
July 2025

Flood Risk Assessment

Gatehouse Farm, 1 Birdcage Lane, Goddards
Green, BN6 9HH

James Bibby



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Document Control

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Executive Summary

FPS Environmental (“FPS”) on behalf of James Bibby (“the client”), have undertaken a Flood Risk Assessment (“FRA”) in support of the planning application for the development of a new uninhabited garage and an extension to the existing driveway at Gatehouse Farm, 1 Birdcage Lane, Goddards Green, BN6 9HH (“the site”).

The proposed development is located within Flood Zone 1 which is land assessed as having less than a 1 in 1000 (0.1% Annual Exceedance Probability (AEP)) chance of flooding from rivers or the sea each year.

The site has been assessed for a variety of flood sources, and based upon detailed analysis, this FRA has identified that flood risk from surface water is considered low. Flooding from artificial sources is considered low. Fluvial and groundwater flood risks are considered to be very low and flooding from tidal sources or reservoir failure is considered negligible.

The client’s development aspirations can manage/mitigate any residual flood risk as part of the design by following the proposed guidance:

- The use of appropriate Finished Floor Levels relative to flood risk.
- Any new hardstanding areas such as the drive should use permeable paving or other sustainable drainage techniques to minimise surface water runoff.
- Divert water away from buildings but safely managing it within the site to not impact flood risk on neighbouring buildings/ infrastructure.
- Site occupants should consider signing up to the EA Flood Warning Service to receive warnings/alerts for nearby areas.

Therefore, this FRA demonstrates that the proposed development is:

- Suitable in the location proposed;
- Unlikely to place additional persons at risk of flooding; and,
- Unlikely to increase flood risk elsewhere through the loss of floodplain storage, impedance of flood flows or increase in surface water run-off.

1. Introduction

1.1 Authorisation & Context

FPS Environmental (“FPS”) on behalf of James Bibby (“the client”), have undertaken a Flood Risk Assessment (“FRA”) in support of the planning application for the development of a new uninhabited garage and an extension to the existing driveway at Gatehouse Farm, 1 Birdcage Lane, Goddards Green, BN6 9HH (“the site”).

1.2 Aims and Objectives

The overall aim is to demonstrate that the proposed development at the site is appropriate in the context of flood risk. The approximate proposed site plan is included within Appendix A for reference. FPS has undertaken this FRA in accordance with the most up to date local and national policies on development and flood risk by:

- Assessing whether the site is likely to be affected by flooding from different sources;
- Providing an assessment of the vulnerability of the proposed development and its suitability in relation to the identified flood risk;
- Providing an opinion in relation to the likely impacts of the proposed development on flooding and elsewhere; and,
- Where required, presenting flood risk mitigation measures necessary to ensure that the proposed development and occupants will be safe, whilst ensuring flood risk is not increased elsewhere.

1.3 Information Sources Used

To prepare this report, the following information sources and general guidance have been used:

- National Planning Policy Framework (NPPF), Flood Risk and Coastal Change Planning Practice Guidance – Accessed July 2025;
- Mid Sussex District Council (MSDC) Level 1 Strategic Flood Risk Assessment (SFRA) – Aegaea, July 2024;
- Royal Borough of Windsor and Maidenhead (RBWM) Local Flood Risk Management Strategy (LFRMS) – RBWM, December 2014;
- RBWM PFRA Addendum – December 2017;
- Approximate Development Plan for New Garage, July 2025;
- EA Interactive Online Flood Mapping – Accessed July 2025;

- EA Surface Water Dataset – Downloaded July 2025;
- 1m Resolution Light Detection and Ranging (LiDAR) Data – Downloaded July 2025; and,
- British Geological Survey Drift & Geology Maps – Accessed July 2025.

1.4 Report Limitations

This assessment of flood risk has looked to use the most accurate and up to date flood mapping for the location. The site boundary has been supplied by the client and the assessment of risk is based on this.

This report has been prepared with due care and diligence in accordance with industry best practice and guidance. The conclusions in this report are valid only to the extent that the information provided to FPS was accurate and complete at time of receipt.

1.5 Site Setting

The site is located at National Grid Reference: TQ2908319945; and OS X (Eastings) 529083, OS Y (Northings) 119945.

The site area is approximately 0.25ha and currently comprises of a driveway extending from the southeastern boundary to the main dwelling in the centre of the site and the annex to the east. The garden area extends around the south, west and north of the site. The proposed development of the new garage is located in the southwest corner of the site within the existing front garden. Any extension of the existing driveway would likely extend through the front garden to the proposed location of the garage.

The nearest watercourse to the site is Pook Bourne, designated a Main River by the Environment Agency (EA), located approximately 400m south of the site boundary.

The site location can be seen in Appendix A and Drawings 01 & 02 for reference.

1.6 Topographic Mapping & Levels

In the absence of a property-specific topographical survey, freely available 1m resolution Light Detection and Ranging (LiDAR) data has been downloaded for the property and local area. An extract of the LiDAR data is provided on Drawing 03.

The LiDAR data indicates:

- The site is situated on land that slopes downward north to south.

- The highest point within the site boundary is approximately 29.6m AOD at the northern extent of the site adjacent to the pond.
- The lowest point within the site boundary is approximately 26.4m AOD at the southeastern corner of the site adjacent to Gatehouse Lane.
- The elevation of the site at the indicated location of the proposed garage is approximately 27.1m AOD

1.7 Local Hydrology

The nearest watercourse to the site is Pook Bourne, a designated Main River by the EA, which flows west approximately 400m south of the site boundary. Holmbush Gill, also designated a Main River by the EA, flows west approximately 720m north of the site.

A pond is situated on the northeastern boundary of the site.

A review of the Flood Estimation Handbook (FEH) web portal indicates the upstream catchment of the site is approximately 4.76km² consisting of rural areas to the south and east of the site as well as the southwest of urban Burgess Hill.

1.8 Existing Drainage

Details of the existing drainage at the site are not known.

It is highly likely, given the presence of an existing dwelling at the site, that there will be existing drainage infrastructure present. However, as the property and nearby properties are situated in a predominantly rural area, it is unknown if the drainage at the site connects into a public sewer system.

Southern Water public sewer asset plans have not been obtained as part of this FRA.

2. Flood Risk Evaluation

The following sections provide an evaluation of the risk posed by the key flood sources in relation to the site location. Consideration is given to the severity of flood risk to the site as a whole, making use of existing flood mapping, high-level local strategic studies and available topographic information.

2.1 Fluvial Flood Risk

Fluvial flood risk originates from a watercourse of any size that may affect a property when the channel capacity is exceeded. This type of flooding often occurs following an extreme rainstorm event or a prolonged period of wet weather.

The EA Flood Map for Planning shows that the property is located within Flood Zone 1. This is land assessed as having less than a 1 in 1000 (0.1% Annual Exceedance Probability (AEP)) chance of flooding from rivers or the sea each year. The EA Flood Map for Planning can be seen on Drawing 04.

EA Data

The EA have produced updated guidance relating to projected increases in peak river flows that may arise due to climate change. The site is located within the Adur and Ouse management catchment area and the peak increases to river flows are summarised in Table 1 as follows:

Table 1 – Peak river flow allowances for the Adur and Ouse management catchment

Year	Central	Higher	Upper
2020's	16%	23%	40%
2050's	18%	28%	57%
2080's	37%	55%	107%

The range of allowances is based on percentiles. A percentile describes the proportion of possible scenarios that fall below an allowance level. The 50th percentile is the point at which half of the possible scenarios for peak flow fall below it, and half fall above it.

The Central allowance is based on the 50th percentile; the Higher allowance is based on the 70th percentile; and the Upper End allowance is based on the 95th percentile.

No EA Product 4 data, including detailed modelling, has been provided for the site because the site is within Flood Zone 1 and no data is available.

Historic Flooding

The EA data and historic flood map indicates that the site is not located within an area of recorded historic flooding. No map/ drawing has been created to show historic flooding due to the absence of records.

Historic flooding datasets are not always complete and comprehensive and therefore the absence of historic flood records does not mean that a site has never flooded or is not at risk from flooding.

Fluvial flood risk is considered to be **very low**.

The site is located within EA Flood Zone 1, which is land assessed as having less than a 1 in 1000 (0.1% AEP) chance of flooding from rivers or the sea each year.

There are no watercourses within the close vicinity of the site. EA historic flood mapping and recorded flood outlines within open-source GIS datasets do not indicate that the site has flooded previously.

Further considerations are made within Section 3 of this FRA to ensure that the risk remains at or below this level for the lifetime of the development.

2.2 Tidal Flood Risk

Tidal flood risk can affect the coastline as well as estuaries and rivers that are tidally influenced. Flood events often coincide with the tidal regime, high rainfall events or other natural phenomena, which can lead to water levels covering low-lying land or exceeding natural or man-made defences.

The watercourses within the vicinity of the site are not tidally influenced. The MSDC Level 1 SFRA explains that there are no watercourses that are tidally influenced within the border of the District.

Tidal flood risk is considered to be **negligible** and no further consideration from this risk source is deemed necessary as part of this FRA.

2.3 Surface Water Flooding

Surface water flooding occurs when local drainage networks are overwhelmed during an extreme rainfall event, causing water to flow over the surface and follow gravity to the lowest point where it often pools. This flood source is increasingly becoming one of the major contributors of flood risk, due to changing weather patterns and increased extreme rainfall events occurring across the UK. This places

more pressure than ever on drainage systems, which are often overwhelmed during flash flood events, normally only designed to take between a 1 in 20 and a 1 in 30 return period event.

EA Risk of Flooding from Surface Water mapping can be seen on Drawings 05, 06 and 07, showing the flood extents and potential flood depths for the high risk, medium risk and low risk events. These are defined as follows:

- High risk: annual chance of flooding of greater than 3.3%.
- Medium risk: annual chance of flooding of between 1% and 3.3%.
- Low risk: annual chance of flooding of between 0.1% and 1%.
- Very Low risk: annual chance of flooding of less than 0.1%.

The EA surface water flood risk maps suggest that the main dwelling at Gatehouse farm has an annual chance of flooding from surface water of less than 1 in 1000 (0.1% AEP).

Flood depths of up to 0.3m are indicated to affect the site in a high-risk scenario, with flood extents located along the southern boundary of the site. These flood extents are not indicated to reach the front garden area where the new garage development is located. Smaller areas along the southern boundary of the site are indicated to be at low risk of surface water flooding to depths of up to 0.6m.

It should be noted that surface water flood maps typically only consider the effects of rainfall and may not fully represent the effects of urban highways, surface water and/or private drainage systems. The flood modelling uses a standardised “removal” rate and therefore this may not account for areas where sewers with either a smaller or greater capacity may be present.

Surface water flood risk is considered to be **low**.

The southern boundary of the site is shown to be at a high risk of surface water flood depths of up to 0.3m. Surface water flooding appears to be confined to this area and flood depths are not predicted to extend to the proposed garage development location.

Further considerations are made within Section 3 of this FRA to ensure that the risk remains at or below this level for the lifetime of the development.

2.4 Reservoir Failure

Assessment of risk of a reservoir failure may be interpreted as the extent of flooding that would occur, should any reservoir that has a capacity larger than 25,000m³, suffer a catastrophic failure. Mapping of this nature is described by EA as a worst-case scenario, with a flood event of this type being extremely unlikely to occur.

Online EA mapping showing the Flood Risk from Reservoirs indicates that the site is not located within an area at risk of flooding in the event of a reservoir failure.

It should be noted that the EA risk of flooding from reservoir maps only consider the flood risk associated with designated reservoirs (typically >25,000m³). Small and/or non-designated reservoirs may not be represented on the flood maps.

Current legislation ensures that reservoirs are inspected regularly, and essential safety work is carried out as required. The likelihood of a failure event occurring is therefore considered to be very low.

The risk of flooding from reservoir failure is considered to be **negligible**, and no further consideration from this risk source is deemed necessary as part of this FRA.

2.5 Groundwater Flooding

Flooding from a groundwater source often occurs during or following a period of prolonged wet weather within areas that are low lying underlain by permeable rocks (aquifers). When aquifers are at their maximum holding potential, flooding at surface level can occur from beneath the ground.

Groundwater as a sole flooding mechanism is often regarded as low risk, as it often relies on a coinciding rainfall, or flood event from an additional source to become a risk. The main contributory factor that will enhance the risk of groundwater flooding is prolonged periods of high rainfall, which result in the groundwater saturation level rising to the point where it reaches the surface.

Online British Geological Survey (BGS) mapping indicates that the bedrock geology beneath the site comprises of the *Weald Clay Formation - Mudstone*. This is defined as an unproductive aquifer. Unproductive strata are largely unable to provide usable water supplies and are unlikely to have surface water and wetland ecosystems dependent on them.

The BGS mapping indicates an absence of a superficial geology beneath the site.

The Hydrogeological Map of the UK defines the bedrock as *rocks with essentially no groundwater in which flow through virtually all through fractures and other discontinuities*.

The Cranfield University online “Soilscapes” map identifies the soils below the site comprise of *slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils*, which are indicated to drain to the stream network.

The property is not located within a Groundwater Source Protection Zone (SPZ).

Overall, the risk of flooding from groundwater is considered to be **very low**.

The Hydrogeological Map of the UK defines the bedrock as an unproductive aquifer.

Further considerations are made within Section 3 of this FRA to ensure that the risk remains at or below this level for the lifetime of the proposed development.

2.6 Artificial Flood Sources

Flood risk from artificial sources would include the failure of man-made drainage or the water supply network. Although the likelihood of such an occurrence is highly unpredictable, it is recommended that any potential future development at the property takes into account the location of any existing below ground services, in order to avoid any inadvertent flooding taking place during the construction phase and in the future.

The MSDC Level 1 SFRA displays data from the Flood Register provided by Southern Water to a precision of a 4-digit postcode. The record indicates that within the area of BH6 9 there have been 2 instances of internal sewer flooding and 10 instances of external sewer flooding. These records extend over the 10 years prior to 2024.

Southern Water have not been contacted for records of historic sewer flooding as part of this FRA.

Overall, the risk of flooding from sewers is considered to be **low**.

Although there is no evidence of flooding attributable to surcharge from the public sewer at the site, any buried system can be at risk of surcharge due to localised blockages and there therefore remains a low risk to the site.

Further considerations are made within Section 3 of this FRA to ensure that the risk remains at or below this level for the lifetime of the proposed development.

2.7 Summary

Table 2 provides a summary of the classification of risk to the sites from all flood sources and indicates where further considerations are required in the context of the proposed development.

Table 2 – Flood Risk Summary

Risk Source	Overall Risk Classification	Additional Considerations
Fluvial	Very low	See Section 3
Tidal	Negligible	None

Risk Source	Overall Risk Classification	Additional Considerations
Surface Water	Low	See Section 3
Reservoir Failure	Negligible	None
Groundwater	Very low	See Section 3
Artificial Flood Sources	Low	See Section 3

3. Flood Risk in Planning Context

This report has so far evaluated all potential flood sources that may affect the site. The following sections describe the identified flood risks in the context of the proposed development and provide recommendations where required, for the mitigation or reduction of those risks to enable safe development.

3.1 Flood Risk Status and Development Viability

The EA Flood Map for Planning shows that the site is located within Flood Zone 1.

In accordance with Annex 3 of the NPPF: Flood Risk and Coastal Change, the development type is considered to be 'More Vulnerable'.

The development proposals comprise:

- A new uninhabited garage in the southwestern corner of the site in the existing front garden.
- A potential extension of the site's southeastern driveway along the front garden to the proposed garage location in the southwest.

Following the NPPF the proposed development is acceptable within Flood Zone 1 and the Exception Test is not required.

3.2 Design Principles for Development

It is recommended that, based on the current design proposals, the following design principles should be incorporated to demonstrate its long-term resistance to flooding:

- The use of appropriate Finished Floor Levels relative to flood risk.
- Any new hardstanding areas such as the drive should use permeable paving or other sustainable drainage techniques to minimise surface water runoff.
- Divert water away from buildings but safely managing it within the site to not impact flood risk on neighbouring buildings/ infrastructure.
- Site occupants should consider signing up to the EA Flood Warning Service to receive warnings/alerts for nearby areas.

Development Levels

Where possible, the internal finished floor levels should be raised a minimum of 150mm above immediate surrounding external ground levels. This will minimise the likelihood of water ingress in the event of a flooding to the site.

External ground levels should also be designed to positively direct surface water away from buildings, towards areas of open space, with any exceedance flows managed safely away from the site. Any change to the external ground through an extension of the existing driveway to the proposed garage location should consider the management of surface water flows which could increase on lower permeability surfaces. The location of a driveway extension should be considered carefully in order to best avoid areas indicated to be at risk of surface water flooding, as shown in Drawings 05, 06 and 07.

There is presently a low risk of flooding based on the available data. Should the risk of flooding to the site increase in the future, flood resistance and/or flood resilience measures could be considered.

Access/Egress

Access and egress to the site is via Gatehouse Lane to the south of the site.

Access and egress via Gatehouse Lane to the east of the property is indicated to be affected by surface water depths of up to 0.3m in a high-risk scenario. Access and egress to the west of the site is not indicated to be affected in a flood event.

Should the public highway ever flood, the occupants should remain within the site until floodwater has receded so that safe access and egress can be achieved.

The occupants should not drive through flood water.

Flood Resistance

Flood resistance measures could be considered as part of the design proposals to mitigate against extreme flooding scenarios.

Flood resistance measures that could be considered include:

- **Masonry & Render:** All external walls should be kept in good condition in order to minimise the potential for flood water to ingress through this point. Basic maintenance includes keeping masonry pointing and render in good order. Any damaged masonry and mortar should be repaired. The lower portion of the wall could be treated with a waterproofing cream to help reduce ingress and repointed with a waterproof additive. (Repointing £40-£70 +VAT per m². Wall sealant £12-£20 +VAT per m²)

- **Flood Doors or Barriers:** Doorways present one of the greatest risks of flood water ingress to a property. Doors can be replaced with watertight flood doors, or demountable barrier systems could be installed across doorway openings to prevent water ingress. (Flood doors from £2,000 + VAT for single doors, and flood barriers from £1,000 + VAT per doorway opening).
- **Sealant:** Any gaps or holes that penetrate the external walls for both existing and historic pipes or cables should be sealed with mortar or silicone. (Seal hole with mortar £24-£36 +VAT. Seal cable entry point with silicone £6-£12).
- **Non-Return Valves:** To mitigate against sewer surcharging, surcharge protection would be achievable through the use of non-return valves within the drainage system, or pan seals with backflow valves on sink outlets. (£80-£150 +VAT per NRV). A drainage survey would need to be undertaken to confirm the locations and connections of all drains at the property, to ascertain the correct location of any NRVs.

Flood Recoverability

Flood recoverability is where emphasis is placed upon making a site recoverable from a flooding event as quickly and economically as possible. Flood recoverable buildings are designed and constructed to reduce the impact of flood water entering the building so that no permanent damage is caused, structural integrity is maintained and drying and cleaning is easier.

Flood recoverability measures that could be adopted include:

- **Internal Walls:** Promoting the use of water-resistant plaster and plasterboard (horizontal application where possible). The anticipated costs of utilising these building methods are between £72 - £120 +VAT per m²;
- **Skirting boards:** There are various options available for skirting boards. Wooden skirting boards can be treated with sealants such as Yacht Varnish to improve their flood resistance, or alternative materials can be used such as Tricoya or Plastic. It is also possible to use a tiled upstand. Industry quoted costs for skirting boards with Tricoya are £60-£90 per metre.
- **Wiring:** Raising of electrical sockets as far up the wall as reasonably practicable and avoiding low level junction boxes or fuse boards will reduce any water damage to these items.
- **Raise Internal / External Apparatus:** Where possible, any internal apparatus that is not designed to resist water ingress should be raised (e.g., boilers and white goods).
- **Puddle Pump/Wet Vac:** To enable the efficient dewatering of the property in the event of water ingress, the provision of such items should be kept internally (£280 - £350 +VAT per unit).

3.3 Flood Awareness

It is important that all residents at the property have an awareness of flood risk at a local level, and that any necessary actions can be taken prior to flooding.

- **Flood Warnings & Alerts:** The site is not located within an EA Flood Warning Area or an EA Flood Alert Area.

The dwelling occupants should consider signing up to receive flood warnings for nearby areas through the following website:

<https://www.gov.uk/sign-up-for-flood-warnings>

- **Weather Alerts:** The Met Office provide weather warnings when extreme weather is forecast. Their service includes warnings for rain and thunderstorms. Surface water flooding typically occurs during and following torrential and/or high intensity rainfall and therefore these warnings may provide an indication of when flooding could happen. The occupants can check the local weather forecast and register to receive weather warnings from the Met Office through the following website:

<https://www.metoffice.gov.uk/weather/warnings-and-advice>

- **Flood Plan:** Preparation of such a plan should detail actions to take which may include moving/elevating furniture, where a flood resilient approach is chosen, or specific items based on the severity of local flood risk and the weather forecast. The EA have developed template flood plan document which can be downloaded here:

<https://www.gov.uk/government/publications/preparing-your-business-for-flooding>

- **Drainage:** The site occupants should regularly inspect guttering and downpipes and clear any debris that exists. This will reduce the likelihood of any blockages and subsequent increase in surface water risk during heavy rainfall events.

Conclusion

The site has been assessed for a variety of flood sources, and based upon detailed analysis, this FRA has identified that flood risk from surface water is considered to be low and from artificial sources low. Fluvial flood risk and flood risk from groundwater are considered to be very low. Flood risk from tidal sources and reservoir failure are considered to be negligible.

The client's development aspirations can manage/mitigate any residual flood risk as part of the design by following the proposed guidance:

- The use of appropriate Finished Floor Levels relative to flood risk.
- Any new hardstanding areas such as the drive should use permeable paving or other sustainable drainage techniques to minimise surface water runoff.
- Divert water away from buildings but safely managing it within the site to not impact flood risk on neighbouring buildings/ infrastructure.
- Site occupants should consider signing up to the EA Flood Warning Service to receive warnings/alerts for nearby areas.

This FRA has therefore demonstrated that the proposed development can be undertaken in-line with NPPF guidance, and that it is:

- Suitable in the location proposed;
- Unlikely to place additional persons at risk of flooding; and,
- Unlikely to increase flood risk elsewhere through the loss of floodplain storage, impedance of flood flows, or increase in surface water run-off.

Limitations of the report

This report has been prepared by FPS Environmental Limited (FPS) solely for the benefit of James Bibby (“the Client”) and has not been assigned to any other third parties. If reliance on this report was required by a third party, this could be arranged for an agreed fee. This report should not be used by the client in relation to any other matters not covered specifically by the scope of the report. If this report does not contain a signature in the Document Control window, then this is an uncontrolled electronic copy and should not be relied upon by the client or any other recipient, as FPS cannot give assurance on the source or content of the document. FPS has used all reasonable skill, care and diligence in the preparation of this report.

The Flood Risk Assessment report has been designed to satisfy planning requirements, as outlined in Section 1. It is a desktop review of information provided by the client and from selected private and public databases. It only includes a site investigation where specifically referenced. This report does not make a detailed site-specific assessment of the suitability of the existing drainage on the Site. If this is required, then a site survey should be considered. FPS accepts no responsibility for the accuracy or completeness of third-party data reviewed within this assessment.

This report is provided under FPS Environmental Limited Standard Terms and Conditions.

Drawings



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Legend

 Site Boundary

Google Satellite

Scale @ A4: **1:700**

Drawing Title

Site Location Plan

Project

Gatehouse Farm, 1 Birdcage Lane, Goddards
Green, BN6 9HH

Client

James Bibby

Drawing No. & Revision

01

Date

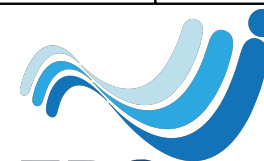
15/07/2025

Drawn By

ER

Approved By

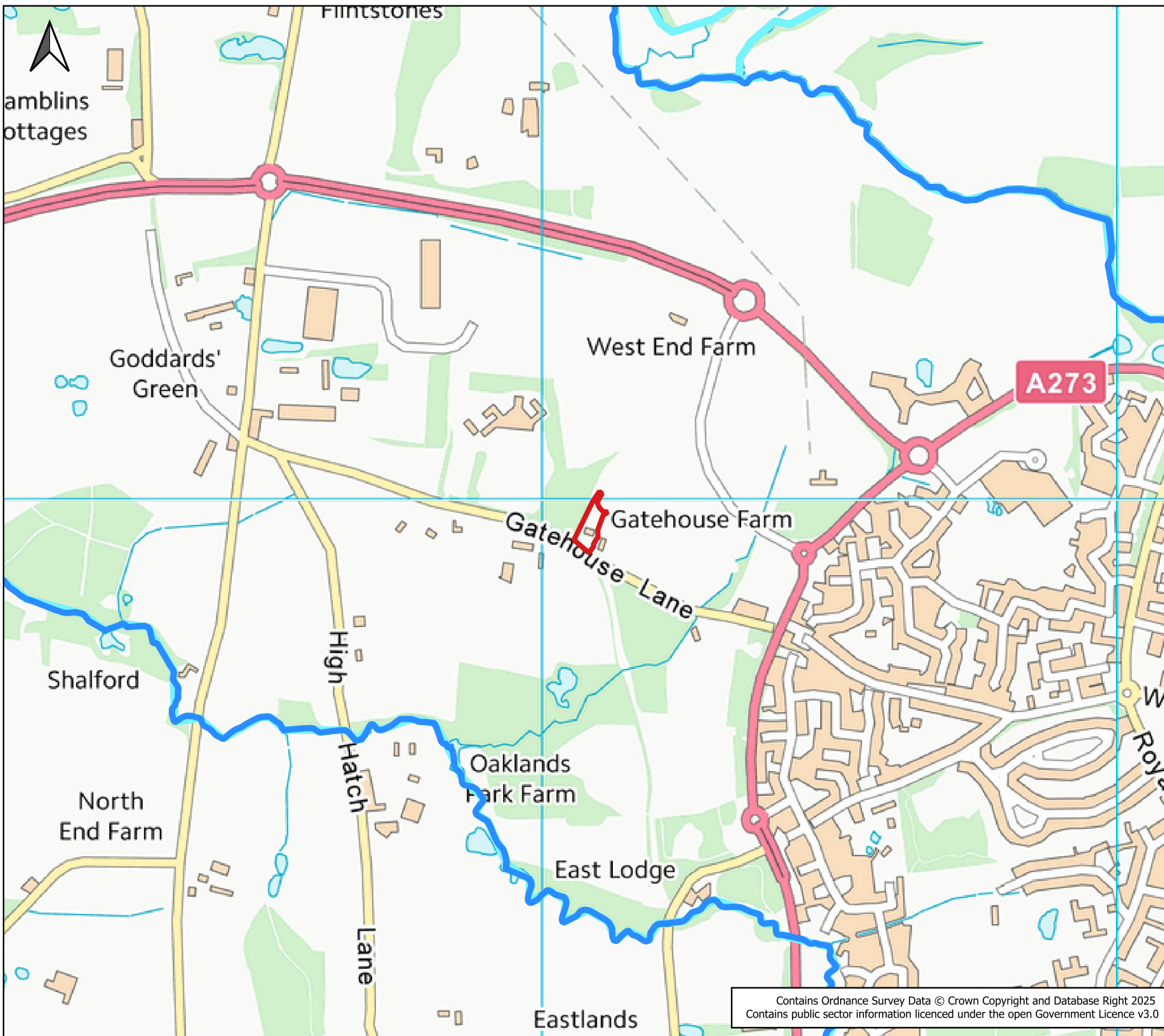
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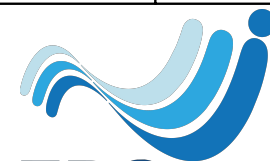


Legend

-  Site Boundary
-  Main River
-  Watercourse

Scale @ A4: **1:9,000**

Drawing Title	
Site Location Plan	
Project	
Gatehouse Farm, 1 Birdcage Lane, Goddards Green, BN6 9HH	
Client	
James Bibby	
Drawing No. & Revision	Date
02	15/07/2025
Drawn By	Approved By
ER	SH



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Legend

 Site Boundary

LiDAR
(Metres Above Ordnance Datum)

 26.0

 27.0

 28.0

 29.0

 30.0

Google Satellite

Scale @ A4: **1:700**

Drawing Title
LiDAR Derived Ground Levels Plan

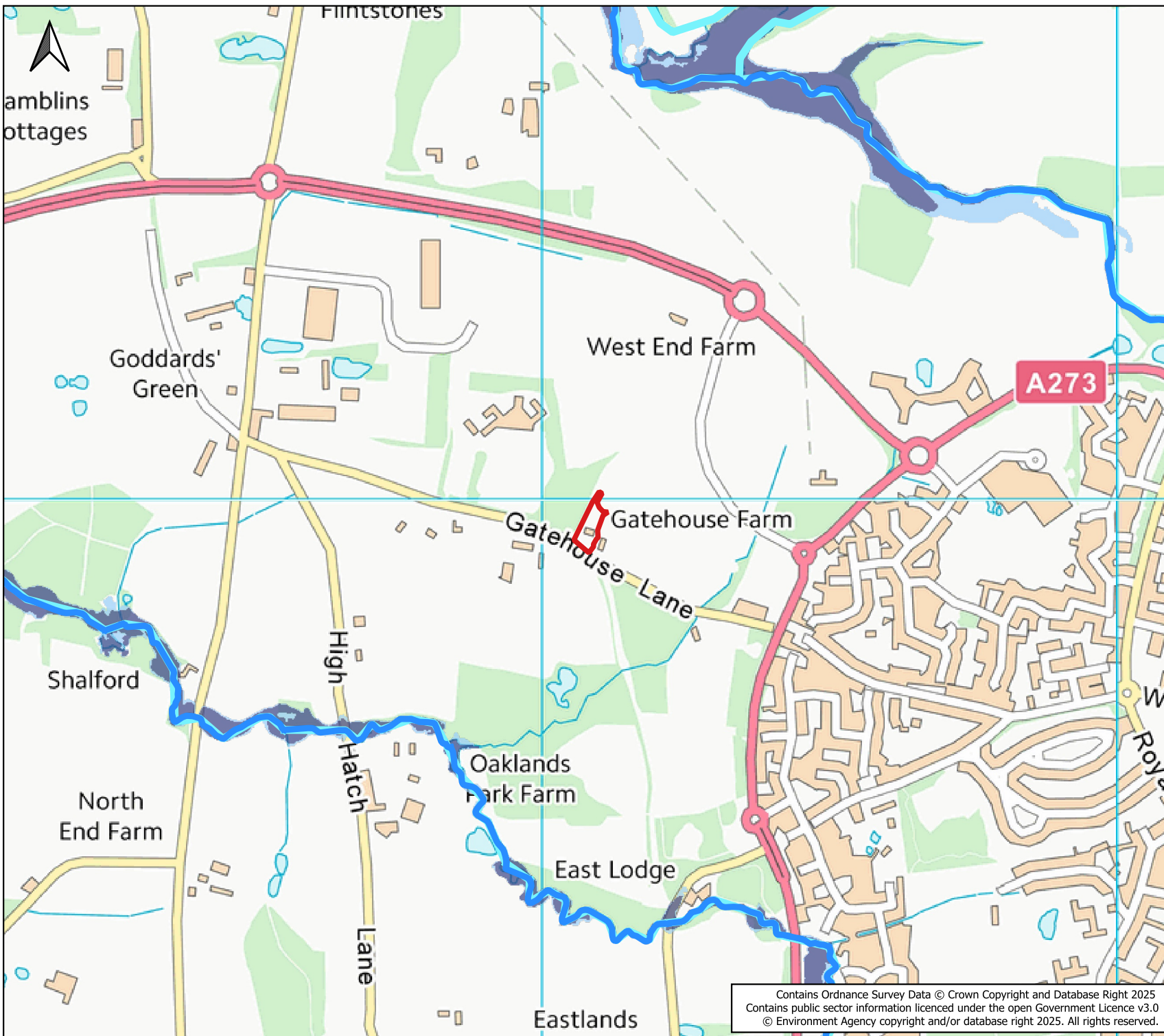
Project
Gatehouse Farm, 1 Birdcage Lane, Goddards Green, BN6 9HH

Client
James Bibby

Drawing No. & Revision 03	Date 15/07/2025
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Drawn By ER	Approved By SH
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Legend

-  Site Boundary
-  Main River
-  Watercourse
-  Flood Zone 3
-  Flood Zone 2
-  Flood Zone 1

Scale @ A4: **1:9,000**

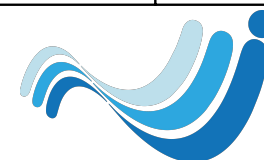
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EA Flood Map for Planning

Project
Gatehouse Farm, 1 Birdcage Lane, Goddards Green, BN6 9HH

Client
James Bibby

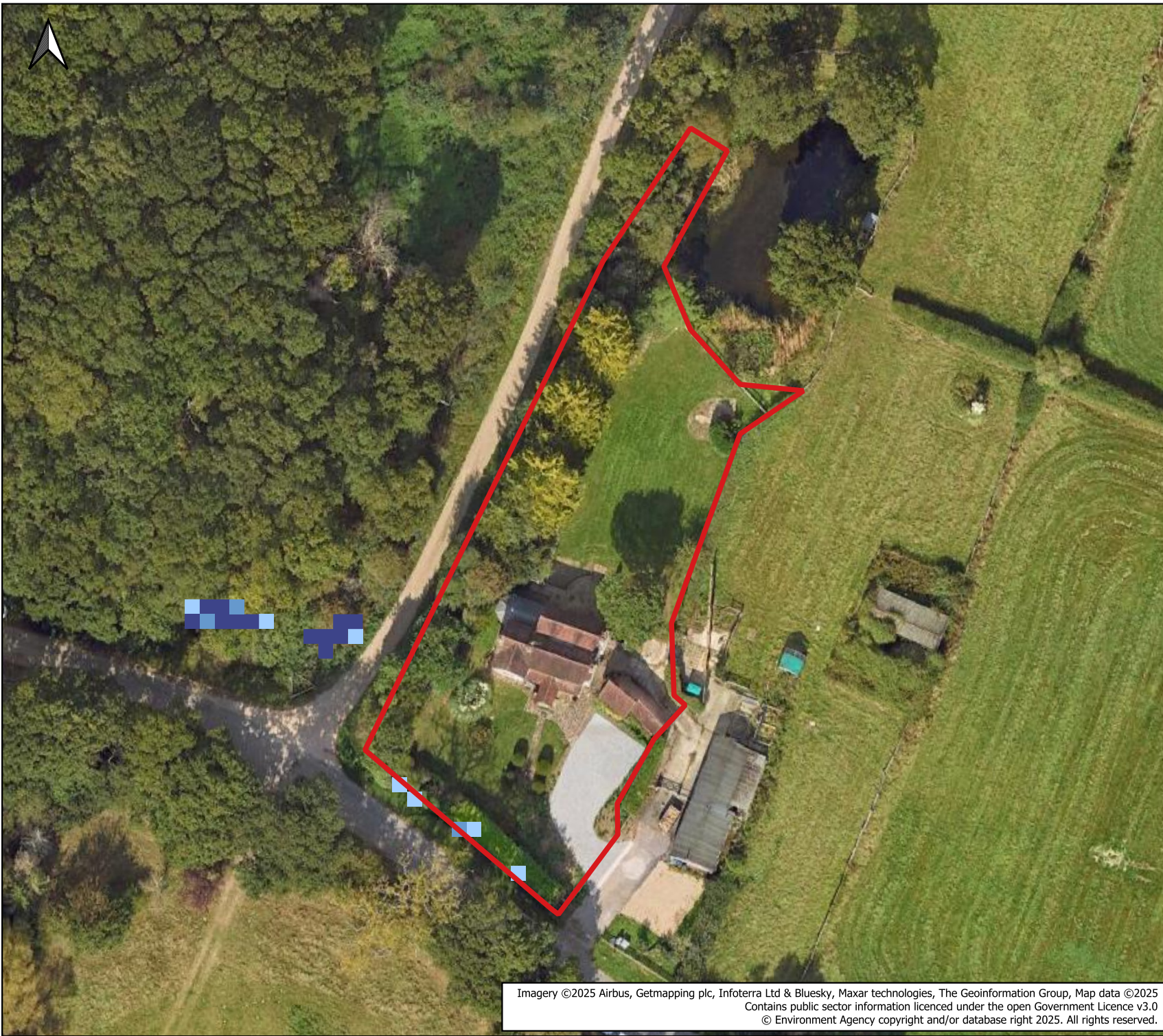
Drawing No. & Revision 04	Date 15/07/2025
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Drawn By ER	Approved By SH
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Legend

 Site Boundary

Risk of Flooding from Surface Water
0.6m Depth Flood Likelihood

 High

 Medium

 Low

Google Satellite

Scale @ A4: **1:700**

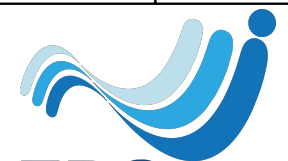
Drawing Title
Risk of Flooding from Surface Water
0.6m Depth Flood Likelihood

Project
Gatehouse Farm, 1 Birdcage Lane, Goddards
Green, BN6 9HH

Client
James Bibby

Drawing No. & Revision 05	Date 15/07/2025
------------------------------	--------------------

Drawn By ER	Approved By SH
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Legend

 Site Boundary

Risk of Flooding from Surface Water
0.3m Depth Flood Likelihood

 High

 Medium

 Low

Google Satellite

Scale @ A4: **1:700**

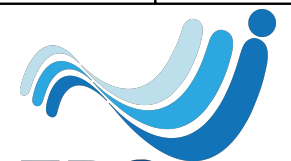
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Risk of Flooding from Surface Water
0.3m Depth Flood Likelihood

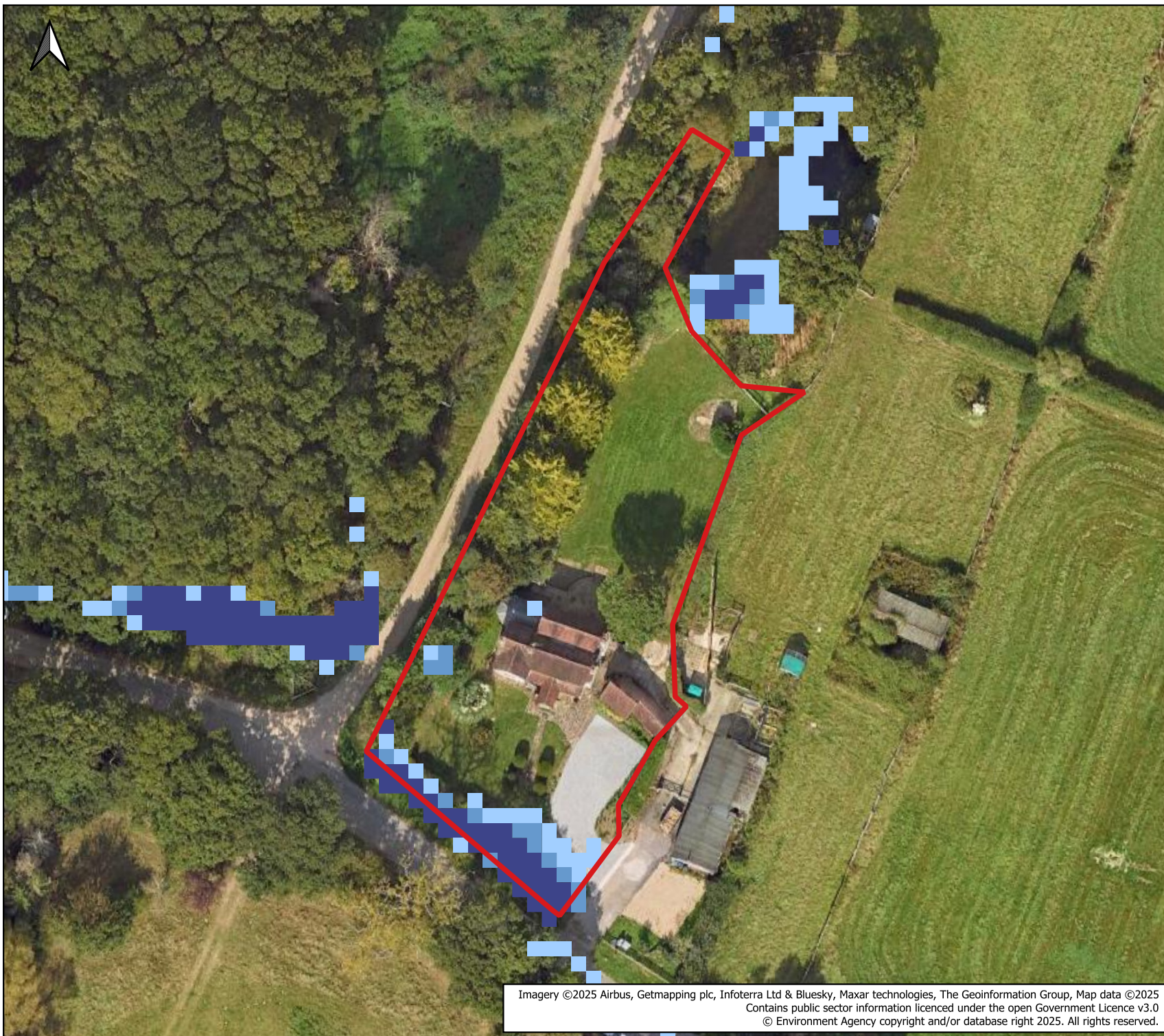
Project
Gatehouse Farm, 1 Birdcage Lane, Goddards
Green, BN6 9HH

Client
James Bibby

Drawing No. & Revision	Date
06	15/07/2025

Drawn By	Approved By
ER	SH





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Legend

 Site Boundary

Risk of Flooding from Surface Water
0.2m Depth Flood Likelihood

 High

 Medium

 Low

Google Satellite

Scale @ A4: **1:700**

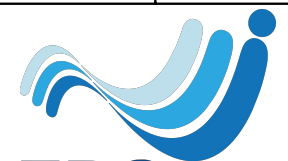
Drawing Title
Risk of Flooding from Surface Water
0.2m Depth Flood Likelihood

Project
Gatehouse Farm, 1 Birdcage Lane, Goddards
Green, BN6 9HH

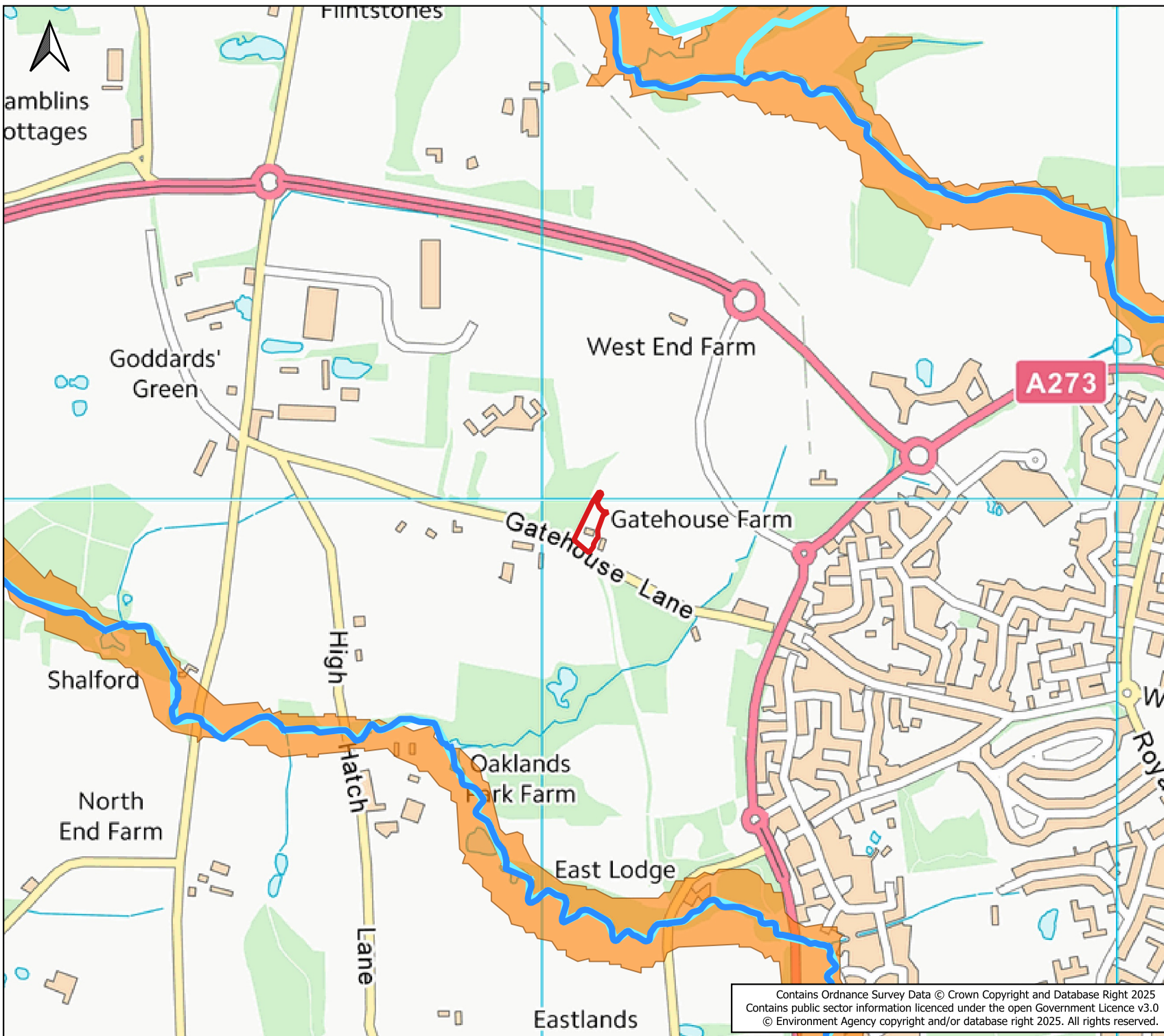
Client
James Bibby

Drawing No. & Revision	Date
07	15/07/2025

Drawn By	Approved By
ER	SH



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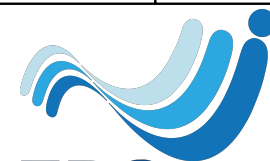


Legend

-  Site Boundary
-  Main River
-  Watercourse
-  Flood Alert Areas

Scale @ A4: **1:9,000**

Drawing Title EA Flood Warning and Alert Areas	
Project Gatehouse Farm, 1 Birdcage Lane, Goddards Green, BN6 9HH	
Client James Bibby	
Drawing No. & Revision 08	Date 15/07/2025
Drawn By ER	Approved By SH



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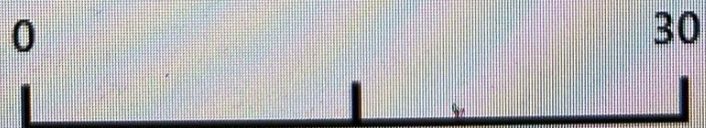
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Appendices

Appendix A

Site Plans and Elevations

Plan Title



Metres

(Not to scale until printed)

Plan Produced for: