

**London Road,
Handcross**

**Prepared for
Welbeck Strategic Land III Limited**

by

**Stuart Michael
Associates Limited**



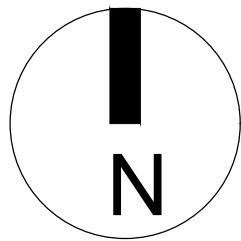
April 2026

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SMA Ref: 7409.FRA

Issue Status: 02



Rev	Date	Revision Details	Dr	Ch
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Client's Name
Welbeck Land

Job Title
London Road, Handcross

Drawing Title
Illustrative Site Layout

Scale
1:500 @ A1 / 1:1000 @ A3
metres 10 20 30 40 50

Drawn KB
Checked KE
Date 22.01.26

Job No 7671
Drawing No PL-03
Rev

Status
PRELIMINARY

CAD Plot date: 22/01/2026 - 10:07:31 7671-site.dwg

Appendix F

SFRA Extracts

7. Historic Incidents

Environment Agency

- 7.1. The Environment Agency has provided an extract from the 'Recorded Flood Outlines' dataset for the study area which details the following historic fluvial events in the Borough:
- River Medway: November 1960, September 1968.
 - Ouse: January 2009.
 - Herrings Stream: 1974.
 - Eastern Adur: 1966, 1973, 1974.
- 7.2. The majority of the recorded flood events have affected rural areas in the district only. However, it should be emphasised that not all floods that have occurred in every location have necessarily been recorded. The 'Recorded Flood Outlines' are shown on the online maps hosted on the MSDC website¹¹.

Mid Sussex District Council

- 7.3. A large amount of information and data has been supplied by Mid Sussex District Council, particularly records on properties that had experienced flooding as a result of flood events in December 1993, October/November 2000 and December 2013 to February 2014, 2016, 2018, 2019, 2020, 2021, 2022 and 2023.
- 7.4. Records for individual properties are available from MSDC, however, due to data protection requirements the data has not been provided at individual property level; rather the number of properties within 4- or 5-digit postcode areas the records have been presented on the online maps hosted on the MSDC website¹², and where postcode information was not available records have been summarised by street address and town in Appendix A. These

¹¹ Link to be provided once live.

¹² Link to be provided once live.

identifying a location where further development would not be allowed. Southern Water should be consulted before any works are undertaken to public sewers or other Southern Water assets.

Groundwater

- 6.55. Groundwater is water that lies below the surface, where it occupies all or part of the void spaces in soils or geologic strata and results from rainfall infiltrating below the ground surface into the subsoil. Where underlying ground conditions are permeable and capable of holding water, it is commonly known as an aquifer.
- 6.56. Above ground flooding from groundwater occurs when the level of the groundwater rises above the land surface. This typically occurs at topographic low points following rising groundwater caused by extended periods of rainfall.
- 6.57. Groundwater flooding usually occurs in low lying areas underlain by permeable rock and aquifers that allow groundwater to rise to the surface through the permeable subsoil following long periods of wet weather. Low lying areas may be more susceptible to groundwater flooding because the water table is usually at a much shallower depth and groundwater paths tend to travel from high to low ground.
- 6.58. Where permeable deposits sit atop more impermeable underlying geology, a perched water table can occur, where water is trapped within the permeable deposits and prevented from percolating into the bedrock.
- 6.59. In other cases, groundwater can be confined within permeable subsoil that is capped by impermeable soil, preventing it from rising to the surface. In certain circumstances, water can flow along the boundary between permeable and impermeable layers of geology and can result in a spring occurring where this is exposed.
- 6.60. Groundwater flooding can occur for long periods of time, days to months, whilst groundwater levels recede following a prolonged wet period.
- 6.61. Modelled flood data showing the risk of flooding from groundwater is not generally available due to; a lack of records of groundwater level, the variability in geological conditions and the limitations of predictive tools (such as modelling) needed to make assessments of groundwater flow and risk of groundwater flooding.

- 6.62. The British Geological Society (BGS) hosts a view showing the 1:50,000 scale maps of the underlying geology (bedrock and superficial) that can be accessed via the BGS Geology Viewer at: <https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/>
- 6.63. The BGS also hosts other datasets that can be used to assess the potential for groundwater flooding (licenced for a fee). This includes the 'Hydrogeology 625k digital hydrogeological map of the UK', 'depth to groundwater' and 'Susceptibility to groundwater flooding' datasets.
- 6.64. The West Sussex LLFA Local Flood Risk Management Strategy (2021 – 2026) includes mapping of the county showing areas considered to be at risk from groundwater flooding based on the Geosmart Groundwater Flood Risk Map GW5 Version 2.3 (©www.geosmartinfo.co.uk). This mapping has been reproduced in Figure 3.

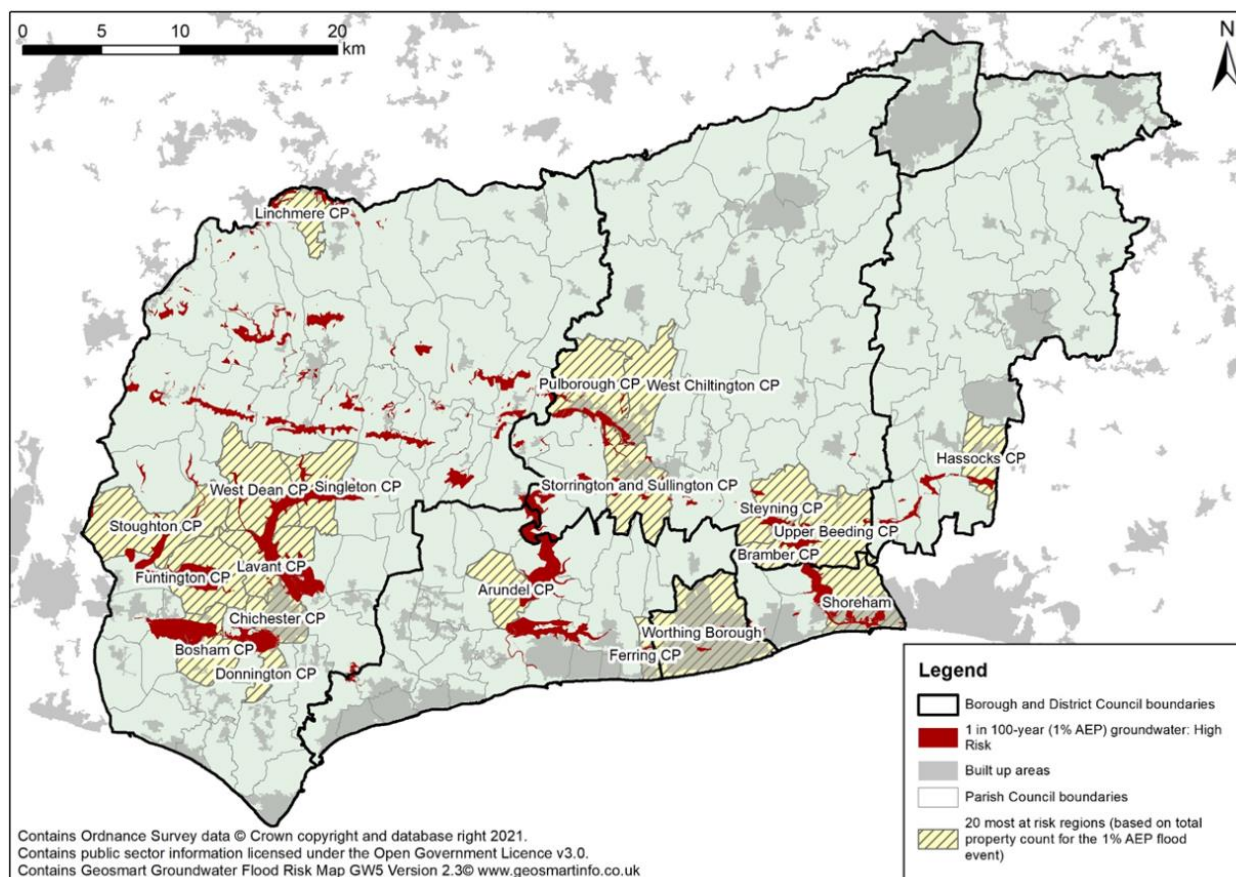


Figure 3: Risk from groundwater flooding based on the Geosmart Groundwater Flood Risk Map GW5 Version 2.3 (©www.geosmartinfo.co.uk) reproduced from WSCC LFRMS (2021 – 2026).

- 6.65. From Figure 3, it is evident that majority of the Mid Sussex is considered to have low potential for groundwater flooding as a result of the underlying geology. Permeable chalk geology is located to the south of the district and consequently a high risk of groundwater flooding is identified in mostly rural areas and Hassocks CP.
- 6.66. The settlements of Burgess Hill, Haywards Heath, Hurstpierpoint, Albourne and Sayers Common, as well as countryside areas to the west are considered to be in an area of low potential for groundwater flooding.
- 6.67. There are known issue of springs within the district, many of which located in areas of generally low groundwater flood risk but are caused by perched groundwater tables and local alterations to ground conditions or levels.

Reservoirs and Artificial Sources

- 6.68. Reservoirs and other artificial sources of flooding, such as canals, basins or even private water storage (for example, factories which require significant water storage) pose a risk of flooding, generally as a result of a catastrophic failure of the storage facility.
- 6.69. There are no canals within the district.
- 6.70. There is one major reservoir within the District, located at Ardingly. The reservoir is owned and run by South East Water. Ardingly Reservoir is located north of Haywards Heath and Lindfield. The reservoirs southernmost extent is about 2.5km from the northern most extent of Lindfield. It covers an area of around 198 acres (80 hectares) and has a capacity of approximately 4.9 billion gallons (22.3 million cubic meters) of water.
- 6.71. Weir Wood reservoir is west of Forest Row, just outside the district boundary, and is owned by Southern Water Services Limited. While outside the district boundary, the modelled flood extents could impact part of the district. The EA's Flood Risk from Reservoirs dataset¹⁰ shows a small area of flooding at the boundary of the district to the south-east of East Grinstead during a 'dry day' scenario. When the 'wet day' scenario is considered the flood extents reach the south-

¹⁰ <https://check-long-term-flood-risk.service.gov.uk/map>

Thames Water and Southern Water

- 7.6. All water companies, who operate the sewerage systems in England and Wales, are required to record all instances of internal flooding to properties. This record is usually known as a DG5 or 'Flood Risk' register.
- 7.7. Due to data protection requirements the data has not been provided at individual property level; rather the register comprises the number of properties within 4- or 5-digit postcode areas that have experienced flooding either internally or externally within the last 10 years due to hydraulic incapacity.
- 7.8. It should be noted that these are flooding incidents that have been reported to Thames Water or Southern Water by the homeowners. This will not account for any incidents that have not been reported and therefore do not show on the register. Therefore, these records are not extensive. An absence of records does not indicate that an area has not been flooded historically.
- 7.9. Furthermore, given that Thames Water and Southern Water target these areas for maintenance and improvements, areas that experienced flooding in the past may no longer be at greatest risk of flooding.
- 7.10. Overall, there have been a total of 178 incidents of both external and internal sewer flooding within the Southern Water maintained assets in Mid Sussex and 16 incidents of external and internal sewer flooding within the Thames Water maintained assets, these incidents have been broken down into 4- or 5-digit postcode area in Table 10.

Table 10: DG5 record for Southern Water and Thames Water by postcode area (no date range provided).

Postcode Area	Internal	External	Total No. of events
Southern Water			
BN6 9	2	10	12
RH10 4	0	1	1
RH15 0	0	1	1
RH15 8	2	6	8
RH15 9	0	6	6
RH16 1	5	27	32
RH16 2	4	14	18
RH16 3	3	7	10
RH16 4	0	11	11
RH17 5	2	9	11
RH17 6	0	8	8
RH17 7	1	0	1
RH19 1	2	5	7
RH19 2	2	8	10
RH19 3	16	16	32
RH19 4	5	5	10
Thames Water			
RH1 1	0	0	0
RH1 2	0	0	0
RH10 1	0	2	2
RH10 3	1	9	10
RH10 7	0	4	4

Appendix G

Drainage Strategy Drawing



SURFACE WATER DRAINAGE & FLOOD MITIGATION BASIN

BOUNDARY AREA = 2.841ha
IMPERMEABLE AREA = 0.77ha
GREENFIELD RATE = 2.7l/s/ha (1yr)
DISCHARGE RATE = 2.0l/s

DRAINAGE STORAGE REQUIRED = 1249m³
SURFACE WATER FLOOD VOLUME = 661m³
TOTAL ATTENUATION REQUIRED = 1910m³
BASIN CAPACITY = 2071m³

- KEY:**
- SITE BOUNDARY
 - PROPOSED SURFACE WATER
 - EXISTING SURFACE WATER
 - PROPOSED FOUL WATER
 - EXISTING FOUL WATER
 - PROPOSED FOUL RISING MAIN
 - EXISTING DITCH
 - HIGH SURFACE WATER FLOOD RISK +CC
 - MEDIUM SURFACE WATER FLOOD RISK +CC
 - LOW SURFACE WATER FLOOD RISK +CC
 - PROPOSED BIORETENTION
 - TREE ROOT PROTECTION AREAS

- NOTES:**
1. SURFACE WATER DRAINAGE BASED ON RESTRICTED DISCHARGE TO LOCAL DITCH NETWORK. INTRUSIVE GROUND INVESTIGATION CONFIRMED GEOLOGY OF SAND AND THAT INFILTRATION IS LIKELY TO BE UNWARRANTED TO HIGH GROUNDWATER.
 2. ATTENUATION BASIN HAS BEEN SIZED APPROPRIATELY FOR THE STORAGE REQUIREMENTS BUT LOCAL SLOPS SUCH AS BIORETENTION AND POROUS PAVING CAN BE USED ACROSS THE DEVELOPMENT FOR TREATMENT AND CONVEYANCE PURPOSES.
 3. ADDITIONAL STORAGE HAS BEEN PROVIDED WITHIN THE ATTENUATION BASIN TO ACCOMMODATE THE TOTAL VOLUME OF SURFACE WATER FLOOD RISK INDICATED AT THE LOCATION OF THE BASIN.

Rev	Description	DN	CH	DATE
REVISIONS				
1	Submitted for S104			
2	Submitted for S38			
3	Submitted for S278			

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LONDON ROAD
HANDCROSS

SURFACE WATER
DRAINAGE STRATEGY

DATE: DEC 25 2020
DRAWN: JOK
CHECKED: JOK
SCALE: 1:250
SHEET: 7409.402 OF 40

Appendix H

Surface Water Calculations

Design Settings

Rainfall Methodology	FEH-22	Minimum Velocity (m/s)	1.00
Return Period (years)	2	Connection Type	Level Soffits
Additional Flow (%)	0	Minimum Backdrop Height (m)	0.200
CV	1.000	Preferred Cover Depth (m)	1.200
Time of Entry (mins)	5.00	Include Intermediate Ground	✓
Maximum Time of Concentration (mins)	30.00	Enforce best practice design rules	✓
Maximum Rainfall (mm/hr)	50.0		

Nodes

Name	Area (ha)	T of E (mins)	Cover Level (m)	Diameter (mm)	Easting (m)	Northing (m)	Depth (m)	Invert Level (m)
Basin	0.770	5.00	143.400	1200	526073.223	130665.690	1.500	141.900
S1			143.400	1200	526068.145	130665.559	1.550	141.850
Outfall			142.200	600	526058.175	130663.363	0.400	141.800

Links

Name	US Node	DS Node	Length (m)	ks (mm) / n	US IL (m)	DS IL (m)	Fall (m)	Slope (1:X)	Dia (mm)	T of C (mins)	Rain (mm/hr)
1.000	Basin	S1	5.080	0.600	141.900	141.850	0.050	101.6	450	5.04	50.0
1.001	S1	Outfall	10.209	0.600	141.850	141.800	0.050	204.2	300	5.20	50.0

Name	Vel (m/s)	Cap (l/s)	Flow (l/s)	US Depth (m)	DS Depth (m)	Σ Area (ha)	Σ Add Inflow (l/s)	Pro Depth (mm)	Pro Velocity (m/s)
1.000	2.017	320.7	139.1	1.050	1.100	0.770	0.0	232	1.902
1.001	1.096	77.5	139.1	1.250	0.100	0.770	0.0	281	1.508

Pipeline Schedule

Link	Length (m)	Slope (1:X)	Dia (mm)	Link Type	US CL (m)	US IL (m)	US Depth (m)	DS CL (m)	DS IL (m)	DS Depth (m)
1.000	5.080	101.6	450	Circular	143.400	141.900	1.050	143.400	141.850	1.100
1.001	10.209	204.2	300	Circular	143.400	141.850	1.250	142.200	141.800	0.100

Link	US Node	Dia (mm)	Node Type	MH Type	DS Node	Dia (mm)	Node Type	MH Type
1.000	Basin	1200	Manhole	Adoptable	S1	1200	Manhole	Adoptable
1.001	S1	1200	Manhole	Adoptable	Outfall	600	Manhole	Adoptable

Manhole Schedule

Node	Easting (m)	Northing (m)	CL (m)	Depth (m)	Dia (mm)	Connections	Link	IL (m)	Dia (mm)
Basin	526073.223	130665.690	143.400	1.500	1200				
							0	1.000	141.900
S1	526068.145	130665.559	143.400	1.550	1200		1	1.000	141.850
							0	1.001	141.850
									300

Manhole Schedule

Node	Easting (m)	Northing (m)	CL (m)	Depth (m)	Dia (mm)	Connections	Link	IL (m)	Dia (mm)
Outfall	526058.175	130663.363	142.200	0.400	600	1	1.001	141.800	300



Simulation Settings

Rainfall Methodology	FEH-22	Analysis Speed	Normal	Starting Level (m)	
Rainfall Events	Singular	Skip Steady State	x	Check Discharge Rate(s)	x
Summer CV	1.000	Drain Down Time (mins)	240	Check Discharge Volume	x
Winter CV	1.000	Additional Storage (m³/ha)	0.0		

Storm Durations

15	60	180	360	600	960	2160	4320	7200	10080
30	120	240	480	720	1440	2880	5760	8640	

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
2	0	10	0
30	40	10	0
100	0	10	0
100	45	10	0

Node S1 Online Hydro-Brake® Control

Flap Valve	x	Objective	(HE) Minimise upstream storage
Replaces Downstream Link	x	Sump Available	✓
Invert Level (m)	141.850	Product Number	CTL-SHE-0061-2000-1500-2000
Design Depth (m)	1.500	Min Outlet Diameter (m)	0.075
Design Flow (l/s)	2.0	Min Node Diameter (mm)	1200

Node Basin Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Safety Factor	2.0	Invert Level (m)	141.900
Side Inf Coefficient (m/hr)	0.00000	Porosity	1.00	Time to half empty (mins)	

Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)
0.000	1047.0	0.0	1.500	1735.0	0.0

Results for 2 year +10% A Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
10080 minute summer	Basin	6300	142.156	0.256	4.9	282.9354	0.0000	OK
10080 minute summer	S1	6300	142.156	0.306	4.3	0.3457	0.0000	SURCHARGED
7200 minute summer	Outfall	4500	141.829	0.029	1.6	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
10080 minute summer	Basin	1.000	S1	4.3	0.216	0.013	0.5272	
10080 minute summer	S1	1.001	Outfall	1.6	0.438	0.020	0.0364	687.5

Results for 30 year +40% CC +10% A Critical Storm Duration. Lowest mass balance: 99.98%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
10080 minute summer	Basin	7500	142.652	0.752	10.5	917.8083	0.0000	SURCHARGED
10080 minute summer	S1	7560	142.650	0.800	4.1	0.9053	0.0000	SURCHARGED
30 minute summer	Outfall	24	141.829	0.029	1.6	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
10080 minute summer	Basin	1.000	S1	4.0	0.224	0.013	0.8049	
10080 minute summer	S1	1.001	Outfall	1.6	0.438	0.020	0.0364	779.7

Results for 100 year +10% A Critical Storm Duration. Lowest mass balance: 99.97%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m ³)	Flood (m ³)	Status
4320 minute winter	Basin	4140	142.554	0.654	10.7	784.0175	0.0000	SURCHARGED
4320 minute winter	S1	4260	142.553	0.703	4.2	0.7946	0.0000	SURCHARGED
120 minute summer	Outfall	68	141.829	0.029	1.6	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m ³)	Discharge Vol (m ³)
4320 minute winter	Basin	1.000	S1	4.2	0.241	0.013	0.8049	
4320 minute winter	S1	1.001	Outfall	1.6	0.438	0.020	0.0364	339.7

Results for 100 year +45% CC +10% A Critical Storm Duration. Lowest mass balance: 99.99%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
5760 minute winter	Basin	5520	142.881	0.981	12.7	1248.9970	0.0000	SURCHARGED
7200 minute winter	S1	6780	142.880	1.030	6.1	1.1645	0.0000	SURCHARGED
5760 minute winter	Outfall	5460	141.830	0.030	1.7	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
5760 minute winter	Basin	1.000	S1	4.2	0.224	0.013	0.8049	
7200 minute winter	S1	1.001	Outfall	1.7	0.447	0.022	0.0381	623.4

Appendix I

FEH Point Data and Greenfield Runoff Rate Calculation

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