

Surface Water and Flood Risk Assessment

Site:

Rock Lodge (Quarry Lodge), Anchor Hill, Scaynes Hill, West Sussex RH17 7NG

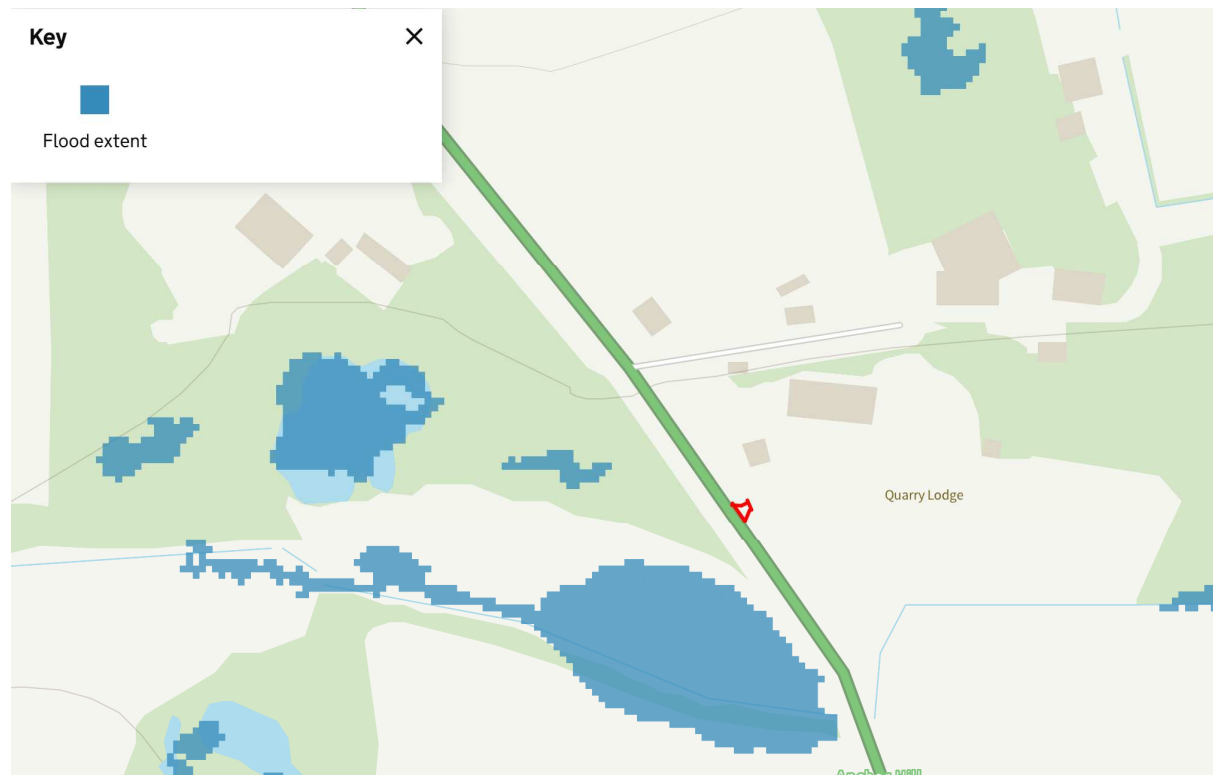
Proposal:

Construction of new access to existing dwelling.

This application seeks to create a new vehicular access to provide safer entry and exit to Rock Lodge.

Flood Risk Context:

A search of the Environment Agency's *Flood Map for Planning* (Source: [Environment Agency Flood Map](#)) confirms that the application site is not located within an area at risk of flooding from rivers, the sea, or surface water. The site location is shown in red on the Environment Agency map extract.



Assessment:

- The site lies entirely within Flood Zone 1, defined as land having a low probability of flooding.
- There is no identified risk from surface water flooding according to Environment Agency data.
- The proposed works are limited to the formation of a new bellmouth access and associated landscaping, with no change to the site's overall impermeable area.
- Given the scale and nature of the proposal, there will be no adverse impact on surface water runoff or flood risk, either on-site or elsewhere.

Policy Compliance:

The proposal accords with relevant national and local planning policy relating to flood risk, including:

- NPPF guidance that seeks to direct development to areas with the lowest probability of flooding.
- Mid Sussex District Plan policies that require all development to demonstrate that it will not increase flood risk elsewhere.

Conclusion:

The site is confirmed as being at low risk of flooding, and the nature of the works will not increase surface water runoff or create new flood risk concerns. No further flood risk mitigation measures are considered necessary.