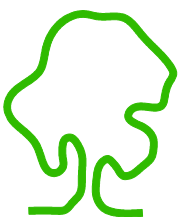


PHILLIP AND JULIE HARRIS

**LAND ADJOINING EVERGREEN, LONDON ROAD,
HASOCKS, WEST SUSSEX, BN6 9NA**

Flood Risk Assessment

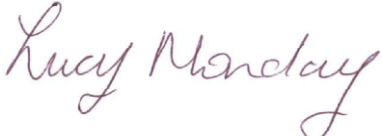
June 2026



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Ref	893/SDR/Evergreen/FRA
Date	June 2026
Client	Phillip and Julie Harris
Report type	Flood Risk Assessment
Purpose	Planning
Revisions	
Prepared by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MCIWEM, MIEnvSc  Signed
Approved by	Lucy Monday BSc (Hons), ACIEEM  Signed

PHILLIP AND JULIE HARRIS

LAND ADJOINING EVERGREEN, LONDON ROAD,
HASOCKS, WEST SUSSEX, BN6 9NA

Flood Risk Assessment

June 2026

CONTENTS

1. BACKGROUND, EXISTING SITE & PROPOSED DEVELOPMENT
2. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS
3. FLOOD RISK ASSESSMENT
4. ALTERNATIVE SOURCES OF FLOODING
5. HISTORY OF FLOODING
6. PLANNING WITH RESPECT TO FLOODING
7. RISK TO PROPERTY
8. RISK TO USERS OF THE PROPOSED DEVELOPMENT
9. LIKELY IMPACT ON FLOOD RISK ELSEWHERE
10. FOUL SEWERAGE
11. CONCLUSIONS

APPENDIX

A. FIGURES

Figure 1: Site Location

Figure 2: Proposed Development

B. FLOOD RISK MAPPING

C. SEWER PLANS

PHILLIP AND JULIE HARRIS

LAND ADJOINING EVERGREEN, LONDON ROAD,
HAS SOCKS, WEST SUSSEX, BN6 9NA

Flood Risk Assessment

June 2026

1. BACKGROUND, EXISTING SITE AND PROPOSED DEVELOPMENT

- 1.1 The site is located to the north of an existing residential property known as Evergreen, to east of London Road (A273), which extends north of the village of Hassocks. The Ordnance Survey map reference for the centre of the site is TQ 30307 16722. The site elevation is approximately +34 m OD. See Appendix A; Figure 1 for the site location and Figure 2 for the proposed development plan.
- 1.2 The site (as existing) comprises the western half of a small field /paddock which has been used for grazing in the past.
- 1.3 It is proposed to construct three detached residential dwellings with surround garden areas, and parking with access from London Road. See Appendix A; Figure 3 for the proposed development plan.

2. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS

- 2.1 According to the British Geological Survey, the site lies on River Terrace Deposits (late Pleistocene) over Cretaceous Weald Clay. The river terrace deposits are described as “sand & gravel”, although the substrate in this area would suggest a high proportion of clay and silt in the deposits.
- 2.2 The River Terrace Deposits are a Secondary A Aquifer and the under lying Weald Clay is classified as Unproductive Strata. The site is not within a groundwater Source Protection Zone (SPZ), has low groundwater vulnerability and the site is only moderately hydrogeologically sensitive.
- 2.3 The site is not shown to be at risk of surface water (pluvial) flooding, and groundwater flooding or flooding from reservoirs is deemed unlikely at this location.

3. FLOOD RISK ASSESSMENT

- 3.1 According to the Environment Agency Flood Risk mapping, the red line boundary of the site lies entirely in Flood Zone 1 (at low risk of flooding from fluvial sources). This is guesstimated to remain the same in the 2070 – 2125 scenario. See Appendix B.

- 3.2 The nearest Flood Zone 2 is some 12 m to the east of the site and the nearest Flood Zone 3 is some 25 m to the east, both associated with a significant watercourse (a tributary of the River Adur) some 100 m to the east of the site.

4. ALTERNATIVE SOURCES OF FLOODING

- 4.1 The remaining feasible source of flooding would be flooding from sewers. There is a public foul sewer passing the site in London Road. The sewer is 225 mm diameter and presently starts at chamber No. 2702, a short distance to the north of the site. The second chamber (No. 2701) is opposite the site.
- 4.2 There does not appear to be any record of sewer flooding affecting the site.

5. HISTORY OF FLOODING

- 5.1 No record of flooding affecting the site has been found. However, as the site is undeveloped, it is possible that flooding may have occurred and been unreported.

6. PLANNING WITH RESPECT TO FLOODING

- 6.1 The Sequential Test is designed to encourage “more vulnerable” development (e.g. residential developments) to locate in areas of lower flood risk. In this case, the location is within Flood Zone 1 (low fluvial flood risk), is not at risk of surface water flooding and the Sequential Test would appear to be satisfied. There is no reason to apply the Exception Test.

7. RISK TO PROPERTY

- 7.1 As long as the finished floor level is at least 300 mm above the surrounding ground level or 600 mm above the nearest design flood level, whichever is the higher, there should be no significant flood related risk to property.

8. RISK TO USERS OF THE PROPOSED DEVELOPMENT

- 8.1 The proposed residents will be unrestricted in their use of the site as it will remain within Flood Zone 1.
- 8.2 Residents should have unrestricted access to and from the site via London Road. They should also have unrestricted access to Hassocks or Burgess Hill for medical attention, etc. The surface water flood risk maps show some puddling on the highway, but this should not prevent access and egress for residents or emergency vehicles.

9. LIKELY IMPACT ON FLOOD RISK ELSEWHERE

- 9.1 The proposed development will increase the impermeable area compared with the existing greenfield condition. This may increase peak flows from the site and possibly increase flood risk downstream from the site.
- 9.2 This risk may be avoided or mitigated by the use of sustainable drainage (SuDS) as part of the development, where offsite flows will not exceed the equivalent greenfield flow.
- 9.3 The preferred SuDS drainage method will be infiltration (drainage to soakaway) where no surface water will leave the site. This requires the underlying geology to be reasonably permeable. In this case, the river terrace material may be suitable, but the underlying Weald Clay is typically too impermeable. It will be necessary to carry out infiltration testing at the site to investigate this option.
- 9.4 The alternative to drainage to soakaway will be attenuation storage with maximum outflow limited to a maximum of greenfield flow. The controlled flow may be discharged to the watercourse to the east of the site.

10. FOUL SEWERAGE

- 10.1 Foul sewage should be discharged to the public foul sewer, where there is one within practicable reach. In this case there is a public foul sewer in London Road and chamber No. 2701 (Cover level +34.86 m OD, Invert level +33.64 m OD) is adjacent to the site.
- 10.2 It will be necessary to apply to Southern Water for permission to connect to the foul sewer.

11. CONCLUSIONS

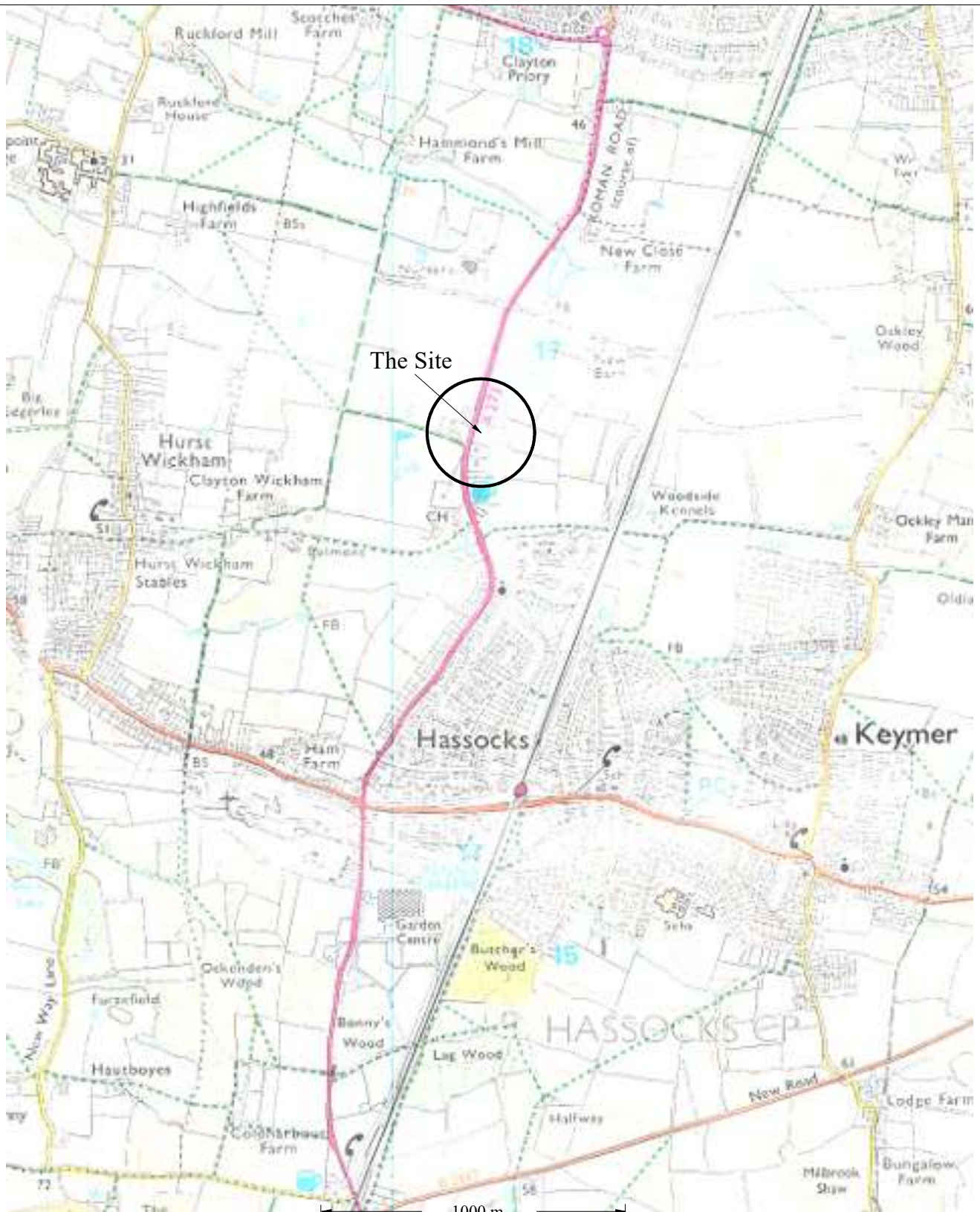
- 11.1 The site is presently undeveloped. According to the British Geological Survey, the site lies on River Terrace Deposits (sand and gravel) over Weald Clay (mudstone).
- 11.2 The site lies entirely within Flood Zone 1 (at low risk of flooding from fluvial or tidal flooding). Climate change is not predicted to change this status. There are areas of Flood Zone 2 and Flood Zone 3 relatively close to the site associated with the significant watercourse to the east of the site.
- 11.3 The Environment Agency flood mapping shows the site to be at very low risk of surface water (pluvial) flooding. Groundwater and reservoir flooding are considered unlikely at this location. Climate change is not predicted to change this status.
- 11.4 Some puddling of rainwater is shown on the adjacent highway, but depths are predicted to be too shallow to impact access and ingress at the site.

- 11.5 The Sequential Test is designed to encourage “more vulnerable” development (e.g. residential developments) to locate in areas of lower flood risk. The site is within Flood Zone 1 and is not at risk of surface water flooding. The Sequential Test would appear to be satisfied. There is no reason to apply the Exception Test.
- 11.6 Sustainable drainage (SuDS) will be required to minimise the risk of increasing the impact of flooding down stream from the site. Draining surface water to soakaway would be the preferred option. This will require infiltration testing at the site to see whether this would be practicable.
- 11.7 Foul sewage should be discharged to the public foul sewer in London Road. It will be necessary to apply to Southern Water for permission to connect.

APPENDIX A FIGURES

Figure 1: Site Location

Figure 2: Proposed Development



Reproduced from the Ordnance Survey 1:25000 scale map with permission. Licence No. 100005508

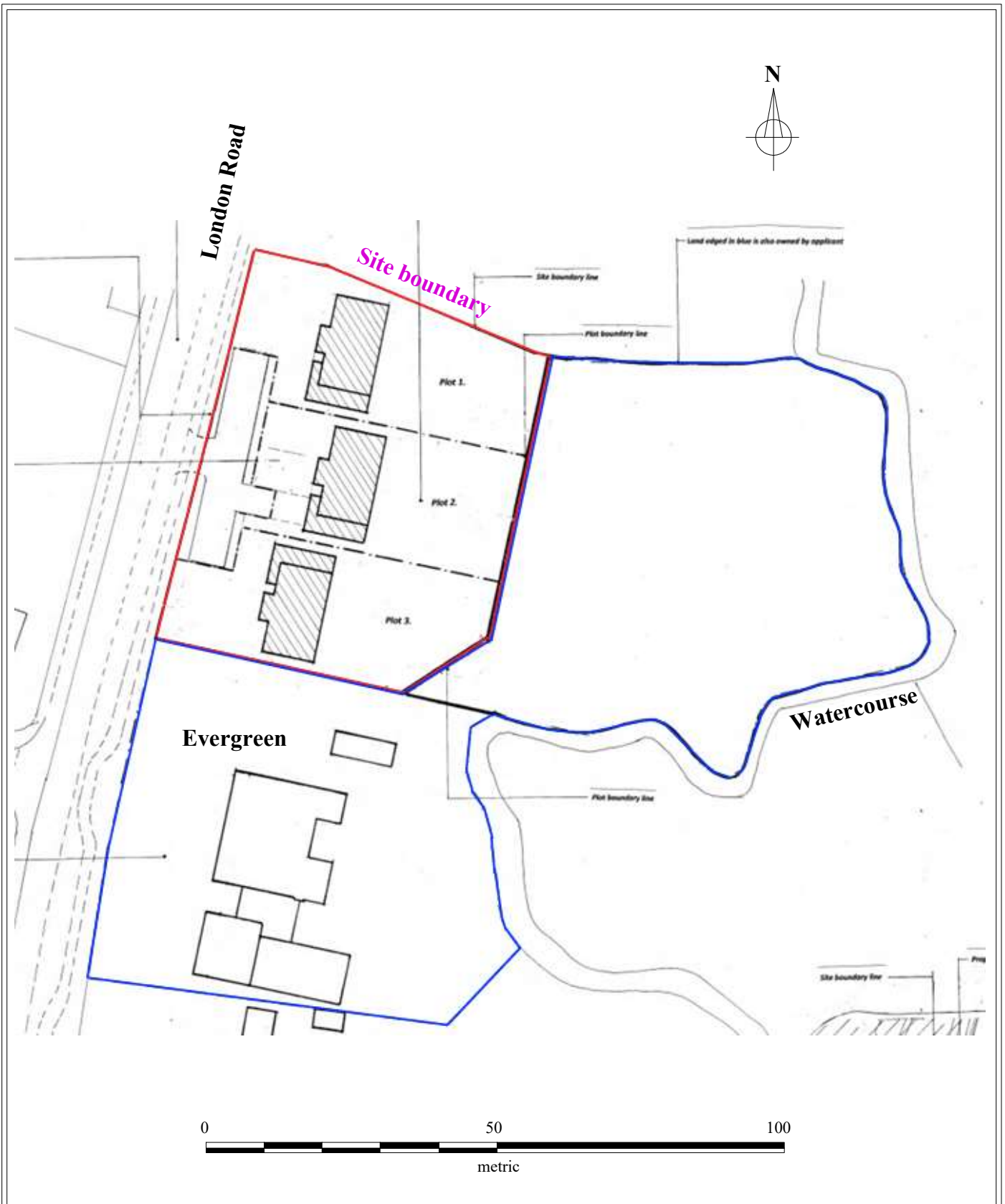
Scale as shown



PHILIP AND JULIE HARRIS
 LAND ADJOINING EVERGREEN, LONDON ROAD, HASOCKS
 WEST SUSSEX, BN6 9NA

Figure 1: Site Location

June 2026



PHILIP AND JULIE HARRIS
 LAND ADJOINING EVERGREEN, LONDON ROAD, HASSECKS
 WEST SUSSEX, BN6 9NA

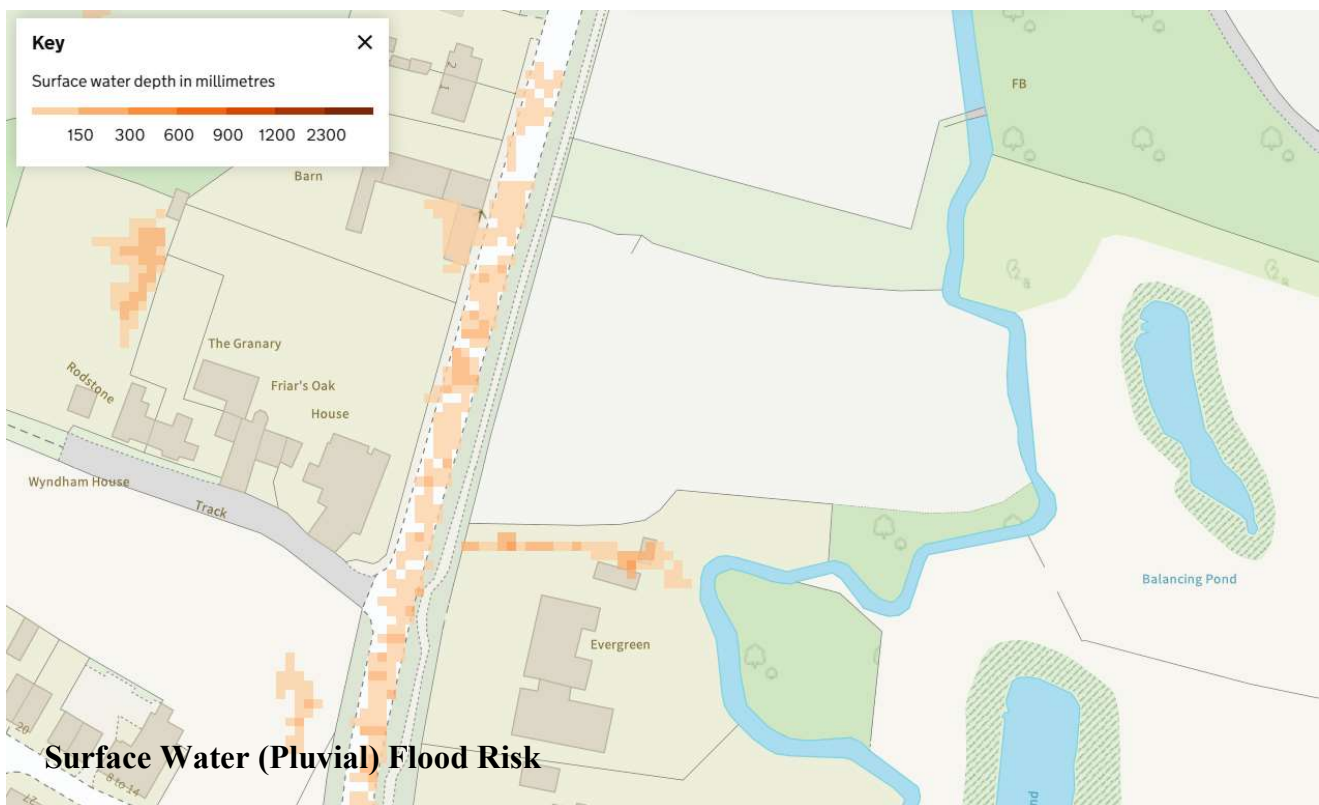
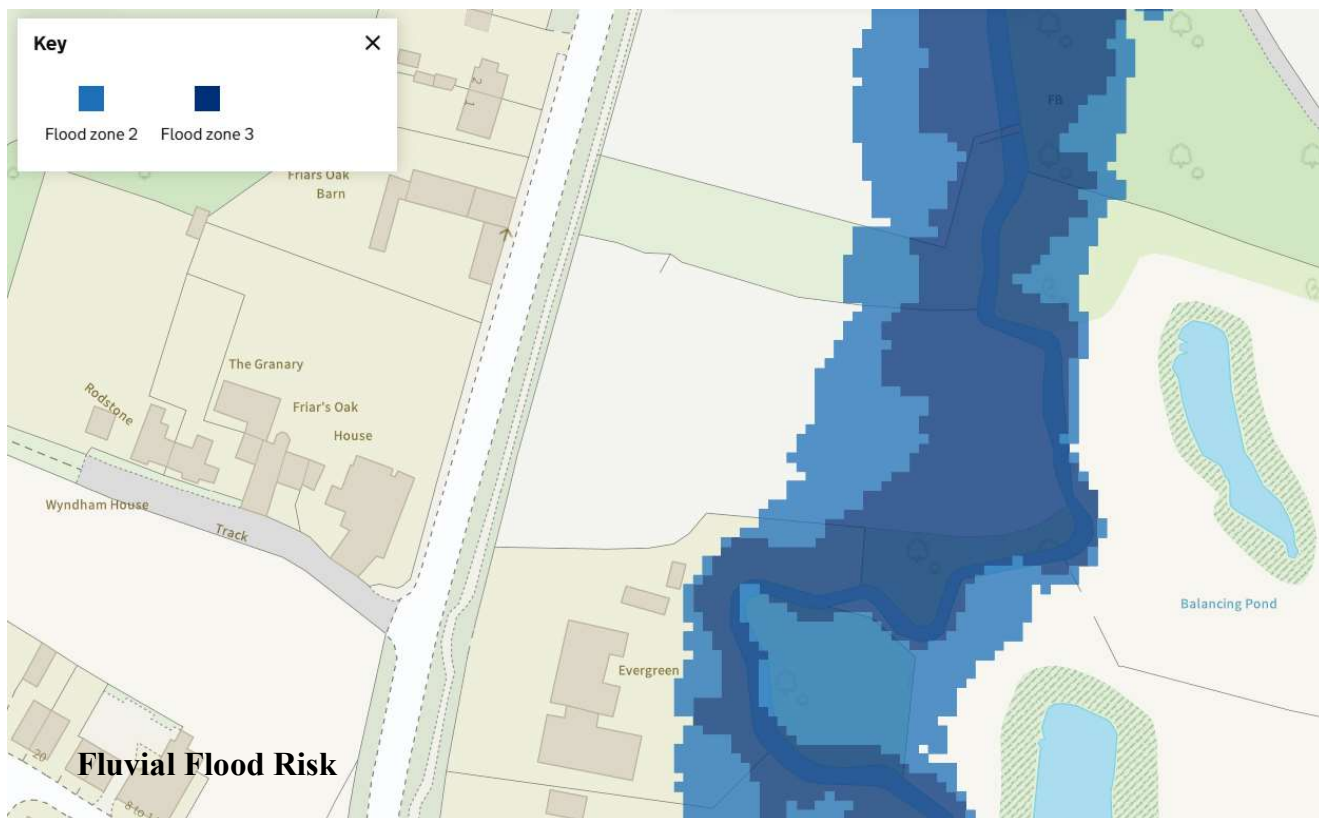
Figure 2: The site and Proposed Development

Scale as shown

June 2026

APPENDIX B

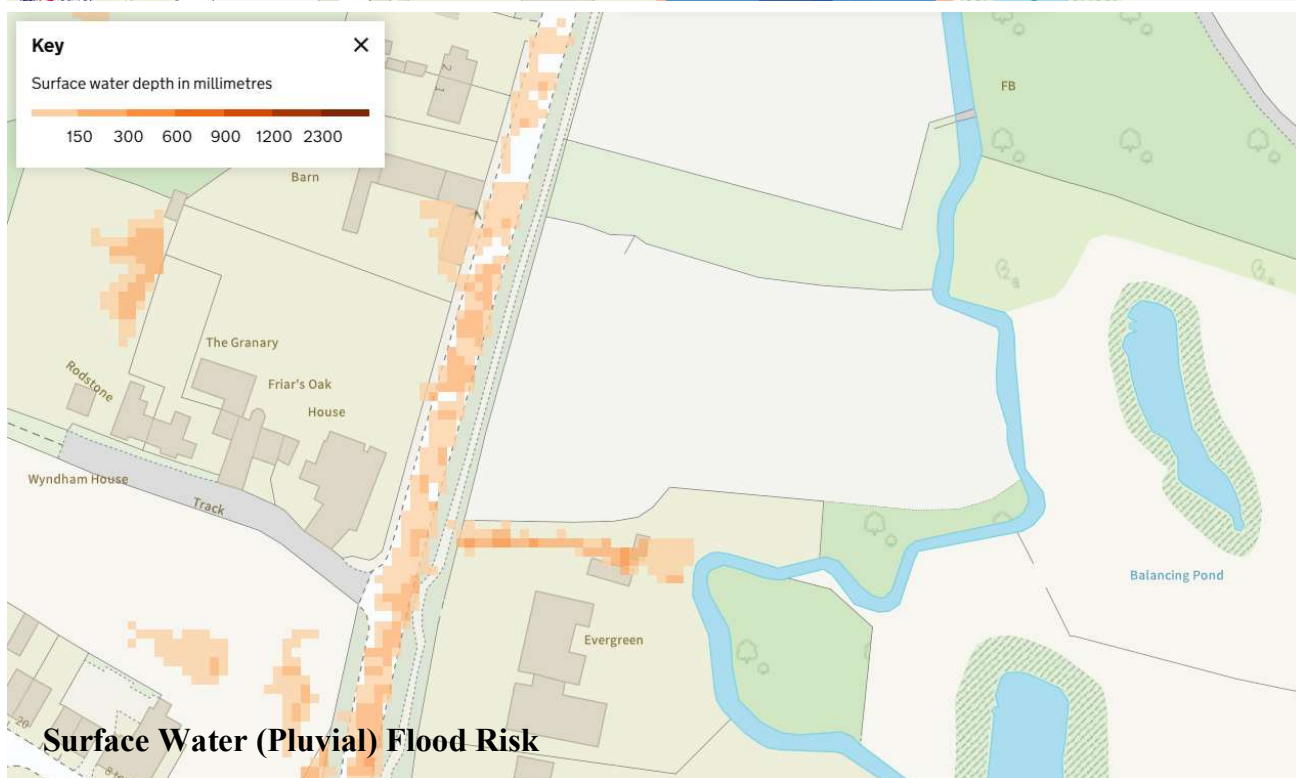
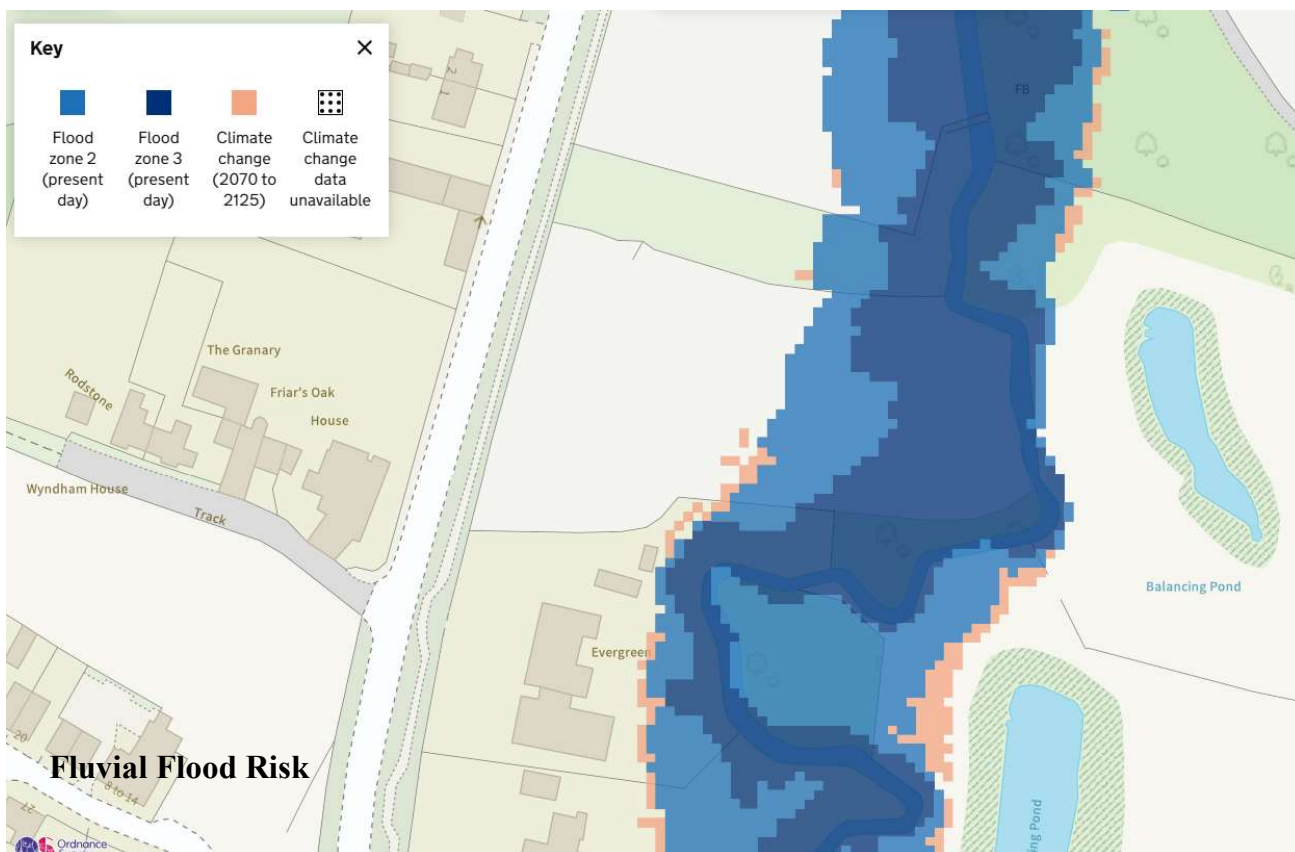
FLOOD RISK MAPPING



PHILIP AND JULIE HARRIS
 LAND ADJOINING EVERGREEN, LONDON ROAD, HASSOCKS
 WEST SUSSEX, BN6 9NA
Flood Maps (Current)

Scale as shown

June 2026



PHILIP AND JULIE HARRIS
 LAND ADJOINING EVERGREEN, LONDON ROAD, HASSOCKS
 WEST SUSSEX, BN6 9NA
Flood Maps (2070 - 2125)

Scale as shown

June 2026

APPENDIX C

SEWER PLANS



(c) Crown copyright and database rights 2026 Ordnance Survey AC0000808122

Data updated: 22/05/26

Scale: 1:1250

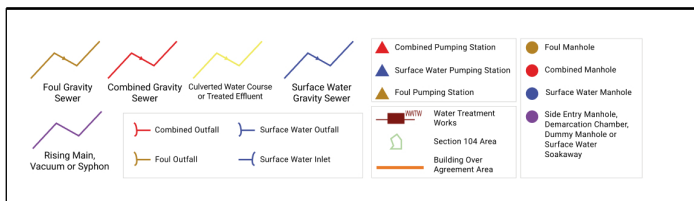
Map Centre: 530277,116717

Date: 15/06/26

Our Ref: 2148595 - 1

Wastewater Plan A4

Powered by digdat



malcolm@easltd.co.uk

Land north of Ever

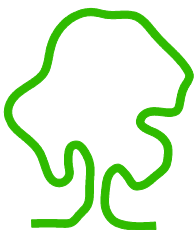


The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2026 Ordnance Survey AC0000808122. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.

[illegible]



eas ltd

Environmental Assessment Services Ltd

Unit 4B, The Courtyard, Holmsted Farm, Staplefield Road, Cuckfield,
West Sussex, RH17 5JT

Phone : +44 (0) 1444 882552

email : info@easltd.co.uk

web site : www.easltd.co.uk