

Lavender House, 19 St Andrews Avenue, Thorpe St Andrew
Norwich, Norfolk, NR7 0RG
Telephone: 07896 328220
Email: enquiries@evansriversandcoastal.co.uk

Our Ref: 3685/RE/01

28th February 2025

Katherine Andrews
KLA Architects
57 Penland Road
Haywards Heath
West Sussex
RH16 1PJ

Dear Kate,

**DM/25/0148 AND 150 – BURSTOW COTTAGE, HAMMINGDEN LANE, ARDINGLY -
DEMOLITION OF EXISTING CHIMNEY, RE-BUILD AND REPLICATE THE EXISTING
REAR CHIMNEY STACK, INSERTION OF NEW BI-FOLD DOORSET, FENESTRATION,
PROPOSED MONOPITCH OUTBUILDING FOR TOOL STORAGE AND LOG STORE**

Further to the planning officer's email dated 27th February 2025, I write to provide the following evidence in relation to flood risk.

The SFRA mapping at <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/> shows that the site is located within the fluvial Flood Zone 1 and outside of the future climate change Flood Zone 3. The SFRA mapping also shows a very low surface water flood risk across the area intended for the proposals.

DEFRA Risk of flooding from surface water (RoFSW)

The DEFRA Risk of flooding from surface water (RoFSW) map and associated data was updated on 28th January 2025 with pdf guidance entitled *RoFSW Product Description*. It now supersedes previous datasets and can be viewed at <https://www.gov.uk/check-long-term-flood-risk> and <https://environment.data.gov.uk/explore/b5aaa28d-6eb9-460e-8d6f-43caa71fbe0e> with the raw GIS data being available at <https://environment.data.gov.uk/explore/b5aaa28d-6eb9-460e-8d6f-43caa71fbe0e?download=true>.

The DEFRA Data Services Platform also states that RoFSW is a probabilistic product, meaning that it shows the overall risk, rather than the risk associated with a specific event or scenario. In externally published versions of this dataset, risk is displayed as one of four likelihood bandings:

- High - greater than or equal to 1 in 30 (3.3%) chance of flooding in any given year;
- Medium - less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance of flooding in any given year;
- Low - less than 1 in 100 (1%) but greater than or equal to 1 in 1000 year (0.1%) chance of flooding in any given year.
- Very Low – less than 1 in 1000 year (0.1%) chance of flooding in any given year (also denoted by the mapping as 'Unavailable').

Information has also been created which indicates the possible impacts of climate change on future risk in line with the guidance at <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#when-to-use-climate-change-allowance>.

For surface water flood risk the mapping considers the 'Central' allowance for the 2050s epoch (2040-2060) and can be viewed at <https://www.gov.uk/check-long-term-flood-risk> and <https://environment.data.gov.uk/explore/e5b38de2-99b3-44ee-b10c-b244926878ef>, with the raw GIS data being available at <https://environment.data.gov.uk/explore/e5b38de2-99b3-44ee-b10c-b244926878ef?download=true>.

The DEFRA Risk of flooding from surface water (RoFSW) map and associated data (Figures 1, 2 and 3) shows that there is a Very Low surface water flood risk across the area intended for the proposals and a Very Low risk when accounting for future climate change.

This is also the case along Hammingden Lane adjacent to the site thus providing safe access/egress.

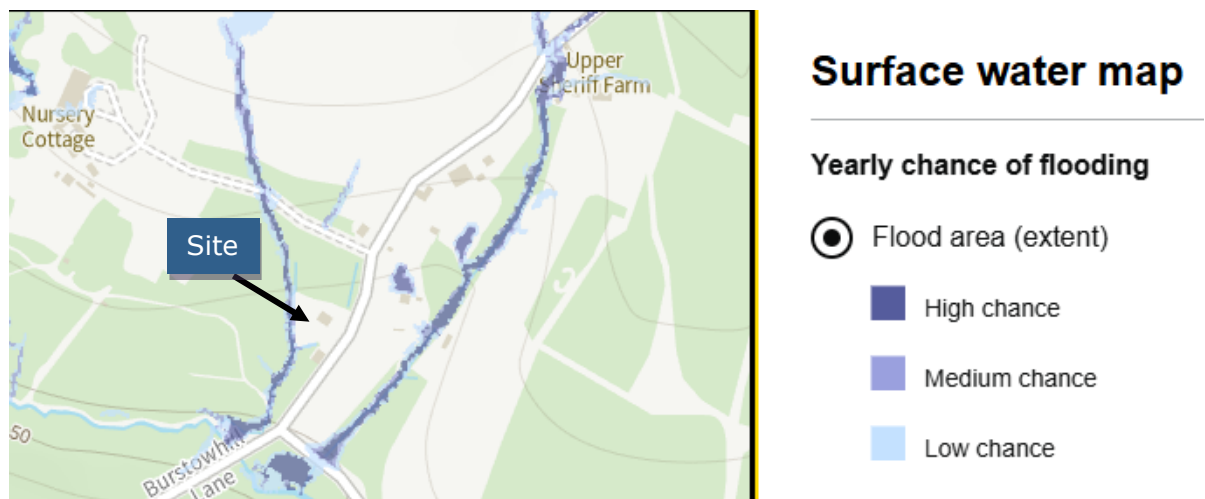


Figure 1: DEFRA Risk of flooding from surface water (RoFSW) map from <https://www.gov.uk/check-long-term-flood-risk>

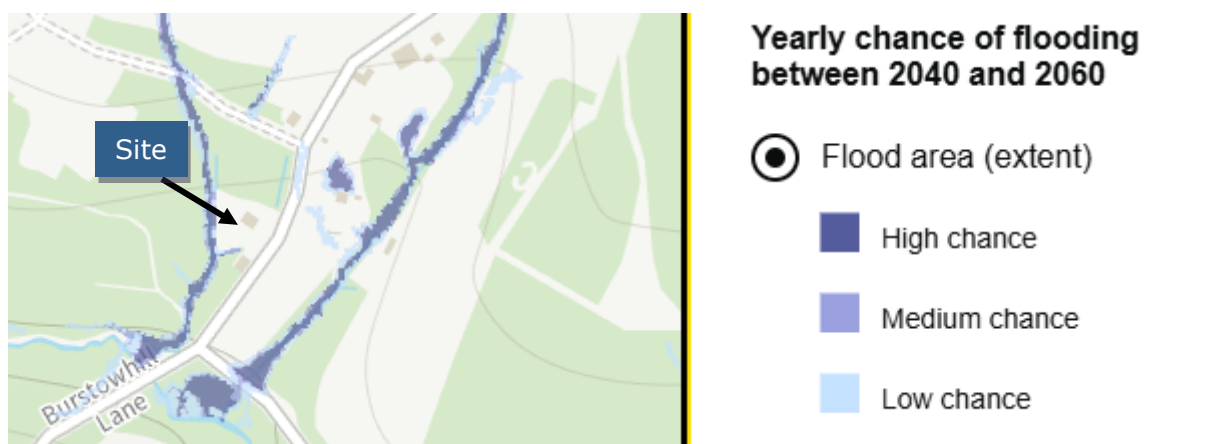


Figure 2: DEFRA Risk of flooding from surface water (RoFSW) map data with climate change from <https://www.gov.uk/check-long-term-flood-risk>

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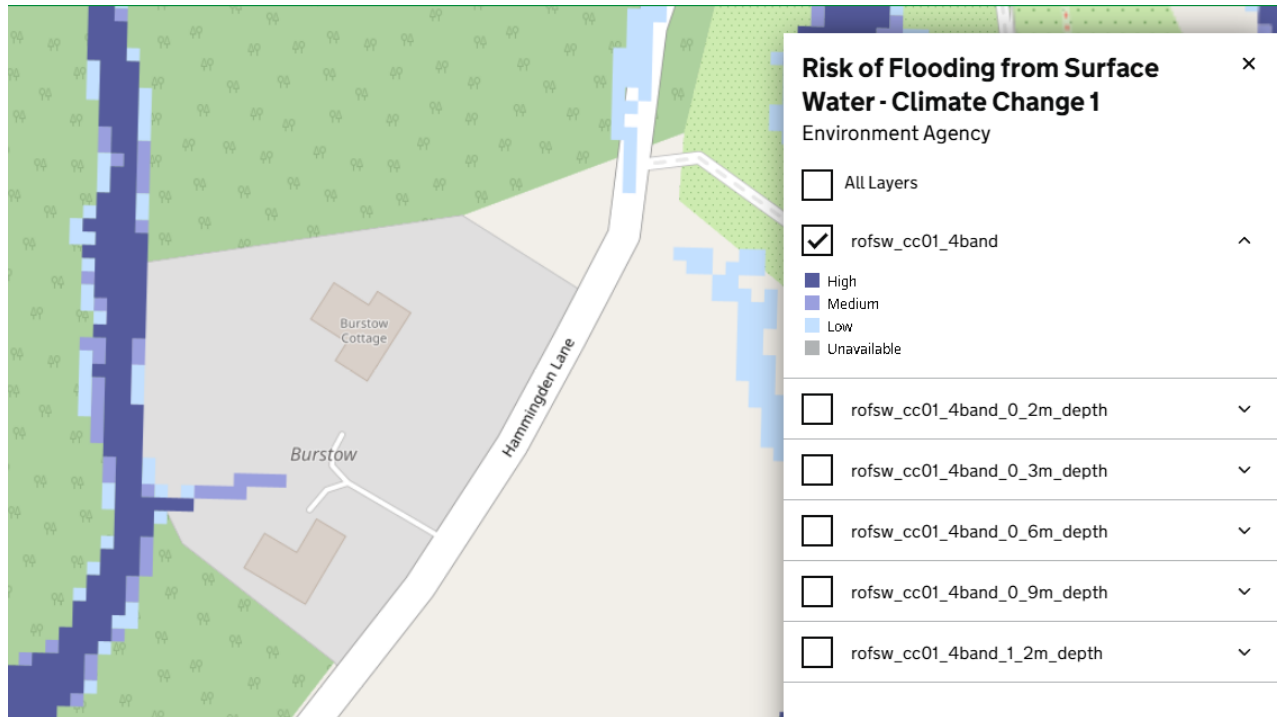


Figure 3: DEFRA Risk of flooding from surface water (RoFSW) map data with climate change from <https://environment.data.gov.uk/explore/e5b38de2-99b3-44ee-b10c-b244926878ef>

Yours sincerely

Rupert Evans MSc CEnv C.WEM MCIWEM PIEMA
Director