



The Lake House
Old Hollow, Rowfant, Crawley, RH10 4TB

Flood Risk Assessment

For

Planit Consulting

Document Control Sheet

The Lake House

Old Hollow, Rowfant, Crawley, RH10 4TB

Planit Consulting

This document has been issued and amended as follows:

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1.0 Introduction

- 1.1 This Flood Risk Assessment (FRA) has been produced by Motion to support the planning application for a replacement dwelling on the site of The Lake House, Old Hollow, Rowfant, Crawley.
- 1.2 A site location of the proposed development can be seen in [Appendix A](#) and details of the proposed development can be seen in [Appendix B](#). As can be seen, the existing dwelling is to be demolished and a new dwelling is to be erected in the same location.
- 1.3 The existing dwelling of The Lake House lies on the western side of The Mill Pond, a large man-made lake that was formerly used to power Rowfant Mill, which is located on The Mill Pond's northern edge. This lake is aligned approximately south-north and feeds Kits Brook, which drains northwards and is a tributary of the Burstow Stream. The Mill Pond's level is controlled by a weir and sluice gate by Rowfant Mill, which lies on the north side of a private road that runs west-east from Old Hollow and sits atop the impounding structure to Mill Pond.
- 1.4 The Mill Pond is shown in the Environment Agency's (EA's) Flood Map for Planning to be within Flood Zone 2 – an area at between a 1 in 100-year and 1 in 1,000-year risk of flooding. While this area of flood risk is not shown to ingress into the site and the location of The Lake House, its proximity to the proposed development necessitates a detailed review of flooding to ensure that the proposed replacement dwelling will not be at risk of flooding and that it would not increase flood risk to others.
- 1.5 The aim of this FRA document is to satisfy the requirements of the LPA, Lead Local Flood Authority (LLFA) and the Environment Agency (EA) in relation to development and flood risk. Specific objectives of this FRA are to:
 - „ Assess the proposed development against the requirements of the National Planning Policy Framework (NPPF).
 - „ Assess whether the proposed development has taken appropriate consideration of the risk of flooding from all potential flood sources.
 - „ Detail how the proposed development will be safe with respect to flooding during its lifetime.
- 1.6 The FRA will also consider whether any measures need to be implemented to mitigate flood risk on the site, should this be deemed necessary by the conclusions of the FRA.

2.0 Site Description

Table 2.1 – Site Summary

Site Name	The Lake House
Location	Old Hollow, Rowfant, Crawley, RH10 4TB
Grid Reference	TQ316375
Application Type	Replacement residential dwelling in the location of the existing building
Flood Zone	1 (Very Low Risk)
Surface Water Flood Risk	Low – Very Low
Local Water Authority	Southern Water
Local Planning Authority	Crawley Borough Council (CBC)
Lead Local Flood Authority	West Sussex County Council (WSCC)

Site Location and Description

- 2.1 The Mill Pond and The Lake House are in a rural setting to the east of Crawley and approximately 1.4km east of the M23 motorway. They are surrounded by fields and wooded areas.
- 2.2 The Mill Pond is approximately 2.7 hectares in area and is aligned south-north. The Mill Pond lies on the course of Kits Brook, which is a tributary of the Burstow Stream. The Mill Pond was created to serve a forge in the 16th and 17th Centuries and was latterly used to power Rowfant Mill for corn and flour production, which ceased in the 1930's. Since then, The Mill Pond has been used for fishing in this picturesque location.
- 2.3 The Mill Pond drains to the north and is impounded by a dam, atop which is a private roadway leading from Old Hollow to the west. As mentioned in the introduction, the level of The Mill Pond is controlled by a weir and sluice gate.
- 2.4 The Lake House lies on the western side of The Mill Pond, roughly midway up its length. The original property of The Lake House is western-most on the site, to which a studio flat was added in the 1960's, which extends from the original property towards The Mill Pond.
- 2.5 As will be discussed in 'Topography' below, ground rises steeply upwards from The Mill Pond to the west and the property and studio flat are positioned at a higher level well above the water level in The Mill Pond.
- 2.6 The existing site layout can be seen plans and elevations in [Appendix C](#) and site photos that show the layout of the existing property (and the site's topography) can be seen in [Appendix D](#).

Topography

Topographic Survey

- 2.7 A topographic survey of the site and the existing dwelling has been carried out. This has been referenced to a local datum of 50.00m (the ground floor level the original property), thus does not reflect Ordnance Datum.

- 2.8 The outputs of the local datum topographic survey can be seen in the survey plan in [Appendix C](#) of this report and local datum levels have also been provided relative to the proposed development layout in [Appendix A](#).

Local Datum and Ordnance Datum

- 2.9 To attempt to relate the local datum site levels back to Ordnance Datum, LiDAR data was reviewed, and contours extracted from this data were laid over Ordnance Survey mapping. This output can be seen in [Appendix E](#).
- 2.10 A review of the plans in [Appendix A](#) and [Appendix C](#) shows that the water level of The Mill Pond is measured at a local datum of 46.00m, which is four metres below the existing property's floor level and local datum level of 50.00m. The LiDAR data in [Appendix E](#) places the top water level of The Mill Pond at approximately 79 metres Above Ordnance Datum (mAOD), thus the local datum of 46.00m is equal to 79.00 mAOD.
- 2.11 The survey plan in [Appendix C](#) shows that the original (western) portion of The Lake House is at or around the FFL of the main dwelling at 50.00m (circa 83.00 mAOD). This level continues into the first floor of the studio flat towards the lake, but the studio flat has a ground floor below, which the topographic survey indicates is at approximately 47.70m (circa 80.70 mAOD).
- 2.12 Therefore, the lowest level of the existing property is approximately 1.70m vertically above the top water level of The Mill Pond.
- 2.13 Visual evidence of this can be seen in the site photos in [Appendix D](#), which all show how the levels fall steeply across the site towards The Mill Pond and that the levels of the existing property of The Lake House are well above the water level of The Mill Pond.
- 2.14 The LiDAR contours in [Appendix E](#) also show that the crest level of the impounding dam is at approximately 79.00 mAOD (46.00m local datum), with levels falling away on the north side of the dam by several metres or more. This means that the water level of The Mill Pond could never exceed 79.00 mAOD because if water levels were to rise in The Mill Pond, they would weir over the crest of the dam, which is at 79.00 mAOD, and water levels in The Mill Pond would remain at 79.00 mAOD.

The Proposed Development

- 2.15 The proposed development is as per the plans in [Appendix B](#) of this report, which show the ground floor and first floor layouts of the replacement dwelling.
- 2.16 The proposed development will provide accommodation across two 'wings'; one on the northern, 'lakeward' side, and one on the southern 'landward' side.
- 2.17 The ground floor of the northern wing will be set at local datum of 48.5m, which is equal to 81.5 mAOD, and will be used as a garage and garden room and store with a terrace.
- 2.18 Steps lead up from the northern wing's ground floor to the southern wing's ground floor, which will be set at local datum of 49.5m (82.5 mAOD) and will accommodate non-sleeping residential spaces such as the kitchen, family room, living room, dining room and office space.
- 2.19 The first floor of the northern wing will provide self-contained accommodation in the form of a studio apartment, with two bedrooms and a kitchen with living space. Floor levels will be set at local datum of 51.2m (84.2 mAOD).
- 2.20 The first floor of the southern, main dwelling provides 5no. bedrooms, plus bathrooms and dressing rooms. The floor level of the southern wing's first floor will be at local datum 52.2m (85.2 mAOD).

- 2.21 The layout and levels of the proposed development are important in the discussion of flood risk, the development's vulnerability, and its appropriateness in this location, which is discussed in Section 3, below.

3.0 Flood Risk Legislative and Policy Framework

- 3.1 As of April 2015, the LLFA became a statutory consultee on all major planning applications. The LLFA is required to assess planning applications in respect of surface water drainage and sustainable drainage systems. WSCC is the LLFA for the Crawley area and will preside over major applications. However, as a minor application the proposed development may remain with the local planning authority for their review. It is understood that Mid-Sussex District Council act as an agent for CBC and are a consultee on local drainage and flood risk matters.
- 3.2 LLFA's have a responsibility under the FWMA to develop, maintain, apply and monitor the application of a strategy for local flood risk in their area. Local flood risk is defined as flood risk arising from local sources, such as surface water run-off, groundwater and ordinary watercourses (i.e. non main rivers). The EA plays a role in managing the watercourses designated as 'main rivers'.

The Environment Agency Flood Map for Planning

- 3.3 The updated Environment Agency Flood Map for Planning was released on 25th March 2025. This updated and new National Flood Risk Assessment (NaFRA) uses both existing detailed local information and improved national data, includes the potential impact of climate change on flood risk based on UK Climate Projections (UKCP18) and shows potential flood depths. This allows the Flood Map for Planning to provide much higher resolution maps that make it easier to see where there is risk
- 3.4 The New NaFRA Flood Map for Planning remains split into 'Flood Zones', which demarcate the extent of flooding from rivers or the sea for different return periods.
- 3.5 Table 3.1, below, lists the flood zone categories and explains the flood risk probabilities they represent.

Table 3.1 – Flood Zone Categories

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 tidal 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 tidal flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water must flow or be stored in times of flood, which is typically the 1 in 30-year flood event or greater. Local planning authorities should identify in their SFRAs areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map, but may be distinguished in Product 4 information, for example)

The National Planning Policy Framework

- 3.6 The NPPF sets out the Government's national policies on different aspects of land use planning in England in relation to flood risk. The Planning Practice Guidance (PPG) to the NPPF provides further information on the policies set out in the NPPF. It encourages development to take place in areas of lower flood risk wherever possible and stresses the importance of preventing increases in flood risk off-site to the wider catchment area. This includes ensuring that flood risk is considered at all stages of the planning process, avoiding inappropriate development in areas at risk of flooding and directing development away from those areas where risks are highest.

- 3.7 The process of directing development away from those areas where risks are highest is the Sequential Test. It covers all forms of flooding, and this is covered in Paragraphs 23 and 24 of the NPPF. Following the December 2024 update to the NPPF, Paragraph 175 was added that states that development can be appropriate on sites with flood risk *“in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would not be at risk of flooding from any source, now and in the future”*. This essentially means that if a sequential approach is applied within the site boundary, and areas of flood risk now and in the future are avoided, that flood risk should not prevent the development coming forward and that the Sequential Test is not required.
- 3.8 A site-specific FRA is required for proposals of 1ha or greater in Flood Zone 1, all proposals for development in Flood Zones 2 and 3, or in an area within Flood Zone 1 that has critical drainage problems (as notified to the local planning authority by the EA). There are areas of surface water flood risk on the boundaries of the site and the site is over 1ha in area, thus flood risk from all sources will be reviewed for the completeness of the application.
- 3.9 An FRA should identify and assess the risks of all forms of flooding and demonstrate how these flood risks will be managed so that a development remains safe throughout its lifetime, taking climate change into account.
- 3.10 Within each Flood Zone, a key factor in determining planning applications for development is the flood risk vulnerability of a development. Table 2 of the PPG to the NPPF categorises different development types according to their vulnerability to flooding. These categories are:
- ” Essential infrastructure;
 - ” Highly vulnerable development;
 - ” More vulnerable development;
 - ” Less vulnerable development, and;
 - ” Water-compatible development.
- 3.11 Within the different Flood Zones each of the above development categories are considered appropriate or not permissible. The Technical Guidance to the NPPF lists these as:
- Flood Zone 1:
- ” All the development categories listed above are appropriate.
- Flood Zone 2:
- ” Water-compatible, less vulnerable development, more vulnerable development and essential infrastructure is appropriate in this zone.
- Flood Zone 3a:
- ” Water-compatible and less vulnerable development is appropriate in this zone. Highly vulnerable development should not be permitted in this zone.
- Flood Zone 3b:
- ” Only water-compatible development and essential infrastructure that must be there should be permitted in this zone.
- 3.12 The above information sets out the basis by which developments must be assessed in terms of flood risk.
- 3.13 The proposed development will be reviewed against the Flood Zone in which it is located and an assessment will be made of the appropriateness of the proposed development, as per the advice within

the PPG to the NPPF, and taking account of the proposed site layouts for the development shown in [Appendix B](#).

4.0 Current Flood Risk

- 4.1 Flooding can arise from a variety or combination of sources. These may be natural or artificial and may be affected by climate change. These are discussed, below, in the following two sections. Residual flood risk is summarised in Table 6.1.

Flooding from Rivers and the Sea

- 4.2 The EA's Flood Map for Planning ([Appendix F](#)) shows that The Mill Pond is within Flood Zone 2 and 3. The areas of flood risk do not ingress into the location of The Lake House, except for where Flood Zones marginally extend into the red line boundary.
- 4.3 Referring back to the topographic information presented in Section 2 of this report (paragraphs 2.7 to 2.14) and the levels of the proposed dwelling (paragraphs 2.15– 2.21), it is clear that the footprint and internal spaces of the proposed dwelling will be at least 2.5m – 3.5m vertically higher than the top water level of The Mill Pond, which is set at a local datum of 46.00m, which is equal to 79.00 mAOD. The ground floor of the northern wing, which is closest to The Mill Pond, will contain the garage and garden room/store and these non-residential uses will be at 48.5m (81.5 mAOD). The ground floor of the southern wing will be set at 49.5m (82.5 mAOD).
- 4.4 The lowest level of residential accommodation will be within the ground floor of the southern wing, which will be set at 82.5 mAOD and 3.5m vertically above the top water level in The Mill Pond. Finally, sleeping accommodation will be at a minimum of 51.2m (local datum) in the northern wing's self-contained studio apartment, which is equivalent 84.2 mAOD. This is 5.2m vertically above the maximum possible water level in The Mill Pond.
- 4.5 Therefore, the proposed Lake House replacement dwelling is not within an area at fluvial flood risk. The levels information clearly shows how the proposed dwelling will be many metres above and, therefore, outside any Flood Zones associated with The Mill Pond.
- 4.6 Finally, it has been discussed in this report that The Mill Pond's water level is controlled by a weir and sluice gate and that the pond's water is impounded by a dam structure at its northern extent. The LiDAR level/contour data presented in [Appendix E](#) shows that the crest level of the dam is at 79.00 mAOD, thus if the weir and sluice gates were to fail and water levels were to rise in The Mill Pond, they would start to overtop the dam at 79.00 mAOD. As such, levels in The Mill Pond would not be able to rise further and certainly would never threaten the floor levels described for the proposed development.
- 4.7 Consequently, the proposed development can be firmly concluded as being within Flood Zone 1 (very low risk).

Fluvial Flood Risk and the Appropriateness of the Development in this Location

- 4.8 Residential development is considered to be 'more vulnerable' according to the classifications in the NPPF.
- 4.9 The proposed development at The Lake House has been demonstrated to be within Flood Zone 1.
- 4.10 Table 3 of the PPG to the NPPF (see next page) states that 'more vulnerable' development is appropriate in Flood Zone 1, thus the proposed development is appropriate in this location and with the current and future level of flood risk.

Table 3 of the NPPF - 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 *	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.

- 4.11 Moreover, the proposed development is in accordance with Paragraph 175 of the NPPF because, while fluvial flood risk exists within the site and red line boundary, the development has sequentially tested the available land and is located with the areas of lowest risk. This means that the development is appropriate and that the Sequential Test does not need to be carried out.

LLFA Consultation

- 4.12 An application was made in 2024 for a similar development to the current application under planning reference DM/24/2263. Mid-Sussex District Council (MSDC) commented planning reference DM/24/2263 and Motion responded to those comments. In order to ensure that similar comments do not arise on this application, and to assist MSDC in their review of this FRA, MSDC's previous comments are listed below and responded to in full.

- 4.13 The key points of MSDC's response to DM/24/2263 were:

1. The site is within Flood Zone 2 (although the Flood Map has been updated since this comment, but to no consequence in terms of the development, and the NPPF has also been updated to reflect that flood risk is acceptable within a site boundary without the Sequential Test being required).
2. Mid Sussex District Council's records do not contain records of the site flooding. Their records also do not have any records of flooding within the area immediately surrounding the site.
3. The MSDC SFRA states that any area located within 20m of Flood Zone 2 should be treated as being Flood Zone 2. The proposed development is located within 20m of Flood Zone 2 and therefore, for the purposes of planning, the development is within Flood Zone 2.
4. The proposed development is a vulnerable development within Flood Zone 2 and therefore we would advise the applicant that the development should follow the Environment Agency's 'Standing Advice for vulnerable developments'. The 'Standing Advice for vulnerable developments' states that the applicant should make sure the Finished floor levels should be a minimum of whichever is higher of
 - » average ground level of the site
 - » adjacent road level to the building

„ estimated river or sea flood level

- 4.14 Each of MSDC's four above points will be discussed, in turn, below, which reiterates some of the information discussed with to fluvial flood risk, above.

Point 1 – Site is within Flood Zone 2

- 4.15 This FRA has discussed the site's location, topography and the distribution of the Flood Zones. It stated the following:

“The EA's Flood Map for Planning shows that The Mill Pond is within Flood Zone 2 and 3. The areas of flood risk do not ingress into the location of The Lake House, except for where Flood Zones marginally extend into the red line boundary”.

- 4.16 Referring back to the topographic information presented in Section 2 of this report (paragraphs 2.7 to 2.14) and the levels of the proposed dwelling (paragraphs 2.15 to 2.21), it is clear that the footprint and internal spaces of the proposed dwelling will be at least 2.5m – 3.5m vertically higher than the maximum possible water level of The Mill Pond. The ground floor of the northern wing, which is closest to The Mill Pond, will contain the garage and garden room/store and these non-residential uses will be at 48.5m (local datum) which is equivalent to 81.5 mAOD and 2.5 vertical metres higher than the top water level of The Mill Pond.
- 4.17 The lowest level of residential accommodation will within the southern wing, which will be set at 82.5mAOD, which is 3.5m vertically above the top water level in The Mill Pond. Finally, sleeping accommodation will be at a minimum of 84.2 mAOD in the northern wing's self-contained apartment, which will be 5.2m vertically above the maximum possible water level in The Mill Pond.
- 4.18 Therefore, the proposed Lake House replacement dwelling is not within an area at fluvial flood risk. The levels information clearly shows how the proposed dwelling will be well above and outside any flood risk associated with The Mill Pond.
- 4.19 As a final note on this, it has been told that The Mill Pond's water level is controlled by a weir and sluice gate and that the pond's water is impounded by a dam structure at its northern extent. The LiDAR level/contour data presented in [Appendix E](#) shows that the crest level of the dam is approximately 79 mAOD, thus if the weir and sluice gates were to fail and water levels were to rise in The Mill Pond, they would start to overtop the dam at 79 mAOD. As such, water levels in The Mill Pond would not be able to rise further and certainly would never threaten the floor levels described for the proposed development.
- 4.20 Consequently, the proposed development can be firmly concluded as being within Flood Zone 1 (very low risk) and can never be at flood risk due to the fact that levels are controlled by The Mill Pond's weir level of 79.00 mAOD.

Point 2 - Mid Sussex District Council's records do not contain records of the site flooding. Their records also do not have any records of flooding within the area immediately surrounding the site.

- 4.21 This is noted and supports the position that the site and area are at very low risk of flooding due to how water levels are managed on The Mill Pond.

Point 3 - The MSDC SFRA states that any area located within 20m of Flood Zone 2 should be treated as being Flood Zone 2. The proposed development is located within 20m of Flood Zone 2 and therefore, for the purposes of planning, the development is within Flood Zone 2.

- 4.22 While we note that this is in the MSDC SFRA and that they look to incorporate its advice within their planning responses, we would assert that it is imprudent to add an arbitrary 20m buffer to Flood Zone 2 without regard to topography or other factors.

- 4.23 SFRA's must make recommendations for the management of Flood Risk to underpin the decisions of the Local Plan, and they must make broad assumptions and provide advice that may not be location specific or applicable to all sites. Because of this, the recommendations of SFRAs are imperfect for all situations and why LLFA's must still apply individual consideration to all planning consultations.
- 4.24 The site that is the subject of this planning application is a perfect example of why the LLFA should use the advice of the SFRA as a guide but should have site-specific consideration.
- 4.25 The information already provided in this FRA shows that the lake level could never increase above 79.00 mAOD because that is the crest level of the impounding structure on this man-made lake. Additionally, the land rises steeply from the water's edge, so an arbitrary 20m horizontal buffer equals a rise in land levels of more than three vertical metres.
- 4.26 Consequently, we would request that the LLFA do not apply an arbitrary 20m buffer to Flood Zone 2 and assume that all areas within that buffer are within Flood Zone 2, because, in this location, it would incorrectly applied and leads to inaccurate conclusions.

Point 4 - The proposed development is a vulnerable development within Flood Zone 2 and therefore we would advise the applicant that the development should follow the Environment Agency's 'Standing Advice for vulnerable developments'. The 'Standing Advice for vulnerable developments' states that the applicant should make sure the Finished floor levels should be a minimum of whichever is higher of 600mm above the:

- *average ground level of the site*
- *adjacent road level to the building*
- *estimated river or sea flood level*

- 4.27 Firstly, it has been firmly established in the FRA and this technical note that The Mill House is not within a flood risk area in the present day or future scenario.
- 4.28 With regards to the standing advice and the requirement to make sure that FFL's are a minimum of 600mm above the estimated flood level, it has been demonstrated that internal living spaces will be a minimum of 3.5 vertical metres above the maximum possible water levels in The Mill Pond and sleeping accommodation will be 5.2 vertical metres above it.
- 4.29 Bearing in mind that the lake level cannot increase above 79.00 mAOD, the proposed levels of the FFL's are suitable and appropriate and, moreover, there cannot be any sustainable reason to require FFL's to be 600mm above ground levels.

Summary

- 4.30 This section of the FRA has suitably considered and responded to the MSDC's former requests for further information. It has been demonstrated why further information regarding flood risk should not be required and that the Environment Agency's 'Standing Advice for vulnerable developments' is not applicable to this site.
- 4.31 As a final note, the LLFA have asked for a drainage strategy to be provided, which is outside of the remit of this FRA and will be supplied separately. As such, our client will accept a condition on this matter.

Surface Water Flooding

- 4.32 The EA's Risk of Flooding from Surface Water (RoFSW) map was updated and refined in January 2025. The map uses improvements in data, technology and modelling and includes information and input from LLFAs, where this is available. This New National Model (NNM) for surface water represents a significant improvement over previous national-scale models with more targeted risk areas that tie in better with local land features and overall topography.

- 4.33 The new NAFRA Flood Map for Planning includes the RoFSW map and surface water flood outlines for the 1 in 30-year (High), 1 in 100-year (Medium) and 1 in 1,000-year (Low) risk flood events.
- 4.34 The Mill Pond and The Lake House are not within an area at risk of surface water flooding and to demonstrate this, Figure 4.1, below, shows the extent of the 1 in 1,000-year (low risk) surface water flood outlines. It can be seen that there are no areas of flood risk anywhere within the vicinity of The Lake House.

Figure 4.1 – 1 in 1,000-year Surface Water Flood Risk Extents



- 4.35 Consequently, The Lake House and the proposed development are not at risk of surface water flooding.

Groundwater Susceptibility

- 4.36 There are no flood risk maps for groundwater, as stated by the Environment Agency in their 2011 guidance note 'flooding from groundwater'. Mapping products currently available only show areas where the geological and hydrogeological conditions *may* combine to cause groundwater flooding, but they should not be considered as groundwater flood risk maps. They only show *susceptibility* to groundwater flooding.
- 4.37 There are several mapping products that depict areas that may be susceptible to groundwater flooding, but they are not comparable in detail to the risk maps developed for fluvial, tidal and surface water, such as those used by practitioners and risk management authorities to support planning decisions. The mapping does not show the likelihood of groundwater flooding occurring and can only be considered as a hazard, but not a risk-based dataset.
- 4.38 As such, the mapping products can be viewed as indicative at best and should only be used as a prompt to review site-based information to determine whether groundwater is a risk factor that should be considered. Indeed, the Environment Agency state that:

"The susceptibility data should not be used on its own to make planning decisions at any scale and, in particular, should not be used to inform planning decisions at the site scale. The susceptibility data cannot be used on its own to indicate risk of groundwater flooding."

- 4.39 To investigate groundwater flooding susceptibility this FRA will review groundwater flooding susceptibility mapping made available in an Envirocheck Flood Screening Report, which can be seen in [Appendix G](#). There are three different forms of groundwater susceptibility mapping, which are discussed in turn, below.

BGS Geological Indicators of Flooding

- 4.40 The BGS Geological Indicators of Flooding map shows that the site is not within an area considered to have any geological indicators of groundwater flooding.

BGS Groundwater Flooding Susceptibility

- 4.41 The BGS Groundwater Flooding Susceptibility map shows that the site is in an area with limited potential for groundwater flooding to occur.

Geosmart Information Groundwater Flood Map

- 4.42 The Geosmart Information Groundwater Flood Map places the site in an area of 'negligible' risk.

Groundwater Flooding Susceptibility Summary

- 4.43 The available groundwater flooding susceptibility mapping clearly places The Lake House in an area where there is very low risk of groundwater flooding. Therefore, the proposed development is not susceptible to groundwater flooding.

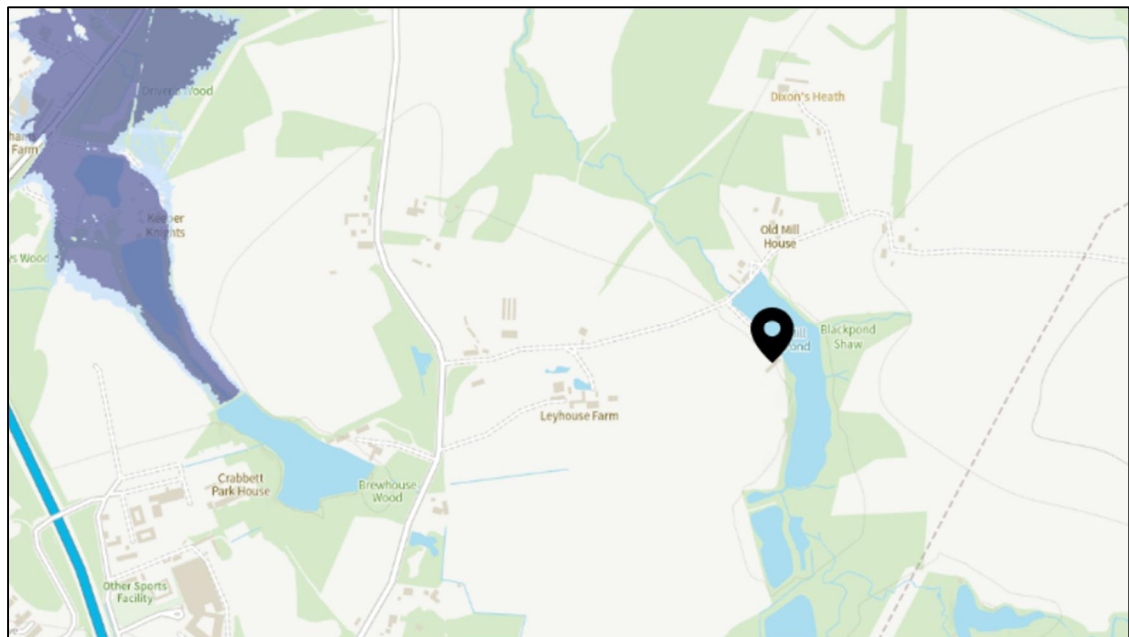
Flooding from Infrastructure Failure

- 4.44 Sewer flooding can occur when the capacity of the infrastructure is exceeded by excessive flows, or because of a reduction in capacity due to collapse, siltation, blockage, or if the downstream system becomes surcharged. This can lead to the sewers flooding onto the surrounding ground via manholes and gullies, which can generate overland flows.
- 4.45 Typically, sewer systems are constructed to accommodate rainstorms with a 30-year return period or less, depending on their age. Consequently, rainstorm events greater than 1 in 30-years would be expected to result in surcharging of some parts of the sewer system. In fact, due to most gullies being poorly maintained and often partially blocked with silt, leaves and other debris, their capacity is often estimated to be closer to the 1 in 10-year storm.
- 4.46 The Lake House is in a rural area where there is no drainage infrastructure that could fail and cause flooding to the proposed development. The property will have new drainage infrastructure installed as part of the development and this will be designed to accord with current regulations and, therefore, will not be a source of potential future flooding for the development.

Flooding from Artificial sources

- 4.47 The EA provides a map showing the maximum potential flood extent should all reservoirs with a capacity of greater than 25,000 cubic metres fail and release the water they hold.
- 4.48 The Mill Pond is an impounded body of water, but its failure would not cause flooding to the site due to the site's position above the water level and upstream of the impounding structure.
- 4.49 This is reflected in the EA's mapping, an excerpt of which is below in Figure 4.2, and shows that the site is not in an area that is considered to be at risk of reservoir flooding.

Figure 4.2 - Reservoir Flood Risk



- 4.50 There are no canals in the local area to create flood risk.

Historic Flooding

- 4.51 The Envirocheck Flood Screening Report includes the EA's Historic Flood Map, and this is presented in [Appendix H](#). It shows that there are no records of historic flooding, from any source, on site or within the local area.

5.0 Future Flood Risk & Climate Change

- 5.1 The NPPF and the supporting Planning Practice Guidance document sets out how flood risk should be considered over the lifetime of a development. This requires an increase in flood risk due to climate change to be taken into account. Both peak river flows and rainfall intensity should be assessed.

Peak River Flows

- 5.2 The NPPF provides guidance on how peak river flows may increase in the future due to climate change, which is dependant on:

- „ The river catchment the site is in;
- „ The lifespan of the development (in 'epochs', which are 2020's, 2050's and 2080's); and
- „ What level of risk it is currently exposed to.

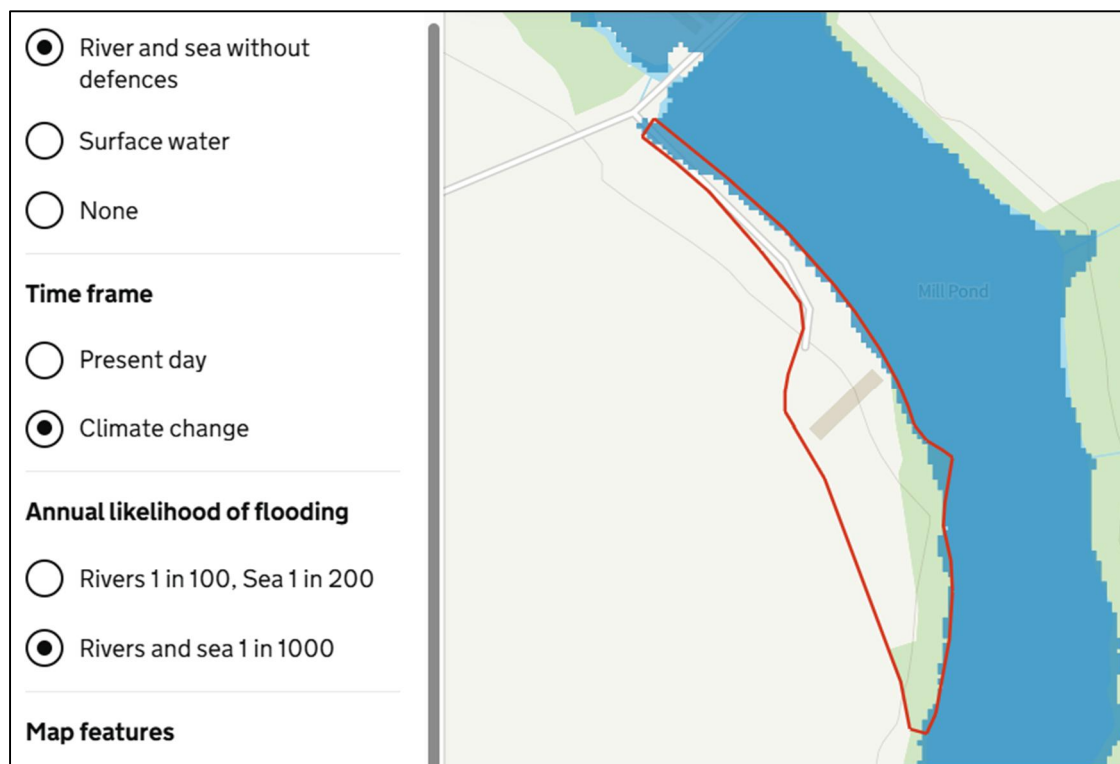
- 5.3 Rowfant lies within the 'Mole Management Catchment' and Table 5.1, below, shows the peak river flow allowances that should be considered:

	Central	Higher	Upper
2020s	11%	16%	27%
2050s	6%	12%	26%
2080s	12%	20%	40%

Table 5.1 – Peak River Flow Allowances from NPPF

- 5.4 More vulnerable development in Flood Zone 1 should used the 'Central' climate change allowance to assess future peak river flows. For the 2080's epoch (which covers the lifetime of the development) and the central climate change allowance, there is predicted to be a 12% increase in peak river flows.
- 5.5 With reference to the discussion of fluvial flood risk earlier in this report, The Lake House is within Flood Zone 1 and vertically elevated above The Mill Pond by at least 2.5 metres, the levels of which are managed by a weir and sluice gate, and ultimately, the crest level of the impounding structure.
- 5.6 Therefore, an increase in peak river flows is irrelevant to future flood risk on the site because water levels can never rise to a level that would threaten the proposed development, regardless of fluvial inputs, because the output structures and dam on The Mill Pond would maintain a maximum water level of approximately 79.00 mAOD – well below the minimum development level of 81.5 mAOD.
- 5.7 This position is supported by the new NaFRA Flood Map for Planning, which includes flood outlines with increases due to climate change.
- 5.8 To support the position that the proposed development is not at risk of fluvial flooding once climate change is taken into account, Figure 5.1 on the next page shows the extent of the 1 in 1,000-year fluvial flood event in the undefended scenario with an inclusion for climate change. As can be seen, the fluvial flood extents do not noticeably increase over the present-day flood extents. This exemplifies the point that the steeply rising land levels on the western side of The Mill Pond and the firm control of water levels within The Mill Pond to 79.00 mAOD means that fluvial flood risk cannot extend any further into the site than they already (barely) do.

Figure 5.1 – Undefended 1 in 1,000-year Flood Extent with Climate Change



Peak Rainfall Intensity

- 5.9 With climate change it is becoming more common to see rainfall events of higher intensity, particularly in the southeast of England. Increased rainfall intensity affects river levels and drainage systems, with the result being an increase in surface water flooding and sewerage surcharge.
- 5.10 The NPPF states that for developments with a lifetime beyond 2100, the 'Upper End' climate change allowances should be used and both the 1 in 30-year and 1 in 100-year rainfall events considered. For the Rowfant Area, this means that the anticipated peak rainfall increases due to climate change are between 35% and 40% in the 1 in 30-year and 1 in 100-year rainfall events, respectively.
- 5.11 The Lake House is at very low risk of surface water flooding. The site is not at risk of pluvial flooding up to and including the 1 in 1,000-year rainfall event. As such, future rainfall events of higher intensity are not anticipated to affect the proposed development.

6.0 Summary of Flood Risk

6.1 Table 6.1, below, summarises the level of flood risk at The Lake House from all sources.

Table 6.1 - Summary of Flood Risk

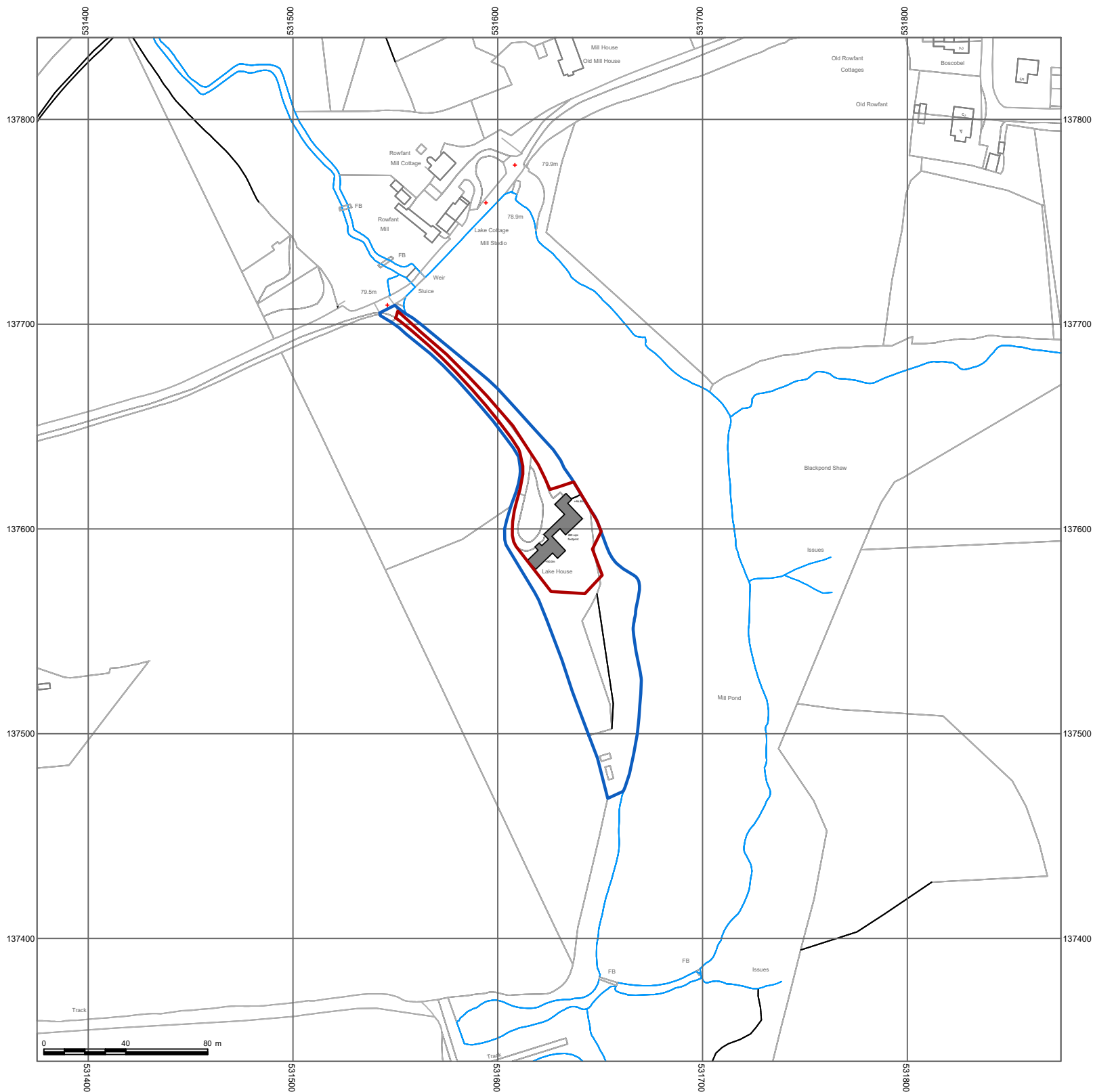
Flood Source	Risk Level				Comment
	High	Medium	Low	Very Low	
Fluvial				X	Flood Zone 1 (present day and in the future)
Tidal				X	Not within a tidal flood risk area
Groundwater				X	Not in an area susceptible to groundwater emergence
Surface Water				X	Very Low Risk of surface water flooding
Canals				X	There are no canals in the vicinity
Reservoirs				X	The Reservoir Flood Risk Map places the site outside a maximum extent of flooding
Infrastructure Failure				X	Independent rural location means that flooding from infrastructure failure is not possible.
Increase due to Climate Change				X	Future fluvial flood risk has been discussed and will not increase flood risk to the development.

7.0 Summary and Conclusion

- 7.1 This Flood Risk Assessment (FRA) and Drainage Strategy has been produced by Motion on behalf of their client, Planit Consulting. It supports the planning application for a replacement dwelling on the site of The Lake House, Old Hollow, Rowfant, Crawley.
- 7.2 The FRA has reviewed flood risk from all sources, inclusive of climate change. While The Mill Pond is shown to be at flood risk, this FRA has clearly demonstrated through topographical information and the elevations at which the proposed development will sit, that all buildings and residential accommodation will be at least 2.5 vertical metres above the maximum achievable water level in The Mill Pond of 79.00 mAOD. This is the maximum level achievable because it is the crest level of the impounding weir structure, so any increase in water levels above this would spill over the dam and water levels in The Mill Pond would not rise.
- 7.3 The lowest floor level will be 81.5 mAOD, thus 2.5m vertically above the maximum achievable water level in The Mill Pond. Development at this level will include a garage and a garden room/store, thus a low vulnerability use. The lowest level at which non-sleeping residential accommodation will be located is 82.5 mAOD, and the lowest level at which sleeping accommodation will be located is 84.2 mAOD, which are 3.5m and 5.2m, respectively, above the maximum water level achievable in The Mill Pond.
- 7.4 This demonstrates that the proposed development is currently within fluvial Flood Zone 1 and will continue to be so for the lifetime of the development. This statement is supported by the new NaFRA Flood Map climate change outlines, which do not affect the proposed development.
- 7.5 Previous comments raised by MSDC have been responded to and included in this FRA so that they do not arise in this planning submission.
- 7.6 Surface water flood risk and other 'local' sources of flood risk are low on site.
- 7.7 Therefore, the proposed replacement dwelling is appropriate in this location and flood risk should not be an impediment to the progress of the proposed development.

Appendix A

Site Location Plan



NOTES:

1. THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY.

2. BUILDING CONTRACTORS SHOULD NOT SCALE FROM THESE DRAWINGS.

Key:

Site Boundary

Ownership Boundary

Existing buildings

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BY	DATE	DESCRIPTION	REV
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PLANIT

CONSULTING

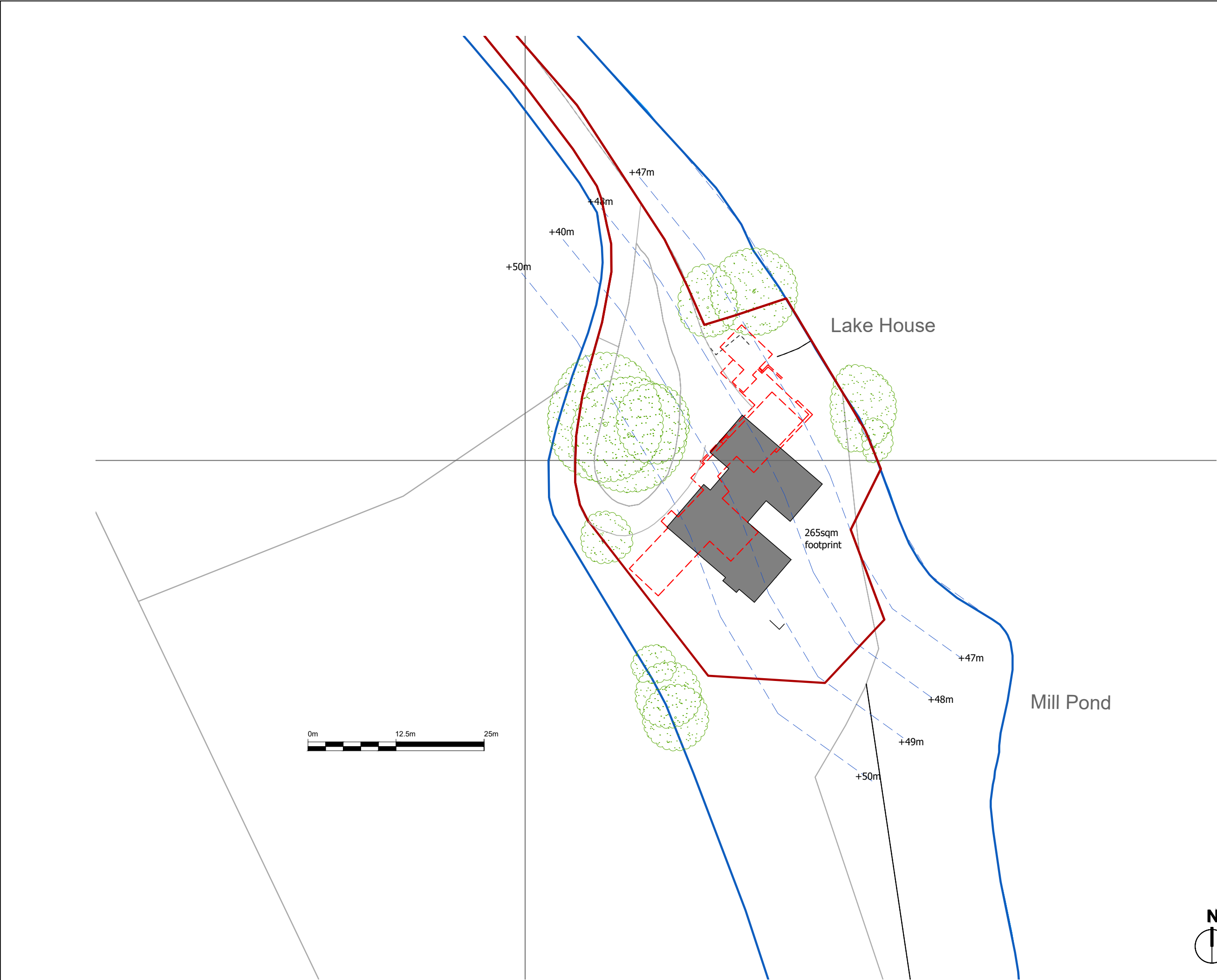
TOWN PLANNING & PROPERTY ADVISERS
T. 01483 415753 E. info@planitconsulting.co.uk
www.planitconsulting.co.uk

CLIENT: Mr P. Williams		
PROJECT: The Lake House, Rowfant		
DRAWING TITLE: Location Plan		
STATUS: Planning		
SCALE: 1:2500 @ A3	DATE: 14/03/2024	
DRAWN BY: AC	DRAWING NUMBER: A.001	REVISION: -



Appendix B

Proposed Development Plans



NOTES:
1. THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY
2. BUILDING CONTRACTORS SHOULD NOT SCALE FROM THESE DRAWINGS.

Key:

Site Boundary

Ownership Boundary

Proposed buildings

Demolished buildings

AC	20250502	Existing driveway and levels reinstated	A
BY	DATE	DESCRIPTION	REV

PLANIT
CONSULTING

TOWN PLANNING & PROPERTY ADVISERS
T. 01483 415753 E. info@planitconsulting.co.uk
www.planitconsulting.co.uk

CLIENT:
Mr P. Williams

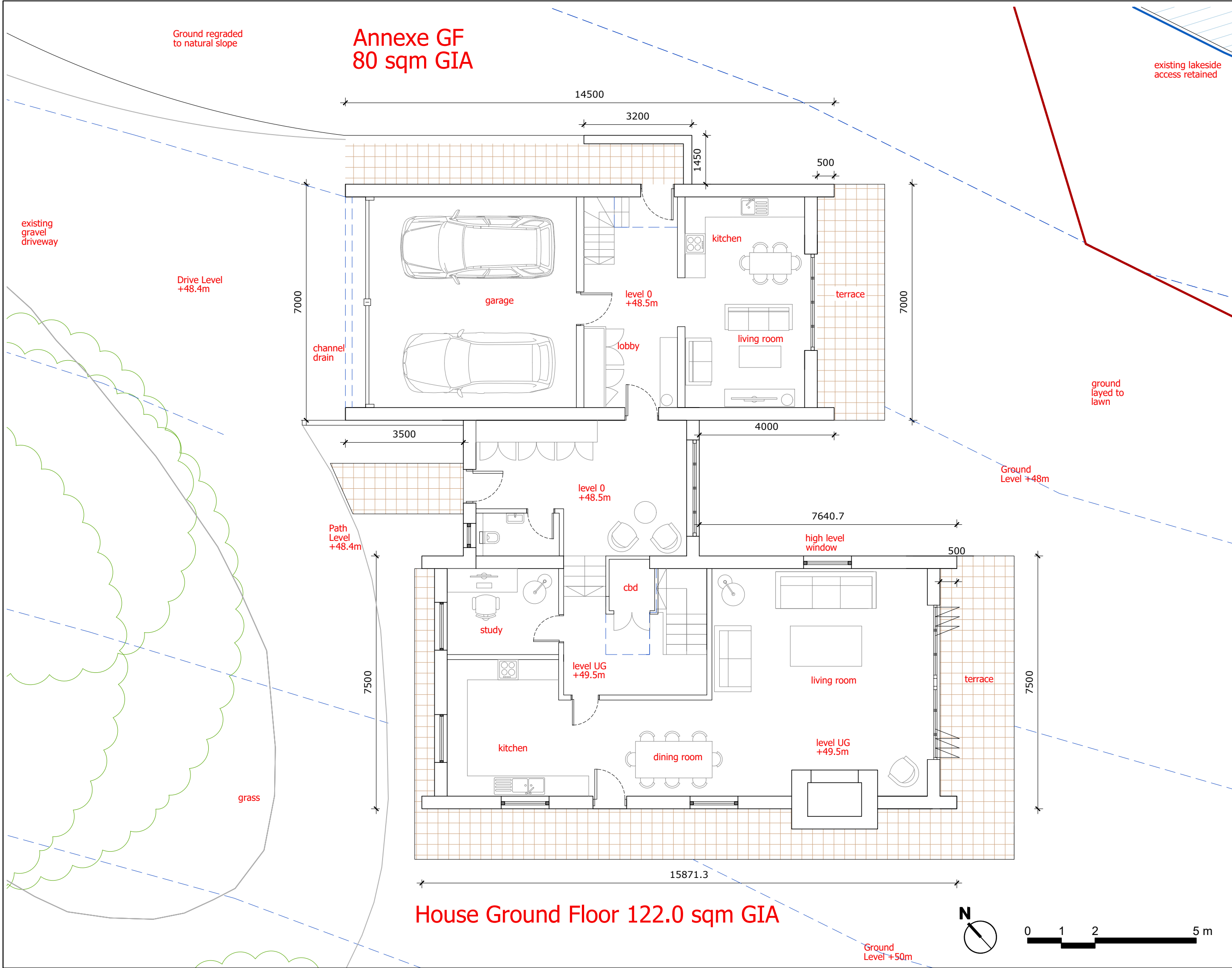
PROJECT:
The Lake House, Rowfant

DRAWING TITLE:
Block Plan, proposed

STATUS:
Planning

SCALE: 1:500 @A3	DATE: 31/03/2025
---------------------	---------------------

DRAWN BY: AC	DRAWING NUMBER: A.003	REVISION: -
-----------------	--------------------------	----------------



NOTES:

- 1. THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY
- 2. BUILDING CONTRACTORS SHOULD NOT SCALE FROM THESE DRAWINGS.

AC	20250502	Reworked to suit comments from Planning Officer	A
----	----------	---	---

PLANIT
CONSULTING

TOWN PLANNING & PROPERTY ADVISERS
T. 01483 415753 E. info@planitconsulting.co.uk
www.planitconsulting.co.uk

CLIENT:
Mr P. Williams

PROJECT:
The Lake House, Rowfant

DRAWING TITLE:
Proposed Ground Floor Plan

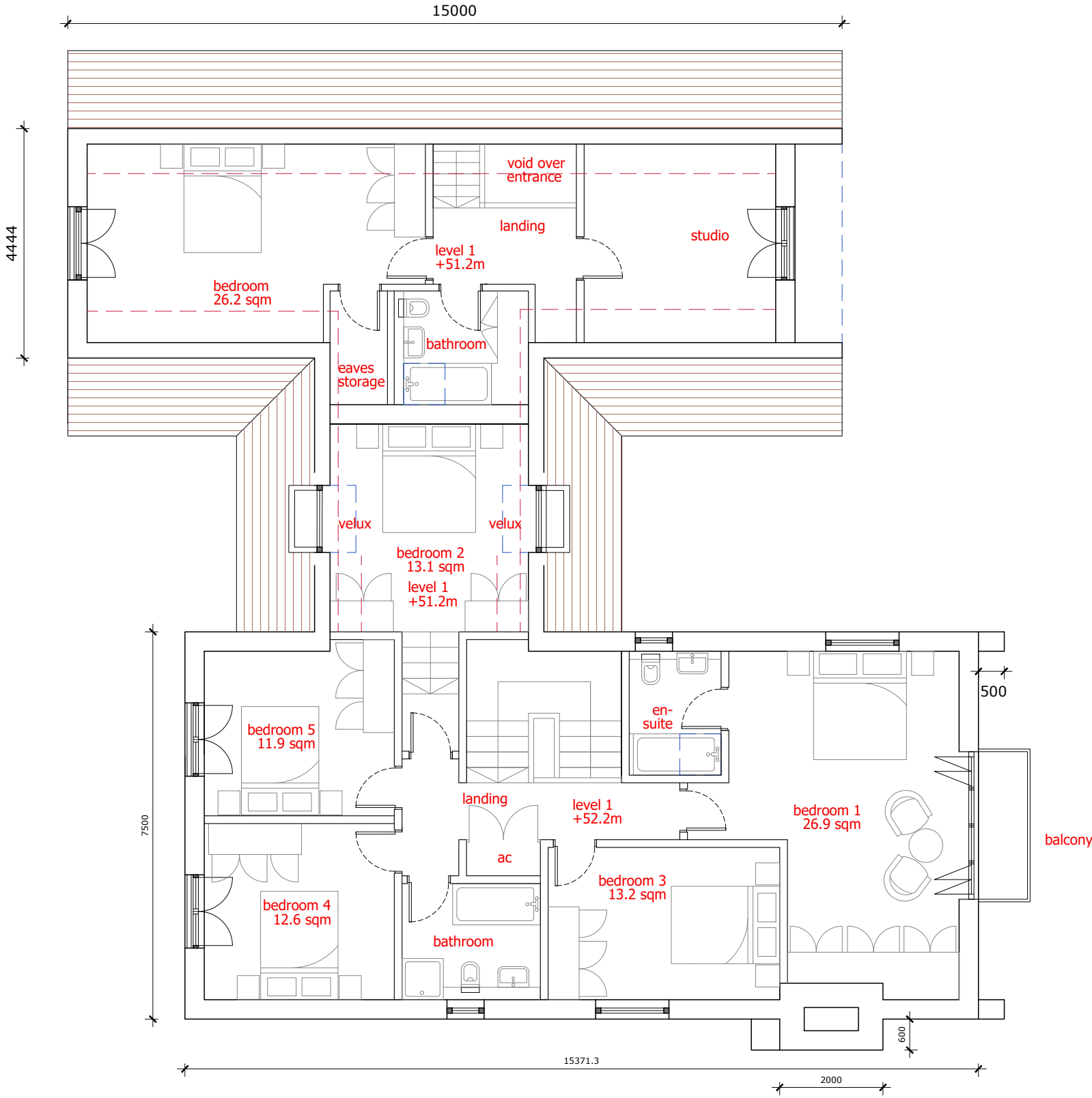
STATUS:
Planning

SCALE:
1:100 @ A3

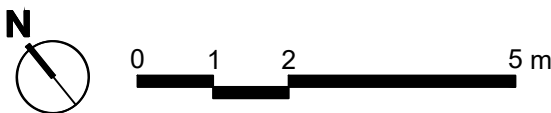
DATE:
31/03/2025

DRAWN BY: AC	DRAWING NUMBER: A-103	REVISION: A
-----------------	--------------------------	----------------

Annexe First Floor 66.8 sqm GIA



House First Floor 114.9 sqm GIA



NOTES:			
1. THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY			
2. BUILDING CONTRACTORS SHOULD NOT SCALE FROM THESE DRAWINGS			
AC	20250502	Reworked to suit comments from Planning Officer	A
BY	DATE	DESCRIPTION	REV
PLANIT CONSULTING			
TOWN PLANNING & PROPERTY ADVISERS			
T. 01483 415753 E. info@planitconsulting.co.uk			
www.planitconsulting.co.uk			
CLIENT:			
Mr P. Williams			
PROJECT:			
The Lake House, Rowfant			
DRAWING TITLE:			
Proposed First Floor Plan			
STATUS:			
Planning			
SCALE:		DATE:	
1:100 @ A3		31/03/2025	
DRAWN BY:		REVISION:	
AC		A-104	



NOTES:

1. THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY

2. BUILDING CONTRACTORS SHOULD NOT SCALE FROM THESE DRAWINGS.

- ① Clay roofing tile
- ② Larch cladding
- ③ Red multi brick
- ④ Grey/brown double glazed composite windows
- ⑤ Grey/brown pc aluminium spandrel
- ⑥ Grey/brown composite door
- ⑦ Timber garage doors
- ⑧ Grey/brown painted steel balustrade
- ⑨ Painted timber fascia
- ⑩ Aluminium guttering & downpipes, dark grey/brown
- ⑪ Blackened steel chimney cap

AC	20250501	All elevations reworked to suit comments from Planning Officer	A
BY	DATE	DESCRIPTION	REV
PLANIT CONSULTING TOWN PLANNING & PROPERTY ADVISERS T. 01483 415753 E. info@planitconsulting.co.uk www.planitconsulting.co.uk			
CLIENT: Mr P. Williams			
PROJECT: The Lake House, Rowfant			
DRAWING TITLE: Proposed Elevations Front & Rear			
STATUS: Planning			
SCALE: 1:100 @ A3		DATE: 11/07/2024	
DRAWN BY: AC	DRAWING NUMBER: A.203	REVISION: A	

NOTES:

1. THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY

2. BUILDING CONTRACTORS SHOULD NOT SCALE FROM THESE DRAWINGS.

- ① Clay roofing tile
- ② Larch cladding
- ③ Red multi brick
- ④ Grey/brown double glazed composite windows
- ⑤ Grey/brown pc aluminium spandrel
- ⑥ Grey/brown composite door
- ⑦ Timber garage doors
- ⑧ Grey/brown painted steel balustrade
- ⑨ Painted timber fascia
- ⑩ Aluminium guttering & downpipes, dark grey/brown
- ⑪ Blackened steel chimney cap

AC	20250501	All elevations reworked to suit comments from Planning Officer	A
BY	DATE	DESCRIPTION	REV

PLANIT
CONSULTING

TOWN PLANNING & PROPERTY ADVISERS
T. 01483 415753 E. info@planitconsulting.co.uk
www.planitconsulting.co.uk

CLIENT: Mr P. Williams		
PROJECT: The Lake House, Rowfant		
DRAWING TITLE: Proposed Elevations, Sides Main House		
STATUS: Planning		
SCALE: 1:100 @ A3	DATE: 11/07/2024	
DRAWN BY: AC	DRAWING NUMBER: A.204	REVISION: A





NOTES:

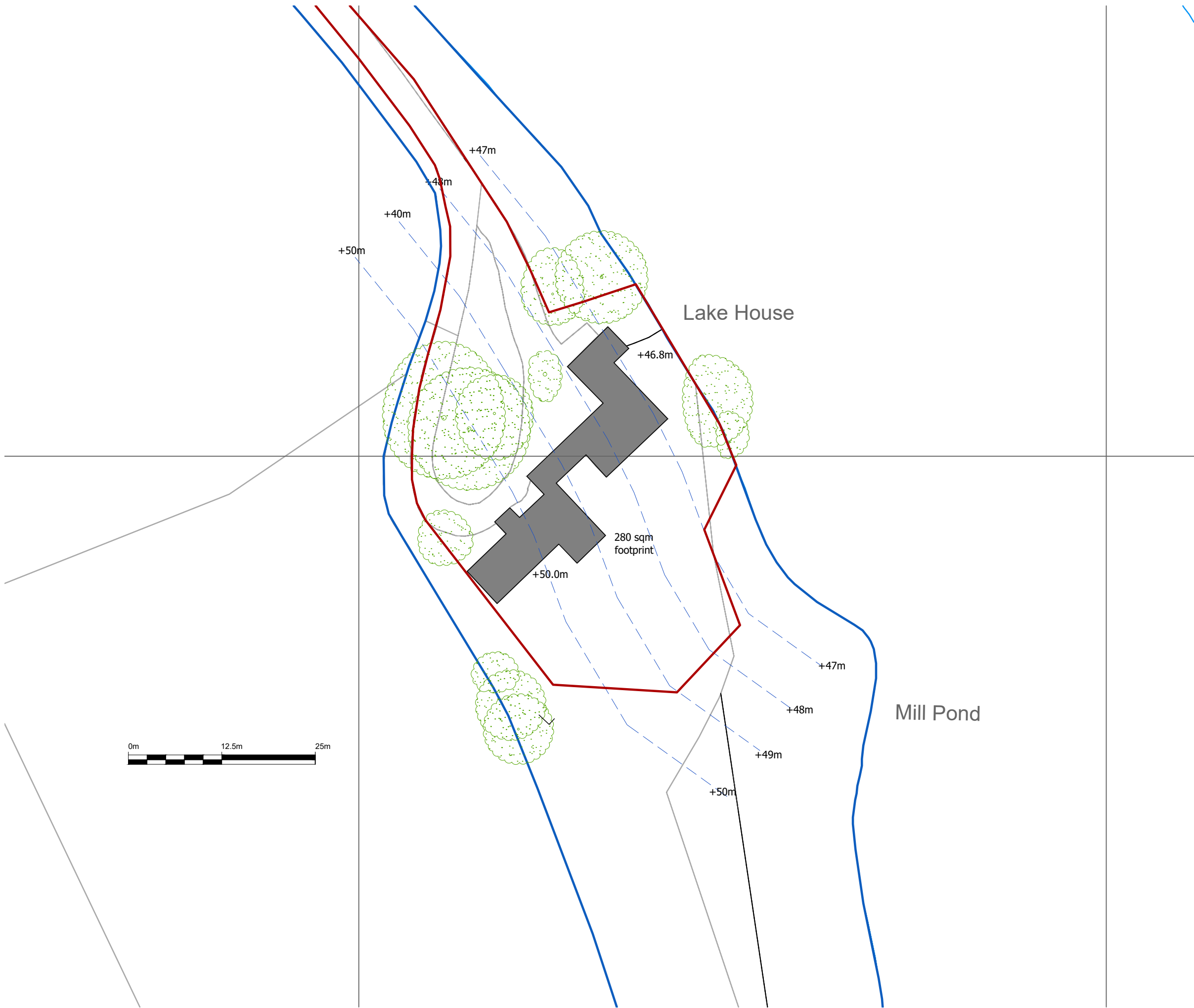
1. THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY
2. BUILDING CONTRACTORS SHOULD NOT SCALE FROM THESE DRAWINGS.

- 1 Clay roofing tile
- 2 Larch cladding
- 3 Red multi brick
- 4 Grey/brown double glazed composite windows
- 5 Grey/brown pc aluminium spandrel
- 6 Grey/brown composite door
- 7 Timber garage doors
- 8 Grey/brown painted steel balustrade
- 9 Painted timber fascia
- 10 Aluminium guttering & downpipes, dark grey/brown
- 11 Blackened steel chimney cap

AC	20250501	All elevations reworked to suit comments from Planning Officer	A
BY	DATE	DESCRIPTION	REV
PLANIT CONSULTING TOWN PLANNING & PROPERTY ADVISERS T. 01483 415753 E. info@planitconsulting.co.uk www.planitconsulting.co.uk			
CLIENT: Mr P. Williams			
PROJECT: The Lake House, Rowfant			
DRAWING TITLE: Proposed Elevations, Sides Annexe			
STATUS: Planning			
SCALE: 1:100 @ A3		DATE: 11/07/2024	
DRAWN BY: AC		DRAWING NUMBER: A.205	
			REVISION: A

Appendix C

Existing Site Survey Plan



NOTES:

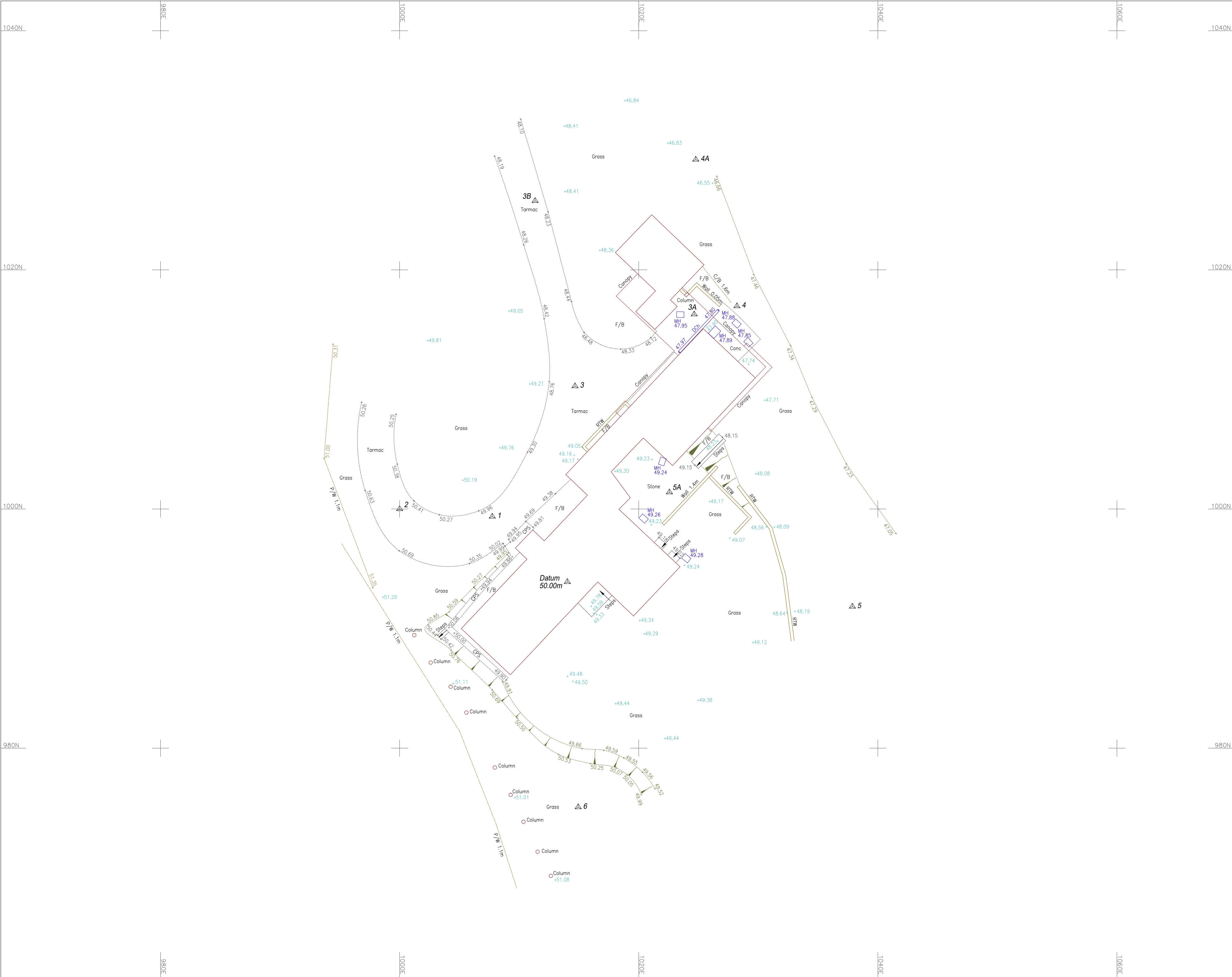
1. THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY

2. BUILDING CONTRACTORS SHOULD NOT SCALE FROM THESE DRAWINGS.

Key:

- Site Boundary
- Ownership Boundary
- Existing buildings

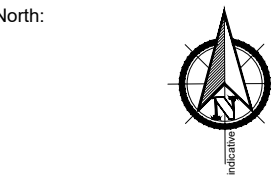
BY	DATE	DESCRIPTION	REV
PLANIT CONSULTING TOWN PLANNING & PROPERTY ADVISERS T. 01483 415753 E. info@planitconsulting.co.uk www.planitconsulting.co.uk			
CLIENT:			
Mr P. Williams			
PROJECT:			
The Lake House, Rowfant			
DRAWING TITLE:			
Block Plan, existing			
STATUS:			
Planning			
SCALE:		DATE:	
1:500 @A3		14/03/2024	
DRAWN BY:	DRAWING NUMBER:	REVISION:	
AC	A.002	-	



Important Information:
All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

Survey Legend

FENCES		
BARBED WIRE FENCE	BW	Trees
CORRUGATED IRON FENCE	CI	
CLOSE BOARD FENCE	CB	
CHESTNUT PALING FENCE	CIP	Hedges
HIGH RAILING FENCE	HR	
POST AND CHAIN FENCE	PC	
POST AND RAIL FENCE	PR	
POST AND WIRE FENCE	PWF	
CHAIN LINK FENCE	CL	
LARCH LAP FENCE	LL	
WETWOOD FENCE	WM	
WIRE MESH FENCE	WM	
ABBREVIATIONS		
BOLLARD	Bu	MARKER
BRITISH TELECOM IC	BT	NOTICE BOARD
CONCRETE PAVING SLABS	CPS	PARKING METER
COVER LEVEL	CL	ROAD NAME PLATE
DROP KERB	DK	ROAD SIGN
ELECTRIC INSPECTION COVER	EC	RODDING EYE
ELECTRICITY POLE	EP	RETAINING WALL
FIRE HYDRANT	FM	RANWATER PIPE
FLOWER BED	FB	STOP VALVE
FOOTPATH	FP	TELEGRAPH POLE
GAS VALVE	GV	TELEPHONE CALL BOX
GULLY	Gy	TRAFFIC LIGHT
INSPECTION COVER	IC	UNABLE TO LIFT
PIPE INVERT LEVEL	IL	UNKNOWN
SEWER OUTLET	SO	VENT PIPE
MANHOLE	MH	WATER METER
THRESHOLD	TH	DIAMETER



Grid: Local Grid
Levelling: Ground Floor Level as shown.
Value used 50.00m

Drawing Title:
Topographical Survey

Site Address:
The Lake House
Old Hollow
Rowfant
RH10 4TB

Client:
Mr Paul Williams

Surveyor: MM Drawn By: WB Verified By: AF Date: 27.02.24
CM No: CM24232/T Rev:
Scale: 1:200m @ A2 Date: February 2024

Cadmap Ltd
Unit 131 Dunsfold Park
Cranleigh
Surrey, GU8 8TB
T: 01483 429385
E: info@cadmap.co.uk
W: www.cadmap.co.uk



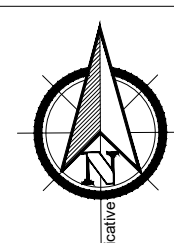
Cadmap
Cadmap Ltd
Unit 131 Dunsford Park
Canleigh
Surrey, GU8 8TB
T: 01483 429365
E: info@cadmap.co.uk
W: www.cadmap.co.uk

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consultant
www.worksafe.co.uk
SS10

CHA
Construction Health and Safety Association
www.cha.co.uk

THE SURVEY

Constructionline



Important Information:
All information contained in this drawing
(including digital data) should be checked and
verified prior to any fabrication or construction.

Survey Legend

WSL= Window Sill Level
 WHL= Window Head Level
 CL= Ceiling Level
 UB= Under Beam
 FL= Floor Level
 DH= Door Head

North:

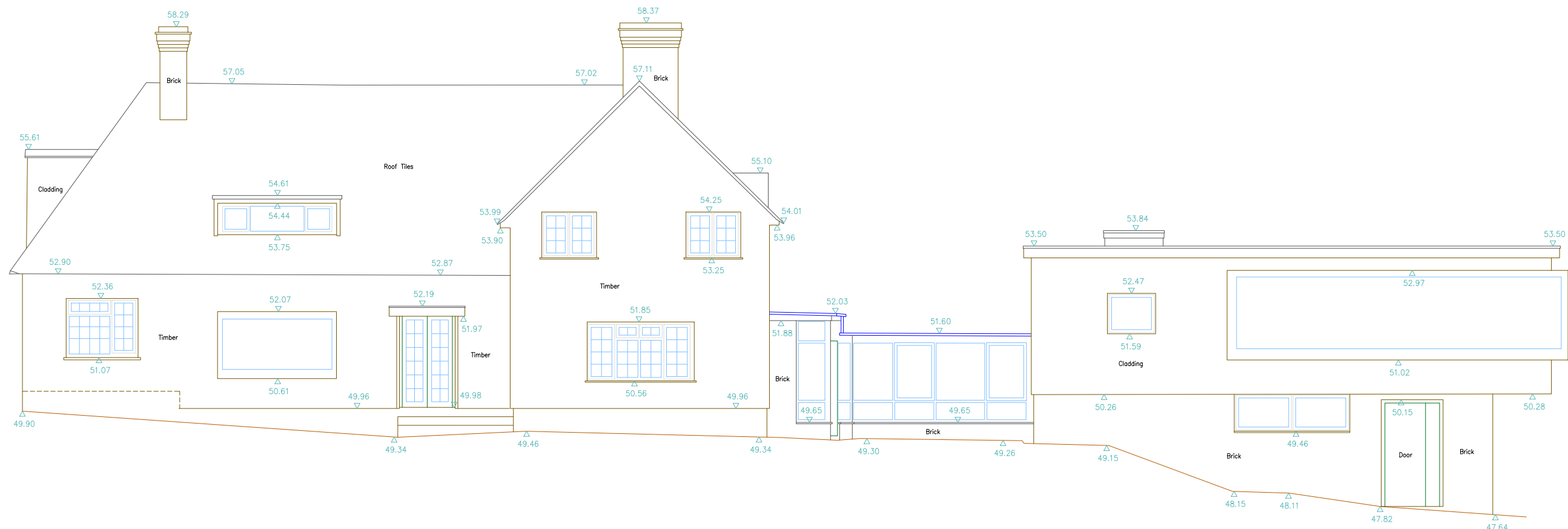
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Levelling:	Ground Floor Level as shown Value used 50.00m

Drawing Title: First Floor Plan

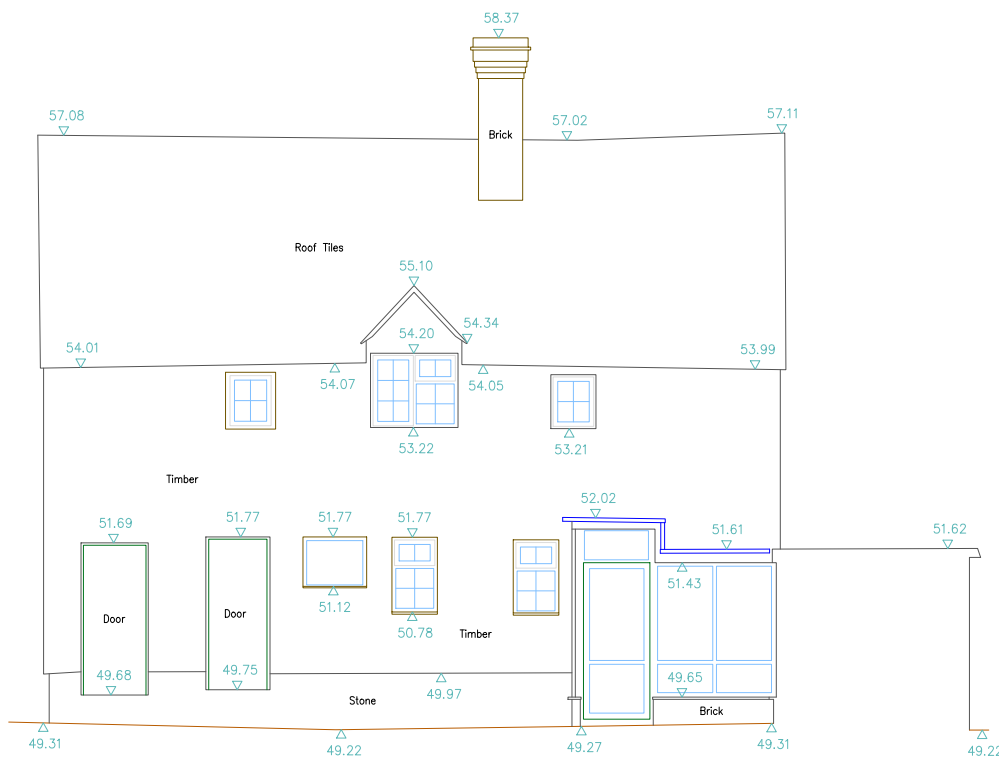
Site Address: The Lake House
Old Hollow
Rowfant
RH10 4TB

Client: Mr Paul Williams

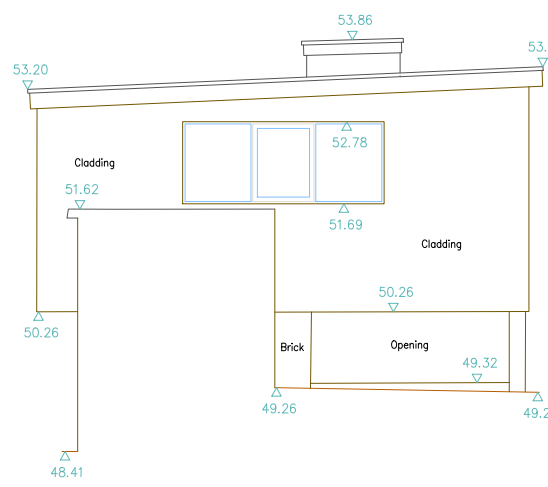
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CM No:	CM24232/1ST			Rev:			
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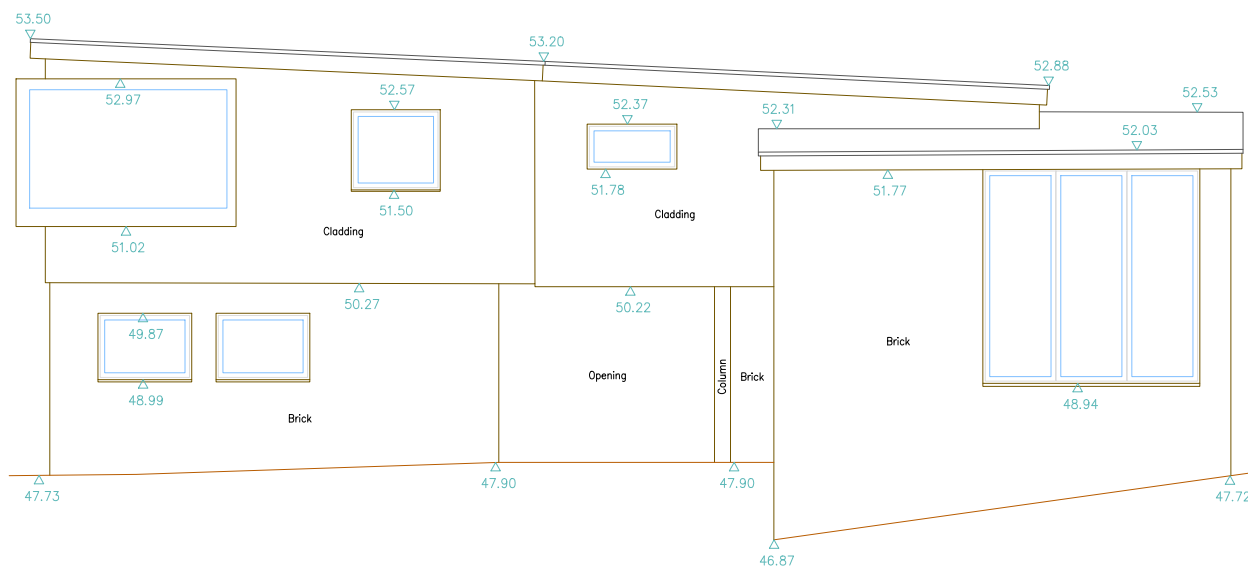
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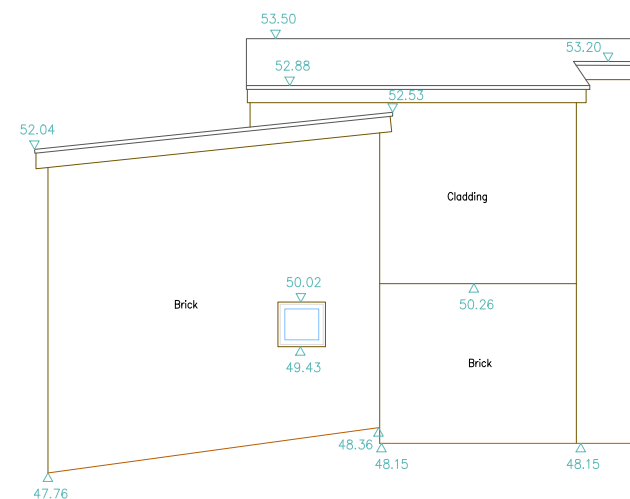
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Datum 46.00m



Elevation 3
Datum 46.00m



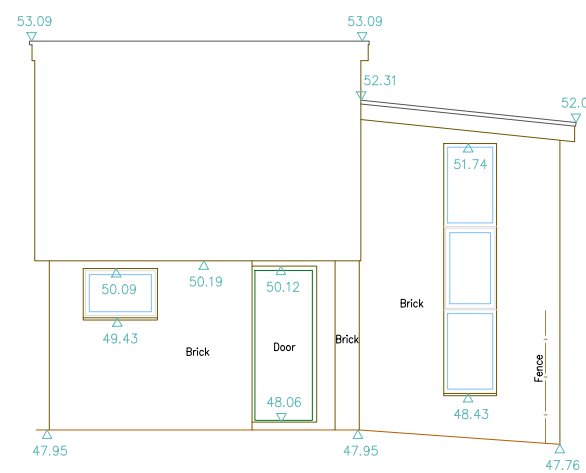
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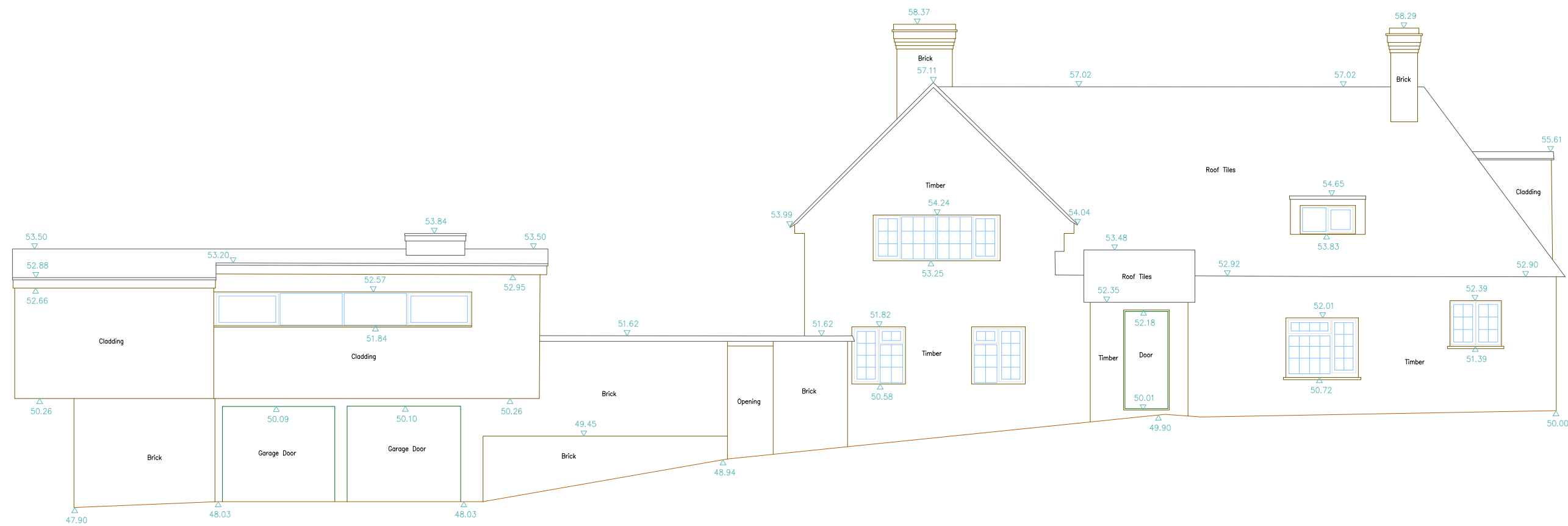
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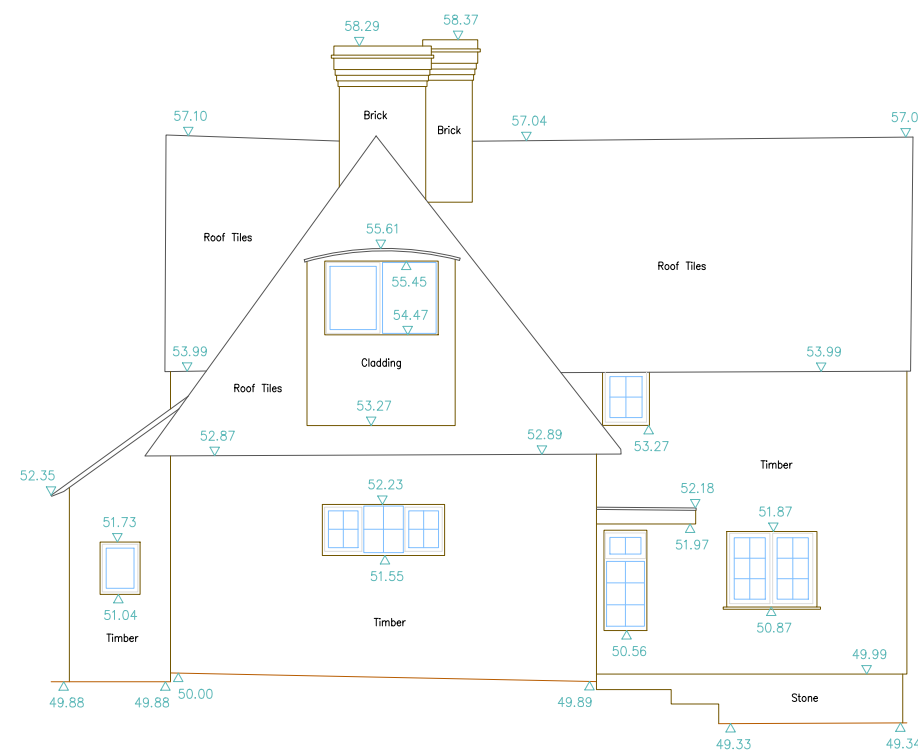
Elevation 6
Datum 46.00m



Elevation 7
Datum 46.00m



Elevation 8
Datum 46.00m

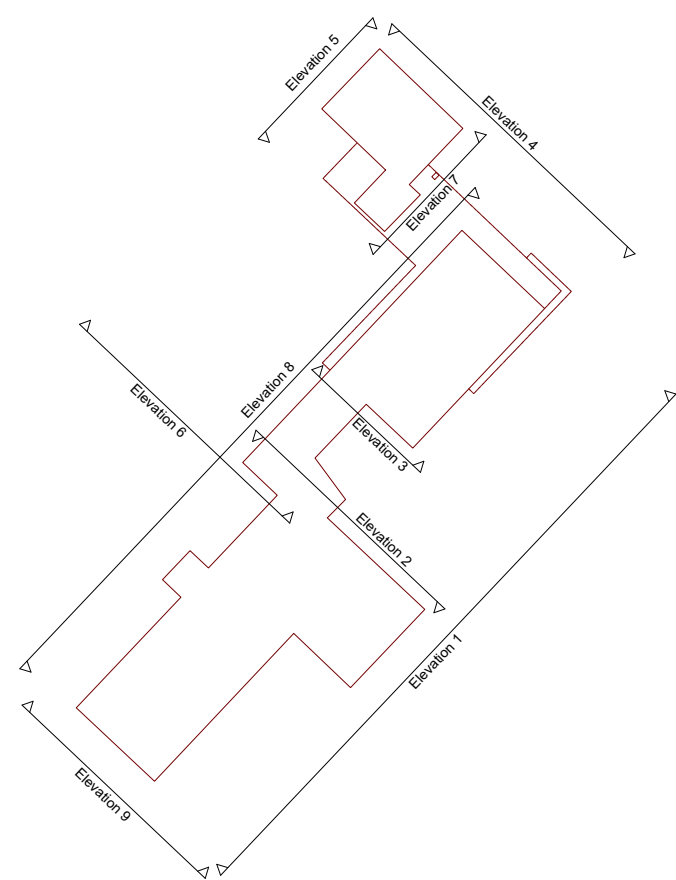


Elevation 9
Datum 46.00m

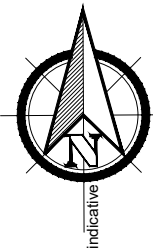
Important Information:

All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

Elevation Location Plan
(Not to scale)



North:



Grid: Local Grid
Levelling: Ground Floor Level as shown.
Value used 50.00m

Drawing Title:
Building Elevations

Site Address:
The Lake House
Old Hollow
Rowfant
RH10 4TB

Client:
Mr Paul Williams

Surveyor: MM Drawn By: WB Verified By: AF Date: 27.02.24

CM No: CM/24232/ELE Rev:

Scale: 1:100m @ A1 Date: February 2024



Appendix D

Site Photos



Photo taken when Annexe was new (1960's) looking east past the studio flat towards The Mill Pond.



Photos taken when Annexe was new (1960's) showing the slope down to The Mill Pond



Photo of The Lake House from the north



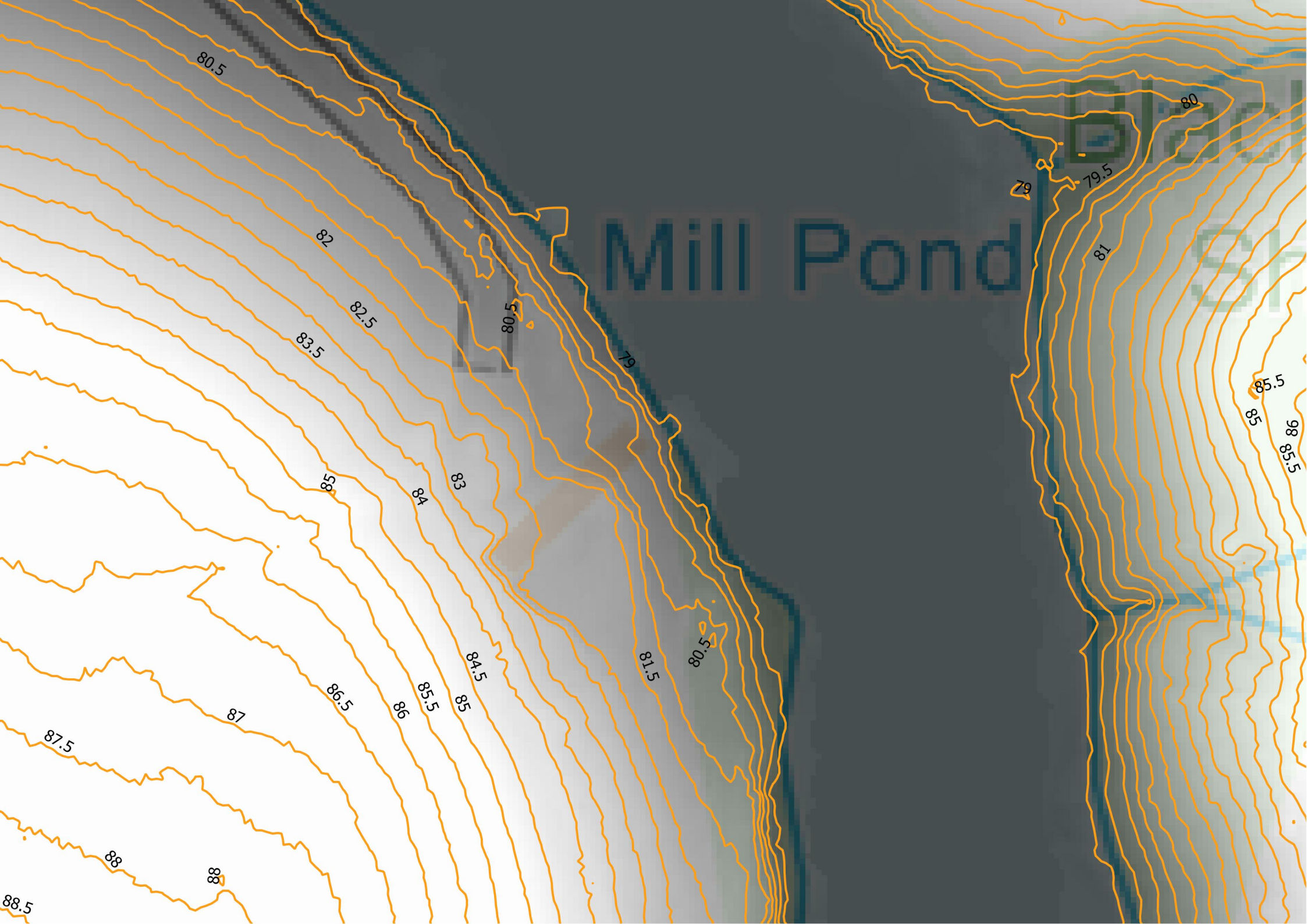
Photo of The Lake House from the south. Note how the land falls away to the east (towards The Mill Pond)

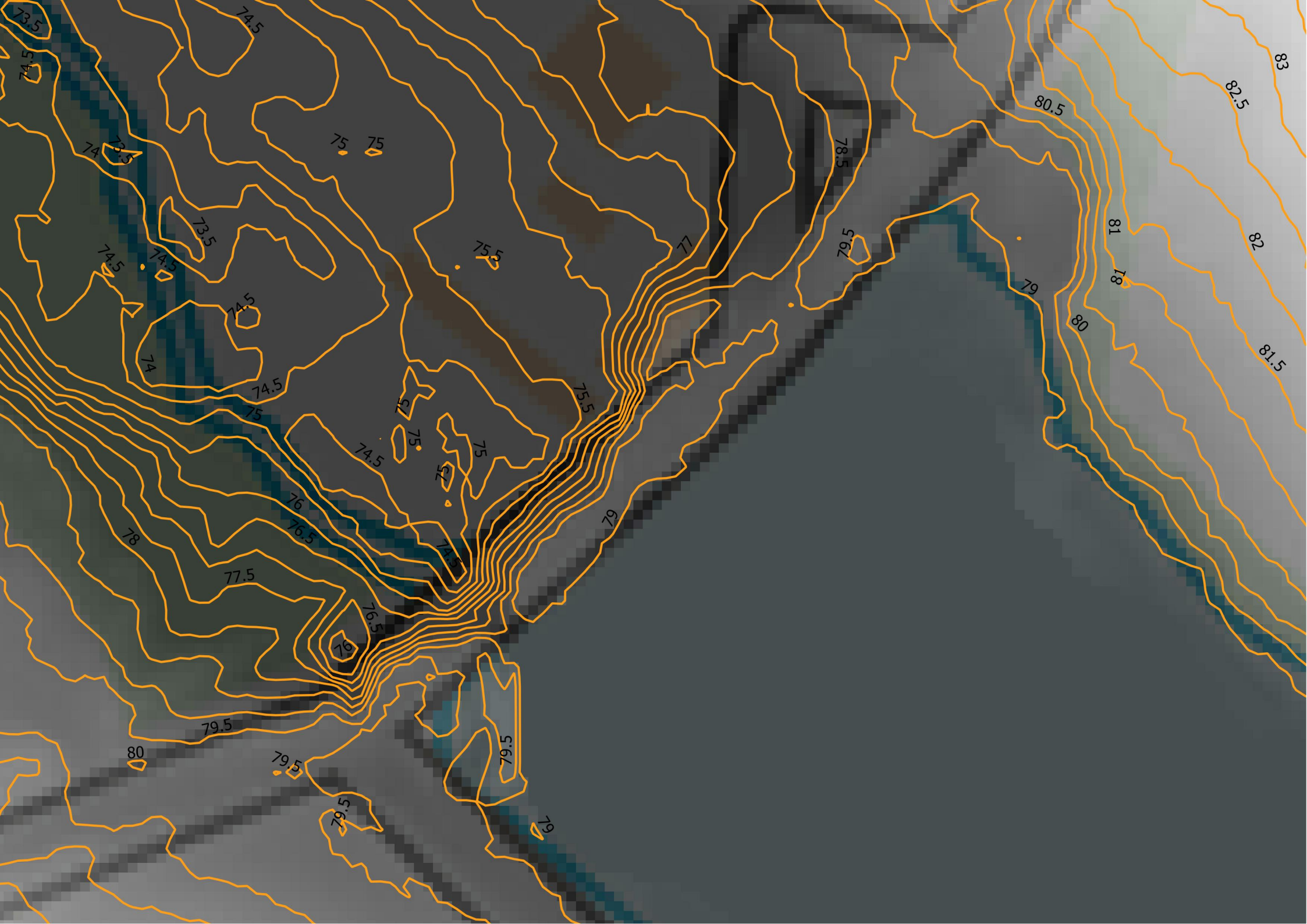


Photo of the Lake House looking southwest. Note the fall of the land away from the property and the difference in levels between the property and the lower parts of the gardens.

Appendix E

LiDAR Contours and Levels





Appendix F

The New NaFRA Flood Map for Planning

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
531633/137577

Created
20 May 2025 07:52

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)

531633/137577

Scale

1:2,500

Created

20 May 2025 07:52

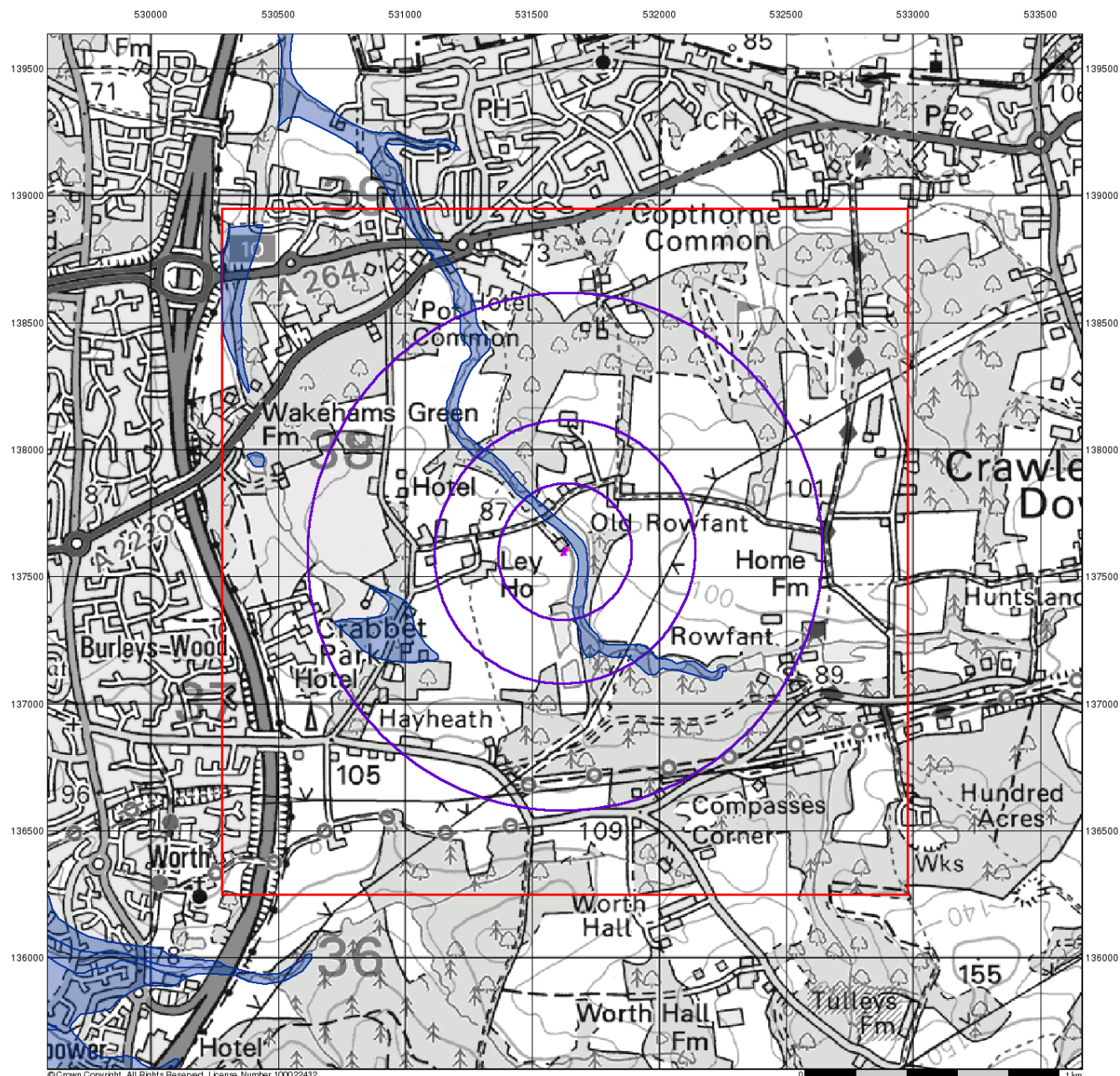
-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 20 40 60m

Appendix G

Groundwater Flooding Susceptibility Mapping



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motion

BGS Flood Data (1:50,000)

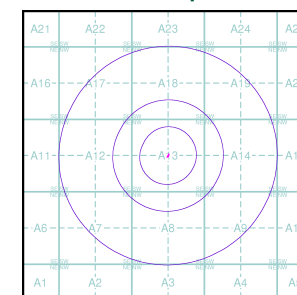
General

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

BGS Geological Indicators of Flooding

-  Coastal
-  Inland
-  Bodies of Water

BGS Flood Data Map - Slice A



Order Details

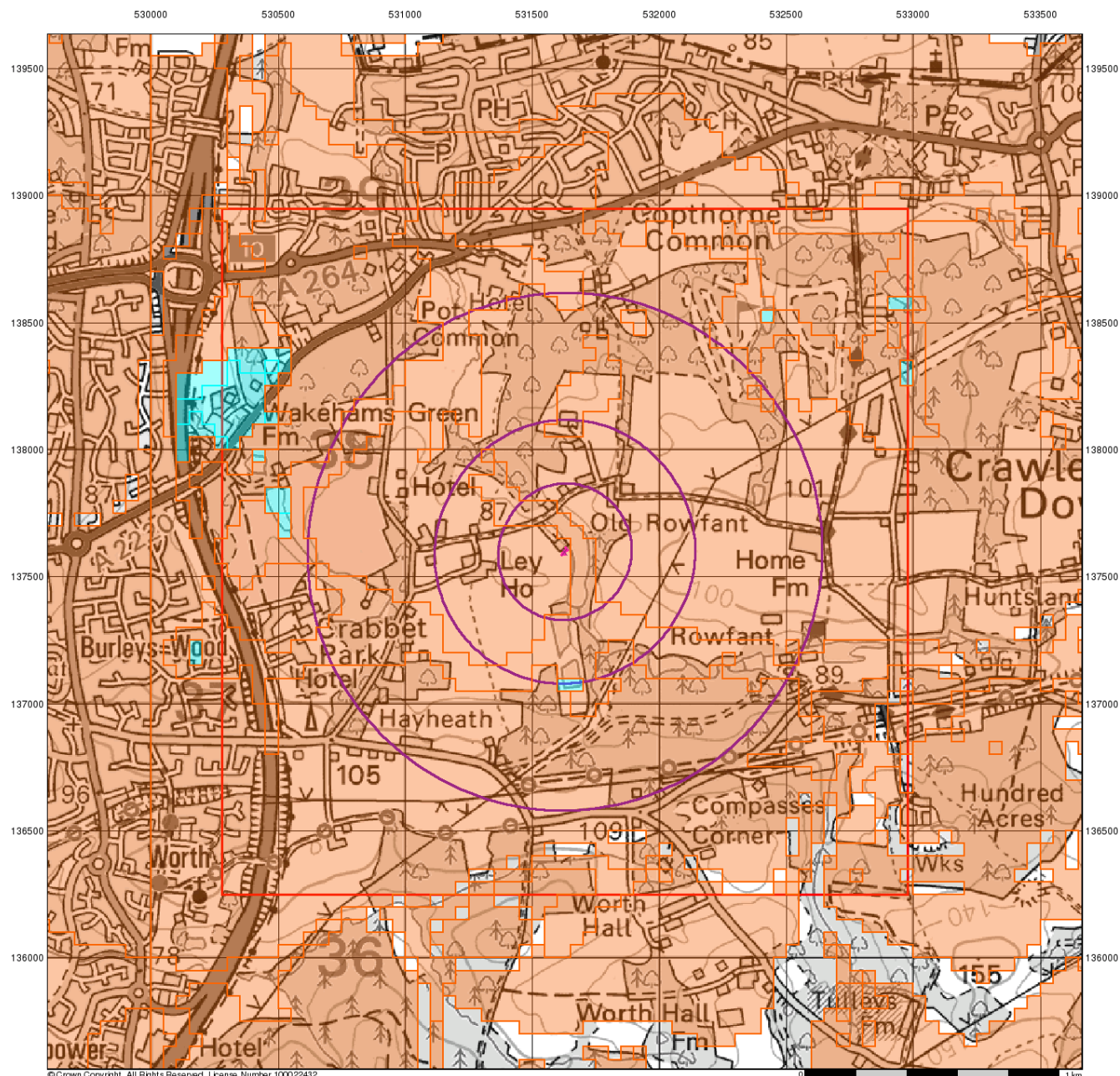
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 National Grid Reference: 531630, 137600
 Slice: A
 Site Area (Ha): 0.03
 Search Buffer (m): 1000

Site Details

Lake House, Rowfant, CRAWLEY, RH10 4TB

Landmark
 INFORMATION GROUP

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



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motion BGS Flood Data (1:50,000)

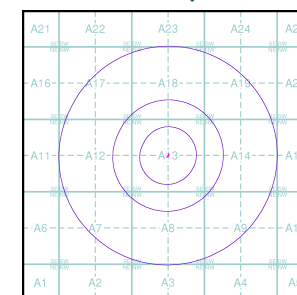
General

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

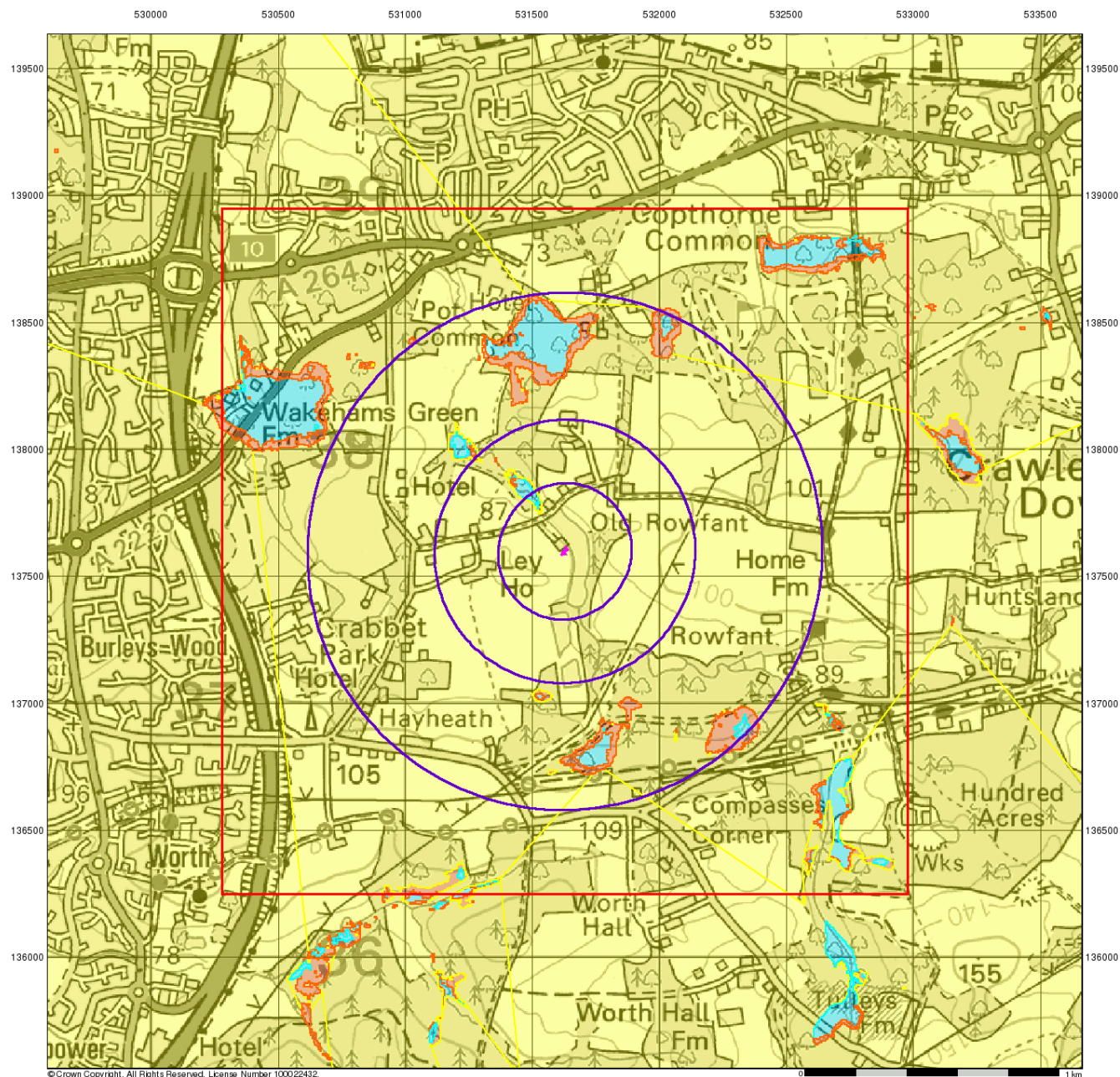
Order Number: 349687729_1_1
 Customer Ref: 1pcrow/2404040
 National Grid Reference: 531630, 137600
 Slice: A
 Site Area (Ha): 0.03
 Search Buffer (m): 1000

Site Details

Lake House, Rowfant, CRAWLEY, RH10 4TB

Landmark
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0 1 km



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

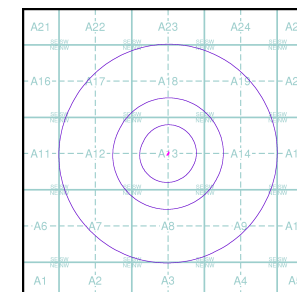
General

- 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: 349687729_1_1
 Customer Ref: 1pcrow/2404040
 National Grid Reference: 531630, 137600
 Slice: A
 Site Area (Ha): 0.03
 Search Buffer (m): 1000

Site Details

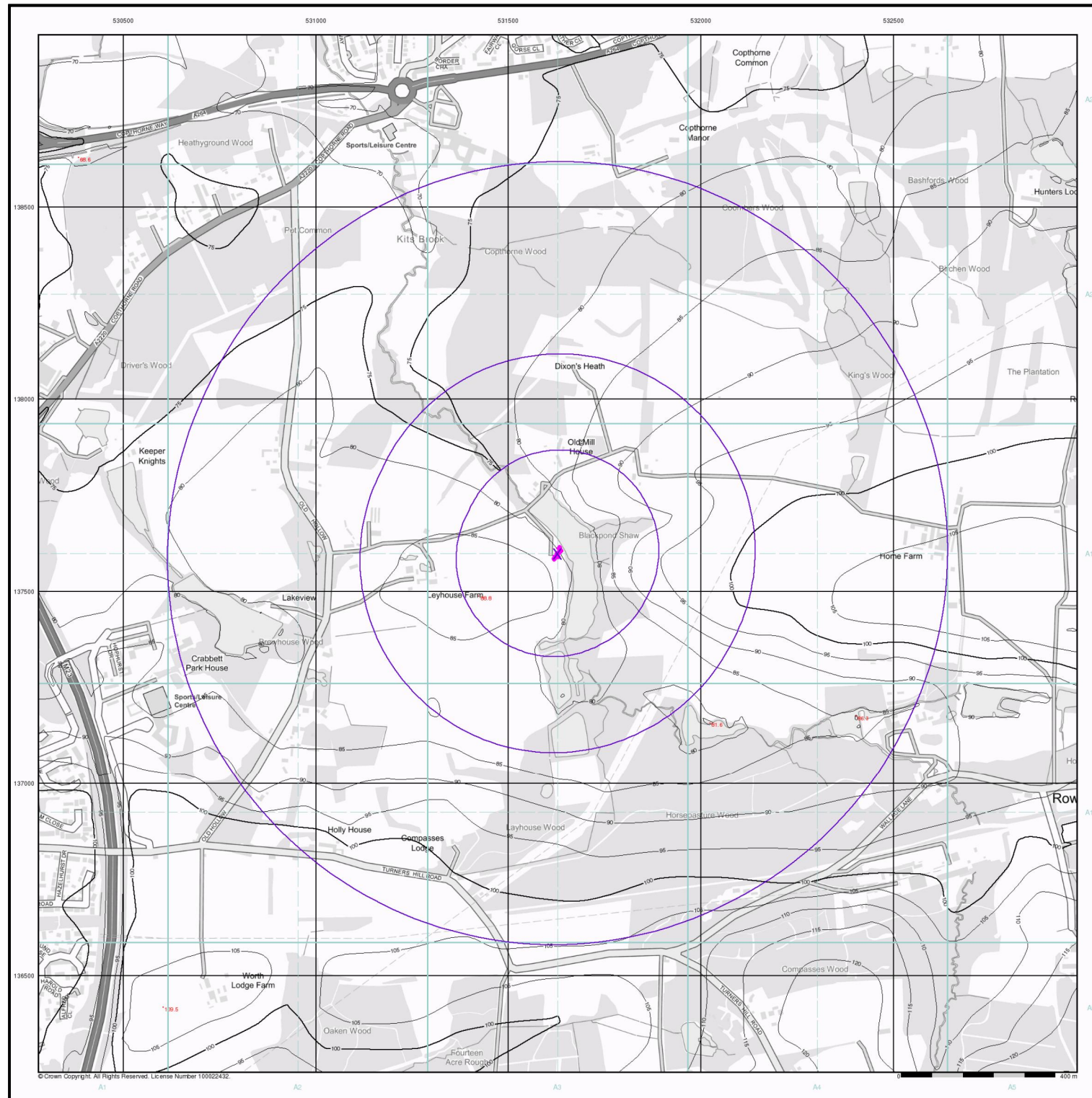
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Appendix H

Historic Flood Mapping



motion

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

General

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

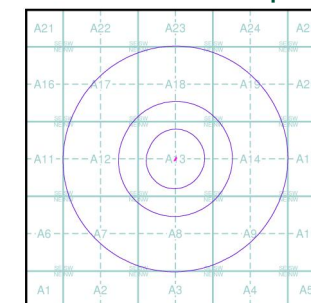
Historic Flood Events Data

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

EA/NRW Historic Flood Map - Slice A



Order Details

Order Number: 349687729_1_1
Customer Ref: 1pcrow/2404040
National Grid Reference: 531630, 137600
Slice: A
Site Area (Ha): 0.03
Search Buffer (m): 1000

Site Details

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