



Project Title: 00628

Product: Level 2 Flood Risk Assessment

Date: 04 March 2026

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Report Revision Log

Report Reference	Date Issued	Issued To	Notes
00628	04/03/2026	Client	

1. INTRODUCTION

1.1. PURPOSE OF THE REPORT

FloodPlan have been commissioned on behalf of J. Ventham to produce a Flood Risk Assessment for Danworth Farm, Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9GL.

1.2. LOCATION OF SUBJECT SITE



Figure 1: Site Location

1.3. SITE PROPOSALS

The development proposes the construction of a new mixed-use barn for agricultural barn. The barn will be used for equipment storage, office and warehouse.

2. INTRODUCTION TO NPPF

2.1. INTRODUCTION TO NPPF

The National Planning Policy Framework (NPPF) document provides guidance to local planning authorities to ensure the effective implementation of the planning policy. The policy seeks to direct development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. For these purposes:

- “areas at risk of flooding” means land within Flood Zones 2 and 3; or land within Flood Zone 1 which has critical drainage problems, and which has been notified to the local planning authority by the Environment Agency.
- “flood risk” means risk from all sources of flooding – including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers, and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

Flood risk (from river and sea) are categorised into one of the below:

2.2. FLOOD RISK CLASSIFICATIONS

Flood Zone	Probability of flooding
Zone 1	Low probability
Zone 2	Medium probability
Zone 3a	High probability
Zone 3b	Functional Floodplain

2.3. FLOOD RISK VULNERABILITY CLASSIFICATION

NPPF categorises land by vulnerability. A summary of categories can be seen below:

Vulnerability Class	Infrastructure
Essential Infrastructure	Power stations, water treatment works, wind turbines etc.

Highly vulnerable	Police stations, basement dwellings, caravans, mobile homes etc
More vulnerable	Hospitals, residential buildings, landfill sites, drinking establishments etc
Less Vulnerable	Emergency services stations, shops and building that offer professional services etc
Water compatible development	Pumping stations, docks, marinas etc

2.4. SUITABLE DEVELOPMENT MATRIX

The below table outlines the suitable development type for the flood zone classification assigned by the Environment Agency flood maps.

Flood risk vulnerability classification	Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Zone 1					
Zone 2			Exception Test Required		
Zone 3a	Exception Test Required			Exception Test Required	
Zone 3b Functional floodplain	Exception Test Required				

Figure 2: Suitable Development Matrix

Key: Blue Development is appropriate; Red Development should not be permitted; Green Development is appropriate with the passing of an Exception Test.

3. NPPF SITE ASSESSMENT

3.1. FLOOD ZONE CLASSIFICATION

As per Figure 3, the site is entirely within flood zone 1.

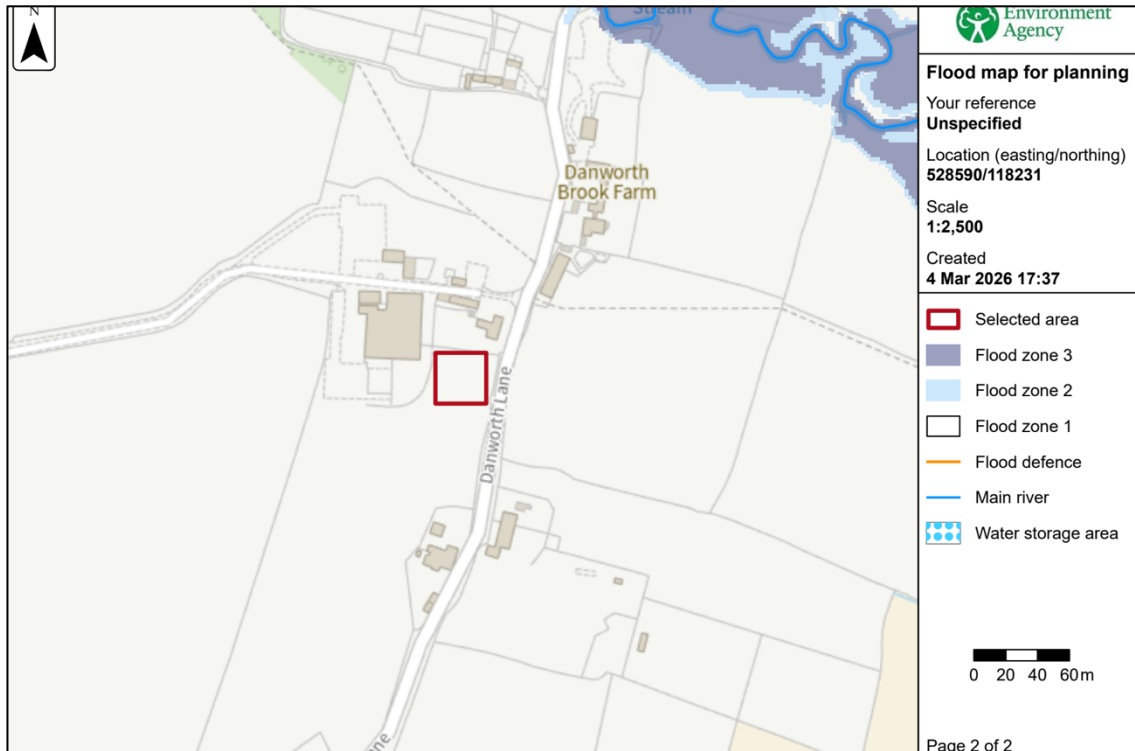


Figure 3: Flood Zone

3.2. LAND VULNERABILITY CLASSIFICATION

The project proposes the construction of a commercial/agricultural use barn. The proposed use classification of the site is 'less vulnerable' development as per NPPF.

3.3. SITE SUITABILITY (NPPF)

'Less vulnerable' development is suitable for flood zone 1, as per Figure 2.

4. SITE FLOOD RISK

4.1. THIRD PARTY FLOOD RISK DATA SUMMARY

A 'Groundsure' flood report has been acquired for advising this assessment. The full report can be found in Appendix B. The main findings are summarised below:

Type of Risk	Assessment of Risk
Overall Flood Risk	Negligible
Rivers and the Sea	Very Low
Surface Water	Negligible
Groundwater	Negligible
Historic Flood	Not Identified
Flood Defences	No
FloodScoreTM – insurance rating	Very Low

4.2. SURFACE WATER FLOODING

The Environment Agency surface water flood map Figure 4, shows the site is within a 'very low' area of flood risk, The site is also mapped as being within a 'very low' area for surface water flooding for 2040-2060.

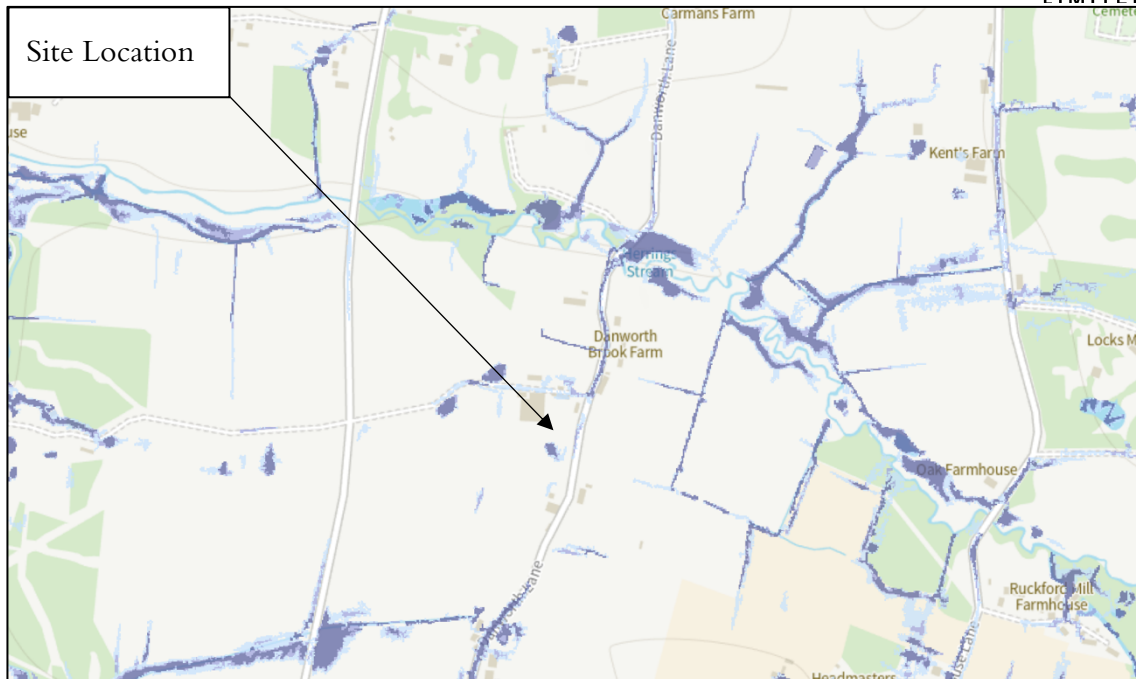


Figure 4: EA Surface Water Flood Map

Where the dark blue shaded area denotes high risk of tidal and pluvial flooding; the light blue denotes low risk with the lightest blue areas having a very low risk of flooding.

4.3. TIDAL AND FLUVIAL FLOODING

The Environment Agency fluvial and tidal flood map shows the site is within a 'very low' area of flood risk, The site is also mapped as being within a 'very low' area for 2036-2069.

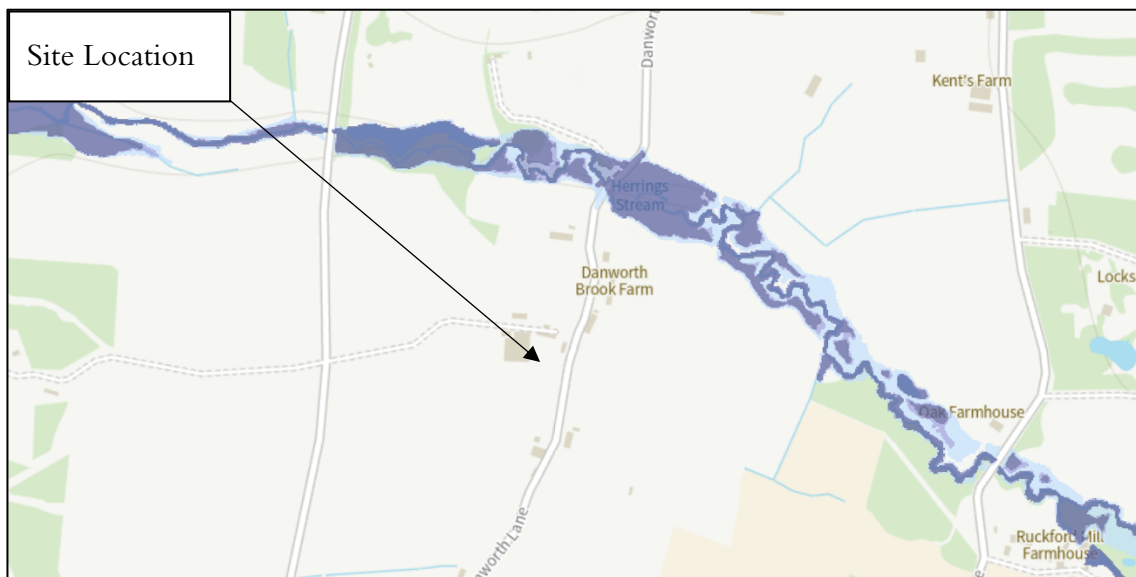


Figure 5: EA Tidal and Fluvial Flood Map

Where the dark blue shaded area denotes high risk of tidal and pluvial flooding; the light blue denotes low risk with the lightest blue areas having a very low risk of flooding.

4.4. GROUNDWATER FLOODING

The 'Groundsure' flood report indicates that the site has a negligible risk of groundwater flooding.

4.5. RESERVOIR FLOODING

Flooding from reservoir sources is considered 'unlikely'.

4.6. HISTORIC FLOODING

The 'Groundsure' flood report failed to identify any historic flood events.

4.7. PROPOSED SUDS DRAINAGE STRATEGY

The applicant is proposing to capture rainwater with downpipes and convey the rainwater via sub ground pipework, conveying to a silt collecting drainage pit within an existing on site manhole. The water will then flow to an existing surface water pipe to an existing ditch. The proposed drainage layout can be seen within Appendix A.

5. FURTHER SITE ASSESSMENT

5.1. SITE ACCESS AND EGRESS ROUTES

Site access is not expected to become severed during extreme flood events.

5.2. FLOOD COMPENSATION

Not required.

5.3. FLOOD WARNING AREAS

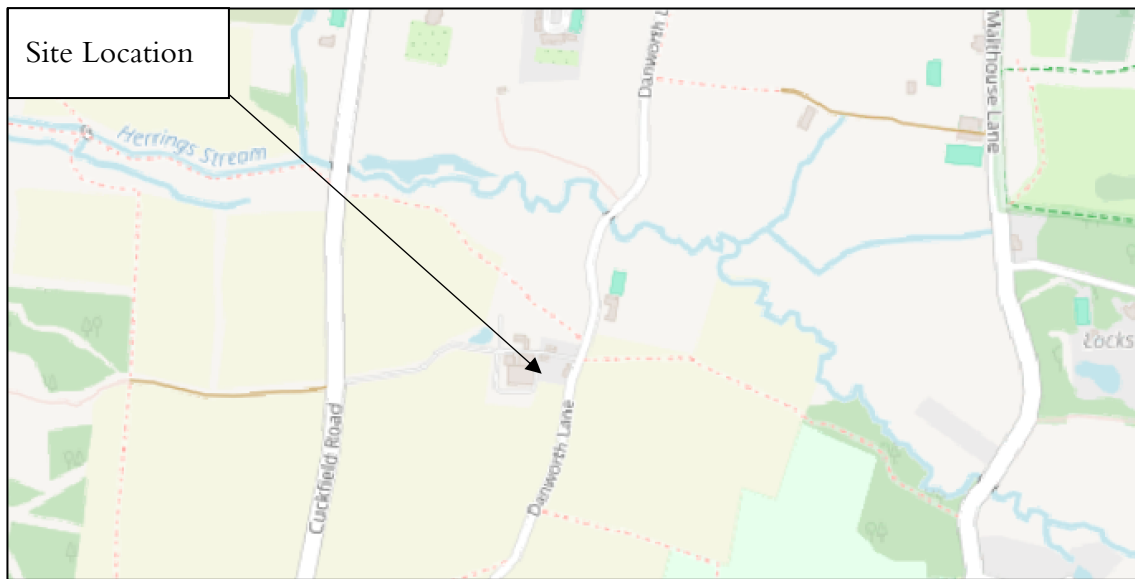


Figure 6: Flood Warning Areas

The site is outside of the EA flood warning areas.

5.4. AWARENESS OF FLOOD RISK

The developer should be aware that the site is not immune from flooding. It is recommended that all residents take the opportunity to develop emergency and non-emergency plans.

6. FINDINGS AND RECOMMENDATIONS

6.1. FINDINGS

The development proposes the construction of a new mixed-use barn for agricultural barn. The barn will be used for equipment storage, office and warehouse. The proposed use classification of the site may be acceptable for the mapped flood zone classifications.

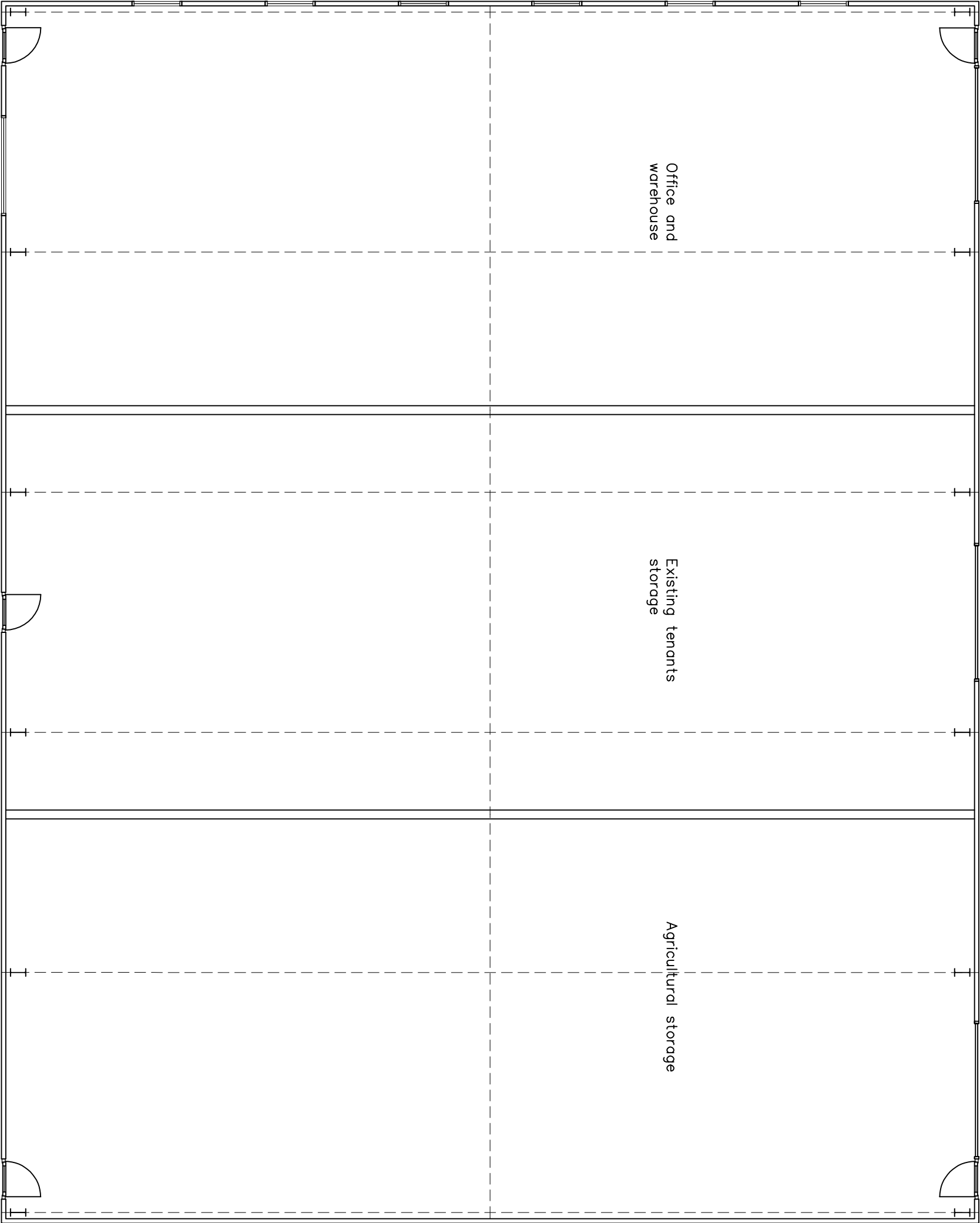
List of Appendices

Appendix A: Development Plan

Appendix B: Groundsure Flood Report

Appendix A: Development Plan





B Barn divided into use areas
A Barn size altered and
position moved out of Tree
protection area Nov'25

rev.	date

These drawings should be approved by Local Authority
Building Control or other appropriate checking Authority
prior to commencement of the work.

No dimensions to be scaled from this drawing.
All dimensions to be checked on site.
This drawing is copyright.

client

Jeremy Ventham

project

Danworth Farm
Hurslipoint

drawing

New Barn
Proposed Plans

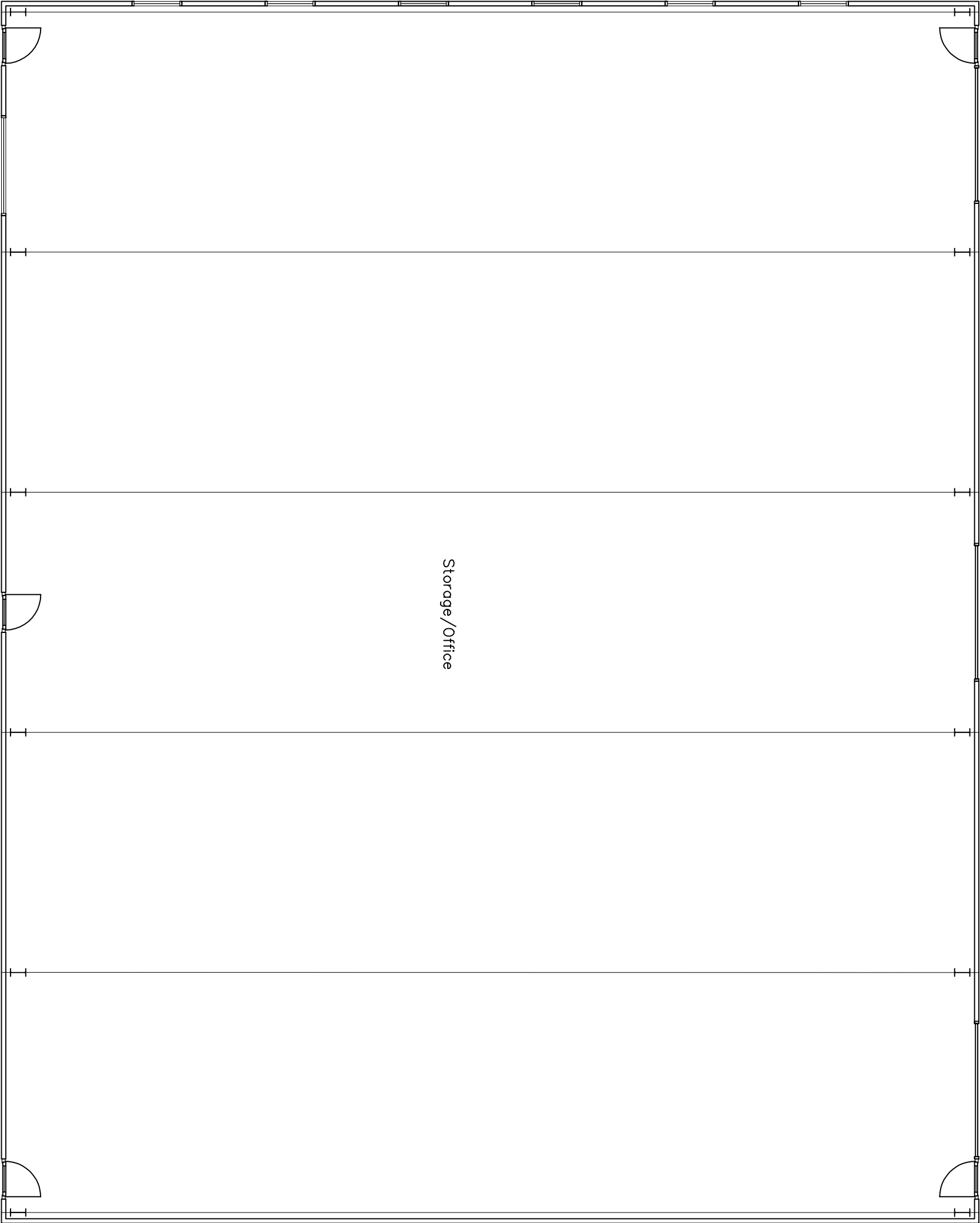
scale	1:100@A3	date	13.03.25
drawn	CH		

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CH 1266 /010

rev. B



Storage/Office



1 metre @ 1:100 on A3

10 metres @ 1:100 on A3

A Barn size altered and
position moved out of Tree
protection area Nov'25

rev.	date

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Danworth Farm
Hursperpoint

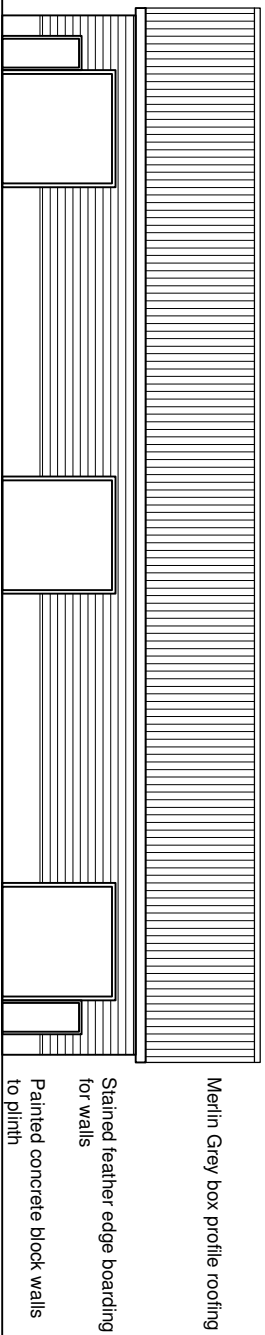
drawing
New Barn
Proposed Plans

scale 1:100@A3 date 13.03.25
drawn CH

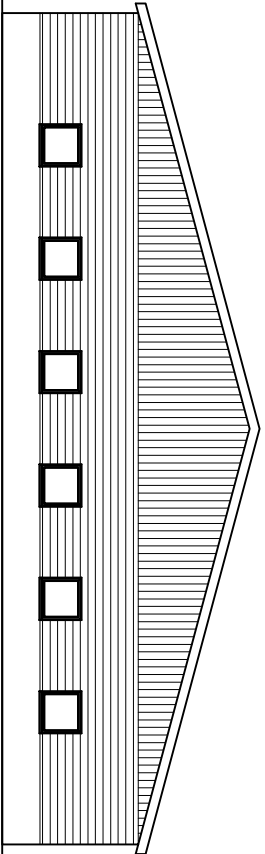
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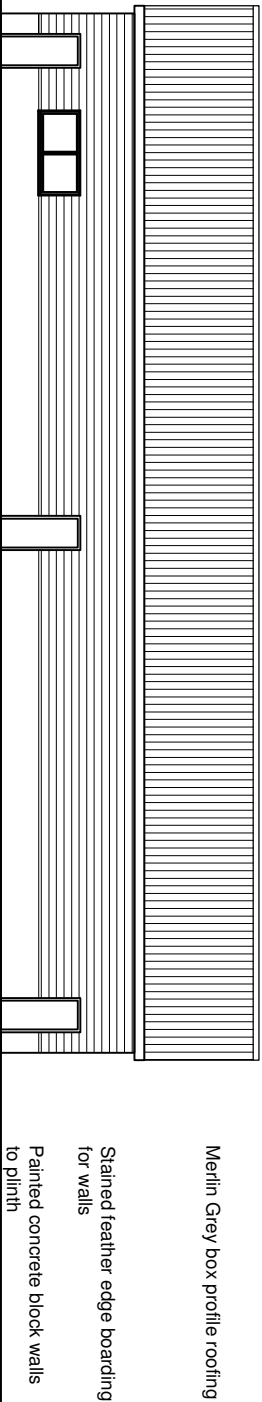
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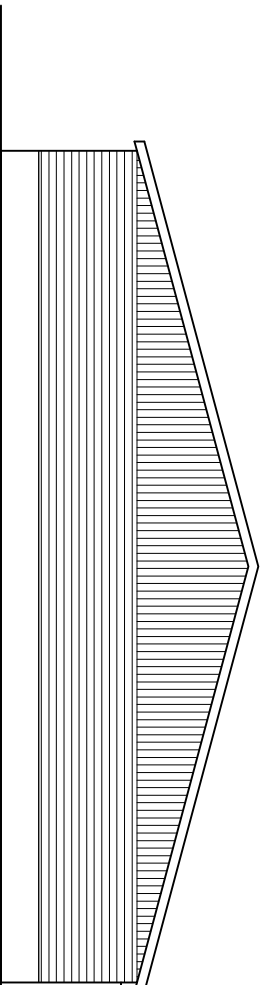
North Elevation



West Elevation



South Elevation



East Elevation

A Barn size altered and
position moved out of Tree
protection area Nov'25

rev.	date

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client
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project
Danworth Farm
Hurslipoint

drawing
New Barn
Proposed Elevations

scale 1:200@A3 date 13.03.25
drawn CH

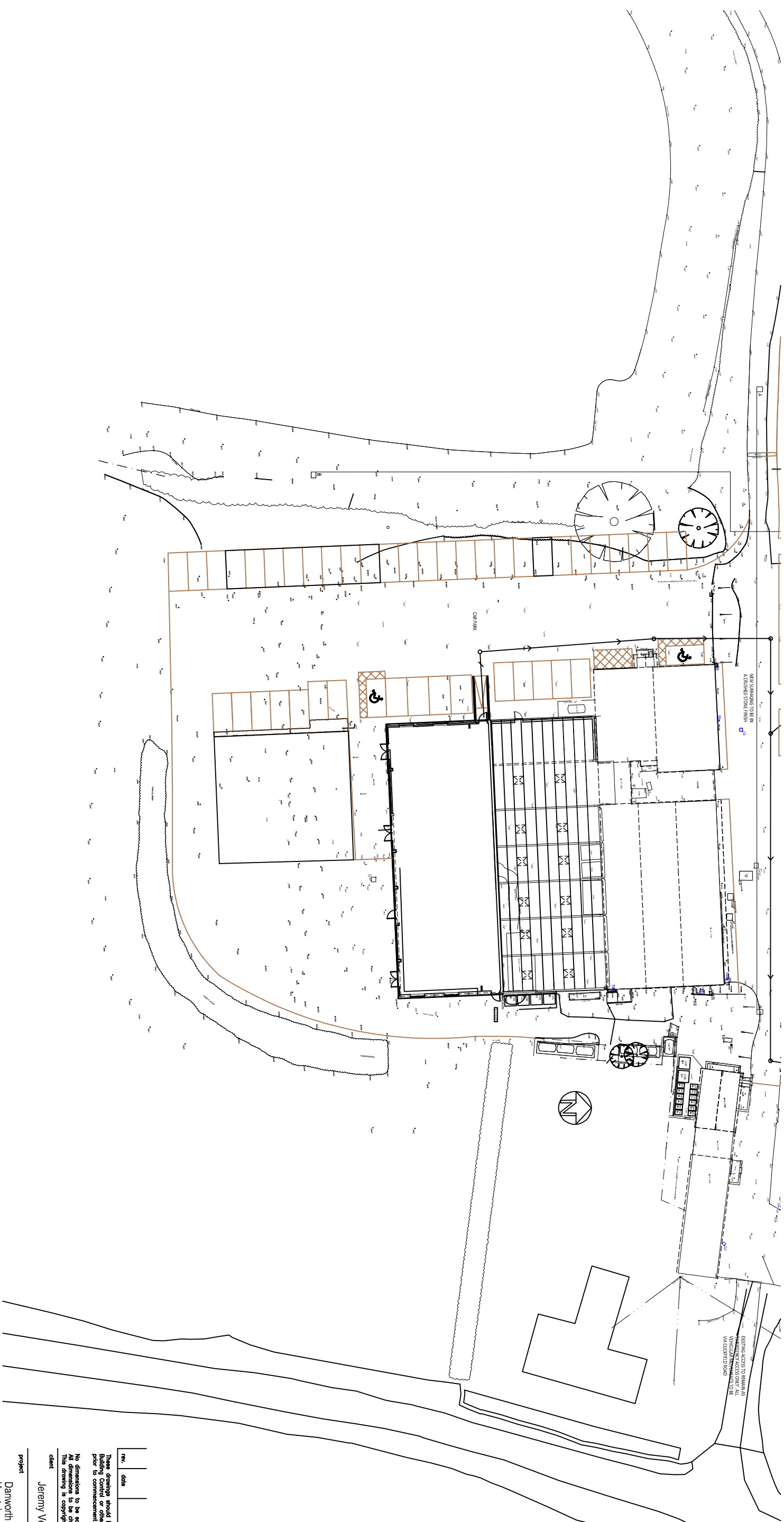
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rev.
A



Existing Block Plan 1:500

50 metres @ 1:500 on A3

10 metres @ 1:500 on A3

rev.	date

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Danworth Farm
Hurslipoint

drawing	Existing Block Plan Proposed New Barn
scale	1:500@A3
drawn	CH
date	10.03.25

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Location Plan

Site Address: Danworth Farm, Cuckfield Road, Hurstpierpoint, BN6 9GL

Date Produced: 25-Mar-2025

Scale: 1:1250 @A3



Planning Portal Reference: PP-13866905v1

Appendix B: Groundsure Flood Report

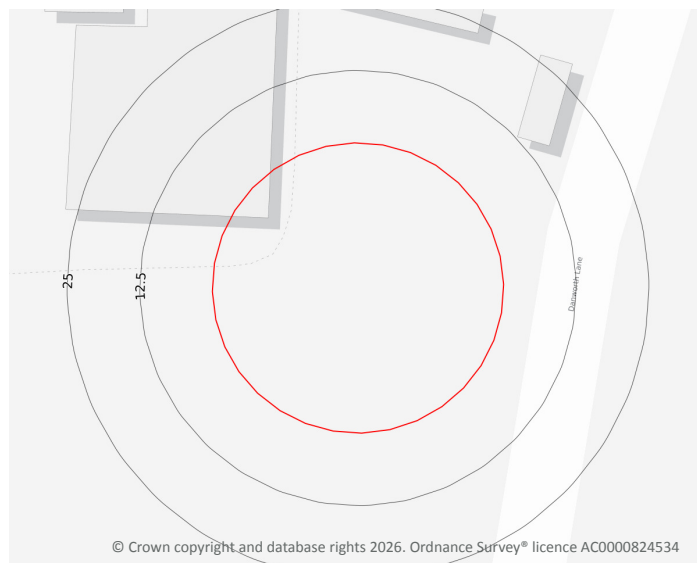
Overall Flood Risk



NEGLECTIBLE

Groundsure Flood complies with relevant Law Society practice notes on flood risk in property transactions.

Site plan



Search Results



Rivers and the Sea
Very Low



Surface Water
Negligible



Groundwater
Negligible



Historic Flood
Not identified



Flood Defences
No



FloodScore™ insurance rating
Very Low

[page 4 >](#)

Full assessments for other environmental risks are available in additional Groundsure searches including the Groundsure Avista 7 in 1 report. Contact Groundsure or your search provider for further details.

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on [page 3 >](#).

No environmental risks that Groundsure believe require further action have been identified in relation to the property.



Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Flooding	
Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified



Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Flood report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference ↗.

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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
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