Belmont Design as shown in Appendix A. It comprises the removal of a section of the existing raised deck to construct a single storey extension (Garden Room).

The roof area of the new extension will drain to soakaway in line with the existing drainage strategy for the site.

The flood risk vulnerability classification of the development is ‘More Vulnerable’.

The design lifetime of 100 years has been assumed for the development.

8. FLOOD RISK

The proposed development is a minor extension classified as More Vulnerable and is located within Flood Zone 1/2, as indicated in the Environment Agency's (EA) indicative flood map (Figure 1). Flood Zone 1 comprises land with a less than 1 in 1000 annual probability of river or sea flooding (<0.1%).

NPPF requires the effects of all forms of flood risk to and from the development are considered within an FRA. This section provides a review on flood risk associated with the development of the site, and summarises the flood risk issues at the development that should be managed so that the development remains safe throughout its lifetime, taking into account climate change.

Assessment of Flood Risk

Environment Agency guidance on the requirements for undertaking a Flood Risk Assessment (FRA) for planning applications for minor extensions are as follows:-

- Information about the surface water disposal measures already in place and their state of maintenance.
- An assessment of the volume of surface water run-off likely to be generated from the proposed development.
- Proposals for surface water management according to sustainable drainage principles, with the aim of not increasing, and where practicable reducing, the rate of runoff from the site as a result of the development.
- Allowance in design for how climate change will affect the probability and intensity of events in the future.
- Information about any other potential sources of flooding that may affect the site streams, surface water run-off, sewers, groundwater, reservoirs, canals and other artificial sources or any combination of these.
- Information on how these sources of flooding will be managed safely within the development proposal.
- Consideration of the proposal relative to any existing Strategic Flood Risk Assessment carried out by the local authority.
- Confirmation as to whether Environment Agency consent is needed for any aspect of the work, and whether this has been applied for or not.

Flood Risk Assessment

The following site specific Flood Risk Assessment has been carried out in accordance with the policies stated in NPPF and those on flood risk in the Local Development Framework (LDF). Climate change has been taken into account in the assessment of the design of the surface water drainage network for the proposed development and is based on a 45% increase in rainfall intensities, in accordance with the UK Government (Gov.UK) climate change allowance for a development life span of 100 years between 2024 and 2124.

The FRA identifies the likelihood of the proposed development being affected by various forms of flooding throughout its proposed lifetime and the likelihood of the proposed development to increasing flood risk to adjacent properties.

Potential Sources of Flooding

This section of the report will identify the risks from the different forms of flooding identified in NPPF.

Tidal and Fluvial Flooding

The site lies within the River Ouse catchment area and is located 1400m to the east of the site. The Scrase Stream a tributary of the River Ouse which is located approximately 470m west of the site at its nearest point and a local water a tributary of the Scrase Stream is located along the eastern of the site boundary.

The Environment Agency Flood Map Figure 3 confirms that the site is mainly located within a Flood Risk Zone 1, low probability of flooding. However, a small section of the site along the eastern boundary with local watercourse lies within Flood Zone 2. There is no recorded history of fluvial flooding at the site. The risk from fluvial flood is low.

Surface Water/ Pluvial Flooding

Surface water/overland flow is caused by rainfall levels exceeding the natural infiltration properties of the surrounding soil. This generally occurs when there is a lack of a formalised drainage system or as a result of the poorly designed or maintained sewer systems. The problem is further worsened in absence of natural methods of drainage such as watercourses and ditches or where the soil infiltration is low. These flows often results in ponding of water at low points or backing up behind obstructions.

The Environment Agency annual likelihood of flooding maps Figure 4 to 6 indicates that the site at risk of surface water or pluvial flooding during the 1 in 30 years, 1 in 100 year and the 1 in 1000 year flood flooding. However, the extent of flooding only show to increase at the site during the 1 in 1000 year return storm event.

The pervious Flood Risk Assessment established a 1 in 100 year + climate change flood level at the site of + 35.00m AOD. This indicated the general surface water flood depth of 150mm or less is expected at the site.

The floor level of the existing house is set at 35.53m AOD or 530mm above the flood level and will be maintained for the proposed extension.

The Environment Agency have provided current undefended and defended Scrase bridge Stream Flood Modelling 2009 upon request of the Product 4 Flood Risk data for the site in support of the Flood Risk Assessment. Refer of the Appendix.

The results reproduced in the Table below shows the worse-case defended flood levels for Flood Nodes 6,7,8 & 9 to the rear of the site in the vicinity of the proposed garden room extension to be as follows :

	NGR		Modelled Flood Levels (m)		
			Defended Annual Exceedance Probability		
Node Ref:	Eastings	Northings	1%+ CC (20%)	0.4%	0.1%
6	535335	124571	35.02 (-)	35.02 (-)	35.30(0.28)
7	535344	124564	35.03 (0.06)	35.03 (0.06)	35.31(0.34)
8	535322	124565	35.05 (0.21)	35.05 (0.21)	35.32(0.48)
9	535335	124560	35.06 (0.03)	35.06 (0.03)	35.32(0.29)

Table : Showing EA Flood Nodes, modelled Flood Levels and Flood Depth.

In the extreme event, the worse-case flood levels is recorded a 35.32m AOD represents the 1 in 1000 year return event or 0.1% exceedance probability and will result in a flood depth of 480mm at the Node reference point 8, where the site level is less than 35.02m AOD.

However, existing and proposed finish floor level is set at 35.53m AOD or 210mm above the 1 in 1000 year flood level of 35.32m AOD.

The surface water from the proposed extension will discharge to a new soakaway in the back garden. The soakaway will be design for a 1 in 100 year plus 45% climate change return storm event.

There are no records of flooding at the site. The risk of surface water /pluvial flood should be considered low to medium.

GROUNDWATER FLOODING

Groundwater flooding occurs when water levels in the ground rise above the land surface. This type of flooding is most likely to occur in areas above an aquifer.

There are no known recorded groundwater levels in this area to quantify the risk of groundwater flooding to the site. There are no proposed changes to the finished floor level of the property, therefore the risk to the site remains unchanged.

There is no known recorded history of groundwater flooding within the site and therefore the risk of groundwater flooding at the development is considered low.

SEWER FLOODING

Sewer flooding occurs when intense rainfall overloads the sewer system capacity and/or when sewers cannot discharge properly to watercourses due to high water levels. Sewer flooding can also be caused when problems such as blockages, collapses or equipment failure occur in the sewerage system.

There will be no surface water discharge to the public sewer and the foul water remains unchanged.

There are no historical records of sewer flooding affecting the site. The proposed development will not increase flows to the public sewer and so risk of sewer flooding affecting the site is considered to be low.

RESERVOIRS FLOODING

Although the probability of a catastrophic dam failure is considered to be extremely low, the consequence of such an event would be severe. A review of the EA online maps of 'Risk of Flooding from Reservoirs' identified that the site is not at risk of flooding as a result of reservoir failure.

Based on the above, the risk of Reservoirs, Canals and other artificial sources flooding at the site is considered to be low.

FLOOD FROM CLIMATE CHANGE

It is considered that a precautionary response be provided about the effects of climate change over the life of the development. The peak climate change rainfall intensity estimates for Ouse Catchment at the upper limits for the 1 in 30 years annual exceedance rainfall event is 40% and for the 1 in 100 years is 45% for development with a design life between 2061 and 2125.

It is considered that the effects of climate change will not be significant to run off flows from development.

9. SUMMARY

The risk of fluvial flooding is considered to be low;

- There is no risk of tidal flooding;
- The risk of groundwater flooding is considered to be low;
- The risk of sewer flooding is considered to be low;
- The risk of flooding from artificial sources is considered to be low; and
- The risk of surface water flooding on the site is considered to be low to medium;
- Safe access and emergency evacuation can be provided for the life of the development

10. CONCLUSIONS

This report serves to review and assess the sources of potential flooding to, the impact of the proposed development on the flooding mechanisms of the site and the impact on existing development in the vicinity of the site.

The Sequential and Exception Test do not need to be applied as this development is for a minor extensions less than 250m².

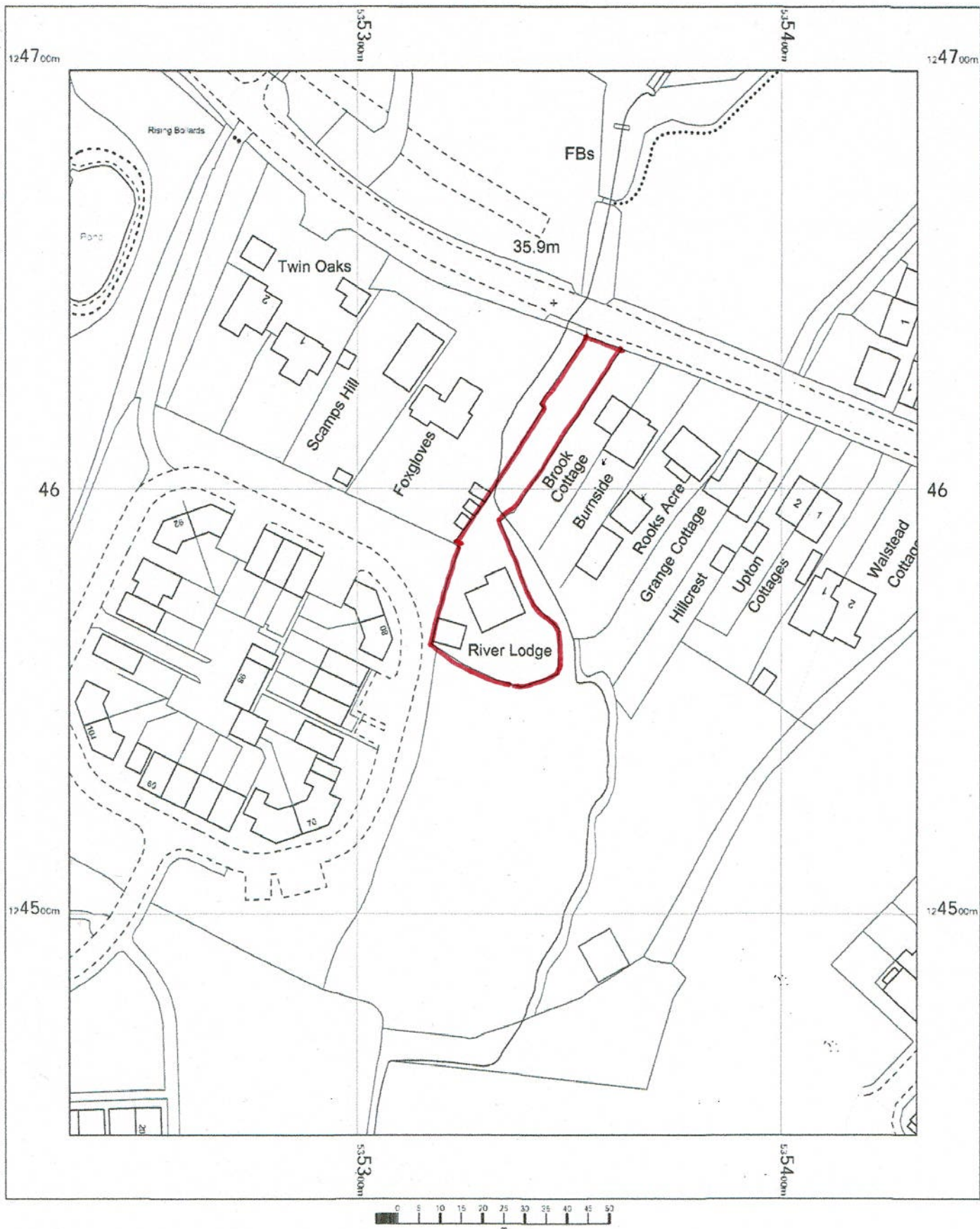
The proposed finished floor levels (FFL) of the proposed development remain unchanged at 35.53m AOD or 210mm above the 1 in 1000 year return flood event level of 35.32m AOD, and will not result in an increase of the flood risk.

The drainage strategy is in keeping with the existing sustainable drainage system at the site, and a new soakaway will be used to discharge surface water runoff from the new extension. There will be no increase in the surface water runoff at the site.

This report concludes that the proposed development can be constructed without being at an unacceptable risk of flooding and without increasing the risk to the site itself or other sites in the vicinity, in line with the NPPF and Environment Agency standing advice for developments of this type.

Appendix A- Client Supplied Data

River Lodge

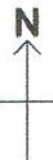


River Lodge
Scaynes Hill Road
Lindfield
RH16 2QQ

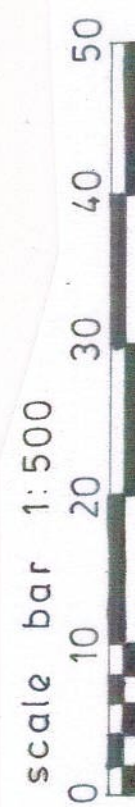
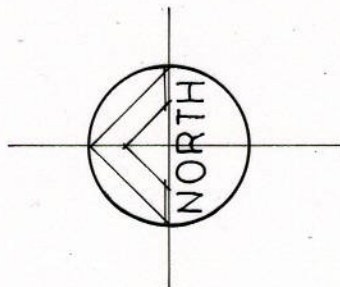
OS MasterMap 1250/2500/10000 scale
Thursday, May 15, 2025, ID: MDP-01222614
www.mapdataportal.co.uk

1:1250 scale print at A4, Centre: 535332 E, 124573 N

© Crown Copyright Ordnance Survey. Licence no.
100019980



MAPS@
Aworth
SURVEY CONSULTANTS



BLOCK PLAN

**Belmont Designs Practice
Limited**

37 Ashenground Road
Haywards Heath
West Sussex
RH16 4PS
email:james@belmont-designs.co.uk

Architectural Practice

Client
Mr & Mrs N Mehta

Site
River Lodge
Scaynes Hill Road
Lindfield
RH16 2QQ

Project
Proposed single storey
extension to the rear
of the property

Date May 2025
Scale 1:500 @ A3
Drawn JTM
Drawing No

B.009.25.01

copyright and all
dimensions to be
checked prior to
commencement

Block Plan

B | D

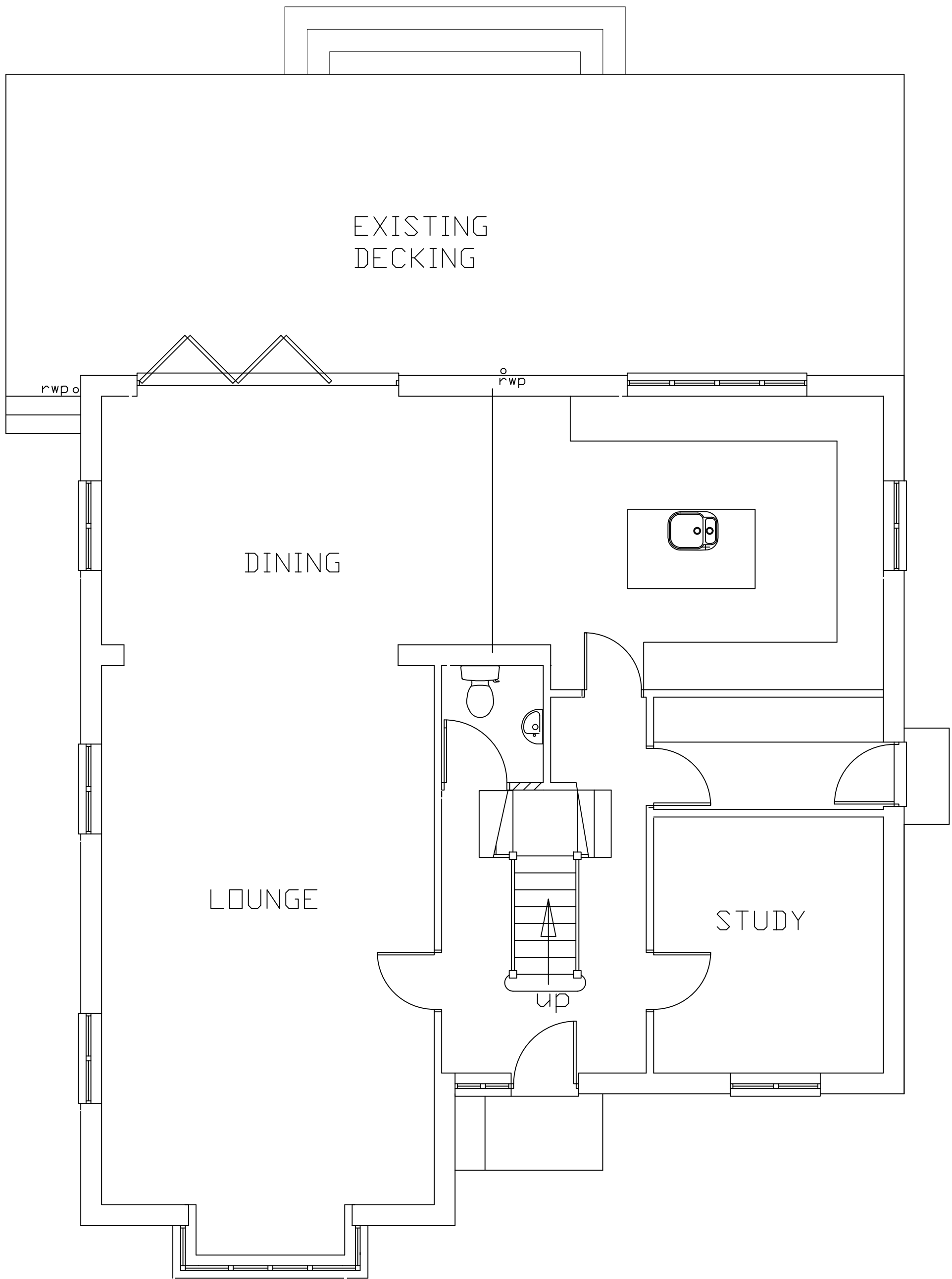
BELMONT DESIGNS
ARCHITECTURAL PRACTICE

james@belmont-designs.co.uk
www.belmont-designs.co.uk
37 Ashenground Road
Haywards Heath
RH16 4PS
Tel: 01444 455161 Mobile 07885 387900

NOTES

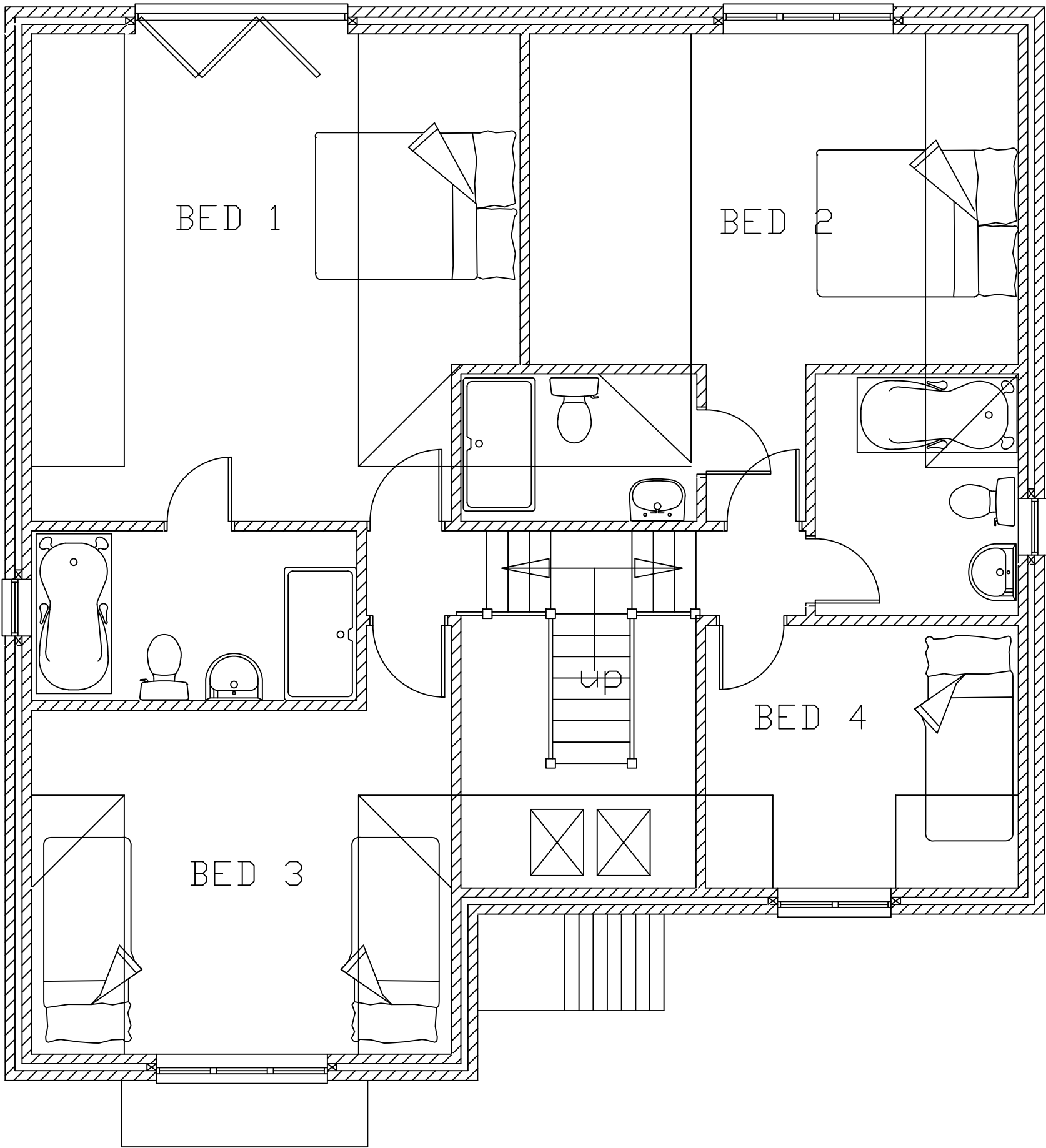
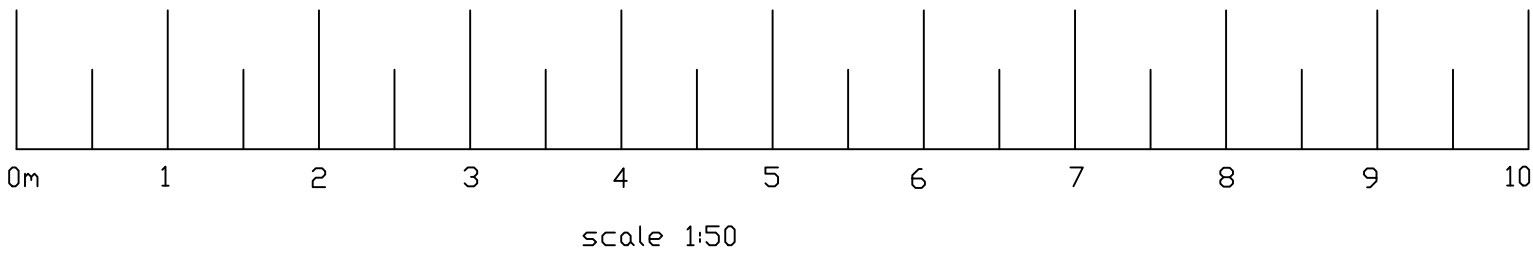
DO NOT SCALE OFF THIS DRAWING.

CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED.
ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE.



EXISTING GF PLAN

- KEY
- LED LIGHTS
 - EXTERNAL LED LIGHTS
 - LIGHT SWITCH WITH DIMMER



FF PLAN

Rev	Date	By	Amendment
-----	------	----	-----------

Client
Mr & Mrs Mehta

Site Address
**River Lodge
Scaynes Hill Road
Lindfield
RH16 2QQ**

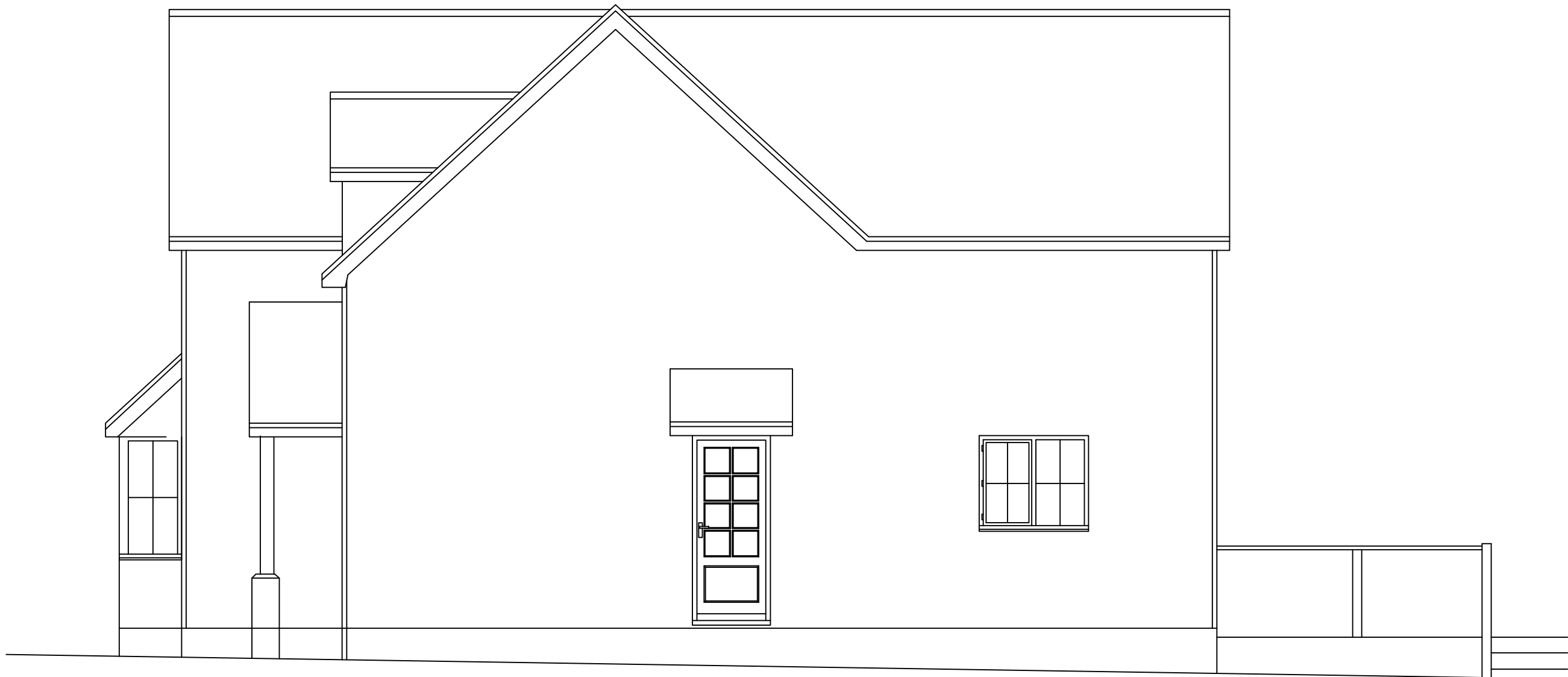
Project
**Proposed single storey extension to
the rear of the property**

Drawing Title
**Existing GF and FF Plans -
Planning**

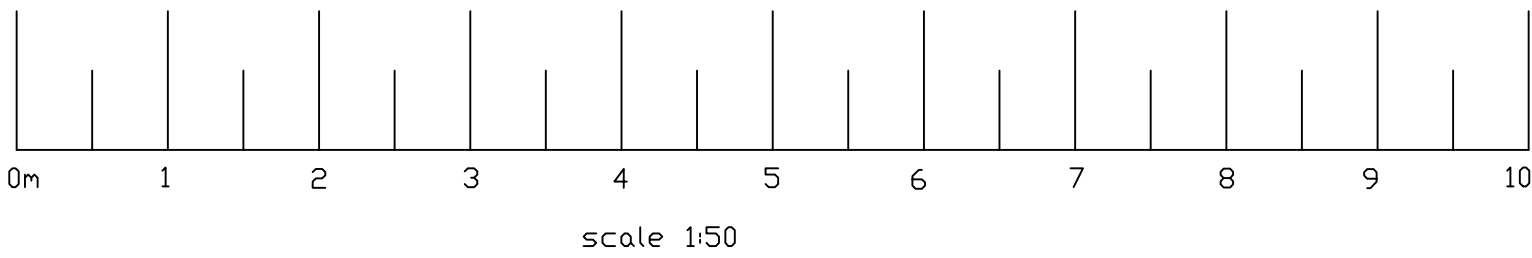
Date	Scale	Drawn By	JM
Feb 2025	1:50@A1	Checked By	JTM
Job No	Dwg No	Rev	
B.009.25	02	*	



FRONT , N/W ELEVATION



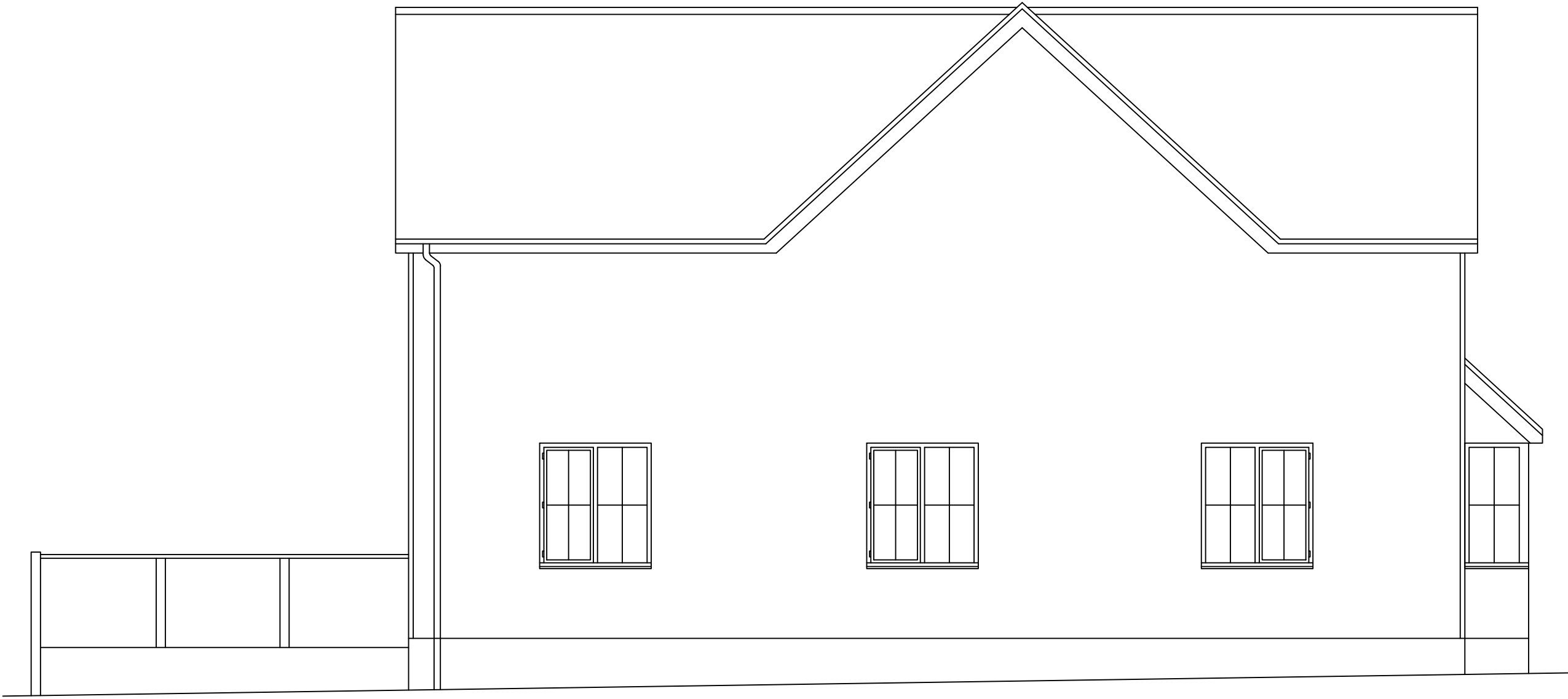
SIDE , S/W ELEVATION



E X I S T I N G E L E V A T I O N S



REAR , S/E ELEVATION



SIDE , N/E ELEVATION

B | D

BELMONT DESIGNS
ARCHITECTURAL PRACTICE

james@belmont-designs.co.uk
www.belmont-designs.co.uk
37 Ashenground Road
Haywards Heath
RH16 4PS
Tel: 01444 455161 Mobile 07885 387900

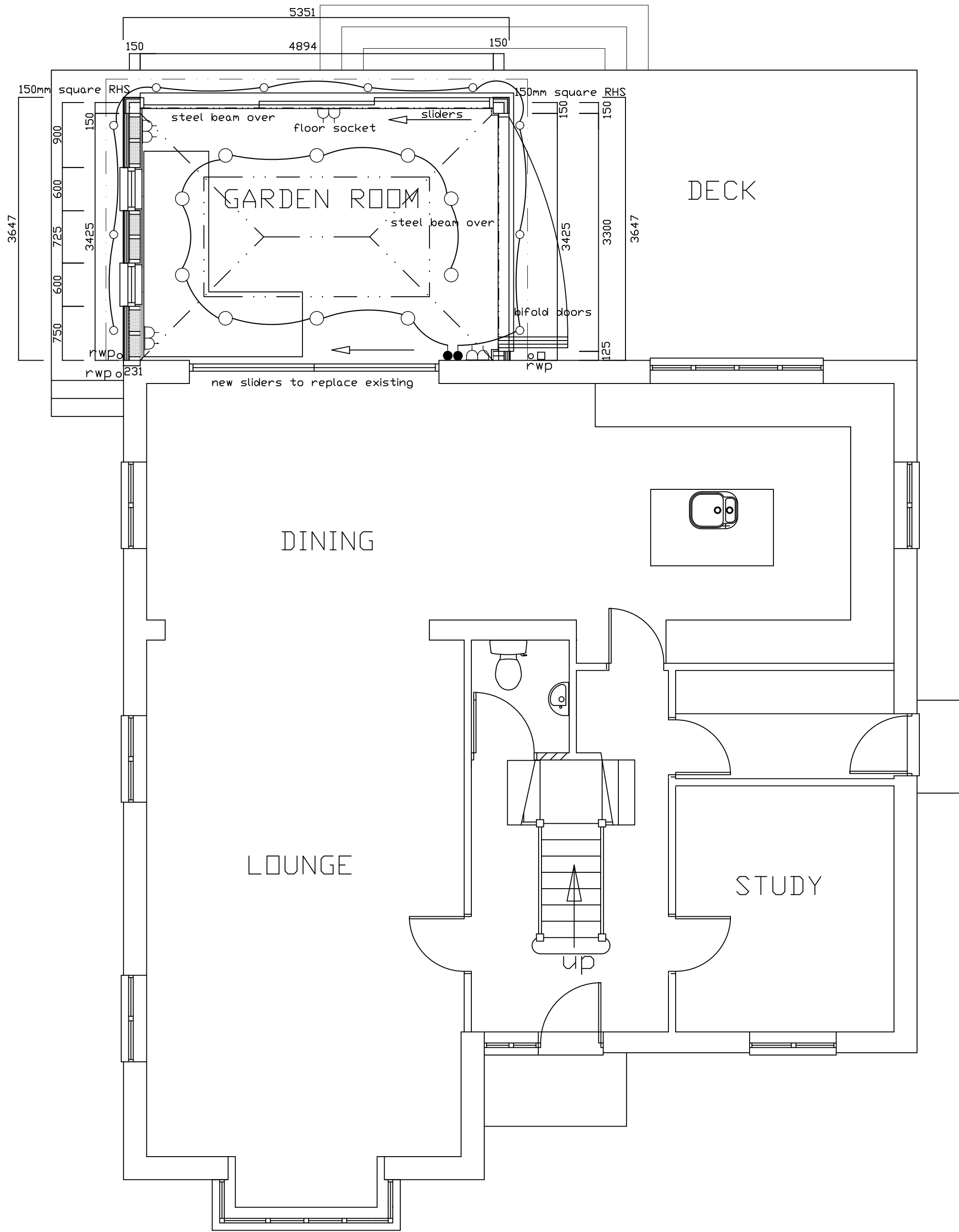
NOTES

DO NOT SCALE OFF THIS DRAWING.

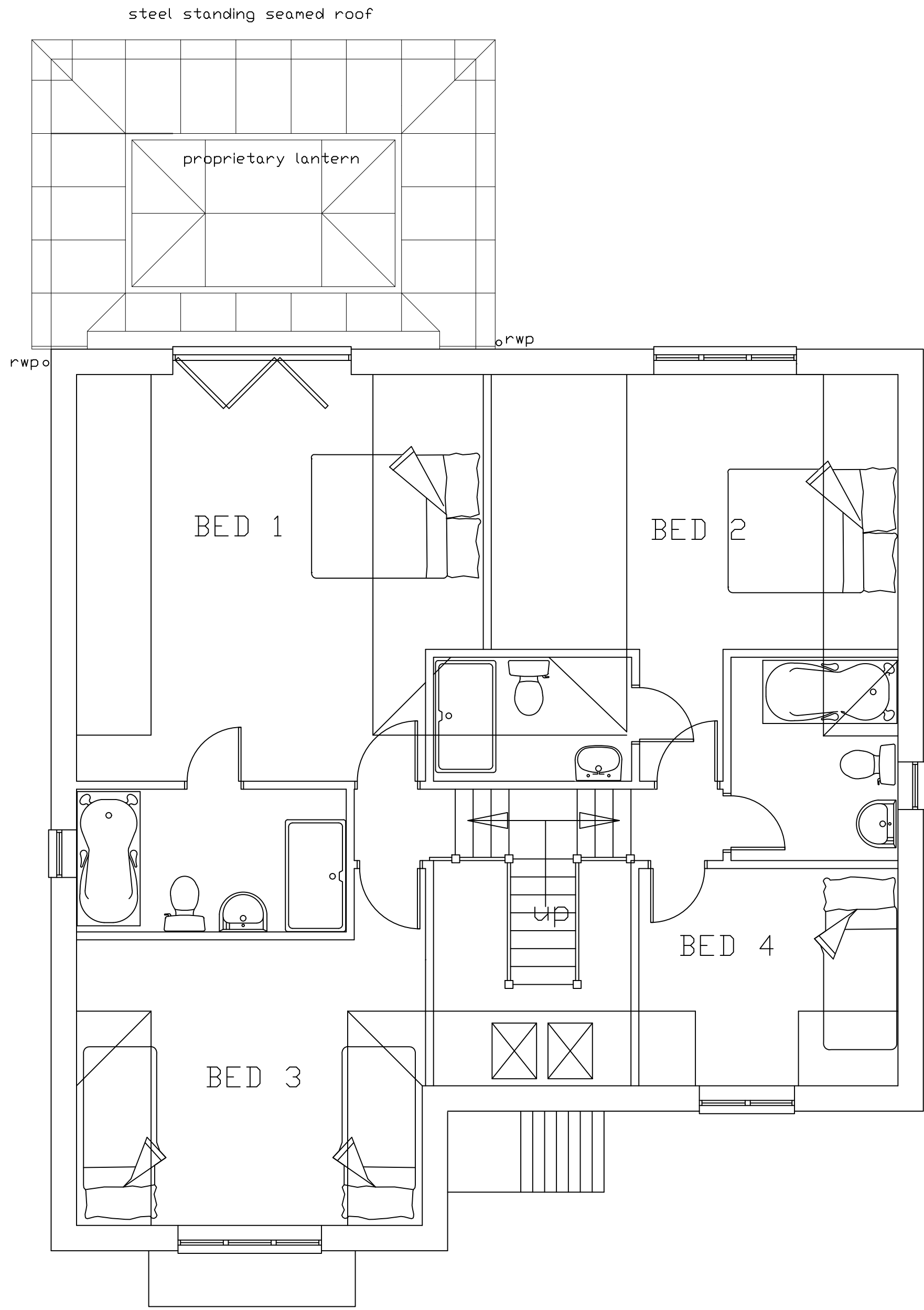
CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED.
ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE.

Rev	Date	By	Amendment
Client			
Mr & Mrs Mehta			
Site Address			
River Lodge Scaynes Hill Road Lindfield RH16 2QQ			
Project			
Proposed single storey extension to the rear of the property			
Drawing Title			
Existing Elevations - Planning			
Date	Scale	Drawn By	JM
Feb 2025	1:50@A1	Checked By	JTM
Job No	Dwg No	Rev	
B.009.25	03	*	

- KEY
- LED LIGHTS
 - EXTERNAL LED LIGHTS
 - LIGHT SWITCH WITH DIMMER
 - ⌋ DOUBLE SOCKET WITH USB



PROPOSED GF PLAN



FF PLAN

B | D

BELMONT DESIGNS
ARCHITECTURAL PRACTICE

james@belmont-designs.co.uk
www.belmont-designs.co.uk
37 Ashenground Road
Haywards Heath
RH16 4PS
Tel: 01444 455161 Mobile 07885 387900

NOTES

DO NOT SCALE OFF THIS DRAWING.

CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED.
ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE.

Rev	Date	By	Amendment
-----	------	----	-----------

Client
Mr & Mrs Mehta

Site Address
**River Lodge
Scaynes Hill Road
Lindfield
RH16 2QQ**

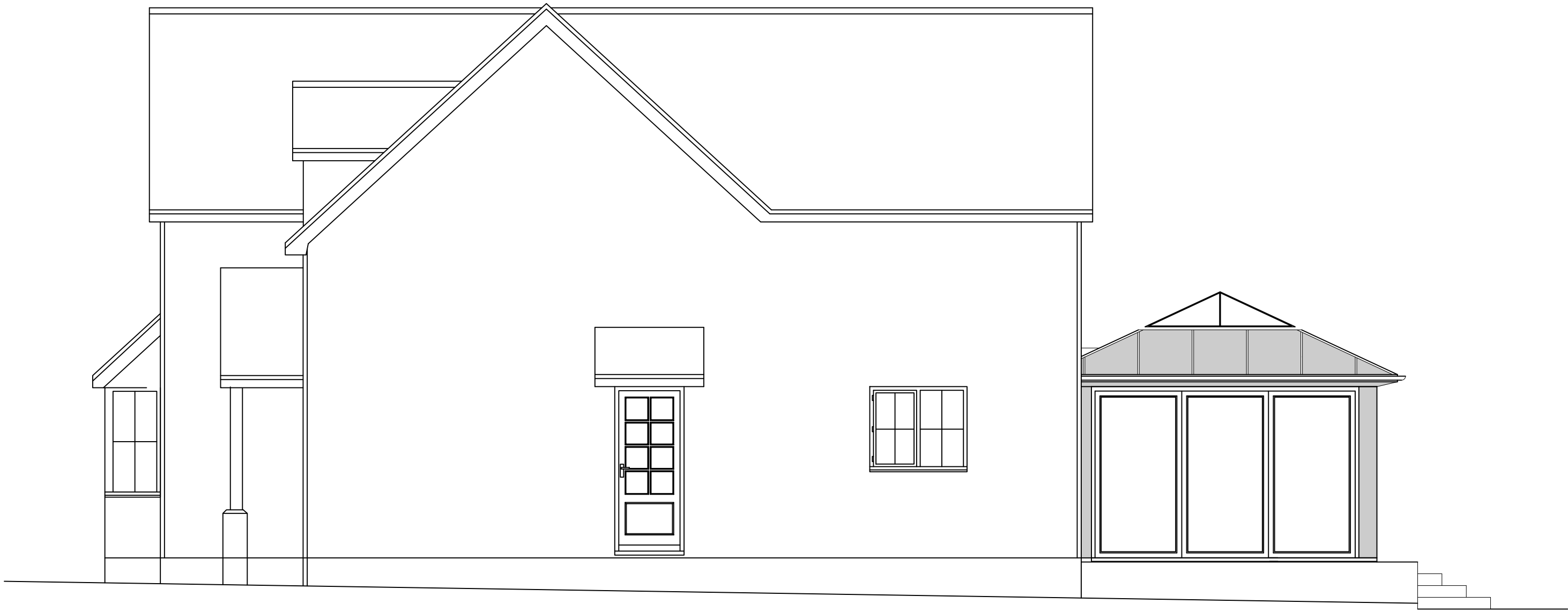
Project
**Proposed single storey extension to
the rear of the property**

Drawing Title
**Proposed GF and FF Plans -
Planning**

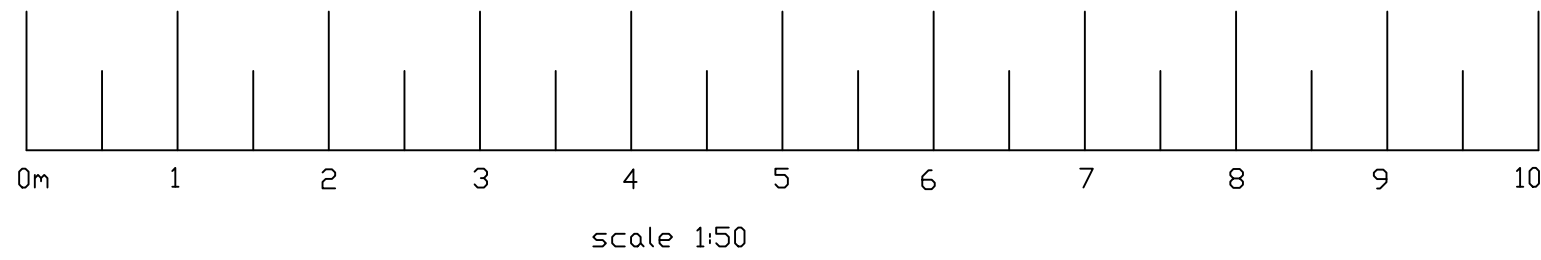
Date	Scale	Drawn By	JM
Feb 2025	1:50@A1	Checked By	JTM
Job No	Dwg No	Rev	
B.009.25	04	*	



FRONT . N/W ELEVATION



SIDE . S/W ELEVATION



P R O P O S E D E L E V A T I O N S



REAR . S/E ELEVATION



SIDE . N/E ELEVATION

B | D

BELMONT DESIGNS
ARCHITECTURAL PRACTICE

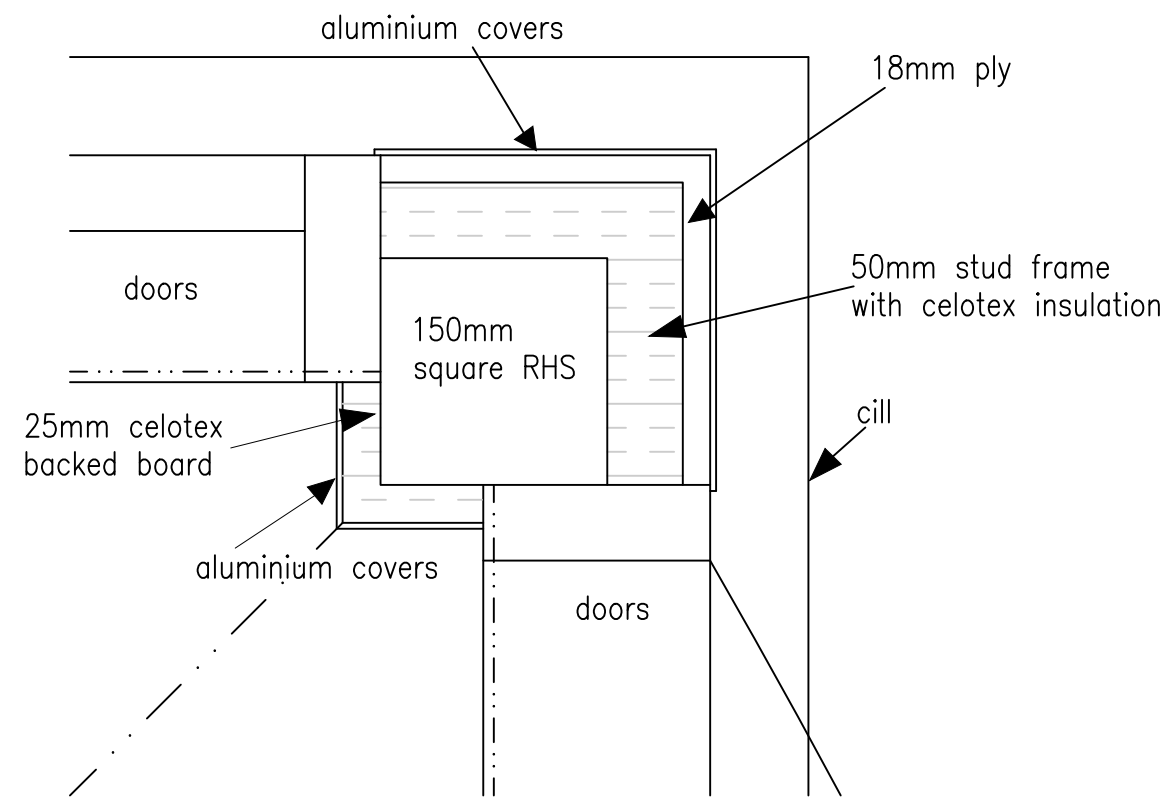
james@belmont-designs.co.uk
www.belmont-designs.co.uk
37 Ashenground Road
Haywards Heath
RH16 4PS
Tel: 01444 455161 Mobile 07885 387900

NOTES

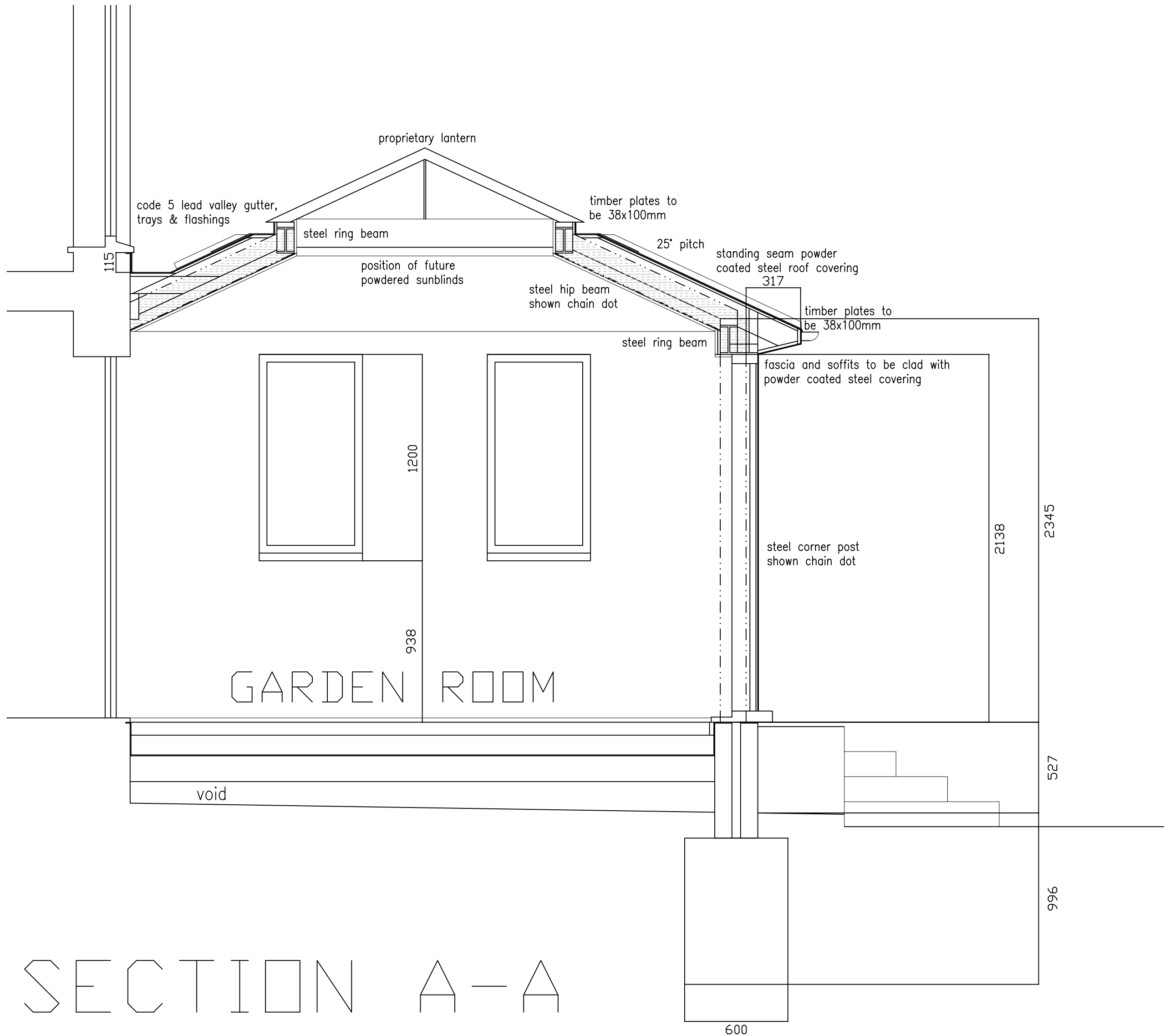
DO NOT SCALE OFF THIS DRAWING.

CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED.
ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE.

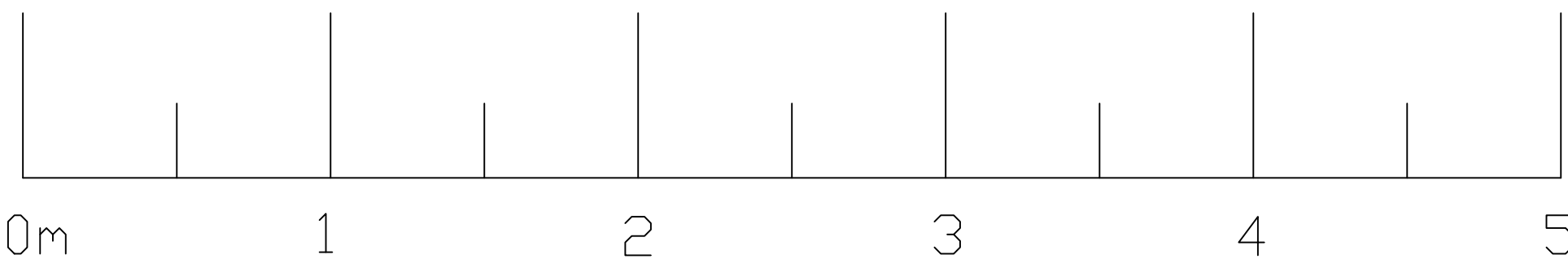
Rev	Date	By	Amendment
Client Mr & Mrs Mehta			
Site Address River Lodge Scaynes Hill Road Lindfield RH16 2QQ			
Project Proposed single storey extension to the rear of the property			
Drawing Title Proposed Elevations - Planning			
Date	Scale	Drawn By	JM
Feb 2025	1:50@A1	Checked By	JTM
Job No	Dwg No	Rev	
B.009.25	05	✱	



Corner Post Detail



SECTION A-A



scale 1:50

Lintels

Lintels above ground floor window to be 3/50x200 timbers bolted together, unless otherwise stated by Structural Engineer.

Beams

Beams to be designed by Structural Engineer, including steel corner posts, to support the main structure. Beams to be nogged out and encased in 2 layers of fireline board taped and set or in certain locations as required by Building Control to paint with intumescent paint (giving 30 minutes fire protection).

Foundations

600mm wide concrete trench foundations, or screw piles and concrete ring beam to be designed and installed by specialist contractor, details to follow. Foundation depths subject to site conditions and Local Authority approval and to be a minimum depth of 1m from ground level, invert of existing drainage and if clay sub soils and trees within 35 metres, foundation and slab will be designed to NHBC tables 'Building Near Trees'.

Smoke Detection

Existing mains operated interlinked smoke detection system to be checked for suitability, in accordance with the recommendations laid down in approved Document B. Detectors to be in the hallway and at the top of the stairs, with a heat detector positioned in the new kitchen. Fire alarms to comply with BS 5839:6–2004. Smoke detectors should be positioned within 3 metres of all bedroom doors.

Slab

75mm sand/cement screed, reinforced with anti crack mesh on 120mm Celotex insulation on 1200g polythene DPM lapped with DPC on beam and block floor, design and details to be provided. Void below floor to be a minimum of 150mm and vented. Walls to receive air bricks to allow for ventilation equal to 1500mm² per each metre run.

External Drainage

Surface water – 100mm diameter UPVC guttering to connect to existing 68mm diameter UPVC down pipes. All existing foul drain runs to be located and protected at all times during works.

Ventilation

All new rooms to have background ventilation equal to 8000mm² in windows/doors.

Windows/Doors

Provide double glazing to all windows and doors, glazing in windows below 800mm from floor level and glazing in doors below 1500mm from floor level to be in toughened glass to comply with part N of the Building Regulations. Habitable rooms to have openable areas equivalent to not less than 1/20th of the floor area. Glazing in 'critical areas' to be kitemarked as BS6206, including glazing to the side of doorways. All windows and doors require a whole unit U–value of 1.4W/m2K. All glazing to be solar control glass to achieve 3 heat managing mechanisms to include reflectance, direct transmittance and absorptance
Restraint

5mm x 1000mm galvanised restraint and holding down straps at 2.0m centres all round roof level.

Walls

102mm brickwork, 50mm cavity fully filled with 50mm Extratherm insulation, or similar, between sole plate and structural floor. 100mm Celcon solar blockwork up to DPC level a minimum of 150mm above ground level. Above DPC to be powder coated seamed steel sheeting on 13mm OSB on 25x38mm battens on 25x38mm counter battens, to allow for vented and drained cavity, on breathable felt, Tyvec or similar on 18mm OSB on 50x150mm studwork at 400mm centres, insulated with 150mm Celotex, vapour check layer and internally lined with 25mm Celotex backed plasterboard, joints taped and skimmed. Aluminium cover strips to garden room corner posts and projecting door head on 13mm OSB on 25x38mm battens on breathable felt, Tyvec or similar on frame insulated with Celotex around steel RHS post.

Roof

Abutment to walls to be Code 5 lead taken up the walls a minimum of 150mm vertically. Lead to be stepped and lapped with trays all in accordance with the Lead Development Association's recommendations, including valley gutters. Insulation to be taken down to plate and in all cases to run continuously with cavity wall insulation. Powder coated seamed steel roof sheeting on breathable membrane on 13mm external ply on 50x125mm rafters at 400mm centres (design and calculations by Engineer to be forwarded to the Local Authority, prior to commencement of works) with 75mm Celotex insulation between rafters, vapour check layer and internally lined with 65mm Celotex and 12.5mm plasterboard, joints taped and skimmed. Proprietary roof glazed lantern to be designed, supplied by specialist manufacturer and installed as per manufacturer's recommendations and to have an AA fire rating. All glazing to be solar control glass to achieve 3 heat managing mechanisms to include reflectance, direct transmittance and absorptance. Formed back gutter to be formed on GRP on 18mm external ply and 50x50mm timber frame and to fall to the front and back hoppers.

General Note

Client to provide details of heat producing appliances, controls etc for approval of the Local Authority, Building Control Section. Existing boiler to be checked for suitability by a suitably qualified Gas Safe Installer. Temperature of water stored in heater must not exceed 100° centigrade. The temperature of the hot water to baths must not exceed 48° centigrade. Water based underfloor heating to be provided to new area extended from existing system zoned separately from existing underfloor heating areas. Route of pipework feeds to be determined on site. All electrical work to be designed and installed by suitably qualified person and an electrical certificate to be issued upon completion and shown to Building Control. 75% of all light fittings to be energy efficient in most used rooms and 100% of all external lights unless on PIR's. Positions of light and power point sockets to be located as per new build requirements. Commissioning certificates by competent or qualified persons to all fixed building services, where applicable, to be provided upon completion for heating and hot water systems (including insulation of pipes, ducts and vessels), mechanical ventilation (regulation 20A), mechanical cooling/air conditioning, fixed internal and external lighting and renewable systems. Existing structure taking additional loads will be exposed to ascertain suitability.

B

D

BELMONT DESIGNS
ARCHITECTURAL PRACTICE

james@belmont-designs.co.uk
www.belmont-designs.co.uk
37 Ashenground Road
Haywards Heath
RH16 4PS
Tel: 01444 455161 Mobile 07885 387900

NOTES
DO NOT SCALE OFF THIS DRAWING.

CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED.
ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE.

Rev	Date	By	Amendment

Client
Mr & Mrs Mehta

Site Address
**River Lodge
Scaynes Hill Road
Lindfield
RH16 2QQ**

Project
**Proposed single storey extension
to the rear of the property**

Drawing Title
**Proposed Section, Corner Post
Detail and Notes - Building Regs**

Date Feb 2025	Scale 1:50@A1 1:20@A1	Drawn By JM Checked By JTM
Job No B.009.25	Dwg No 06	Rev *

Appendix B- Flood Risk Information

Solent & South Downs Area

Pre-application Advice Note

September 2019

This document sets out the environmental issues we will consider when providing our planning application consultation advice to Local Councils. It can be used by applicants, developers and consultants at the pre-planning stage.

Fluvial Flood Risk

Development must be safe and should not increase the risk of flooding.

You can view a site's flood zone on the Flood Map for Planning on our website: <https://flood-map-for-planning.service.gov.uk>

If your proposed development is located within flood zone 2 or 3 you should consult the Flood Risk and Coastal Change pages of the National Planning Policy Guidance (NPPG)

<http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Here you can determine whether the flood risk vulnerability of your proposed development and the flood zone are compatible. You can also establish if there are flood risk sequential test and exception test requirements for your proposed development. In the first instance we recommend the developer/applicant liaises with the Local Planning Authority (LPA) to undertake the Sequential Test in accordance with the National Planning Policy Framework (NPPF).

If your proposed development is located within flood zone 2 or 3 and its vulnerability and flood zone are considered acceptable under the NPPG then a site specific Flood Risk Assessment (FRA) is required to support any subsequent planning application. This is required by paragraph 163 of the NPPF: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Guidance on the content of a site specific FRA can be found in the NPPG and online: <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

More detailed flood risk modelling data is available to help you produce a FRA please contact our Customers and Engagement team at SSDenquiries@environment-agency.gov.uk.

Climate Change Allowances

On 19 February 2016, we published new guidance for planners and developers on how to use climate change allowances in a site-specific FRA: <https://www.gov.uk/guidance/flood-risk-assessments-climatechange-allowances>

Groundwater Quality

Development must not cause pollution to the water environment.

Source Protection Zones

We have defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used across the country for public drinking water supply. These zones are more sensitive to contamination from activities that might cause pollution in the area. The closer the activity, the greater the risk.



SPZ1s are the areas designated as most at risk from contamination and development activities and in these areas we may consider it inappropriate for development to discharge foul or surface water into the ground.

To see if your proposed development is located within a Source Protection Zone, please use our online map: <https://magic.defra.gov.uk/>

Contaminated Land

The NPPF takes a precautionary approach to land contamination. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of remediation. Where contamination is known or suspected, a desk study, site investigation, remediation and other works may be required to enable safe development.

Pollution

If the proposed development use has the potential to pollute ground or surface water receptors then an assessment to establish whether the risk of pollution is acceptable or can be mitigated will be required within any planning application.

Foul Drainage

When drawing up wastewater treatment proposals for any development, the first presumption is to provide a system of foul drainage discharging into a public sewer to be treated at a public sewage treatment works (those provided and operated by the water and sewerage companies). This should be done in consultation with the sewerage company of the area prior to the submission of a formal planning application.

If connection to a public sewage treatment plant is not feasible, a package sewage treatment plant may be considered. If you would like further advice please call 03708 506 506.

Cemeteries

The development of new cemeteries in areas where groundwater vulnerability is high should be avoided, except where the thickness and nature of the unsaturated zone, or the impermeable formations beneath the site, protect groundwater; or where the long-term risk is mitigated by appropriate engineering methods.

Main Rivers

Ecology

In accordance with the National Planning Policy Framework (NPPF), any development proposal should avoid significant harm to biodiversity and seek to protect and enhance it. Opportunities to incorporate biodiversity in and around the development will be encouraged.

Your scheme should be designed with a naturalised buffer zone of at least 8 metres from the main river to protect and enhance the conservation value of the watercourse and ensure access for flood defence maintenance.

This buffer zone should be managed for the benefit of biodiversity for example by the planting of locally appropriate, UK native species. The buffer zone should be undisturbed by development with no fencing, footpaths or other structures. This buffer zone will help provide more space for flood waters, provide improved habitat for local biodiversity and allows access for any maintenance requirements.

To identify any Main Rivers in proximity to your proposed development please see our Main Rivers Consultation Map: <http://apps.environment-agency.gov.uk/wiyby/151293.aspx>

customer service line
03708 506 506

www.gov.uk/environment-agency

incident hotline
0800 80 70 60

floodline
0345 988 1188

Culverting

The Environment Agency is likely to oppose culverting as it is damaging to the ecological integrity of the river channel and its corridor and acts as a barrier to the movement of wildlife, including fish and may also increase flood risk. If the proposal will impact an existing culvert the Environment Agency may oppose planning consent for development either over, or within 8 metres of an existing culvert. Wherever possible, existing culverts should be removed and the river channel and bankside habitat reinstated to restore the ecological continuity of the river channel and its corridor.

Water Framework Directive (WFD)

Any marine works below MHWS require an assessment of possible impacts on Water Framework Directive (WFD). The assessment should include all elements of the works that fall within, or have the potential to affect, a WFD water body and any of the protected areas therein (including Bathing Waters and Shellfish Waters).

The WFD assessment should follow the 'Clearing the Waters for All' guidance available at <https://www.gov.uk/guidance/water-framework-directive-assessment-estuarine-and-coastal-waters>

Where appropriate, a WFD Assessment should assess any potential impacts and demonstrate that the required enhancements will be delivered. In some cases the requirements of a WFD assessment can be incorporated into an Environmental Impact Assessment (EIA). Any development that has the potential to cause deterioration in classification under WFD or that precludes the recommended actions from being delivered in the future is likely to be considered unacceptable to us.

Permits & Consents

Environmental Permitting Regulations

To see if your proposed development requires an Environmental Permit under the Environmental Permitting Regulations please refer to our website: <https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>

From 6 April 2016 an Environmental Permit is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated Main River, and within 16 metres of a tidal defence.

Ordinary Watercourse Consent

The prior written consent of the relevant Lead Local Flood Authority is required for the erection of any flow control structures, culverting or diversion of ordinary watercourses, including streams, land drains and ditches.

Marine Licence

A marine licence may be required for any activities at the mean high water spring tide up to the territorial limit. This also includes the waters of every estuary, river or channel where the tide flows at mean high water spring tide.

Any development must demonstrate how adverse impacts on migratory fish, bathing waters, shellfish waters, designated sites, protected and priority species and habitats will be avoided, minimised, mitigated and if necessary compensated for. Works within or affecting a Water Framework Directive (WFD) waterbody will need to demonstrate that compliance with WFD objectives will be achieved. 'Clearing the Waters for All' provides guidance on how the impacts on WFD should be addressed, and should be used when preparing an assessment, including the screening and scoping of activities. <https://www.gov.uk/guidance/water-framework-directive-assessment-estuarine-and-coastal-waters>

Further pre-application options

The information provided above details generic information which may or may not be applicable to your development. We are able to provide more detailed and bespoke advice and answer technical questions for a charged fee of £100 per person per hour +VAT.

If you are interested in finding out more about this service, please email:

planningssd@environment-agency.gov.uk

We can explain this service and provide you with a bespoke quote for further pre-application advice that you may require please see .gov - <https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Please note

Please note that the view expressed in this letter by the Environment Agency is in response to the enquiry only and does not represent our final view in relation to any future planning application made in relation to this site.

We reserve the right to change our position in relation to any such application.

As part of this preliminary response we have not technically reviewed any documents. This opinion is based on the information submitted and current planning policy and guidance.

If you have any questions please contact the Solent & South Downs Sustainable Places team:

planningssd@environment-agency.gov.uk

To make a request for data

Please submit your request for data to ssdenquiries@environment-agency.gov.uk. You should get the information within 20 working days. We will tell you when to expect the information if we need more time.

There are many datasets available online at www.data.gov.uk including flood maps, historic landfill, waste exemptions, consented discharges to controlled waters, and much more.

customer service line
03708 506 506

www.gov.uk/environment-agency

incident hotline
0800 80 70 60

floodline
0345 988 1188

Use of Environment Agency Information for Flood Risk Assessments

Important

The Environment Agency are keen to work with partners to enable development which is resilient to flooding for its lifetime and provides wider benefits to communities. If you have requested this information to help inform a development proposal, then we recommend engaging with us as early as possible by using the pre-application form available from our website:

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

We recognise the value of early engagement in development planning decisions. This allows complex issues to be discussed, innovative solutions to be developed that both enables new development and protects existing communities. Such engagement can often avoid delays in the planning process following planning application submission, by reaching agreements up-front. We offer a charged pre-application advice service for applicants who wish to discuss a development proposal.

We can also provide a preliminary opinion for free which will identify environmental constraints related to our responsibilities including flooding, waste, land contamination, water quality, biodiversity, navigation, pollution, water resources, foul drainage or Environmental Impact Assessment.

In preparing your planning application submission, you should refer to the Environment Agency's Flood Risk Standing Advice and the Planning Practice Guidance for information about what flood risk assessment is needed for new development in the different Flood Zones. This information can be accessed via:

<https://www.gov.uk/flood-risk-assessment-standing-advice>
<http://planningguidance.planningportal.gov.uk/>

You should also consult the Strategic Flood Risk Assessment or other relevant materials produced by your local planning authority.

You should note that:

1. Information supplied by the Environment Agency may be used to assist in producing a Flood Risk Assessment (FRA) where one is required, but does not constitute such an assessment on its own.
2. This information covers flood risk from main rivers and the sea, and you will need to consider other potential sources of flooding, such as groundwater or surface water runoff. Information produced by the local planning authority referred to above may assist here.
3. Where a planning application requires an FRA and this is not submitted or is deficient, the Environment Agency may raise an objection.

Flood risk assessment data



Location of site: 535328 / 124576 (shown as easting and northing coordinates)

Document created on: 24 June 2025

This information was previously known as a product 4.

Customer reference number: 6ME65NRUU7YM/ EIR2025/15059

Map showing the location that flood risk assessment data has been requested for.



How to use this information

You can use this information as part of a flood risk assessment for a planning application. To do this, you should include it in the appendix of your flood risk assessment.

We recommend that you work with a flood risk consultant to get your flood risk assessment.

Included in this document

In this document you'll find:

- how to find information about surface water and other sources of flooding
- information on the models used
- definitions for the terminology used throughout
- flood map for planning (rivers and the sea)
- past floods
- flood defences and attributes
- information to help you assess if there is a reduced flood risk from rivers and the sea because of defences
- modelled data
- information about strategic flood risk assessments
- information about this data
- information about flood risk activity permits
- help and advice

Surface water and other sources of flooding

When using the surface water map on the [check your long term flood risk service](#) the following considerations apply:

- surface water extents are suitable for use in planning
- surface water climate change scenarios may help to inform risk assessments, but the available data fall short of what is required to assess planned development
- surface water depth information should not be used for planning purposes

To find out about other factors that might affect the flood risk of this location, you should also check:

- [reservoir flood risk](#)
- groundwater flood risk - you could use the [British Geological Survey groundwater flooding data](#), [groundwater: current status and flood risk](#) and the guide on [mining and groundwater constraints for development](#) - further information may be available from the lead local flood authority (LLFA)
- your local planning authority's SFRA, which includes future flood risk

Your Lead Local Flood Authority is West Sussex County.

For information about sewer flooding, contact the relevant water company for the area.

About the models used

Model name: Upper Ouse Flood Risk Mapping study

Scenario(s): No defences exist fluvial, no defences exist climate change fluvial, defended fluvial, defended climate change fluvial

Date: 2012

Model name: Scrasebridge Stream Modelling 2009 (def fluvial)

Scenario(s): No defences exist fluvial, no defences exist climate change fluvial

Date: 15 December 2009

This model contains the most relevant data for your area of interest.

Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1% chance of occurring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 3.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

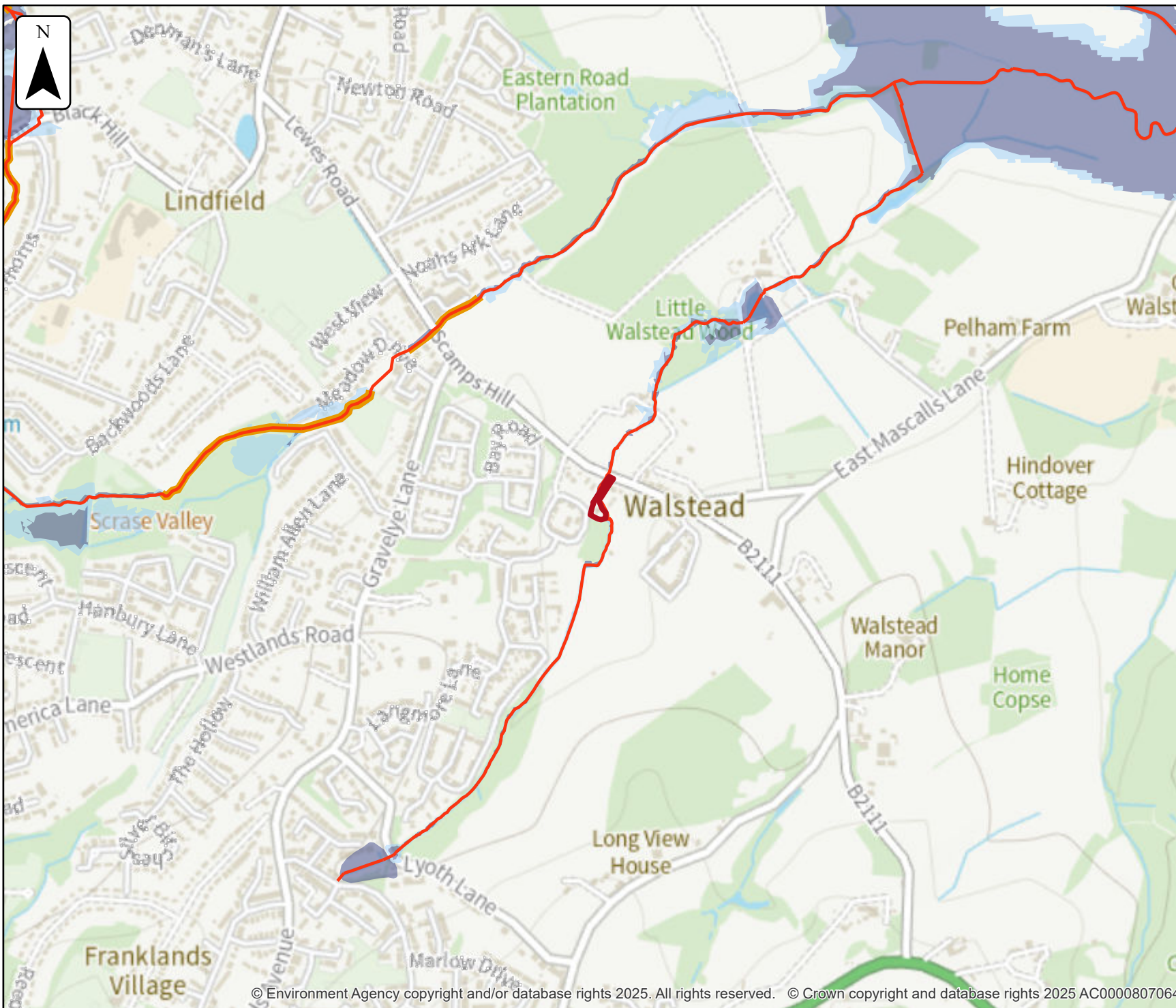
- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change



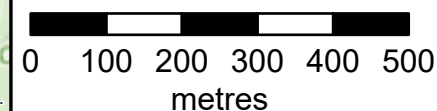
Flood map for planning

Location (easting/northing)
535328/124576

Scale
1:10,000

Created
24 Jun 2025

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



Past floods

Past flood events included in this document

The recorded flood outlines included in this document are for areas of land local to your site location that have been flooded by any of these sources:

- ephemeral water
- main rivers
- ordinary watercourses
- the sea
- unknown

Data limitations

The outlines do not include flooding from:

- drainage where rainfall has led to surface water ponding or overland runoff
- artificial, water-bearing sewer, water supply and wastewater treatment pipelines

Changes to flood defences

The defences (also known as assets) that were in place may also have changed. For example, assets may have been built more recently than the last recorded flood outline.

What the recorded flood outlines dataset is

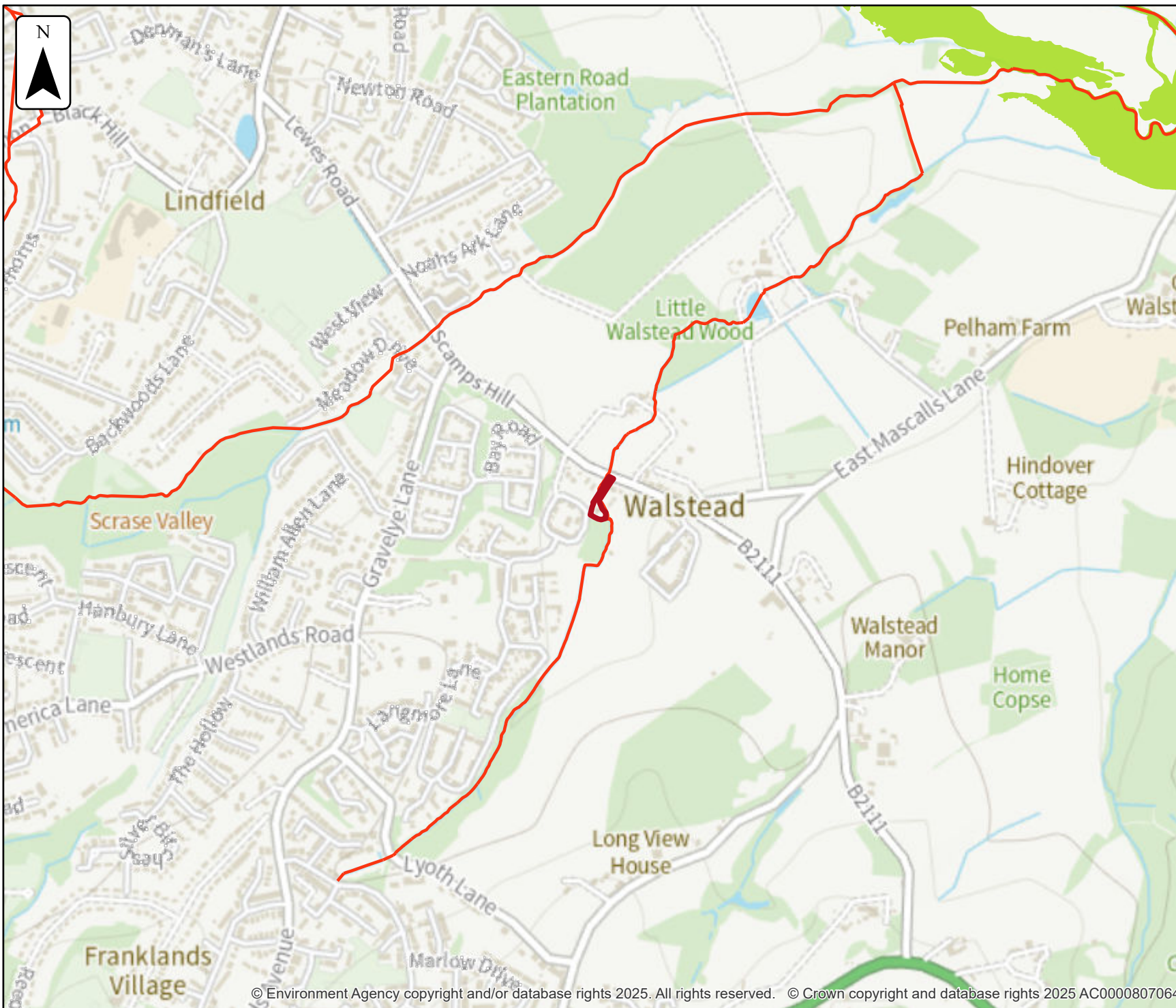
The recorded flood outlines are a geographical information system (GIS) data layer that show our verified records of areas that have flooded in the past from:

- rivers
- the sea
- groundwater
- surface water

[Download the complete recorded flood outlines dataset](#), which includes data quality flags for outlines recorded after April 2020. This indicates the confidence we have in an outline.

Get flood information from other organisations

Contact West Sussex County Lead Local Flood Authority (LLFA) and your drainage board to get information about past flooding caused by surface water or drainage systems.



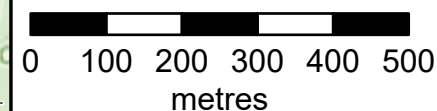
Past floods

Location (easting/northing)
535328/124576

Scale
1:10,000

Created
24 Jun 2025

-  Selected area
-  Main river
- Date of flood event
-  January, 2009



Data on past flood events

Start date	End date	Source of flood	Cause of flood	Affects location
22 January 2009	24 January 2009	main river	channel capacity exceeded (no raised defences)	No

Flood defences and attributes

The flood defences map shows the location of the flood defences present.

The flood defences data table shows the type of defences, their condition and the standard of protection. It shows the height above sea level of the top of the flood defence (crest level). The height is in mAOD which is the metres above the mean sea level at Newlyn, Cornwall.

It's important to remember that flood defence data may not be updated on a regular basis. The information here is based on the best available data.

Use this information:

- to help you assess if there is a reduced flood risk for this location because of defences
- with any information in the modelled data section to find out the impact of defences on flood risk



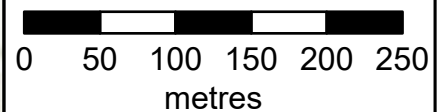
Flood defences

Location (easting/northing)
535328/124576

Scale
1:5,000

Created
24 Jun 2025

-  Selected area
-  Main river
-  Flood defence



© Environment Agency copyright and/or database rights 2025. All rights reserved. © Crown copyright and database rights 2025 AC0000807064.

Flood defences data

Label	Asset ID	Asset Type	Standard of protection (years)	Current condition	Downstream actual crest level (mAOD)	Upstream actual crest level (mAOD)	Effective crest level (mAOD)
1	21505	Wall	50		31.04	31.81	
2	177905	Wall	50	Poor	31.21	31.0	
3	21504	Wall	50	Very poor	30.97	31.22	30.97

Any blank cells show where a particular value has not been recorded for an asset.

Modelled data

This section provides details of different scenarios we have modelled and includes the following (where available):

- outline maps showing the area at risk from flooding in different modelled scenarios
- modelled node point map(s) showing the points used to get the data to model the scenarios and table(s) providing details of the flood risk for different return periods
- map(s) showing the approximate water levels for the return period with the largest flood extent for a scenario and table(s) of sample points providing details of the flood risk for different return periods

Climate change

The climate change data included in the models may not include the latest [flood risk assessment climate change allowances](#). Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

The Environment Agency will incorporate the new allowances into future modelling studies. For now, it's your responsibility to demonstrate that new developments will be safe in flood risk terms for their lifetime.

Modelled scenarios

The following scenarios are included:

- No defences exist modelled fluvial: risk of flooding from rivers where there are no flood defences
 - No defences exist climate change modelled fluvial: risk of flooding from rivers where there are no flood defences, including estimated impact of climate change
- Defended modelled fluvial: risk of flooding from rivers with flood defences.
Defended climate change modelled fluvial: risk of flooding from rivers with flood defences, including the estimated impact of climate change.

Modelled Flood Outlines (Undefended Fluvial). Centred RH16 2QQ. Created 25/06/2025.

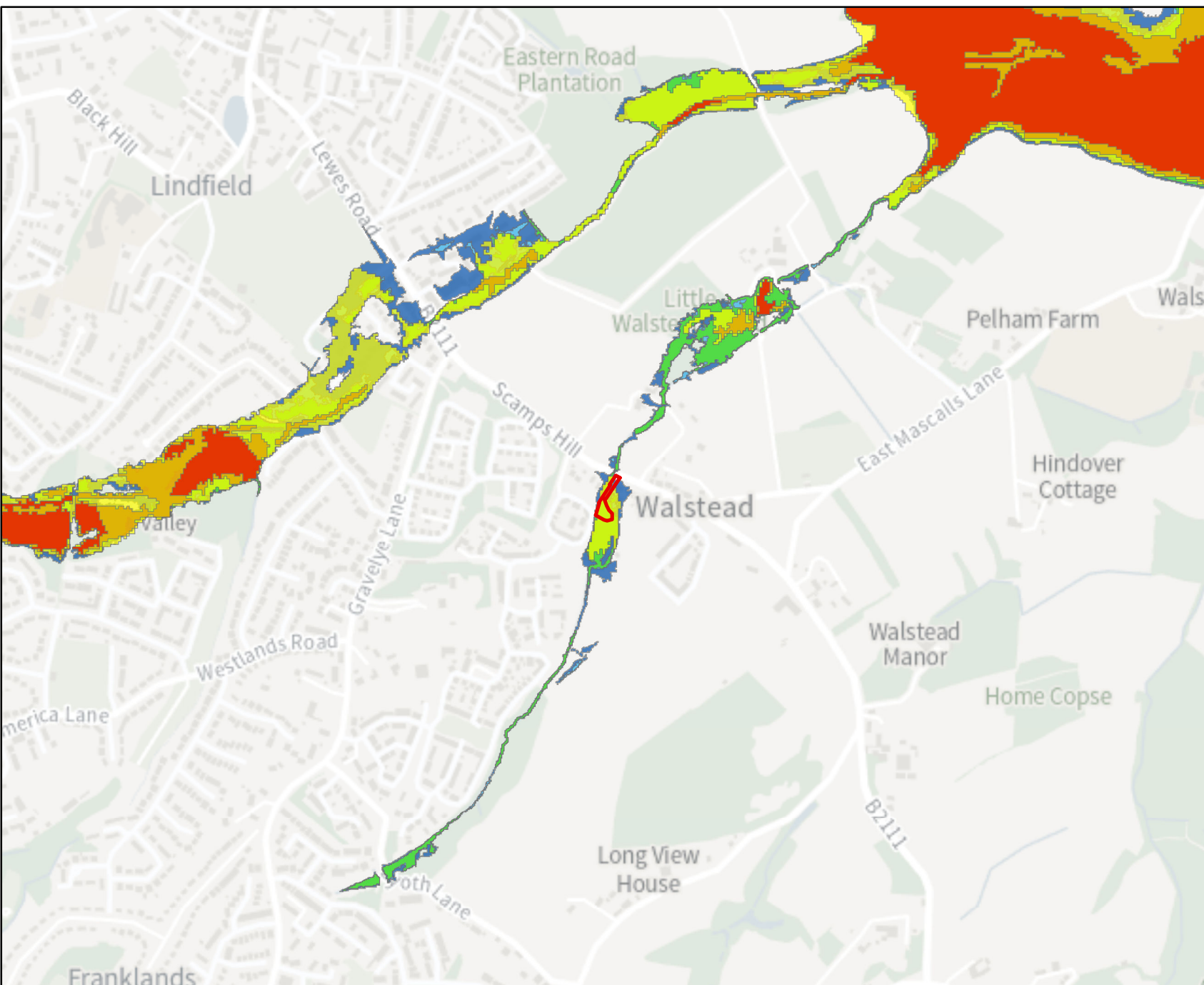
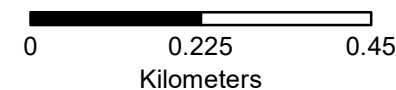


Legend

- Site Boundary
- 5% AEP (Undefended Fluvial)
- 1% AEP (Undefended Fluvial)
- 0.1% AEP (Undefended Fluvial)
- 1% AEP + CC35 (Undefended Fluvial)
- 1% AEP + CC45 (Undefended Fluvial)
- 1% AEP + CC105 (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



Modelled Flood Outlines (Defended Fluvial). Centred RH16 2QQ. Created 25/06/2025.

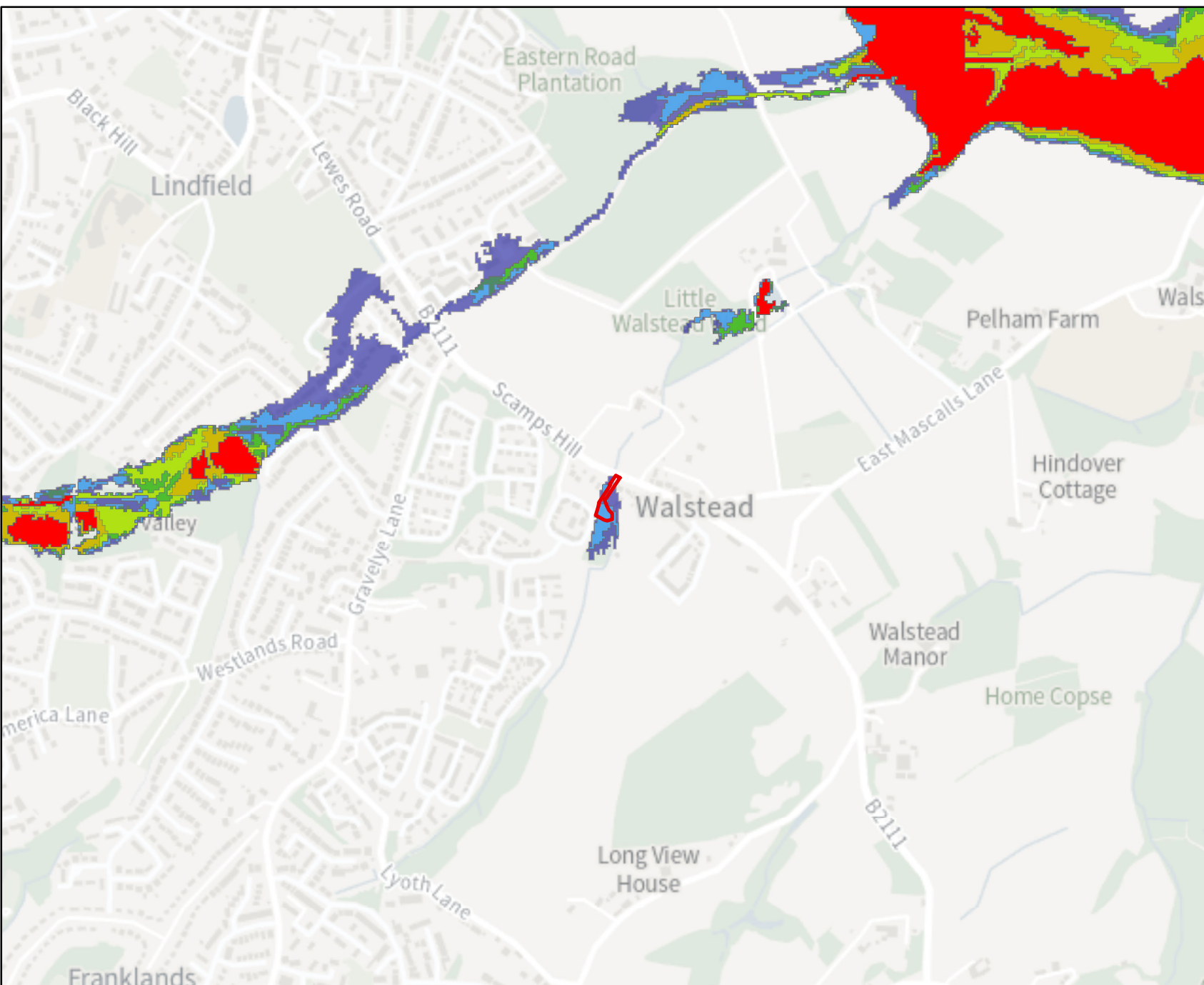
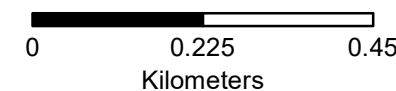


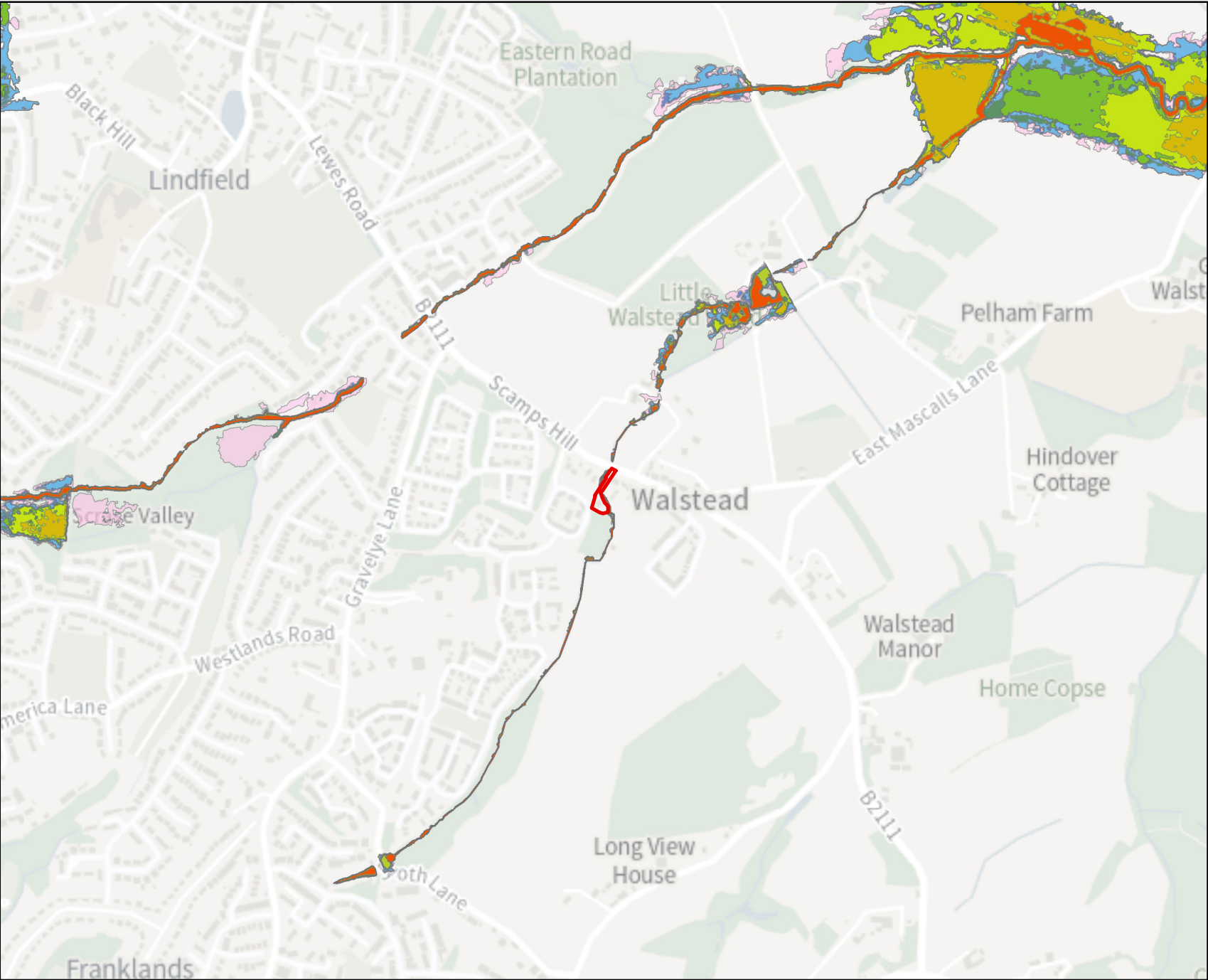
Legend

- Site Boundary
- 20% AEP (Defended Fluvial)
- 5% AEP (Defended Fluvial)
- 2% AEP (Defended Fluvial)
- 1.3% AEP (Defended Fluvial)
- 1% AEP (Defended Fluvial)
- 1% AEP + CC20 (Defended Fluvial)
- 0.4% AEP (Defended Fluvial)
- 0.1% AEP (Defended 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
- 20% AEP (Defended Fluvial)
- 5% AEP (Defended Fluvial)
- 2% AEP (Defended Fluvial)
- 1.3% AEP (Defended Fluvial)
- 1% AEP (Defended Fluvial)
- 1% AEP Plus Climate Change (Defended Fluvial)
- 0.4% AEP (Defended Fluvial)
- 0.1% AEP (Defended 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

0

0.225

0.45

Kilometers

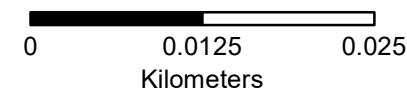


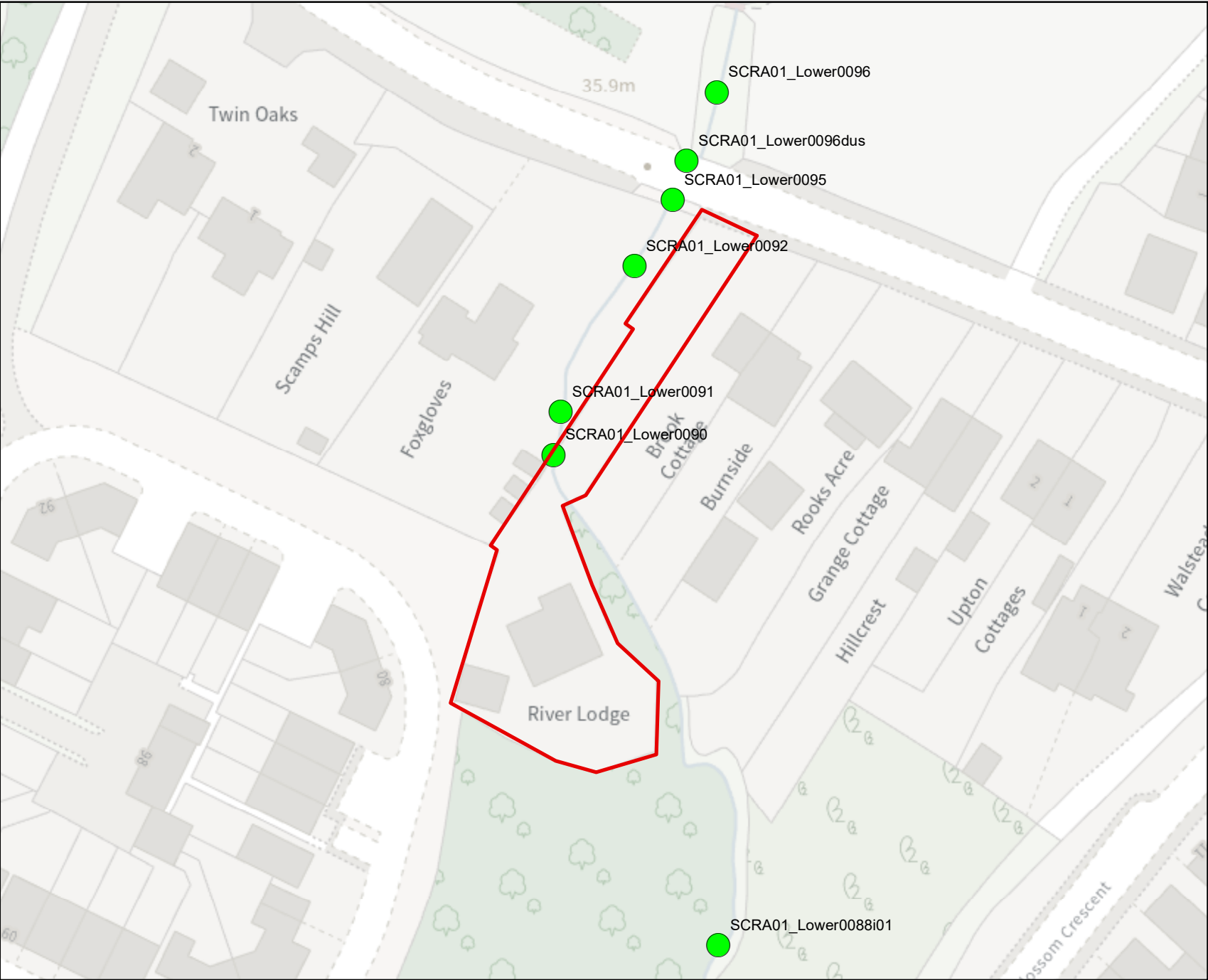
Legend

-  Site Boundary
-  Site Nodes

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

Scale: 1:550



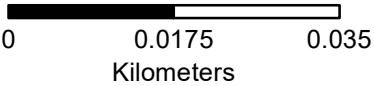


Legend

-  Site Boundary
-  ModelNodePoint_Scrase_Bridge_point

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

Scale: 1:800



Product 4 Flood Risk Data Requested by: Jethro Sifflet

Site: 535338,124588

Table 1: Water Levels: Fluvial Undefended

Node Reference	NGR		Modelled Flood Levels in Metres					
	Eastings	Northings	Undefended Annual Exceedance Probability					
			5%	1%	0.1%	1% + CC (35% flow increase)	1% + CC (45% flow increase)	1% + CC (105% flow increase)
1	535356	124631	-	-	-	-	-	-
2	535347	124619	-	-	-	-	-	35.67
3	535339	124606	-	-	35.26	-	-	35.65
4	535331	124593	-	-	35.26	35.09	35.16	35.64
5	535326	124578	-	-	35.30	35.11	35.18	35.64
6	535335	124571	-	-	35.30	35.12	35.18	35.64
7	535344	124564	-	-	35.31	35.12	35.19	35.64
8	535322	124565	-	-	35.33	35.15	35.21	35.66
9	535335	124560	-	-	35.32	35.14	35.20	35.65

Table 2: Water Levels: Fluvial Defended

Node Reference	NGR		Modelled Flood Levels in Metres							
	Eastings	Northings	Defended Annual Exceedance Probability							
			20%	5%	2%	1.3%	1%	1% + CC (20%)	0.4%	0.1%
1	535356	124631	-	-	-	-	-	-	-	-
2	535347	124619	-	-	-	-	-	-	-	-
3	535339	124606	-	-	-	-	-	34.94	34.94	35.26
4	535331	124593	-	-	-	-	-	34.95	34.95	35.26
5	535326	124578	-	-	-	-	-	35.01	35.01	35.30
6	535335	124571	-	-	-	-	-	35.02	35.02	35.30
7	535344	124564	-	-	-	-	-	35.03	35.03	35.31
8	535322	124565	-	-	-	-	-	35.05	35.05	35.32
9	535335	124560	-	-	-	-	-	35.06	35.06	35.32

Table 3: Water Depth: Fluvial Undefended

Node Reference	NGR		Modelled Flood Depth in Metres					
	Eastings	Northings	Undefended Annual Exceedance Probability					
			5%	1%	0.1%	1% + CC (35% flow increase)	1% + CC (45% flow increase)	1% + CC (105% flow increase)
1	535356	124631	-	-	-	-	-	-
2	535347	124619	-	-	-	-	-	0.46
3	535339	124606	-	-	0.43	-	-	0.45
4	535331	124593	-	-	0.60	0.14	0.21	0.69
5	535326	124578	-	-	0.37	0.72	0.79	1.25
6	535335	124571	-	-	0.76	0.13	0.20	0.66
7	535344	124564	-	-	0.23	0.14	0.20	0.66
8	535322	124565	-	-	0.48	0.62	0.68	1.13
9	535335	124560	-	-	0.33	0.20	0.27	0.71

Table 4: Water Depth: Fluvial Defended

Node Reference	NGR		Modelled Flood Depth in Metres							
	Eastings	Northings	Defended Annual Exceedance Probability							
			20%	5%	2%	1.3%	1%	1% + CC (20%)	0.4%	0.1%
1	535356	124631	-	-	-	-	-	-	-	-
2	535347	124619	-	-	-	-	-	-	-	-
3	535339	124606	-	-	-	-	-	0.11	0.11	0.43
4	535331	124593	-	-	-	-	-	0.29	0.29	0.60
5	535326	124578	-	-	-	-	-	0.08	0.08	0.37
6	535335	124571	-	-	-	-	-	-	-	0.23
7	535344	124564	-	-	-	-	-	-	-	0.23
8	535322	124565	-	-	-	-	-	0.21	0.21	0.48
9	535335	124560	-	-	-	-	-	0.06	0.06	0.33

All Fluvial model data taken from Upper Ouse Flood Risk Mapping study, completed in 2012 by JBA Consulting.

NB. Undefended Fluvial Climate Change scenarios were determined by a re-run of the existing fluvial model by JBA Consulting in 2017.

There is no additional information or health warnings for these levels/depths or the model from which they have been produced.

Produced on 25/06/2024

Table 5: Water Levels: Fluvial Undefined

Node Ref	NGR		Modelled Flood Levels in Metres AOD Defended Annual Exceedance Probability							
	Eastings	Northings	20%	5%	2%	1.3%	1%	1%+cc	0.4%	0.1%
SCRA01_Lower0096	535356	124654	33.88	33.98	34.03	34.07	34.10	34.17	34.19	34.24
SCRA01_Lower0096dus	535351	124644	34.01	34.11	34.17	34.21	34.24	34.31	34.32	34.38
SCRA01_Lower0095	535349	124638	34.09	34.21	34.29	34.34	34.38	34.48	34.50	34.58
SCRA1_Lower0092	535344	124628	34.12	34.25	34.33	34.38	34.42	34.53	34.56	34.65
SCRA01_Lower0091	535333	124606	34.15	34.28	34.35	34.40	34.44	34.55	34.58	34.66
SCRA01_Lower0090	535332	124600	34.17	34.29	34.37	34.42	34.46	34.56	34.59	34.68
SCRA01_Lower0088i01	535356	124527	34.55	34.59	34.63	34.66	34.69	34.77	34.79	34.86

All fluvial model data taken from the Scrase Bridge Stream Flood Mapping Study, completed in 2009 by Atkins and is a 1D-2D ISIS TUFLOW model. Please note that we are unable to provide any depths here as no 2D modelling was carried out at this location.

**There is no additional information or health warnings for these levels/depths or the model from which they have been produced.
Produced on 26/06/2025.**

The flood risk data provided is based on existing EA hydraulic models for existing 0.5% annual probability events with an allowance for climate change. Please note the climate change allowances provided are not up to date. These were updated on 17 December 2019. 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 risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

Your Lead Local Flood Authority is West Sussex County.

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

[Find out more about flood risk activity permits](#)

Help and advice

Contact the Solent and South Downs Environment Agency team at ssdenquiries@environment-agency.gov.uk for:

- [more information about getting a product 5, 6, 7 or 8](#)
- general help and advice about the site you're requesting data for

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
535328/124576

Created
24 June 2025 09:43

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)
535328/124576

Scale
1:2,500

Created
24 Jun 2025 09:44

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 20 40 60m

Flood map for planning

Get a boundary report

 [Edit](#)

 [Delete](#)

Datasets

- ☒ Flood zones 2 and 3
- ☐ River and sea with defences
- ☐ River and sea without defences
- ☐ Surface water
- ☐ None

Map features

- ☐ Water storage
- ☐ Flood defence
- ☐ Main Rivers

 Search

Key



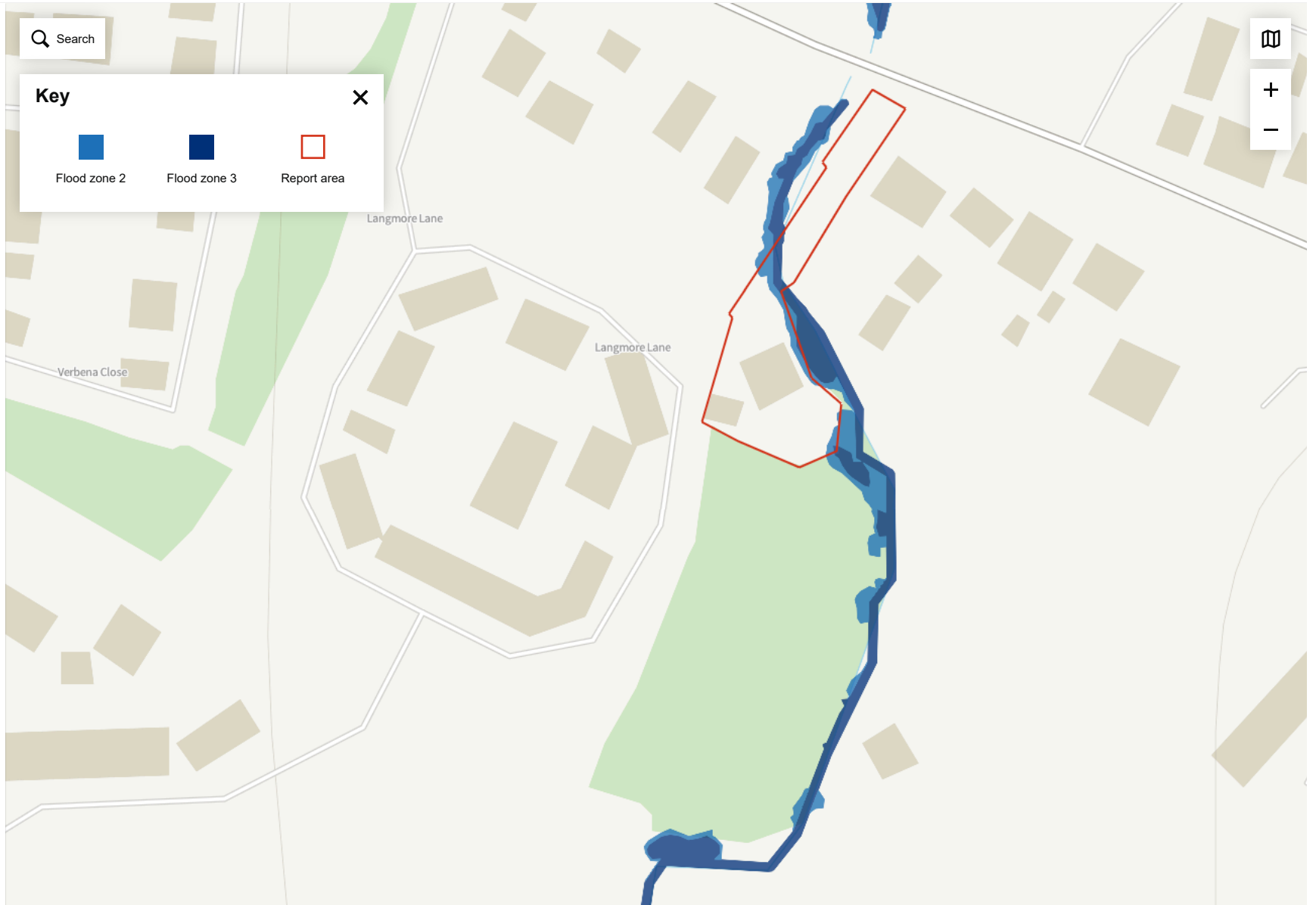
Flood zone 2



Flood zone 3



Report area



[Get summary report](#)

 Search

 Menu



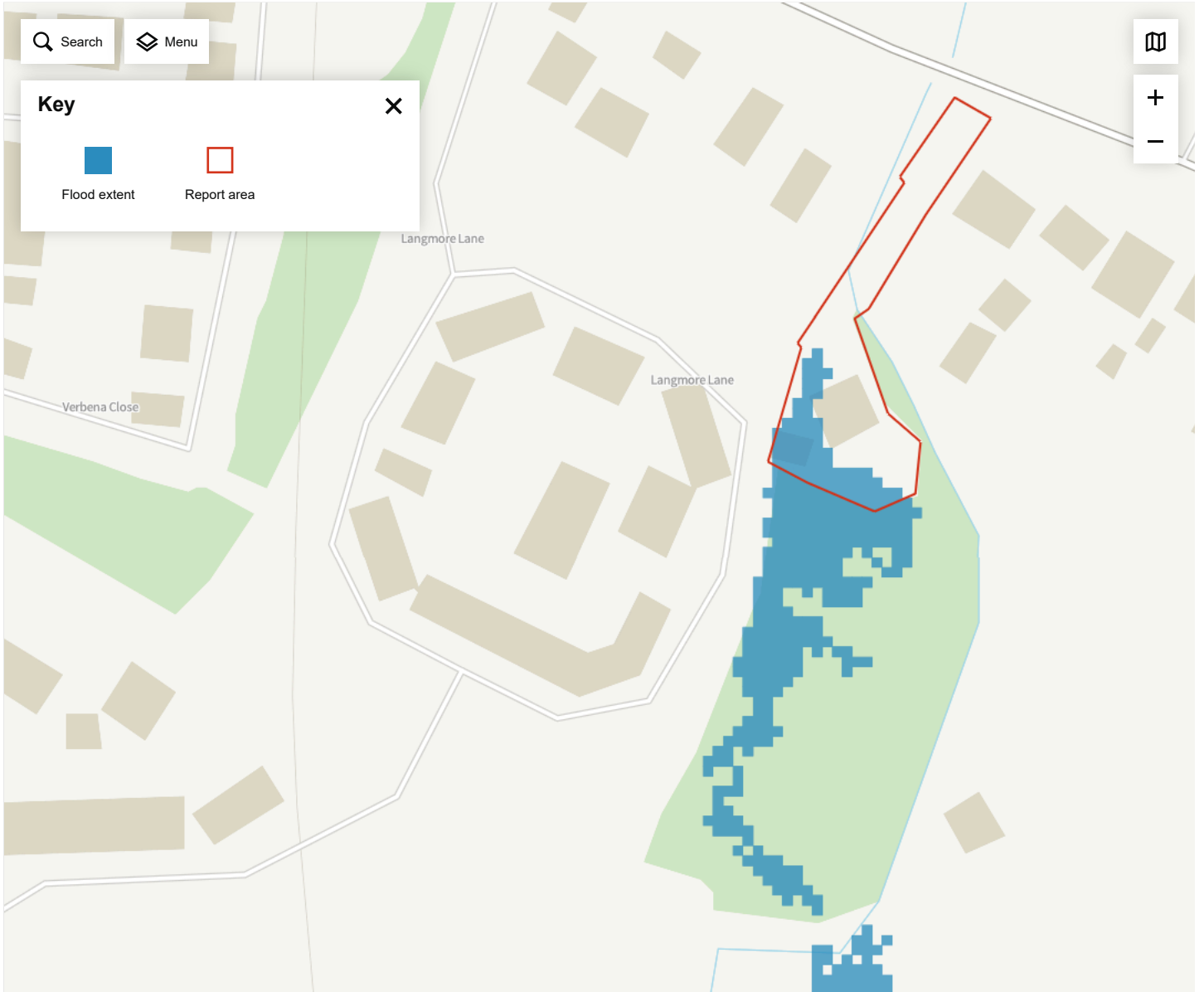
Key



Flood extent



Report area



[Get summary report](#)

 Search

 Menu

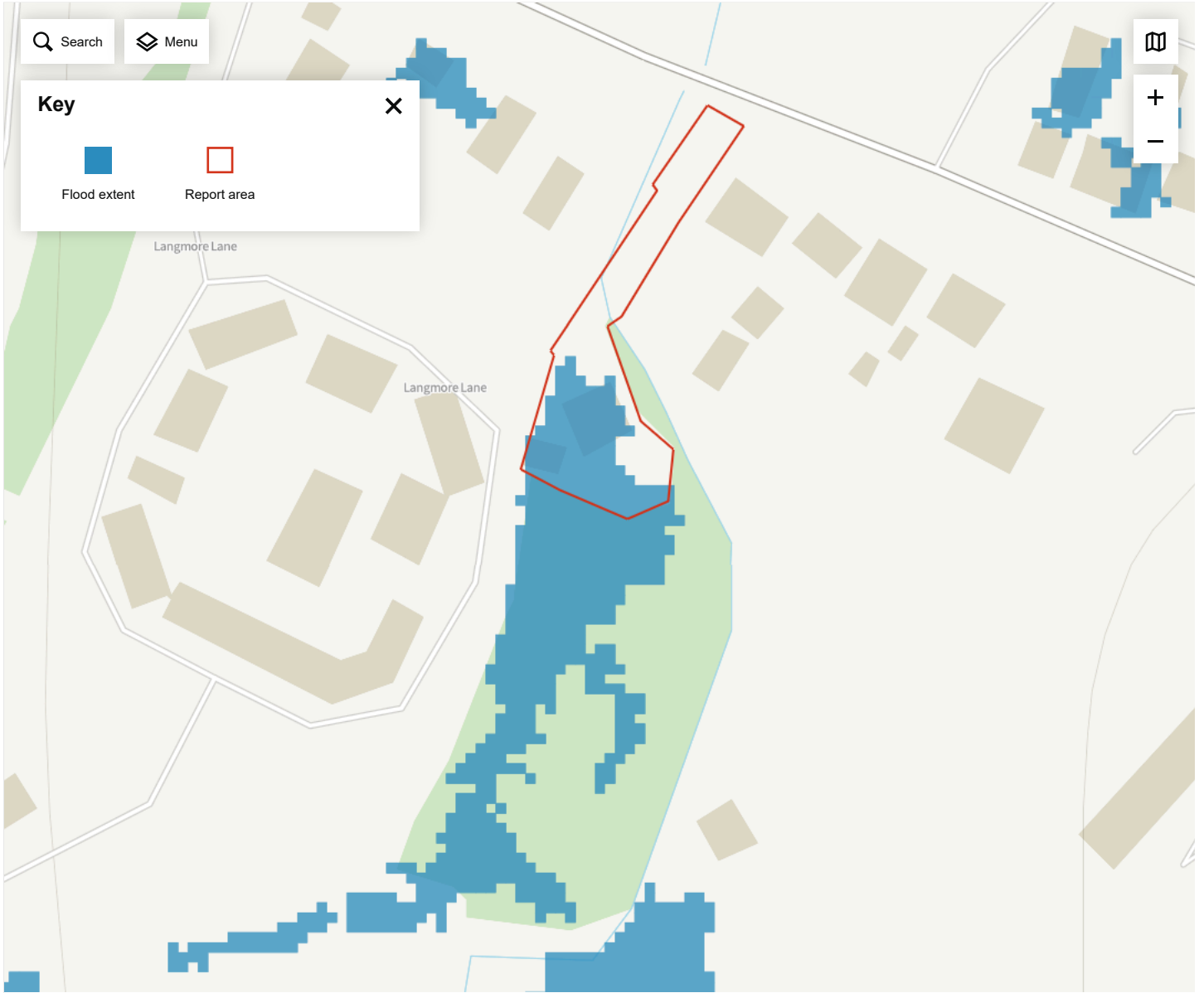
Key



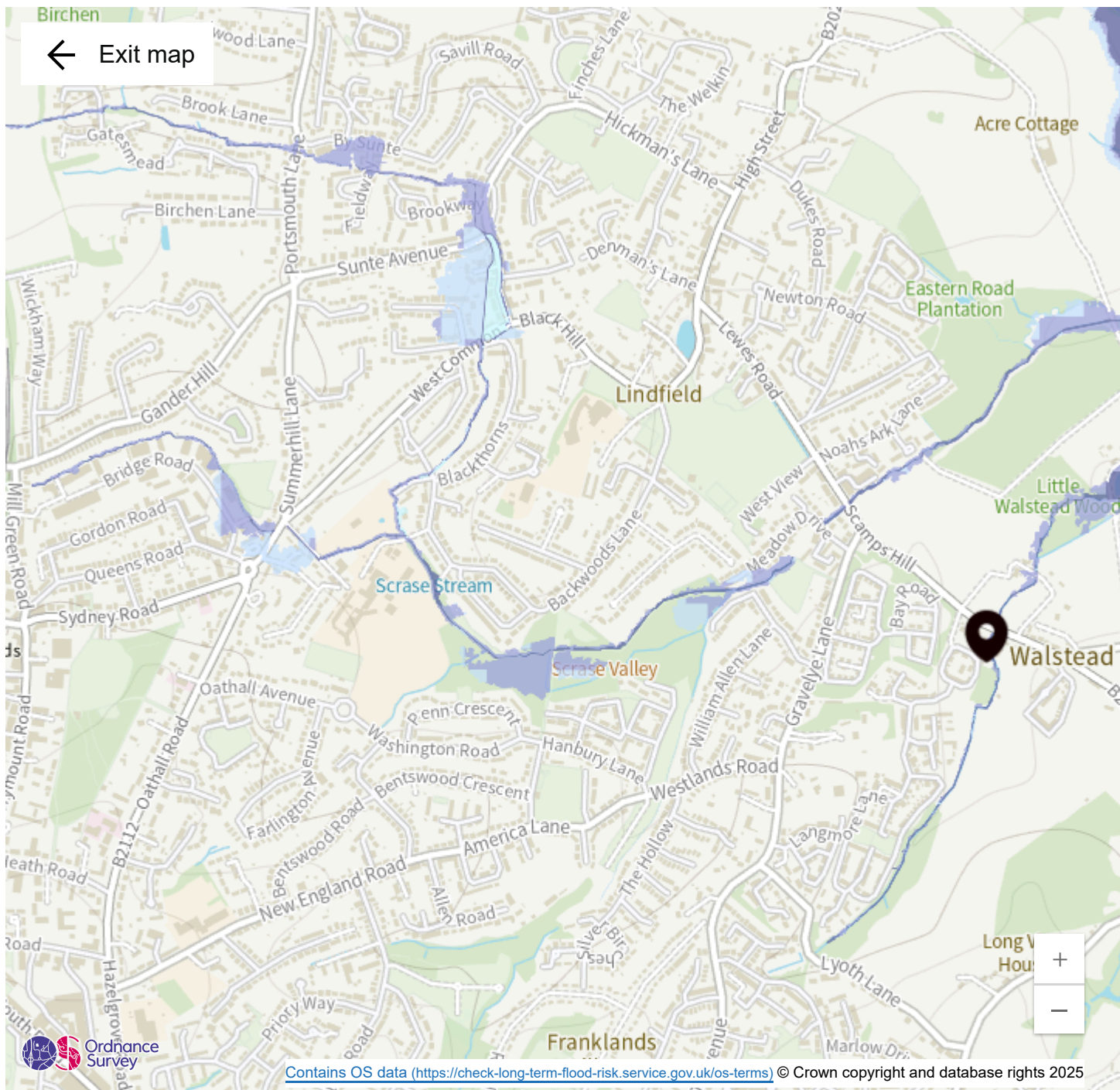
Flood extent



Report area



[Get summary report](#)



Rivers and sea map

Yearly chance of flooding

☒ Flood area (extent)

☒ High chance

☒ Medium chance

☒ Low chance

☒ Very low chance

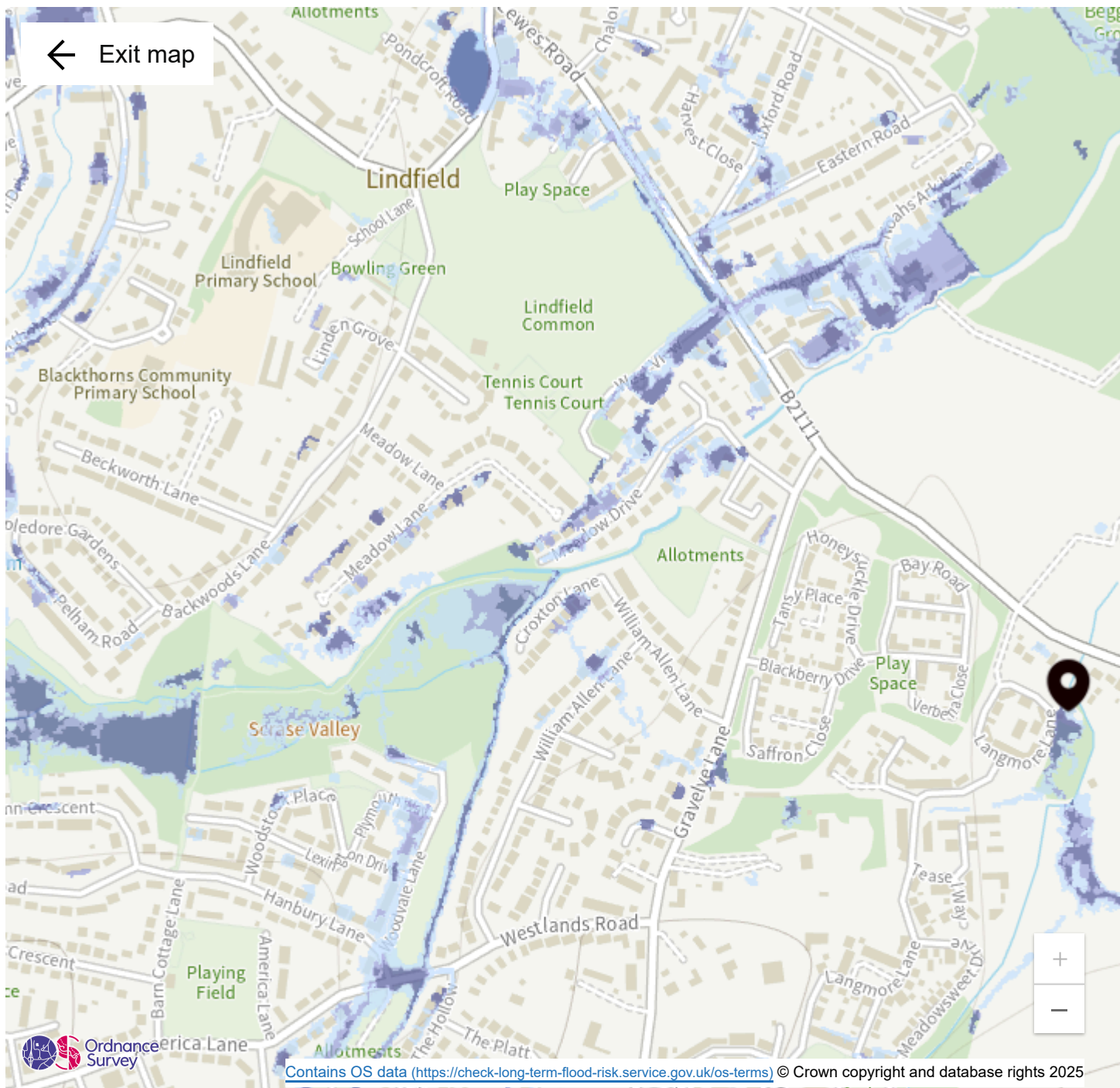
Yearly chance of flooding between 2036 and 2069

☒ Flood area (extent)

Map details

☒ Show flooding

☒  Selected address



Appendix C- Drainage Proposal

Dixon Hurst Kemp		Page 1			
Victoria Court	River Lodge, Scaynes Hill ...				
22 St Pancras	Surface Water Drainage				
West Sussex PO19 7GD	Trench Soakaway Design				
Date July 25	Designed by JS				
File	Checked by				
Elstree Computing Ltd	Source Control W.12.6				
Summary of Results for 100 year Return Period (+45%)					
Half Drain Time : 1346 minutes.					
Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
15 min Summer	33.873	0.373	0.0	0.5	OK
30 min Summer	33.993	0.493	0.0	0.7	OK
60 min Summer	34.121	0.621	0.0	0.9	OK
120 min Summer	34.251	0.751	0.0	1.1	OK
180 min Summer	34.322	0.822	0.0	1.2	OK
240 min Summer	34.367	0.867	0.0	1.2	OK
360 min Summer	34.429	0.929	0.0	1.3	OK
480 min Summer	34.465	0.965	0.0	1.4	OK
600 min Summer	34.488	0.988	0.0	1.4	OK
720 min Summer	34.501	1.001	0.0	1.4	OK
960 min Summer	34.513	1.013	0.0	1.4	OK
1440 min Summer	34.526	1.026	0.0	1.4	OK
2160 min Summer	34.528	1.028	0.0	1.5	OK
2880 min Summer	34.517	1.017	0.0	1.4	OK
4320 min Summer	34.480	0.980	0.0	1.4	OK
5760 min Summer	34.435	0.935	0.0	1.3	OK
7200 min Summer	34.393	0.893	0.0	1.3	OK
8640 min Summer	34.353	0.853	0.0	1.2	OK
10080 min Summer	34.317	0.817	0.0	1.1	OK
15 min Winter	33.916	0.416	0.0	0.6	OK
30 min Winter	34.050	0.550	0.0	0.8	OK
60 min Winter	34.194	0.694	0.0	1.0	OK
120 min Winter	34.340	0.840	0.0	1.2	OK
180 min Winter	34.420	0.920	0.0	1.3	OK
Storm Event	Rain (mm/hr)	Time-Peak (mins)			
15 min Summer	136.560	27			
30 min Summer	91.729	41			
60 min Summer	58.739	70			
120 min Summer	36.254	130			
180 min Summer	26.900	188			
240 min Summer	21.623	248			
360 min Summer	15.914	366			
480 min Summer	12.782	484			
600 min Summer	10.774	602			
720 min Summer	9.365	720			
960 min Summer	7.499	854			
1440 min Summer	5.473	1088			
2160 min Summer	3.985	1480			
2880 min Summer	3.178	1904			
4320 min Summer	2.306	2724			
5760 min Summer	1.834	3520			
7200 min Summer	1.536	4328			
8640 min Summer	1.330	5104			
10080 min Summer	1.178	5856			
15 min Winter	136.560	27			
30 min Winter	91.729	41			
60 min Winter	58.739	70			
120 min Winter	36.254	128			
180 min Winter	26.900	186			
©1982-2011 Micro Drainage Ltd					

Dixon Hurst Kemp		Page 2
Victoria Court	River Lodge, Scaynes Hill ...	
22 St Pancras	Surface Water Drainage	
West Sussex PO19 7GD	Trench Soakaway Design	
Date July 25	Designed by JS	
File	Checked by	
Elstree Computing Ltd	Source Control w.12.6	

Summary of Results for 100 year Return Period (+45%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
240 min Winter	34.471	0.971	0.0	1.4	0 K
360 min Winter	34.540	1.040	0.0	1.5	0 K
480 min Winter	34.583	1.083	0.0	1.5	0 K
600 min Winter	34.609	1.109	0.0	1.6	0 K
720 min Winter	34.626	1.126	0.0	1.6	0 K
960 min Winter	34.641	1.141	0.0	1.6	0 K
1440 min Winter	34.647	1.147	0.0	1.6	0 K
2160 min Winter	34.637	1.137	0.0	1.6	0 K
2880 min Winter	34.611	1.111	0.0	1.6	0 K
4320 min Winter	34.544	1.044	0.0	1.5	0 K
5760 min Winter	34.476	0.976	0.0	1.4	0 K
7200 min Winter	34.414	0.914	0.0	1.3	0 K
8640 min Winter	34.359	0.859	0.0	1.2	0 K
10080 min Winter	34.310	0.810	0.0	1.1	0 K

Storm Event	Rain (mm/hr)	Time-Peak (mins)
240 min Winter	21.623	244
360 min Winter	15.914	358
480 min Winter	12.782	474
600 min Winter	10.774	586
720 min Winter	9.365	696
960 min Winter	7.499	906
1440 min Winter	5.473	1128
2160 min Winter	3.985	1584
2880 min Winter	3.178	2044
4320 min Winter	2.306	2904
5760 min Winter	1.834	3752
7200 min Winter	1.536	4552
8640 min Winter	1.330	5368
10080 min Winter	1.178	6160

Dixon Hurst Kemp		Page 3
Victoria Court	River Lodge, Scaynes Hill ...	
22 St Pancras	Surface Water Drainage	
West Sussex PO19 7GD	Trench Soakaway Design	
Date July 25	Designed by JS	
File	Checked by	
Elstree Computing Ltd	Source Control w.12.6	

Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	100	Cv (Summer)	0.750
Region	England and Wales	Cv (Winter)	0.840
M5-60 (mm)	20.000	Shortest Storm (mins)	15
Ratio R	0.350	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+45

Time / Area Diagram

Total Area (ha) 0.002

Time (mins)	Area (ha)	Time (mins)	Area (ha)	Time (mins)	Area (ha)
0-4	0.001	4-8	0.001	8-12	0.001

Dixon Hurst Kemp		Page 4
Victoria Court	River Lodge, Scaynes Hill ...	
22 St Pancras	Surface Water Drainage	
West Sussex PO19 7GD	Trench Soakaway Design	
Date July 25	Designed by JS	
File	Checked by	
Elstree Computing Ltd	Source Control w.12.6	

Model Details

Storage is Online Cover Level (m) 35.030

Trench Soakaway Structure

Infiltration Coefficient Base (m/hr)	0.00000	Trench Width (m)	0.6
Infiltration Coefficient Side (m/hr)	0.00500	Trench Length (m)	8.0
Safety Factor	2.0	Slope (1:X)	200.0
Porosity	0.30	Cap Volume Depth (m)	0.000
Invert Level (m)	33.500	Cap Infiltration Depth (m)	0.000

Dixon Hurst Kemp		Page 5
Victoria Court 22 St Pancras West Sussex PO19 7GD	River Lodge, Scaynes Hill ...	
	Surface Water Drainage	
	Trench Soakaway Design	
Date July 25	Designed by JS	
File	Checked by	
Elstree Computing Ltd	Source Control w.12.6	

Event: 1440 min winter

