



PROPOSED EXTENSIONS AND ALTERATIONS AT BRAMHAM MOOR, TYLERS GREEN, CUCKFIELD, MID SUSSEX

FLOOD RISK ASSESSMENT

FEBRUARY 2025

REPORT REF: 3670/RE/02-25/01

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CONTRACT

Evans Rivers and Coastal Ltd has been commissioned by Drew and Louise Henderson to carry out a flood risk assessment for extensions and alterations at Bramham Moor, Tylers Green, Cuckfield, Mid Sussex.

QUALITY ASSURANCE, ENVIRONMENT AND HEALTH AND SAFETY

Evans Rivers and Coastal Ltd operates a Quality Assurance, Environmental, and Health and Safety Policy.

This project comprises various stages including data collection; depth analysis; and reporting. Quality will be maintained throughout the project by producing specific methodologies for each work stage. Quality will also be maintained by providing specifications to third parties such as surveyors; initiating internal quality procedures including the validation of third party deliverables; creation of an audit trail to record any changes made; and document control using a database and correspondence log file system.

To adhere to the Environmental Policy, data will be obtained and issued in electronic format and alternatively by post. Paper use will also be minimised by communicating via email or telephone where possible. Documents and drawings will be transferred in electronic format where possible and all waste paper will be recycled. Meetings away from the office of Evans Rivers and Coastal Ltd will be minimised to prevent unnecessary travel, however for those meetings deemed essential, public transport will be used in preference to car journeys.

The project will follow the commitment and objectives outlined in the Health and Safety Policy operated by Evans Rivers and Coastal Ltd. All employees will be equipped with suitable personal protective equipment prior to any site visits and a risk assessment will be completed and checked before any site visit. Other factors which have been taken into consideration are the wider safety of the public whilst operating on site, and the importance of safety when working close to a water source and highway. Any designs resulting from this project and directly created by Evans Rivers and Coastal Ltd will also take into account safety measures within a "designers risk assessment".

Report carried out by:

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DISCLAIMER

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1. INTRODUCTION

1.1 Project Scope

1.1.1 Evans Rivers and Coastal Ltd has been commissioned by Drew and Louise Henderson to carry out a flood risk assessment for extensions and alterations at Bramham Moor, Tylers Green, Cuckfield, Mid Sussex.

1.1.2 Specifically, this assessment intends to:

- a) Review any literature and guidance specific to this area such as the SFRA;
- b) Assess the risks to people and property and propose mitigation measures accordingly;
- c) Review existing evacuation and warning procedures for the area;
- d) Carry out an appraisal of flood risk from all sources as required by NPPF;
- e) Report findings and recommendations.

1.1.3 This assessment is carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) dated 2024. Other documents which have been consulted include:

- DEFRA/EA document entitled *Framework and guidance for assessing and managing flood risk for new development Phase 2 (FD2320/TR2)*, 2005;
- Communities and Local Government 2007. *Improving the Flood Performance of New Buildings*. HMSO.
- DEFRA/EA document entitled *The flood risks to people methodology (FD2321/TR1)*, 2006;
- EA *Supplementary Note on Flood Hazard Ratings and Thresholds for Development Planning and Control Purpose*, 2008;
- National Planning Practice Guidance – Flood Risk and Coastal Change.
- UK Government’s climate change allowances guidance.
- EA Standing Advice for Minor Extensions (<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions>).
- Mid Sussex District Council Strategic Flood Risk Assessment (SFRA) dated 2024 with mapping at <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>.

2. DATA COLLECTION

2.1 To assist with this report, the data collected included:

- Ordnance Survey 1:10,000 street view map (Evans Rivers and Coastal Ltd OS licence number 100049458).
- British Geological Survey *Groundwater Susceptibility Map*.
- British Geological Survey, *Online Geology of Britain Viewer*.
- 1:625,000 *Hydrogeological Map of England and Wales*, published in 1977 by the Institute of Geological Sciences (now the British Geological Survey).
- Filtered LIDAR data at 1m resolution.
- Topographical survey to an arbitrary datum as shown on Drawing Number RMS1279-01.

3. SITE CHARACTERISTICS

3.1 Existing Site Characteristics and Location

3.1.1 The site is located at Bramham Moor, Tylers Green, Cuckfield, Mid Sussex. The approximate Ordnance Survey (OS) grid reference for the site is 531537, 124110 and the location of the site is shown on Figure 1.



Figure 1: Site location plan (Source: Ordnance Survey)

- 3.1.2 The site comprises an existing three-storey dwelling known as Bramham Moor, with adjoining single-storey garage and utility area at the side and partly at the rear respectively. There is also a front driveway and rear garden area (Figure 2).
- 3.1.3 The site is accessed from Tylers Green adjacent to the south western frontage of the site. The existing site layout can be seen on Drawing Number 295.EXG.01 and 295.EXG.02.
- 3.1.4 A topographical survey to an arbitrary datum is shown on Drawing Number RMS1279-01. Filtered LIDAR data at 1m resolution has also been obtained in order to determine and illustrate the topography across the site and surrounding area (Figure 3).
- 3.1.5 By reviewing the survey data it can be seen that ground levels typically fall in a north easterly direction. The ground floor is set 150mm higher than ground levels at the front of the property and at 86.35m AOD. Ground levels drop down beyond the rear of the property.



Figure 2: View of existing front and rear elevation

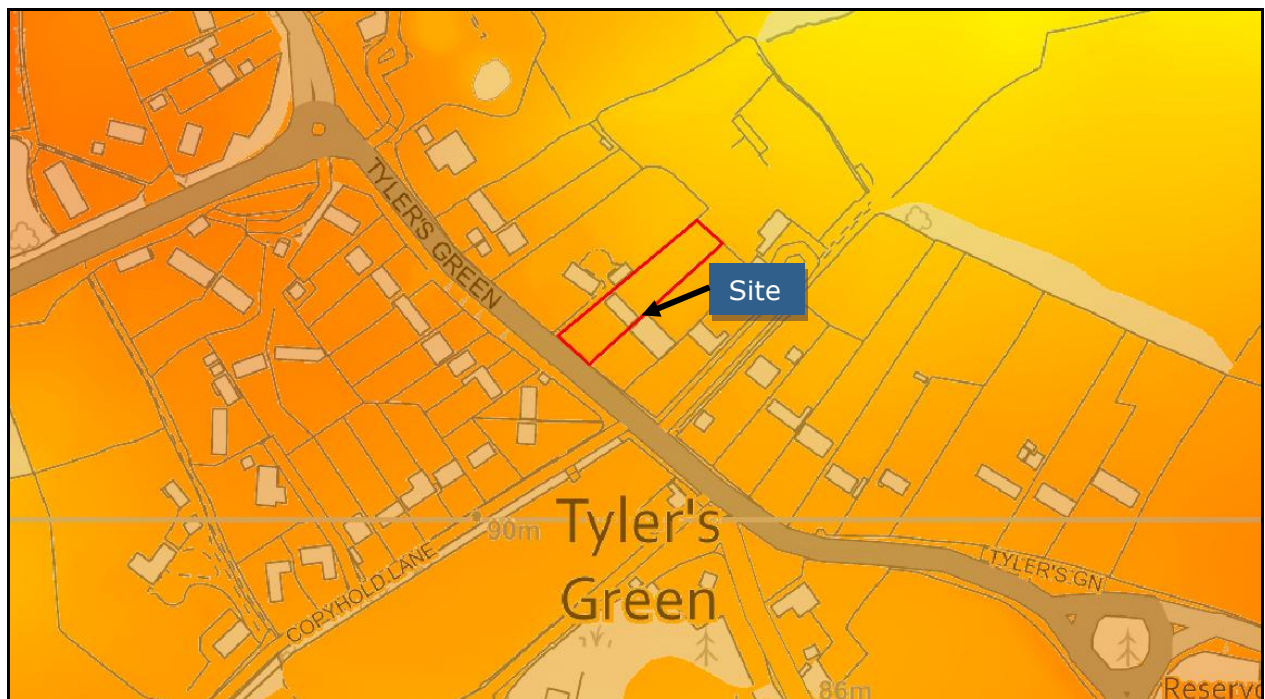


Figure 3: LIDAR survey data where higher ground is denoted as orange and yellow colours and lower areas denoted by blue and green colours

3.2 Site Proposals

- 3.2.1 It is the Client's intention to make internal alterations as well as replacing the existing single-storey garage and single-storey rear utility area with a new part single-storey and two-storey extension. There will also be a new detached garage across the front driveway.
- 3.2.2 The floor level of the extension will largely be set the same as the existing dwelling and at 86.35m AOD, however, the floor of the rear extension will drop down slightly by 490mm to 85.86m AOD. The site proposals can be seen on Drawing Number 295.PL.01, 295.PL.02, and 295.PL.03 Rev A.
- 3.2.3 Paragraph 27 of the NPPG and paragraph 176 of the NPPF states that the Sequential Test does not apply to minor householder development.

4. SOURCES OF FLOODING

4.1 Fluvial

- 4.1.1 The Environment Agency Flood Map (Figure 4) and SFRA mapping at <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/> shows that the site is located within the NPPF defined Flood Zone 1 'Low Probability', which comprises land as having less than a 1 in 1000 year annual probability of fluvial or tidal flooding (i.e. an event more severe than the extreme 1 in 1000 year event). NPPF states that all uses of land are appropriate in this zone.

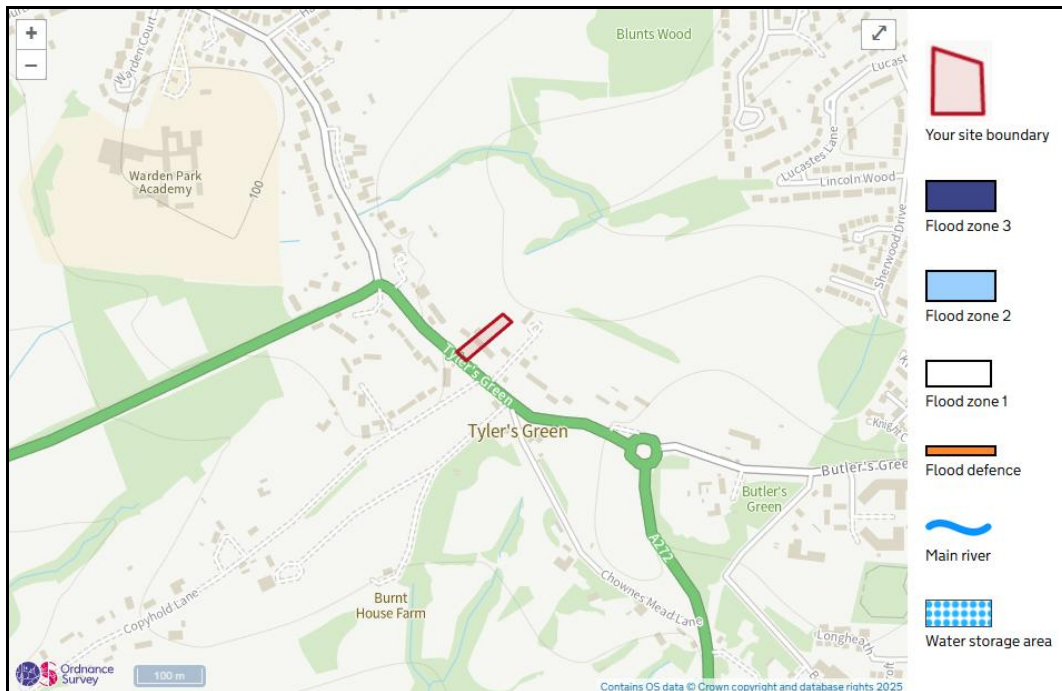


Figure 4: Environment Agency Flood Zone Map (Source: Environment Agency, 2025)

4.2 Groundwater Flooding

Soil and Geology at the Site

- 4.2.1 It can be seen from the various soil and hydrogeological data, listed in Section 2, that the soils beneath the site comprise sandstone and siltstone.

Groundwater Flooding Potential at the Site

- 4.2.2 The SFRA states that the evidence suggests a low potential for groundwater flooding in Mid Sussex.
- 4.2.3 The 'Check the long term flood risk for an area in England' at <https://www.gov.uk/check-long-term-flood-risk> states that flooding from groundwater is unlikely in this area.

4.3 Surface Water Flooding and Sewer Flooding

- 4.3.1 The SFRA mapping at <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/> indicates that shows that there have been external recorded sewer flood incidents in this postcode area according to the DG5 register, however, the map is broad in nature and does not identify specific addresses.

DEFRA Risk of flooding from surface water (RoFSW)

- 4.3.2 The DEFRA Risk of flooding from surface water (RoFSW) map and associated data was updated on 28th January 2025 with pdf guidance entitled *RoFSW Product Description*. It now supersedes previous datasets and can be viewed at <https://www.gov.uk/check-long-term-flood-risk> and <https://environment.data.gov.uk/explore/b5aaa28d-6eb9-460e-8d6f-43caa71fbe0e> with the raw GIS data being available at <https://environment.data.gov.uk/explore/b5aaa28d-6eb9-460e-8d6f-43caa71fbe0e?download=true>.
- 4.3.3 The DEFRA Data Services Platform states that the Risk of Flooding from Surface Water (RoFSW) map is an assessment of where surface water flooding may occur when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.
- 4.3.4 The DEFRA Data Services Platform also states that RoFSW is a probabilistic product, meaning that it shows the overall risk, rather than the risk associated with a specific event or scenario. In externally published versions of this dataset, risk is displayed as one of four likelihood bandings:
- High - greater than or equal to 1 in 30 (3.3%) chance of flooding in any given year;
 - Medium - less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance of flooding in any given year;
 - Low - less than 1 in 100 (1%) but greater than or equal to 1 in 1000 year (0.1%) chance of flooding in any given year.
 - Very Low – less than 1 in 1000 year (0.1%) chance of flooding in any given year (also denoted by the mapping as 'Unavailable').
- 4.3.5 The DEFRA Data Services Platform 'Announcements' section states that while the previous RoFSW Depth datasets showed the maximum depth of flooding from surface water that could result from a flood with a 0.1%, 1% and 3.3% chance of happening in any given year, the new RoFSW Depth datasets show the annual chance of flooding beyond a specific depth, for depths at intervals from 20cm to 120cm.
- 4.3.6 For example, the 20cm dataset shows a map of likelihood of flooding beyond 20cm depth within the 4 likelihood bands. The depths are as follows:
- 0.2m
 - 0.3m
 - 0.6m
 - 0.9m
 - 1.2m
- 4.3.7 Where the mapping shows an area with no depth results, despite it being located within a risk banding, this has been confirmed by DEFRA as denoting a flood depth of <0.2m.
- 4.3.8 Information has also been created which indicates the possible impacts of climate change on future risk in line with the guidance at <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#when-to-use-climate-change-allowance>.
- 4.3.9 For surface water flood risk the mapping considers the 'Central' allowance for the 2050s epoch (2040-2060) and can be viewed at <https://www.gov.uk/check-long-term-flood-risk> and <https://environment.data.gov.uk/explore/e5b38de2-99b3-44ee-b10c-b244926878ef>, with the raw GIS data being available at
-

<https://environment.data.gov.uk/explore/e5b38de2-99b3-44ee-b10c-b244926878ef?download=true>.

- 4.3.10 The associated climate change depths within the 4 likelihood bands are the same as the non-climate change depths set out above.
- 4.3.11 The DEFRA Risk of flooding from surface water (RoFSW) map and associated data (Figures 5 and 6) shows that there is a Very Low and Low surface water flood risk at the site.
- 4.3.12 Figure 7 shows that there is a Very Low, Medium and Low surface water flood risk at the site when accounting for future climate change.

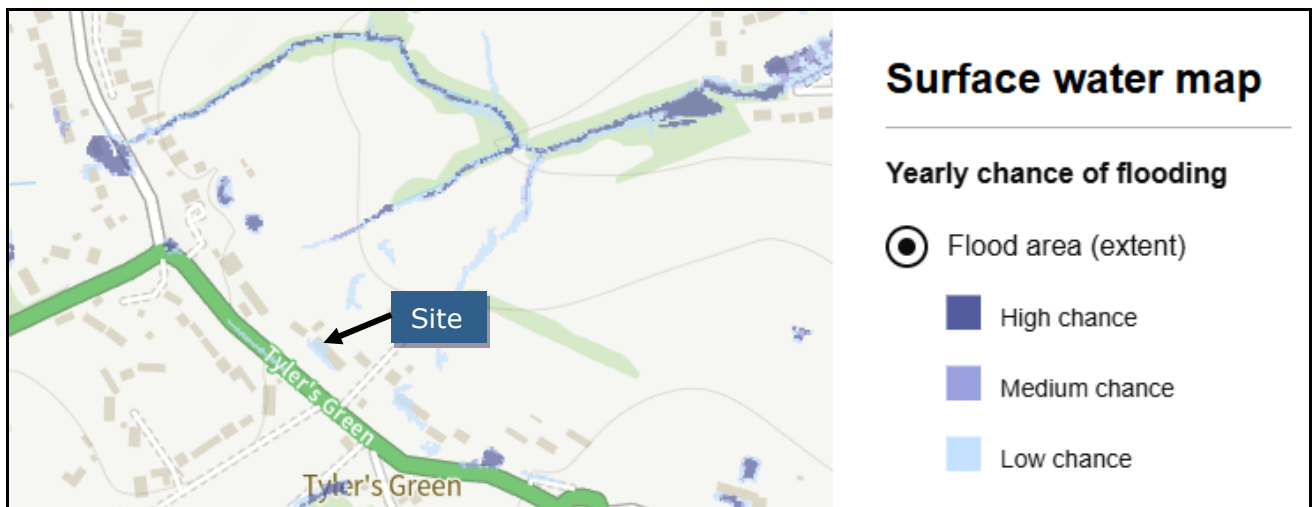


Figure 5: DEFRA Risk of flooding from surface water (RoFSW) map from
<https://www.gov.uk/check-long-term-flood-risk>

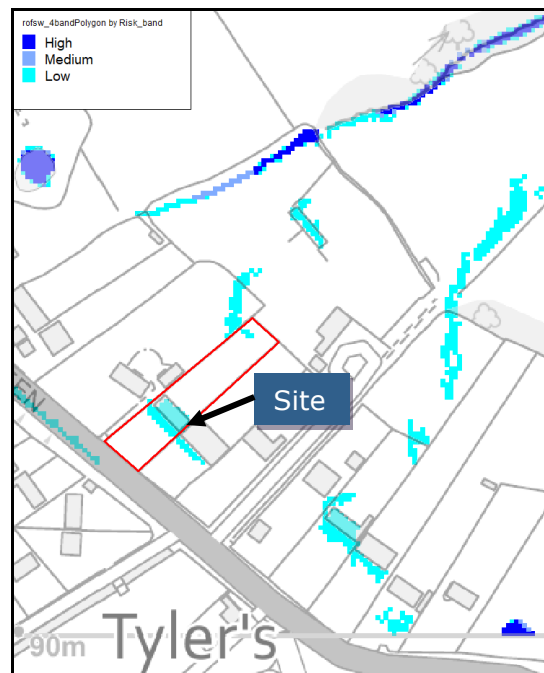


Figure 6: DEFRA Risk of flooding from surface water (RoFSW) map data from
<https://environment.data.gov.uk/explore/b5aaa28d-6eb9-460e-8d6f-43caa71fbe0e?download=true>

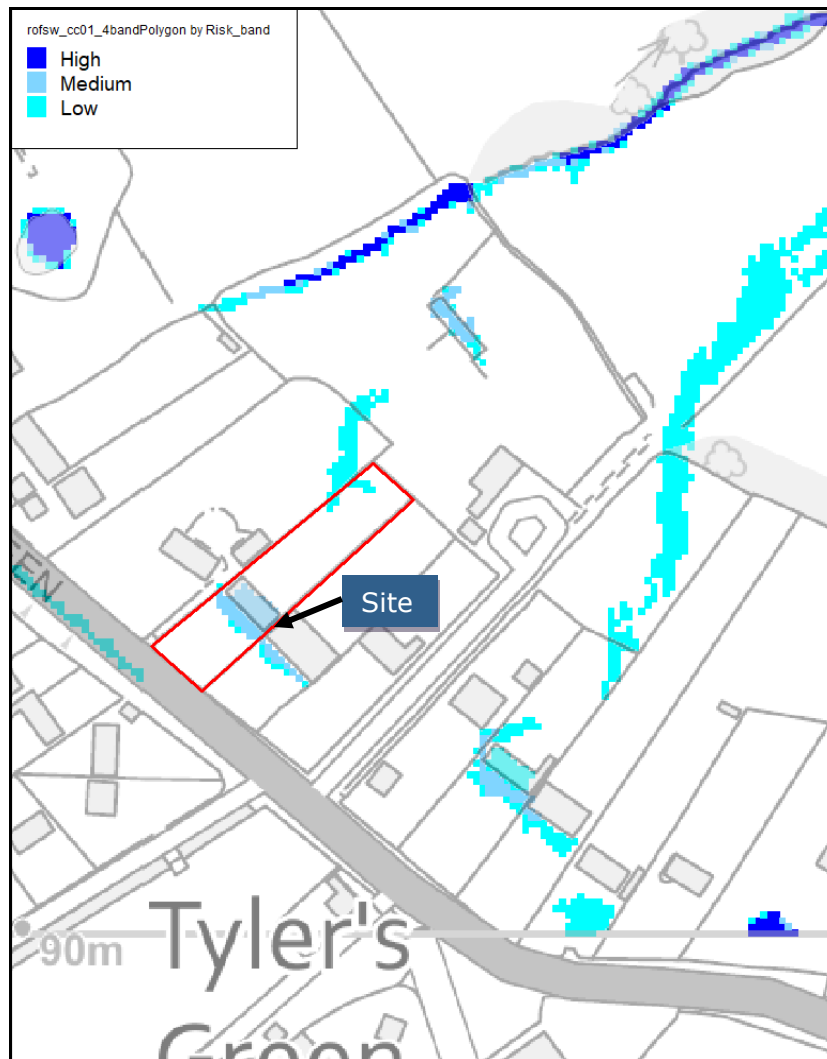


Figure 7: DEFRA Risk of flooding from surface water (RoFSW) map data with climate change from <https://environment.data.gov.uk/explore/e5b38de2-99b3-44ee-b10c-b244926878ef?download=true>

- 4.3.13 Figures 6 and 7 indicate that there is a Very Low risk across the area intended for the detached garage. There is a flood risk shown across the existing dwelling and existing garage.
- 4.3.14 The mapping shows that the risk area is limited to an isolated area across the site and does not form part of a wider flow path. Furthermore, despite the proposed increase in building footprint as a result of the proposed extensions, there will not be a net increase in building footprint into the flood risk area.
- 4.3.15 A review of the depth data indicates that the depth during the climate change event would be 0.2m (during Low risk events) (Figure 8).
- 4.3.16 Therefore, by consulting the survey data, during the climate change event, the flood level would be 86.40m AOD.

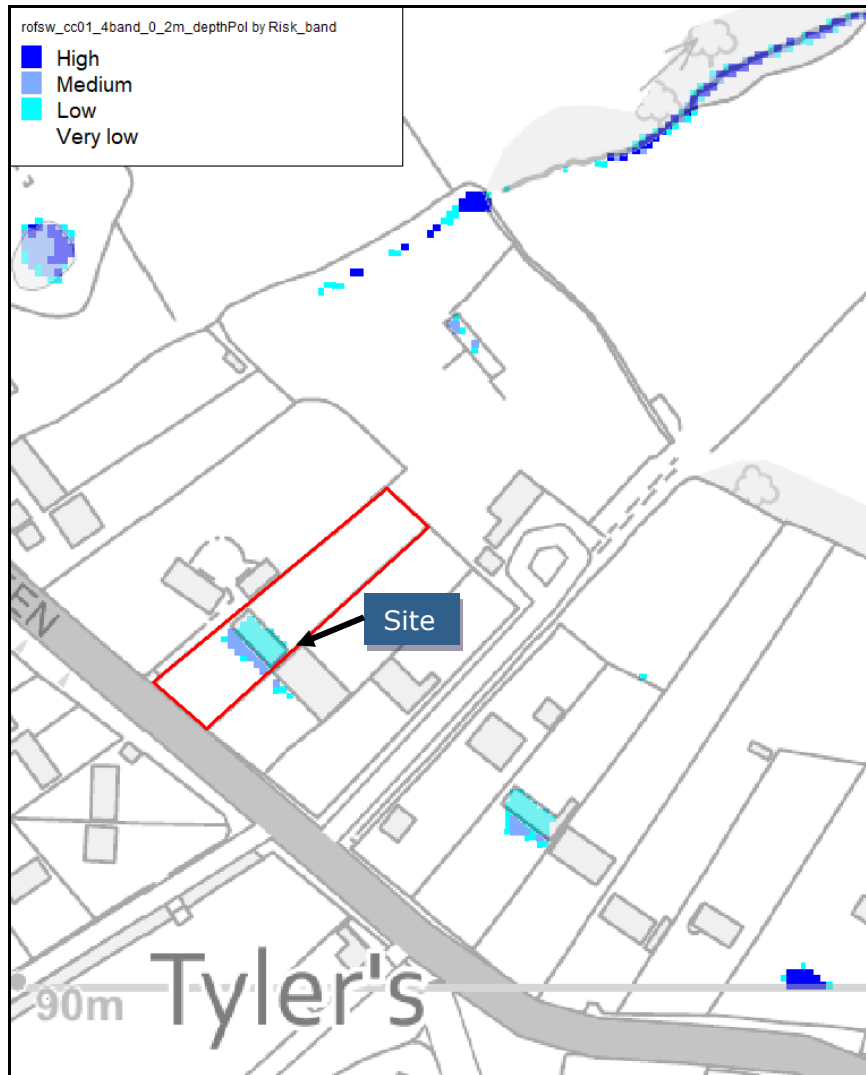


Figure 8: DEFRA Risk of flooding from surface water (RoFSW) 0.2m depth map data with climate change from <https://environment.data.gov.uk/explore/e5b38de2-99b3-44ee-b10c-b244926878ef?download=true>

Surface Water Flood Risk Mitigation

- 4.3.17 It has been established that the climate change flood level would be up to 86.40m AOD.
- 4.3.18 The floor level of the extension will largely be set the same as the existing dwelling and at 86.35m AOD, however, the floor of the rear extension will drop down slightly by 490mm to 85.86m AOD. Therefore, the flood depth across the dwelling and proposed rear extension area could be between 0.05m and 0.54m.
- 4.3.19 Paragraph 004 of the NPPF Planning Practice Guidance states that the first preference is to avoid flood risk by raising floor levels above the design flood level.
- 4.3.20 Raising of the floor levels above the design flood level is not possible. Therefore, as discussed above, other mitigation measures such as resistance and resilience measures will be appropriate in this case.

4.3.21 The EA Standing Advice for Minor Extensions states that when considering instances where the floor level cannot be raised above the flood level, flood resilience measures are included to 600mm above the estimated flood level (i.e. to 87m AOD).

4.3.22 It is proposed that floodwater is allowed across the ground floor as part of a *Water Entry Strategy* in accordance with the guidance outlined in the DCLG/DEFRA/EA document entitled *Flood Risk Assessment Guidance for New Development Phase 2; Flood Risks to People, Phase 2; Improving the Flood Performance of New Buildings* and CIRIA C790B – *Guidance on the code of practice for property flood resilience* dated 2020.

- Plasterboard walls should be laid in 'landscape' so the bottom section can be easily replaced.
- Electrical sockets will be set 450mm higher than the floor level and any boiler units should be placed as high as possible.
- Wiring for communications should also be insulated to prevent damage.
- Non-return valves are recommended to prevent back-flow of foul water.

Reducing Vulnerability to the Hazard

4.3.23 Flood Warnings for surface water flooding do not currently exist, however, the occupants should sign up to the Met Office weather warning system <https://www.metoffice.gov.uk/public/weather/warnings> and safe refuge is available at all times.

Safe Access/Egress

4.3.24 Figure 7 above shows that during climate change events there would be a Very Low risk along Tylers Green adjacent to the site entrance. Therefore, safe access/egress is available at all times.

4.4 Reservoirs, Canals And Other Artificial Sources

4.4.1 The failure of man-made infrastructure such as flood defences and other structures can result in unexpected flooding. Flooding from artificial sources such as reservoirs, canals and lakes can occur suddenly and without warning, leading to high depths and velocities of flood water which pose a safety risk to people and property.

4.4.2 The 'Check the long term flood risk for an area in England' at <https://www.gov.uk/check-long-term-flood-risk> states that flooding from reservoirs is unlikely in this area.

5. CONCLUSIONS

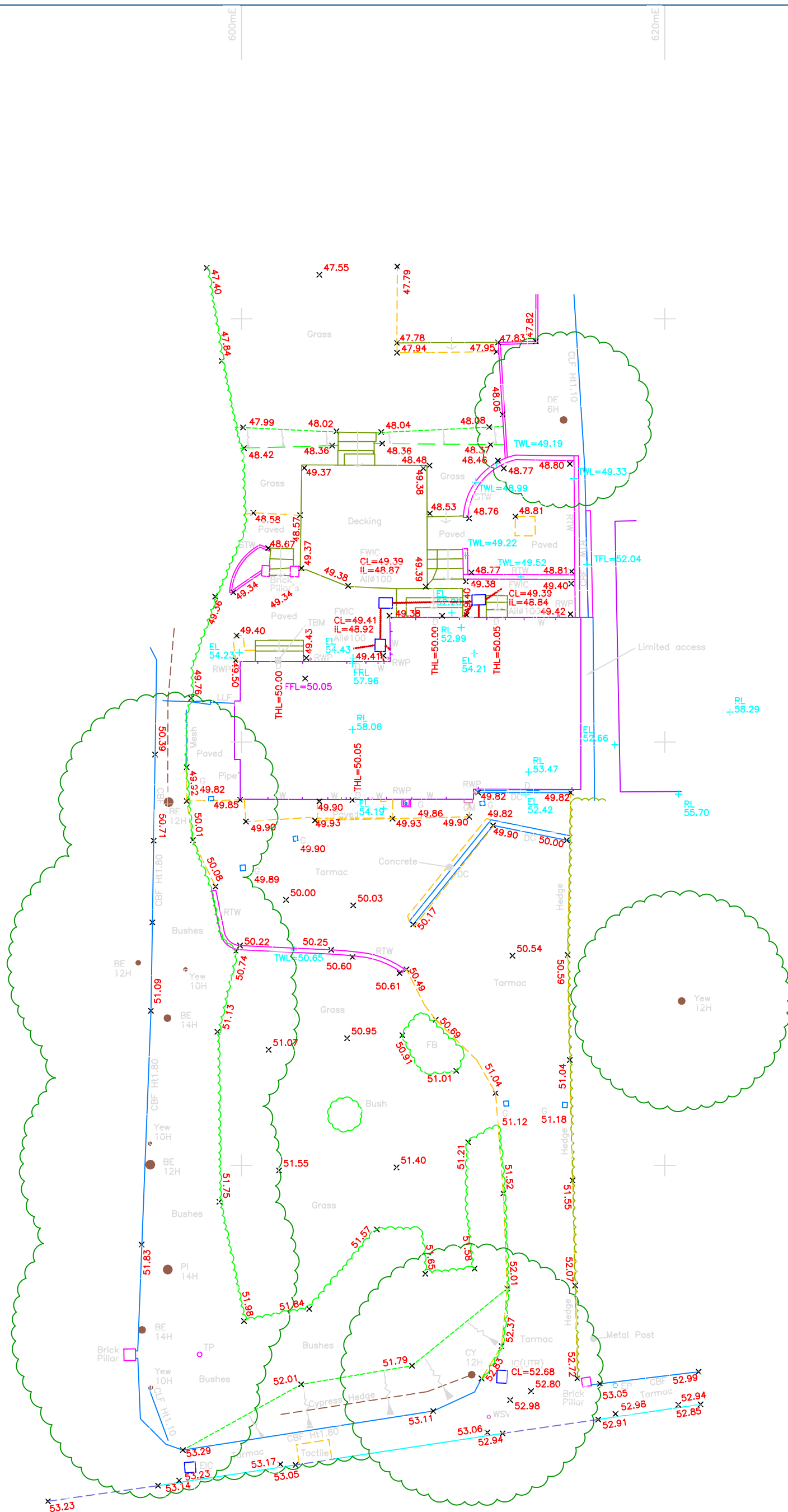
- It is the Client's intention to make internal alterations as well as replacing the existing single-storey garage and single-storey rear utility area with a new part single-storey and two-storey extension. There will also be a new detached garage across the front driveway.
- The floor level of the extension will largely be set the same as the existing dwelling and at 86.35m AOD, however, the floor of the rear extension will drop down slightly by 490mm to 85.86m AOD.
- The site is located within Flood Zone 1.
- There is a low groundwater flood risk and low risk from reservoirs.
- The DEFRA Risk of flooding from surface water (RoFSW) map and associated data shows that there is a Very Low and Low surface water flood risk at the site. There is a Very Low, Medium and Low surface water flood risk at the site when accounting for future climate change.
- There is a Very Low risk across the area intended for the detached garage. There is a flood risk shown across the existing dwelling and adjoining garage.
- The mapping shows that the risk area is limited to an isolated area across the site and does not form part of a wider flow path. Furthermore, despite the proposed increase in building footprint as a result of the proposed extensions, there will not be a net increase in building footprint into the flood risk area.
- During the climate change event, the flood level would be 86.40m AOD. Therefore, the flood depth across the dwelling and proposed rear extension area could be between 0.05m and 0.54m.
- Raising of the floor levels above the design flood level is not possible. The EA Standing Advice for Minor Extensions states that when considering instances where the floor level cannot be raised above the flood level, flood resilience measures are included to 600mm above the estimated flood level (i.e. to 87m AOD).
- It is proposed that floodwater is allowed across the ground floor as part of a *Water Entry Strategy* in accordance with the guidance outlined in the DCLG/DEFRA/EA document entitled *Flood Risk Assessment Guidance for New Development Phase 2; Flood Risks to People, Phase 2; Improving the Flood Performance of New Buildings* and CIRIA C790B – *Guidance on the code of practice for property flood resilience* dated 2020.
- Safe access/egress is available at all times and a flood response strategy is included in this assessment.

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DRAWINGS



Notes

1. The survey grid is on an arbitrary rotary and other. It is not based on Ordnance Survey.
2. Surveyed boundary features are not necessarily legal boundaries.
3. Dimensions should not be scaled. All dimensions should be verified by measurement before being used.
4. Copyright of all data produced by RMS shall remain with RMS and no part of it may be reproduced without their written permission.
5. Information provided should not be altered or modified in any way.
6. It should not be used for any purpose other than for which it was intended and should not be assumed to be correct without prior agreement of RMS.
7. RMS cannot take responsibility for any damage to computer systems which may result from viruses which may be contained in the data provided.
8. If the data is being used as being read by any system other than AutoCAD it should be checked against a hard copy. RMS cannot be held responsible for corruption of data.
9. All utilities have been identified to the best of the surveys knowledge. The correct identification of the utility types can only be confirmed by excavation. No liability will be accepted for unverified prior to use in any design and building works.
10. All manholes, gullers, drains and sewers are assumed correct, however due to non entry to inspection chambers, these should be verified before any works commence.
11. All connections to mains services are underground only. They have not been water tested. Services may be obscured by parked cars, buildings or building materials.
12. External eaves levels are surveyed to lowest tile position.
13. Roofs, gutters, downpipes, etc are not shown over hand standing, gravel, banking or flower borders.
14. Preliminary data is generally uncorrected therefore it is not

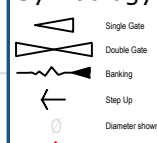
Level Datum

ALL LEVELS ARE BASED ON TBM, SITUATED ON THE
VALUE=50.000

Topo Key

[illegible]

Symbology



Linetypes

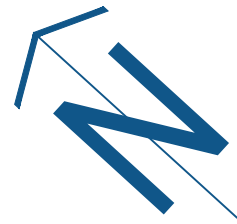
- T — Telecom Overhead
- E — Power Overhead
- >FHD> — Foul Water
- >SD> — Surface Water
- >OD> — Combined Water
- >UD> — Unknown Services
- Change of Surface
- Drop Kerb
- Fence
- Wall
- Kerb
- Building Face
- Overhead Feature
- Trench Scar
- Tree Canopy
- Bushes/Foliage/Overgrowth
- Tree Canopy Extents

Trees

SPECIES ABBREVIATION			
AL	Alder	HL	Hemlock
BE	Beech	HO	Holly
CE	Cedar	RA	Rasp
CH	Cherry	LA	Larch
CON	Conifere	LB	Laburnum
CV	Cypress	LM	Lime
DE	Deacid	LO	Locust
DEC	Deciduous	LU	Laurel
ED	Edible	MA	Maple
ELU	Elm	MG	Magnolia
FR	Fruit	NS	Nonseay Spruce
HA	Hawthorn	PI	Pine
HC	Horned Chestnut	PO	Poplar
		PL	Plum
		PN	Peanut
		RA	Rasp
		RH	Rhododendron
		RO	Rowan
		SAP	Sapling
		SB	Silver Birch
		SCN	Sweet Chestnut
		SHR	Shrub
		ST	Stump
		SY	Sycamore
		WB	Whitebeam
		WG	Willow
		WN	Walnut

NOTES:

1. The tree species have been identified to the best of the surveyors knowledge. They have not been verified by an arborist and are not guaranteed. If they are important they should be verified.
2. Tree heights are estimated.
3. A CAD layer exists with the full tree canopies intact which is turned off.
4. Trees with bole diameters below the specified minimum size may not have been surveyed.
5. Multiple sizes are indicative



CLIENT

KLA Architects

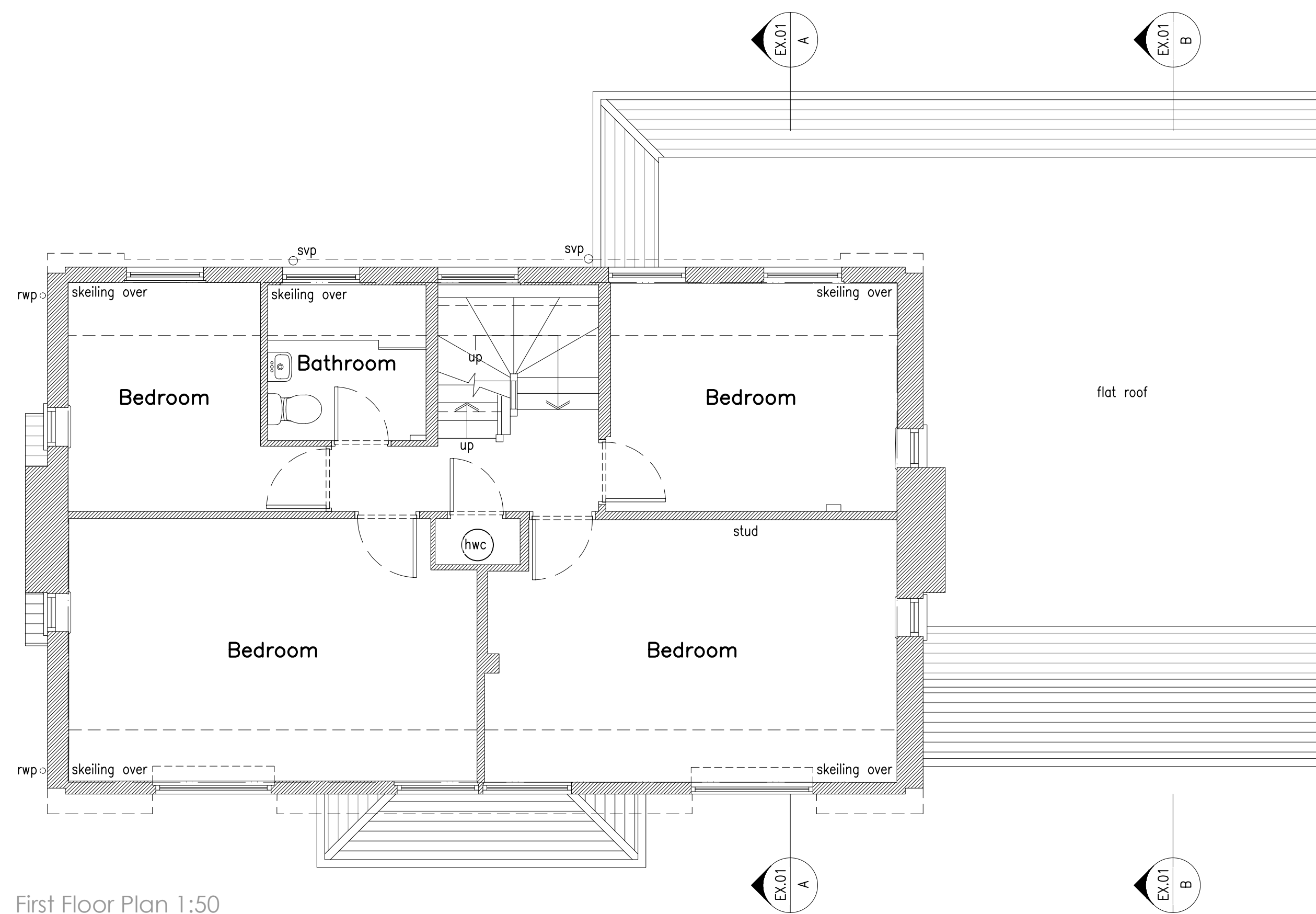
SITE
Bramham Moor
Cuckfield
West Sussex

DRAWING TITLE
Topographical Survey

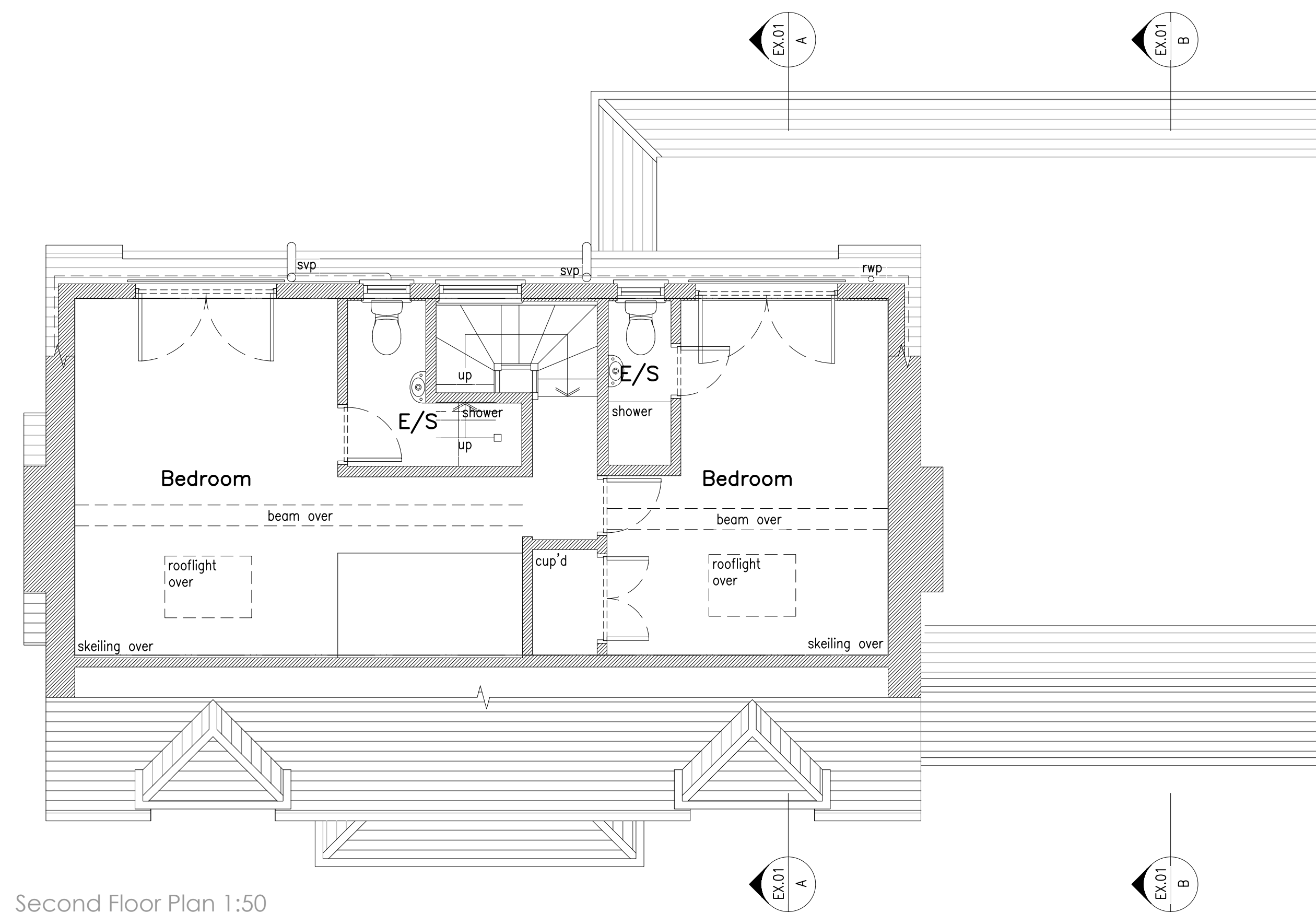
PROJECT NUMBER RMS1279	DRAWING NUMBER RMS1279-01	DATE SEPT 2024
SURVEYED BY RM	DRAWN BY RM	CHECKED BY RM
SCALE 1:200	SHEET SIZE A3	SHEET 1 OF 1

RMS

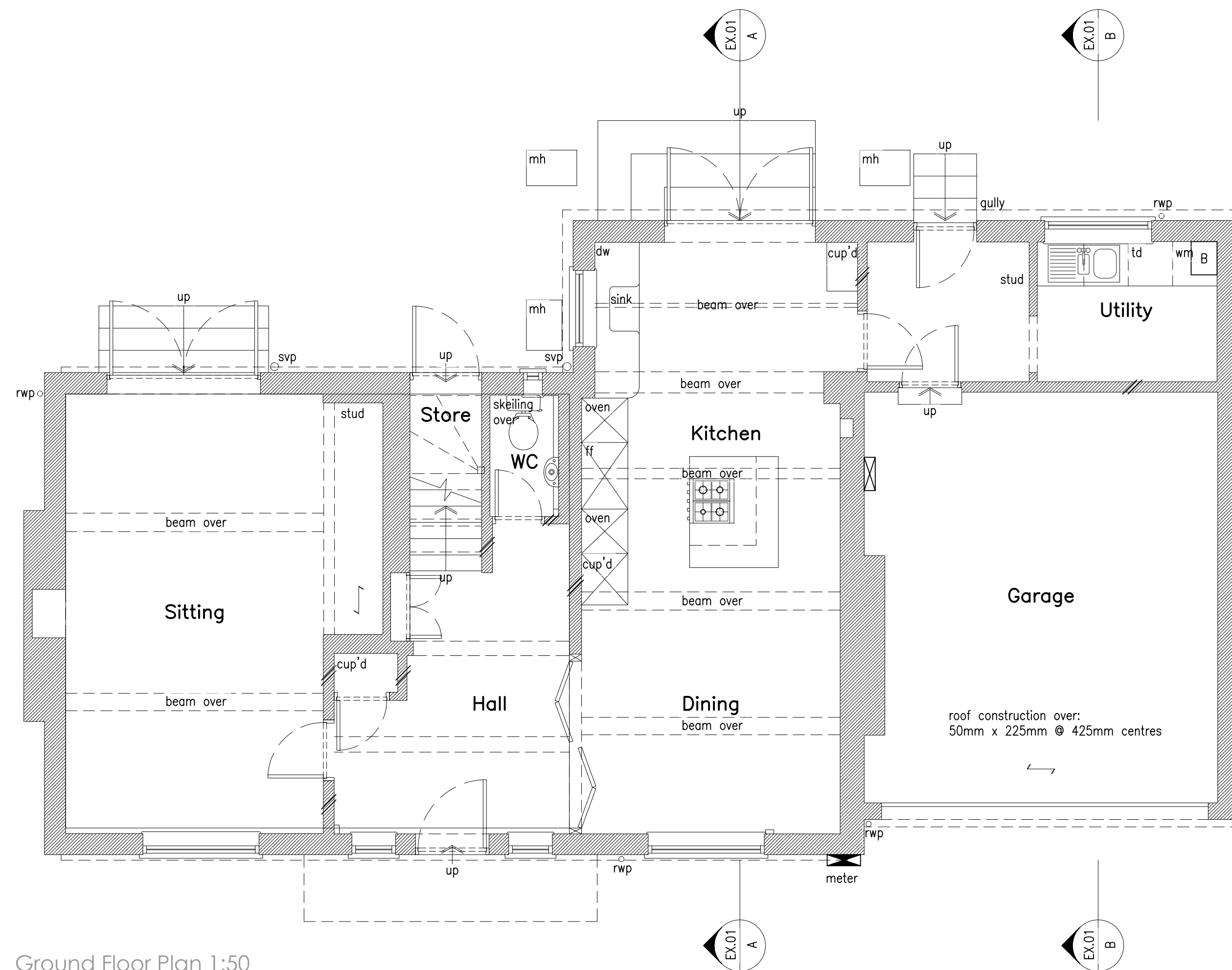
Ross Mason Suveys
Geospatial Surveyors
rossmasonsveys@gmail.com



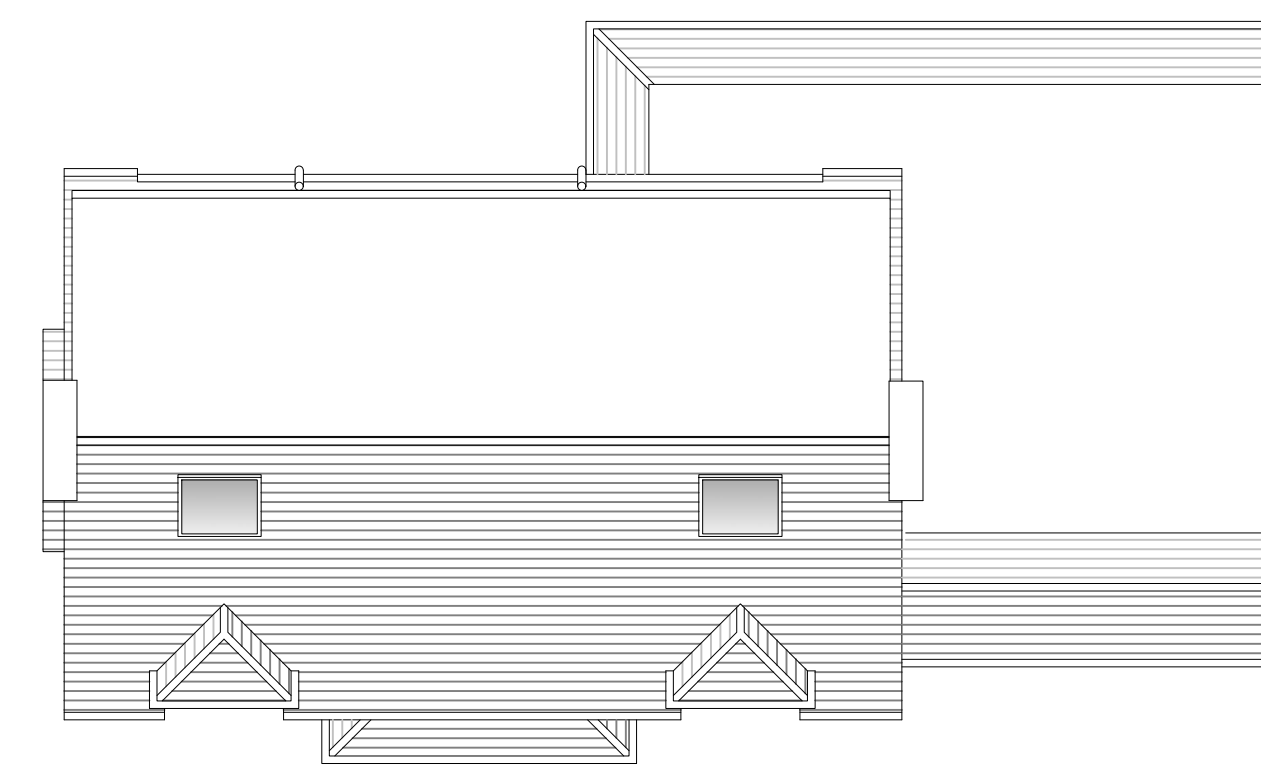
First Floor Plan 1:50



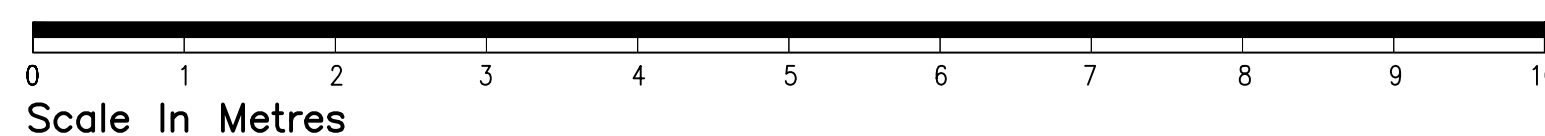
Second Floor Plan 1:50



Ground Floor Plan 1:50



Roof Plan 1:100



Scale In Metres

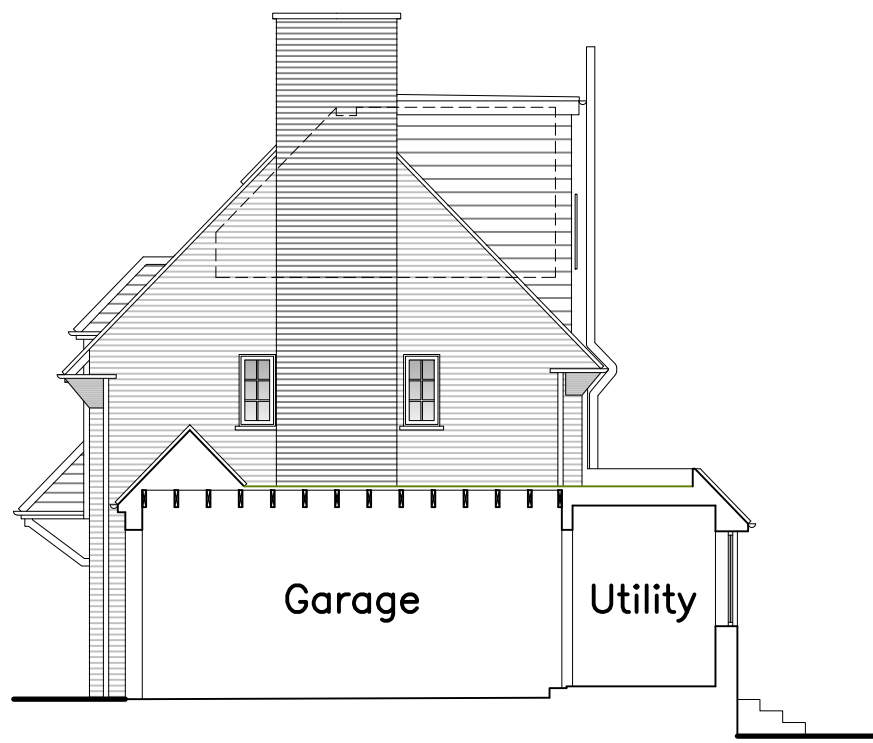
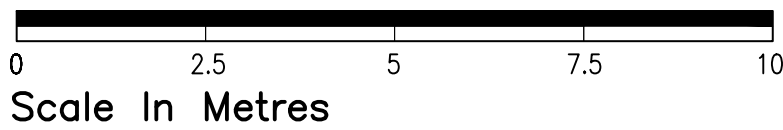


Scale In Metres

rev.	date	comment
amendments		
klaarchitects		
client Mr & Mrs D. Henderson		
job Bramham Moor Tylers Green, Cuckfield Haywards Heath RH17 5EA		
drawing number 295.EXG.01		
drawing title existing plans		
date Sept' '24	scale/original sheet size Varies @ A1	RIBA work stage n/a
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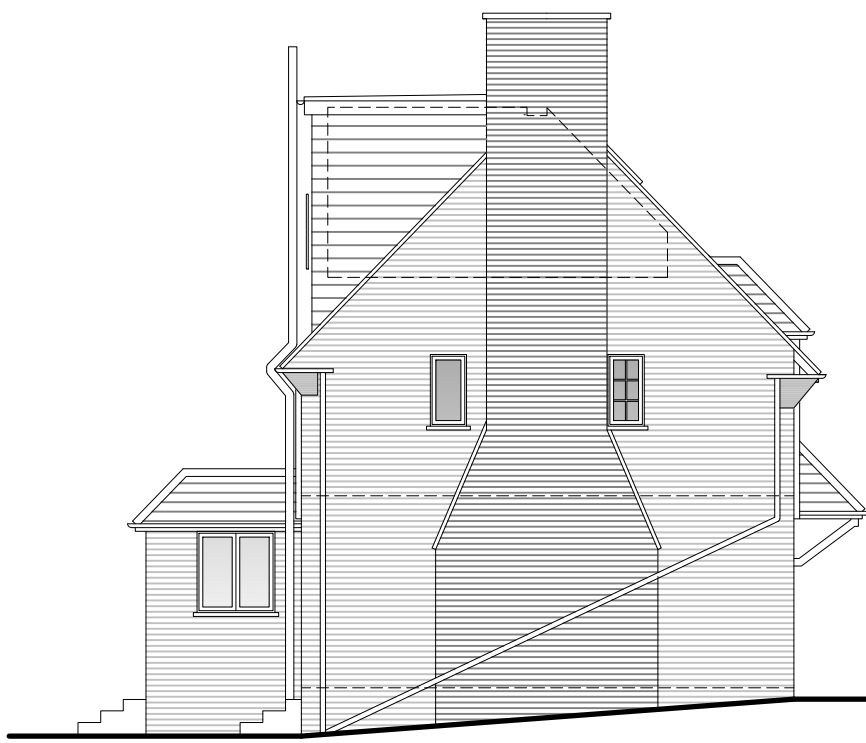
Front Elevation (South-West) 1:100



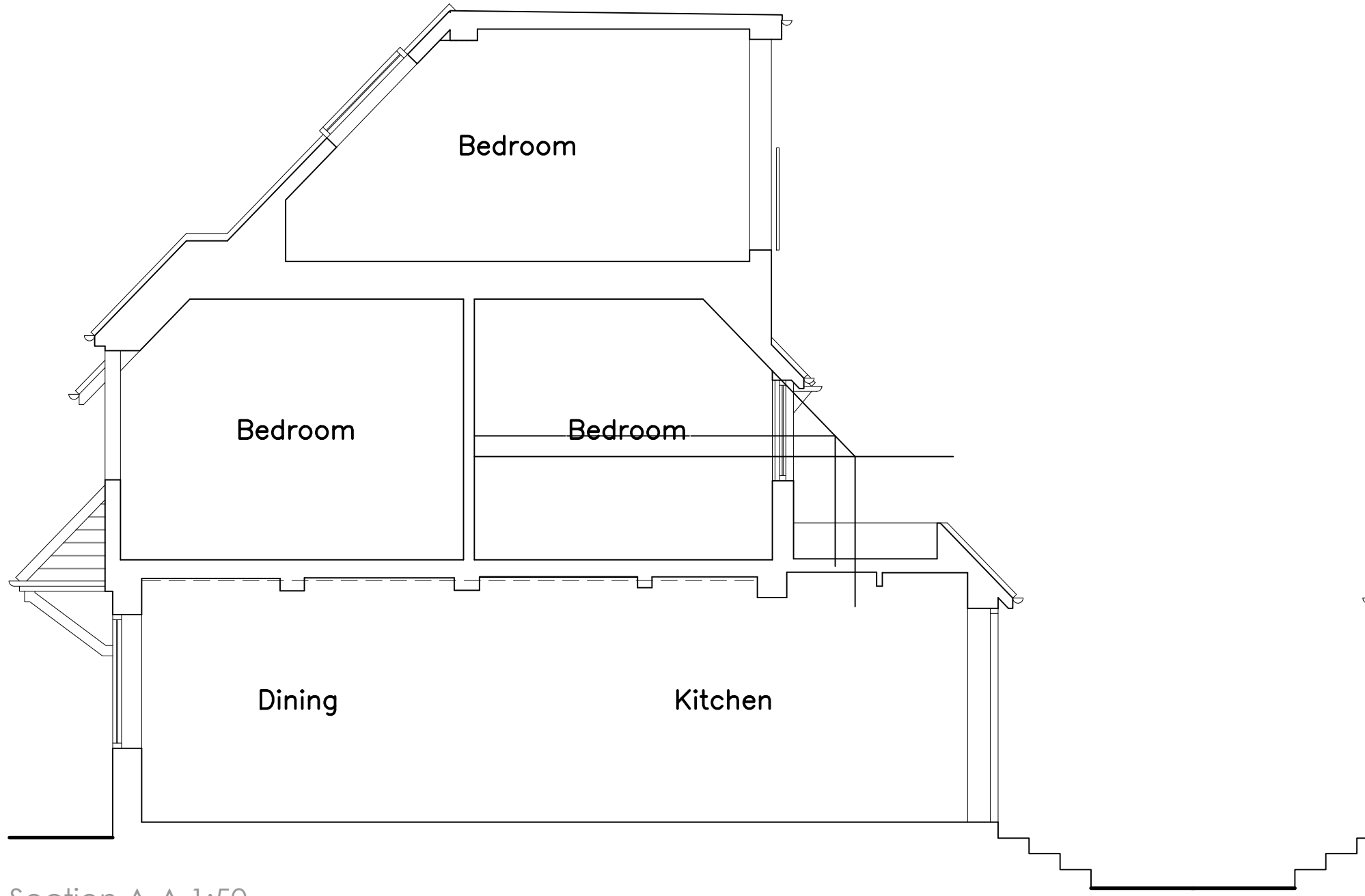
Section B-B / Side Elevation (South-East) 1:100



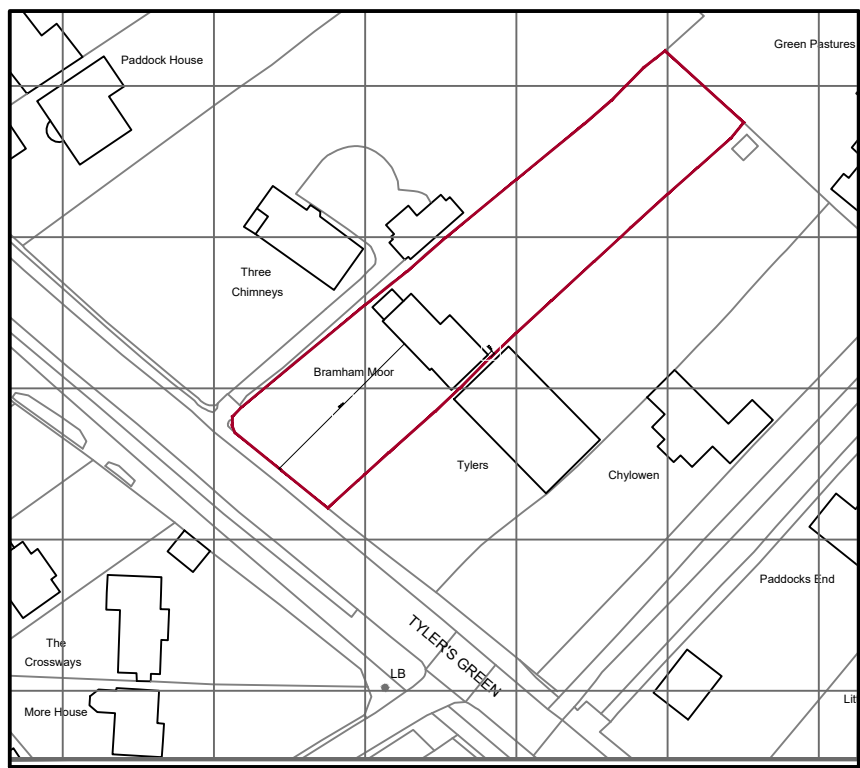
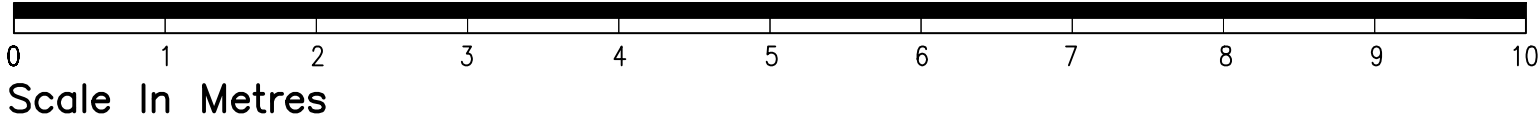
Rear Elevation (North-East) 1:100



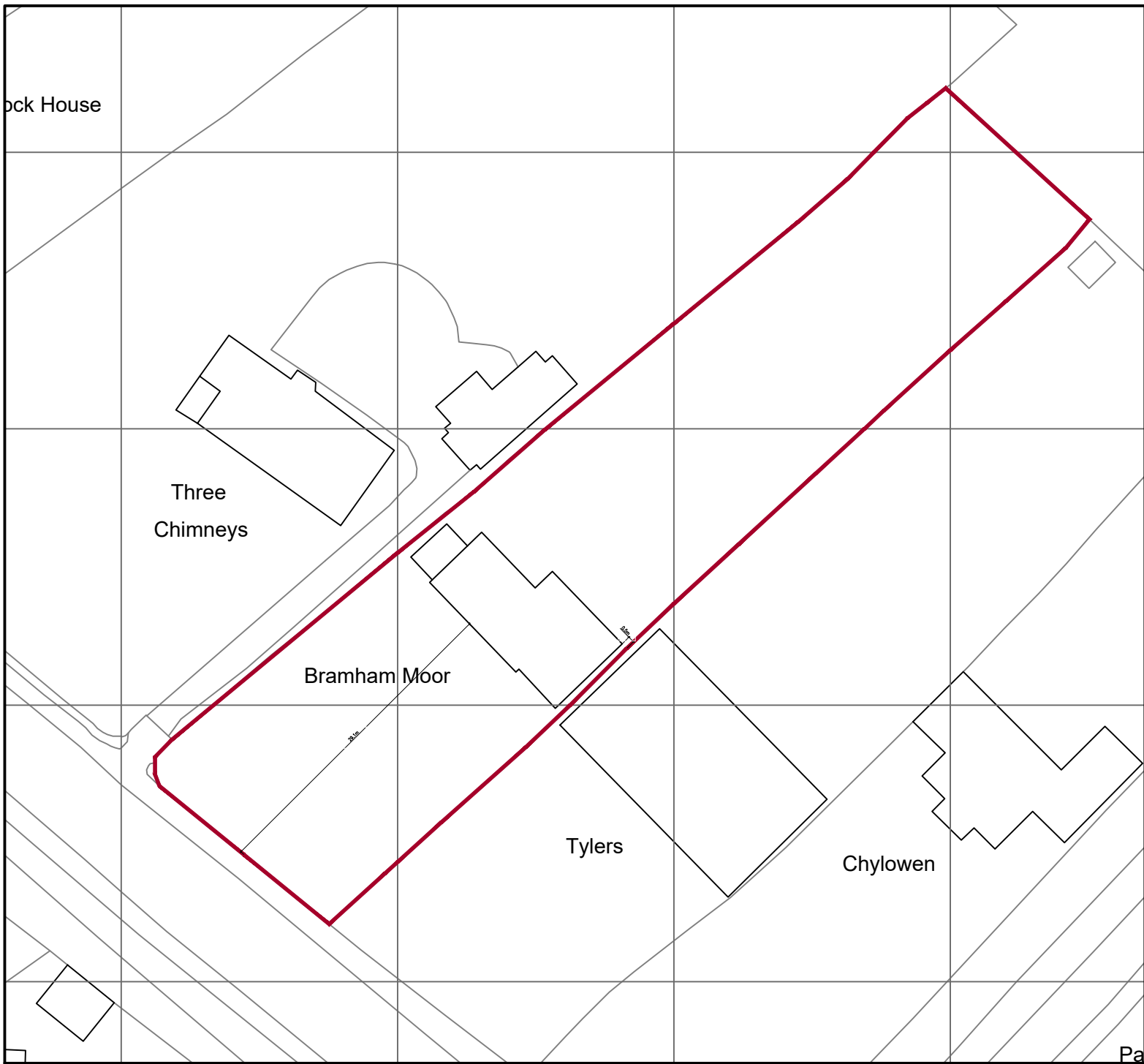
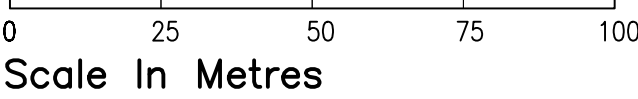
Side Elevation (North-West) 1:100



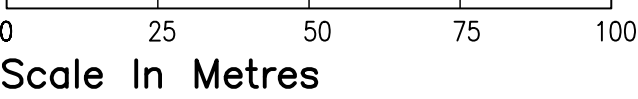
Section A-A 1:50



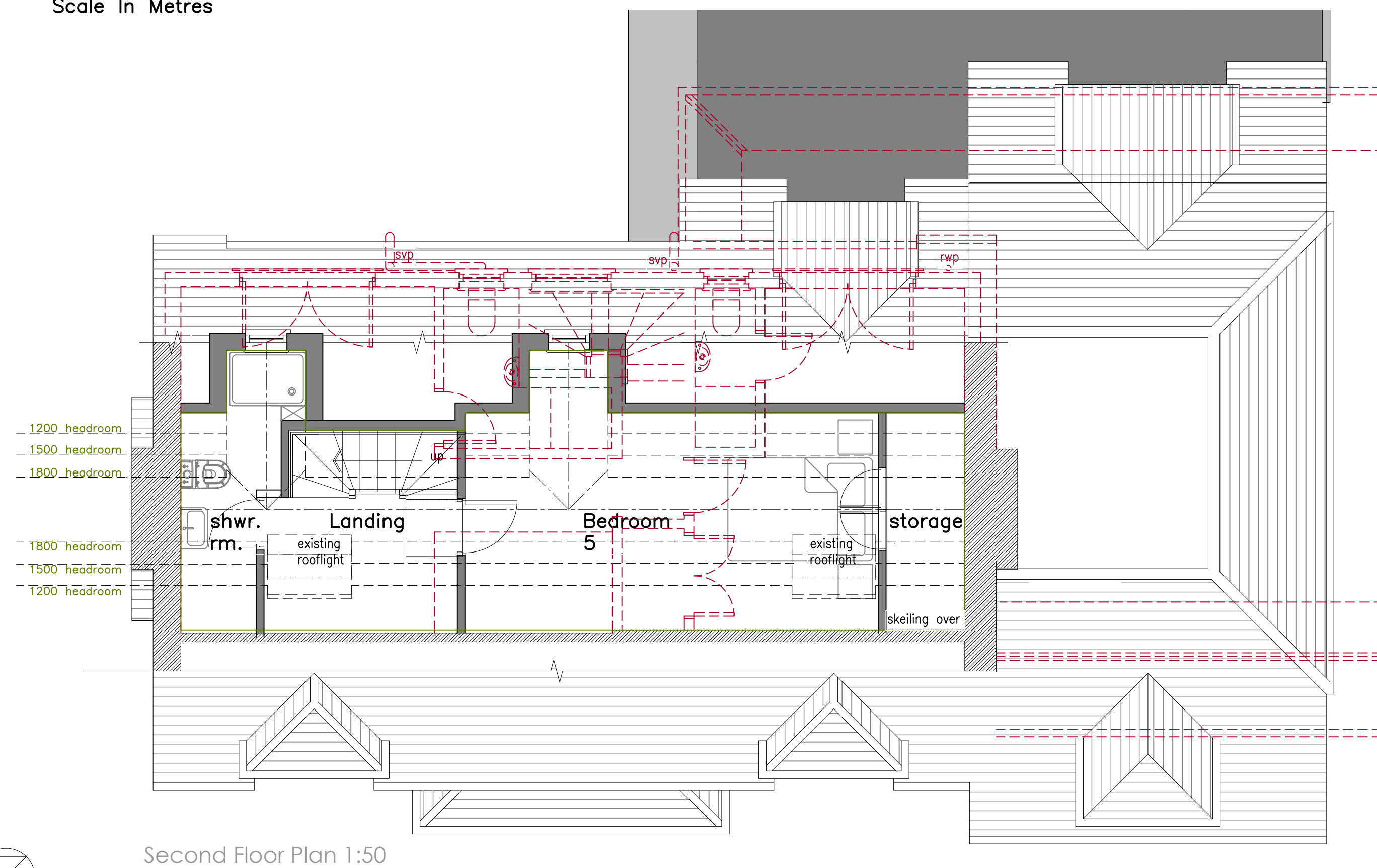
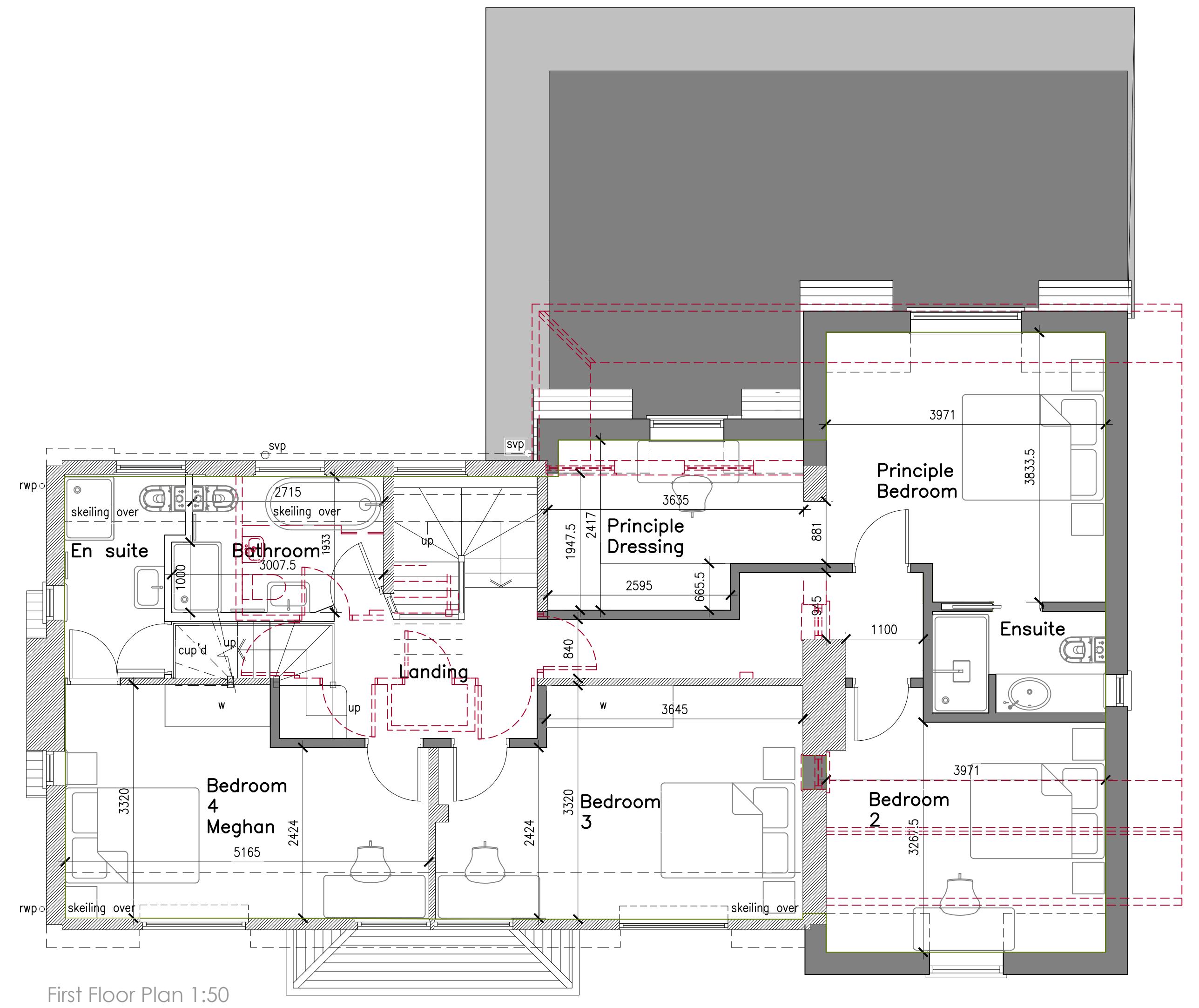
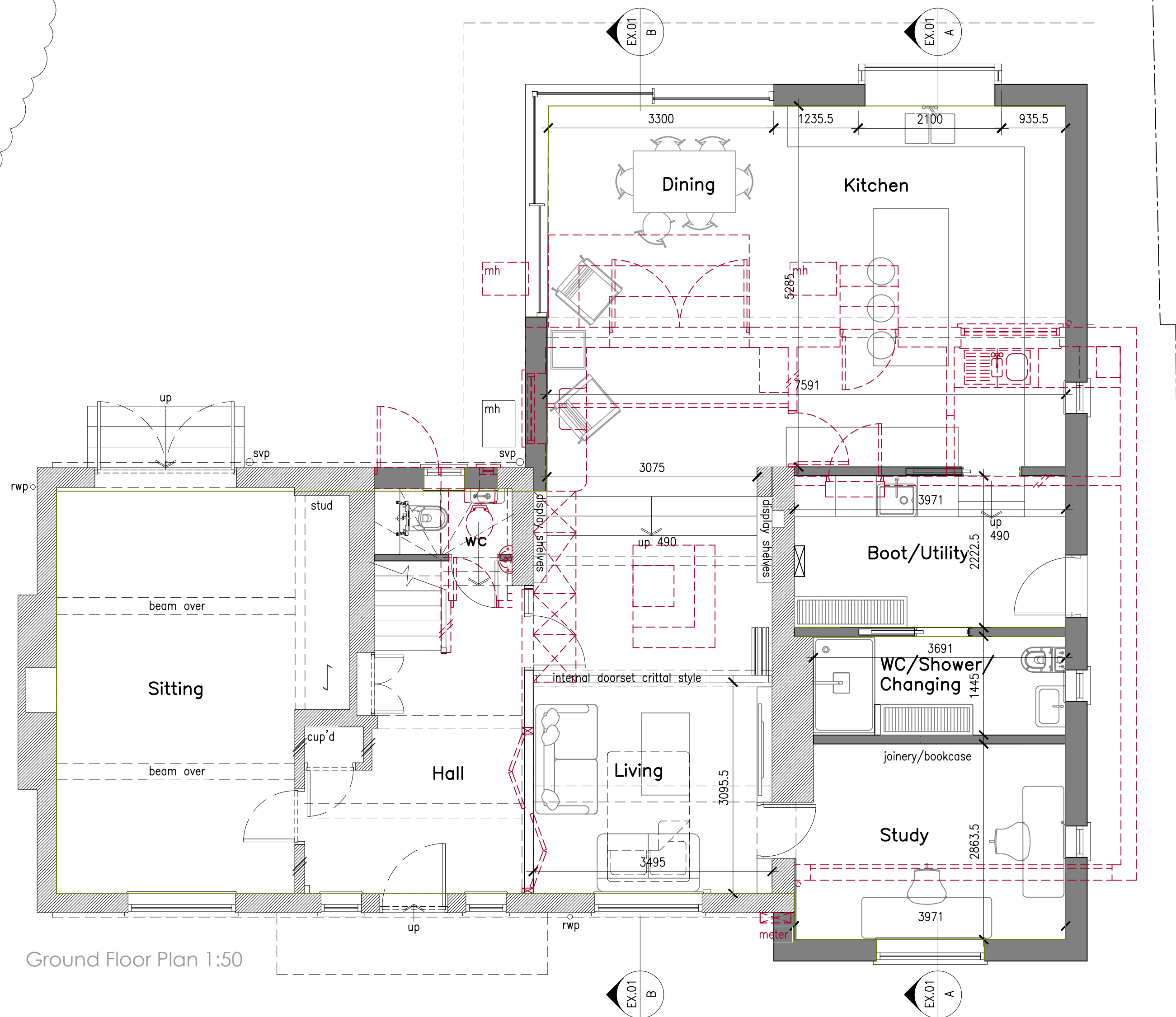
Location plan 1:1250



Block plan 1:500



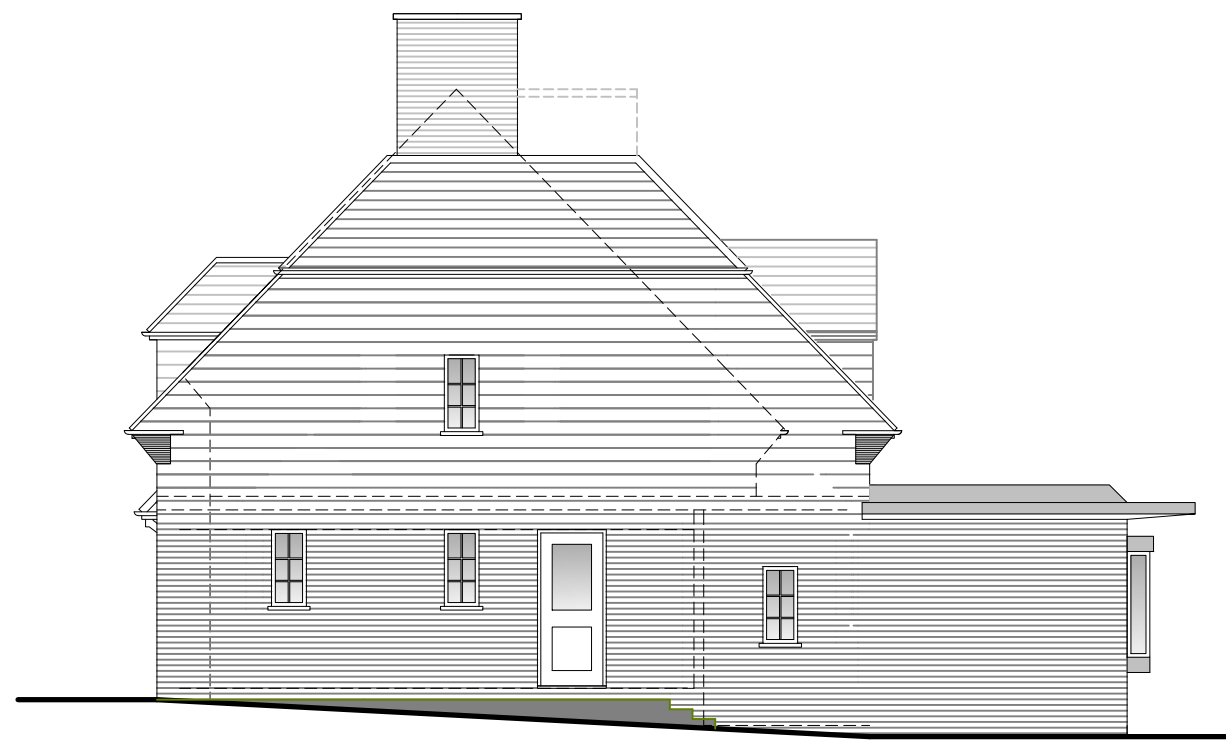
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amendments		
klaarchitects		
client		
Mr & Mrs D. Henderson		
job		
Bramham Moor Tylers Green, Cuckfield Haywards Heath RH17 5EA		
drawing number		
295.EXG.02		
drawing title		
existing elevations and sections A-A & B-B, Location & Block Plan		
date	scale/original sheet size	RIBA work stage
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amendments		
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client	Mr & Mrs D. Henderson	
job	Bramham Moor Tylers Green, Cuckfield Haywards Heath RH17 5EA	
drawing number	295.PL.01	
drawing title	proposed plans	
date	scale/original sheet size	RIBA work stage
Nov' '24	Varies @ A1	n/a
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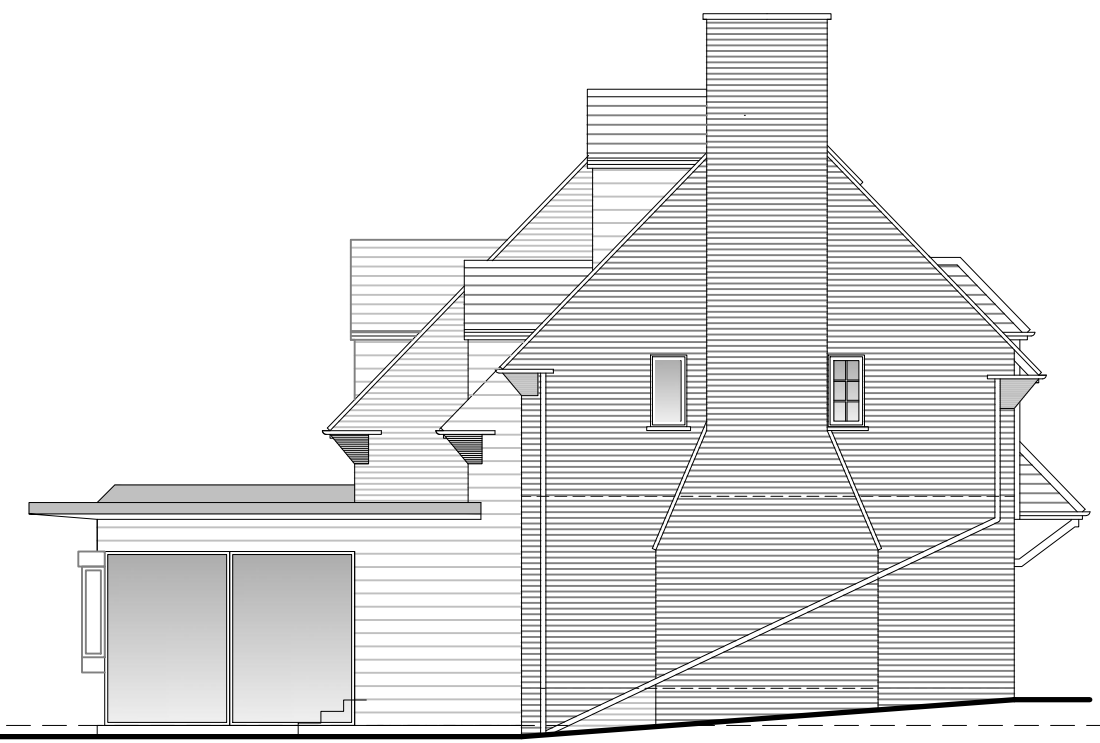
Front Elevation (South-West) 1:100



Side Elevation (South-East) 1:100

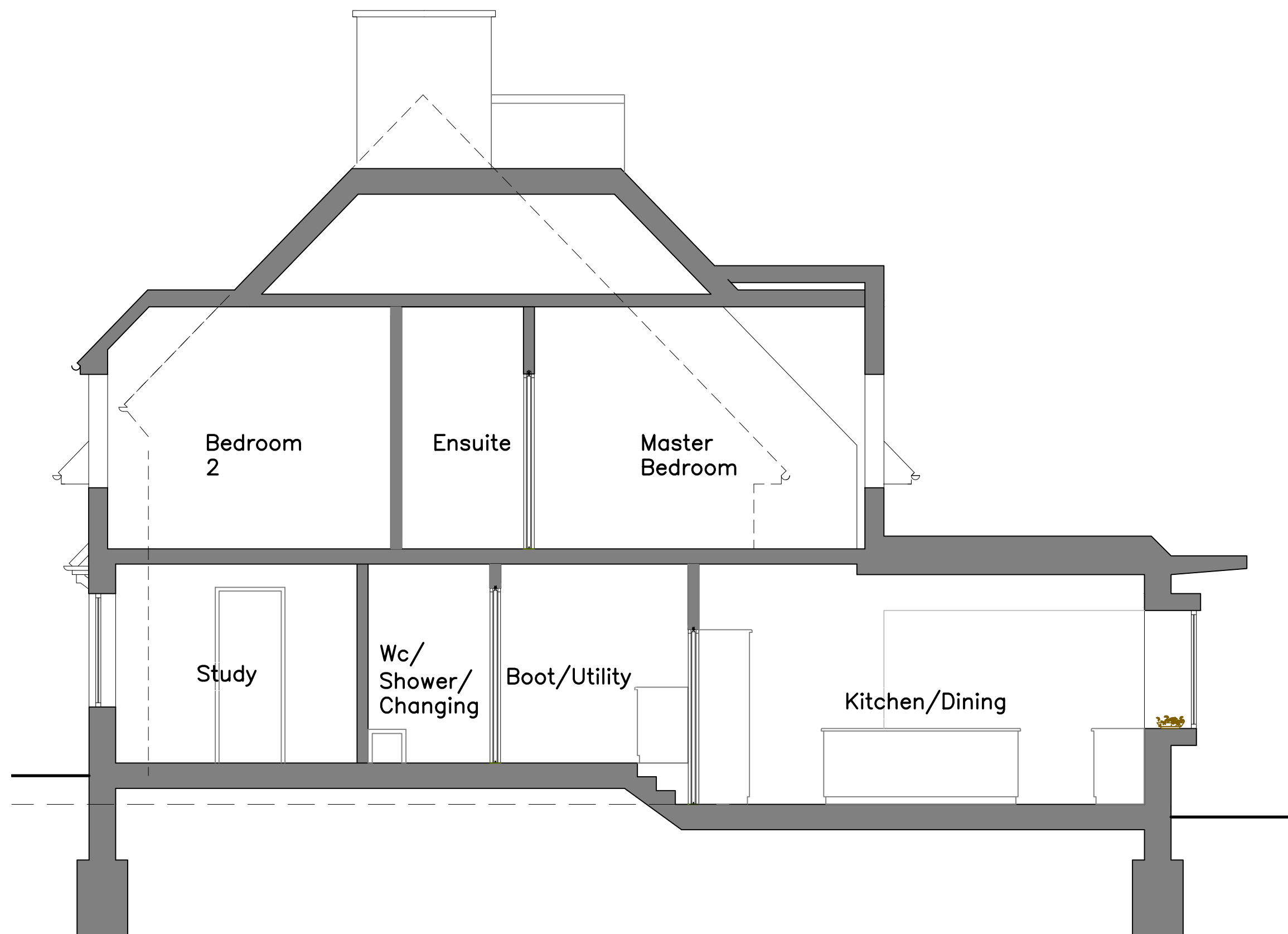


Rear Elevation (North-East) 1:100



Side Elevation (North-West) 1:100

0 2.5 5 7.5 10
Scale In Metres



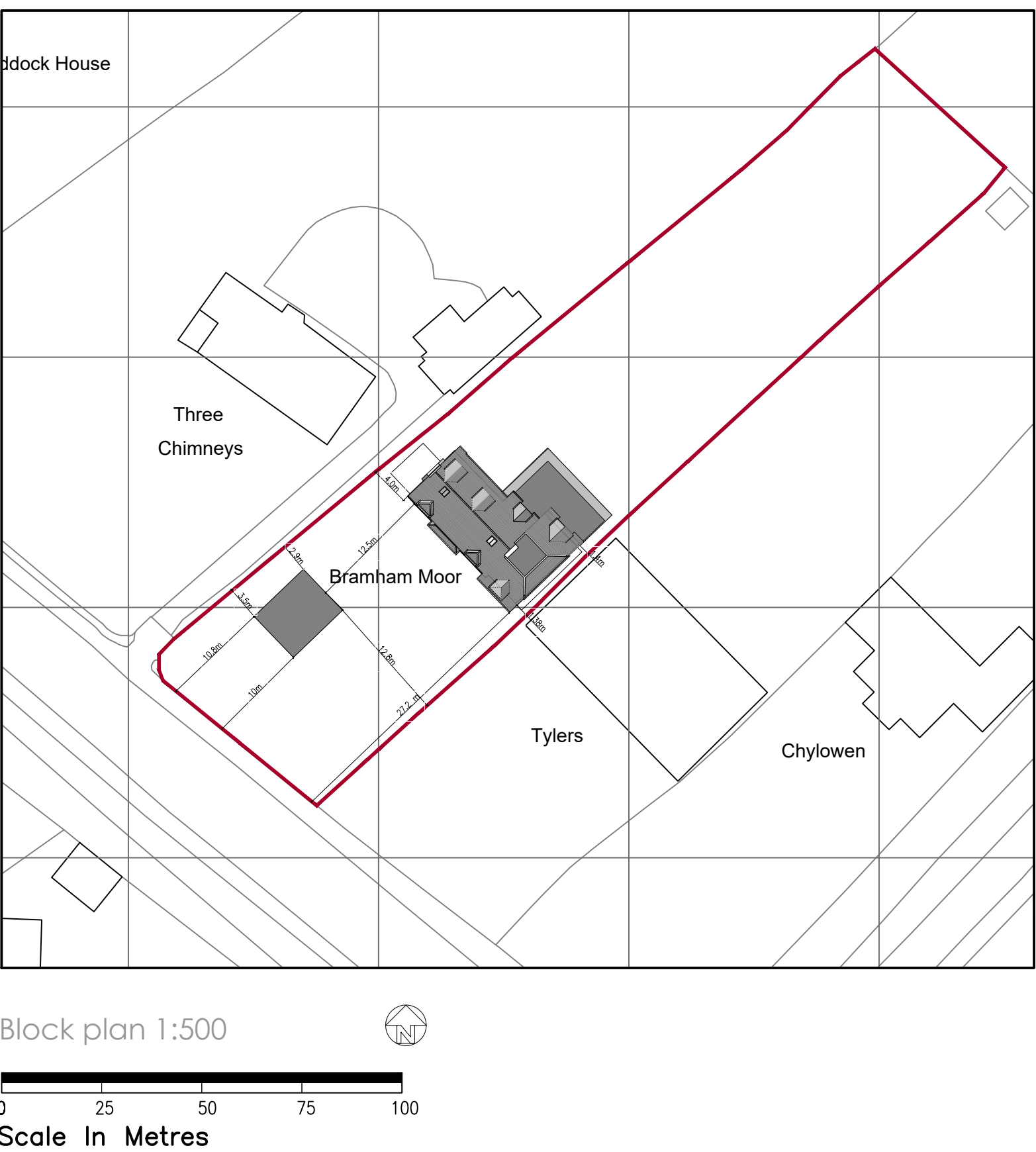
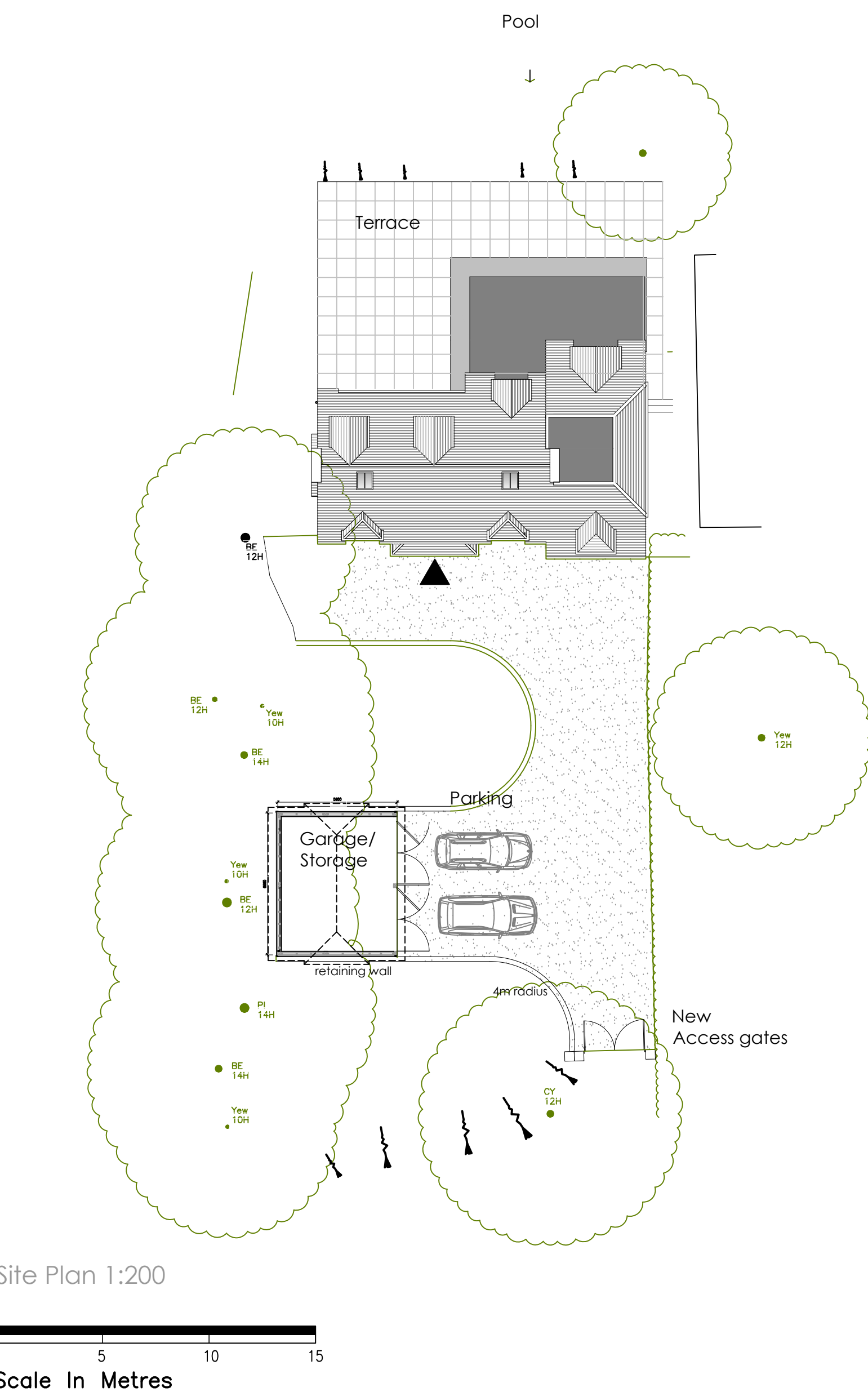
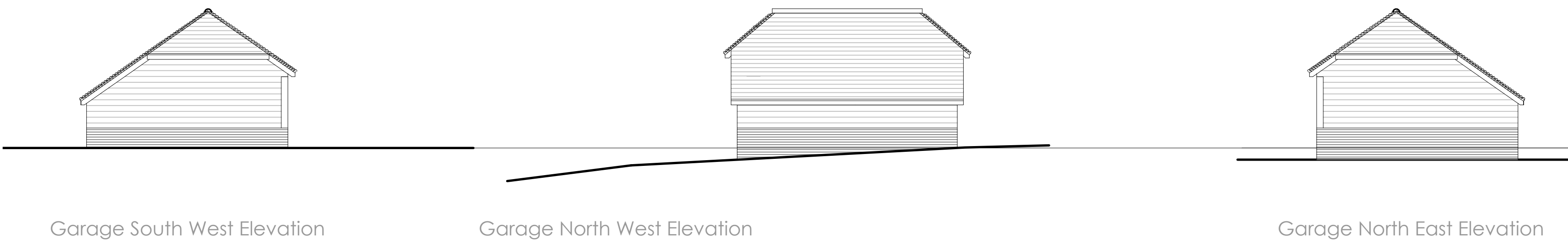
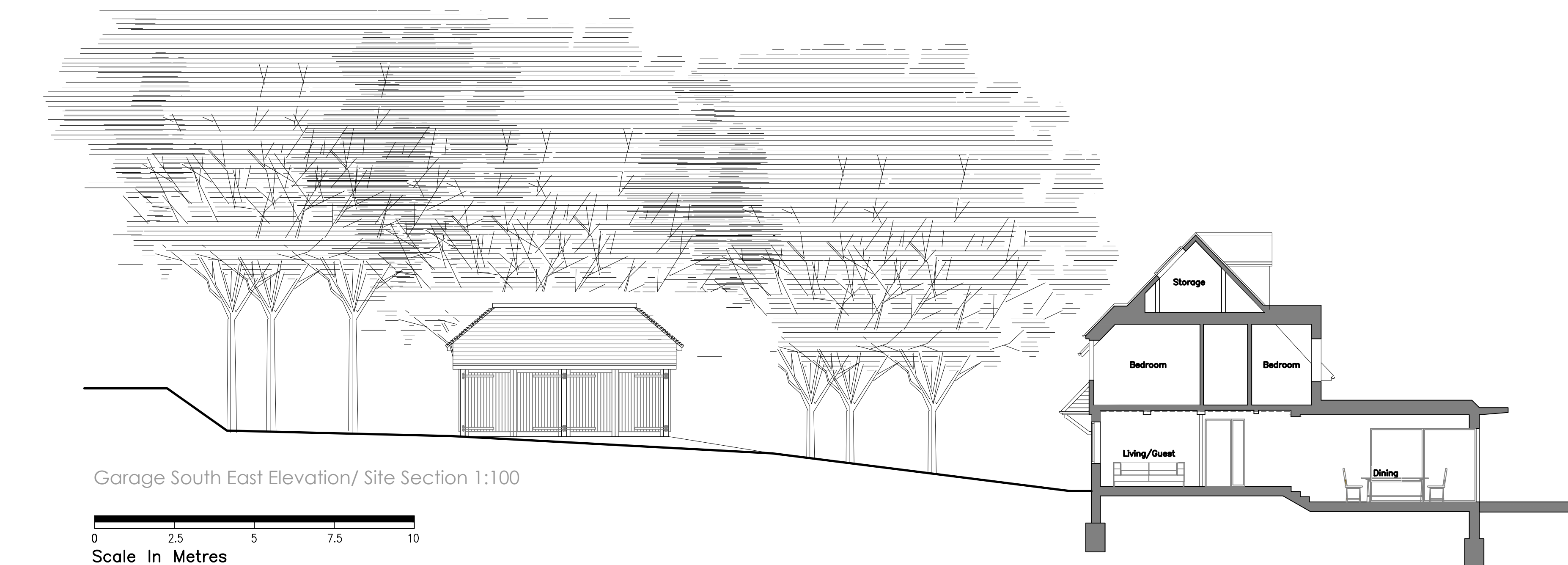
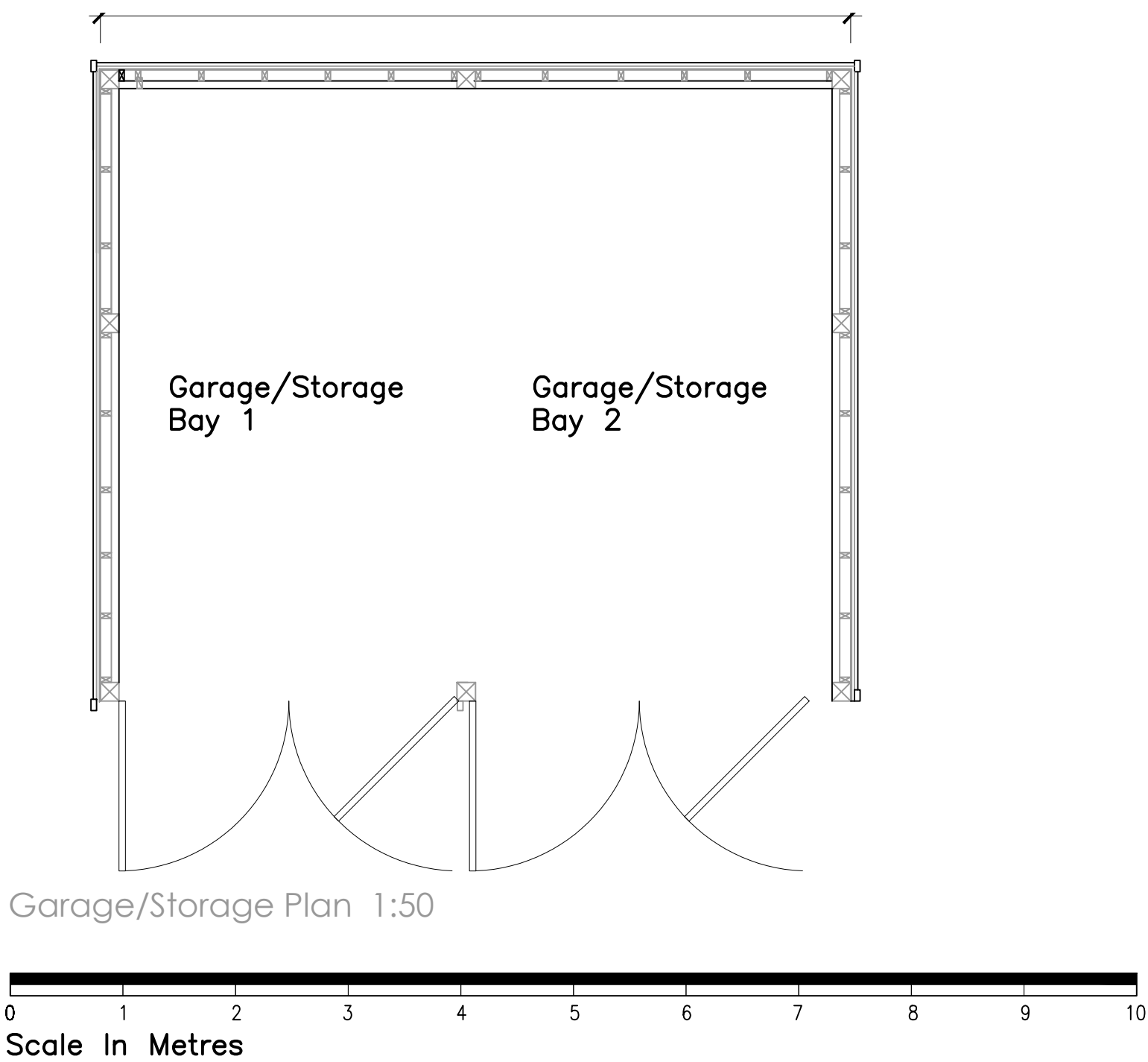
Section A-A 1:50

0 1 2 3 4 5 6 7 8 9 10
Scale In Metres



Section B-B 1:50

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amendments		
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job Bramham Moor Tylers Green, Cuckfield Haywards Heath RH17 5EA		
drawing number 295.PL.02		
drawing title proposed elevations and sections A-A & B-B		
date Nov' '24	scale/original sheet size Varies @ A1	RIBA work stage n/a
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A	Jan '25	ridge to garage and section of garage changed to 35-degree pitch with cornice to lower ridge 0.9metres
rev.	date	comment
amendments		
klaarchitects		
client	Mr & Mrs D. Henderson	
job	Bramham Moor Tyers Green, Cuckfield Haywards Heath RH17 5EA	
drawing number	295.PL.03/A	
drawing title	proposed site plan Garage plan and elevations. Location & block plan	
date	Dec' '24	RIBA work stage
scale/original sheet size	Varies @ A1	n/a
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