

**3 Cottage Home,  
Truslers Hill Lane,  
Albourne, West Sussex  
BN6 9JL,**

**Flood Risk & Drainage Strategy  
Report**

October 2025  
Final

Issue No 1  
64157

### 3 Cottage Homes, Truslers Hill Lane, Albourne, BN6 9JL

#### Flood Risk & Drainage Strategy Report



**Project Title:** 3 Cottage Home, Truslers Hill Lane, Albourne, BN6 9JL  
**Report Title:** Flood Risk & Drainage Strategy Report  
**Project No:** 64157  
**Report Ref:**  
**Status:** Final  
**Client Contact Name:** James Minett  
**Client Company Name:** Belmont Design Limited.  
**Issued By:** Dixon Hurst Limited  
56 First Avenue,  
Hove,  
East Sussex BN3 2FF  
Tel (01273) 421444  
Fax (01273) 420008  
Email: [hove@dhk.co.uk](mailto:hove@dhk.co.uk)  
Website: [www.dhk.co.uk](http://www.dhk.co.uk)

#### Document Production / Approval Record

| Issue No: 1           | Name                                                | Signature | Date       | Position              |
|-----------------------|-----------------------------------------------------|-----------|------------|-----------------------|
| Prepared by           | Jethro Sifflet<br>BEng (Hons)                       |           | 10/10/2025 | Senior Civil Engineer |
| Checked & Approved by | Philip Young BSc<br>(Hons), CEng, MICE<br>FIStructE |           | 10/10/2025 | Director              |

#### Document Revision Record

| Issue No | Date                           | Details of Revisions |
|----------|--------------------------------|----------------------|
| 1        | 08 <sup>th</sup> November 2023 | First Issue          |
|          |                                |                      |

#### COPYRIGHT

© This Report is the copyright of Dixon Hurst Kemp Ltd. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

## CONTENTS

| Section                                                | Page No |
|--------------------------------------------------------|---------|
| 1. INTRODUCTION .....                                  | 1       |
| 2. DEVELOPMENT PROPOSAL.....                           | 1       |
| 3. REPORT AIMS AND OBJECTIVES.....                     | 1       |
| 4. SUMMARY OF DATA REVIEW UNDERTAKEN .....             | 1       |
| 5. SITE SETTING.....                                   | 2       |
| 5.1. Site Description and Location .....               | 2       |
| 5.2. Topography .....                                  | 3       |
| 5.3. Existing Drainage/Sewers .....                    | 3       |
| 6. GEOLOGY, HYDROGEOLOGY AND HYDROLOGY.....            | 3       |
| 6.1. Geology .....                                     | 3       |
| 6.2. Hydrogeology .....                                | 3       |
| 6.3. Hydrology .....                                   | 3       |
| 7. LEGISLATIVE AND POLICY CONTEXT .....                | 4       |
| 7.1. Legislative Context .....                         | 4       |
| 7.2. Policy Context .....                              | 4       |
| 7.2.1. National Planning Policy Framework (NPPF) ..... | 4       |
| 7.2.2. Local Planning Policy .....                     | 6       |
| 7.3. EA Standing Advice on Flood Risk .....            | 7       |
| 8. SEQUENTIAL AND EXCEPTION TESTS.....                 | 7       |
| 8.1. Sequential Test .....                             | 7       |
| 8.2. The Exception Test .....                          | 8       |
| 8.3. NPPF Flood Zones.....                             | 8       |
| 9. HISTORY OF FLOODING .....                           | 10      |
| 10. FLOOD RISK .....                                   | 10      |
| Assessment of Flood Risk .....                         | 11      |
| Flood Risk Assessment .....                            | 11      |
| Potential Sources of Flooding.....                     | 13      |
| Tidal and Fluvial Flooding.....                        | 13      |
| Flooding from Groundwater .....                        | 13      |

CONTENTS

| Section                                                             | Page No |
|---------------------------------------------------------------------|---------|
| Flooding from Sewers.....                                           | 13      |
| Flooding from Reservoirs, Canals and Other Artificial Sources ..... | 14      |
| Pluvial/Surface Water Flooding/ Overland Flows .....                | 14      |
| Climate Change .....                                                | 15      |
| PLANNING STATUS AND FLOOD RISK VULNERABILITY .....                  | 16      |
| RISKS TO PROPERTY .....                                             | 16      |
| RISKS TO OCCUPIERS .....                                            | 17      |

- Appendix A - Client Supplied Data
- Appendix B - Flood Risk Information
- Appendix C – Site Photographs

## **1. INTRODUCTION**

Dixon Hurst Limited have been appointed by Mr. Martin Dale, (the property owner) to undertake a site specific Flood Risk Assessment (FRA) for proposed two storey side extension and garage replacement at 3 Cottage Homes, Truslers Hill Lane, Albourne, West Sussex, BN6 9JL.

## **2. DEVELOPMENT PROPOSAL**

The FRA is required to support a planning application reference DM/25/2545 to Mid Sussex District Council for the proposed two storey side extension and garage replacement.

Further details including drawings of the development plans are available in the Appendix.

## **3. REPORT AIMS AND OBJECTIVES**

The purpose of this report is to establish the flood risk to the site from all potential sources and, where possible, to propose suitable mitigation methods to reduce any risks to an acceptable level. It aims to make an assessment of whether the development will be safe for its lifetime, taking into account climate change and the vulnerability of its users, without increasing flood risk elsewhere.

The FRA assesses flood risk to the site from tidal, fluvial, surface water, groundwater, sewers and artificial sources. The FRA has been produced in accordance with the National Planning Policy Framework (NPPF) and its supporting guidance.

## **4. SUMMARY OF DATA REVIEW UNDERTAKEN**

The following research has been undertaken as part of the FRA:

- Desktop assessment of topographical, hydrological and hydrogeological settings through review of the information sourced from the British Geological Survey (BGS), the Environment Agency (EA) and the Ordnance Survey (OS);
- Review of publicly available flood risk mapping provided by the EA;
- Review of the Preliminary Flood Risk Assessment (PFRA) and Level 1 Strategic Flood Risk Assessment (SFRA) produced by the LLFA outlining flood risk from various sources within the borough.
- Mid Sussex District Council – Local Plan – Development Management Plan Core Strategy
- National Planning Policy Framework (NPPF) & Technical Guidance to NPPF
- Sewers for Adoption 7th edition

- Proposed Site Layout
- Guidance on the Constructions of SuDS (Ciria C768)
- SuDS Manual (Ciria C753)
- Environment Agency Climate Change Allowances (December 2019);
- Non Statutory Technical Standards for SuDS (March 2015);
- Building Regulations Part H – Drainage and Waste Disposal (2015 Edition)

## 5. SITE SETTING

### 5.1. Site Description and Location

The site lies within a rural and residential area, located in Truslers Hill Lane, to the west of Albourne, West Sussex. The site is bounded by 1 Truslers Hill Cottage/ Henfield Road to the north, Rosevine cottage to the south, open lands to the west and Truslers Hill Lane to the East.

The site is centred on National Grid Reference 524849,117353 and has a frontage of 60.0m and an overall depth of 35.0m . The site elevation is approximately + 15.6 m OD.

The site location and layout is shown in Figures 1 & 2, below.



Figures 1 & 2 – Site Location and Layout

## **5.2. Topography**

The site slopes gently from west to east (back to front) with average levels of 17.0 m AOD in the rear to 16.4m AOD in the front and appears to be well drained.

## **5.3. Existing Drainage/Sewers**

The existing drainage system serving site consists of a conventional separate private gravity foul and surface water drainage system. The surface water drainage appears to drain to the local watercourse at the front of the site. The foul water drain via a waste water treatment plant with the treated effluent discharging to the local watercourse.

The pre-development site has a combined total impermeable surface area of approximately 100m<sup>2</sup> and would result in the surface water discharge to the local watercourse in the order of 2.5 l/s based on a rainfall intensity of 68mm/hr for a 1 in 1 year return storm event of 5 minutes duration. There is no public sewer within close proximity of the property.

# **6. GEOLOGY, HYDROGEOLOGY AND HYDROLOGY**

## **6.1. Geology**

A review of the 1:50,000 geological survey map indicates that the site is underlain by weald Clay formation Mudstone. No superficial deposits were identified at the site.

A Soil Investigation Report was not available when this report was prepared.

## **6.2. Hydrogeology**

According to the Environment Agency online Groundwater Vulnerability Mapping the bedrock beneath the site is classed as a Secondary A aquifer. The EA's online mapping indicates that the site is not located within any Groundwater Source Protection Zone. The Groundwater Vulnerability Classification for the site is unproductive.

## **6.3. Hydrology**

The site lies within Flood Zone 1 based on the Environment Agency indicative floodplain map as defined by NPPF (See Figure 3 Below), which means that the site has a low probability of flooding. This means in any year the site has a 0.1% or 1 in 1000 year Annual Exceedance Probability or AEP.



Figure 3 – Environment Agency Flood Map

The nearest main river is the River Adur which is located approximately 2.6km to the south of the site. The Culvers Brook is located 0.7km to the south of the site. There are local drainage tributaries located 0.2km to the north of the site.

## **7. LEGISLATIVE AND POLICY CONTEXT**

### **7.1. Legislative Context**

The Flood and Water Management Act was introduced in 2010. The Act defines the role of lead local flood authority (LLFA) for an area. All LLFA are required to develop, maintain, apply and monitor a strategy for local flood risk management in its area, called “local flood risk management strategy”.

Alongside the Act, Flood Risk Regulations (2009) outline the roles and responsibilities of the various authorities, which include preparing Flood Risk Management Plans and identifying how significant flood risks are to be mitigated.

### **7.2. Policy Context**

#### **7.2.1. National Planning Policy Framework (NPPF)**

The NPPF sets out the government's planning policies for England and how these are expected to be applied. It also provides a set of guidelines and philosophy with which local planning authorities (LPAs) can build their own unique policies to appropriately regulate development within their jurisdictions.

Section 14 entitled “Meeting the challenge of climate change, flooding and coastal change” deals specifically with flood risk. Among other things it states that LPAs should try to ensure that “Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).

Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere”. It further states that when determining planning application, LPAs should “ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.

Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- development is appropriately flood resilient and resistant;
- it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- any residual risk can be safely managed; and
- safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

Applications for minor development and changes of use should not be subject to the Sequential or Exception Tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 50.

Footnote 50 states: “A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.”

The NPPF also lays out requirements for how LPAs should deal with planning applications in coastal areas. They should ensure that they should “reduce risk from coastal change by avoiding inappropriate development in vulnerable areas or adding to the impacts of physical changes to the coast.”

Developments in Coastal Change Management Areas should only be considered appropriate where it is demonstrated that:

- it will be safe over its planned lifetime and will not have an unacceptable impact on coastal change;
- the character of the coast including designations is not compromised;
- the development provides wider sustainability benefits;

- the development does not hinder the creation and maintenance of a continuous signed and managed route around the coast.

#### 7.2.2. Local Planning Policy

West Sussex County Council (WSCC) is the Lead Local Flood Authority (LLFA), and has their own internal Flood Management/Drainage Department which advises Mid Sussex District Council (MSDC) on drainage issues and work with the EA on strategic issues within the area.

##### 7.2.2.1. Mid Sussex District Council – District Plan Policy DP41 – Flood Risk and Drainage

In order to reduce the overall and local risk of flooding in the Borough:

Strategic Objectives is :

- 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change; and 2) To support sustainable communities which are safe, healthy and inclusive.
  - Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.
  - Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.
  - Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more, or equivalent non-residential or mixed development 22 unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality. Arrangements for the long term maintenance and management of SuDS should also be identified.
1. For the redevelopment of brownfield sites, any surface water draining to the foul sewer must be disconnected and managed through SuDS following the remediation of any previously contaminated land.
2. SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible.
  - Infiltration Measures
  - Attenuation and discharge to watercourses; and if these cannot be met,
  - Discharge to surface water only sewers.

3. Land that is considered to be required for current and future flood management will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies.

### **7.3. EA Standing Advice on Flood Risk**

The Environment Agency's standing advice lays out the process that must be followed when carrying out flood risk assessments for developments.

Flood risk assessments are required for developments within one of the flood zones.

- in flood zone 2 or 3 including minor development and change of use more than 1 hectare (ha) in flood zone 1;
- less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs);
- in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency.

## **8. SEQUENTIAL AND EXCEPTION TESTS**

### **8.1. Sequential Test**

The Sequential Test aims to steer developments and redevelopments to areas of lower flood risk. The test compares the proposed development site with other available sites, in terms of flood risk, to aid the steering process. The Sequential Test is not required if the proposed development is a minor development or if it involves a change of use unless the development is a caravan, camping chalet, mobile home or park home site.

Minor development means:

- Minor non-residential extensions: industrial/commercial/leisure etc extensions with a footprint less than 250 square metre.
- Alterations: development that does not increase the size of buildings eg. alterations to external appearance.
- Householder development: For example; sheds, garages, games rooms etc within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling eg. subdivision of houses into flats.

The development is not considered to be minor. However, due to its location within flood zone 1, a Sequential Test should not be required by the LLFA.

## 8.2. The Exception Test

If alternative sites of lower flood risk are not available then the proposed development may require an Exception Test to be granted planning permission. Where the exception test is required, it should be applied as soon as possible to all local development document allocations for developments and all planning applications other than for minor developments. All three elements of the exception test have to be passed before development is allocated or permitted. For the exception test to be passed:

- It must demonstrate that the development provides wider sustainability benefits to the community that outweigh the flood risk, informed by an SFRA, where one has been prepared;
- The development should be on developed land or on previously developed land;
- A flood risk assessment must demonstrate that the development will be safe without increasing flood risk elsewhere, and where possible will reduce the overall flood risk.

The requirements for an Exception Test are given in Table 2 and are defined in terms of Flood Zone and development vulnerability classification.

## 8.3. NPPF Flood Zones

The Environment Agency have undertaken a national study of flood risk across England and published flood maps covering the country. The maps can be viewed on the agency web site at [www.gov.uk/government/organisations/environmentagency](http://www.gov.uk/government/organisations/environmentagency). Specific locations can be studied by searching either using postcode or address.

The EA flood map in Figure 3 identifies 3 flood zones.

**Flood Zone 1:** This zone comprises land with a less than 1 in 1000 annual probability of river or sea flooding in any one year (<0.1%).

**Flood Zone 2:** This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1%-0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5%-0.1%) in any year. This flood zone is denoted by light blue shading on the EA flood zone maps.

**Flood Zone 3:** The zone comprises land assessed as having a 1 in 100 year or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. This flood zone is denoted by dark blue shading on the EA flood zone maps.

Flood zone plans reflect the undefended flood scenario for a particular area. Many flood areas are defended with flood defences of varying types and design life. Areas benefiting from flood protection are shown hatched on the EA plans. The EA have also published additional flood risk mapping, the Risk of Flooding from Rivers and the Sea, which shows the defended scenario.

The EA has published a series of Surface Water Flood Maps which demonstrate overland flood routes on the basis of a 100-year storm event assuming that the natural drainage system is blocked or at capacity (pluvial flooding). Whilst this premise may have a low risk of occurrence, the plans assist designers in identifying areas at risk so that the necessary flood mitigation measures can be designed to produce a safe development.

The level of detail and complexity of a Flood Risk Assessment can vary considerably, dependant on the scale, nature and location of the planned development. EA guidance sets out the criteria for the level of information which should be included within the FRA.

The development site is shown to lie within Flood Zone 1 on the Environment Agency's Flood Map for Planning and on the Risk of Flooding from Rivers and the Sea. However, the Surface Water Flood Risk Maps indicate that the site is currently at **Low Risk** and **Medium Risk** between 2040 – 2060. A copy of this map is included in the Appendix.

The Planning Practice Guidance to the NPPF refers to vulnerability classifications, which are based on the sensitivity of different forms of development. In accordance with the guidance (Table 1) the residential end use planned for this development is classed as 'More Vulnerable'.

Table 3 in the NPPF technical guidance provides information in relation to the appropriate vulnerability classes within each of the flood risk zones. The table is presented below:

Table 1: NPPF flood zone vulnerability compatibility (Source: NPPF).

| FLOOD ZONES    | Flood Risk Vulnerability Classification |                         |                         |                 |                  |
|----------------|-----------------------------------------|-------------------------|-------------------------|-----------------|------------------|
|                | Essential Infrastructure                | Highly Vulnerable       | More Vulnerable         | Less Vulnerable | Water Compatible |
| <b>Zone 1</b>  | ✓                                       | ✓                       | ✓                       | ✓               | ✓                |
| <b>Zone 2</b>  | ✓                                       | Exception Test required |                         | ✓               | ✓                |
| <b>Zone 3a</b> | Exception Test required                 | X                       | Exception Test required | ✓               | ✓                |
| <b>Zone 3b</b> | Exception Test required                 | X                       | X                       | X               | ✓                |

✓ – Development is appropriate    X – Development should not be permitted

Based on above table it can be seen that scale and nature, the development is considered to be "More vulnerable". As such the Exception Test would be required by the LLFA. However, as per Section 8 above the development the proposed extension is less than 250m<sup>2</sup>, which is classed as 'minor development', the Sequential and Exception Tests do not need to be applied in this instance. This is in accordance with the NPPF paragraph 104.

The development is located on a previously developed site and there is no increase in the flood risk due to the extension.

## **9. HISTORY OF FLOODING**

Representations to Regulation 19 (Submission Draft) Mid Sussex District Plan 2021 - 2039 (Albourne Parish Council Feb 2024) provides a history of flooding within the area.

It states: "Multiple Albourne residents noted regular flooding surrounding the brook and Truslers Hill Lane". See Appendix for a map of the areas anecdotally flooded within Albourne.

Mid Sussex District Council SFRA dated June 2015 states: "Numerous records of historical flooding exist in and around Sayers Common predominantly due to poor surface water drainage systems,"

Recent remedial works to the surface water drainage ditch along the front to the site in Truslers Hill Lane was undertaken which included increasing the culvert size and deepening of the open earthen channel/ditch.

## **10. FLOOD RISK**

The EA's Flood Map for Planning shows that the site lies within Flood Zone 1 (Low risk of fluvial flooding, less than 0.1% chance of flooding in any year - Annual Exceedance Probability or AEP). The site is shown to be at Medium risk of surface water flooding (up to and exceeding 3.3% per year). Flooding from groundwater or reservoirs is considered unlikely at the site.

The Environment Agency released updated flood risk mapping following the new National Flood Risk Assessment (NaFRA2) in early 2025. The updated mapping uses new and improved methods to assess flood risk. See Appendix for the EA's flood risk maps.

The closest main watercourse is a tributary of the River Adur to the north of the site on the opposite side of Henfield Road flowing north away from the site. The Culvers Brook is located to the south of the site.

NPPF requires the effects of all forms of flood risk to and from the development are considered within an FRA. This section provides a review on flood risk associated with the development of the site, and summarises the flood risk issues at the development that should be managed so that the development remains safe throughout its lifetime, taking into account climate change.

## **Assessment of Flood Risk**

Environment Agency guidance on the requirements for undertaking a Flood Risk Assessment (FRA) for planning applications for minor extensions are as follows:-

- Information about the surface water disposal measures already in place and their state of maintenance.
- An assessment of the volume of surface water run-off likely to be generated from the proposed development.
- Proposals for surface water management according to sustainable drainage principles, with the aim of not increasing, and where practicable reducing, the rate of runoff from the site as a result of the development.
- Allowance in design for how climate change will affect the probability and intensity of events in the future.
- Information about any other potential sources of flooding that may affect the site streams, surface water run-off, sewers, groundwater, reservoirs, canals and other artificial sources or any combination of these.
- Information on how these sources of flooding will be managed safely within the development proposal.
- Consideration of the proposal relative to any existing Strategic Flood Risk Assessment carried out by the local authority.
- Confirmation as to whether Environment Agency consent is needed for any aspect of the work, and whether this has been applied for or not.

## **Flood Risk Assessment**

The following site specific Flood Risk Assessment has been carried out in accordance with the policies stated in NPPF and those on flood risk in the Local Development Framework (LDF). Climate change has been taken into account in the assessment of the design of the surface water drainage network for the proposed development and is based on a 45% increase in rainfall intensities, which is in accordance with Table 5 of NPPF for a development life span of 100 years.

The EA were originally contacted in October 2025 regarding their flood data for the area (Product 4), there was no available data or modelling for the site. See Appendix for the Product 4 email.

The Mid Sussex District Council's Flood Risk and Drainage Planning Team have provided an additional pluvial/surface water flood risk maps which indicates the site is at low risk of flooding. However, appears more similar to the long-term flood risk 2040-2060 Surface Water flood map from the site shown on the Environment Agency flood maps. The most up to date maps from the EA's site, and the map provided by Mid Sussex Council Flood Risk

and Drainage team with the proposed development plans overlaid, can be seen in Appendix and an enlargement below.



From the overlaid and enlarged plans above and the maps in Appendix it can be seen that the site is not at High Risk of flooding from surface water but at low to Medium Risk. Mid Sussex District Council's Flood Risk and Drainage Team (in line with advice from West Sussex Lead Local Flood Authority) utilise the table below when considering flood risk.

| Annual Exceedance                               | Flood Zone | Surface Water Flood Risk |
|-------------------------------------------------|------------|--------------------------|
| Greater than 3.3%(>1:30-year)                   | 3b         | High                     |
| Between 1% and 3.3%(1:100-year and 1:30-year)   | 3a         | Medium                   |
| Between 0.1% and 1%(1:1000-year and 1:100-year) | 2          | Low                      |
| Less Than 0.1% (<1:1000-year )                  | 1          | Very Low                 |

Table from Mid Sussex Councils Drainage Team

The proposed extensions are located within Flood Zone 1. However, the site lies within an area identified as having a low to medium risk of surface water flooding and is in close proximity to an area of high surface water flood risk. As such, appropriate flood resilience and resistance measures will need to be incorporated into the design of the proposed extension and associated development.

Flood risk is not limited solely to fluvial (river) flooding. While Flood Zones and the application of the Sequential Test are based exclusively on the risk of river or tidal flooding, it is essential that other potential sources of flood risk are fully considered. These include,

but are not limited to, surface water (pluvial) flooding, sewer flooding, and flooding resulting from culvert blockage.

The Flood Risk Assessment (FRA) therefore assesses the likelihood of the proposed development being affected by all relevant sources of flooding over its anticipated lifetime, as well as the potential for the development to increase flood risk to adjacent land and properties.

## Potential Sources of Flooding

This section of the report will identify the risks from the different forms of flooding identified in NPPF.

### Tidal and Fluvial Flooding

The site lies within the River Adur catchment area. The Culter Brook is a tributary of the River Adur and is located approximately 0.7km to the rear site at its nearest point.

The Environment Agency Flood Map Figure 1 and the Mid Sussex District Council Strategic Flood Risk Assessment map DCSC3 confirms that the site is located within a Flood Risk Zone 1, low probability of fluvial flooding. However, the site is shown at medium long term surface water flood risk between 2040 to 2060. There is no recorded history of Tidal or Fluvial flooding associated with the site.

### Flooding from Groundwater

Groundwater flooding occurs where groundwater levels rise above ground surface levels. The geology has a major influence on where this type of flooding takes place; it is most likely to occur in low-lying areas underlain by permeable rocks (aquifers).

The site is located within on Wealden Group consisting of mudstone. The EA's flood data website states that flooding from groundwater is unlikely in this area. The site is not in a groundwater vulnerability area or within a groundwater protection zone. The Mid Sussex District Council Strategic Flood Risk Assessment maps for DCSC3 shows the area has a low risk/susceptibility to ground water flooding. We are not aware of any historical groundwater flooding at the site. The flood risk from groundwater at the site is deemed low to medium.

### Flooding from Sewers

Sewer flooding can occur as a result of burst water mains; and/or due to the failure of the existing foul or surface water drainage infrastructure. If flows within the drainage system exceed the designed capacity or foreign matter causes blockages, overflow to the surface occurs leading to flooding.

Southern Water Utilities are the sewer providers for the area. Southern Water have confirmed that no surface water or foul water public sewer in close proximity of the site. The risk of sewer flooding is considered to be at low.

### **Flooding from Reservoirs, Canals and Other Artificial Sources**

Although the probability of a catastrophic dam failure is considered to be extremely low, the consequence of such an event would be severe. A review of the EA online 'Risk of Flooding from Reservoirs' and the Mid Sussex District Council Strategic Flood Risk Assessment maps for DCSC3 identified that the site is not at risk of flooding as a result of reservoir failure. The risk of Reservoirs, Canals and other artificial sources flooding at the site is considered to be low.

### **Pluvial/Surface Water Flooding/ Overland Flows**

Pluvial, Surface water/overland flow is caused by rainfall levels exceeding the natural infiltration properties of the surrounding soil. This generally occurs when there is a lack of a formalised drainage system or as a result of the poorly designed or maintained sewer systems. The problem is further worsened in absence of natural methods of drainage such as watercourses and ditches or where the soil infiltration is low. These flows often results in ponding of water at low points or backing up behind obstructions.

The site geology of the catchment area is founded on Weald Clay Formation typically comprises variable-poor permeability, the soil type being impermeable mudstone which gives rise to rapid river responses during rainfall events. Therefore, it is highly likely for culverts and drainage ditches to become blocked and/or inundated with water (due to heavy rain) which may cause localised flooding.

Surface water flooding has historically occurred within Albourne and the surrounding area. According to the Mid Sussex District Council Strategic Flood Risk Assessment maps for DCSC3 risk of flooding from surface water, a small area of the within the site is at low to medium risk of surface water flooding. The flow paths appear to follow existing drains and field boundaries with pooling around B2116, Henfield Road, Reeds Lane, Truslers Hill Lane, Cutlers Brook, Twineham Lane, London Road, Meadow View, High Cross and Church Lane.

The EA's Flood Maps for Planning show part of the proposed extension to be at low to Medium Risk (between 1% and 3.3% chance per year) of surface water flooding but surrounding areas are of High Risk (>3.3% chance per year), especially the north and east of the site where the driveway joins Truslers Hill Lane and the rear garden area. For the purposes of this assessment, the site is therefore assumed to be at Medium risk of surface water flooding (up to 3.3% chance per year). This is considered to be an equivalent to Flood Zone 2.

The drainage ditch in the lane has been recently cleared and the culvert size enlarged to alleviate the surface water flooding. See the in Appendix.

The surface water flooding at the site be considered in terms of the proportion of the site at flood risk in this case, Flood Zone 2 or medium level of flood risk and is expected to lie largely to the north and east of the site, in the garden areas and along the access driveway.

The Mid Sussex District Council Strategic Flood Risk Assessment map for DCSC3 indicates that the site is located within an area identified as susceptible to low / medium levels of surface water ponding in critical storm events.

There is no perceived risk of flooding from off-site developments and recorded risk of flooding at the site. The risk of surface water /pluvial flood should be considered Medium.

### Climate Change

The frequency and intensity of rainfall events may increase in the future as a result of climate change. Higher intensity rainfall is likely to increase the risk of fluvial, pluvial/surface water and groundwater flooding at and within the surrounding area of the site.

The climate change guidance and figures at the time of the Level 1 SFRA was published by the Environment Agency on 19 February 2016 have been updated in July 2020. This guidance supports the NPPF and must be considered in all new developments and planning applications. The guidance includes climate change current and predicted anticipated figures for change in peak river flow and peak rainfall intensity.

The proposed development site lies within Flood Zone 1, Low risk of fluvial flooding, but with a Low-Medium-High risk of surface water flooding (up to 3.3% chance per year). The results from Environment Agency detailed modelling were used to define the Upper End and Higher Central climate change allowances for the River Adur and its tributaries.

There was mostly a small increase in the area of land at risk from a 1% AEP to 3.3% or 0.1% (Flood Zones 2 and 3) event in the future compared to the current extent. This would indicate that the site will remain in Flood Zone 1 and with Low- Medium Risk of surface water flooding for the lifespan of the proposed redevelopment.

The EA's Flood Maps for Planning and Mid Sussex District Council Strategic Flood Risk Assessment map for the site gives long-term predictions for Surface water flooding in the form of projected flood levels for 2040-2060.

The Pluvial/Surface water risk should be considered in terms for the proportion of the site at risk in the 30-year, 100-year or 1,000-year return period events, whether the risk is due to isolated minor ponding or deeper ponding of water, or whether the risk is due to a wider overland flow route. The water is expected to lie largely around the boundaries of the site, the north, east and the area of the front and rear gardens. The EA's modelled flood maps shows the predicted future surface water flood events taking climate change into account (See Appendix). There is minimal increase up to the 1 in 100-year events with the 1 in 1000-year flood event showing a marked increase in the area flooded. Therefore, the risk to the property from surface water flooding is not expected to increase significantly within the lifetime of the development (100 years). The property and its residents are not expected to be directly impacted by flood waters and, as the development proposal does not have any ground floor bedrooms, the risk to the occupiers remains minimal.

## **PLANNING STATUS AND FLOOD RISK VULNERABILITY**

The proposed extension is adjacent to an area of High Risk from surface water flooding and as it is classified a residential development it is considered to be 'more vulnerable'. However the Sequential Test is satisfied, as the development is extending an existing residential building less than 250m<sup>2</sup> with no ground-floor bedrooms in the proposed design.

The site lies within Flood Zone 1 and residential development is classified as "more vulnerable". More vulnerable development is deemed to be appropriate for Flood Zones 1 and 2 under current guidance. There is no need to apply the Exception Test.

The risk to property and future site users from fluvial flood waters is considered low.

## **RISKS TO PROPERTY**

The site lies within Flood Zone 1 (Low risk from fluvial sources) and at Medium Risk of surface water flooding.

The site is relatively flat, with a slight incline towards Truslers Hill lane to the east. The direction of flow in the surrounding ditches and watercourses are northwards towards the tributary of the River Adur indicates that surface runoff would flow east towards the drainage ditch in the Truslers Hill lane, then flow northwards before joining the tributary.

There is a long-term risk from surface water flooding, the site is in an area of low- risk of surface water flooding (up to 3.3% chance per year). However, the EA's flood maps for planning site states that the site is and will remain at very low risk of surface water flooding at depths of 20 cm, 30 cm and 60 cm in the 2040-2060 scenario.

The redevelopment proposal of the site is considered to slightly increase the impermeable area of the site as some of the area to be developed at the side is currently laid to lawn. The area to be developed at the rear is already non-permeable paving. This could be reduced by the use of permeable paving in the paths and paved areas across the site, together a rain garden, rainwater harvesting and water butts to provide rainwater sustainability and reuse for garden irrigation.

As residential developments are considered 'more vulnerable' it is recommended that the finished ground floor level of the proposed extension will be raised 0.3m above existing ground level in order to provide some level of flood resilience and protection to property from any potential flooding to match the existing. It would appear that the existing floor level probably meets this requirement.

However, it may not be achievable to match the existing floor level to avoid internal step, It is recommended that the electrical sockets are raised to a level of 0.3 m above floor level and the construction to be of flood resistant materials.

The additional flood resistant measures that could be incorporated into the design to reduce the amount of time the building could be left unusable should an extreme flood event occur and aim to avoid structural damage as follows:

- Using materials with low permeability to at least 0.3 m (300 mm) above floor level.
- Making it easy for water to drain away after flooding.
- Making sure there is access to all spaces to enable drying and cleaning.
- Raised levels of electrical sockets on the ground floor.
- Installing flood resistant furniture in the ground floor rooms.

All materials and detailing for new dwellings should comply with good practice for flood resilient structures, as set out in 'Improving Flood Performance of New Buildings; Flood Resilient Construction', CIRIA May 2007.

## **RISKS TO OCCUPIERS**

The likely risks to users from flooding include flood depth, velocity of flood waters flow, onset rate of flooding and the duration of flooding. Other factors affecting the risk to future users include the vulnerability of future site users.

The site current users are considered to be at a Low risk (less than 0.1% chance of flooding from rivers). However, the EA's Flood Maps for show the site to be at low-Medium risk of surface water flooding in places (up to 3.3% chance per year), most notably to the north, west and east to the proposed extension. The residence does not have any known history of flooding, and the surface flood waters within the site are not considered likely to encroach on the boundaries of the building. The areas shown to be at higher risk of flooding lie to the north, west and east of the site in the front and rear garden and to Truslers Hill Lane. There are no bedrooms proposed on the ground floor of the extensions.

In the event an extreme flood occurs in which the areas of Truslers Hill Lane experienced surface water flooding, the residents would remain safe within the house. The property and its residents are not expected to be directly impacted by the flood waters. There are no ground floor bedrooms, therefore the potential for risk to the occupiers remains at a minimum. Should the residents need to leave the property they would have to head south of the side garden along Truslers Hill Lane to reach dry land.

## **IMPACT ON FLOOD RISK ELSEWHERE**

The proposed redevelopment of the site is considered to have minor potential to increase flood risk elsewhere as one of the areas to be developed is mostly hard paved with small areas of laid to lawn and the proposed work will slightly increase the impermeable area.

The proposed development involves the construction of a double-storey side and part extension to the north and west. Approximate increase in surface area 25m<sup>2</sup>.

The surface water from the proposed extensions is to be drained into a soakaway or attenuation storage with a controlled flow discharge into the ditch to the east (front) of the site in Truslers Hill Lane and flowing north towards the River Adur tributary.

The ditch is approximately 1m deep at the entrance into the culvert. The ditch have recently been deepened with an enlarged culvert installed to mitigate any flood risk from surface waters.

The implementation of SuDS mitigations measures incorporated into the design using permeable paving, attenuation tank fitted with a restricted flow to greenfield discharge and Water butts to be used for garden irrigation will ensure there is no increase in the surface water volume and flowrate to the existing ditch and culvert.

## SUMMARY & RECOMMENDATIONS

The site currently comprises a semi-detached residential house with a separate garage to the south of the plot. The site is largely laid to lawn with a tarmac parking area /access driveway leading to Truslers Hill Lane to the east and concrete paving footpaths. The proposal to redevelop the site by the construction of a double storey side extension to the west and east.

The site lies within Flood Zone 1 (Low risk of flooding from fluvial sources, less than 0.1 % chance of flooding in any year) and a low- Medium risk of flooding from surface water (up to 3.3% chance per year). The area of the development is at Medium Risk of surface water flooding (between 1% and 3.3% chance per year) but adjacent to areas of High Risk (>3.3% chance per year). There is a potential risk for flash flooding to occur after extreme rainfall due to the impermeability of the Weald Clay soil and the overspilling of the drainage ditches.

The areas of the site most at risk from surface waters lie to the north, west and east in the garden areas. Remedial works to deepen the drainage ditch and enlarge the culvert in order to alleviate the risk of surface water flooding to the site.

A site-specific Flood Risk Assessment has been prepared in order to make an assessment of the likely risk of flooding at the site from all (foreseeable) sources of flooding, and to make an assessment of the likely risk posed to property and site users, and the likely impact on flood risk elsewhere as a result of the proposed development of the site. This assessment also includes, where appropriate, recommendations to reduce the risk and improve existing drainage at the site.

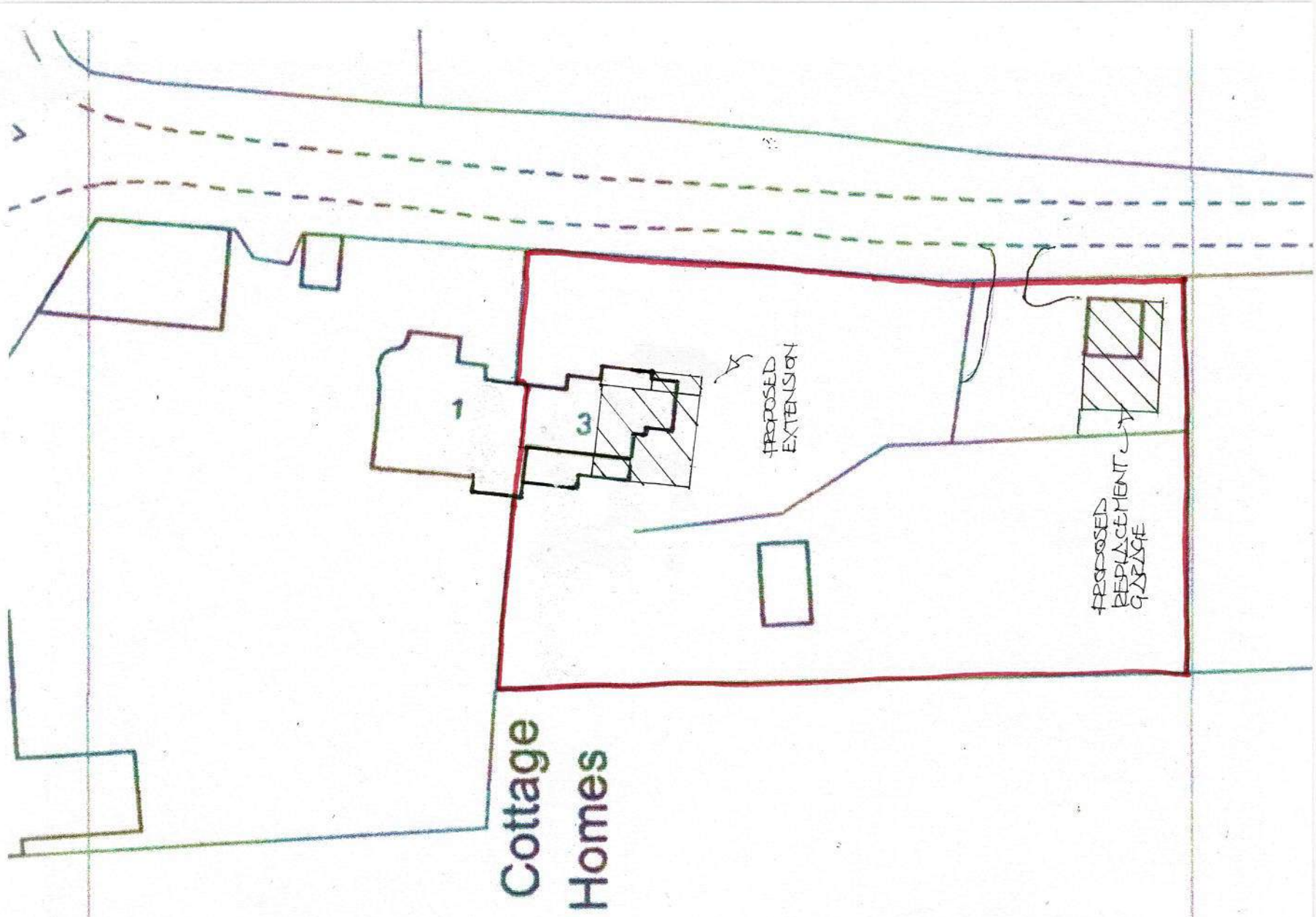
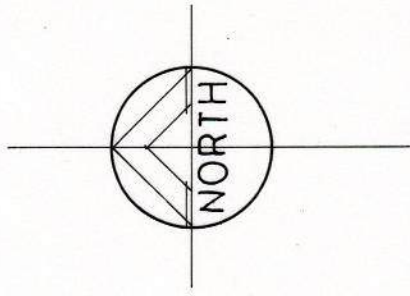
The site lies in Flood Zone 1, and is developed for residential use with other residential buildings occupying the adjacent to the site. The development proposal is for an extension of the existing building less than 250m<sup>2</sup>, with no bedrooms at ground-floor, therefore the Sequential Test is satisfied and there would be no need to apply for the Exception Test.

The redevelopment proposal of the site will slightly increase the impermeable surfacing area within the site. The use of an attenuation tank fitted with a restricted flow control, water butts and the permeable paving in the paths and paved areas would be implemented to reduce the surface water runoff.

Flood construction mitigation measures proposed to reduce the time period of clean up or the property remains unusable after an extreme flood event, to include raised floor level (if practicable), raised electrical sockets and construction finishes to be of flood resistant materials up to a level of 0.3 m above floor level

In conclusion, the risk of flooding of the existing and proposed extended building would appear to be low. The proposed redevelopment of the site should not significantly impact flood risk elsewhere.

## **Appendix A - Client Supplied Data**



BLOCK PLAN

**Belmont Designs Practice  
Limited**

37 Ashenground Road  
Haywards Heath  
West Sussex  
RH16 4PS  
email:james@belmont-designs.co.uk

**Architectural Practice**

Client  
Mr & Mrs M Dale

Date May 2025  
Scale 1:500 @ A3  
Drawn JTM  
Drawing No

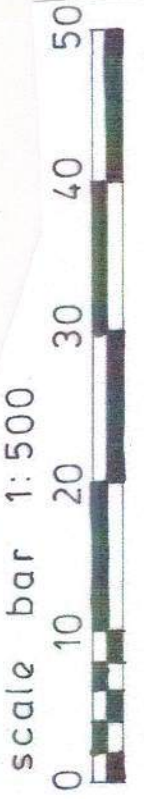
Site  
3 Cottage Homes  
Trusters Hill Road  
Albourne  
BN6 9JL

**B.017.25.01**

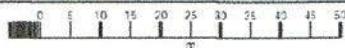
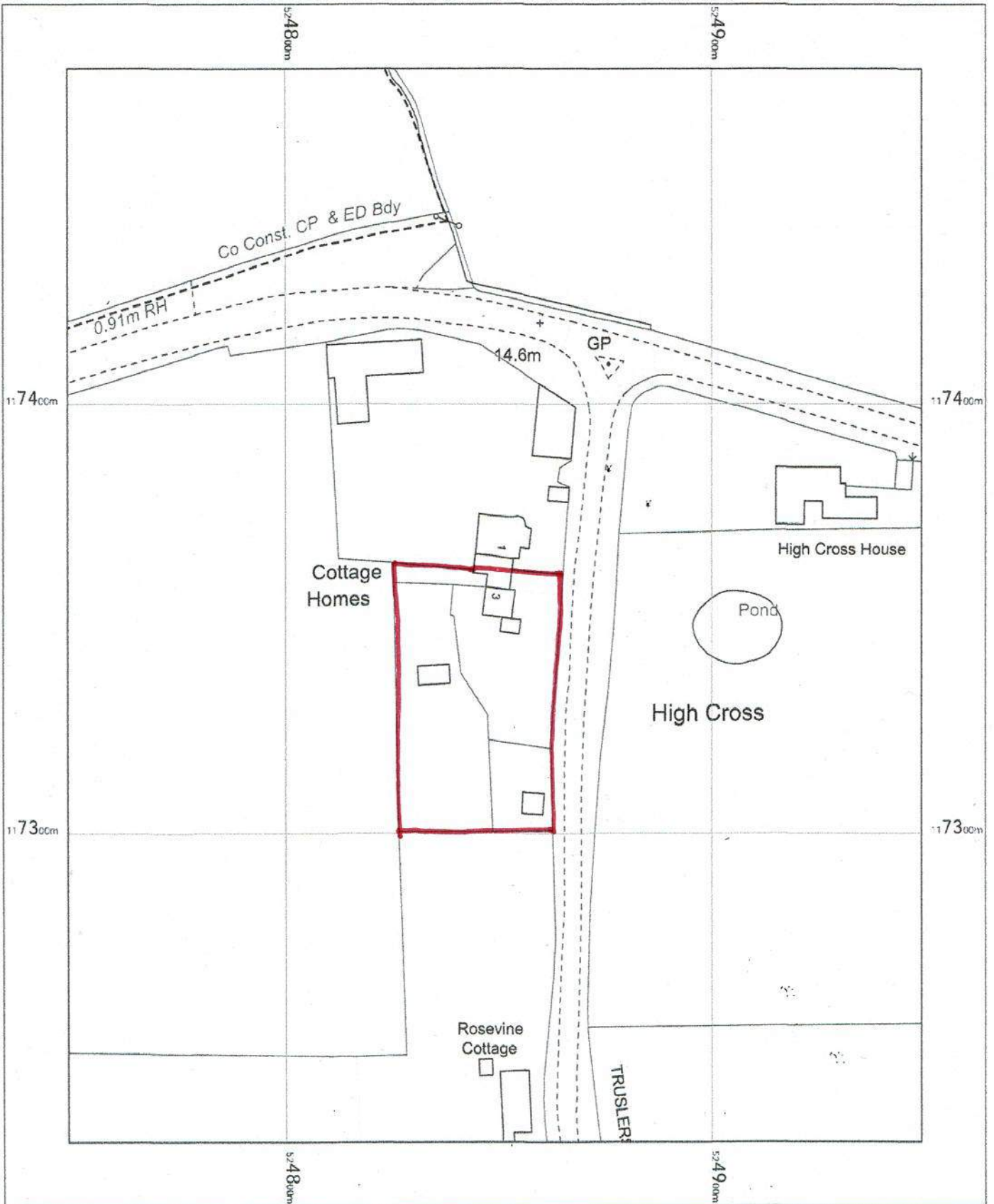
copyright and all  
dimensions to be  
checked prior to  
commencement

Project  
Proposed two storey  
extension to the side  
of the property and  
replacement garage

**Block Plan**



# 3 Cottage Homes

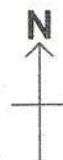


3 Cottage Homes  
Trusslers Hill Lane  
Albourne  
BN6 9JL

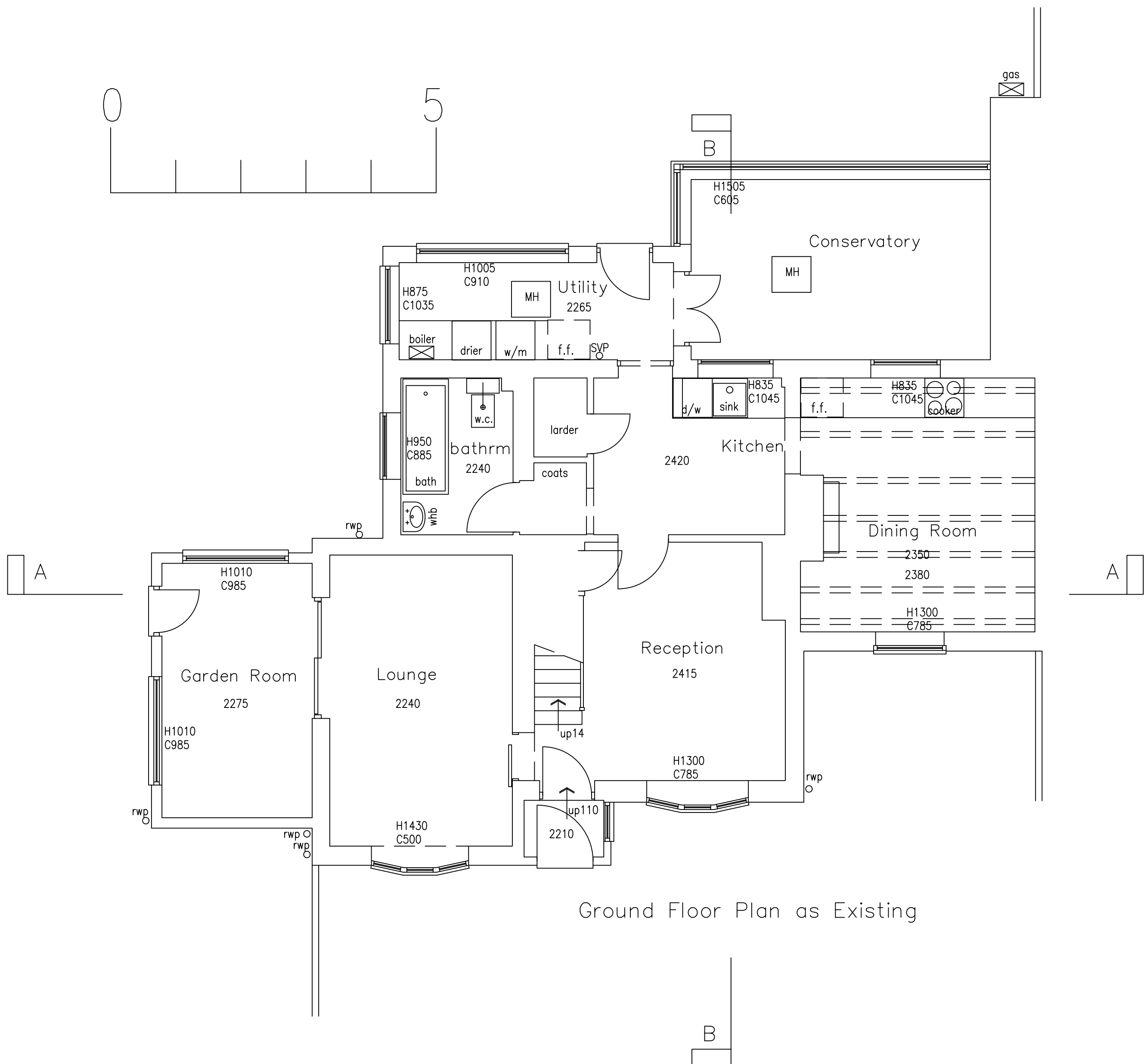
OS MasterMap 1250/2500/10000 scale  
Tuesday, May 20, 2025, ID: MDP-01223405  
[www.mapdataportal.co.uk](http://www.mapdataportal.co.uk)

1:1250 scale print at A4, Centre: 524849 E, 117353 N

© Crown Copyright Ordnance Survey. Licence no.  
100019980



**MAPS@**  
**Aworth**  
SURVEY CONSULTANTS



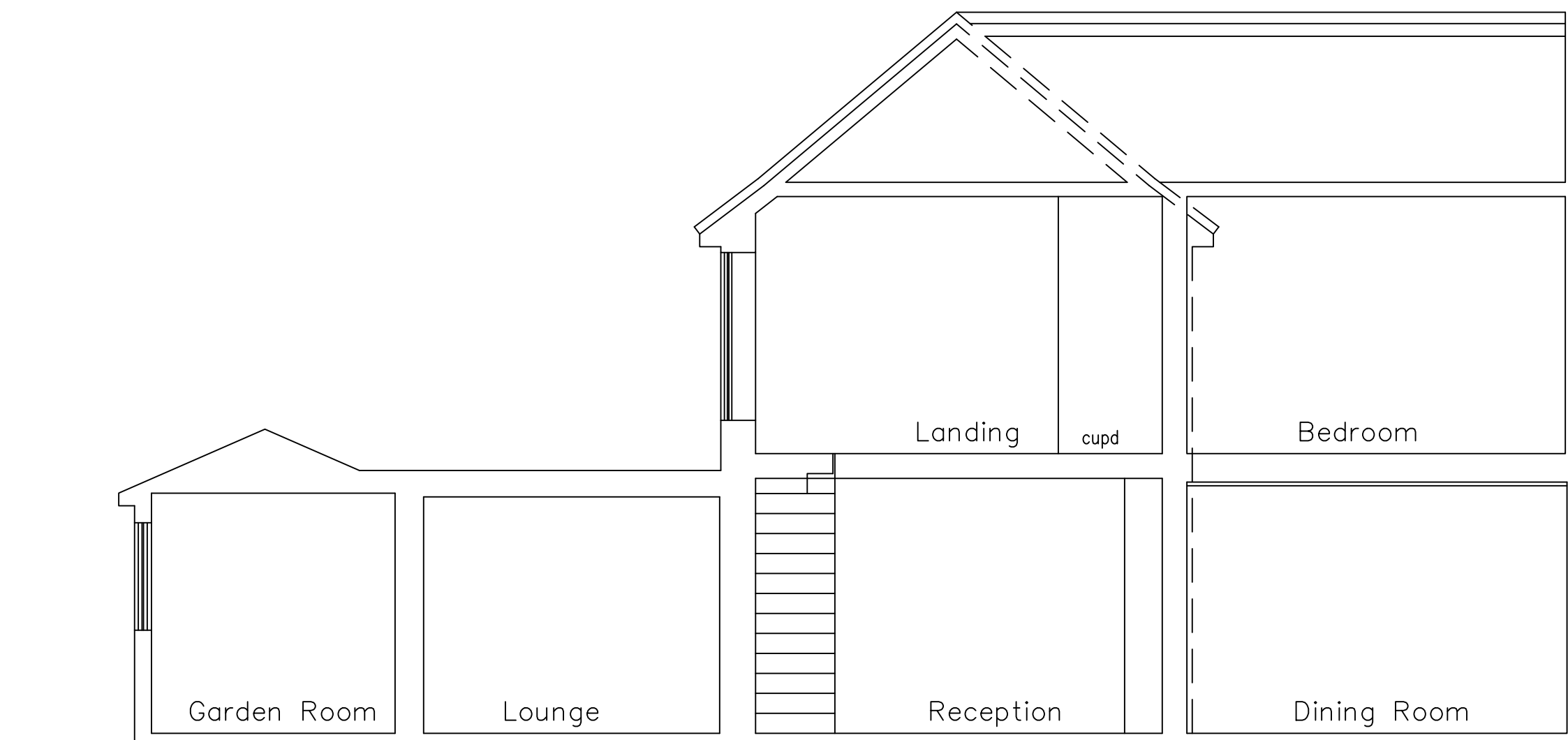
NOTES

DO NOT SCALE OFF THIS DRAWING.

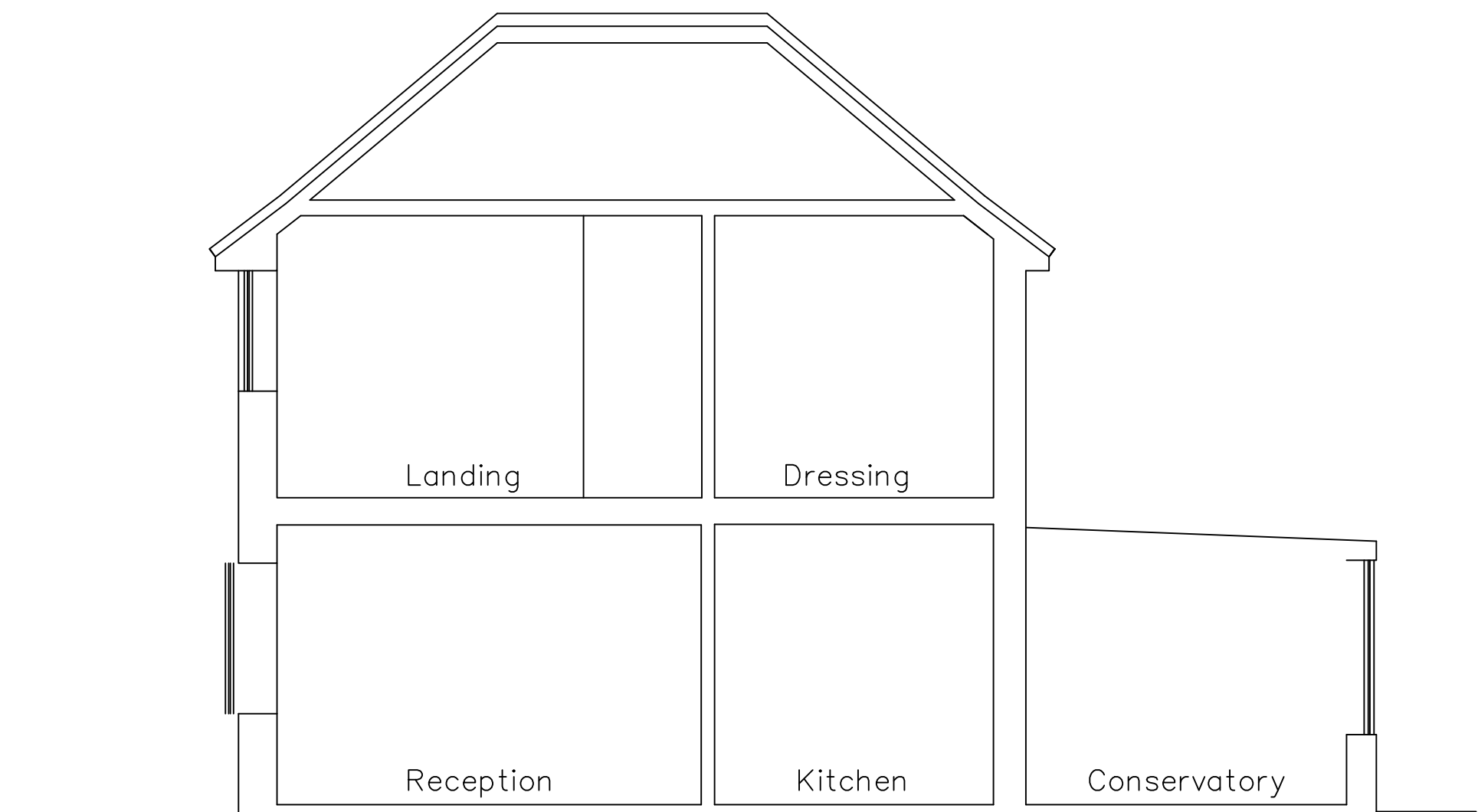
CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED.

ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE.

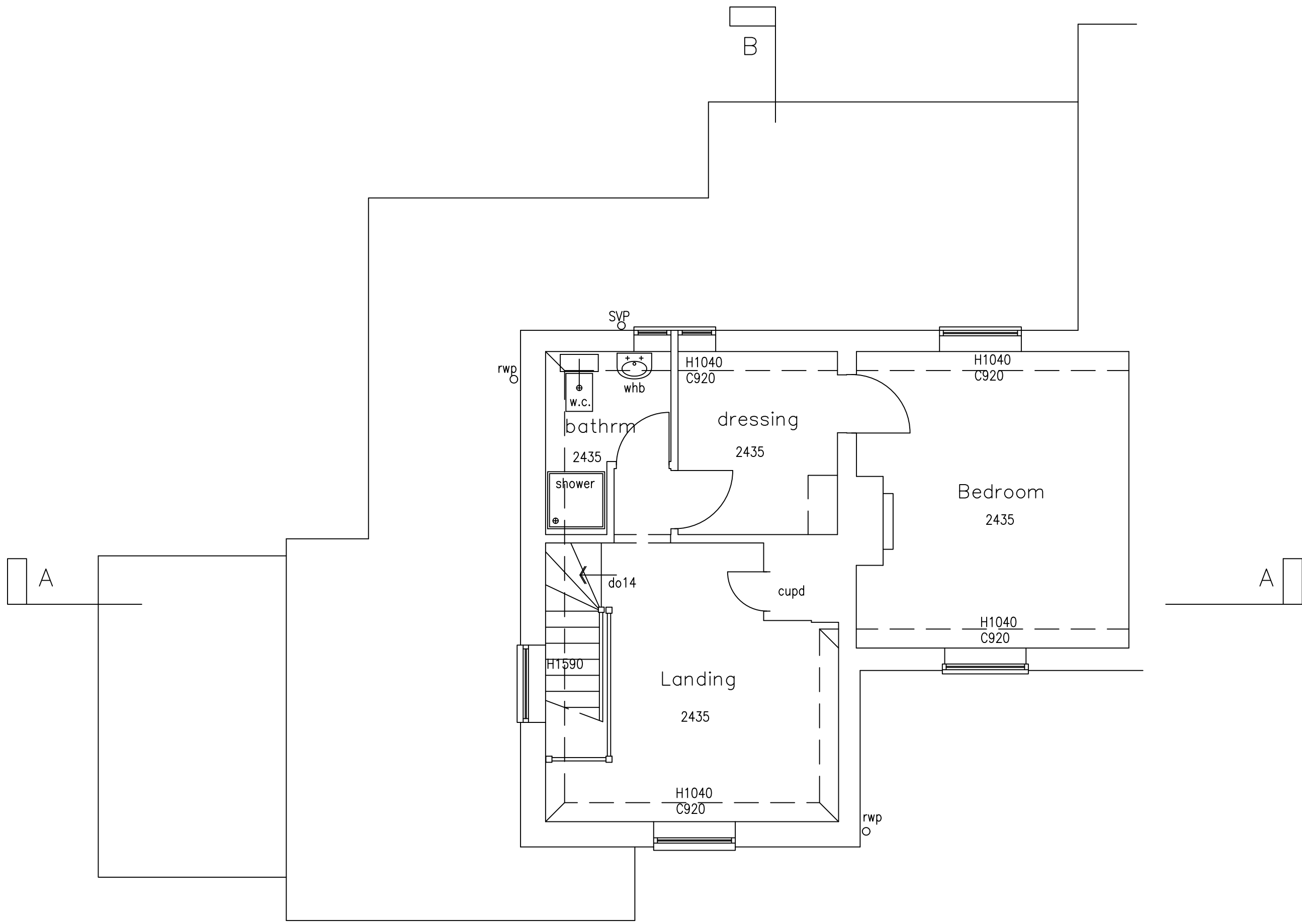
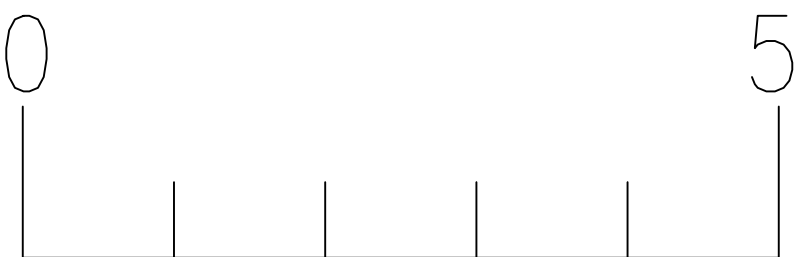
| REV                                                                       | DATE                       | BY              | AMENDMENT |
|---------------------------------------------------------------------------|----------------------------|-----------------|-----------|
| *                                                                         | *                          | *               | *         |
| CLIENT<br>Mr & Mrs M Dale                                                 |                            |                 |           |
| JOB TITLE<br>3 Cottage Homes<br>Truslers Hill Lane<br>Albourne<br>BN6 9JL |                            |                 |           |
| DRAWING TITLE<br>Ground<br>Floor Plans<br>& Elevations<br>as Existing     |                            |                 |           |
| DATE<br>May 2025                                                          | SCALE<br>1:50 1:100<br>@A1 | DRAWN BY<br>jos |           |
|                                                                           |                            | CHECKED BY<br>* |           |
| JOB NO.<br>B.017.25                                                       | DRAWING NO.<br>01          | REVISION<br>*   |           |



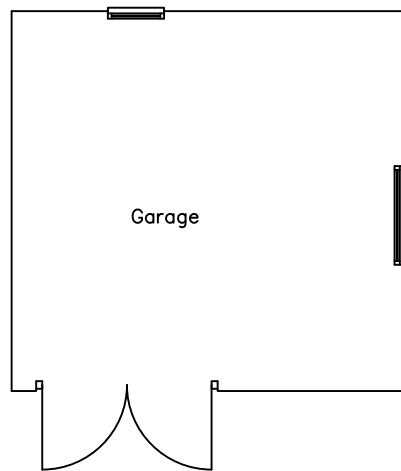
Section AA as Existing



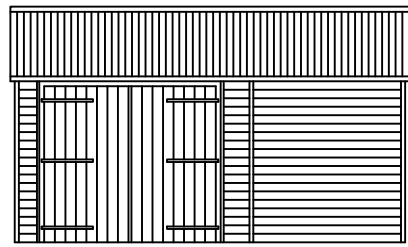
Section BB as Existing



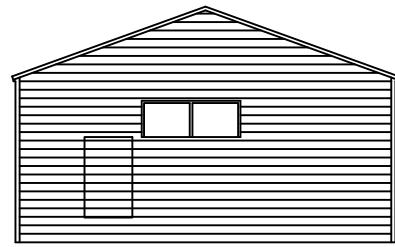
First Floor Plan as Existing



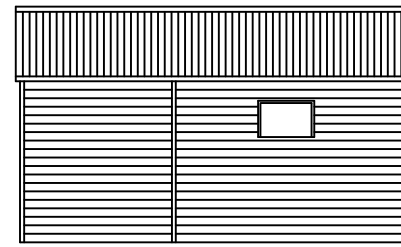
Plan Garage as Existing



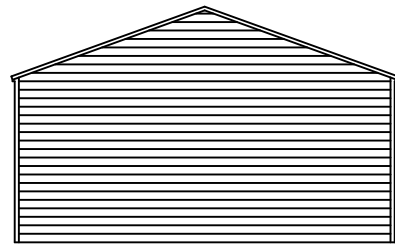
Front Elevation Garage as Existing



Side Elevation Garage as Existing



Rear Elevation Garage as Existing



Road Side Elevation Garage as Existing

## NOTES

DO NOT SCALE OFF THIS DRAWING.

CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED.  
ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE.

| REV | DATE | BY | AMENDMENT |
|-----|------|----|-----------|
|-----|------|----|-----------|

\* \* \* \*

CLIENT  
Mr & Mrs M Dale

JOB TITLE  
3 Cottage Homes  
Truslers Hill Lane  
Albourne  
BN6 9JL

DRAWING TITLE  
First  
Floor Plan  
& Sections  
& Garage  
as Existing

|                  |                            |                                    |
|------------------|----------------------------|------------------------------------|
| DATE<br>May 2025 | SCALE<br>1:50 1:100<br>@A1 | DRAWN BY<br>jos<br>CHECKED BY<br>* |
|------------------|----------------------------|------------------------------------|

|                     |                   |               |
|---------------------|-------------------|---------------|
| JOB NO.<br>B.017.25 | DRAWING NO.<br>02 | REVISION<br>* |
|---------------------|-------------------|---------------|



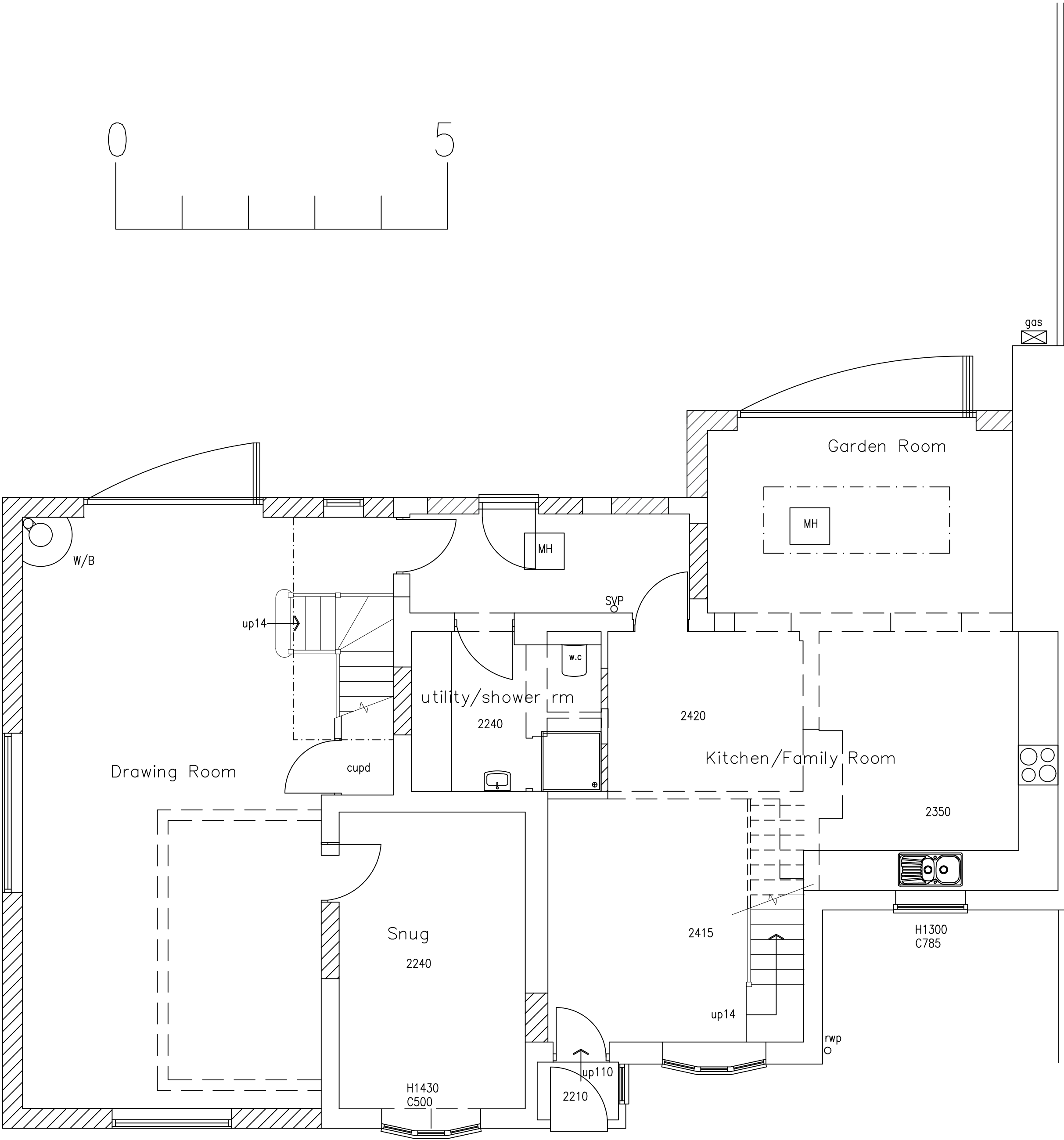
BELMONT DESIGNS  
ARCHITECTURAL PRACTICE

james@belmont-designs.co.uk  
www.belmont-designs.co.uk  
37 Ashenground Road  
Haywards Heath  
RH16 4PS  
Tel: 01444 455161 Mobile 07885 387900

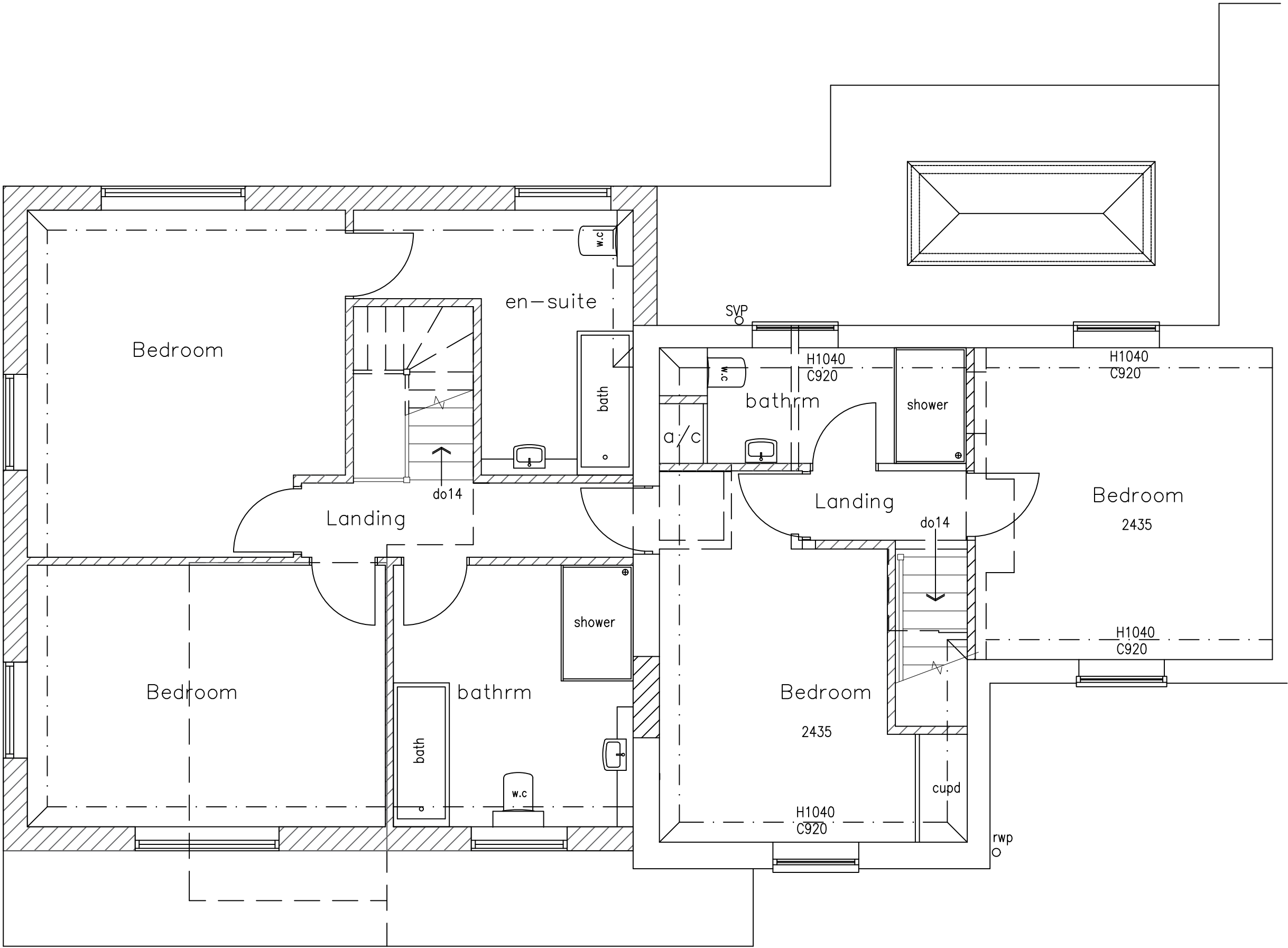
NOTES

DO NOT SCALE OFF THIS DRAWING.

CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED.  
ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE.



Ground Floor Plan as Proposed



First Floor Plan as Proposed

|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |

| Rev | Date | By | Amendment |
|-----|------|----|-----------|
|-----|------|----|-----------|

Client  
**Mr & Mrs C Howes**

Site Address  
**3 Cottage Homes  
Truslers Hill Lane  
Albourne  
BN6 9 JL**

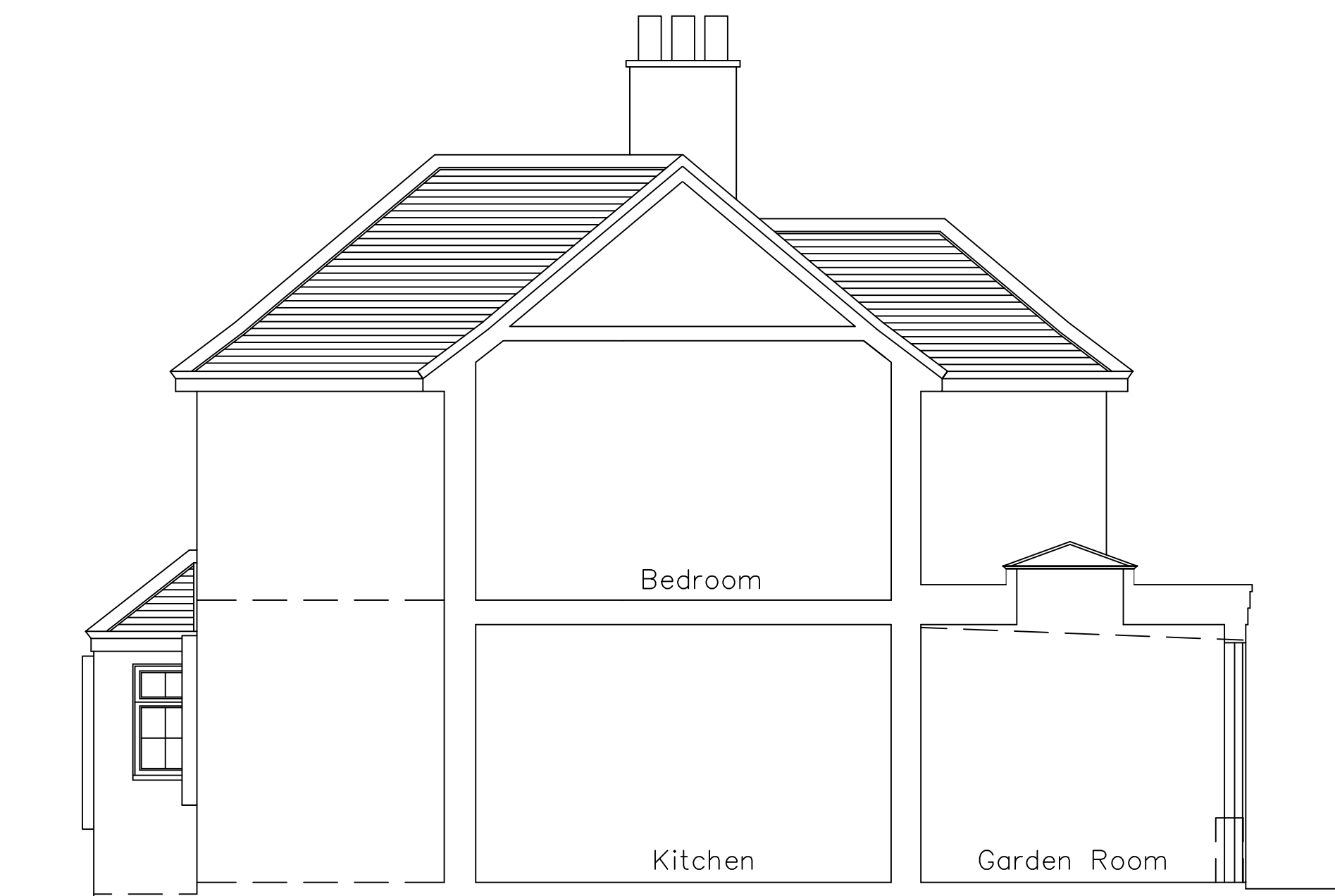
Project  
**Proposed two storey extension  
to the side of the property and  
replacement garage**

Drawing Title  
**Proposed GF & FF Plans**

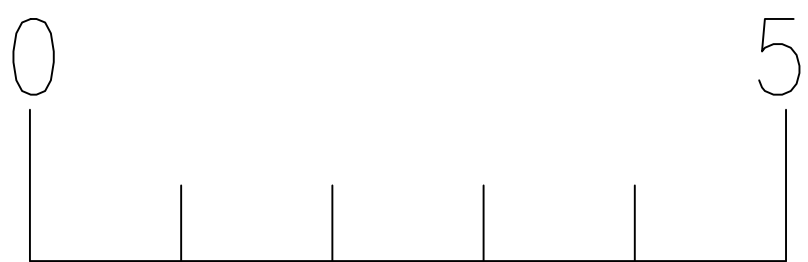
|           |         |            |     |
|-----------|---------|------------|-----|
| Date      | Scale   | Drawn By   | JM  |
| June 2025 | 1:50@A1 | Checked By | JTM |
| Job No    | Dwg No  | Rev        |     |
| B.017.25  | 02      | *          |     |



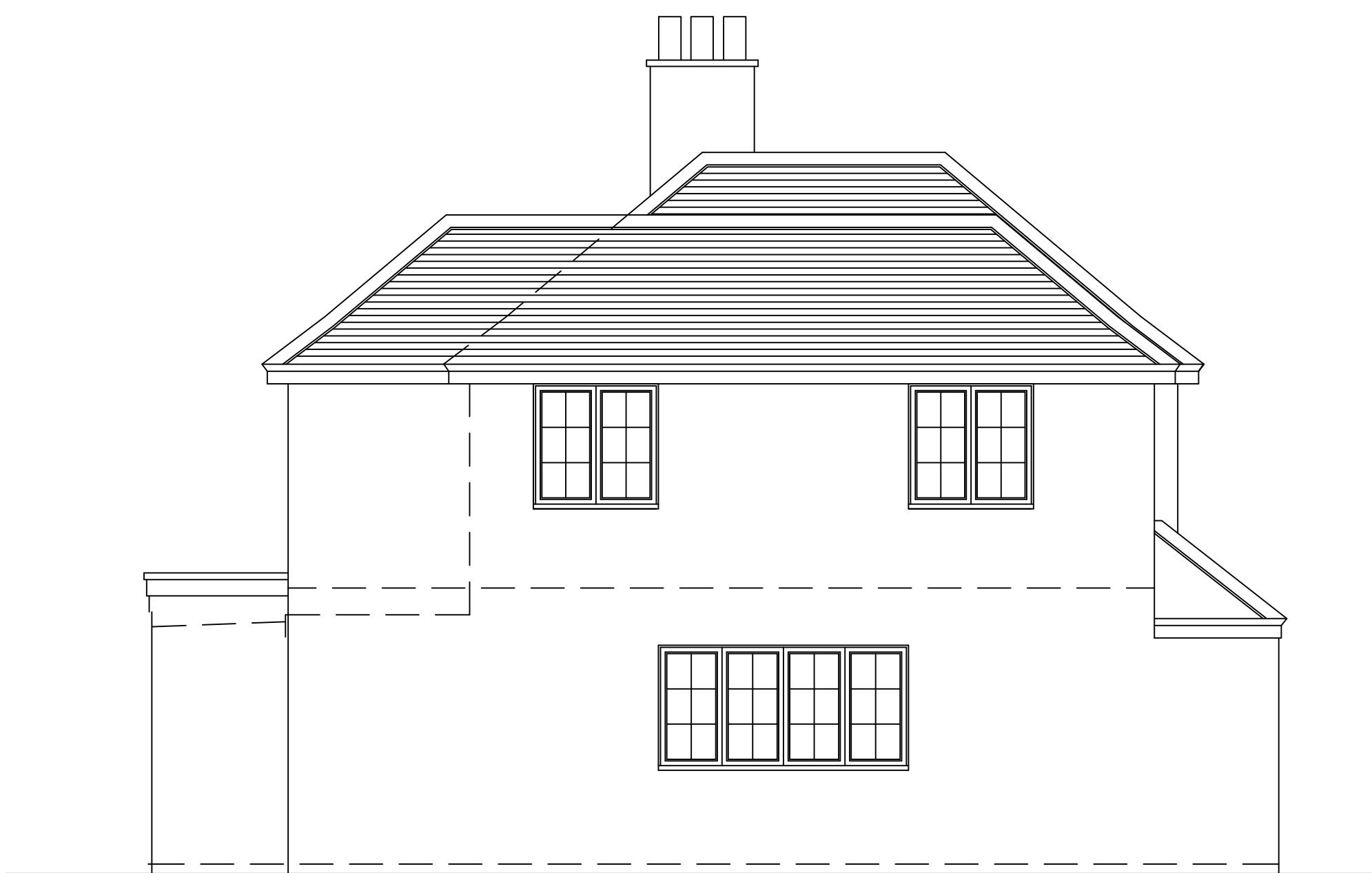
Front . East Elevation as Proposed



Side . North Elevation as Proposed



Rear . West Elevation as Proposed



Side . South Elevation as Proposed

B | D

BELMONT DESIGNS  
ARCHITECTURAL PRACTICE

james@belmont-designs.co.uk  
www.belmont-designs.co.uk  
37 Ashenground Road  
Haywards Heath  
RH16 4PS  
Tel: 01444 455161 Mobile 07885 387900

NOTES

DO NOT SCALE OFF THIS DRAWING.

CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED.  
ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE.

|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |

| Rev | Date | By | Amendment |
|-----|------|----|-----------|
|-----|------|----|-----------|

Client  
**Mr & Mrs C Howes**

Site Address  
**3 Cottage Homes  
Truslers Hill Lane  
Albourne  
BN6 9 JL**

Project  
**Proposed two storey extension  
to the side of the property and  
replacement garage**

Drawing Title  
**Proposed Elevations**

|           |         |            |     |
|-----------|---------|------------|-----|
| Date      | Scale   | Drawn By   | JM  |
| June 2025 | 1:50@A1 | Checked By | JTM |
| Job No    | Dwg No  | Rev        |     |
| B.017.25  | 03      | *          |     |

B | D

BELMONT DESIGNS  
ARCHITECTURAL PRACTICE

james@belmont-designs.co.uk  
www.belmont-designs.co.uk  
37 Ashenground Road  
Haywards Heath  
RH16 4PS  
Tel: 01444 455161 Mobile 07885 387900

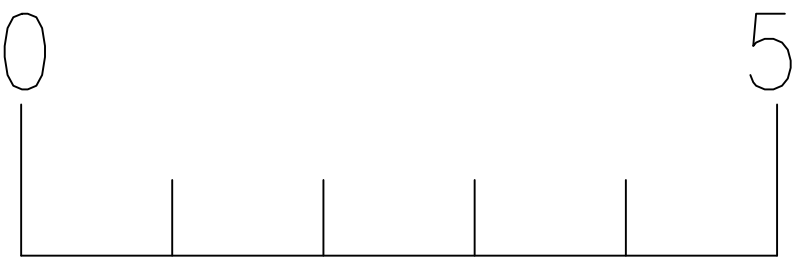
NOTES

DO NOT SCALE OFF THIS DRAWING.

CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED.  
ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE.



Front . East Elevation as Proposed



|     |      |    |           |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |
| Rev | Date | By | Amendment |

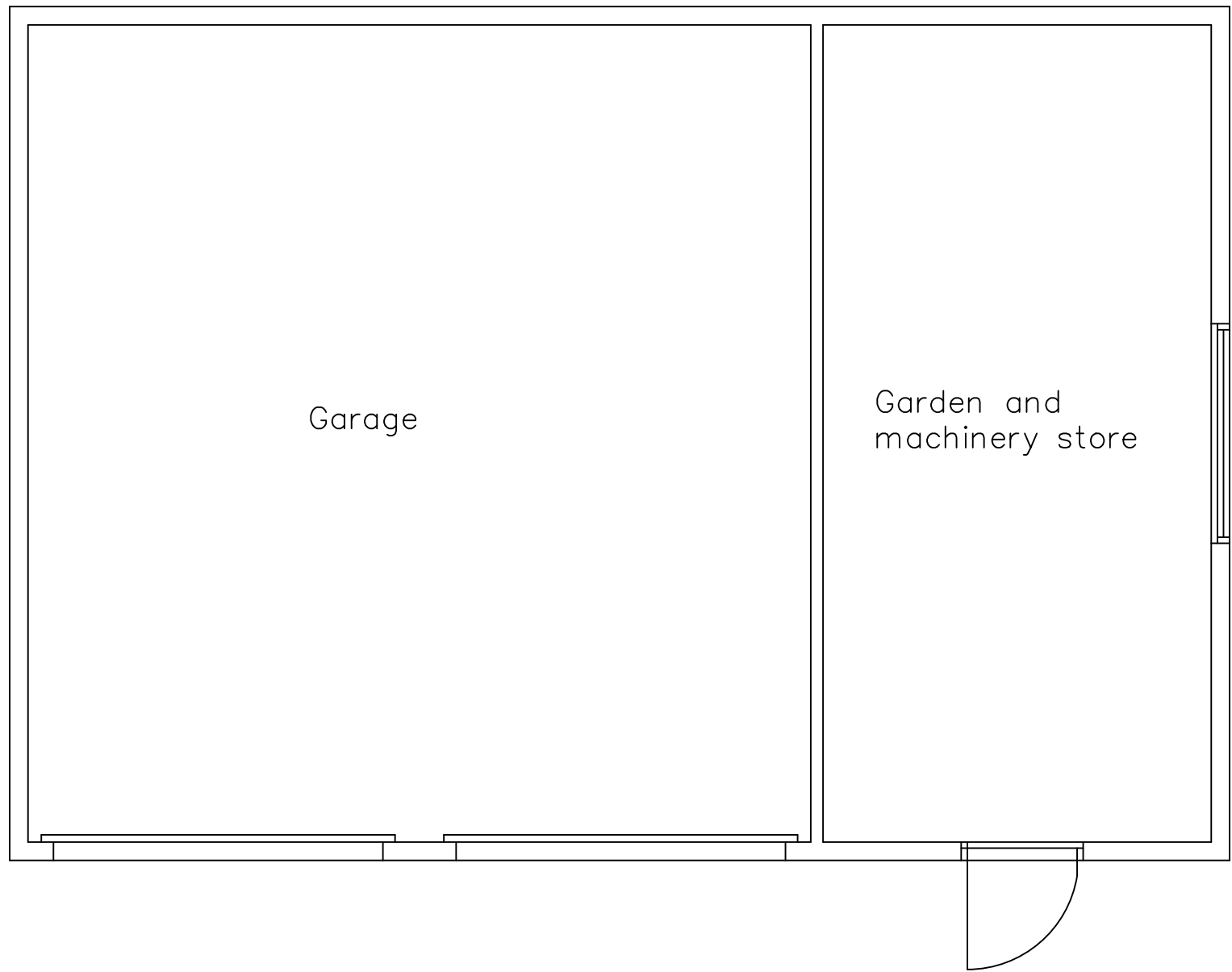
Client  
**Mr & Mrs C Howes**

Site Address  
**3 Cottage Homes  
Truslers Hill Lane  
Albourne  
BN6 9 JL**

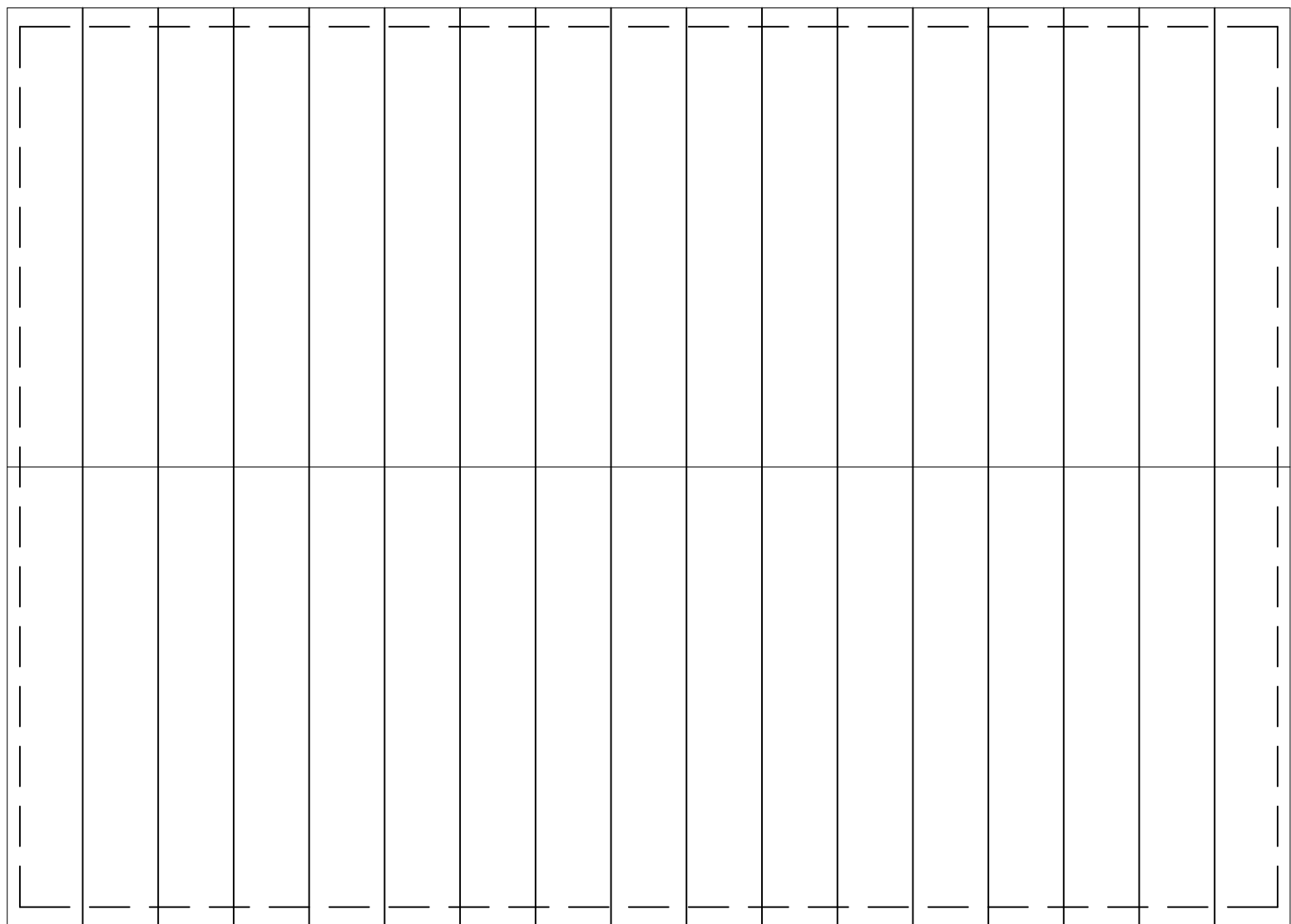
Project  
**Proposed two storey extension  
to the side of the property and  
replacement garage**

Drawing Title  
**Proposed Street Scene**

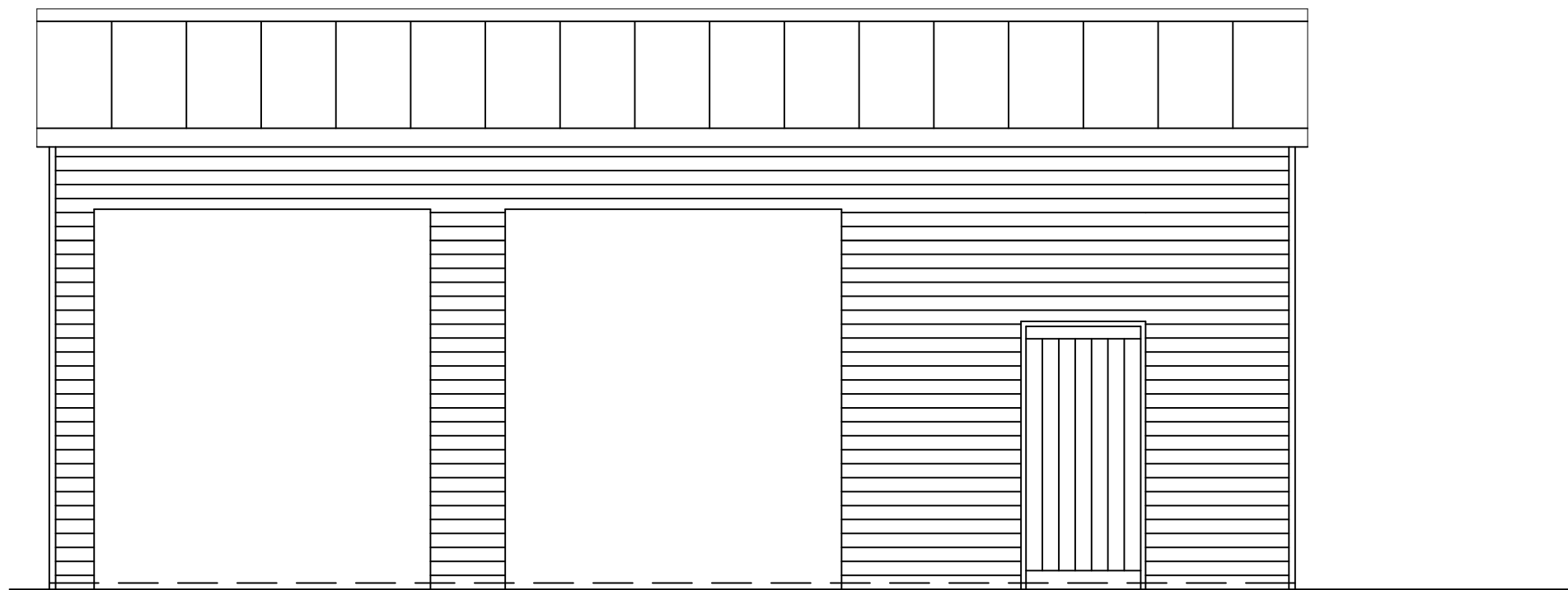
|           |         |            |     |
|-----------|---------|------------|-----|
| Date      | Scale   | Drawn By   | JM  |
| June 2025 | 1:50@A1 | Checked By | JTM |
| Job No    | Dwg No  | Rev        |     |
| B.017.25  | 04      | ✱          |     |



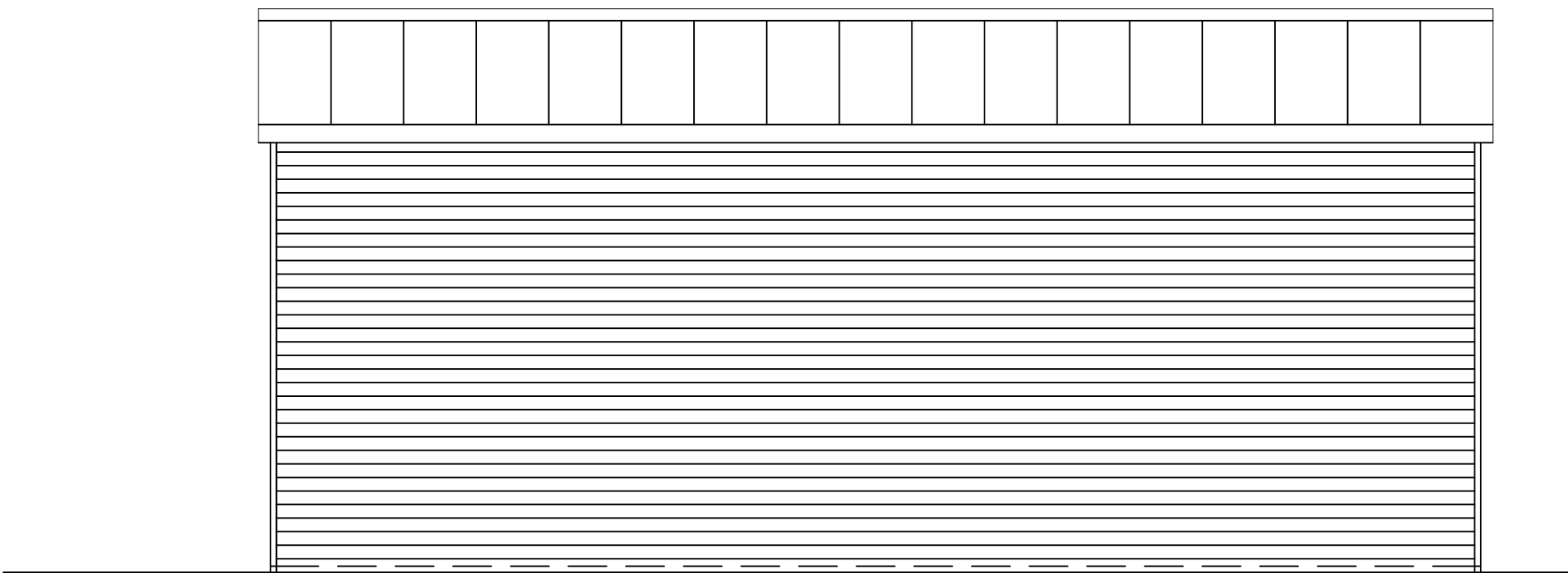
Garage Floor Plan as Proposed



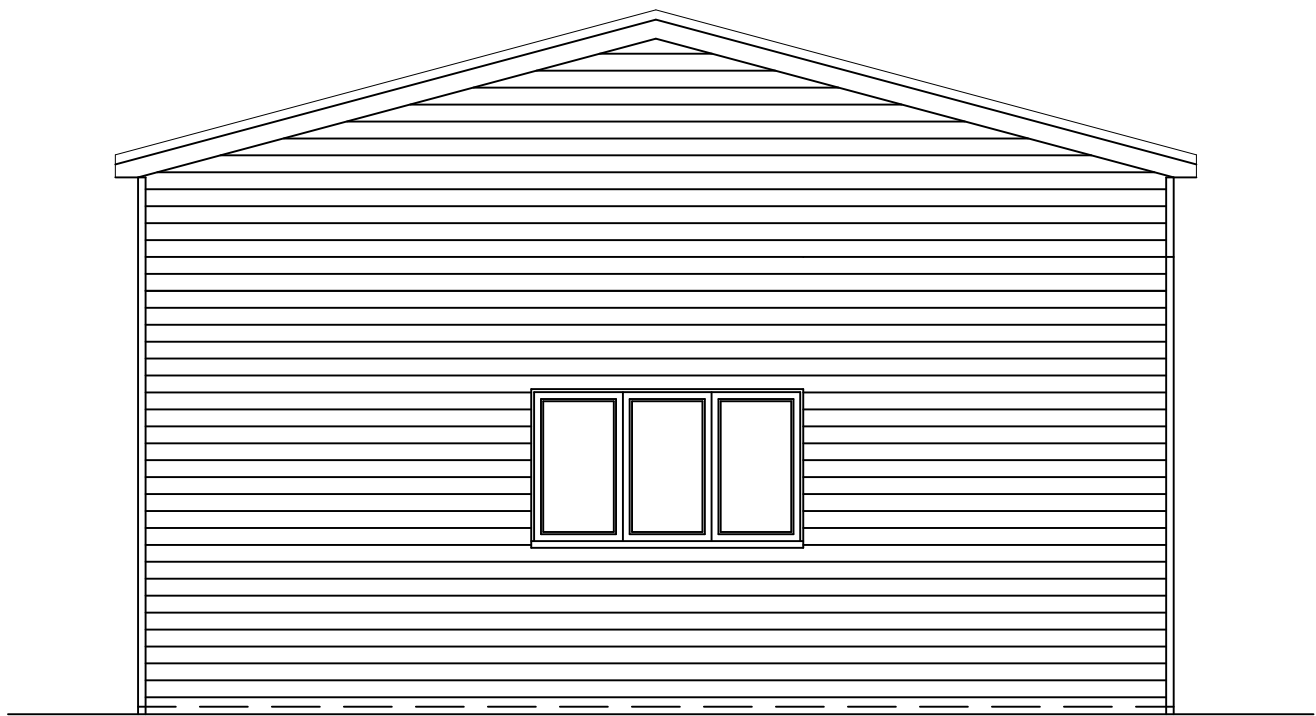
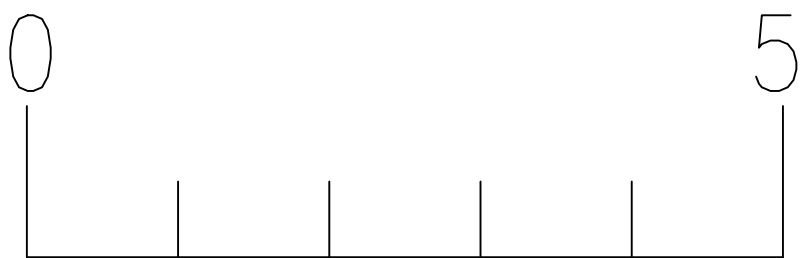
Garage Roof Plan as Proposed



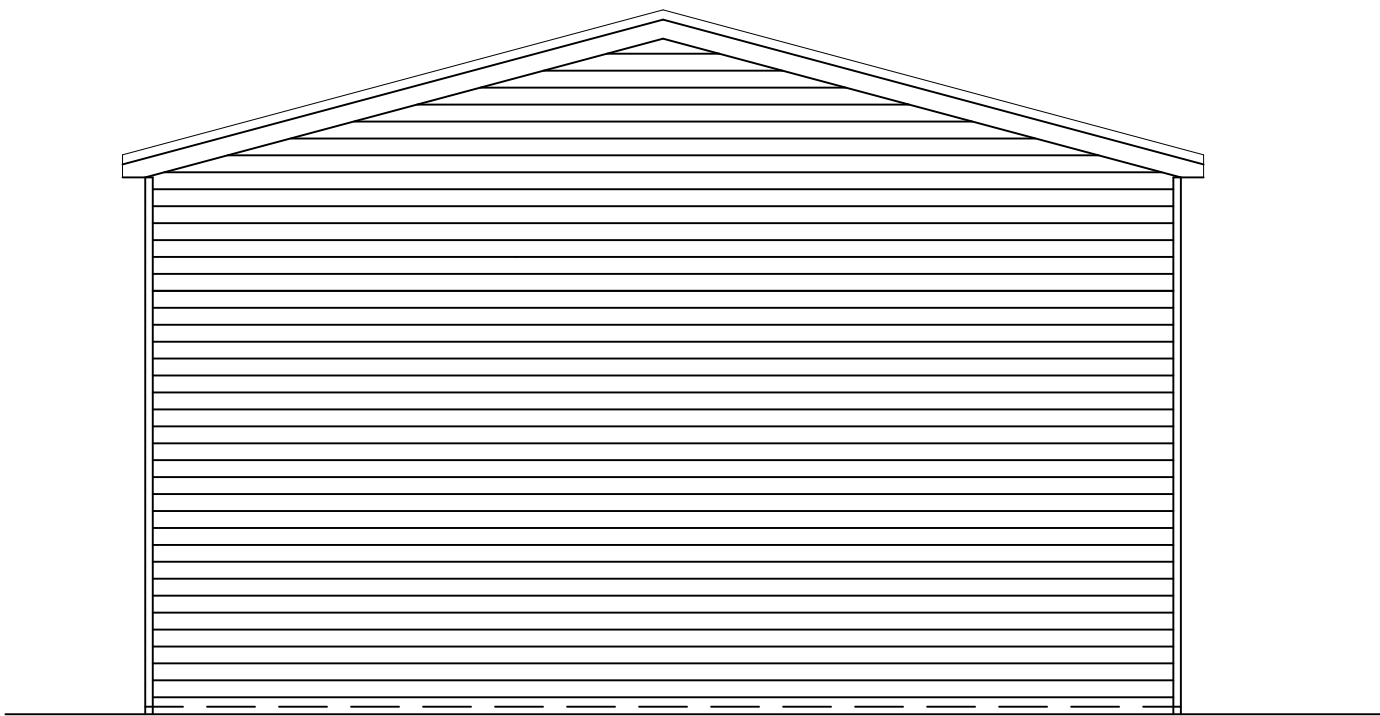
North Elevation Garage as Proposed



South Elevation Garage as Proposed



West Elevation Garage as Proposed



East Elevation Garage as Proposed

B | D

BELMONT DESIGNS  
ARCHITECTURAL PRACTICE

james@belmont-designs.co.uk  
www.belmont-designs.co.uk  
37 Ashenground Road  
Haywards Heath  
RH16 4PS  
Tel: 01444 455161 Mobile 07885 387900

NOTES

DO NOT SCALE OFF THIS DRAWING.

CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED.  
ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE.

|     |      |    |           |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |
| Rev | Date | By | Amendment |

Client  
**Mr & Mrs C Howes**

Site Address  
**3 Cottage Homes  
Truslers Hill Lane  
Albourne  
BN6 9 JL**

Project  
**Proposed two storey extension  
to the side of the property and  
replacement garage**

Drawing Title  
**Proposed Garage Floor Plan  
and Elevations**

|           |         |            |     |
|-----------|---------|------------|-----|
| Date      | Scale   | Drawn By   | JM  |
| June 2025 | 1:50@A1 | Checked By | JTM |
| Job No    | Dwg No  | Rev        |     |
| B.017.25  | 05      | *          |     |

## **Appendix B - Flood Risk Information**

# Flood map for planning

Your reference  
**Unspecified**

Location (easting/northing)  
**524845/117331**

Created  
**8 December 2025 16:09**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

## 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)

**524845/117331**

Scale

**1:2,500**

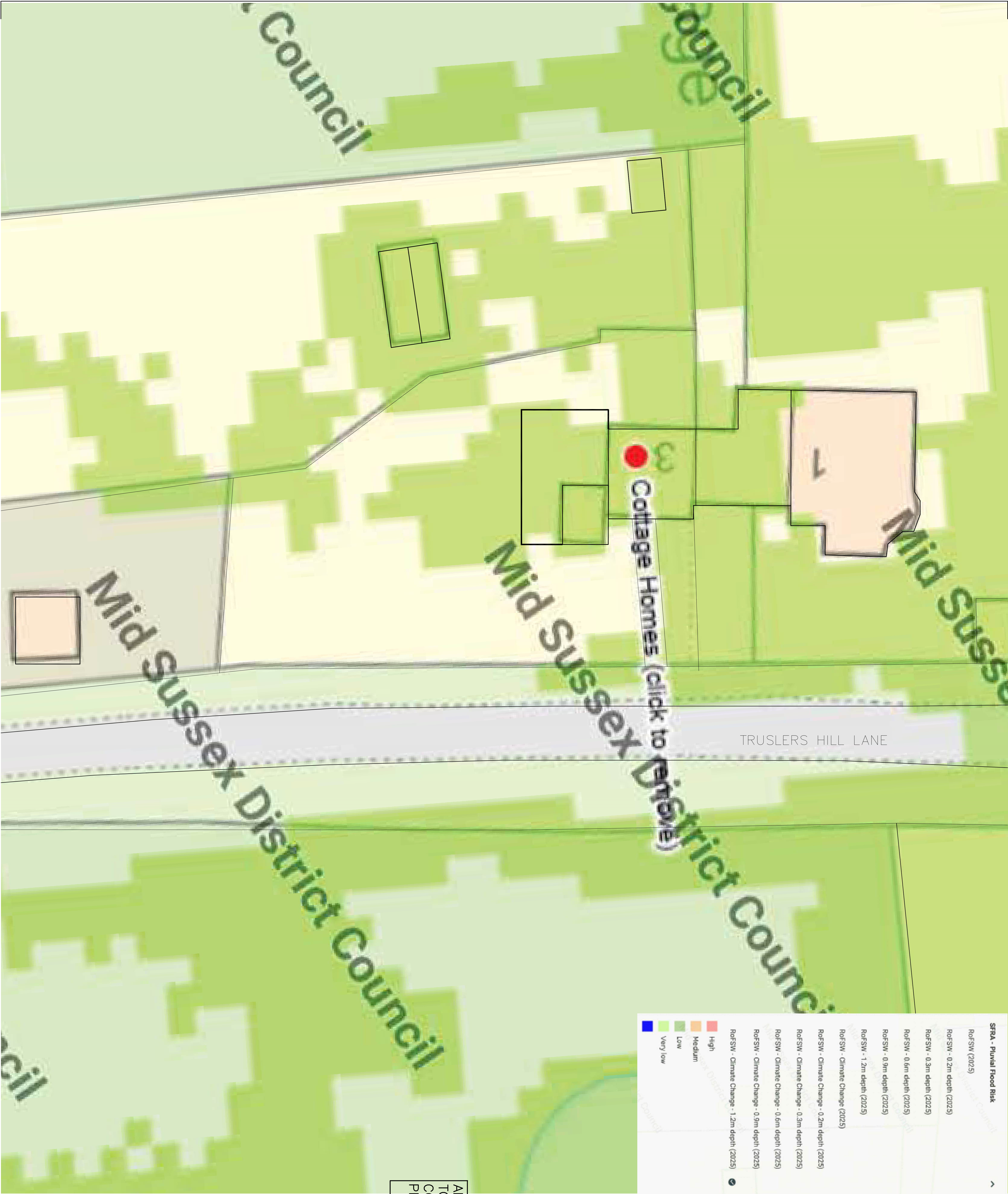
Created

**8 Dec 2025 16:09**

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



0 20 40 60m



In addition to these notes, references shall be made to the specification of work and the relevant Architect and Specialist's drawings and specifications. The Contractor is responsible for verifying all site dimensions before commencing work.

All dimensions are in millimetres unless noted otherwise.

This drawing has been produced electronically and may have been photo reduced or enlarged when printed or copied. Dimensions on this drawing shall not be scaled. Work only to figured dimensions. Any dimensional discrepancies between drawings are to be reported to the engineer immediately.

Levels are in metres unless noted otherwise to Ordnance Survey datum.

The Contractor is responsible for the stability of the building whilst the works are in progress.

1. THIS DRAWING IS BASED ON DRAWING NO.1178-01 TO 03 BY KTA ARCHITECTS LIMITED.

1. THIS DRAWING IS BASED ON DRAWING NO.1178-01 TO 03 BY KTA ARCHITECTS LIMITED.

ALL DIMENSIONS AND LEVELS  
TO BE CHECKED AND  
CONFIRMED BY THE ARCHITECT  
PRIOR TO CONSTRUCTION.

**DIXON HURST**

**CONSULTING CIVIL & STRUCTURAL ENGINEERS**

HEBERSHAM HOUSE, 18-22 BOUNDARY ROAD, HOVE, BN3 4EF  
T: (01273) 421444 F: (01273) 420008 E: [hove@dihk.co.uk](mailto:hove@dihk.co.uk)  
[www.dihk.co.uk](http://www.dihk.co.uk)

Registered in England No. 3439720 - Registered Office 4 Frederick Terrace, Brighton BN1 1XJ

**CONTRACT**

**3 COTTAGE HOMES  
TRUSLERS HILL LANE, ALBOURNE**

**DRAWING  
MID SUSSEX DISTRICT COUNCIL  
PEVUAL FLOOD RISK MAP  
OVERLAID ON SITE LAYOUT**

|                           |            |       |    |          |
|---------------------------|------------|-------|----|----------|
| DRAWING No.               | 62217 / 10 | REV   | 0  | CHECKED  |
| SCALE                     | @ A1       | DATE  | 25 |          |
| 1:100                     |            | DRAWN | JS | APPROVED |
| Autocad Ref: 64157-10.dwg |            |       |    |          |

This drawing is produced using Autocad: Only written dimensions are to be respected

**From:** Get flood risk information for planning  
<get.flood.risk.information.for.planning@notifications.service.gov.uk>  
**Sent:** 17 October 2025 16:08  
**To:** Jethro Sifflet  
**Subject:** Ordered flood risk data not available. Your reference number N8YUK1JREV86



**GOV.UK**

Dear Jethro Sifflet,

Thank you for ordering flood risk data.

Location data requested for: 524848.66,117328.91 easting and northing coordinates.

We do not have any flood risk data for this location.

However, flooding may have happened here in the past, as our records are not comprehensive.

## **Why do we not have data for this location?**

We do not hold any detailed flood modelling data for your site, as it is not within 150 metres of an area at risk of flooding from rivers or the sea.

We do not hold records of historical flood events from rivers or the sea affecting the area local to this site.

## **Help with flood risk assessments**

If you have requested this information to help inform a development proposal, you can find out more about the use of Environment Agency information for flood risk assessments on GOV.UK:

- flood risk assessments for planning applications:  
<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>
- pre-planning application enquiry form:  
<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

## **Surface water and other sources of flooding**

View surface water flood maps online at:

<https://www.gov.uk/check-long-term-flood-risk>

When using the surface water map on the check your long term flood risk service the following considerations apply:

- surface water extents are suitable for use in planning
- surface water climate change scenarios may help to inform risk assessments, but the available data fall short of what is required to assess planned development
- surface water depth information should not be used for planning purposes

To find out about other factors that might affect the flood risk of this location, you should also check:

Reservoir flood risk: <https://www.gov.uk/check-long-term-flood-risk>

Groundwater flood risk:

- the British Geological Survey groundwater flooding data:  
<https://www.bgs.ac.uk/datasets/groundwater-flooding/>
- groundwater: current status and flood risk:  
<https://www.gov.uk/government/collections/groundwater-current-status-and-flood-risk>
- the guide on mining and groundwater constraints for development: <https://www.gov.uk/guidance/mining-and-groundwater-constraints-for-development>

- further information may be available from the lead local flood authority (LLFA)

Your local planning authority's strategic flood risk assessment (SFRA), which includes future flood risk.

View information on climate change allowances:

<https://www.gov.uk/government/publications/peak-river-flow-climate-change-allowances-by-management-catchment>

This information is provided subject to the Open Government Licence:

<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

We respond to requests for recorded information that we hold under the Freedom of Information Act 2000 (FOIA) and the associated Environmental Information Regulations 2004 (EIR). If you need information for insurance purposes, you should send an insurance related request by email to [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

## Data available online

Many of our flood datasets are available online.

You can view and download flood risk maps on flooding from surface water, reservoirs, and rivers and the sea (accounting for existing defences) from our website at:

<https://www.gov.uk/check-long-term-flood-risk>

### Flood map for planning:

- flood zone 2: <https://data.gov.uk/dataset/cf494c44-05cd-4060-a029-35937970c9c6/flood-map-for-planning-rivers-and-sea-flood-zone-2>
- flood zone 3: <https://data.gov.uk/dataset/bed63fc1-dd26-4685-b143-2941088923b3/flood-map-for-planning-rivers-and-sea-flood-zone-3>

- water storage areas:  
<https://data.gov.uk/dataset/cae4e24c-0342-48aa-8a93-d727ce582b3c/flood-map-for-planning-rivers-and-sea-flood-storage-areas>
- flood defences: <https://data.gov.uk/dataset/76828b72-3c9c-4700-83c7-d7c36047d322/flood-map-for-planning-rivers-and-sea-spatial-flood-defences-without-standardised-attributes>
- areas benefiting from defences:  
<https://data.gov.uk/dataset/eea328e7-2eea-4cbf-bd6b-c66121981ba1/flood-map-for-planning-rivers-and-sea-areas-benefiting-from-defences>

### **Other online data:**

- historic flood map:  
<https://data.gov.uk/dataset/76292bec-7d8b-43e8-9c98-02734fd89c81/historic-flood-map>
- assets and defences:  
<https://environment.data.gov.uk/asset-management/index.html>
- current flood warnings: <https://check-for-flooding.service.gov.uk/>
- open data: <https://data.gov.uk/>

## **Contact us**

Do not reply to this email. This inbox is not checked regularly.

If you have any questions about your request, contact the Solent and South Downs area team at [ssdenquiries@environment-agency.gov.uk](mailto:ssdenquiries@environment-agency.gov.uk). Make sure you include your reference number.

Regards,

Flood map for planning service

Environment Agency

<https://flood-map-for-planning-service.gov.uk/>



**From:** Get flood risk information for planning  
<get.flood.risk.information.for.planning@notifications.service.gov.uk>  
**Sent:** 08 December 2025 16:13  
**To:** Jethro Sifflet  
**Subject:** Ordered flood risk data not available. Your reference number 4GUTPCHGJREP



**GOV.UK**

Dear Jethro Sifflet,

Thank you for ordering flood risk data.

Location data requested for: 524845.71,117324.47 easting and northing coordinates.

We do not have any flood risk data for this location.

However, flooding may have happened here in the past, as our records are not comprehensive.

## **Why do we not have data for this location?**

We do not hold any detailed flood modelling data for your site, as it is not within 150 metres of an area at risk of flooding from rivers or the sea.

We do not hold records of historical flood events from rivers or the sea affecting the area local to this site.

## **Help with flood risk assessments**

If you have requested this information to help inform a development proposal, you can find out more about the use of Environment Agency information for flood risk assessments on GOV.UK:

- flood risk assessments for planning applications:  
<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>
- pre-planning application enquiry form:  
<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

## **Surface water and other sources of flooding**

View surface water flood maps online at:

<https://www.gov.uk/check-long-term-flood-risk>

When using the surface water map on the check your long term flood risk service the following considerations apply:

- surface water extents are suitable for use in planning
- surface water climate change scenarios may help to inform risk assessments, but the available data fall short of what is required to assess planned development
- surface water depth information should not be used for planning purposes

To find out about other factors that might affect the flood risk of this location, you should also check:

Reservoir flood risk: <https://www.gov.uk/check-long-term-flood-risk>

Groundwater flood risk:

- the British Geological Survey groundwater flooding data:  
<https://www.bgs.ac.uk/datasets/groundwater-flooding/>
- groundwater: current status and flood risk:  
<https://www.gov.uk/government/collections/groundwater-current-status-and-flood-risk>
- the guide on mining and groundwater constraints for development: <https://www.gov.uk/guidance/mining-and-groundwater-constraints-for-development>

- further information may be available from the lead local flood authority (LLFA)

Your local planning authority's strategic flood risk assessment (SFRA), which includes future flood risk.

View information on climate change allowances:

<https://www.gov.uk/government/publications/peak-river-flow-climate-change-allowances-by-management-catchment>

This information is provided subject to the Open Government Licence:

<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

We respond to requests for recorded information that we hold under the Freedom of Information Act 2000 (FOIA) and the associated Environmental Information Regulations 2004 (EIR). If you need information for insurance purposes, you should send an insurance related request by email to [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

## Data available online

Many of our flood datasets are available online.

You can view and download flood risk maps on flooding from surface water, reservoirs, and rivers and the sea (accounting for existing defences) from our website at:

<https://www.gov.uk/check-long-term-flood-risk>

### Flood map for planning:

- flood zone 2: <https://data.gov.uk/dataset/cf494c44-05cd-4060-a029-35937970c9c6/flood-map-for-planning-rivers-and-sea-flood-zone-2>
- flood zone 3: <https://data.gov.uk/dataset/bed63fc1-dd26-4685-b143-2941088923b3/flood-map-for-planning-rivers-and-sea-flood-zone-3>

- water storage areas:  
<https://data.gov.uk/dataset/cae4e24c-0342-48aa-8a93-d727ce582b3c/flood-map-for-planning-rivers-and-sea-flood-storage-areas>
- flood defences: <https://data.gov.uk/dataset/76828b72-3c9c-4700-83c7-d7c36047d322/flood-map-for-planning-rivers-and-sea-spatial-flood-defences-without-standardised-attributes>
- areas benefiting from defences:  
<https://data.gov.uk/dataset/eea328e7-2eea-4cbf-bd6b-c66121981ba1/flood-map-for-planning-rivers-and-sea-areas-benefiting-from-defences>

### Other online data:

- historic flood map:  
<https://data.gov.uk/dataset/76292bec-7d8b-43e8-9c98-02734fd89c81/historic-flood-map>
- assets and defences:  
<https://environment.data.gov.uk/asset-management/index.html>
- current flood warnings: <https://check-for-flooding.service.gov.uk/>
- open data: <https://data.gov.uk/>

## Contact us

Do not reply to this email. This inbox is not checked regularly.

If you have any questions about your request, contact the Solent and South Downs area team at [ssdenquiries@environment-agency.gov.uk](mailto:ssdenquiries@environment-agency.gov.uk). Make sure you include your reference number.

Regards,

Flood map for planning service

Environment Agency

<https://flood-map-for-planning-service.gov.uk/>



## Jethro Sifflet

---

**From:** Get flood risk information for planning  
<get.flood.risk.information.for.planning@notifications.service.gov.uk>  
**Sent:** 08 December 2025 16:12  
**To:** Jethro Sifflet  
**Subject:** Confirmation of order for flood risk data. Your reference number 4GUTPCHGJREP



**GOV.UK**

Dear Jethro Sifflet,

Thank you for ordering flood risk data.

Location data requested for: 524846,117324 easting and northing coordinates.

Your reference number is: 4GUTPCHGJREP.

Your location is in flood zone 1, so it is unlikely we will have any data for it.

We will email you if no data is available.

Otherwise, you should receive your data within 20 working days.

You should not submit another request for data for the same location after you have placed an order. We will not action a request for the same location if the email address is the same. If you request the same data twice, it will not speed up your order. If you have any questions about your order, please use the contact details below.

## Contact us

Do not reply to this email. This inbox is not checked regularly.

If you have any questions about your order, or no longer need the data, contact the Solent and South Downs Environment

Agency team at [ssdenquiries@environment-agency.gov.uk](mailto:ssdenquiries@environment-agency.gov.uk).  
Make sure you include your reference number.

Regards,

Flood map for planning service

Environment Agency

<https://flood-map-for-planning.service.gov.uk/>



Check your long term flood risk

Beta

This is a new service. Help us improve it and [give your feedback](#).

[Back to select an address](#)

# Flood risk summary

**Your selected location:** 3 Cottage Homes, Truslers Hill Lane, Albourne, Hassocks, BN6 9JL

This information tells you the flood risk of the land around a building, not the building itself.

The highest risk of flooding at this location is from **surface water**.

▶

[How we assess an area's flood risk](#)

▶

[Flood risk and climate change](#)

## Surface water

[More about your surface water flood risk](#)

### Yearly chance of flooding

Very low

Low

Medium

High

### Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

### What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

▶

[Why surface water flooding is a problem](#)

1

## Rivers and the sea

[More about your rivers and sea flood risk](#)

### Yearly chance of flooding

Very low

Low

Medium

High

### Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

### What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

## Groundwater

[More about your groundwater flood risk](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

► [What this means](#)

### What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.

3 COTTAGE HOMES -TRUSLERS HILL LANE – EA PLANNING FLOOD RISK MAPS

# Reservoirs

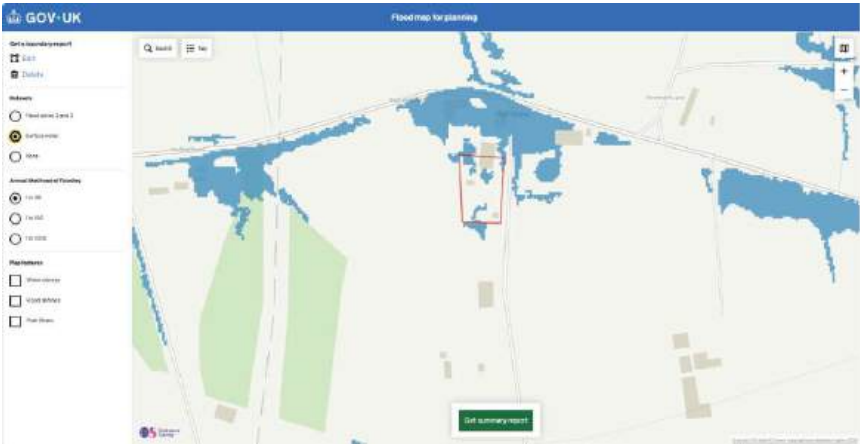
[More about your reservoir flood risk](#)

Flooding from reservoirs is unlikely in this area.

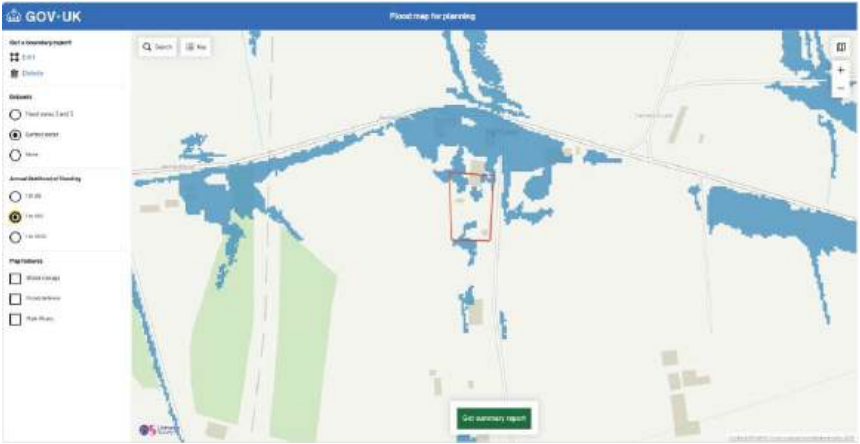
## What a reservoir is

A reservoir is a large natural or artificial lake that is designed to collect and store water.

They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.

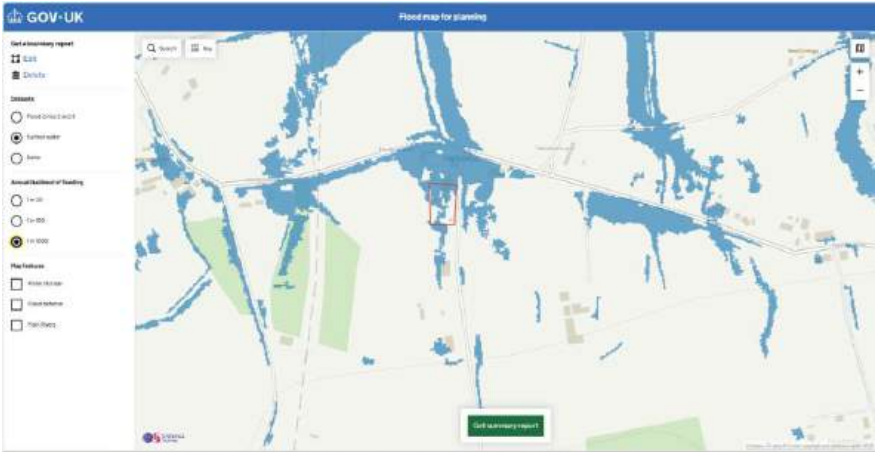


Surface Water flood Risk : 1 in 30 Year



Surface Water flood Risk : 1 in 100 Year

3 COTTAGE HOMES -TRUSLERS HILL LANE – EA PLANNING FLOOD RISK MAPS



Surface Water flood Risk : 1 in 1000 Year

### Surface Water

According to the risk of flooding from surface water data, a small area of the site (2.4%) is at high risk of surface water flooding.

Two main flow paths cross the site, running predominately north to south feeding into the watercourses north of the site. On site, the flow paths appear to follow existing drains and field boundaries on site with some pooling at points of contact with Reeds Lane and where a flow path crossed the equestrian centre in the southern part of the site.

The depth of the watercourses remains largely constant (up to 1.2m) across the 3.3%, 1% and 0.1% AEP current day flood events. Between the 1% and 0.1% AEP current day flood events the areas subject to surface area flooding see depths increase evenly from up to 0.15m to 0.3m. Increased depths of up to 0.6m are present at points where flow paths merge or are pooling against Reeds Lane. For the 1%AEP current day flood event, the hazard rating is predominately 'low' (caution) across the site increasing to 'significant' (danger for most) in the northern stretches of the watercourse and flow paths during the 0.1% AEP.

### Fluvial

The entire site is located in Flood Zone 1, so has a less than 0.1% annual probability of river flooding.

### Groundwater

The majority of the site is located within an area classified as have <25% susceptibility to groundwater flooding.

Superficial geology

- Patch Of Head - Clay, Silt, Sand And Gravel

Bedrock geology

- Weald Clay Formation - Mudstone, Weald Clay Formation - Sandstone

### Reservoir

The site is not at risk of flooding from high-risk reservoirs.

### Flood risk management infrastructure

The site is not protected by any formal flood defences.

No residual risks from breach or overtopping of flood defences or reservoir failures have been identified at this site.

### Emergency Planning

#### Flood warning

The site is not located within a flood alert or flood warning area.

#### Access and egress

Flood Hazard is 'Low' to 'Significant' on site for the 'Medium' Risk scenario based on the EA's Risk of Flooding from Surface Water. Parts of Reeds Lane and Henfield Road are shown to have a hazard rating of 'Moderate' to 'Significant' which could affect access from parts of each parcel of land. The hazard rating along the rest of these roads and London Road is 'Very Low' to 'Low'. Therefore, safe access/egress to the wider area is recommended to be considered in more detail as part of a detailed Flood Emergency Plan for the site taking into consideration the sections of Reeds Lane and Henfield Road where access will not be possible during a flood event.

### Climate Change

#### Portion of site at future fluvial flood risk

| Future Flood Zone 2 | Future Flood Zone 3 | Future Flood Zone 3b |
|---------------------|---------------------|----------------------|
| -                   | -                   | -                    |

#### Portion of site at future pluvial flood risk

| Management catchment | CC allowance | Present day 1% AEP extent | CC coverage |
|----------------------|--------------|---------------------------|-------------|
| Adur and Ouse        | 45%          | 4.8%                      | 14.2%       |

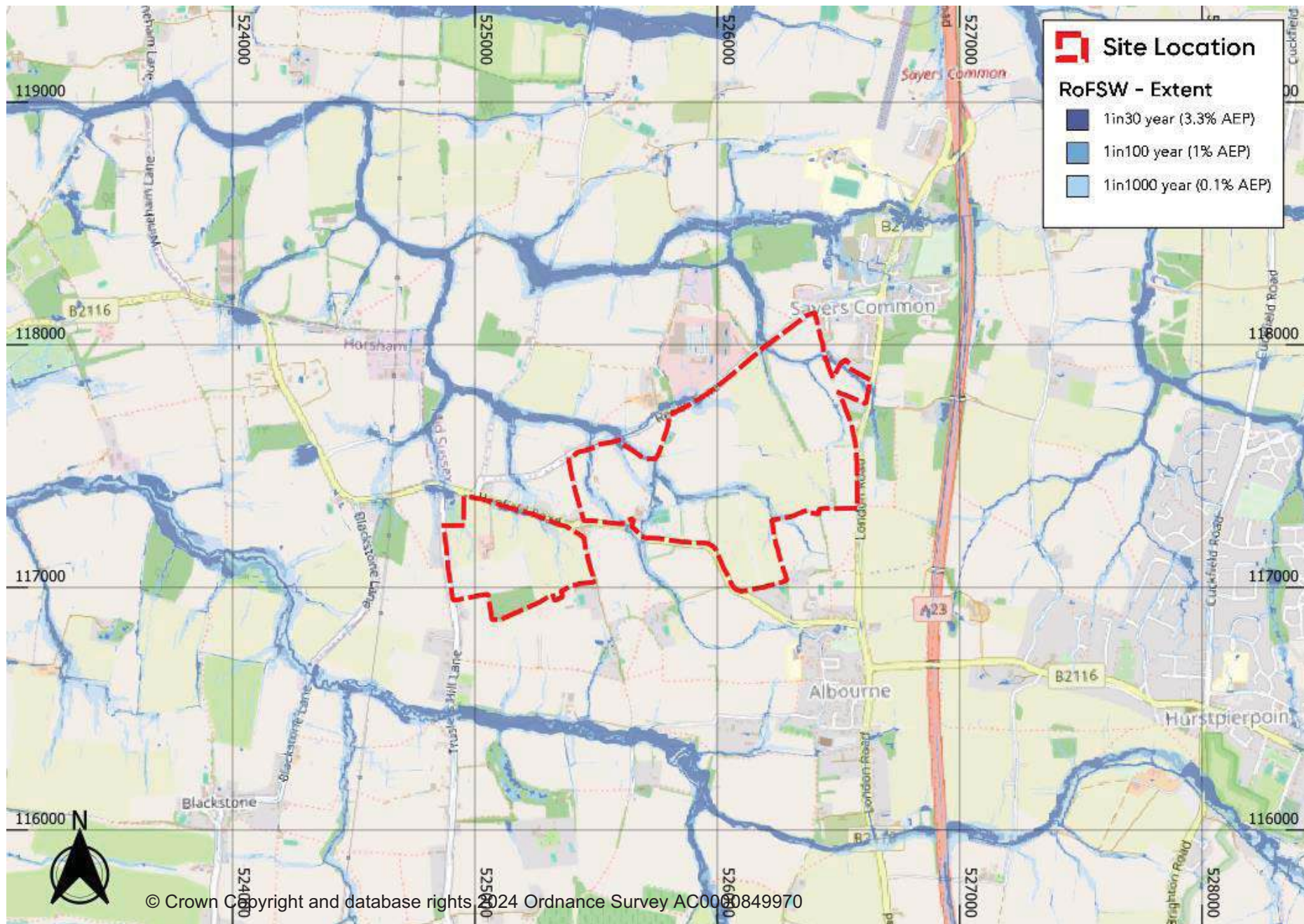
#### Planning implications

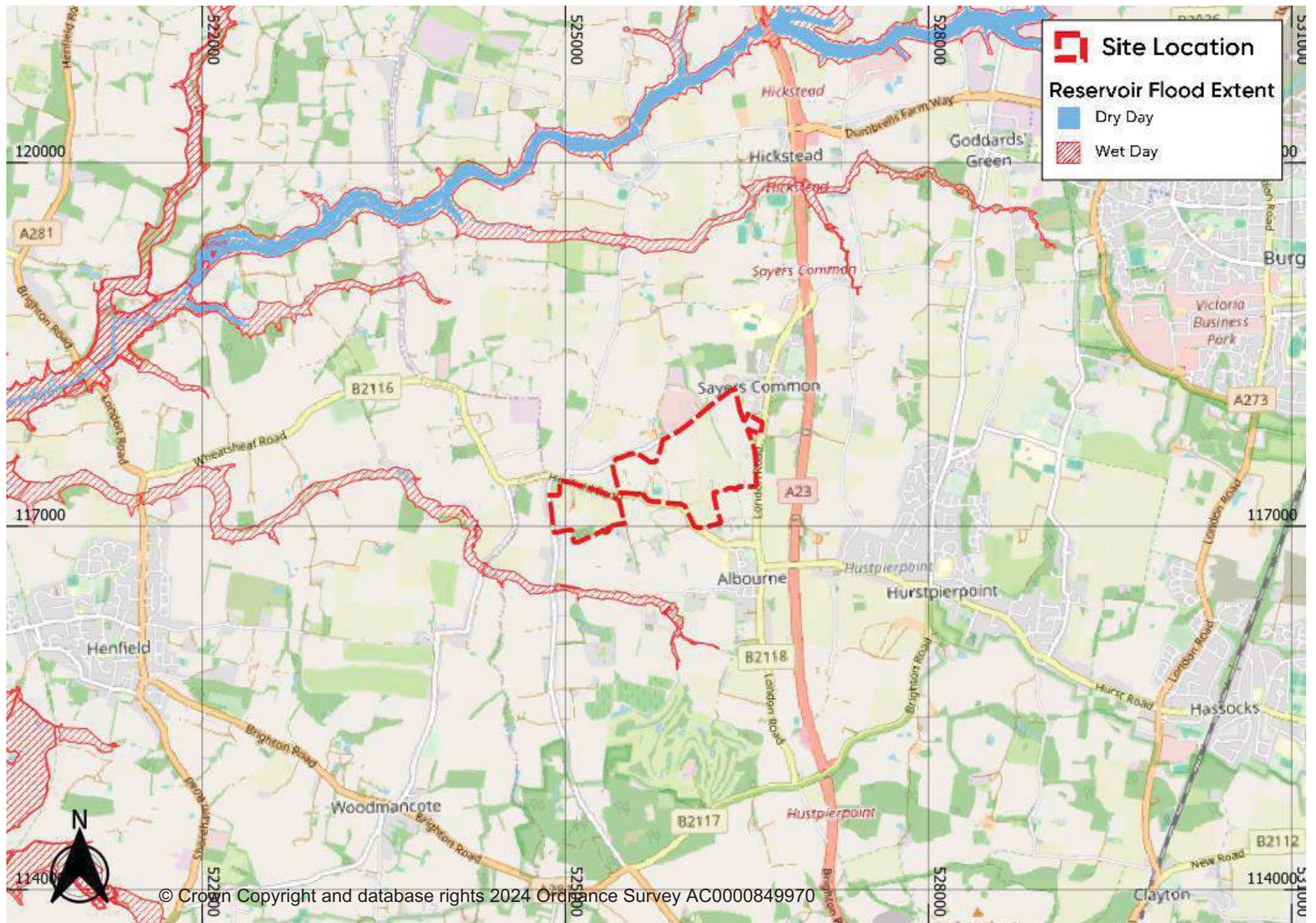
A Flood Risk Assessment and Foul Sewerage and Surface Water Assessment will be required to be submitted as the site covers an area greater than 1ha.

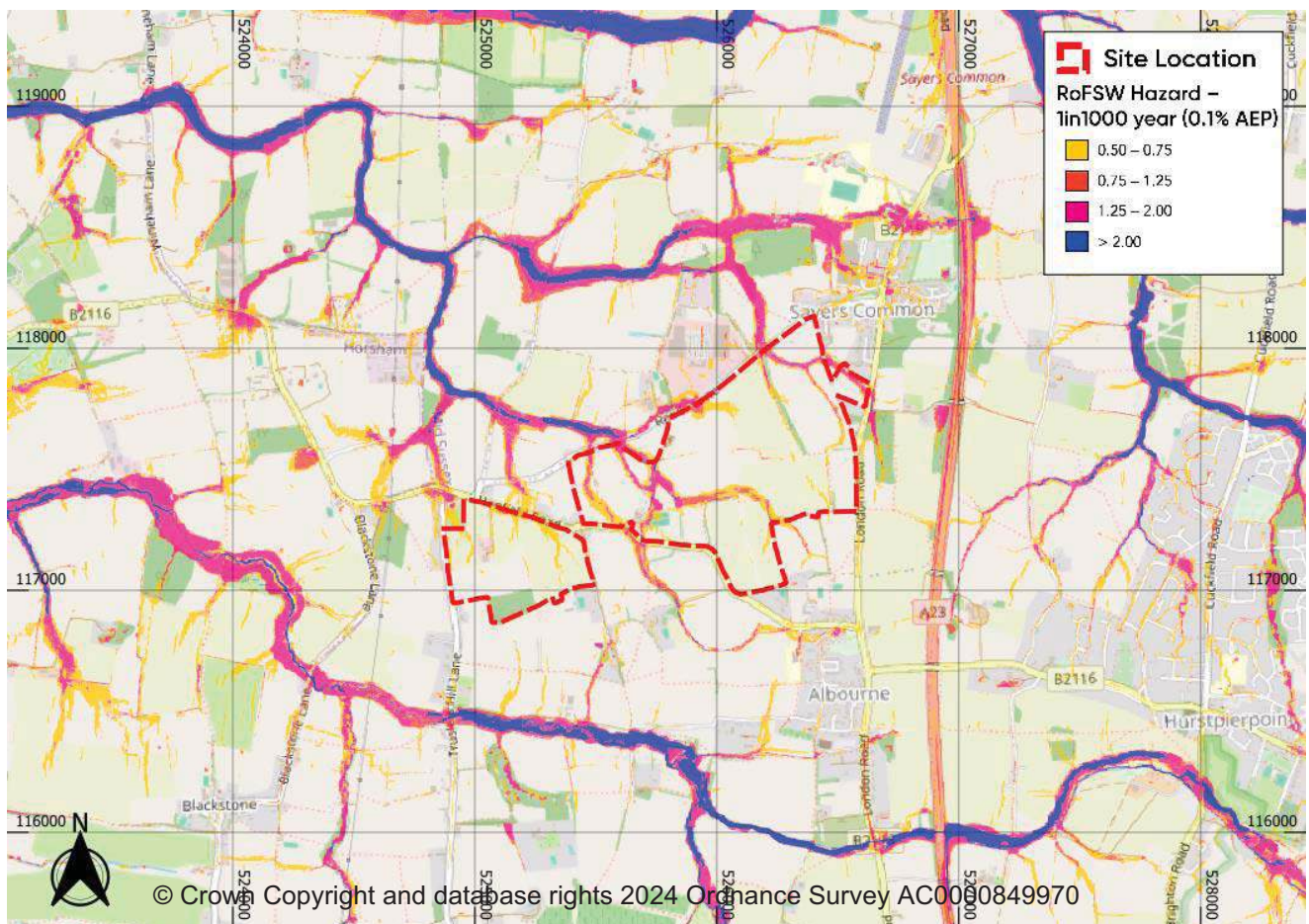
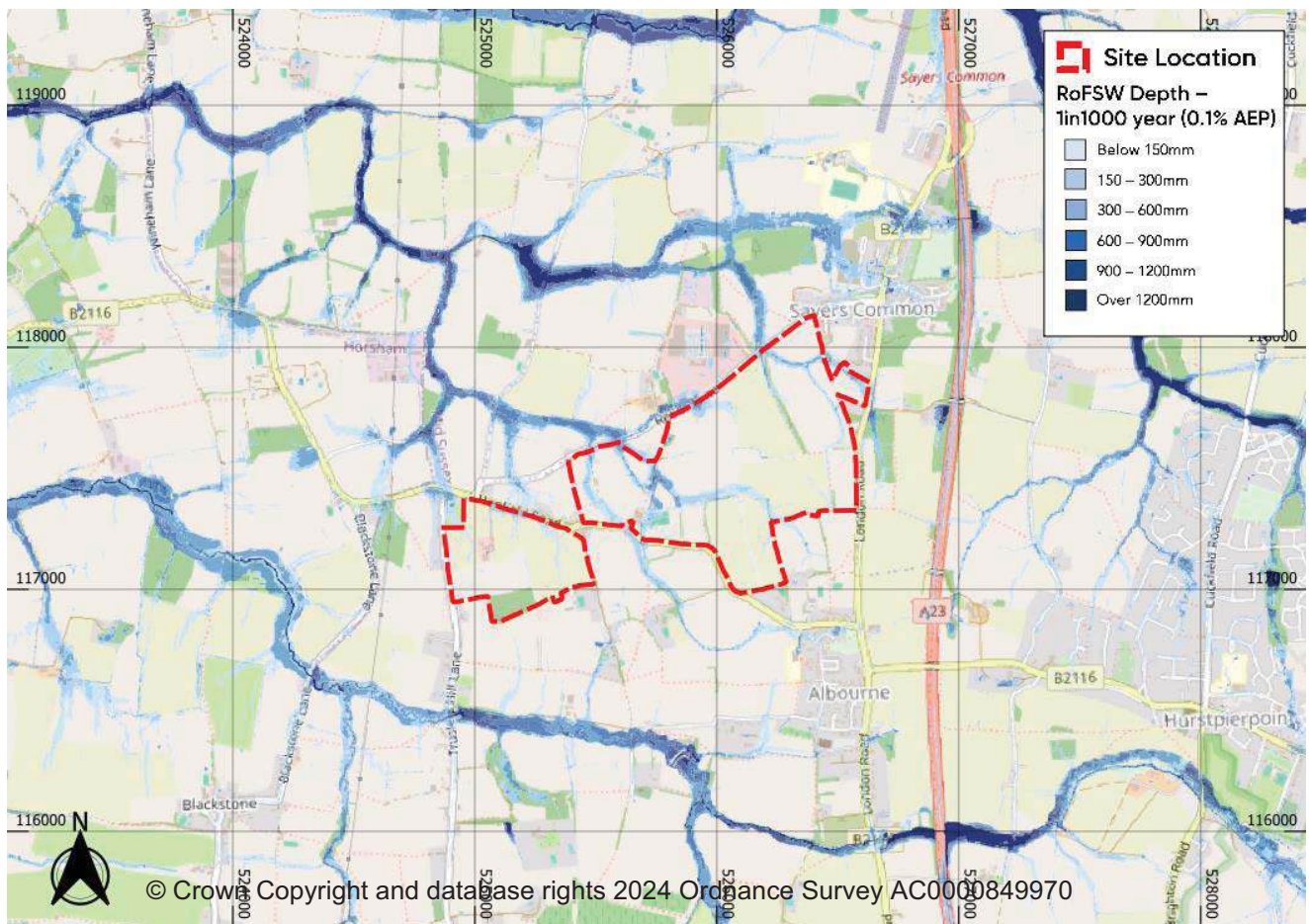
Exception Test is not required in accordance with Table 2 of the Planning Practice Guidance Flood Risk and Coastal Change

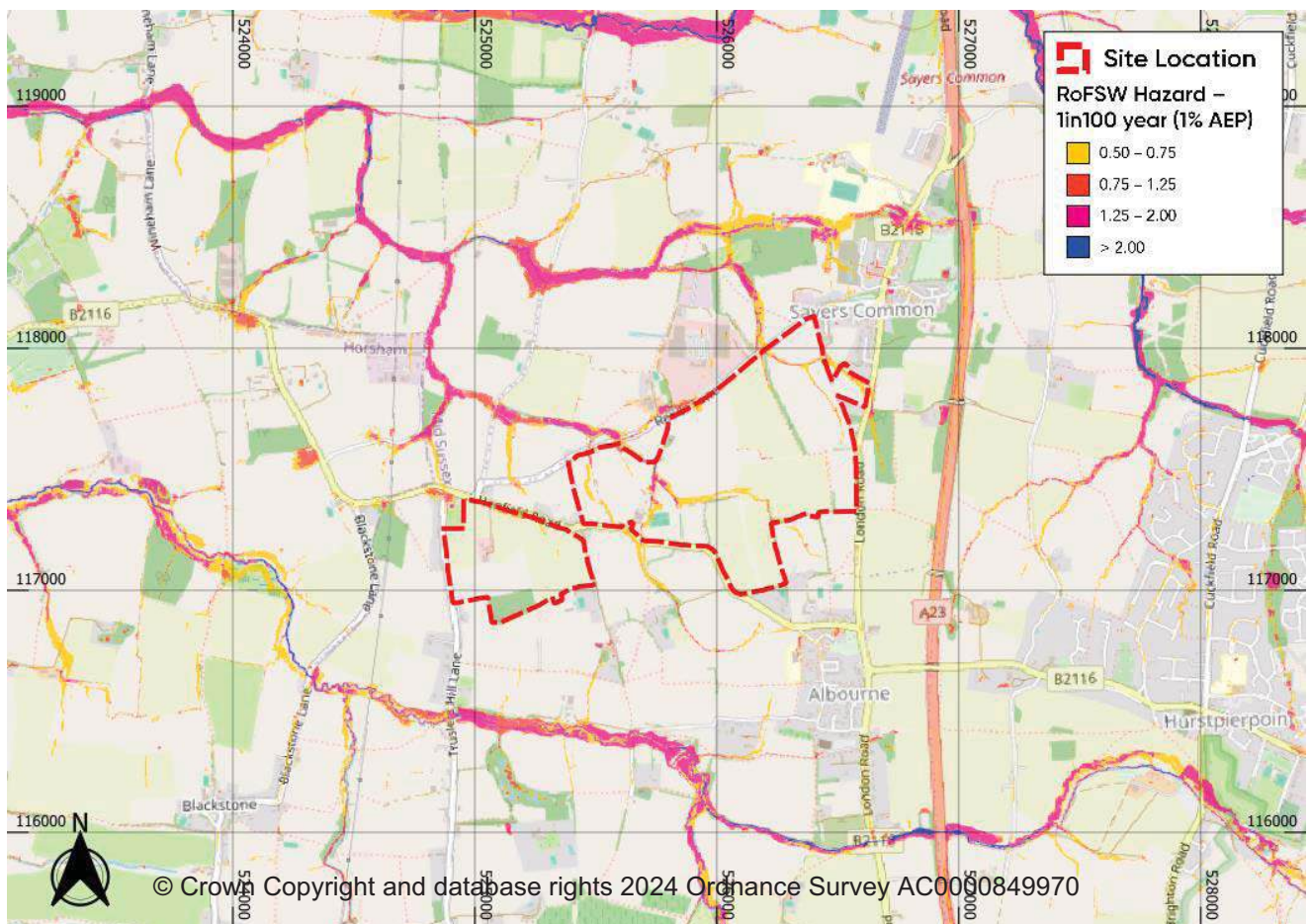
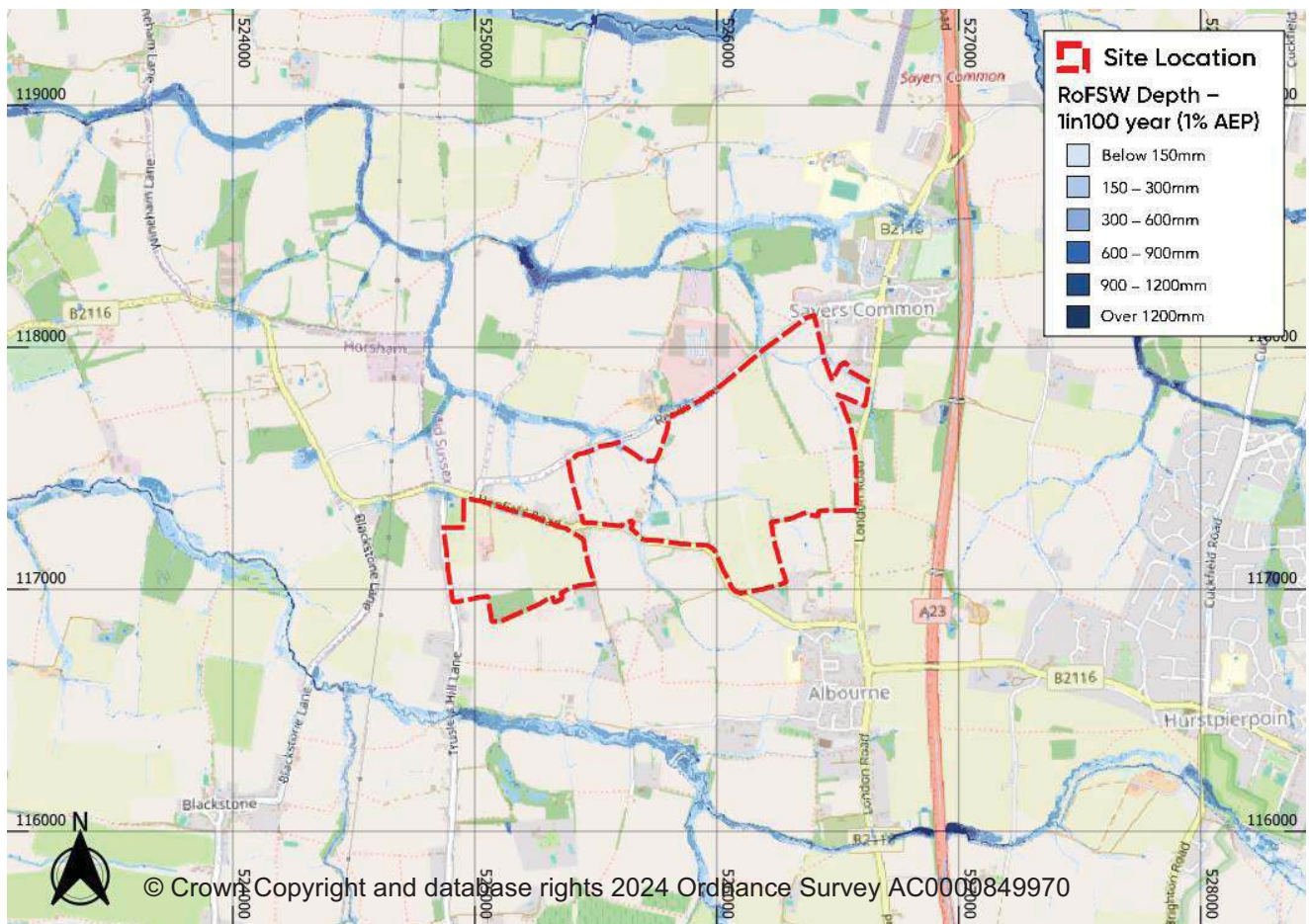
As the site is at risk of flooding from surface water, it will be necessary to assess the development under design flood conditions and provide appropriate mitigation in accordance with the guidance set out in the SFRA and the advice of the EA. Development should be avoided in flow paths. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSCC). The drainage strategy should address any isolated patches of surface water flooding on site. No development should be located in Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

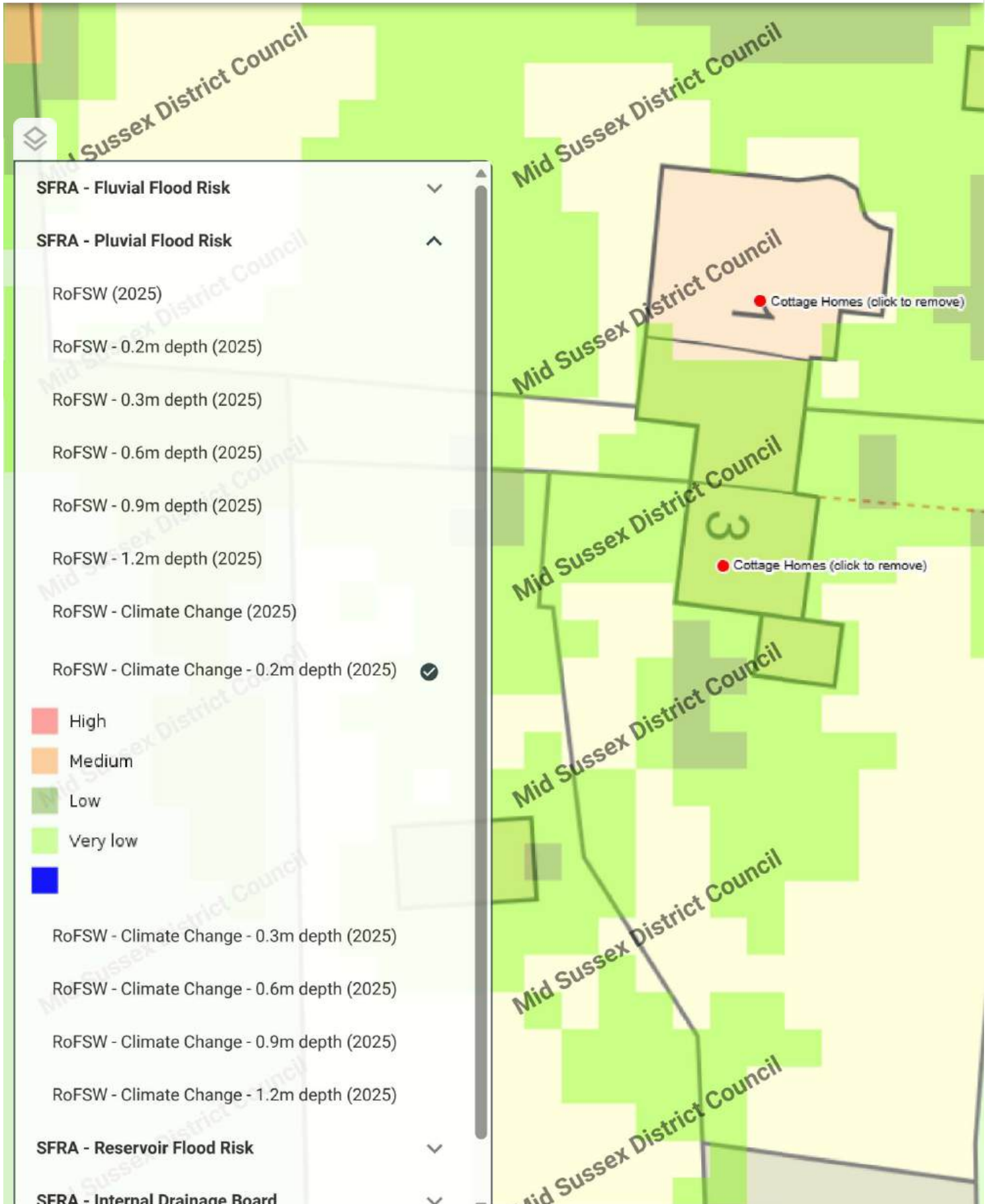


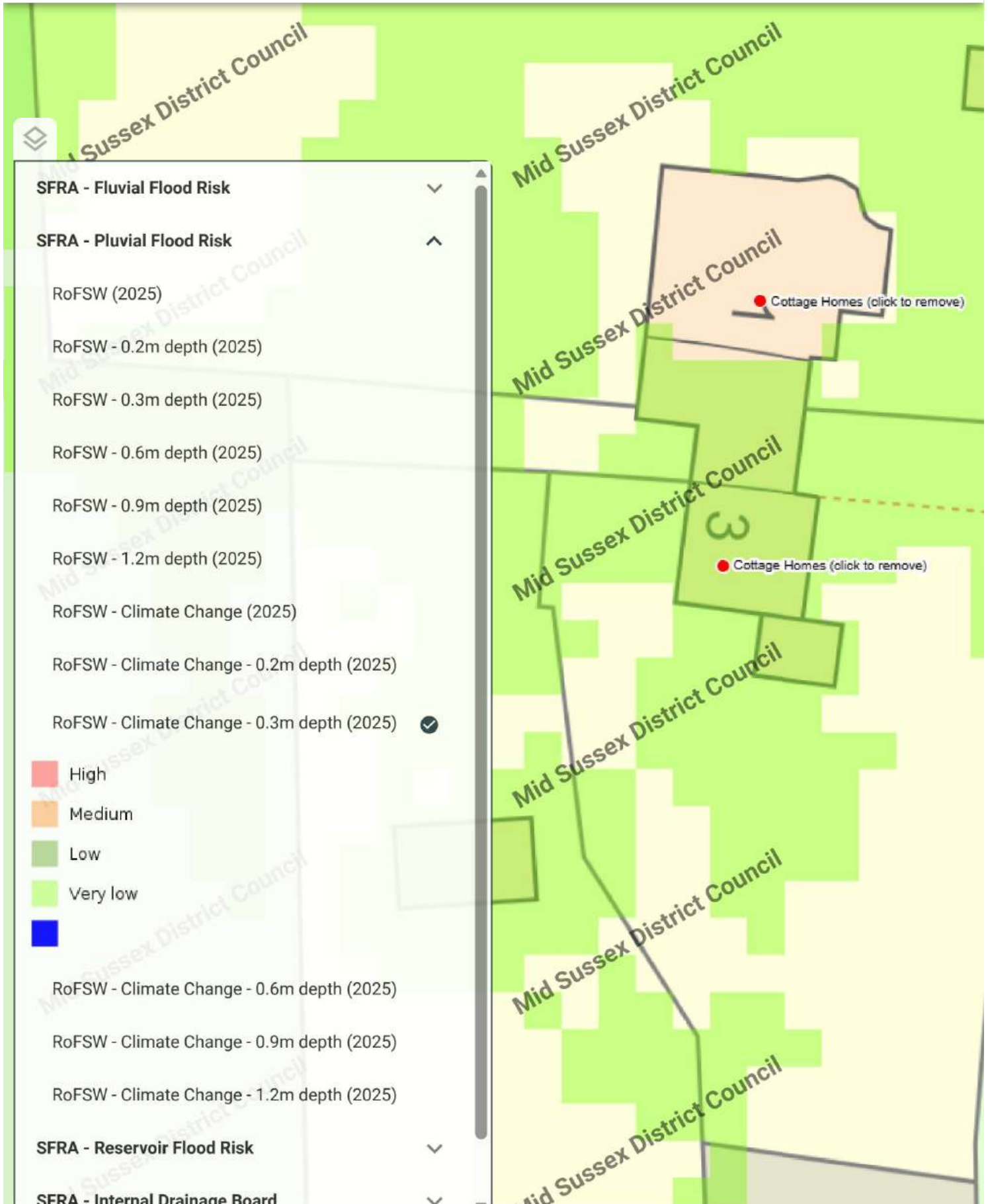


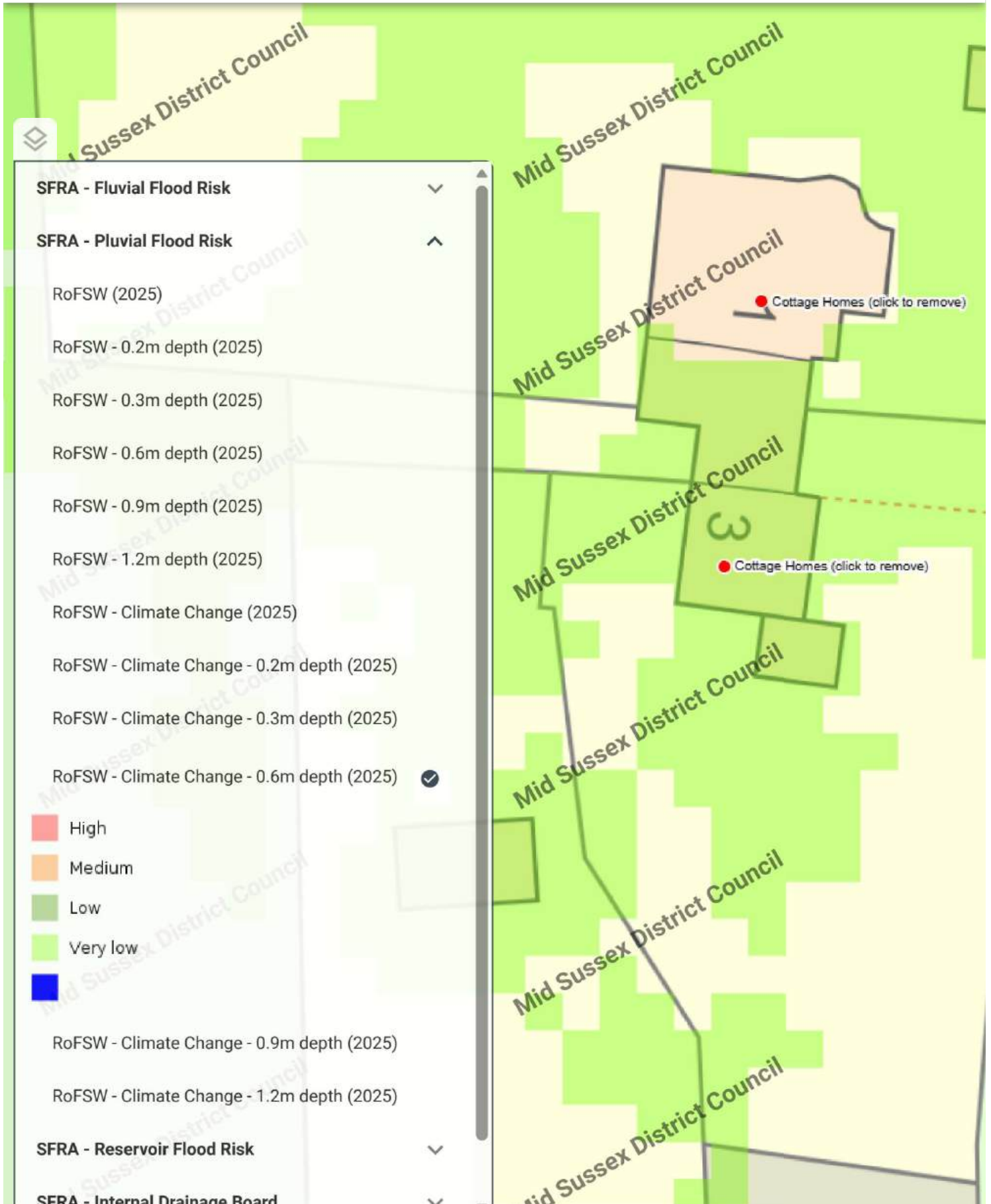


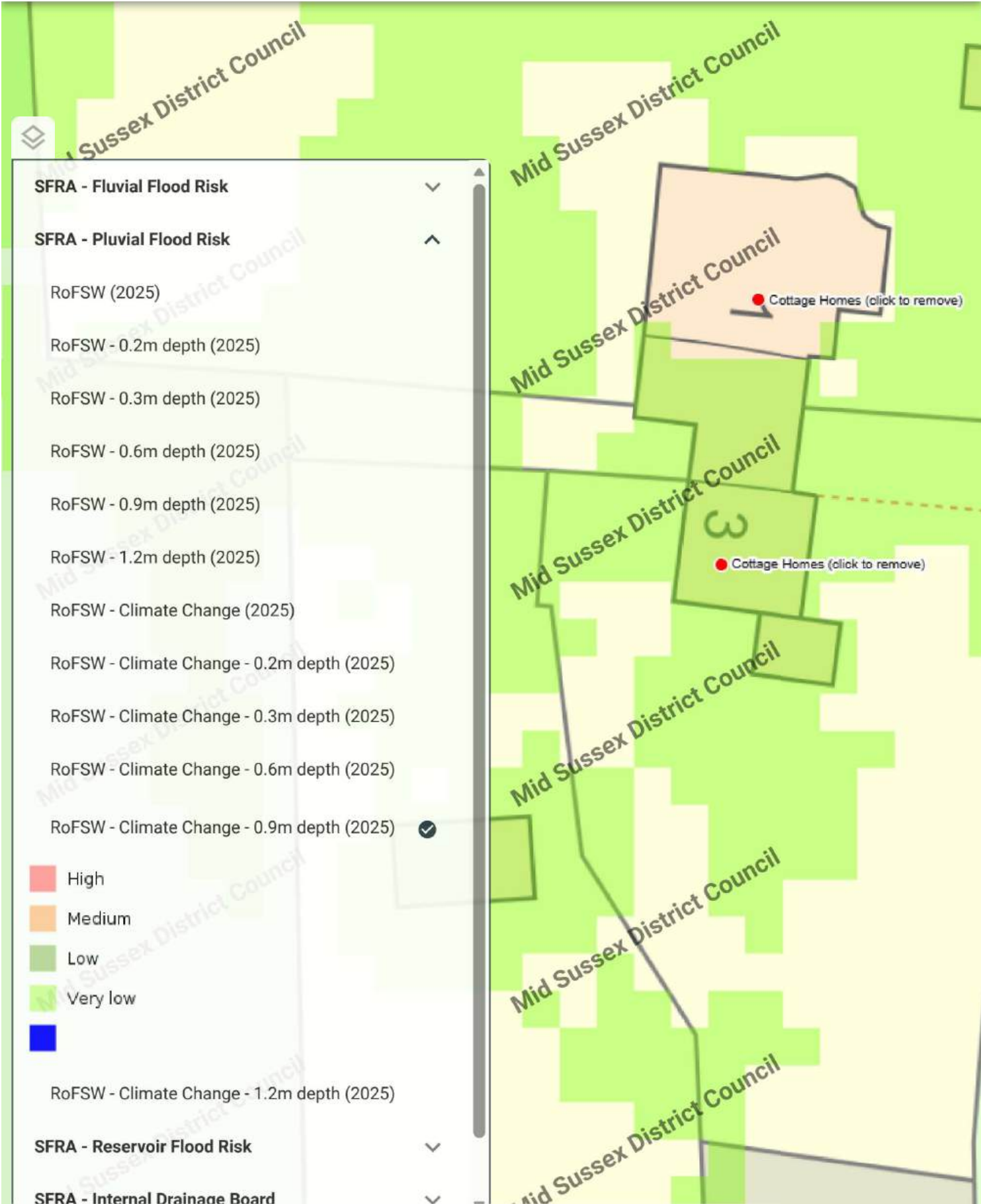


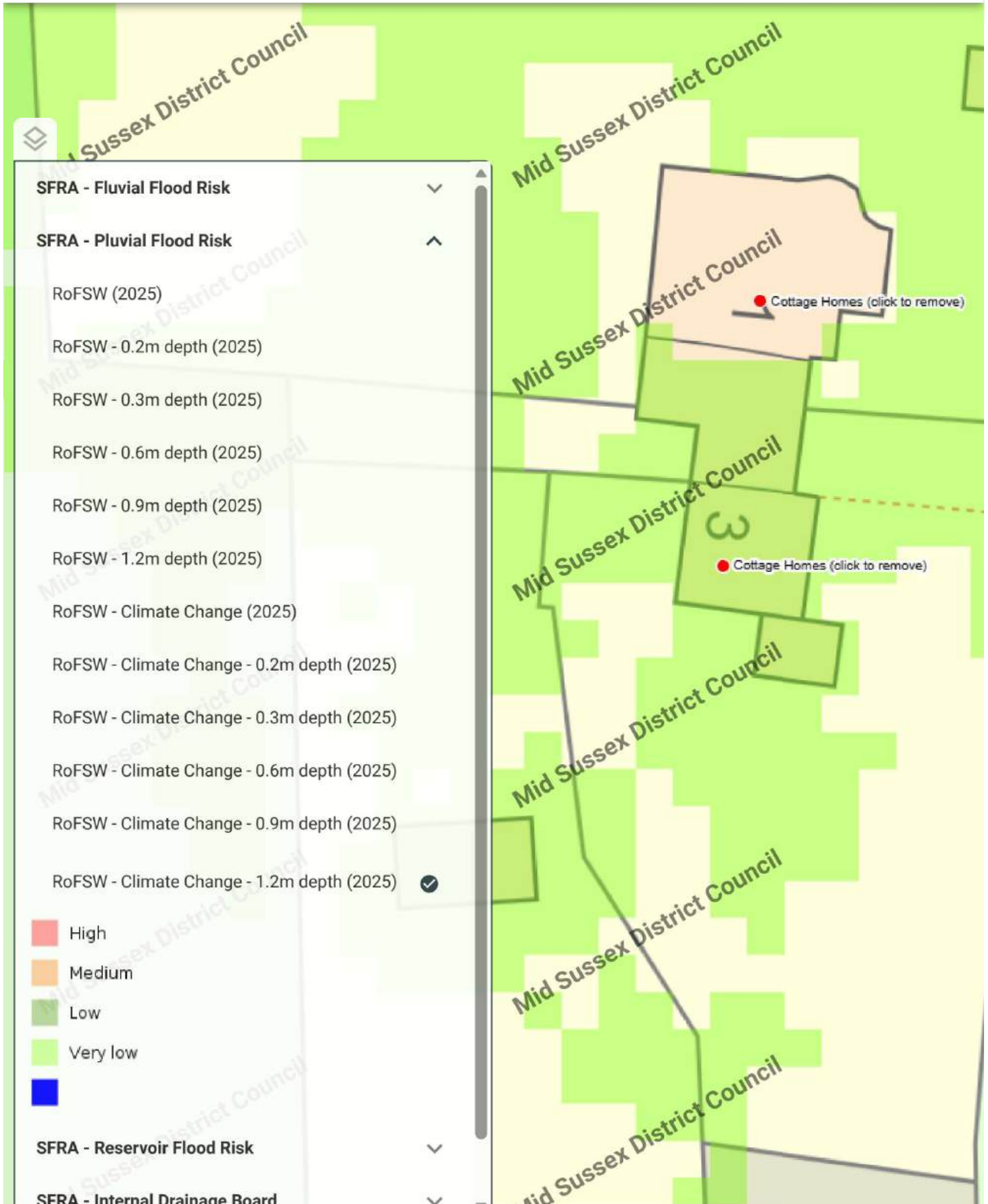












## **Appendix C – Site Photographs**

### 3 COTTAGE HOMES – TRUSLERS HILL LANE – SITE PHOTOGRAPHS



Photograph: Concrete Paving Rear Garden



Photograph: Concrete Paving Rear Garden



Photograph: Concrete Paving Rear Garden

### 3 COTTAGE HOMES – TRUSLERS HILL LANE – SITE PHOTOGRAPHS



Photograph: Concrete Paving Side Garden



Photograph: Concrete Paving Front Garden



Photograph: Concrete Paving and footpath Side Garden

### 3 COTTAGE HOMES – TRUSLERS HILL LANE – SITE PHOTOGRAPHS



Photograph: Concrete footpath from access road/carpark to house



Photograph: Tarmac parking and site access around Garage



Photograph: Tarmac site access and vehicle crossover

### 3 COTTAGE HOMES – TRUSLERS HILL LANE – SITE PHOTOGRAPHS



Photograph: Drainage Ditch at front of site along Trislers Hill Lane



Photograph: Drainage Ditch and Trash Screen Inlet

3 COTTAGE HOMES – TRUSLERS HILL LANE – SITE PHOTOGRAPHS



Photograph: Drainage Ditch , Culver Inlet and Trash Screen