



RIDGE

LAND WEST OF GATESMEAD

FLOOD RISK ASSESSMENT

LAND WEST OF GATESMEAD

FLOOD RISK ASSESSMENT

Prepared for

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1. INTRODUCTION

- 1.1.1. Ridge and Partners LLP have been commissioned to produce a Flood Risk Assessment (FRA) on behalf of Crest Nicholson Operations Limited, in support of the full planning application for 49 new homes together with open space and associated infrastructure on 4.53 hectares of land west of Gatesmead, Haywards Heath.
- 1.1.2. The primary aims of this document are to demonstrate that the development:
- Aligns with the relevant policy;
 - Follows industry best practice and guidance;
 - Is safe from flooding from all sources over its lifetime; and
 - Does not increase flood risk elsewhere.

2. POLICY

2.1. Local Policy

- 2.1.1. This assessment has been carried out in line with the following relevant Local Policy relating to flood risk and drainage:
- Mid Sussex District Council (MSDC) – District Plan, 2018 ¹
 - MSDC – Local Development Scheme, 2024 ²
 - MSDC - Level 1 Strategic Flood Risk Assessment (SFRA), 2024³

2.2. National Policy

- 2.2.1. The following National Policy relating to Flood Risk is applicable to the site:
- National Planning Policy Framework (NPPF) (paragraphs 170 – 182) ⁴ – Ministry of Housing, Communities and Local Government, 2024
 - Planning Practice Guidance on Flood Risk and Coastal Change⁵ - Ministry of Housing, Communities and Local Government, 2025

2.3. Guidance and best practice

- 2.3.1. This assessment has been carried out in line with the guidance and best practice listed below:
- Flood risk assessments: applying for planning permission⁶ - Department for Environment, Food & Rural Affairs and Environment Agency, 2025
 - Preparing a flood risk assessment: standing advice⁷ – Environment Agency and Department for Environment, Food & Rural Affairs, 2025
 - Flood risk assessments: climate change allowances⁸ – Environment Agency, 2022

¹ [Mid Sussex District Plan 2014-2031](#)

² [Mid Sussex - Local Development Scheme](#)

³ [MSDC SFRA Level 1](#)

⁴ [NPPF 2024](#)

⁵ [PPG](#)

⁶ [Flood risk assessments if you're applying for planning permission - GOV.UK \(www.gov.uk\)](#)

⁷ [Preparing a flood risk assessment: standing advice - GOV.UK \(www.gov.uk\)](#)

⁸ [Flood risk assessments: climate change allowances - GOV.UK \(www.gov.uk\)](#)

3. EXISTING SITE CONDITIONS

3.1. Site Location

- 3.1.1. The site is located to the west of Gatesmead, Haywards Heath, RH16 1SN, as shown by the site boundary in Figure 1.
- 3.1.2. The site is confined by rail tracks to the west, Old Wickham Lane to the south and the Scrase Stream to the north, which runs west to east.
- 3.1.3. The Gatesmead road will provide access to the site in the northeastern corner.

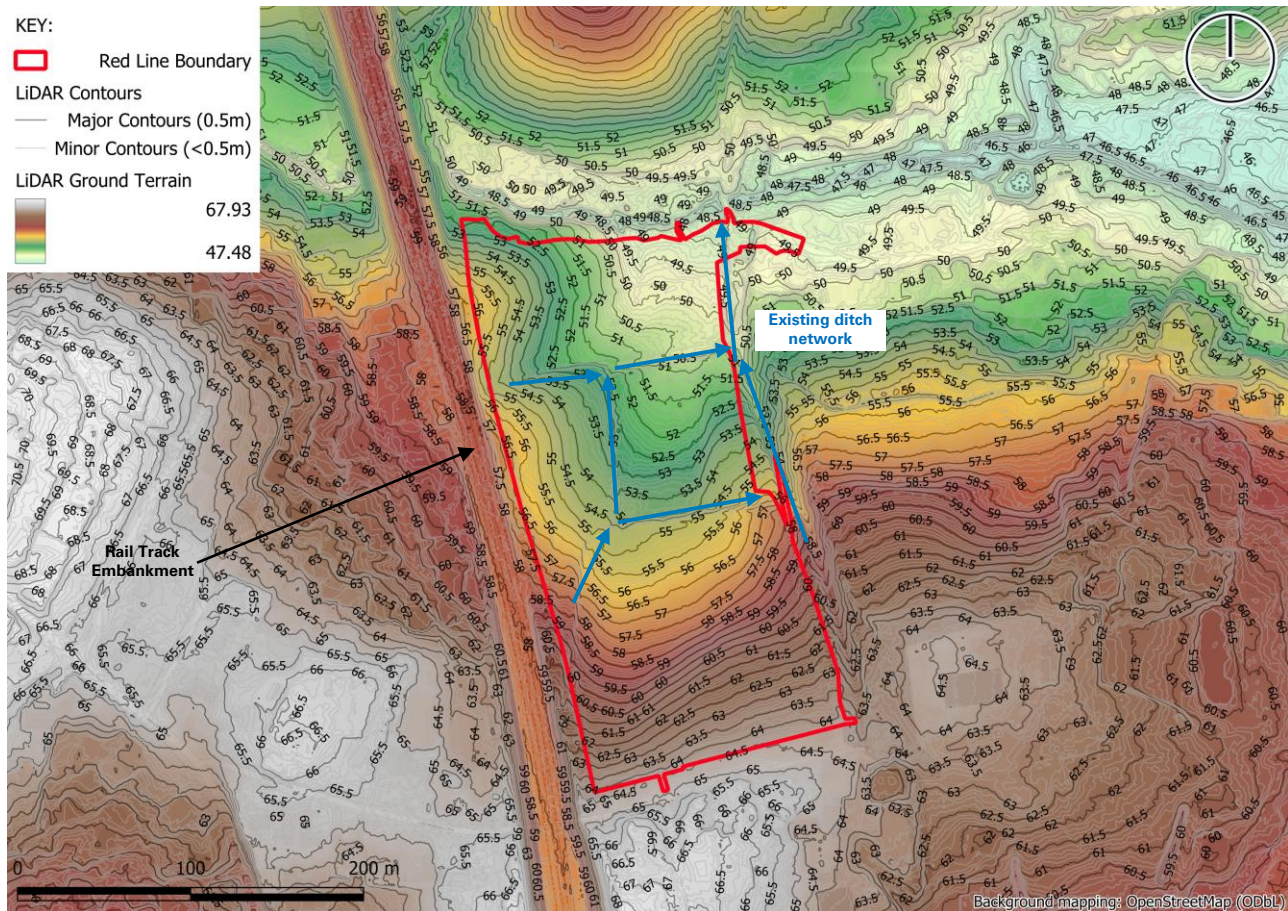
Figure 1 - Site location (for indicative purposes only)



3.2. Land Use and Topography

- 3.2.1. The red line boundary includes the one large field and the access route to connect to Gatesmead in the northeast.
- 3.2.2. LiDAR ground level information was obtained from the Environment Agency's (EA) National LiDAR Programme to understand ground levels within the site and surrounding area, see Figure 2.

Figure 2 - LiDAR ground terrain and contours



- 3.2.3. The LiDAR information indicates site levels vary between 48.3 and 64.6 m AOD. The levels are higher in the south of the site, adjacent to Old Wickham Lane, falling towards the northeast.
- 3.2.4. The lowest of point of the site is by the Scrase Stream channel to the north and the access via Gatesmead.
- 3.2.5. A topographic survey of the site is available in Appendix A and generally agrees with the LiDAR levels shown on Figure 2.
- 3.2.6. The topographic survey indicates that there are multiple ditches which run across the site, connecting into the ditch which runs parallel to the eastern edge of the red line boundary.

3.3. Geology

- 3.3.1. According to publicly available British Geological Survey (BGS) information, the geology of the site and surrounding area is made up of bedrock consisting of Upper Tunbridge Wells Sand (interbedded sandstone and siltstone) for the majority of the site, with Wadhurst Clay Formation (mudstone) across the most northern strip of the site, as seen in Figure 3.
- 3.3.2. There are no superficial deposits shown on the BGS mapping for the majority of the site, but a stretch of Head Superficial Deposits, consisting of clay, silt, sand and gravel, is located to the north of the site boundary by the Scrase Stream.
- 3.3.3. There are several BGS Borehole Records around the site, within 150m – 500m. The boreholes confirm the clay bedrock geology described above, with only topsoil sitting above the clay.

Figure 3 - BGS Recorded Bedrock and Superficial Deposits



3.4. Existing Drainage

- 3.4.1. The existing site is greenfield. It is drained by a combination of infiltration, overland runoff, and a network of ditches (as shown on Figure 2).

3.5. Historic Flood Information

- 3.5.1. There is no record of flooding within the red line boundary on the EA's Historic Flood Map dataset, with the closest recorded flood outline being 2,500 m to the east by Lindfield Golf Course.
- 3.5.2. There were multiple records of flooding from various sources described within the SFRA, referencing Haywards Heath; however, none of these were associated to the adjacent roads around the site.
- 3.5.3. West Sussex County Council (WSCC) as the Lead Local Flood Authority (LLFA) and Southern Water, as the local sewerage undertaker, were contacted in regard to any further details of flooding within the area.
- 3.5.4. WSCC responded that they do not hold any records of flooding on the site.
- 3.5.5. Southern Water confirmed they have no records of instances of flooding within the vicinity of the proposed development that could be attributed to capacity limitations in the public sewerage system.
- 3.5.6. Southern Water later expanded their search from just the Gatesmead postcode, replying that there are several recorded flood incidents around the local Haywards Heath area due to blockages in the network from 2017, 2022, 2023 and 2024. Correspondence can be found in Appendix B.

4. BASELINE ASSESSMENT OF FLOOD RISK FROM ALL SOURCES

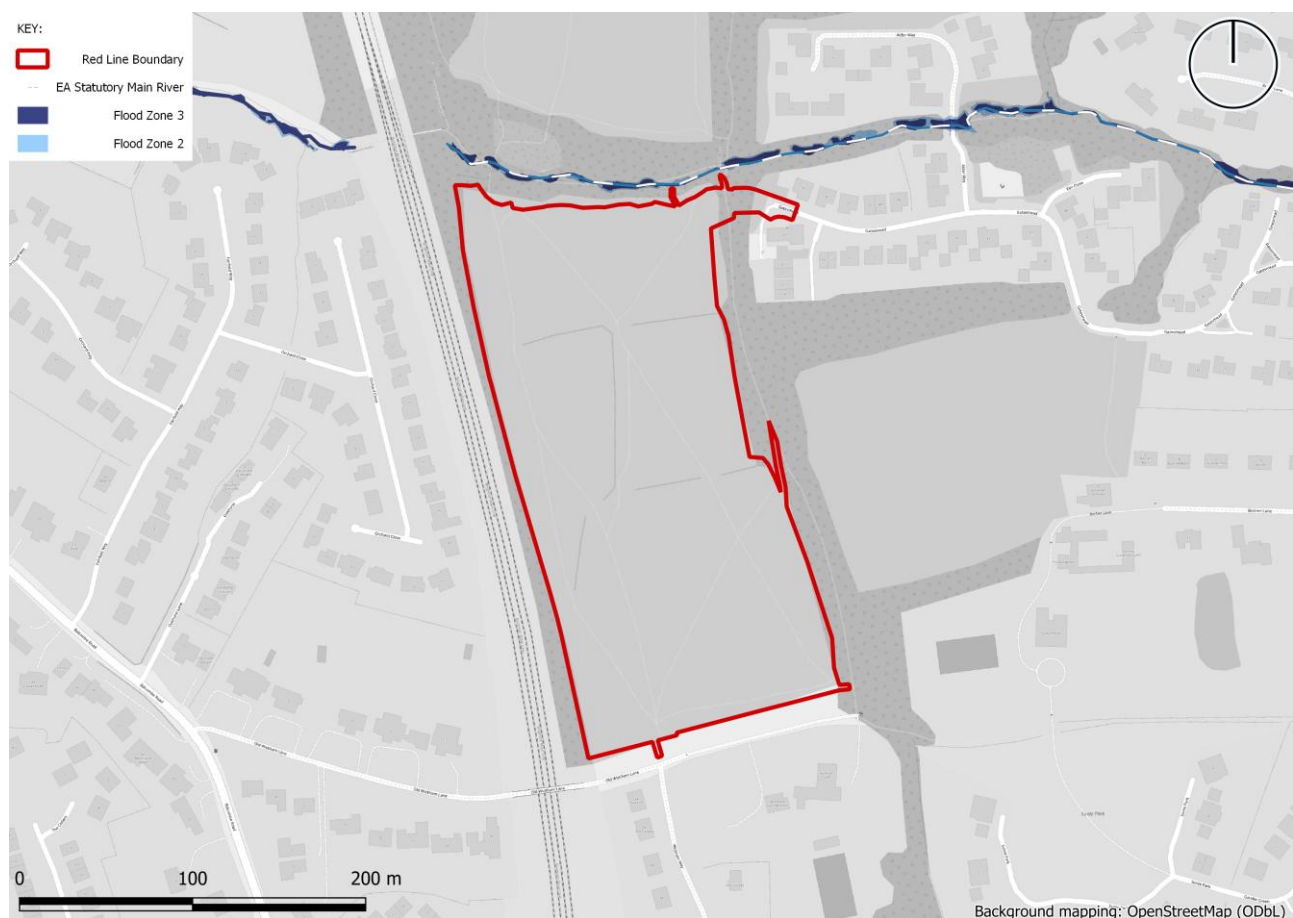
4.1.1. Baseline flood risk to the existing site from all sources has been considered based on publicly available information and mapping provided by the EA.

4.2. Fluvial flooding

4.2.1. The northern site boundary runs parallel to the channel of the Scrase Stream, which is an EA designated main river and lies over 10 m to the north.

4.2.2. The whole of the site is located within Flood Zone 1, outside of Flood Zones 2 and 3, see Figure 4. This means there is less than a 0.1% (1 in 1000) Annual Probability (AP) of fluvial flooding from the Scrase Stream within the site boundary.

Figure 4 – EA Flood Map for Planning



Present Day

4.2.3. The latest local flood model was requested from the Environment Agency to identify the maximum flood levels that could be expected on site for each event see (Appendix C).

4.2.4. The EA provided the Scrase Bridge Stream hydraulic model and outputs, completed by JBA Consulting in 2009.

4.2.5. The study has two scenarios which were the “no defences exist fluvial” and “no defences exist climate change fluvial”, meaning the defended and undefended results would be the same.

4.2.6. The model produced more localised and accurate results than original EA JFLOW, that will form the basis of this assessment.

4.2.7. The ‘defended’ fluvial model extents for each event up to the 0.1% AP event are contained within the channel. There is no flooding within the site boundary, apart from in a depression by the

access in the north-east, where a small portion of the 0.1% AP extent overlaps the site boundary, see Figure 5.

4.2.8. The maximum flood level near the northeastern corner of the site is 48.07 m AOD.

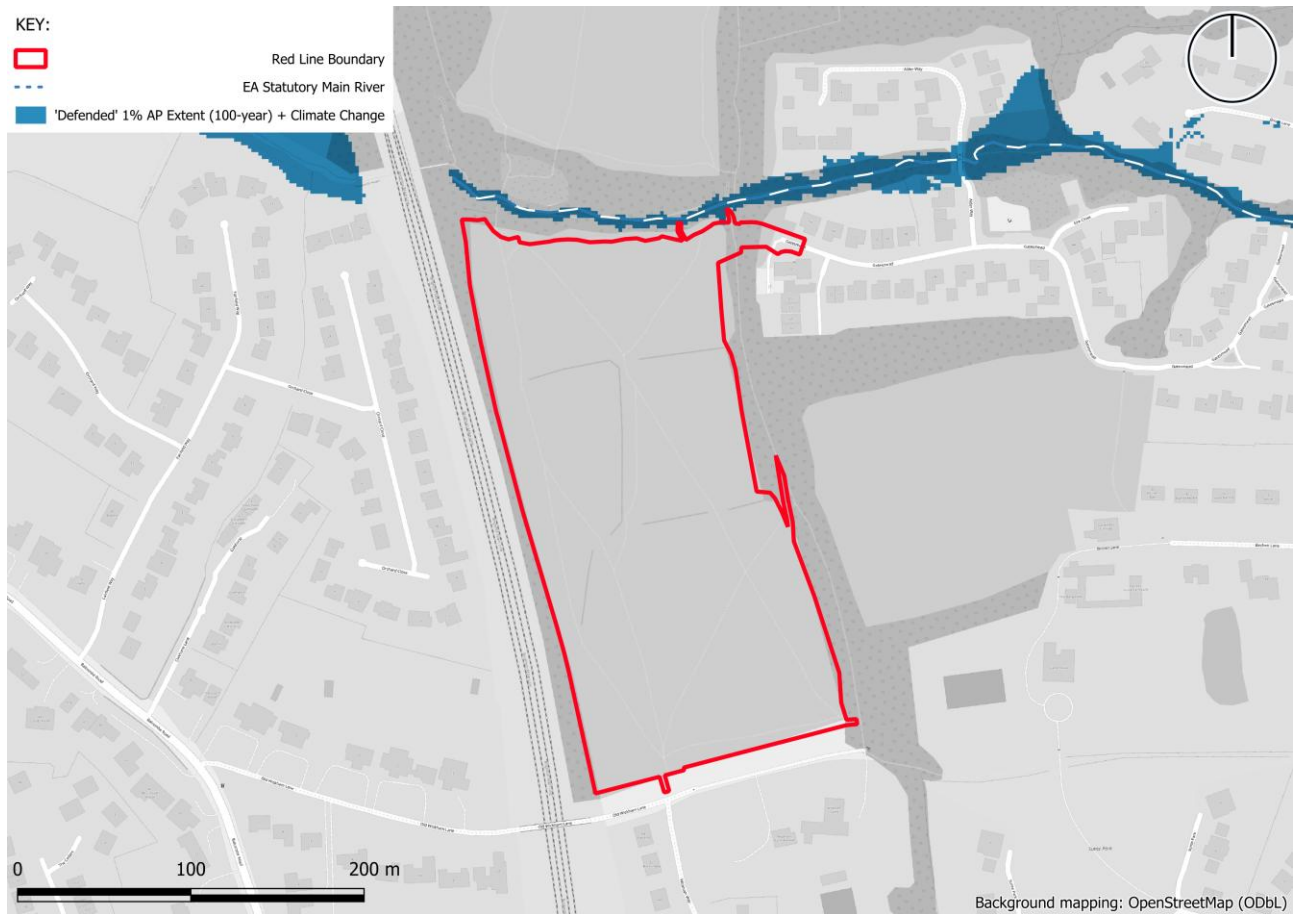
Figure 5 - Flood Model Extents - Present Day



Climate Change

- 4.2.9. Future flood risk to the development should be assessed using the 2080s central climate change allowance, in line with EA guidance. The site is located within the Adur and Ouse Management Catchment, which has a peak river flow allowance of 37% for the 1% AP CC event.
- 4.2.10. The 'defended' model results show that a small area at the northern boundary of the site would be affected by the 1% AP + climate change event, see Figure 6.
- 4.2.11. The maximum flood level by the northeastern corner of the site is 47.95 m AOD.

Figure 6 - Defended Fluvial Flood Model Extent - Climate Change



4.3. Flooding from Surface Water

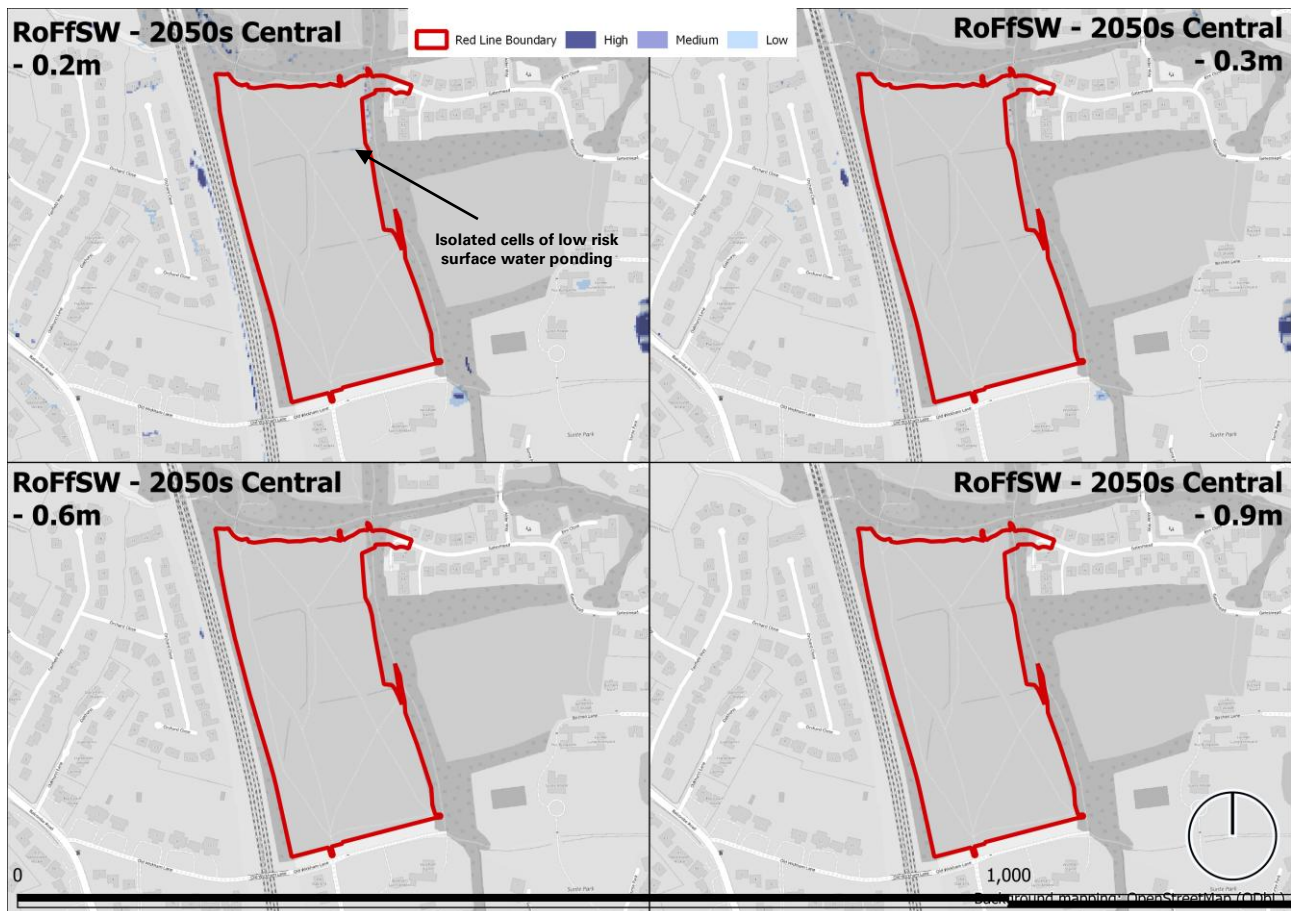
- 4.3.1. As proposed development should be assessed for its entire lifetime, the site has been overlain with surface water mapping provided by the EA, which includes climate change allowances for the 2050s (2040-2060). This is the most appropriate information available to assess surface water flood risk. It should be noted that surface water flood risk may increase beyond 2060 which is not represented in this mapping.
- 4.3.2. The EA's Risk of Flooding from Surface Water (RoFfSW) mapping indicates that the site has a low (1.0 - 0.1% AP) to very low probability (< 0.1% AP) of surface water flooding, as shown on Figure 7.

Figure 7 - Risk of flooding from surface water (2050s) extent.



- 4.3.3. The areas with a low probability of flooding are associated with minor overland flow routes and existing onsite ditches, as picked up by the topographic survey (Appendix A).
- 4.3.4. There are no offsite surface water flow routes through the site. Therefore, any risk of flooding from surface water is generated by rain falling on the site.
- 4.3.5. There is a medium (3.3 – 1% AP) probability of surface water flooding in the north-east corner of the site, associated with the ditch that runs along the eastern boundary towards the Scrase Stream.
- 4.3.6. According to the RoFfSW Hazard Mapping (i.e. risk to people), all surface water flooding on site is classified as 'Low Risk'.
- 4.3.7. Surface water flooding on the site is generally shallow, see Figure 8. A maximum depth of 200 – 300 mm of surface water flooding is expected within an existing onsite ditch and the ditch that passes through the north-east corner of the site.
- 4.3.8. The risk of surface water flooding is classified as low due to the low probability of flooding, the shallow nature of any flooding that occurs, and the 'Low' hazard (i.e. risk to people).

Figure 8 - RoFfSW (2050s) depths



4.4. Groundwater

- 4.4.1. The SFRA has no record of groundwater flooding near to Haywards Heath.
- 4.4.2. Based on BGS mapping, the underlying bedrock for the majority of the is Upper Tunbridge Wells Sand (interbedded sandstone and siltstone), as per Figure 3; this bedrock has a high permeability, meaning water could easily move through it.
- 4.4.3. Wadhurst Clay Formation is recorded at the north of the site. This bedrock has a low permeability, meaning water does not easily move through it.
- 4.4.4. A ground condition assessment (5029426-RDG-XX-ST-DOC-C-00GCA01) was carried out which found that the site predominantly consists of clay, which has a low permeability.
- 4.4.5. No groundwater was encountered during the site investigation. However, groundwater was found at depths of 1.74 to 3.43 mbgl during the subsequent monitoring rounds. Groundwater is generally deeper at the south of the site and closer to the surface at the north, in line with the topography of the site which falls from south to north.
- 4.4.6. It is unlikely that there will be significant flow groundwater flows through the site due to the low permeability of its geology based on BGS mapping and the site-specific ground condition assessment.
- 4.4.7. There is potential for shallow groundwater at the north of the site. Groundwater would need to rise above the surface for it to pose any threat of flooding to any development. Any emergence of groundwater would be expected to flow in a similar way to surface water so would be shallow and of low hazard.
- 4.4.8. As such the risk of groundwater flooding to the site is classified as low.

4.5. Sewer Flooding

- 4.5.1. Haywards Heath is not directly referenced within the SFRA as an area that is likely to be affected by flooding from sewers.
- 4.5.2. There are no sewer networks within or near the site and therefore this risk is classified as low.

4.6. Artificial Sources

- 4.6.1. The site is not within an area at risk of flooding in the event of a failure of a reservoir.
- 4.6.2. The closest reservoir breach flood extent is over 1,300 m away to the north.
- 4.6.3. As such the risk of flooding due to a reservoir breach is considered low.
- 4.6.4. There are no known canals nearby that pose a risk of flooding to the site. Therefore, the risk of flooding from a canal breach is low.
- 4.6.5. Therefore, the combined risk of flooding from artificial sources is low.

4.7. Summary of flood risk to the site

- 4.7.1. A summary of the existing flood risk from all sources is provided in Table 1.

Table 1 - Summary of flood risk to the site.

SOURCE OF FLOODING	RISK
Fluvial	Low
Surface Water	Low
Groundwater	Low
Sewers	Low
Artificial Sources (e.g. reservoirs, canals)	Low

5. DEVELOPMENT PROPOSALS

5.1. Description of development

- 5.1.1. The full planning application is for 49 new homes together with open space and associated infrastructure on 4.53 hectares of land west of Gatesmead, Hayward Heath.
- 5.1.2. The development includes:
- An attractive and inclusive range of new 49 homes, ranging from one to five beds.
 - Access to the development via Gatesmead in the northeastern corner.
 - The majority of the site's vegetation will be retained, including the mature trees, creating a sense of maturity to the development from the beginning.
 - This will be complemented by new planting and help to achieve a 10% Biodiversity Net Gain.
- 5.1.3. The proposed site layout for the development is provided in Figure 9 and Appendix D.

Figure 9 - Proposed Site Layout

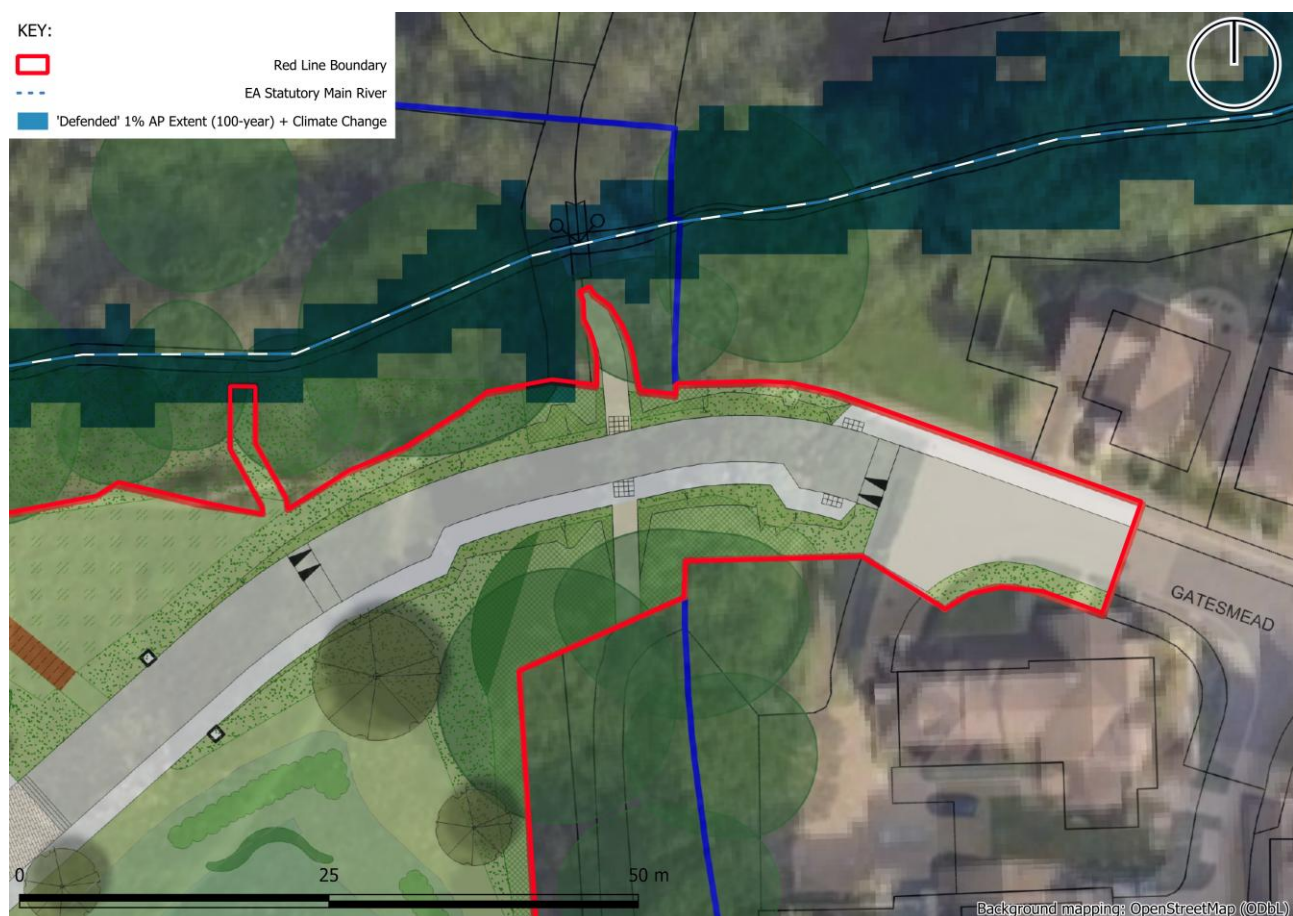


- 5.1.4. The site access is proposed through the adjacent Gatesmead development through the northeast corner of the site. The proposed access (carriageway, footway, footpath and embankments) will be installed entirely above the existing ground levels using a cellular confinement system, filled and finished with suitable porous materials, to minimise soil compaction and to allow water and air to pass through the new surface to the soil beneath within the RPAs of the retained trees with the culvert pipes laid in the existing ditches, resulting in no excavation within the RPAs of the retained trees. The balancing culverts (twin 300mm diameter pipes) are proposed to allow flow through the embankment to the Scrase Stream channel, in line with the existing drainage regime.

5.2. Post-Development Flood Risk Fluvial

- 5.2.1. There is a very small area of flooding at the northeastern site boundary for the defended 0.1% AP event in the present day and the 1% AP event for a future climate change (+CC) scenario.
- 5.2.2. The maximum flood level by the northeastern corner of the site is 48.07 m AOD in the 0.1% AP event and is 47.95 m AOD for the 1% AP +CC event.
- 5.2.3. The masterplan, and in particular the site access, has been designed to avoid any built development within this area, instead retaining it as open space, see Figure 10.

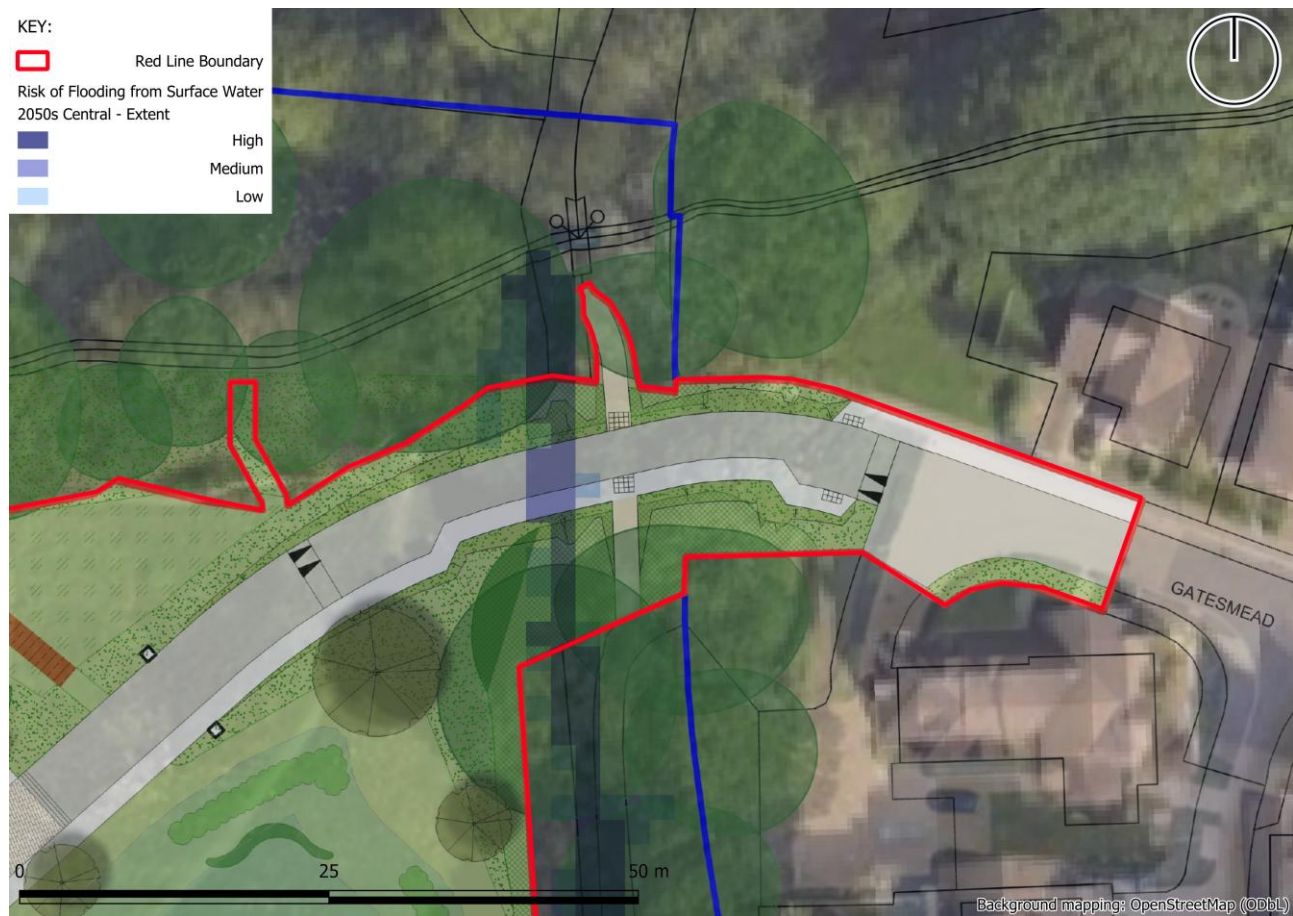
Figure 10 - Proposed Access with the Fluvial Q100CC Flood Extent



Surface Water

- 5.2.4. Any onsite risk of surface water flooding is from rain that falls onto the site and will be managed by the sustainable surface water drainage strategy (5029426-RDG-XX-XX-T-C-309950).
- 5.2.5. The RoFfSW extents for the 2050s Central climate change allowance is shown overlayed on the access proposals in Figure 11. The site access will be built up on a raised embankment over an existing ditch in this area. A maximum surface water flood depth of 200 – 300 mm is expected within the ditch. Twin 300mm diameter culverts are proposed to allow flows to pass through the embankment. The road will be over 1 m higher than the ditch and therefore will not be at risk of flooding.
- 5.2.6. The post development risk of flooding from surface water is classified as low due to the mitigations built into the design of the access road, low probability of flooding across the wider site, the shallow nature of any flooding that occurs, and the 'Low' hazard (i.e. risk to people).

Figure 11 - Development Proposed Access with 2050s RoFfSW Mapping



Other Sources

5.2.7. The risk of flooding from all other sources will remain low.

Summary

5.2.8. The risk of flooding as a result of the proposals is summarised in Table 2.

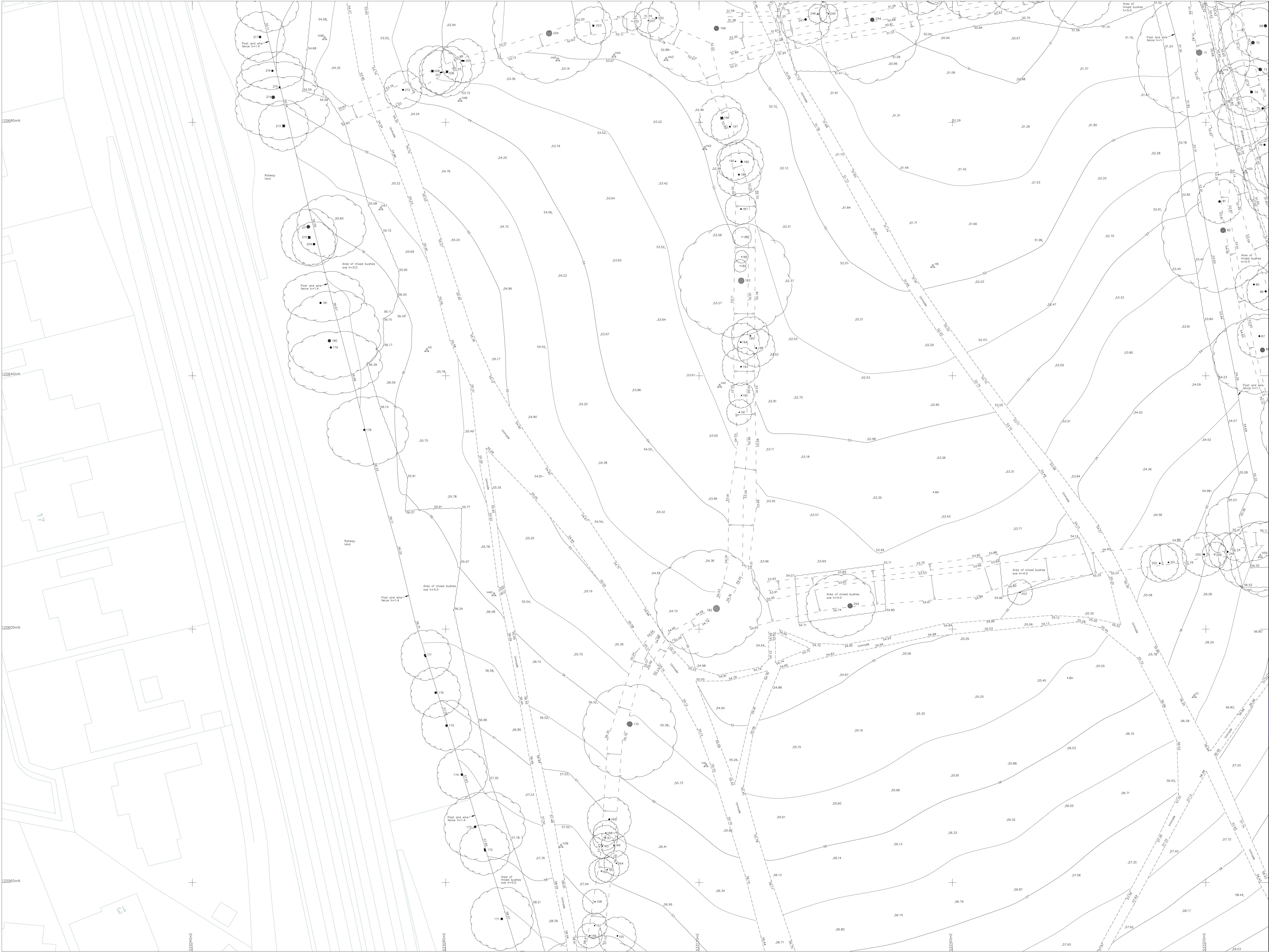
Table 2 - Summary of post-development flood risk to the site.

SOURCE OF FLOODING	RISK
Fluvial	Managed
Surface Water	Managed
Groundwater	Low
Sewer	Low
Artificial Sources (e.g. reservoirs, canals, sewers)	Low

6. CONCLUSIONS

- 6.1.1. This FRA has been produced on behalf of Crest Nicholson Operations Limited, in support of the full planning application for the promotion of land to the west of Gatesmead, Haywards Heath.
- 6.1.2. The primary risks of flooding to the site are from the fluvial Scrase Stream and surface water runoff.
- 6.1.3. The whole of the site is located in Flood Zone 1. A small area at the northern boundary of the site would be affected by the 1% AP + climate change event. However, the masterplan, and in particular the site access, has been designed to avoid any built development within this area, instead retaining it as open space.
- 6.1.4. The pre-development risk of surface water flooding is classified as low due to the low probability of flooding, the shallow nature of any flooding that occurs, and the 'Low' hazard (i.e. risk to people).
- 6.1.5. Any onsite risk of surface water flooding is from rain that falls onto the site and will be managed by the sustainable surface water drainage strategy (5029426-RDG-XX-XX-T-C-309950).
- 6.1.6. The site access will be built up on a raised embankment over an existing ditch in the north-east corner of the site. A maximum surface water flood depth of 200 – 300 mm is expected within the ditch based on the EA's risk of flooding from surface water mapping. Twin 300mm diameter culverts are proposed to allow flows to pass through the embankment. The road will be over 1m higher than the ditch and therefore will not be at risk of flooding.
- 6.1.7. The post development risk of flooding from surface water is classified as low due to the mitigations built into the design of the access road, low probability of flooding across the wider site, the shallow nature of any flooding that occurs, and the 'Low' hazard (i.e. risk to people).
- 6.1.8. There is a low risk of flooding from other sources.
- 6.1.9. This FRA demonstrates that the development:
 - Aligns with the relevant national and local policy;
 - Follows industry best practice and guidance;
 - Is safe from flooding from all sources over its lifetime; and
 - Does not increase flood risk elsewhere.

APPENDIX A – TOPO SURVEY



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Topographical Survey Legend

Hedge	Telephone line
Undergrowth	Power line
Tree	Banking
Bush	Contour line 6.4
Building	Survey Station
Glass Building	Gate
Open Building	Level
Ordnance Survey Benchmark	
Foul Drainage	
Storm Drainage	

Abbreviations

Animal Sett	Sett
Air Valve	AV
Borehole	BH
Bus Stop	BS
Cover Level	CL
Earth Rod	ER
Electricity Pole	EP
Fire Hydrant	FH
Inspection Cover	IC
Invert Level	IL
Lump Post	LP
Manhole	MH
Marker	MK
Name Plate	RNP
Power Pole	PP
Rain water Pipe	RWP
Road Sign	RS
Rodding Eye	RE
Reinforced Steel Joint	RSJ
Soil Vent Pipe	SVP
Stop Valve	SV
Survey Station	STN
Telegraph Pole	TP
Tree Stump	TH
Tri-Hole	TH
Unable To Lift	UTL
Vent Pipe	VP
Water Valve	WV

Notes
All trees are identified where possible. Species, spread, height and girth are indicative only.
Drainage has been surveyed where found, and traced where possible.
Eaves and ridge heights of surrounding buildings have been surveyed where possible.
Ordnance Survey Digital Data added and shown in green, pen colour 117.
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Drawing title: Topographical Survey

Job No.: S25/10488 **Dwg No.:** S25/10488/03 **Revision:**

Scale: 1:200 **Date:** July 2025 **Drawn by:** W.M.

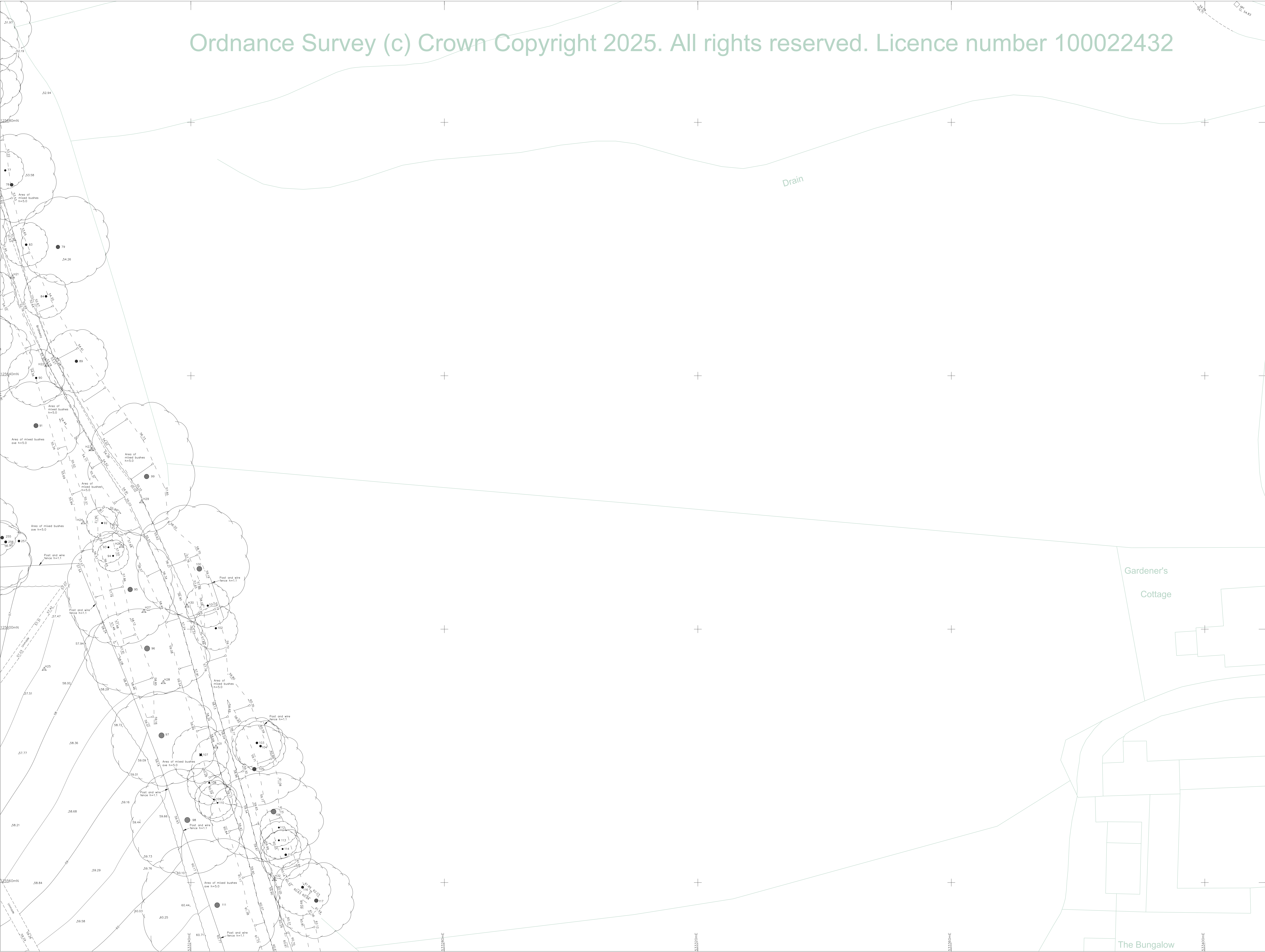
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Invert Level	IL
Lamp Post	LP
Manhole	MH
Marker	MK
Name Plate	RNP
Power Pole	PP
Rain water Pipe	RWP
Road Sign	RS
Rodding Eye	RE
Reinforced Steel Joint	RSJ
Sail Vent Pipe	SVP
Stop Valve	SV
Survey Station	STN
Telegraph Pole	TP
Tree Stump	Stump
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Unable To Lift	UTL
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Water Valve	WV

Metres
Scale

Notes

All trees are identified where possible.
Species, spread, height and girth are indicative only.

Drainage has been surveyed where found, and traced where possible.

Eaves and ridge heights of surrounding buildings have been surveyed where possible.

Ordnance Survey Digital Data added and shown in green, pen colour 117.

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Land at Old Wickham Lane,
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Client:
Crest Nicholson Partnerships and
Strategic Land

Drawing title:
Topographical Survey

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Scale: 1:200	Date: July 2025	Drawn by: W.M.

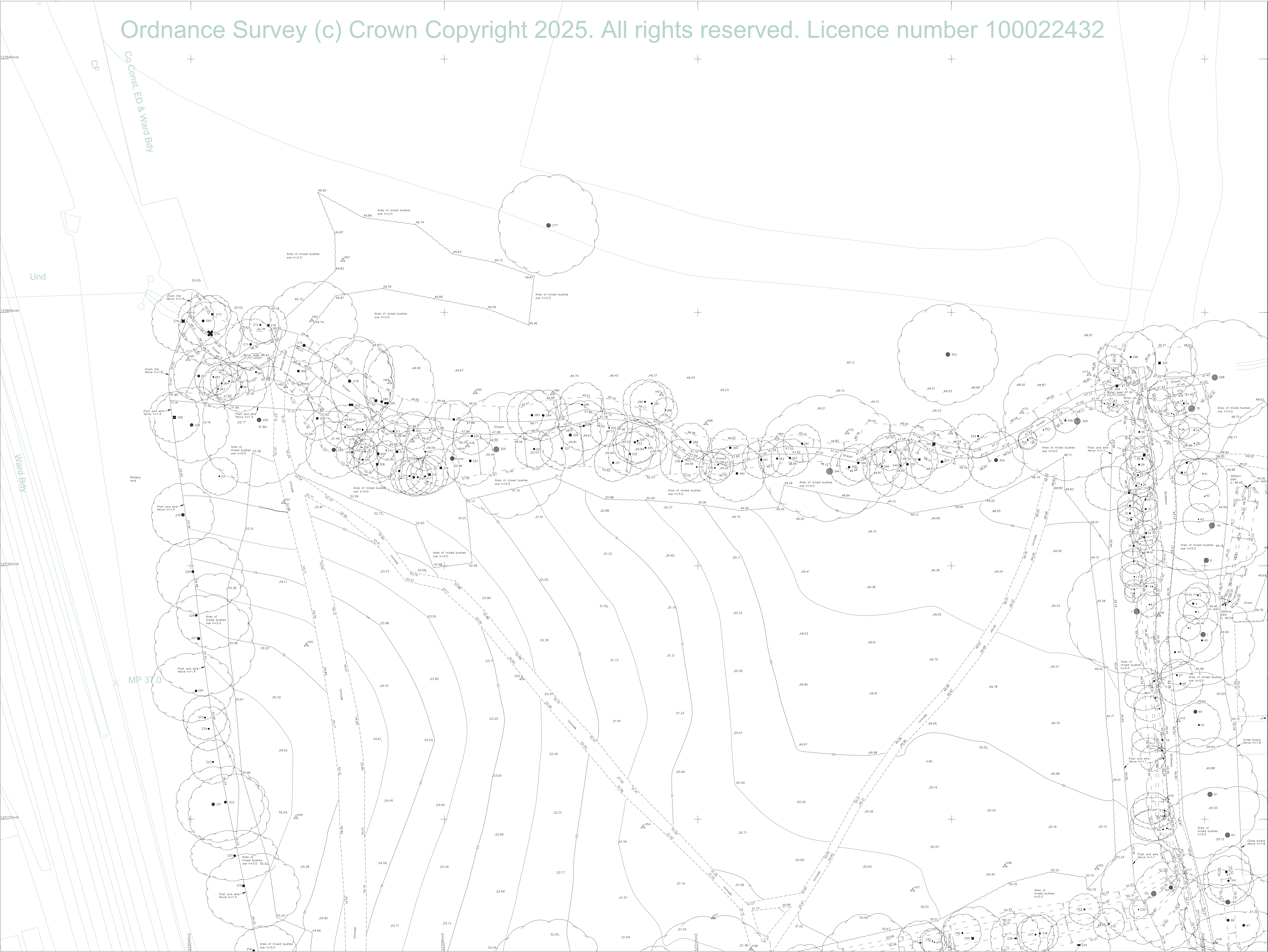
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Manhole	MH
Marker	MK
Name Plate	RNP
Power Pole	PP
Rain water Pipe	RWP
Road Sign	RS
Rodding Eye	RE
Reinforced Steel Joint	RSJ
Soil Vent Pipe	SVP
Stop Valve	SV
Survey Station	STN
Telegraph Pole	TP
Tree Stump	Stump
Tri-Hole	TH
Unable To Lift	UTL
Vent Pipe	VP
Water Valve	WV

0 5 10 Metres
Scale

Notes
All trees are identified where possible. Species, spread, height and girth are indicative only.
Drainage has been surveyed where found, and traced where possible.
Eaves and ridge heights of surrounding buildings have been surveyed where possible.
Ordnance Survey Digital Data added and shown in green, pen colour 117.
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Sheet Layout

5	6
3	4
1	2

HOOK SURVEY
Land & Building Surveyors
www.hooksurvey.com

Project:
Land at Old Wickham Lane,
Haywards Heath RH16 1UL

Client:
Crest Nicholson Partnerships and
Strategic Land

Drawing title:
Topographical Survey

Job No.: 525/10488
Scale: 1:200

Dwg No.: 525/10488/05
Date: July 2025

Revision:
W.M.

Grid & Levels related to:
Ordnance Survey coordinate system using GPS related to the
Leica Smartcrack RTK network. Based around 6 survey stations
with a scale factor of 1.000, only the fixed survey stations
H1-H6 are true Ordnance Survey positions.

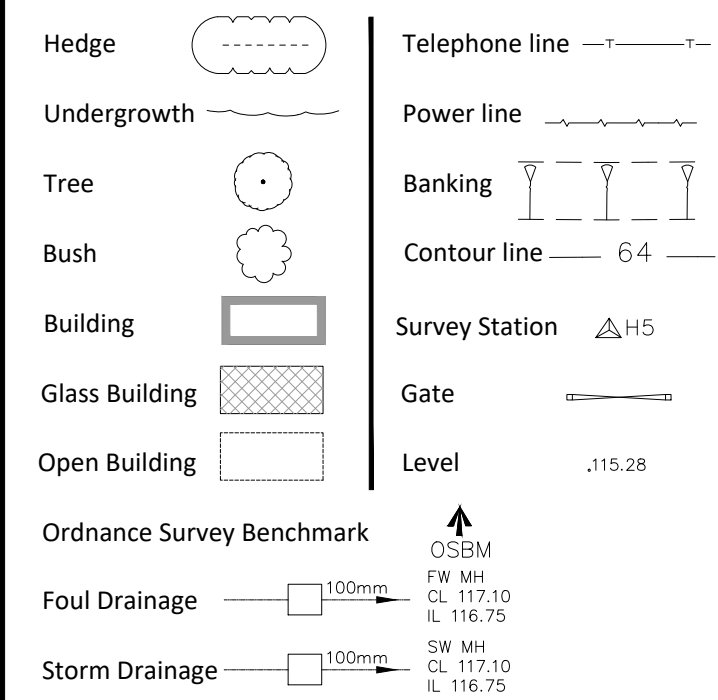
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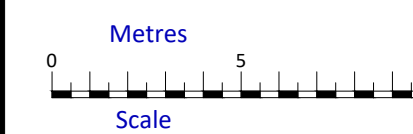
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Topographical Survey Legend



Abbreviations

Animal Set	SE
Air Valve	AV
Borehole	BH
Bus Stop	BS
Cover Level	CL
Earth Road	ER
Electricity Pole	EP
Fire Hydrant	FH
Inspection Cover	IC
Invert Level	IL
Lamp Post	LP
Manhole	MH
Marker	MK
Name Plate	RNP
Power Pole	PP
Rain water Pipe	RWP
Road Sign	RS
Rodding Eye	RE
Reinforced Steel Joint	RSJ
Soil Vent Pipe	SV
Stop Valve	SV
Survey Station	STN
Telegraph Pole	TP
Tree Stump	TS
Trial Hole	TH
Unable To Lift	UTL
Vent Pipe	VP
Water Valve	WV



Notes:

All trees are identified where possible
Species, spread, height and girth
are indicative only.

Drainage has been surveyed where found, and traced where possible.

Eaves and ridge heights of surrounding buildings have been surveyed where possible.

Ordnance Survey Digital Data added and shown in green,
pen colour 117.

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Sheet Layout

5	6
3	4
1	2

HOOK SURVEY
Land & Building Surveyors
www.hooksurvey.com

Project :
Land at Old Wickham Lane,
Haywards Heath RH16 1UL

Client : Crest Nicholson Partnerships and Strategic Land

Drawing title :
Topographical Survey

Job No. : S25/10488	Dwg No. : S25/10488/06	Revision : -
Scale : 1:200	Date : July 2025	Drawn by : W.N

Grid & Levels related to :
Ordnance Survey coordinate system using GPS related to the Leica Smartnet RTK network. Based around 6 survey stations with a scale factor of 1.000, only the fixed survey stations H1-H6 are true Ordnance Survey positions.

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Cofton Hackett
Birmingham
B45 8AB
Email - midlands@hooksurvey.com
Tel - 01608 523118

www.hooksurvey.com



Tree Schedule			
1	Oak	d=0.75	h=15
2	Unknown	d=0.15	h=10
3	Holly	multibole	h=6
4	Hazel	multibole	h=6
5	Hazel	multibole	h=5
6	Oak	d=0.75	h=15
7	Oak	d=0.9	h=15
8	Hazel	d=0.2	h=5
9	Unknown	d=0.15	h=7
10	Unknown	d=0.2	h=8
11	Unknown	d=0.15	h=6
12	Unknown	d=0.15	h=6
13	Hazel	multibole	h=5
14	Hazel	multibole	h=5
15	Hazel	multibole	h=5
16	Hawthorn	d=0.15	h=7
17	Hazel	multibole	h=5
18	Hazel	multibole	h=5
19	Hazel	multibole	h=5
20	Hazel	d=0.3	h=5
21	Hazel	multibole	h=5
22	Hazel	multibole	h=5
23	Hazel	d=0.3	h=5
24	Unknown	d=0.3	h=10
25	Unknown	d=0.25	h=10
26	Hawthorn	d=0.15	h=7
27	Ash	d=0.25	h=12
28	Hazel	multibole	h=5
29	Hazel	multibole	h=5
30	Hazel	d=0.5	h=6
31	Oak	d=0.25	h=10
32	Oak	d=0.15	h=6
33	Unknown	d=0.15	h=6
34	Holly	d=0.25	h=10
35	Ash	d=1	h=15
36	Unknown	d=0.1	h=5
37	Holly	d=0.15	h=8
38	Holly	d=0.15	h=8
39	Hazel	multibole	h=6
40	Hazel	multibole	h=6
41	Holly	d=0.15	h=8
42	Holly	d=0.15	h=8
43	Oak	d=0.9	h=15
44	Holly	d=0.25	h=8
45	Holly	multibole	h=6
46	Hazel	multibole	h=6
47	Hazel	multibole	h=6
48	Holly	d=0.25	h=8
49	Oak	d=0.55	h=15
50	Holly	d=0.25	h=8
51	Unknown	d=0.25	h=8
52	Unknown	d=0.25	h=8
53	Unknown	d=0.2	h=8
54	Unknown	d=0.25	h=8
55	Unknown	d=0.25	h=8
56	Unknown	d=0.2	h=8
57	Unknown	d=0.2	h=8
58	Unknown	d=0.2	h=8
59	Unknown	d=0.2	h=8
60	Unknown	d=0.2	h=8
61	Oak	d=0.75	h=15
62	Oak	d=0.75	h=15
63	Oak	d=0.35	h=10
64	Holly	d=0.3	h=10
65	Oak	d=0.7	h=15
66	Sycamore	d=0.4	h=12
67	Oak	d=0.4	h=15
68	Holly	d=0.45	h=15
69	Oak	d=0.6	h=15
70	Oak	d=0.8	h=15
71	Oak	d=0.9	h=15
72	Oak	d=0.5	h=12
73	Oak	d=0.5	h=12
74	Sycamore	d=0.4	h=12
75	Holly	d=0.3	h=12
76	Holly	d=0.3	h=10
77	Holly	d=0.3	h=10
78	Oak	d=0.5	h=12
79	Oak	d=0.6	h=10
81	Holly	d=0.35	h=10
82	Oak	d=0.8	h=15
83	Holly	d=0.35	h=10
84	Holly	d=0.35	h=10
85	Oak	d=0.25	h=10
86	Holly	d=0.3	h=10
87	Oak	d=0.25	h=10
88	Oak	d=0.7	h=15
89	Unknown	d=0.45	h=12
90	Silver birch	d=0.3	h=12
91	Oak	d=0.7	h=15
92	Holly	d=0.25	h=10
93	Holly	d=0.25	h=10
94	Holly	d=0.25	h=10
95	Oak	d=0.75	h=15
96	Oak	d=0.85	h=15
97	Oak	d=0.85	h=15
98	Oak	d=0.85	h=15
99	Oak	d=0.75	h=15

Tree Schedule			
100	Oak	d=0.8	h=15
101	Holly	d=0.3	h=10
102	Holly	d=0.3	h=10
103	Holly	d=0.35	h=10
104	Holly	d=0.35	h=10
105	Oak	d=0.6	h=15
106	Oak	d=0.8	h=15
107	Holly	multibole	h=10
108	Holly	d=0.25	h=10
109	Holly	d=0.2	h=8
110	Holly	d=0.2	h=8
111	Oak	d=0.8	h=15
112	Holly	d=0.25	h=10
113	Holly	d=0.25	h=10
114	Holly	d=0.25	h=10
115	Holly	d=0.35	h=12
116	Holly	d=0.4	h=12
117	Sycamore	d=0.6	h=15
118	Oak	d=0.8	h=15
119	Oak	d=1.2	h=18
120	Oak	d=0.75	h=15
121	Sycamore	d=0.5	h=10
122	Sycamore	d=0.5	h=10
123	Holly	multibole	h=12
124	Sycamore	d=2x0.25	h=12
125	Sycamore	d=2x0.25	h=15
126	Unknown	d=0.35	h=12
127	Sycamore	d=0.5	h=15
128	Sycamore	d=0.15	h=9
129	Sycamore	d=0.15	h=9
130	Oak	d=0.75	h=15
131	Sycamore	d=2x0.25	h=10
132	Sycamore	d=0.45	h=15
133	Sycamore	d=0.5	h=12
134	Pine	d=0.5	h=15
135	Pine	d=0.4	h=15
136	Pine	d=0.4	h=15
137	Cypress	d=0.4	h=12
138	Birch	d=0.65	h=15
139	Cypress	d=0.5	h=12
140	Beech	d=0.45	h=12
141	Cypress	d=0.5	h=12
142	Pine	d=0.4	h=12
143	Cypress	d=0.5	h=15
144	Oak	d=0.45	h=12
145	Oak	d=0.45	h=15
146	Oak	d=0.5	h=15
147	Silver birch	d=0.25	h=12
148	Oak	d=0.35	h=12
149	Oak	d=0.25	h=12
150	Oak	d=0.35	h=12
151	Oak	d=0.4	h=12
152	Oak	d=0.4	h=12
153	Oak	d=0.65	h=15
154	Oak	d=0.9	h=15
155	Oak	d=0.2	h=6
156	Oak	d=0.15	h=6
157	Oak	d=0.15	h=6
158	Oak	d=0.15	h=6
159	Hazel	multibole	h=8
160	Oak	d=0.15	h=8
161	Hazel	multibole	h=8
162	Oak	d=0.15	h=6
163	Oak	d=0.15	h=6
164	Oak	d=0.15	h=6
165	Oak	d=0.15	h=6
166	Oak	d=0.15	h=6
167	Oak	d=0.15	h=6
168	Oak	d=0.15	h=6
169	Oak	d=0.25	h=6
170	Oak	d=0.8	h=12
171	Oak	d=0.35	h=12
172	Silver birch	d=2x0.25	h=12
173	Oak	d=0.35	h=12
174	Oak	d=0.35	h=12
175	Silver birch	d=0.35	h=12
176	Silver birch	d=0.35	h=12
177	Silver birch	d=2x0.25	h=12
178	Oak	d=0.3	h=12
179	Oak	d=0.3	h=12
180	Oak	d=0.45	h=12
181	Oak	d=0.3	h=10
182	Oak	d=1	h=18
183	Oak	d=0.9	h=18
184	Oak	d=0.1	h=3
185	Oak	d=0.1	h=3
186	Oak	d=0.1	h=4
187	Oak	d=0.2	h=6
188	Oak	d=0.25	h=8
189	Silver birch	d=0.3	h=12
190	Oak	d=0.15	h=6
191	Oak	d=0.15	h=4
192	Oak	d=0.15	h=4
193	Oak	d=0.2	h=6
194	Oak	d=0.2	h=6
195	Oak	d=0.2	h=6
196	Oak	d=0.2	h=6
197	Oak	d=0.25	h=7
198	Hazel	multibole	h=8
199	Oak	d=0.75	h=15

Tree Schedule			
200	Silver birch	d=0.25	h=12
201	Oak	d=0.15	h=6
202	Oak	d=0.1	h=4
203	Hazel	multibole	h=5
204	Oak	d=0.9	h=15
205	Silver birch	d=2x0.25	h=12
206	Hawthorn	multibole	h=7
207	Holly	d=2x0.2	h=10
208	Hazel	multibole	h=7
209	Silver birch	d=0.35	h=12
210	Silver birch	multibole	h=12
211	Unknown	d=0.5	h=12
212	Hazel	multibole	h=6
213	Holly	multibole	h=9
214	Oak	d=0.5	h=12
215	Oak	d=0.25	h=12
216	Oak	d=0.3	h=12
217	Oak	d=0.35	h=12
218	Oak	d=0.35	h=12
219	Oak	d=0.4	h=12
220	Oak	d=0.35	h=12
221	Oak	d=0.5	h=12
222	Oak	d=0.4	h=12
223	Silver birch	d=0.25	h=12
224	Silver birch	d=0.25	h=12
225	Silver birch	d=0.25	h=12
226	Oak	d=0.35	h=12
227	Oak	d=0.45	h=15
228	Unknown	d=0.35	h=12
229	Oak	d=0.4	h=12
230	Cherry	d=0.5	h=12
231	Cherry	d=0.2	h=10
232	Unknown	multibole	h=8
233	Unknown	d=0.5	h=12
234	Unknown	d=2x0.25	h=10
235	Holly	d=0.15	h=6
236	Silver birch	d=0.25	h=10
237	Silver birch	d=0.25	h=10
238	Silver birch	d=2x0.2	h=10
239	Unknown	d=0.5	h=10
240	Silver birch	d=0.25	h=10
241	Silver birch	d=0.15	h=8
242	Silver birch	d=0.15	h=8
243	Silver birch	d=2x0.15	h=8
244	Oak	d=0.6	h=15
245	Silver birch	d=0.15	h=8
246	Silver birch	d=0.15	h=8
247	Unknown	d=0.35	h=8
248	Oak	d=0.25	h=8
249	Oak	d=0.1	h=6
250	Oak	d=0.25	h=8
251	Oak	d=0.2	h=7
252	Oak	d=0.2	h=7
253	Hawthorn	d=0.15	h=5
254	Oak	d=0.75	h=12
255	Oak	d=0.5	h=15
256	Oak	d=0.4	h=15
257	Oak	d=0.35	h=15
258	Unknown	d=0.5	h=12
259	Oak	d=0.65	h=18
260	Hawthorn	d=0.25	h=10
261	Hazel	multibole	h=8
262	Hazel	multibole	h=8
263	Hazel	multibole	h=8
264	Hazel	multibole	h=8
265	Hazel	multibole	h=8
266	Hazel	multibole	h=10
267	Hazel	multibole	h=10
268	Hazel	multibole	h=10
269	Birch	d=0.4	h=12
270	Birch	multibole	h=12
271	Birch	d=0.35	h=12
272	Birch	d=0.25	h=10
273	Hazel	multibole	h=8
274	Birch	d=0.45	h=15
275	Oak	d=0.45	h=15
276	Hazel	multibole	h=8
277	Oak	d=0.65	h=15
278	Ash	d=0.45	h=15
279	Ash	d=0.45	h=15
280	Ash	d=0.35	h=15
281	Ash	d=2x0.35	h=15
282	Hazel	multibole	h=8
283	Birch	d=0.35	h=12
284	Birch	d=0.35	h=12
285	Unknown	d=0.25	h=8
286	Hawthorn	d=0.25	h=10
287	Hawthorn	d=0.25	h=10
288	Hawthorn	d=0.15	h=8
289	Hazel	multibole	h=8
290	Hawthorn	d=0.35	h=8
291	Hawthorn	d=0.3	h=8
292	Hazel	multibole	h=8
293	Hawthorn	d=0.25	h=8
294	Hazel	multibole	h=8
295	Hawthorn	d=0.2	h=6
296	Ash	d=0.25	h=7
297	Birch	multibole	h=0.85
298	Oak	d=0.9	h=18
299	Cherry	d=0.6	h=12

Tree Schedule			
300	Hazel	multibole	h=8
301	Beech	d=0.25	h=10
302	Beech	d=0.25	h=10
303	Birch	d=2x0.35	h=12
304	Hazel	multibole	h=7
305	Hazel	multibole	h=7
306	Hawthorn	d=0.15	h=7
307	Hawthorn	d=0.15	h=7
308	Hazel	multibole	h=8
309	Beech	d=0.4	h=10
310	Beech	d=0.15	h=9
311	Ash	d=0.2	h=10
312	Silver birch	d=0.3	h=12
313	Oak	d=0.4	h=12
314	Beech	d=0.25	h=10
315	Hazel	multibole	h=8
316	Beech	d=0.25	h=10
317	Beech	d=0.25	h=10
318	Hazel	multibole	h=8
319	Hazel	multibole	h=8
320	Beech	d=2x0.15	h=10
321	Hazel	d=0.15	h=6
322	Hazel	multibole	h=6
323	Hazel	d=0.45	h=12
324	Hazel	multibole	h=7
325	Oak	d=0.85	h=18
326	Hazel	multibole	h=7
327	Silver birch	d=0.45	h=

APPENDIX B – LLFA AND SOUTHERN WATER CORRESPONDENCE

Ben Speak

From: Natalie Biddulph <Natalie.Biddulph@westsussex.gov.uk> on behalf of Flood Risk Management <FloodRiskManagement@westsussex.gov.uk>
Sent: 09 July 2025 15:59
To: Ben Speak; Flood Risk Management
Subject: RE: 5029426 - Old Wickham Lane, Haywards Heath - Flood Risk and Drainage Information Request

IMPORTANT NOTICE: This email originated from outside of Ridge.

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Good Afternoon Ben,

We have reviewed our files and do not have any specific information to provide for this enquiry.
We would caveat that having no records on file does not mean flooding has never occurred or that there are no assets, only that we are not aware of the same.
I hope this assists.

Kind Regards

Natalie Biddulph

Flood Risk Management Officer | Planning Services
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH
Email: FRM@westsussex.gov.uk | Web: www.westsussex.gov.uk

From: Ben Speak <benspeak@ridge.co.uk>
Sent: 30 June 2025 16:41
To: Flood Risk Management <frm@westsussex.gov.uk>
Subject: 5029426 - Old Wickham Lane, Haywards Heath - Flood Risk and Drainage Information Request

****EXTERNAL****

Good afternoon,

I am working on the flood risk and drainage side of things for a site in Haywards Heath.

As part of your role as the Lead Local Flood Authority, please can you provide details of:

- any flood defence assets in the area
- any drainage assets in the area
- recorded flooding incidents, flood events, and history of flooding
- any further information you think may be useful/relevant to the Site

The site boundary location is as shown on the attached image with the following location details:

Old Wickam Lane
Postcode = RH16 1SN
Approximate Site Coordinates = 533149, 125630
Grid Reference = TQ 33149 25630
[Grid Reference Finder](#)

Kind regards,
Ben Speak | Flood Risk Consultant

RIDGE

079006 19856
benspeak@ridge.co.uk
Ridge and Partners LLP    



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benspeak@ridge.co.uk

Date

25th July 2025

Contact

Tel 0330 303 0368

Dear Mr Speak

**The Environmental Information Regulations 2004
Request for Information
EIR reference 3545**

Thank you for your request for information which we received on 30th June 2025. We have dealt with your request under The Environmental Information Regulations 2004 (EIR 2004). This letter provides the response to your request, as follows:

I am working on the flood risk and drainage side of things for a site in Haywards Heath, Sussex.

As part of your role as the sewerage undertaker, please can you provide details, via email, of:

- *Any recorded flood incidents in the area*
- *Any further information you think may be useful/ relevant to the site*

The site boundary location is as shown on the attached image with the following location details:

Old Wickam Lane

Postcode = RH16 1SN

Approximate Site Coordinates = 533149, 125630

Grid Reference = TQ 33149 25630

[Grid Reference Finder](#)

We can confirm that Southern Water does hold this type of information you have requested.

We have conducted an expanded search and reviewed our records for any incidents recorded within the RH16 1 postcode and can confirm the following:

Please note that under the Regulations, Southern Water is not required to provide a copy of the requested information if one of the exceptions applies. In this case, Southern Water considers that Regulation 13 applies, as the information requested includes personal data of which the applicant is not the data subject. Therefore, only a partial postcode linked to the incidents will be provided.

Incident_Date	IC_LEVEL04	Fault	Cause	Partial Postcode
08/02/2017	External flooding curtilage	BLOCKED	DUE TO - OTHER	RH16 1P
15/03/2017	External flooding curtilage	BLOCKED	DUE TO RAG	RH16 1P
28/08/2017	External flooding curtilage	BLOCKED	ROOTS	RH16 1U
21/01/2022	External flooding Other public spaces	BLOCKED	ROOTS	RH16 1U
16/08/2022	External flooding curtilage	BLOCKED	DUE TO RAG	RH16 1P
03/12/2022	External flooding curtilage	BLOCKED	DUE TO RAG	RH16 1P
15/01/2023	External flooding curtilage	WPS/WTW FAILURE	UNKNOWN	RH16 1U
03/08/2023	External flooding curtilage	BLOCKED	ROOTS	RH16 1U
05/12/2023	External flooding curtilage	BLOCKED	UNKNOWN	RH16 1S
27/02/2024	External flooding curtilage	BLOCKED	ROOTS	RH16 1R
27/11/2024	External flooding curtilage	BLOCKED	DUE TO RAG	RH16 1S

We are entitled to make a reasonable charge for information provided under the Regulations. Details of our charging scheme can be found on our website: <https://www.southernwater.co.uk/water-for-life/protecting-the-environment/environmental-information>. In this case we have decided to waive our charge.

If you are dissatisfied with the handling of your request, you have the right to ask for an internal review. Internal review requests should be submitted within forty working days of the date of receipt of this response and should be addressed to Head of Legal, Southern Water Services Ltd, Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX or you can email EIR.Internal.Review@southernwater.co.uk.

If you are dissatisfied with the outcome of the internal review, you can apply, without charge, to the Information Commissioner, who will consider whether Southern Water has complied with its obligations under the Regulations, and can require Southern Water to remedy any problems. You can find out more about how to do this, and about the Regulations in general, on the Information Commissioner's website at: www.ico.org.uk. Complaints to the Information Commissioner can be made via the "report a concern" section of the Information Commissioner's website.

Please do not hesitate to contact us if you have any queries.

Yours sincerely

EIR Officer



benspeak@ridge.co.uk

Date

24th July 2025

Contact

Tel 0330 303 0368

Dear Mr Speak

**The Environmental Information Regulations 2004
Request for Information
EIR reference 3554**

Thank you for your request for information which we received on 3rd July 2025. We have dealt with your request under The Environmental Information Regulations 2004 (EIR 2004). This letter provides the response to your request, as follows:

Good morning, I am working on the flood risk and drainage side of things for a site in Haywards Heath, Sussex. As part of your role as the sewerage undertaker, please can you provide details, via email, of: • Any recorded flood incidents in the area • Any further information you think may be useful/ relevant to the site The site has the following location details: Land North of Old Wickham Lane Postcode = RH16 1SN Approximate Site Coordinates = 533149, 125630 Grid Reference = TQ 33149 25630 Grid Reference Finder.

We can confirm that Southern Water does hold this type of information you have requested.

We have reviewed our records for any recorded incidents within the RH16 1SN postcode and can confirm that there are no reports of any flood incidents. Below is a map showing the area.



We are entitled to make a reasonable charge for information provided under the Regulations. Details of our charging scheme can be found on our website: <https://www.southernwater.co.uk/water-for-life/protecting-the-environment/environmental-information>. In this case we have decided to waive our charge.

If you are dissatisfied with the handling of your request, you have the right to ask for an internal review. Internal review requests should be submitted within forty working days of the date of receipt of this response and should be addressed to Head of Legal, Southern Water Services Ltd, Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX or you can email EIR.Internal.Review@southernwater.co.uk.

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Please do not hesitate to contact us if you have any queries.

Yours sincerely

EIR Officer

APPENDIX C – EA CORRESPONDENCE

Ben Speak

From: PSOEastSussex <PSOEastSussex@environment-agency.gov.uk>
Sent: 04 July 2025 11:23
To: Ben Speak
Cc: SSD Enquiries
Subject: RE: PSO and AP 1/BM04 5029426 - Old Wickham Lane, Haywards Heath - Flood Product Request. EIR2025/16609. FR4_P.
Attachments: FRA Advisory Text.pdf; SSD Pre-app advice note September 2019.pdf; EIR202516609_P4.pdf

IMPORTANT NOTICE: This email originated from outside of Ridge.

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THINK: Be cautious before clicking on links or opening attachments.

If you suspect a phishing attempt, report it through the [Self-Service Portal](#) for review. For any links clicked by mistake, immediately call the IT helpdesk at 01993 815 227.

Dear Ben,

Thank you for your Product 4, 5, 6 & 7 request for the site at Old Wickham Lane, Haywards Heath. Please see Appendix 1 below detailing each product.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Please find attached the Product 4 letter. You are encouraged to use and re-use the information provided freely and flexibly, however there are a few conditions. Please see licence details here: <http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

We are licensing the supplied data to you under the [Environment Agency Conditional Licence](#). You must first check this supporting information, to determine if the conditions of use are suitable for your purposes. If the conditions for use are not suitable for your purposes, this information is not provided with a licence for use, and the data is provided for the right to read only.

Please find the model report (P5) for the Scrase Bridge Stream Model here: <https://ea.sharefile.com/d-s276ef09709d24dbe97287ba4f4047c3e>

Please find the Scrase Bridge Stream Model result files (P6) here: <https://ea.sharefile.com/public/share/web-s9325bd1678574b57aae6c8b15146d316>

Please find the Scrase Bridge Stream Model input data (P7) here: <https://ea.sharefile.com/public/share/web-s87793f8abed04279b79f60b78c2dccda>

For FRA and pre-planning advice please see attached 'FRA Advisory Text' and 'SSD Pre-app advice note September 2019'.

For information on flooding from other sources such as surface water please contact the Lead Local Flood Authority, East Sussex County Council.

Guidance on climate change allowances and how to use them in Flood Risk Assessments can be found [here](#).

For future reference, detailed flood information and maps can be viewed using the [Check the long term flood risk for an area in England - GOV.UK](#) service and [Flood Map for Planning](#) service.

Flood and Coastal Risk Management asset information, and details of all planned maintenance activities can be viewed using the [Asset Management Service](#).

You are encouraged to use and re-use the information provided freely and flexibly, however there are a few conditions. Please see licence details here:

<http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Please do not hesitate to contact us at PSOEastSussex@environment-agency.gov.uk if you have any further queries regarding this enquiry.

Kind regards,
Alice

East Sussex Partnership and Strategic Overview Team

Flood and Coastal Risk Management

Environment Agency | Teville Gate House, 25 Railway Approach, Worthing, West Sussex, BN11 1UR

PSOeastsussex@environment-agency.gov.uk

Tel: 02030 257283



Appendix 1

Product 4	Detailed Flood Risk Assessment Map, including flood zones, defences and storage areas, areas benefiting from defences, statutory main river designations, historic flood event outlines and more detailed information from hydraulic models (including model extents and 2D flood level data for specific points)
Product 5	Reports, including flood modelling reports, model user logs and guides, hydrology reports, etc
Product 6	Model Output Data, including product 5. • flood outlines usually provided in shapefile format • 2D grids (level (h), depth (d) velocity (v) and hazard ZKU0) usually provided in ASCII or GeoTIFF format • 1D flow and level data Requires GIS software such as ArcGIS, MapInfo, QGIS or similar.
Product 7	Calibrated and Verified Model Input Data (CaVMID), including product 5. Enables customer to re-run and/or make changes to a hydraulic model. Requires specific hydraulic modelling software such as Flood Modeller, TUFLOW, or ICM InfoWorks.
Product 8	Breach Hazard Map Provides a hazard map of breaches in PDF format including, maximum flood depth, maximum flood velocity and maximum flood hazard. Please note product 8 is not available for fluvial models.

Appendix 2

The exemption in provision 6(1)(a) and (b) of the Environmental Information Regulations 2004 (EIR) states that

*‘.....6.—(1) Where an applicant requests that the information be made available in a particular form or format, a public authority shall make it so available, unless—
(a) it is reasonable for it to make the information available in another form or format; or
(b) the information is already publicly available and easily accessible to the applicant in another form or format.....’*

On this occasion we are not providing the information in the requested format, for the following reasons:

- Complying with the preference would incur a significant cost, which the public authority [The Environment Agency] cannot pass on to the requester;
- Using a Product 5/6/7 allows us to make the information available at a lower cost; and

The impact on the available resources of the public authority [The Environment Agency], of supplying a Product 5/6/7, is therefore much less.

Rights of appeal: If you are not satisfied you can contact us within 2 calendar months to ask for our decision to be reviewed. We shall review our response to your request and give you our decision in writing within 40 working days.

If you are still not satisfied following this, you can raise a concern with the Information Commissioner, who is the statutory regulator for Freedom of Information and the Environmental Information Regulations. The contact details are:

Information Commissioner’s Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF Tel: 303 123 1113 Website: <http://ico.org.uk>

From: Ben Speak <benspeak@ridge.co.uk>

Sent: 30 June 2025 16:38

To: Enquiries, Unit <enquiries@environment-agency.gov.uk>

Subject: REF 250701/BM04 5029426 - Old Wickham Lane, Haywards Heath - Flood Product Request

Good afternoon,

I would like to request flood products 4,5,6 and 7 for a site in Old Wickam Lane, Haywards Heath, Sussex, as shown on the attached image with the following location details.

Old Wickam Lane
Postcode = RH16 1SN
Approximate Site Coordinates = 533149, 125630
Grid Reference = TQ 33149 25630
[Grid Reference Finder](#)

Kind regards,
Ben Speak | Flood Risk Consultant

079006 19856

RIDGE

benspeak@ridge.co.uk

Ridge and Partners LLP    



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Flood risk assessment data



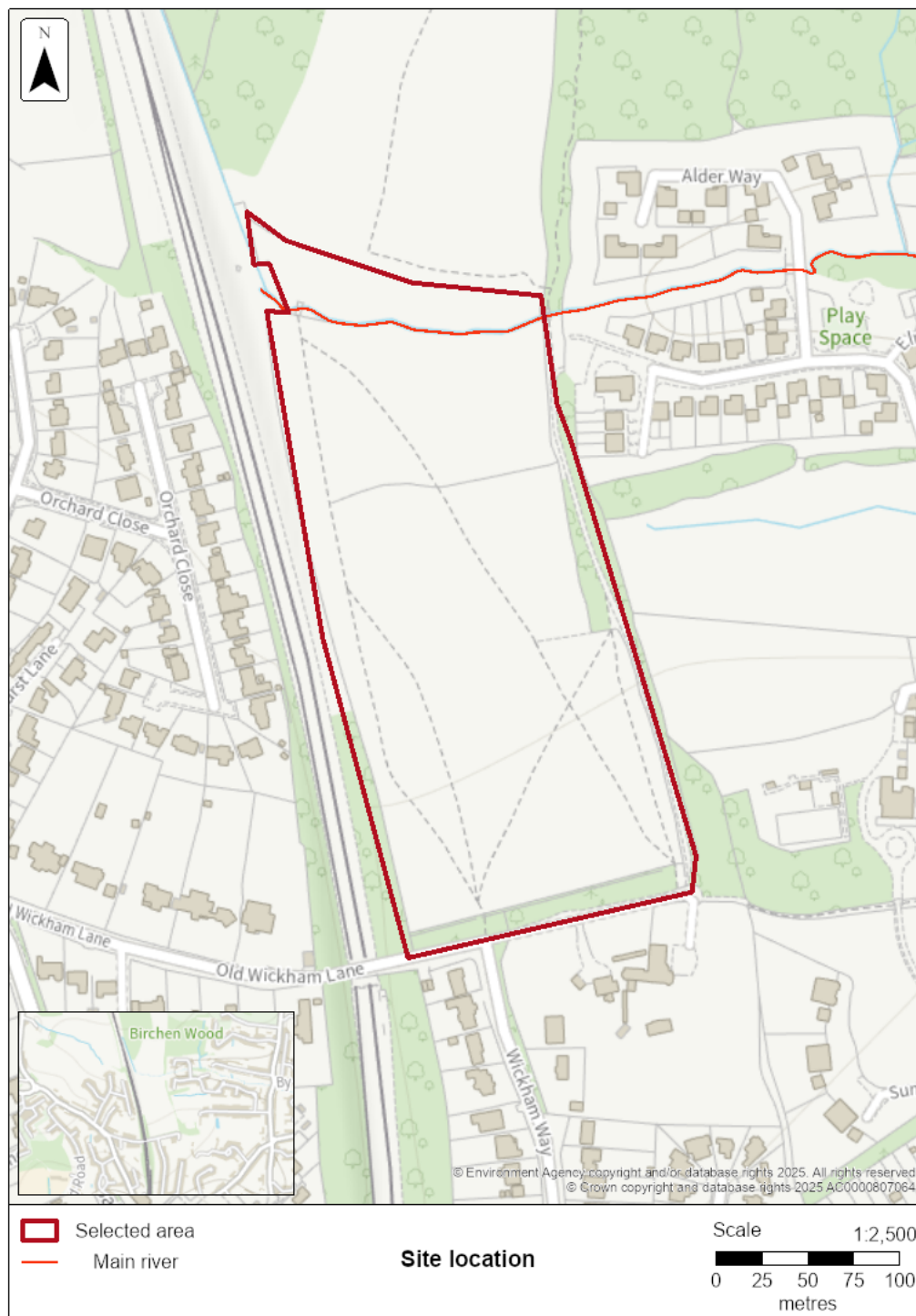
Location of site: 533146 / 125629 (shown as easting and northing coordinates)

Document created on: 4 July 2025

This information was previously known as a product 4.

Customer reference number: 26T5KAG3ENXH/ EIR2025/16609

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)
- modelled data
- information about strategic flood risk assessments
- information about this data
- information about flood risk activity permits
- help and advice

Information that's unavailable

This document **does not** contain:

- past floods
- flood defences and attributes

We do not have past flooding data for this location.

Please note that:

- flooding may have occurred that we do not have records for
- flooding can come from a range of different sources
- we can only supply flood risk data relating to flooding from rivers or the sea

You can contact your Lead Local Flood Authority or Internal Drainage Board to see if they have other relevant local flood information. Please note that some areas do not have an Internal Drainage Board.

We aren't able to display flood defence locations and attributes as there are no formal flood defences in the area of interest.

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: 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)
533146/125629

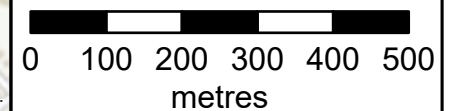
Scale

1:10,000

Created

4 Jul 2025

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



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