

Flood risk assessment data



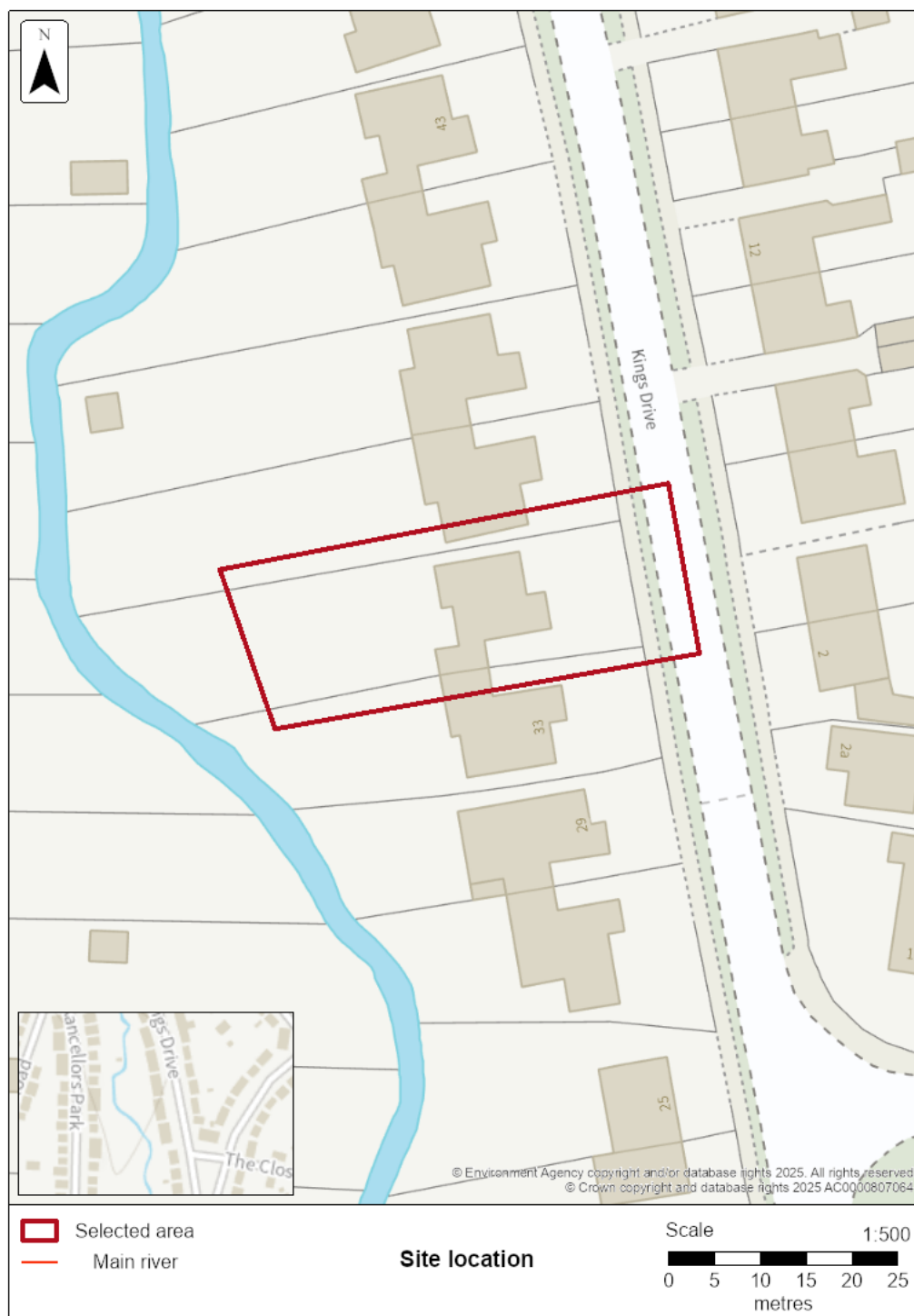
Location of site: 530753 / 115815 (shown as easting and northing coordinates)

Document created on: 9 May 2025

This information was previously known as a product 4.

Customer reference number: APB77EUJE12P/ EIR2025/08727

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
- definitions for the terminology used throughout
- flood map for planning (rivers and the sea)
- 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
- modelled data

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.

There is not any modelled data available for this location. This is because detailed modelling hasn't been carried out in this area.

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: Hassocks Model

Scenario(s): Undefended Fluvial

Date: 2013

Model name: Hassocks Climate Change Allowance Update

Scenario(s): Undefended Fluvial

Date: 2016

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 2.

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)
530753/115815

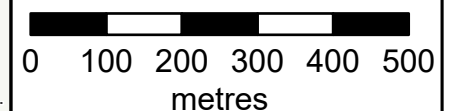
Scale

1:10,000

Created

9 May 2025

-  Selected area
-  Main river
-  Flood defence
-  Water storage area
- Flood Zones 2 and 3
Rivers and Sea
 -  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

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:

- Undefined modelled fluvial: risk of flooding from rivers where there are no flood defences
- Undefined climate change modelled fluvial: risk of flooding from rivers where flood defences have been removed, including estimated impact of climate change

Modelled Flood Outlines (Undefended Fluvial). Centred BN6 8DY. Created 23/05/2025.

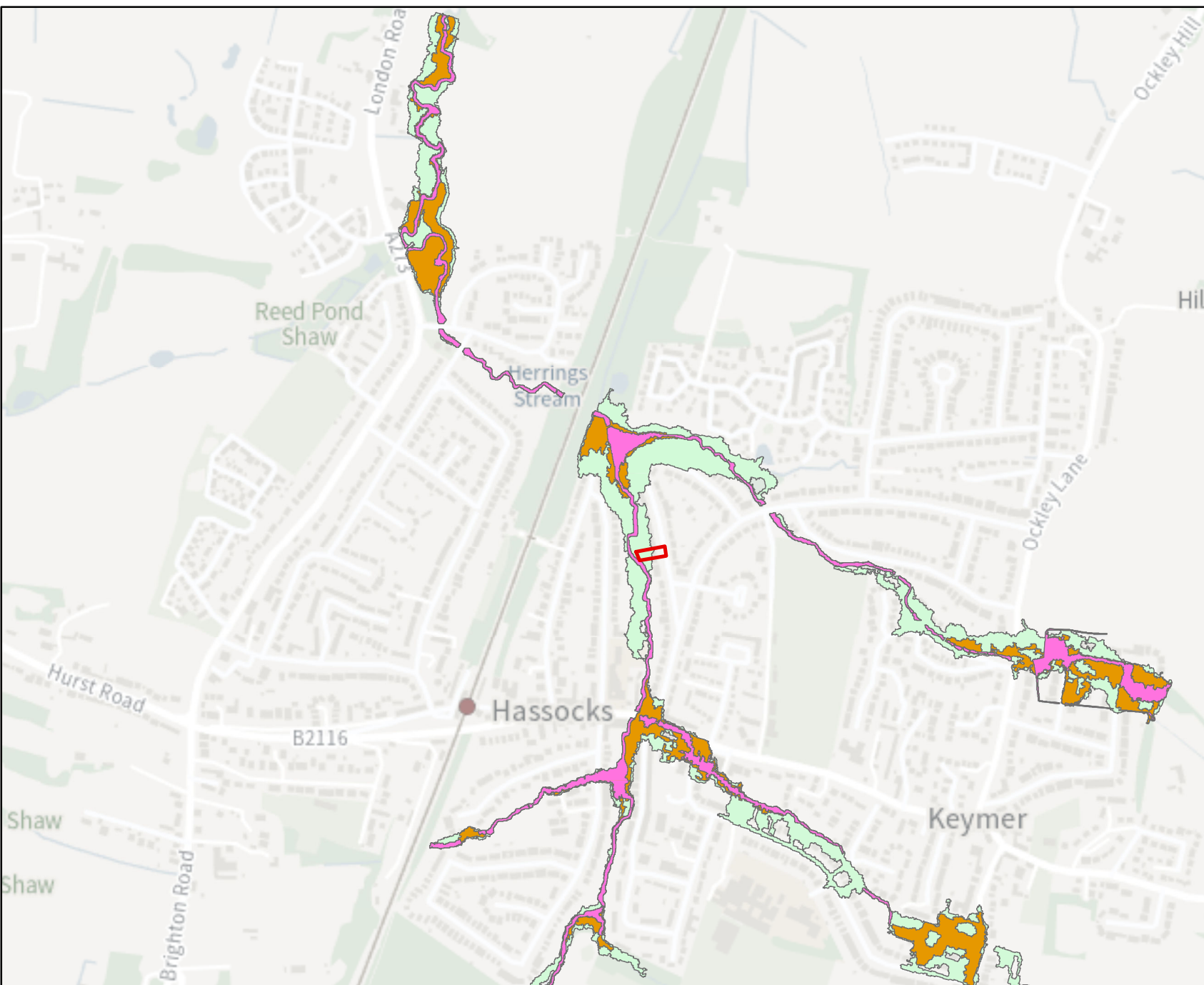
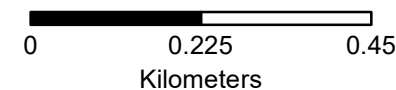


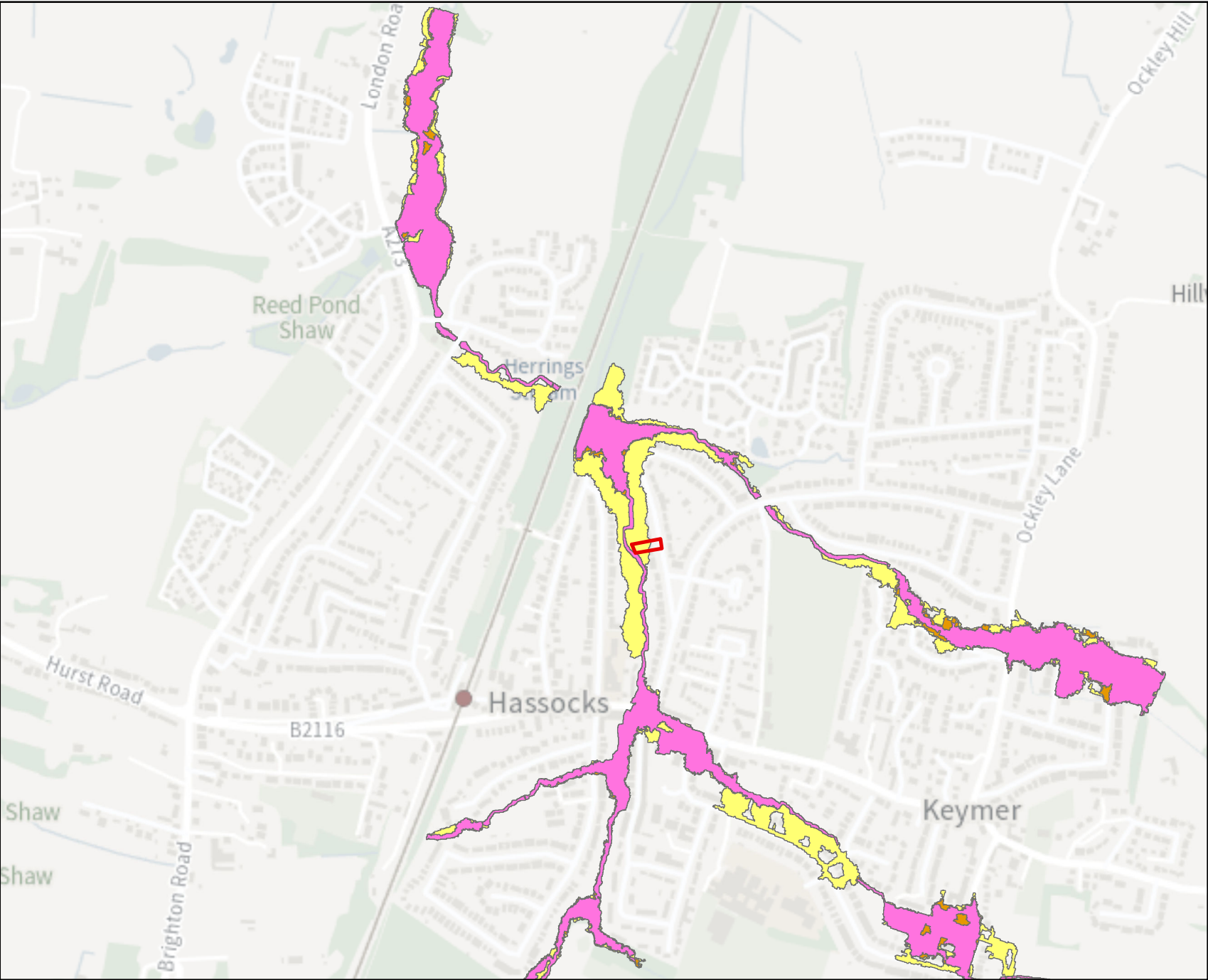
Legend

-  Site Boundary
-  5% AEP Undefended Fluvial
-  1% AEP Undefended Fluvial
-  0.1% AEP 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



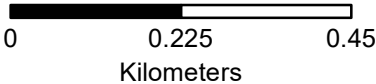


Legend

-  Site Boundary
-  1% AEP + CC (35%) Undefended Fluvial
-  1% AEP + CC (45%) Undefended Fluvial
-  1% AEP + CC (105%) 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



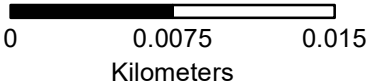


Legend

-  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: 1:350



Product 4 Flood Risk Data Requested by: Peter Liddell

Site: BN6 8DY

Table 1: Water Levels: Fluvial Undefended

Node Ref	NGR		Modelled Flood Levels in Metres AOD					
	Eastings	Northings	Undefended Annual Exceedance Probability					
			5%	1%	1% +CC (35%)	1% +CC (45%)	1% +CC (105%)	0.1%
1	530729	115816	-	-	-	-	39.91	39.43
2	530750	115820	-	-	-	-	39.93	39.44
3	530732	115805	-	-	-	-	39.93	39.45
4	530751	115809	-	-	-	-	39.94	39.47
5	530767	115811	-	-	-	-	-	-

Table 5: Water Depths: Fluvial Undefended

Node Ref	NGR		Modelled Flood Depths in Metres AOD					
	Eastings	Northings	Undefended Annual Exceedance Probability					
			5%	1%	1% +CC (35%)	1% +CC (45%)	1% +CC (105%)	0.1%
1	530729	115816	-	-	-	-	1.25	0.76
2	530750	115820	-	-	-	-	0.80	0.31
3	530732	115805	-	-	-	-	1.17	0.69
4	530751	115809	-	-	-	-	0.75	0.28
5	530767	115811	-	-	-	-	-	-

All levels taken from: Hassocks 2013, Hassocks Climate Change 2016

Produced on: 23/05/2025

*** Climate Change allowances for this model only show the superseded 20% increase in flows. The current allowances should be checked here:**

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>.

**** 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.

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

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