

Project_

**60 Park Road
Burgess Hill, RH15 8ET**

Title_

Flood Risk Assessment

Project No_

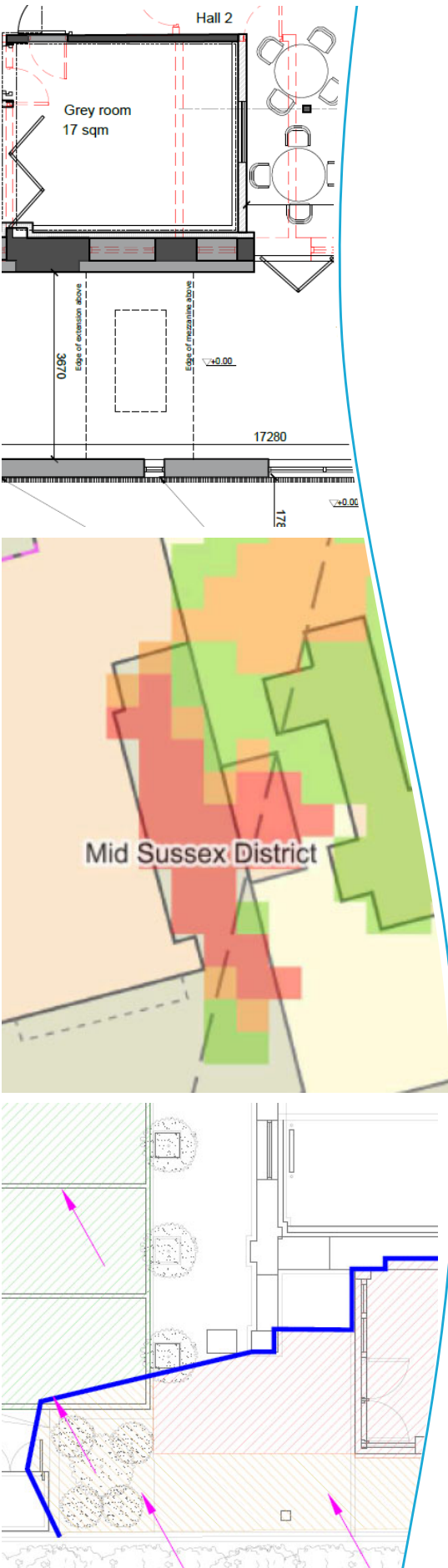
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Date_

July 2025

Revision_

A



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This flood risk assessment has been prepared in accordance with the NPPF, Local Planning Policies and the NPPG. Any recommendations regarding levels are based on the relevant British Standards, the standing advice provided by the EA, or based on common practice.

Flo Consult UK Ltd do not warrant that the advice in this report will guarantee the availability of flood insurance either now or in the future.

Author	Date	Revision
Mark Symonds	2 nd July 2025	A

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1. Introduction

This flood risk assessment has been prepared by Flo Consult UK Ltd, on behalf of Park Centre Burgess Hill CIO, for an extension of an existing community centre at 60 Park Road, Burgess Hill, RH15 8ET (hereafter referred to as 'the Site').

This report provides a detailed overview of the proposed development and an assessment of it in relation to the flood risk, and how the proposals have been developed in relation to current flood map data and current planning policy and requirements, including:

- National Planning Policy Framework (NPPF), December 2024 (as amended February 2025), Paragraphs 161-163 and 170-182;
- National Planning Practice Guidance (NPPG) ('Flood Risk and Coastal Change' section), released in March 2014 and updated in August 2022;
- Environment Agency and Department for Environment, Food and Rural Affairs guidance;
- Environment Agency and JBA Consulting via Landmark Envirocheck data Service;
- Environment Agency Product 4 Flood Level Data.

And local policies including:

- West Sussex County Council Local Flood Risk Management Strategy (May 2014);
- West Sussex Preliminary Flood Risk Assessment (May 2011);
- West Sussex LLFA Policy for the Management of Surface Water (November 2018);
- Mid Sussex District Plan 2014 – 2031 (Adopted March 2018);
- Mid Sussex District Council – Strategic Flood Risk Assessment (June 2015).

Mid Sussex District Council need to be satisfied that the proposed development design principles will address the risk of flooding to the Site, and that the proposals will not in turn increase the risk of flooding to neighbouring land and property.

This FRA has therefore been prepared to identify and evaluate the various possible sources of flood risk, to which the Site might be subjected to, and identify any mitigation; protection; or compensation measures deemed necessary or feasible.

2. National and Local Guidance and Policies

2.1. National Planning Policy Framework (NPPF) and National Planning Practice Guidance

The NPPF (December 2024) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. This document is used to form this surface water management report, with particular attention to Paragraphs 161-163 (Planning for Climate Change) and 170-182 (Planning and Flood Risk).

NPPF Paragraphs 170-182 provide guidance for planning and flood risk, where plans should apply a sequential, risk-based approach to the location of development taking into account current and future impacts of climate change; to ensure that flood risk is not increased elsewhere due to the development; and to incorporate sustainable drainage systems.

NPPG, Paragraph 020 (Reference ID: 7-020-20220825), outlines that the objectives of this FRA are to establish whether a proposed development is likely to be affected by current or future flooding from any source; whether it will increase flood risk elsewhere; whether the measures proposed to deal with these effects and risks are appropriate; whether there is evidence for the local planning authority to apply (if necessary) the Sequential Test; and whether the development will be safe and pass the Exception Test, if applicable.

2.2. Mid Sussex District Plan 2014 – 2031

Relevant section of Policy DP41 states:

'Strategic Objectives: 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.'

Evidence Base: Gatwick Sub Region Water Cycle Study; Strategic Flood Risk Assessment; Water. People. Places SuDS guidance.

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.

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'.

3. Site Setting and Description

3.1. Site Location

The Site is in a residential area of Burgess Hill, is approximately 1 km north-west of Burgess Hill train station, and is bound by the residential gardens leading to playing fields to the north, No.58 Park Road to the east, Park Road to the south, and residential dwellings leading to Upper St Johns Road to the west.

The postcode at the Site is RH15 8ET, with the co-ordinates being: Easting: 531175, Northing: 119390.

3.2. Existing Site and Topography

As detailed in Appendix A, the Site in a pre-development state, consists of an existing building which covers most of the Site, with a hard-standing yard area to the east, and hard-standing parking areas to the south.

In terms of topography, the yard area is between 180mm and 300mm lower than the building floor level, with the northern area of the car park (adjacent to building) being higher than the yard area, with gradients towards Park Road (south).

3.3. Proposed Development

The proposed site is shown on the development plan in Appendix B, with a full description of the Site stated by the Architect.

In brief, and in relation to this flood risk assessment, the proposal is to extend the existing building to the yard areas (east) and to create a raised access area to the front (south).

Note that the proposed plan in Appendix B does not show any flood mitigation measures and is therefore subject to change.

3.4. Waterbody / Rivers / Canals

There are no known waterbodies, rivers or canals near the Site, with the nearest unnamed watercourses being approximately 1.5 km to the north, east and west.

3.5. Ground Conditions

The ground conditions at the Site can be determined via the British Geological Survey (BGS) website, where it shows it to consist of no superficial deposits and a bedrock of Weald Clay Formation (mudstone)

3.6. On-Site Drainage and Public Sewers

The nearest public sewer to the Site is believed to be in Park Road (south).

The existing site plans show a series of manhole covers, gullies and rainwater downpipes within the Site, and therefore it is assumed that the surface water run-off from existing building and external hard-standing areas discharges to a below ground drainage network, and into the public sewer within Park Road.

4. Sources of Flooding

In accordance with the NPPF, flood risk must be assessed for all sources of flooding and development of the site should be carried out in such a way as to mitigate any potential flood risk to both the site and third parties and their property. This section identifies all possible sources of flooding.

4.1. Fluvial Flooding

Fluvial flooding results from watercourses / rivers surcharging and flooding the surrounding areas.

4.2. Coastal Flooding

Coastal flooding results from high tides from the sea.

4.3. Pluvial Flooding

'Pluvial' flooding is that which results from rainfall generated overland flow before the run-off enters any watercourse, drain or sewer. It is more often linked to high intensity rainfall events (typically in excess of 30mm per hour). However, it can also result from lower intensity rainfall or melting snow where the ground is saturated, frozen, developed or has low permeability. This results in overland flow and ponding in depressions in the topography. In urban areas 'pluvial' flows are likely to follow the routes of highways and other surface connectivity to low spots where flooding can occur. In some cases, it can deviate from this route into adjacent developments via dropped kerbs (either for access to driveways or disability access).

4.4. Groundwater Flooding

Groundwater flooding is caused by the emergence of water from sub-surface permeable strata. Fluctuations in the groundwater table can cause flooding should the table rise above the existing ground level. Groundwater flooding events tend to have long durations, lasting days or weeks.

4.5. Flooding from Drains and Sewers

Flooding from drains and sewers is caused when the capacity of the drains and sewers is exceeded and will result in flooding from the manholes.

4.6. Canals, Reservoirs and Other Artificial Sources

Flooding from canals, reservoirs and artificial sources is caused when the capacity of the sources is exceeded, or if there is an infrastructure failure.

5. Sourced Data

5.1. Environment Agency Flood Maps for Planning

The Environment Agency (EA) fluvial flood zone map shown in Figure 1 indicates that the Site is in Flood Zone 1

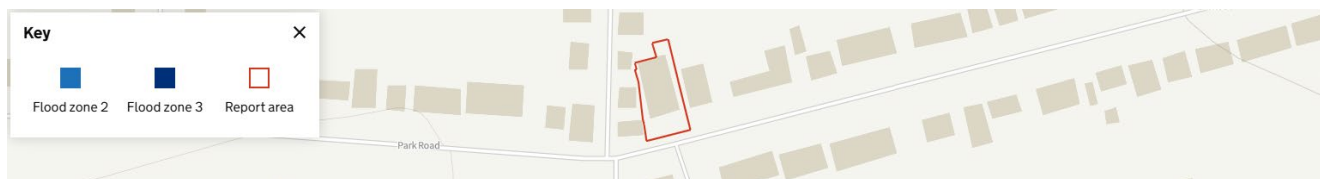


Figure 1 – EA Flood Zone Map

The EA fluvial flood extent map shown in Figure 2 indicates that the Site is **outside** the **future climate change** fluvial flood extent area in the **1 in 1000 annual likelihood event**.

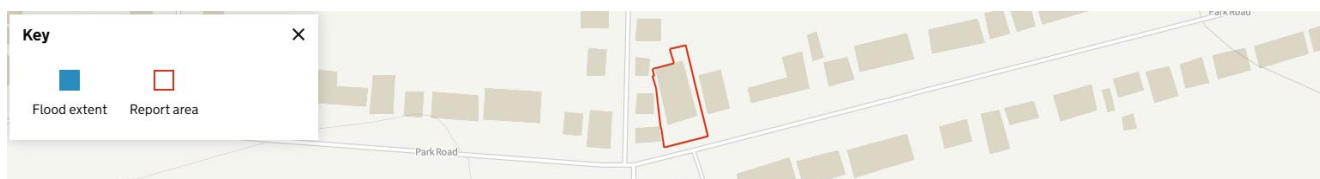


Figure 2 – EA Fluvial Flood Extent – Future Climate Change - 1 in 100

The EA surface water extent map shown in Figure 3 indicates that the existing building is **outside** the surface water / pluvial flood extent area, with the proposed extension / existing yard areas to the east and north-east parking area being **within** the surface water / pluvial flood extent area in the **1 in 30 annual likelihood event**.



Figure 3 – EA Surface Water / Pluvial Flood Extent – 1 in 30

The EA surface water extent map shown in Figure 4 indicates that the existing building is **outside** the surface water / pluvial flood extent area, with the proposed extension / existing yard areas to the east and north-east parking area being **within** the surface water / pluvial flood extent area in the **1 in 100 annual likelihood event**.



Figure 4 – EA Surface Water / Pluvial Flood Extent – 1 in 100

The EA surface water extent map shown in Figure 5 indicates that the existing building is **outside** the surface water / pluvial flood extent area, with the proposed extension / existing yard areas to the east and north-east parking area being **within** the surface water / pluvial flood extent area in the **1 in 1000 annual likelihood event**.

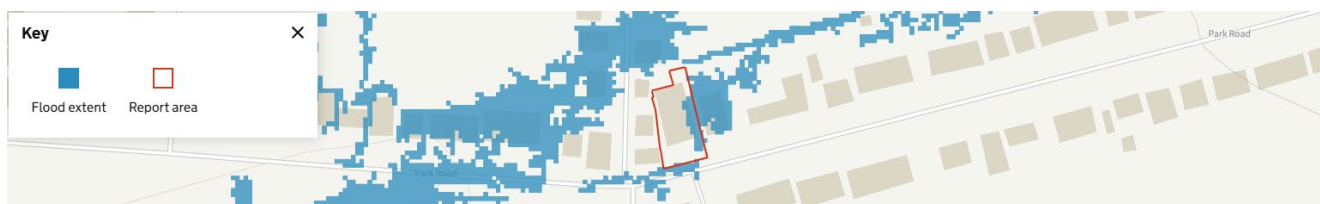


Figure 5 – EA Surface Water / Pluvial Flood Extent – 1 in 1000

5.2. Landmark Envirocheck Data Maps

Refer to Appendix C for Landmark Envirocheck flood map data. The data shown on the maps have been sourced from studies by JBA Consulting and the Environment Agency (EA). The summary of each of the maps is as follows:

Flood Data Map

The EA/NRW fluvial flood zone map also indicates that the Site is in Flood Zone 1.

Pluvial, Fluvial and Coastal Flooding

The Envirocheck (JBA) 75-year to 200-year return period flood map indicates that there is no pluvial, fluvial or coastal flooding within the Site.

The Envirocheck (JBA) 1000-year return period flood map indicates that there is no pluvial or coastal flooding within the Site, no fluvial flood depths within the existing building or car park area, but pluvial flooding to depths up to 0.10m in the proposed extension / existing yard area.

Surface Water Flood Depths

The Envirocheck (EA/NRW) 30-year to 100-year return period flood map indicates that there is no surface water / rainfall flood depth within the Site.

The Envirocheck (EA/NRW) 1000-year return period flood map indicates that there is no surface water / rainfall flood depth within the building and car park area of the Site, but surface water flood depths between 0.0m to 0.15m in the proposed extension / existing yard area.

Ground Water Flooding

The Envirocheck / BGS flood data map indicates that there is no potential for groundwater flooding to occur at the Site.

The ESI groundwater flood map indicates that there is a negligible risk of ground water flooding at the Site.

Canal Failure

The Envirocheck (JBA) canal failure map indicates that there are no canals near the site, and therefore the Site is not in a canal coverage or canal failure area.

Historic Flood Map

The Envirocheck historic flood map indicates that there has been no flooding at the Site from any source.

5.3. Mid Sussex District Council Flood Maps

Risk of Surface Water Flooding (RoFSW) (2025) issued by Mid Sussex District Council shows that there is a high probability of surface water flooding in the present-day and future climate change event within the proposed extension / existing yard area to the east, and to the north-east parking area.

6. Probability of Flooding (Proposed Extension Area)

6.1. Fluvial Flooding Probability: **Low**

EA fluvial flood zone maps indicate that the Site is in Flood Zone 1

The EA fluvial flood extent map indicates that all the Site is outside the future climate change fluvial flood extent area in the 1 in 1000 annual likelihood event.

The Envirocheck (JBA) 75-year to 1000-year return period flood map indicates that there is no fluvial or coastal flooding within the Site.

Therefore, based on the current flood map data, the risk of fluvial flooding is deemed to be low

6.2. Pluvial Flooding Probability: **High**

The EA surface water extent maps indicate that the existing building is outside the surface water / pluvial flood extent area, with the proposed extension / existing yard areas to the east and north-east parking area being within the surface water / pluvial flood extent area in the 1 in 30 annual likelihood event.

The Envirocheck (JBA) 75-year to 200-year return period flood map indicates that there is no pluvial flooding within the Site. However, the Envirocheck (JBA) 1000-year return period flood map indicates that there is pluvial flooding to depths up to 0.10m in the proposed extension / existing yard area.

The Envirocheck (EA/NRW) 30-year to 100-year return period flood map indicates that there is no surface water / rainfall flood depth within the Site. However, the Envirocheck (EA/NRW) 1000-year return period flood map indicates that there are surface water flood depths between 0.0m to 0.15m in the proposed extension / existing yard area.

RoFSW (2025) issued by Mid Sussex District Council shows that there is a high probability of surface water flooding in the present-day and future climate change event within the proposed extension / existing yard area to the east, and to the north-east parking area.

Therefore, as the latest (2025) flood map data shows surface water flooding in the proposed extension area 30-year return period it is deemed that there is a high risk of flooding from this source.

6.3. Ground Water Flooding Probability: **Low**

The Envirocheck / BGS flood data map indicates that there is no potential for groundwater flooding at the Site. The ESI groundwater flood map indicates that there is a negligible risk of ground water flooding within the site.

Therefore, based on the latest flood map data, the probability of ground water flooding is deemed to be low.

6.4. Flooding from Drains and Sewers Probability: **Low**

The nearest public sewer to the Site is believed to be in Park Road (south). There has been no history of flooding from the sewer, and if flooding were to occur the water would flow away from the Site, as the car park falls from the building towards Park Road.

Therefore, the probability of flooding from drains and sewers for the site is deemed to be low.

6.5. Canals, Reservoirs and Other Artificial Sources Probability: **Low**

There are no known canals, reservoirs or artificial sources near the Site.

Therefore, the probability of pluvial flooding from artificial sources is deemed to be low.

7. Flood Risk and Vulnerability

The NPPG Paragraphs 077 to 078 set out the flood risk for the Site by assessing the flood zones, flood risk vulnerability classification, and flood risk vulnerability and flood zone 'compatibility'.

7.1. Flood Zones

NPPG Paragraph 077, Table 1 indicates that the flood zones are:

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: • land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or • land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

The table above is aimed towards fluvial flooding but is also applicable to surface water / pluvial flooding.

The latest EA and RoFSW flood maps indicate that there is flooding with the proposed extension / existing yard has a high probability of surface water / pluvial flooding and therefore is in **Flood Zone 3a**.

Flood Zone 3b is for a functional floodplain only, which needs to be identified in the Mid Sussex District Council Strategic Flood Risk Assessment.

Surface water / pluvial flooding is not considered as a functional floodplain, and as such the Site is not identified as Flood Zone 3b in the Mid Sussex District Council Strategic Flood Risk Assessment.

Therefore, based on this Flood Zone 3a is deemed appropriate for assessing the risk of flood.

7.2. Flood Risk Vulnerability Classification

NPPG Paragraph 066, Table 2 stated the flood risk vulnerability classifications as:

Flood Risk Vulnerability Classification
Essential Infrastructure Essential transport infrastructure (including mass evacuation routes) which should cross the area at risk; Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood; Wind turbines.
Highly Vulnerable Police and ambulance stations; fire stations and command centers; telecommunications installations required to be operational during flooding; Emergency dispersal points; Basement dwellings; Caravans, mobile homes and park homes intended for permanent residential use; Installations requiring hazardous substances consent.
More Vulnerable Hospitals; Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels; Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels; Non-residential uses for health services, nurseries and educational establishments; Landfill* and sites used for waste management facilities for hazardous waste; Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.
Less Vulnerable Police, ambulance and fire stations which are not required to be operational during flooding; Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'More Vulnerable' class; and assembly and leisure; Land and buildings used for agriculture and forestry; Waste treatment (except landfill* and hazardous waste facilities); Minerals working and processing (except for sand and gravel working); Water treatment works which do not need to remain operational during times of flood.
Water-Compatible Development Flood control infrastructure; Water transmission infrastructure and pumping stations; Sewage transmission infrastructure and pumping stations; Sand and gravel working; Docks, marinas and wharves; Navigation facilities.

This development is classed as a '**Less Vulnerable**' as the building and associated extension will be used for assembly and leisure.

7.3. Flood Risk Vulnerability and Flood Zone ‘Compatibility’

Table 3 of the NPPF identifies is a development is appropriate based on the flood zone to which the site lies, and the flood risk vulnerability classification.

NPPF – Table 3 - Flood Risk Vulnerability and Flood Zone ‘Compatibility’					
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	✗	Exception Test required	✓	✓
Zone 3b*	* Exception Test required	✗	✗	✗	✓*

“†” In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

“**” In Flood Zone 3b (functional floodplain) essential infrastructure that has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

- operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impeding water flows and not increasing flood risk elsewhere.

The development is in Flood Zone 3a, but as the Site is deemed to be ‘**Less Vulnerable**’, Table 2 of the NPPG shows that the Site is **appropriate for development**, with no requirement for an **exception test**.

8. The Sequential Test

8.1. The Guidance

Paragraph 174 of the NPPF states that: *'Within this context the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying for this test'.*

8.2. The Test

Flood maps indicate a high risk of surface water flooding in the proposed extension area.

The building, serving the Burgess Hill community, requires internal refurbishments and an extension to remain suitable for future use.

Rear and front extensions are not feasible due to space and parking needs, so the only option is to build over the existing yard area to the east.

Although the site fails the sequential test due to flood risk, the extension and site design can ensure safety throughout its lifetime without increasing flood risk elsewhere.

9. Sequential Approach - Safe Development over Lifetime

The NPPF (December 2024) Paragraph 178 (b) states:

'It should be demonstrated that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall'.

Therefore, the design principles of the new extension to ensure it is safe for its lifetime will include:

- Suitable floor levels of the extension to meet EA requirements;
- Ensuring no flood flows are displaced to areas outside the Site area and increasing flood risk;
- Safe egress from the new extension / building during a flood event;
- Suitable flood resistance and resilient building techniques for the extension area;
- Ensuring surface water run-off from the extension area will not increase flood risk elsewhere.

9.1. Understanding Flood Levels

The most recent flood maps show that the surface water / pluvial flood extents are within the existing yard area to the east and north-east parking areas only, and not within the existing building.

Existing yard areas are between 180mm and 300mm below the finished floor level, and therefore, the maximum surface water / pluvial flood level is estimated to be 180mm.

9.2. Floor Levels

The EA - Preparing a flood risk assessment: standing advice (10th April 2025) states:

'We recommend floor levels are set at least 600 millimetres (mm) above the estimated flood level. You will also need to use flood resistant materials up to at least 600mm above the estimated flood level.

You may be able to reduce this to 300mm if there is a high level of certainty about your estimated flood level. If there is a particularly high level of uncertainty it may need to be increased.

Flood water can put pressure on buildings, causing structural issues. If your design aims to keep out a depth of more than 600mm of water, you should get advice from a structural engineer.

If you cannot raise the floor levels in this way, you will also need to include extra flood resistance and resilience measures. These measures should protect the property to at least 600mm above the estimated flood level'.

The extension floor level will match the existing building floor level. The finished floor level cannot be raised due to the requirements of internal ramps and subsequent loss of required space within the building.

Therefore, as the floor level cannot be raised, and the estimated flood level is lower than the existing building floor level, flood resistance and resilience measures will be implemented for the extension area up to 600mm.

9.3. Flood Flows and Flow Water Displacement

The flood water extent and compensation layout in Appendix E shows the flood area and volume lost within the yard due to the new extension, and how the flood water flows are to be conveyed to the car park areas to allow suitable replication of the lost flood area and volume.

Areas between the proposed extension and eastern boundary are to be maintained at the existing yard level. This level is to be extended beyond the flood extent line and into the northern areas of the car park.

Consequently, the northern car park areas, which are currently outside the flood extent area, will be lowered to the same level as the existing yard area.

This will allow surface water / pluvial flood water to continue to flow into the Site from the east and will be contained within the Site over the same area and level / depth without being displaced and increasing the flooding elsewhere.

9.4. Safe Access and Egress

Flood map data shows that the front of the building (accessed by a ramp) and Park Road are not in the surface water flood extents. Therefore, safe access and egress can be made to and from the building via the main entrance and onto Park Road.

9.5. Flood Resilience and Flood Resistance – Design Approach

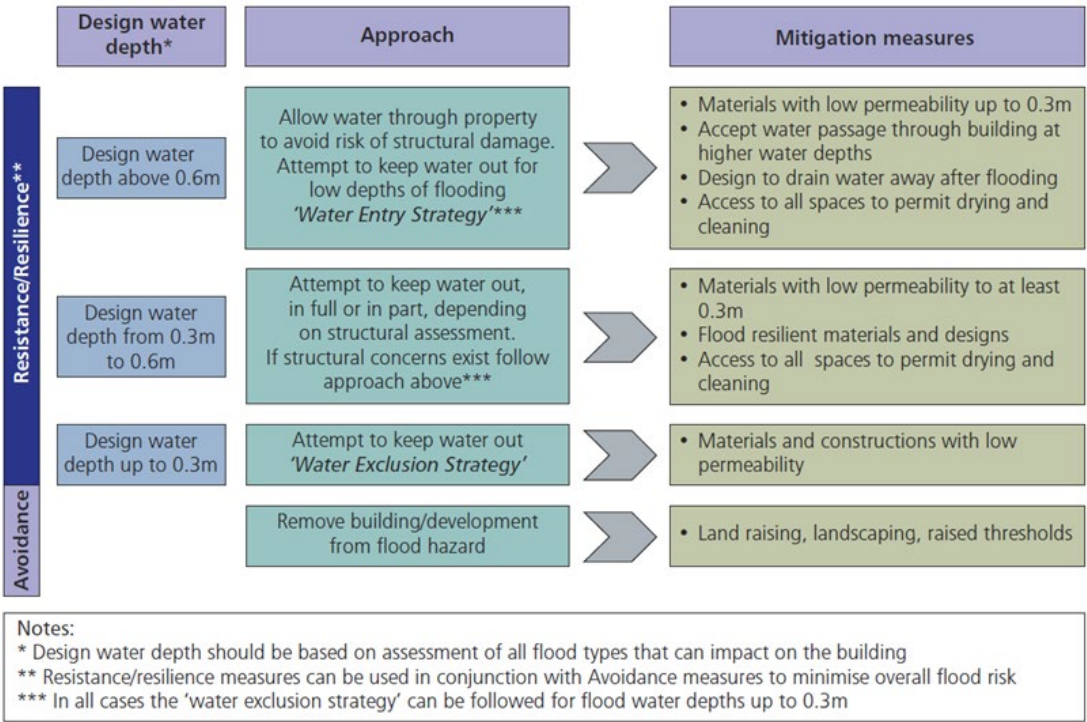


Figure 6 – Design Approach and Flood Resilient Design and Construction Diagram

The finished floor level of the extension will be at the existing building floor level, and above the surface water / pluvial flood level.

Therefore, the extension area will be designed for a 'Water Exclusion Strategy'.

9.6. Flood Resistance and Resilience - Design

As detailed in Section 9.2, the EA requires that flood resistance and resilience measures be at least 600mm above the estimated flood level.

As the floor level cannot be raised, and the estimated flood level is lower than the existing building floor level, flood resistance and resilience measures will be implemented for the extension area up to 600mm. Flood resistance and resilience measures to the new extension area will include:

The floors will also be built with suitable floor finishes of either ceramic or concrete-based floor tiles, stone, and sand/cement screeds.

- All tiles will be bedded on a cement-based adhesive/bedding compound and water-resistant grout will be used;
- Concrete screeds above polystyrene or polyurethane insulation will be avoided as they hinder drying of the insulation material.;
- Suitable materials for skirting boards will include ceramic tiles and PVC;
- The materials for the internal walls and floors are materials with good drying ability post flooding event;
- Under floor services using ferrous materials will be avoided;
- Electrical points are to be at least 600mm above the finished floor level.

9.7. Surface Water Management

The external area of the Site designated for the extension is currently a hard-standing yard area, with surface water draining into an existing network.

The surface water run-off from the extension roof will be directed to the same drainage system, maintaining consistent discharge rates since the catchment area remains unchanged.

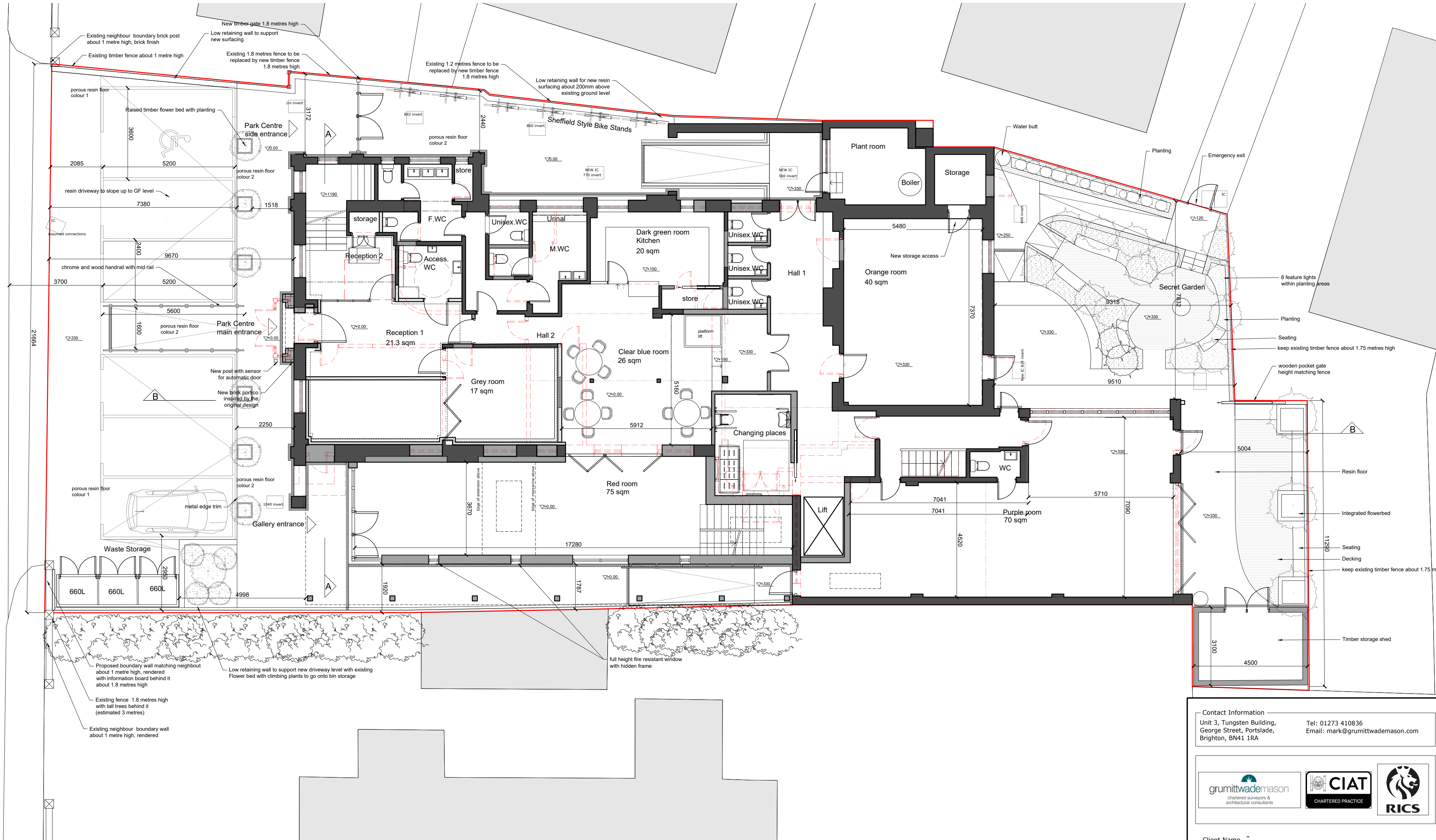
Consequently, there will be no increase in surface water discharge, and the extension will not contribute to flooding within the existing drainage network or adjacent land.

9.8. Sequential Approach - Safe for Lifetime Summary

The above details have demonstrated that the development will be safe for its lifetime, and has taken account of the vulnerability of its users by suitably compensating flood flows and flood volumes in the Site and not increasing risk of flooding elsewhere; ensuring safe egress to and from the building; designing the extension for suitable flood resistant and resilient measures; and confirming that the surface water run-off rate from the extension will not be greater than existing run-off rates, and consequently not risk of flooding elsewhere.

Appendix A
Proposed Site Plan

Appendix B
Existing Site Plan

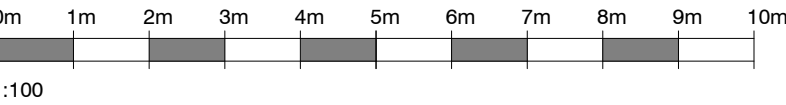


NOTES:

1. All dimensions are in mm and must be checked on site.
2. Drawings are to be read in conjunction with accompanying documents.
3. Any errors or inaccuracies should be brought to the attention of Grumitt Wade Mason.

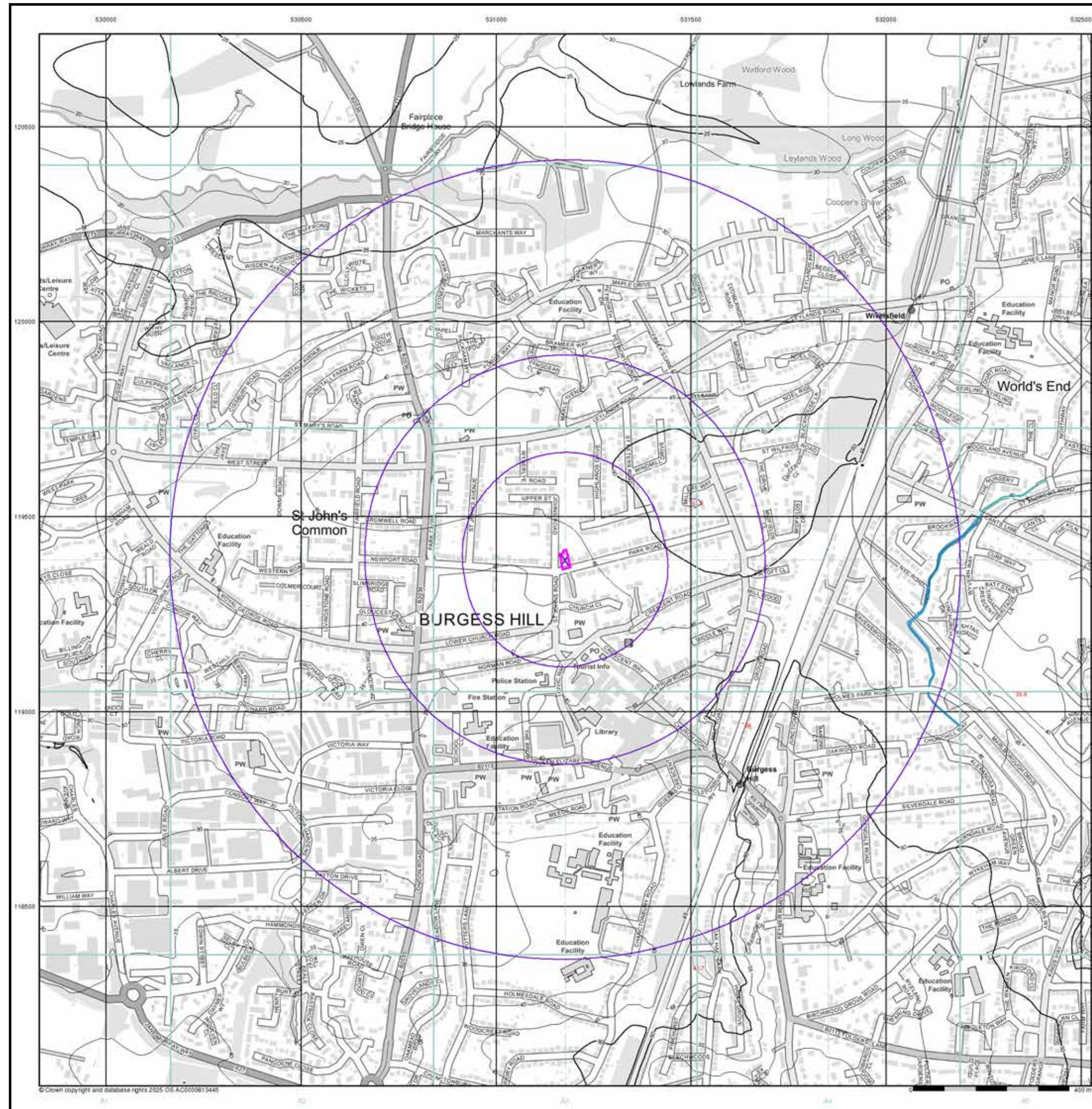
KEY:

- Existing walls
- New Walls



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Client Name				
Park Centre Burgess Hill CIO				
Address				
60 Park Road, Burgess Hill RH15 8ET				
Drawing Title				
Proposed ground floor plan				
Drawing Reference				
DT/PARKCENTRE60/06				
Date				
19/5/25				
Scale	Paper	Drawn By	Revision	Direction
1: 100	A2	DT	3	

Appendix C
Envirocheck Flood Map Data



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EA/NRW Flood Data Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

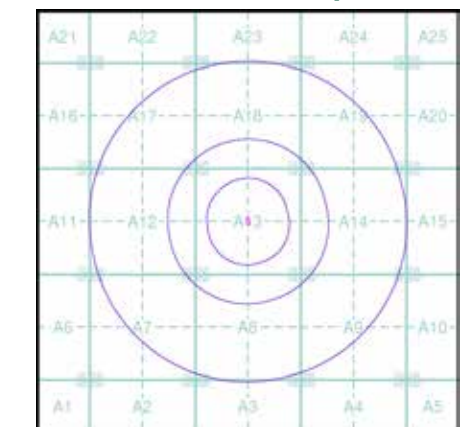
Flood Data

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height
- MLW Mean Low Water
- MHW Mean High Water

EA/NRW Flood Data Map - Slice A

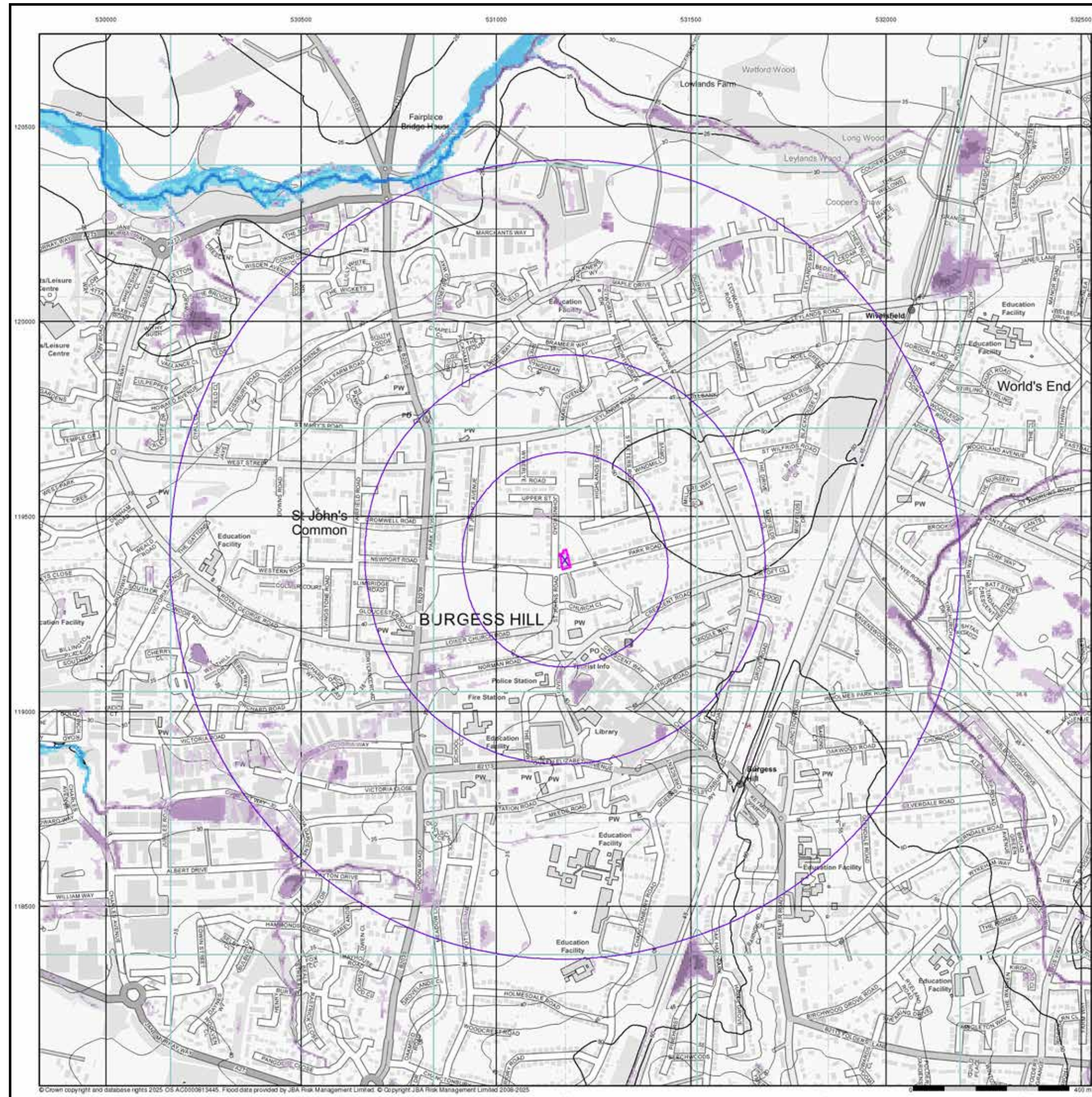


Order Details

- Order Number: 380521007_1_1
- Customer Ref: 1175 - 60 Park Hill
- National Grid Reference: 531180, 119390
- Slice: A
- Site Area (Ha): 0.09
- Search Buffer (m): 1000

Site Details

60, Park Road, BURGESS HILL, RH15 8ET



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JBA 75 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

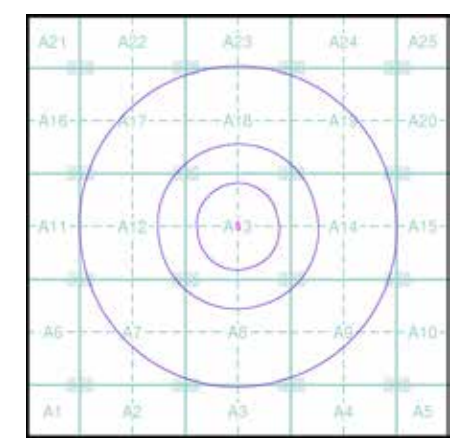
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

- Standard Contour: 105, 100, 95
- Master Contour: 105, 100, 95
- Spot Height: 167.8
- MLW: Mean Low Water
- MHW: Mean High Water

JBA 75 Year Return Flood Map (Undefended) - Slice A

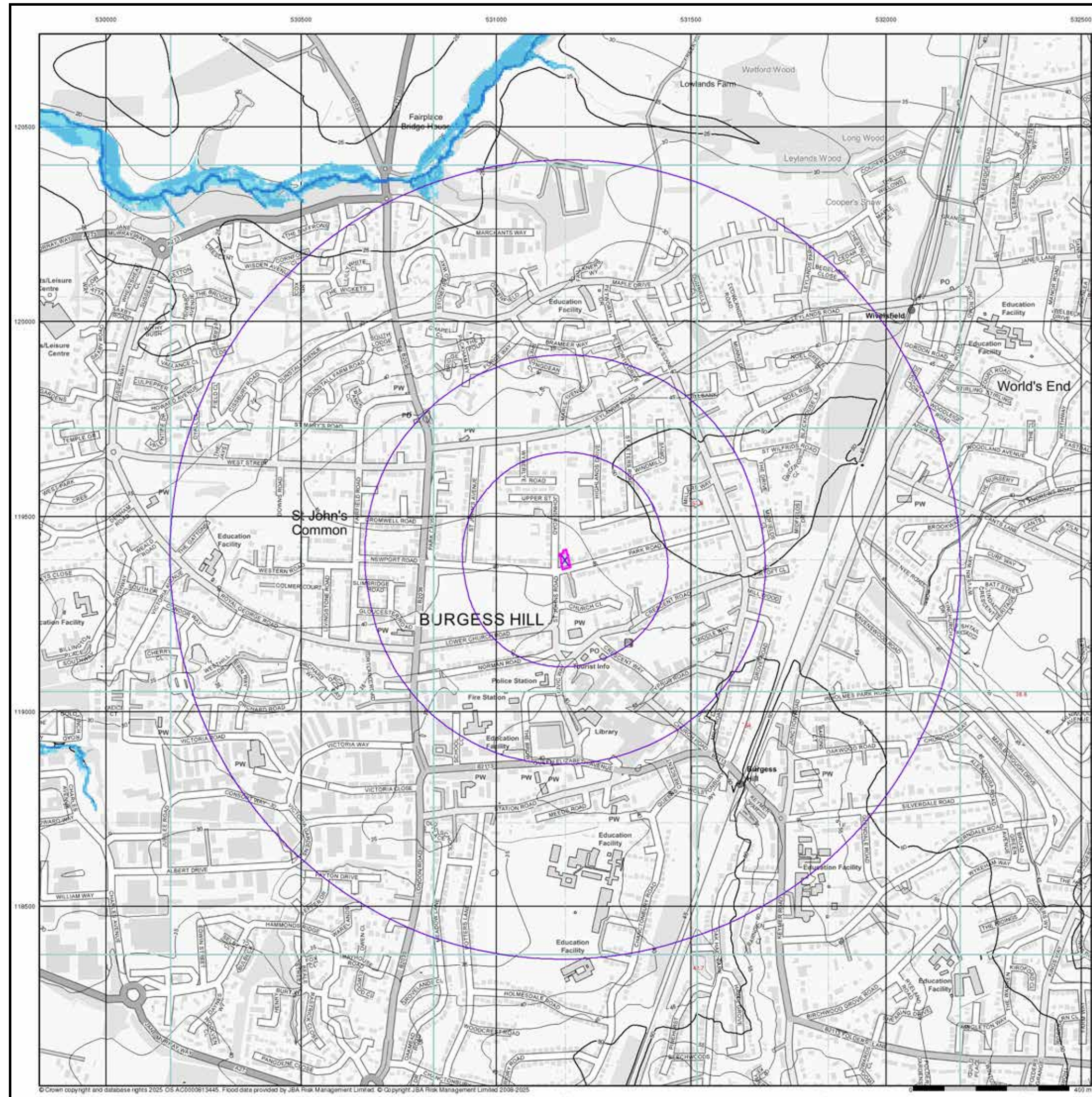


Order Details

Order Number: 380521007_1_1
Customer Ref: 1175 - 60 Park Hill
National Grid Reference: 531180, 119390
Slice: A
Site Area (Ha): 0.09
Search Buffer (m): 1000

Site Details

60, Park Road, BURGESS HILL, RH15 8ET



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JBA 100 Year Return Flood Map (Un defended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

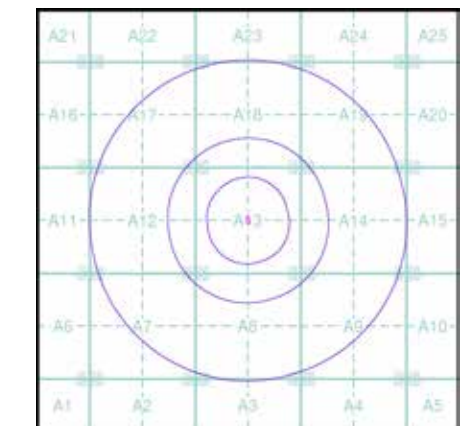
Modelled Flood Depth

Fluvial Depth	Coastal Depth
0.01m - 0.05m	0.01m - 0.05m
0.05m - 0.1m	0.05m - 0.1m
0.1m - 0.3m	0.1m - 0.3m
0.3m - 1m	0.3m - 1m
>1m	>1m

Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height
- MLW Mean Low Water
- MHW Mean High Water

JBA 100 Year Return Flood Map (Un defended) - Slice A

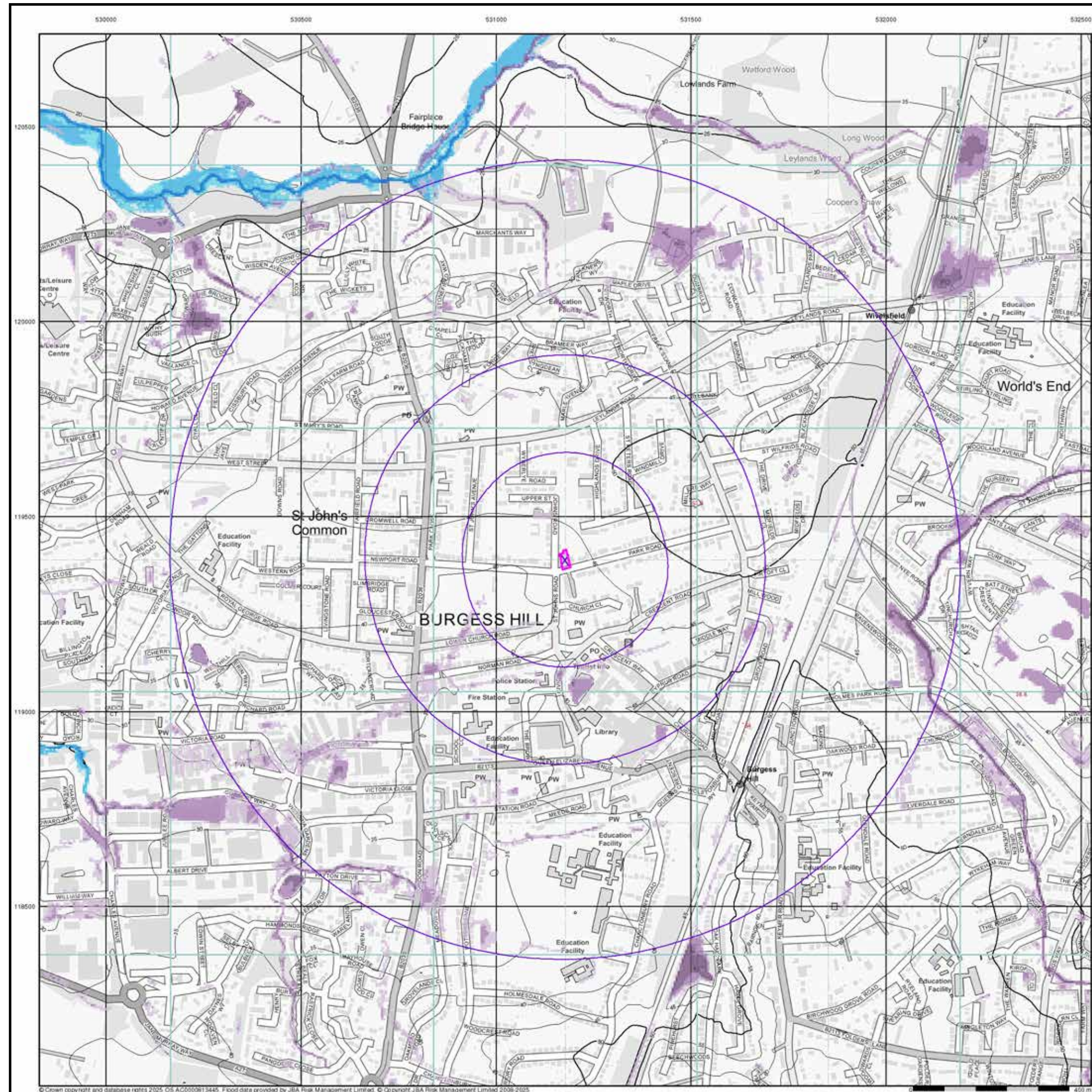


Order Details

Order Number: 380521007_1_1
Customer Ref: 1175 - 60 Park Hill
National Grid Reference: 53180, 119390
Slice: A
Site Area (Ha): 0.09
Search Buffer (m): 1000

Site Details

60, Park Road, BURGESS HILL, RH15 8ET



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JBA 200 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

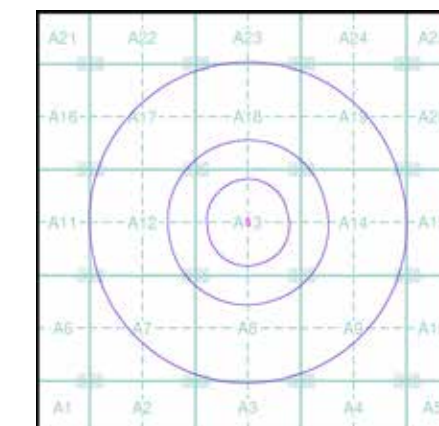
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

- Standard Contour 105 100 95
- Master Contour
- Spot Height 167.8
- MLW Mean Low Water
- MHW Mean High Water

JBA 200 Year Return Flood Map (Undefended) - Slice A

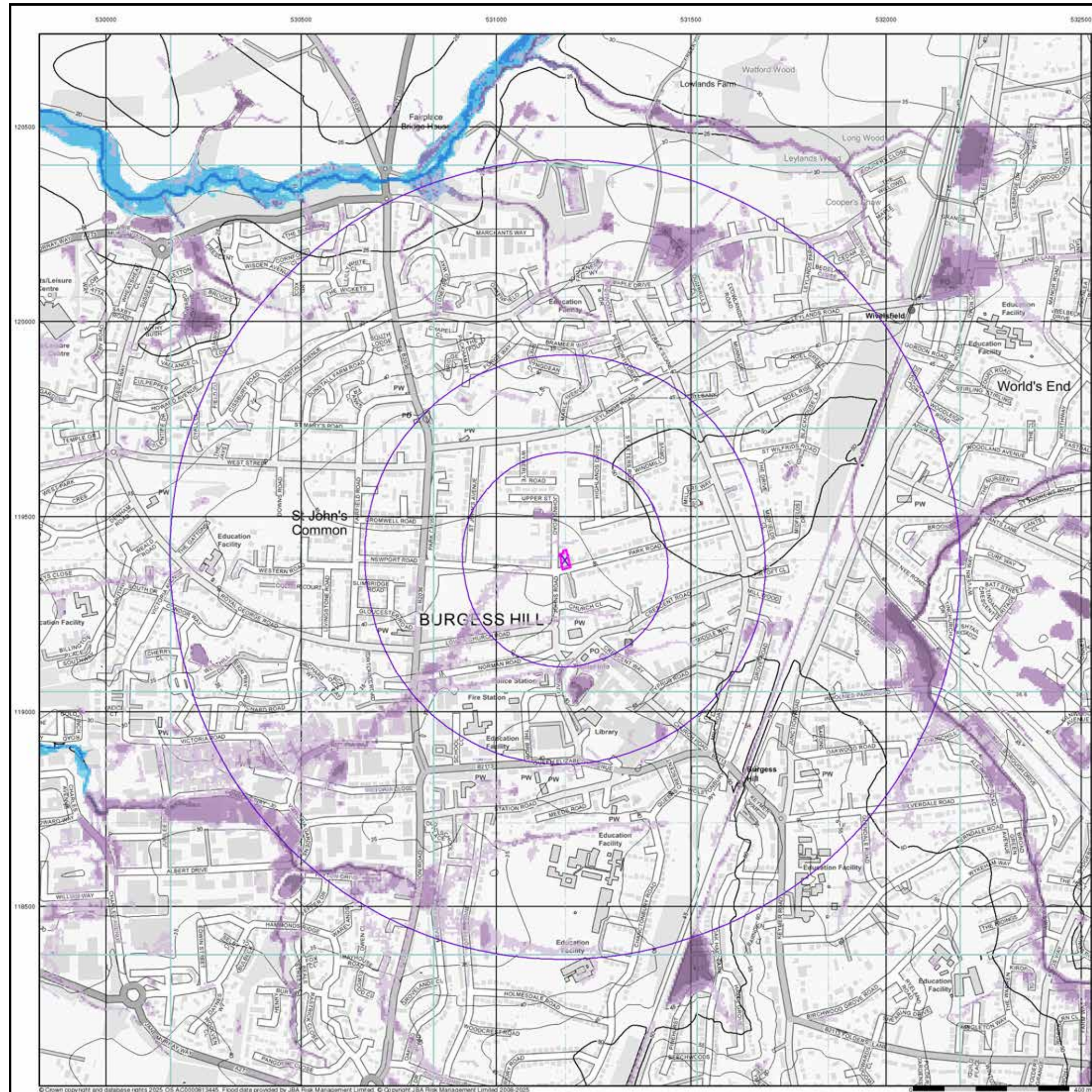


Order Details

Order Number: 380521007_1_1
Customer Ref: 1175 - 60 Park Hill
National Grid Reference: 531180, 119390
Slice: A
Site Area (Ha): 0.09
Search Buffer (m): 1000

Site Details

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JBA 1000 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

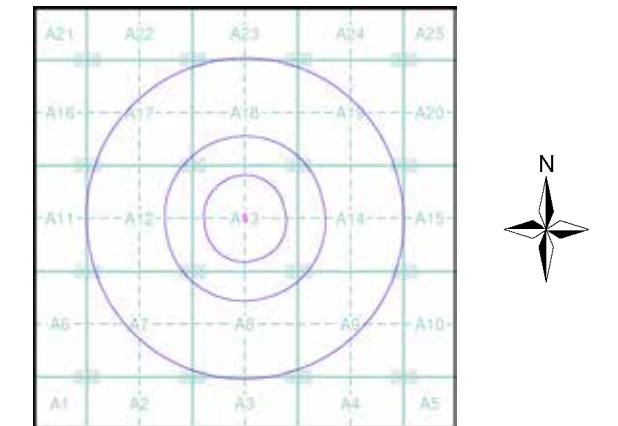
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

- Standard Contour 105 100 95
- Master Contour
- Spot Height 167.8
- MLW Mean Low Water
- MHW Mean High Water

JBA 1000 Year Return Flood Map (Undefended) - Slice A

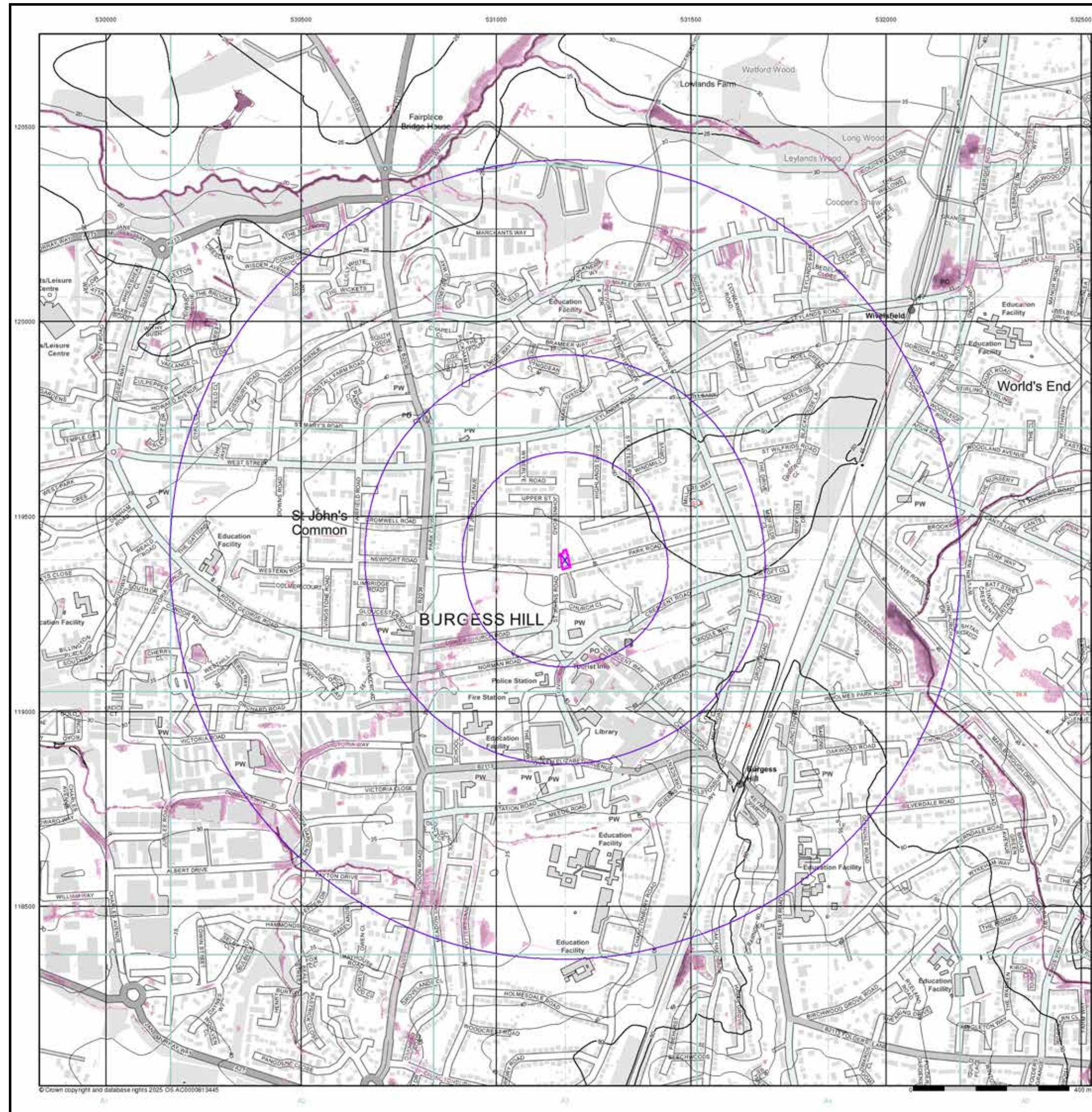


Order Details

Order Number: 380521007_1_1
Customer Ref: 1175 - 60 Park Hill
National Grid Reference: 531180, 119390
Slice: A
Site Area (Ha): 0.09
Search Buffer (m): 1000

Site Details

60, Park Road, BURGESS HILL, RH15 8ET



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EA/NRW Surface Water 30 Year Return Depth Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Surface Water Depth

- 0 - 0.15m
- 0.15 - 0.30m
- 0.30 - 0.60m
- 0.60 - 0.90m
- 0.90 - 1.20m
- > 1.20m

Contours (height in metres)

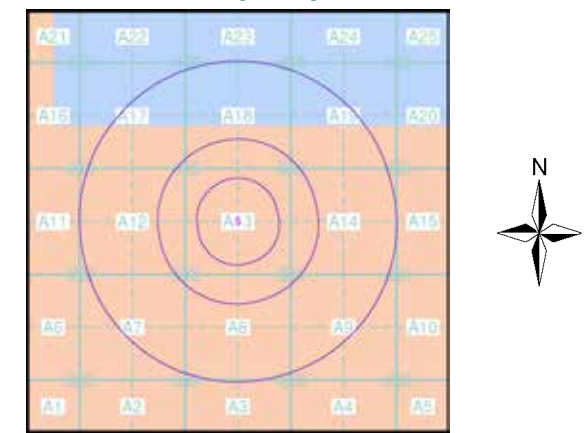
- Standard Contour
- Master Contour
- Spot Height

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A

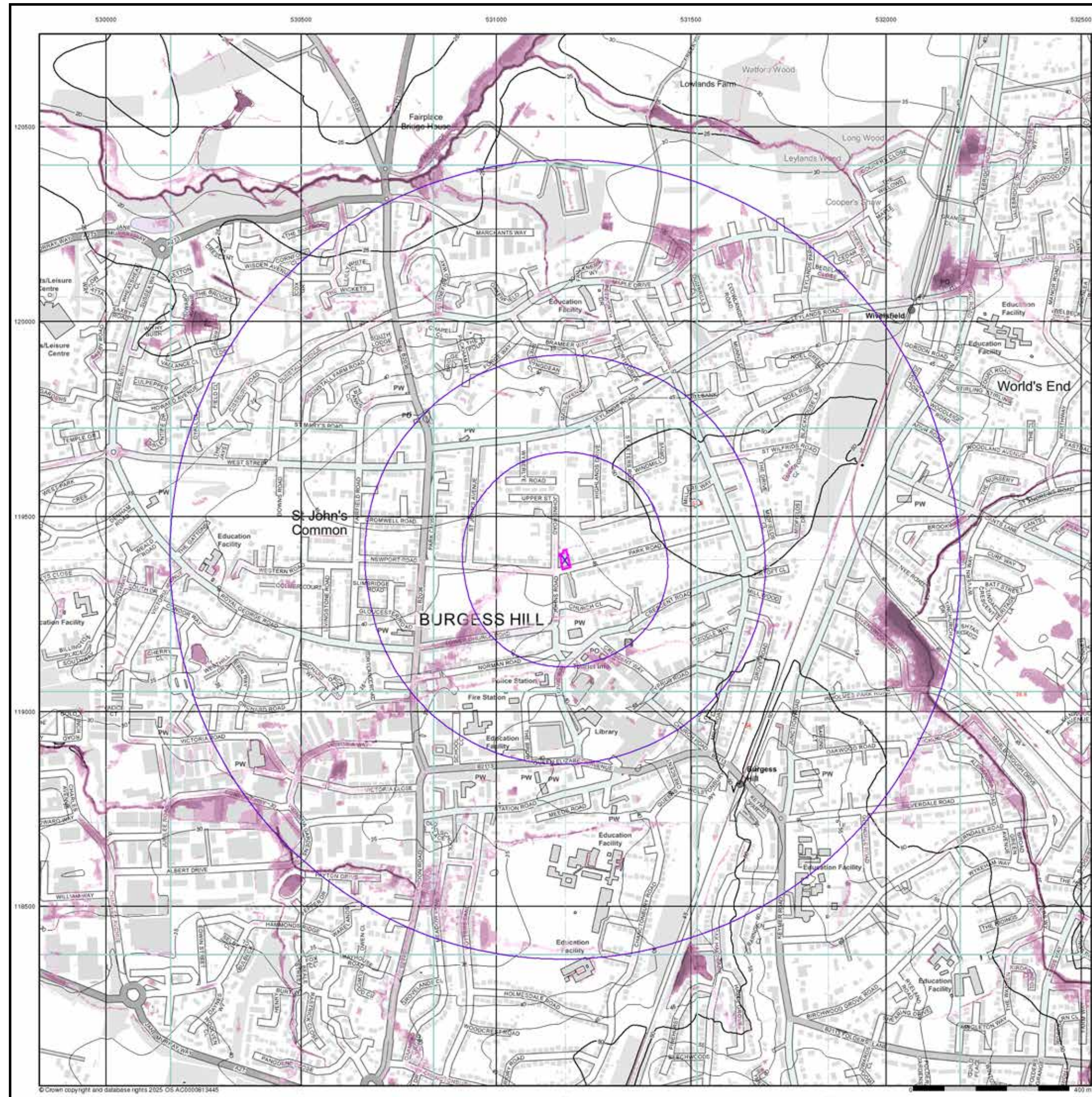


Order Details

Order Number: 380521007_1_1
Customer Ref: 1175 - 60 Park Hill
National Grid Reference: 531180, 119390
Slice: A
Site Area (Ha): 0.09
Search Buffer (m): 1000

Site Details

60, Park Road, BURGESS HILL, RH15 8ET



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EA/NRW Surface Water 100 Year Return Depth Map

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Surface Water Depth

- 0 - 0.15m
- 0.15 - 0.30m
- 0.30 - 0.60m
- 0.60 - 0.90m
- 0.90 - 1.20m
- > 1.20m

Contours (height in metres)

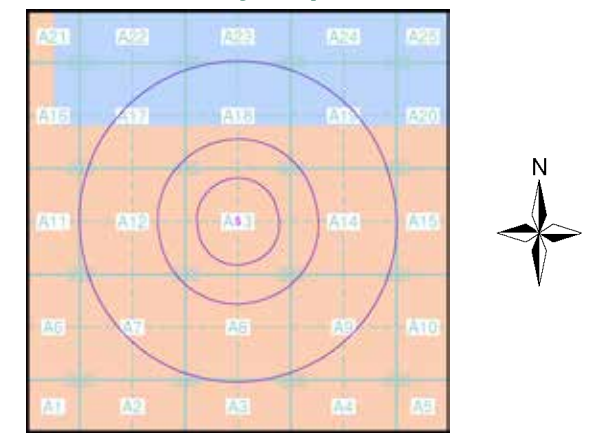
- Standard Contour
- Master Contour
- Spot Height

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A

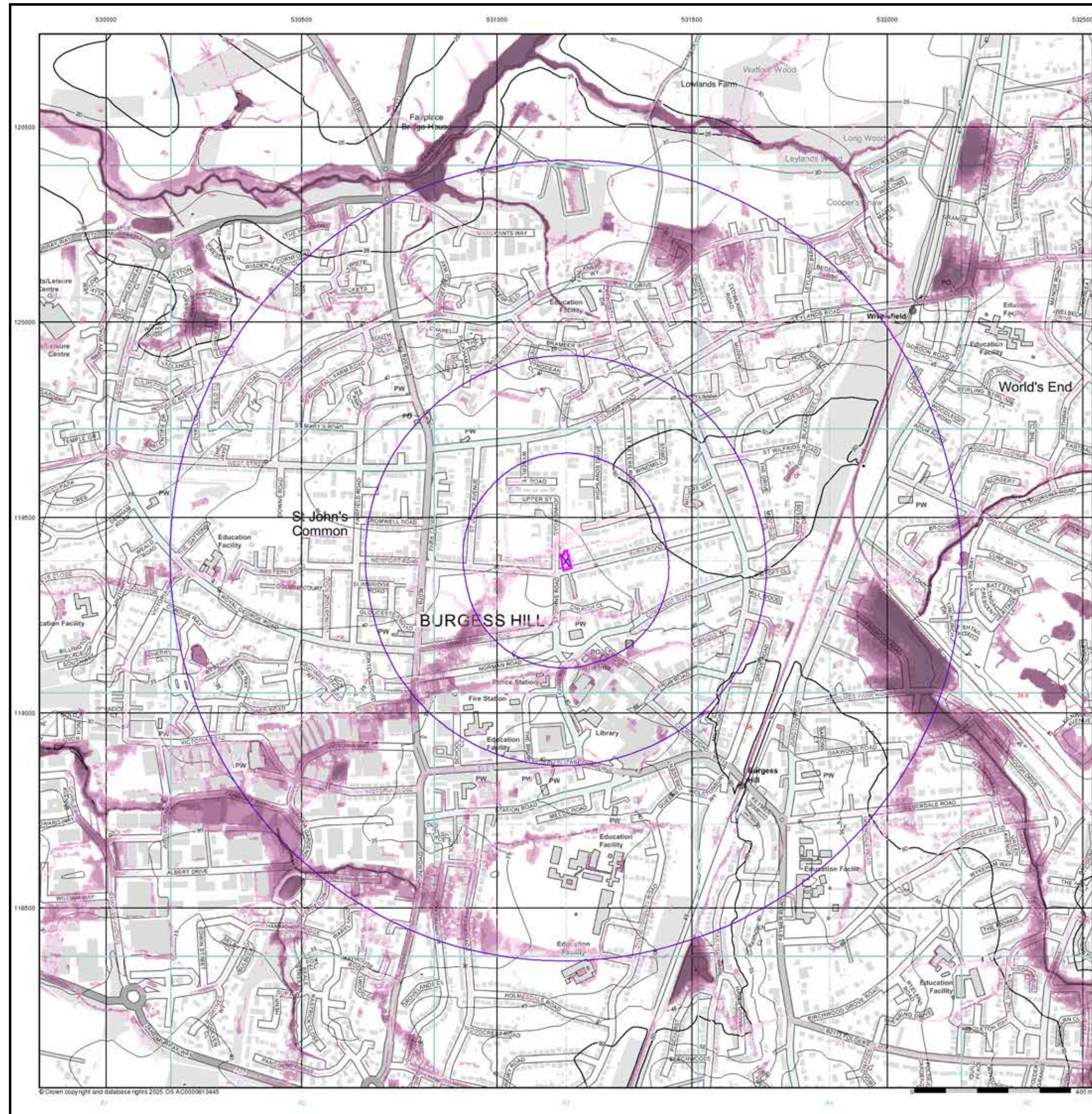


Order Details

Order Number: 380521007_1_1
Customer Ref: 1175 - 60 Park Hill
National Grid Reference: 531180, 119390
Slice: A
Site Area (Ha): 0.09
Search Buffer (m): 1000

Site Details

60, Park Road, BURGESS HILL, RH15 8ET



EA/NRW Surface Water 1000 Year Return Depth Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Surface Water Depth

- 0 - 0.15m
- 0.15 - 0.30m
- 0.30 - 0.60m
- 0.60 - 0.90m
- 0.90 - 1.20m
- > 1.20m

Contours (height in metres)

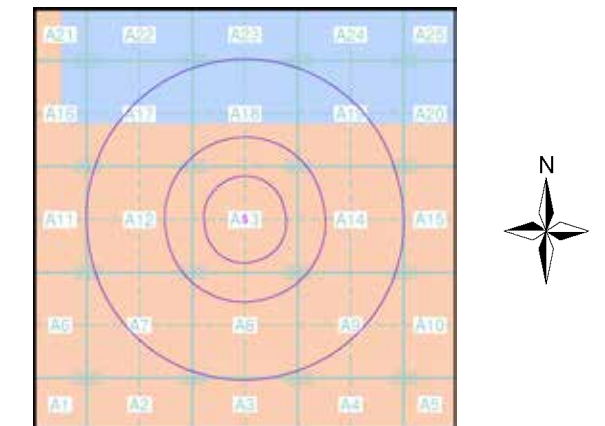
- Standard Contour: 105, 100, 95
- Master Contour: 105, 100, 95
- Spot Height: *167.8
- MLW: Mean Low Water
- MHW: Mean High Water

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A

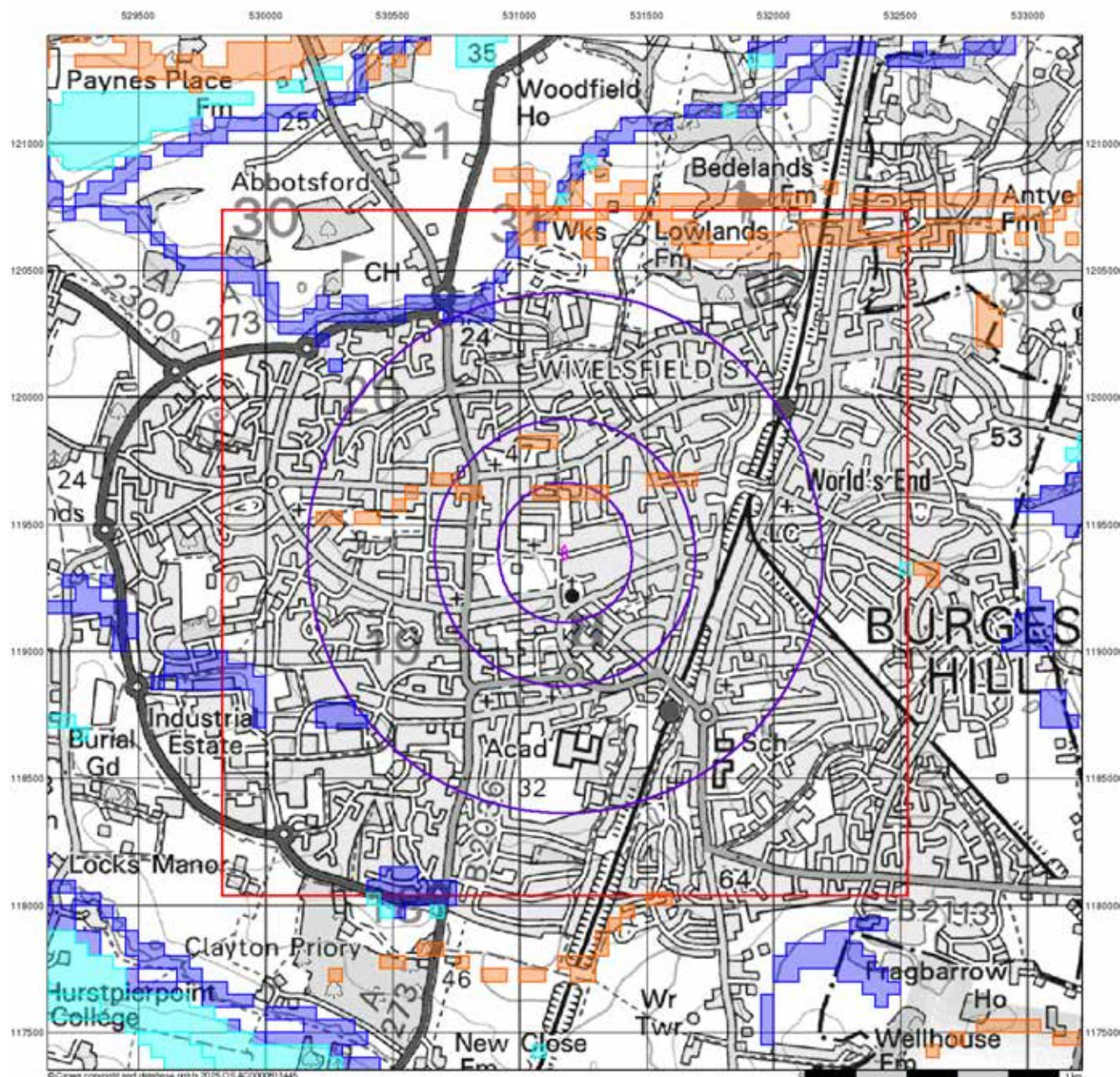


Order Details

Order Number: 380521007_1_1
Customer Ref: 1175 - 60 Park Hill
National Grid Reference: 531180, 119390
Slice: A
Site Area (Ha): 0.09
Search Buffer (m): 1000

Site Details

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BGS Flood Data (1:50,000)

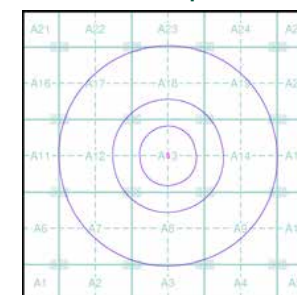
General

- ◇ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Slice
- B Map ID

BGS Groundwater Flooding Susceptibility

- Potential for Groundwater Flooding to Occur at Surface
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Limited Potential for Groundwater Flooding to Occur

BGS Flood Data Map - Slice A



Order Details

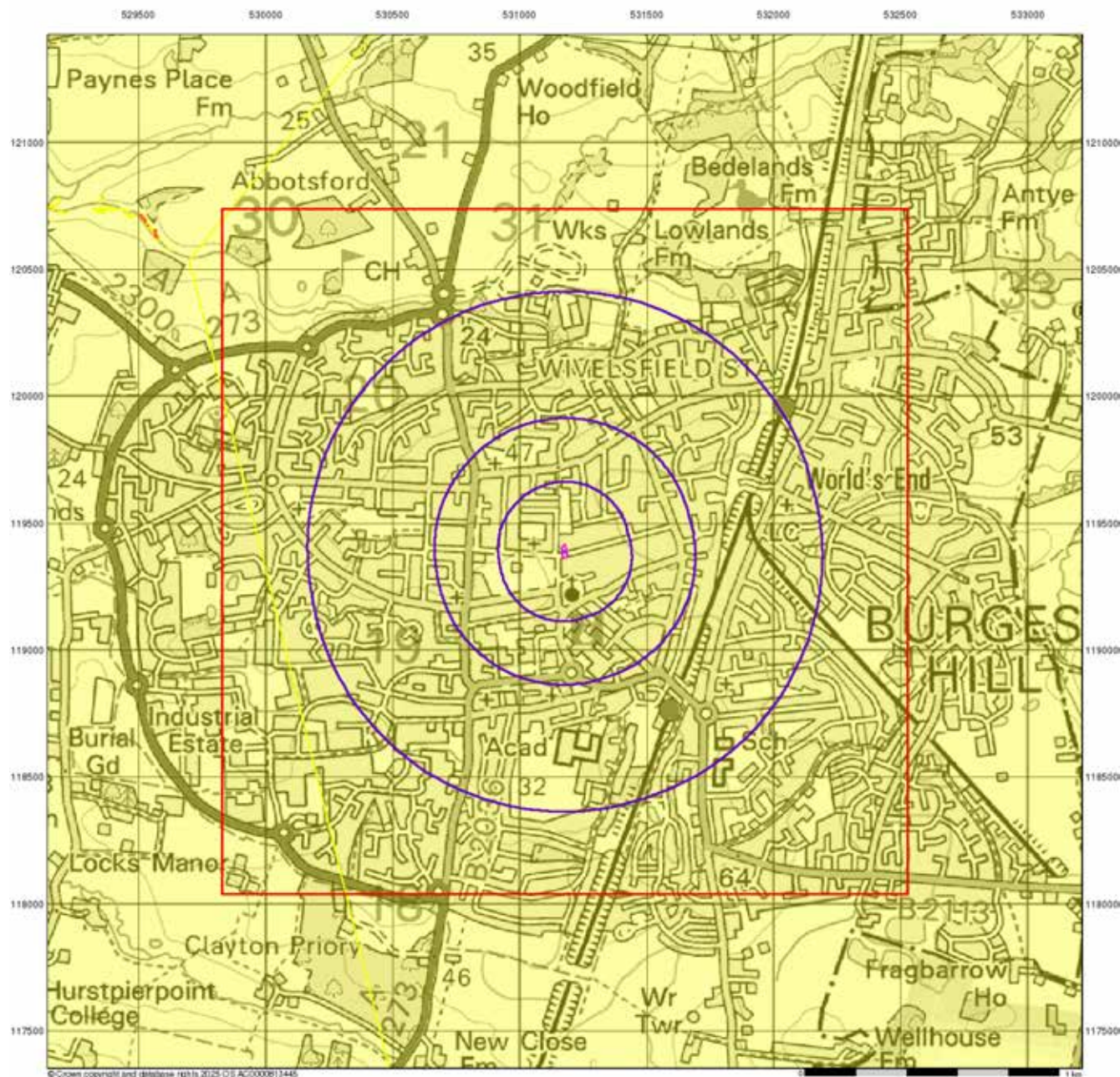
Order Number: 380521007_1_1
 Customer Ref: 1175 - 60 Park Hill
 National Grid Reference: 531180, 119390
 Slice: A
 Site Area (Ha): 0.09
 Search Buffer (m): 1000

Site Details

60, Park Road, BURGESS HILL, RH15 8ET

Landmark
 INFORMATION GROUP

Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



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GeoSmart Information Groundwater Flood Map (1:50,000)

General

Specified Site Specified Buffer(s) Bearing Reference Point

Slice

GeoSmart Information Groundwater Flooding Risk

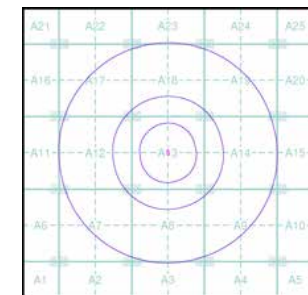
High Risk

Moderate Risk

Low Risk

Negligible Risk

GeoSmart Information Groundwater Flood Map - Slice A



Order Details

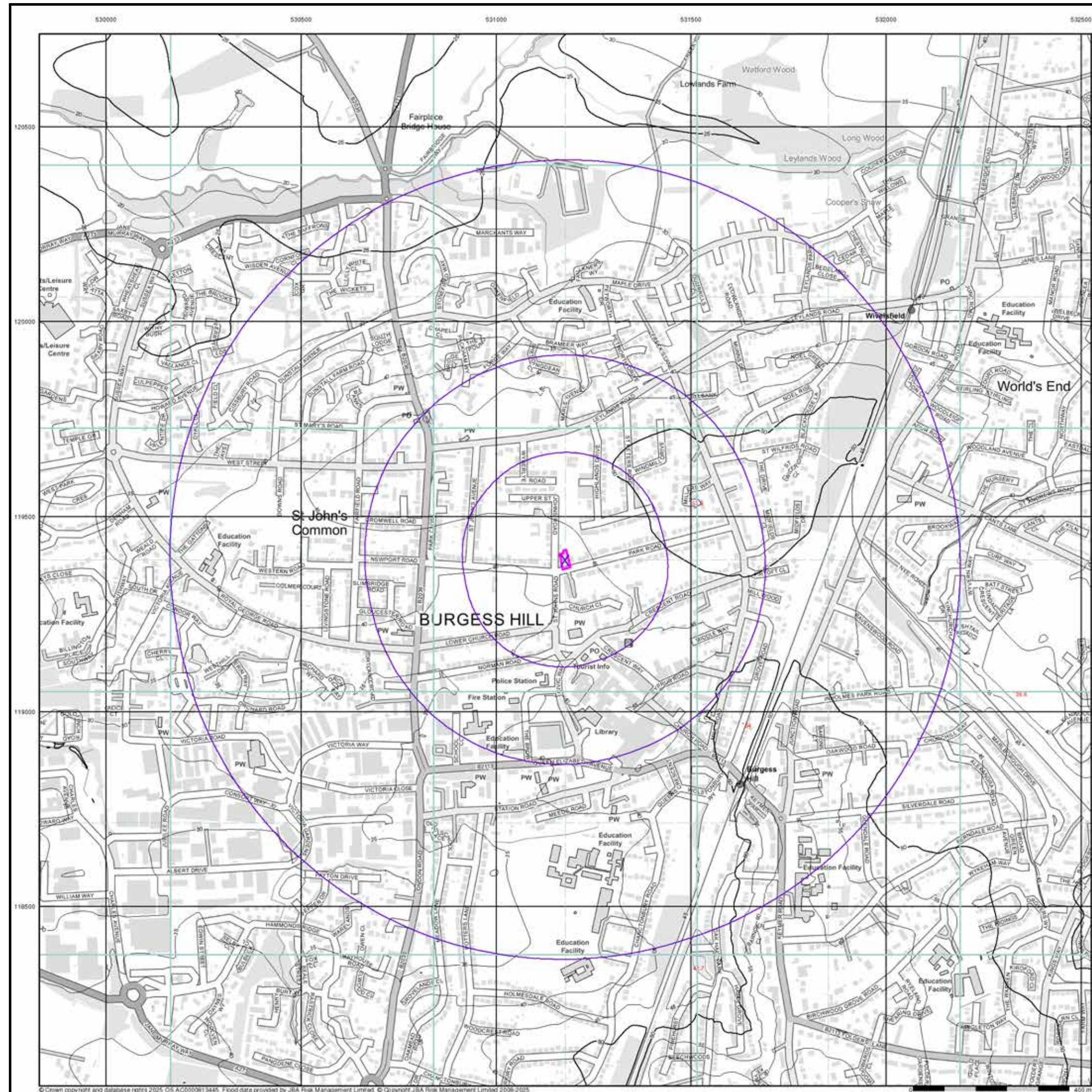
Order Number: 380521007_1_1
Customer Ref: 1175 - 60 Park Hill
National Grid Reference: 531180, 119390
Slice: A
Site Area (Ha): 0.09
Search Buffer (m): 1000

Site Details

60, Park Road, BURGESS HILL, RH15 8ET

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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JBA Canal Failure Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

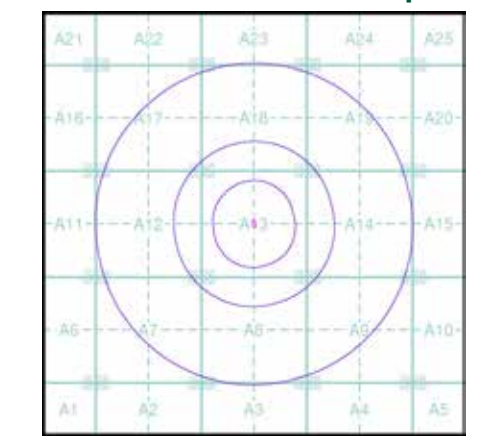
Flood Data

- Canal Failure
- Coverage

Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height
- MLW Mean Low Water
- MHW Mean High Water

JBA Canal Failure Flood Map - Slice A

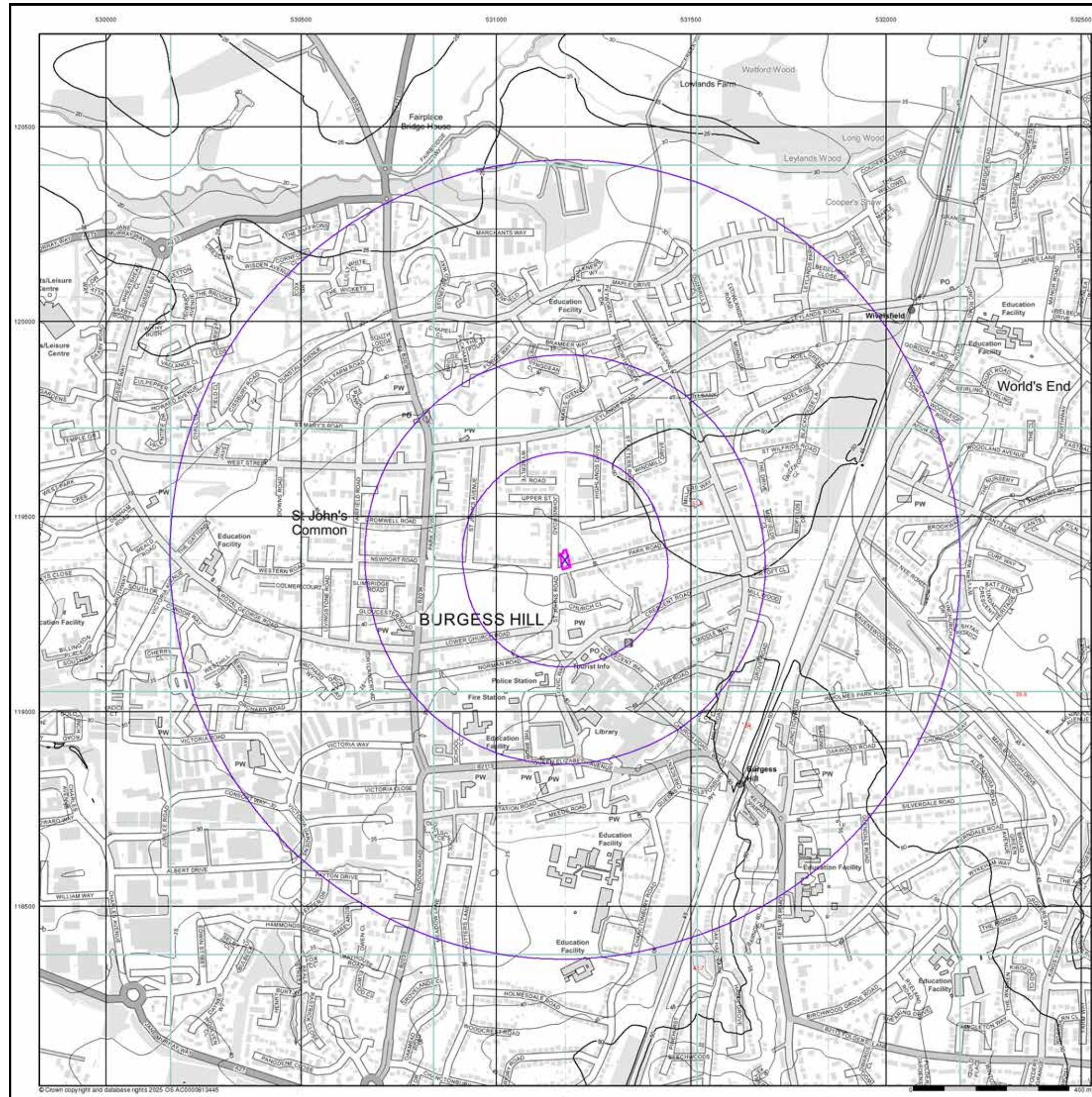


Order Details

Order Number: 380521007_1_1
Customer Ref: 1175 - 60 Park Hill
National Grid Reference: 531180, 119390
Slice: A
Site Area (Ha): 0.09
Search Buffer (m): 1000

Site Details

60, Park Road, BURGESS HILL, RH15 8ET



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EA/NRW Historic Flood Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID

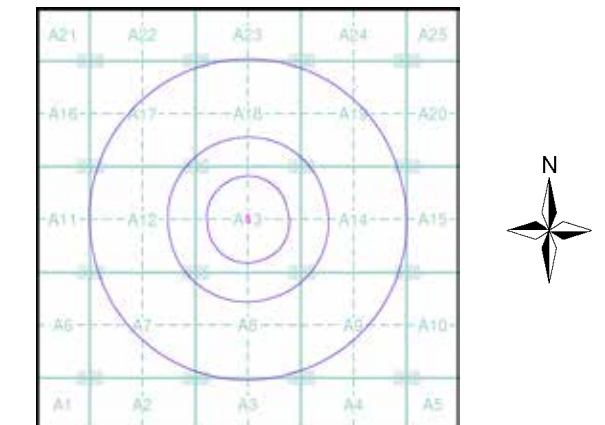
Historic Flood Events Data

- | | |
|--|---------------------------------------|
| Channel Capacity Exceeded (no raised defences) | Obstruction/Blockage - Culvert |
| Channel Capacity Exceeded /Surface Water | Obstruction/Blockage - Debris Screen |
| Groundwater/High Water Table | Operational Failure/Breach of Defence |
| Local Drainage/Surface Water | Other |
| Mechanical Failure | Overtopping of Defences |
| Obstruction/Blockage - Bridge | Surface Water |
| Obstruction/Blockage - Channel | Unknown |
| Historical Flood Liabilities | |

Contours (height in metres)

- Standard Contour 105
- Master Contour 100
- Spot Height 167.8
- MLW Mean Low Water
- MHW Mean High Water

EA/NRW Historic Flood Map - Slice A



Order Details

Order Number: 380521007_1_1
Customer Ref: 1175 - 60 Park Hill
National Grid Reference: 531180, 119390
Slice: A
Site Area (Ha): 0.09
Search Buffer (m): 1000

Site Details

60, Park Road, BURGESS HILL, RH15 8ET

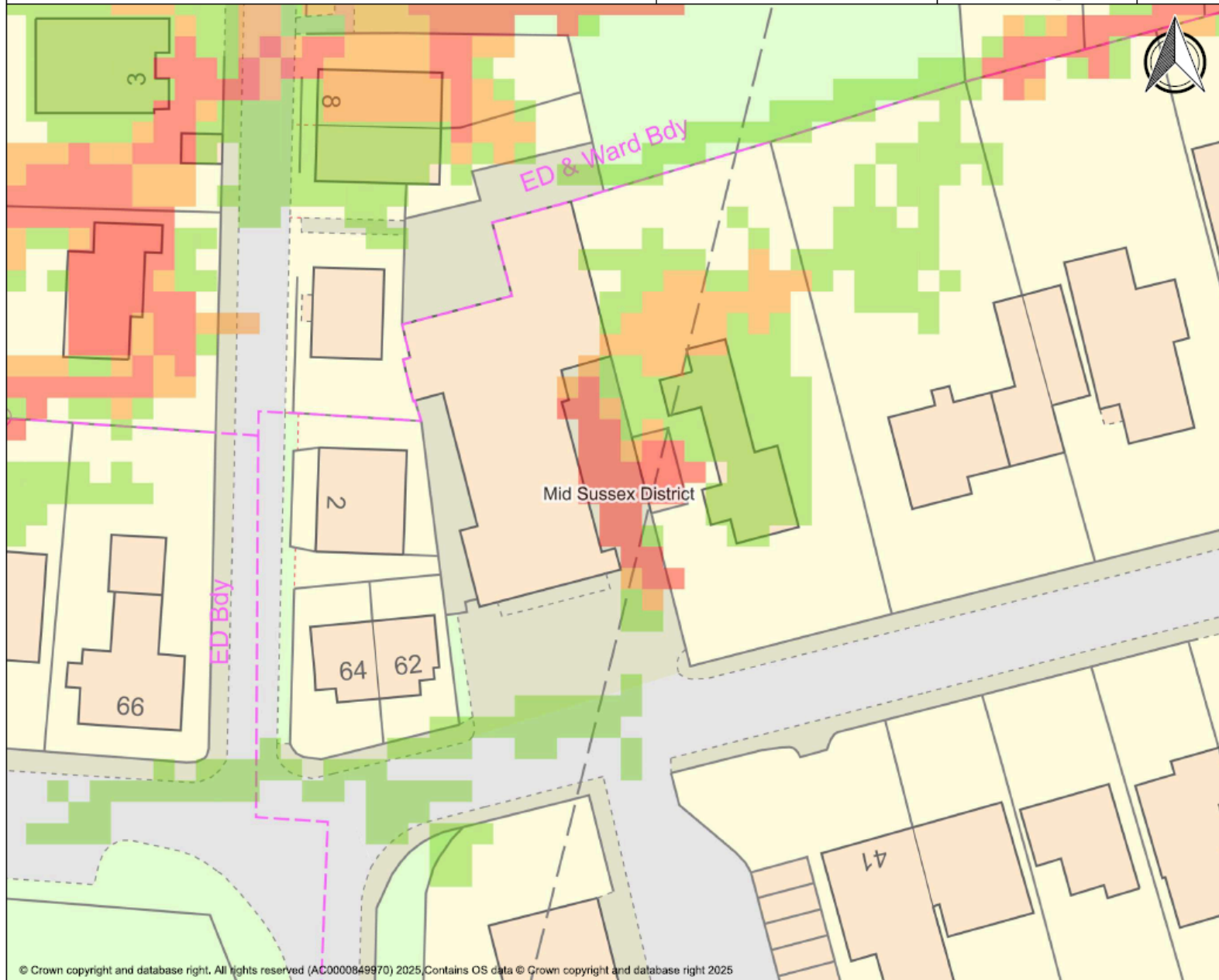
Appendix D
RoFSW (2025) Maps

Mid Sussex District Council

Author:

Date: 05/06/2025

0 2 4 6 8m
Scale: 1:500 @ A4



RoFSW (2025)

- High
- Medium
- Low

District, Borough, Unitary



Mid Sussex District Council

Author:

Date: 05/06/2025

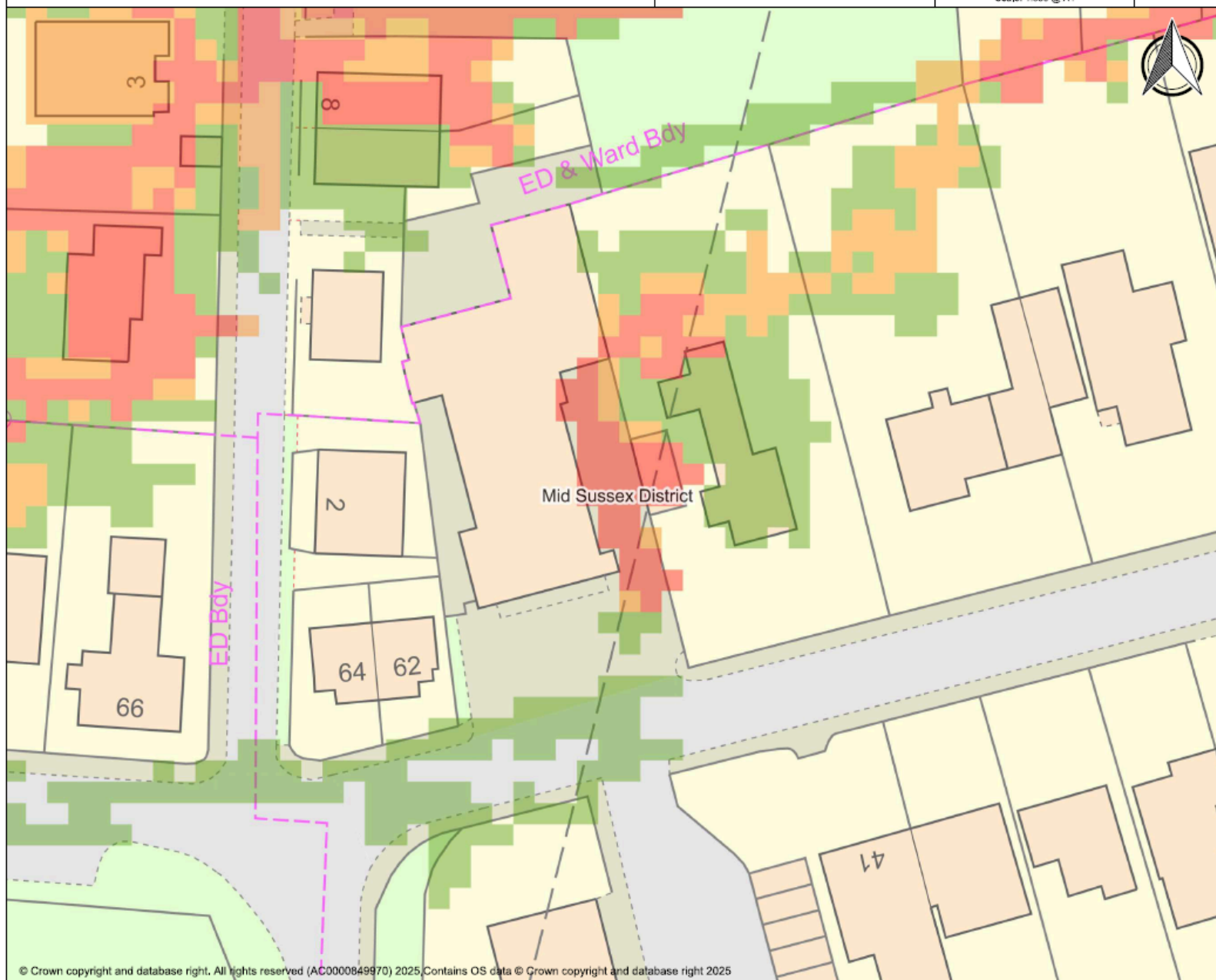
0 2 4 6 8m
Scale: 1:500 @ A4



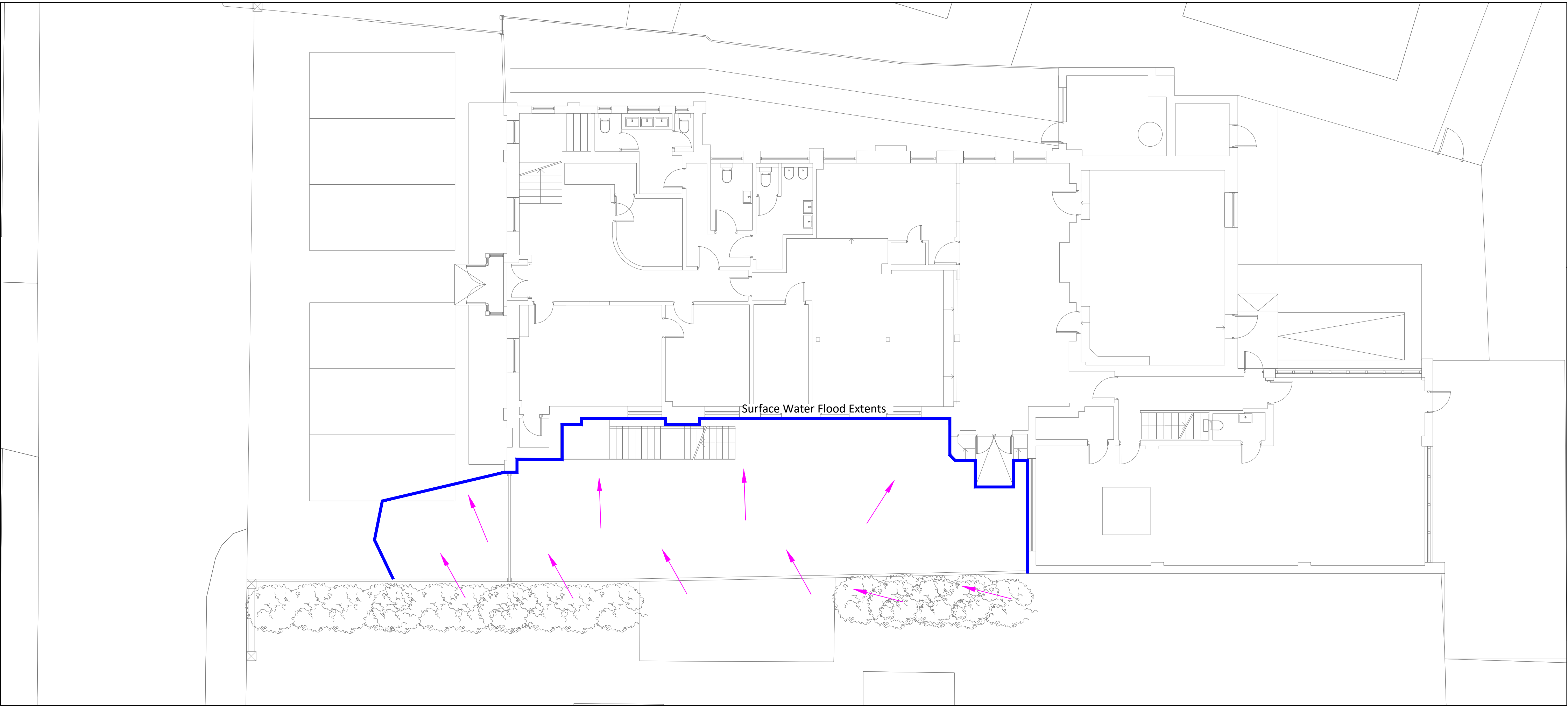
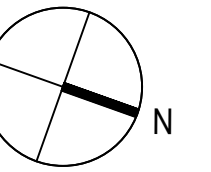
RoFSW - Climate Change (2025)

- High
- Medium
- Low

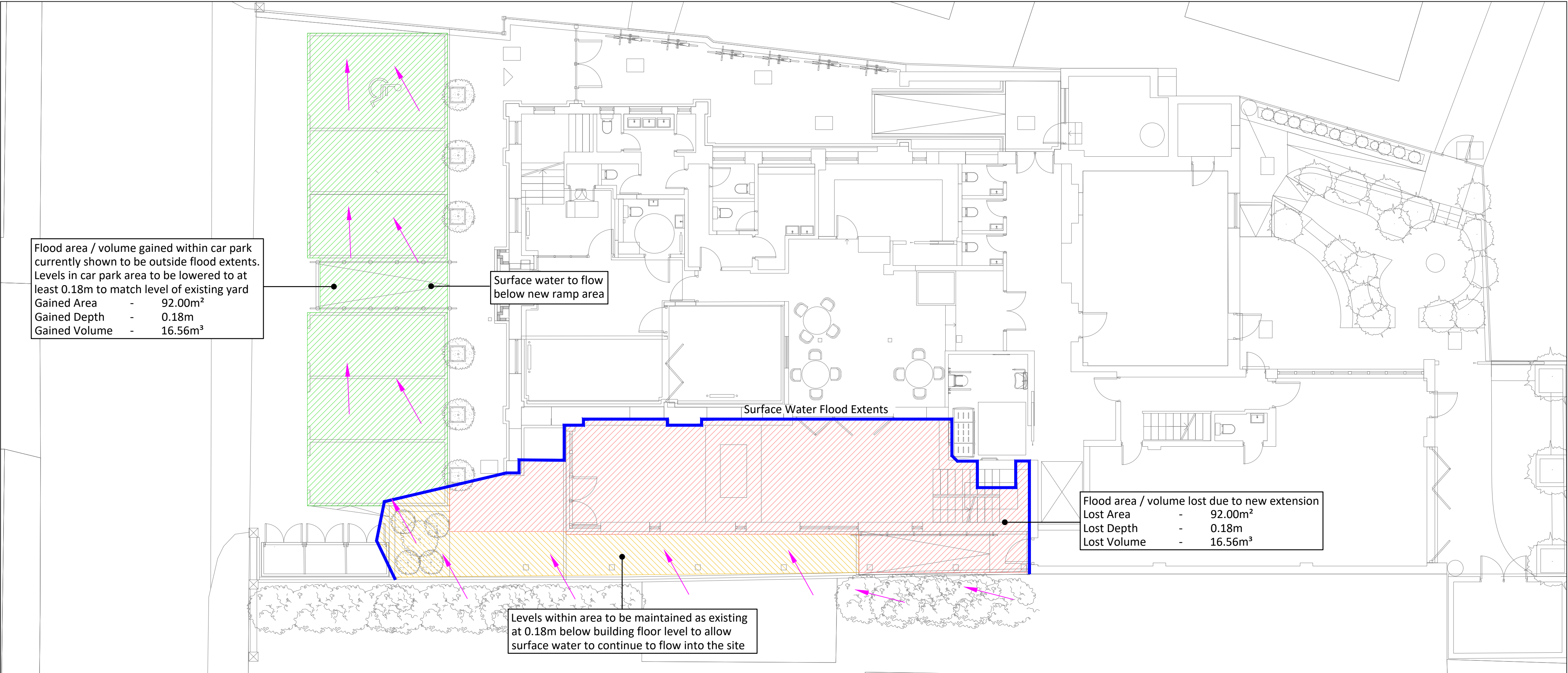
District, Borough, Unitary



Appendix E
Flood Extent and Compensation Layout



Pre-Development Flood Water Flows and Extents



Post Development Flood Water Flows and Extents

Drainage Key:				
	Surface Water Flood Extent			
	Area with Levels Maintained			
	Area of Lost Flood Volume			
	Area of Gained Flood Volume			
	Flood Water Flows			

P1	ISSUED FOR INFORMATION	MDS	NC	03.07.25
Rev	Description	Dm	Chk	Date

Client	PARK CENTRE BURGESS HILL CIO
--------	---------------------------------

Project	60 PARK ROAD BURGESS HILL, RH15 8ET
---------	--

Drawing	SURFACE WATER FLOOD EXTENT AND COMPENSATION LAYOUT
---------	---

Scale	Date	Drawn by	Checked
1:100@A1	03.07.25	MDS	NC

Status	INFORMATION
--------	-------------

Chiltern View Studio
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Buckinghamshire, HP5 2XD
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e.mark@flo-consult.co.uk
www.flo-consult.co.uk

Job No.	Drig. No.	Rev
1175	DR-100	P1