MID SUSSEX DISTRICT COUNCIL

Mid Sussex District Plan

Flood Risk Update for the 35 Additional Proposed Site Allocations

October 2026

Contents

1. Introduction 2
2. Approach 2
3. Findings and conclusions 3
4. Appendix 1 – Flood Risk Analysis 6
5. Appendix 2 – Comparison of Flood Risk and Indicative Site Layouts 7
6. Appendix 3 – Flood Risk Maps 19

1. Introduction

1.1 This document assesses flood risk for the 35 additional site allocations that are proposed as Main Modifications. The purpose of this document is to demonstrate that sites proposed as housing allocations are suitable for development in flood risk terms.

1.2 This document follows on from previous flood risk evidence for the Mid Sussex District Plan:

- [ENV10] Strategic Flood Risk Assessment – Level 1 (2015)
- [ENV11] Strategic Flood Risk Assessment – Level 1 (2024)
- [ENV12] Flood Risk: Sequential Test and Exceptions Test
- [ENV15] Strategic Flood Risk Assessment – Level 2 – Main Report and Appendix 1

1.3 This flood risk update does not revisit the previous conclusions for the 24 original site allocations included in the Submission District Plan – reference should be made to the above evidence documents in respect of these sites.

1.4 The above evidence documents should also be referred to for the background context to flood risk in Mid Sussex District.

2. Approach

2.1 A high-level flood risk assessment has been undertaken for the 35 additional proposed site allocations. The flood risk assessment uses the latest publicly available Environment Agency data for flood zones (plus climate change) and surface water spatial planning extents (climate change). The data used for the assessment include the climate change allowances to be a more precautionary approach.

2.2 The area of a proposed site allocation affected by a flood zone and/or surface water flood risk has been measured manually using the Council's GIS.

2.3 The Environment Agency data does not split Flood Zone 2 or 3, so a combined figure is presented.

2.4 A flood risk score for each proposed site allocation has been given based on the results of the analysis. The flood risk score has been developed to rank the sites to indicate the extent and severity of the flood risk. Using a traffic light colour coding, Flood Risk Score 1 represents a higher flood risk and Flood Risk Score 7 represents a lower risk of flooding based on the Environment Agency data.

Flood Risk Score	Criteria
1	Over 1% of the site is within Flood Zone 2 or 3.
2	The site is defined as Flood Zone 1 and over 10% intersects an area at high risk of flooding from surface water (1 in 30).
3	The site is defined as Flood Zone 1 and over 10% intersects an area at medium risk of flooding from surface water (1 in 100).

4	The site is defined as Flood Zone 1 and over 10% intersects an area at low risk of flooding from surface water (1 in 1000).
5	The site is defined as Flood Zone 1 and less than 10% intersects an area at risk of flooding from surface water (1 in 30, 1 in 100 or 1 in 1000).
6	The site is defined as Flood Zone 1 and there is a small extent of surface water flooding (1 in 30, 1 in 100 or 1 in 1000).
7	The site is defined as Flood Zone 1 and is not shown to be susceptible to surface water flooding.

3. Findings and conclusions

3.1 The flood risk score results for the 35 proposed site allocations are:

Flood Risk Score	Number of sites
1	2
2	4
3	0
4	4
5	7
6	14
7	4

3.2 Appendix 1 shows the detailed analysis for each proposed site allocation and Appendices 2 and 3 shows the flood risk maps.

3.3 The majority of the proposed site allocations (33 out of 35) are not affected by significant flood risk and are located in Flood Zone 1. Of the 35 sites, four are located in Flood Zone 1 and have no identified risk of flooding from any source. The remaining 29 sites are not at risk from fluvial flooding (they are in Flood Zone 1) but there is risk of surface water flooding to varying degrees albeit for most of these sites the area at risk is small.

3.4 In terms of the next steps at the plan-making stage, the six sites with a Flood Risk Score of 1 or 2 have been considered in more detail including reviewing the information provided by site promoters to support the District Plan (Appendix 2). Sites with a Flood Risk Score of 3 to 7 are not considered further at this stage and flood risk and drainage matters will be addressed at the planning application stage. In addition, the current status of a site is considered below.

3.5 Four of the additional proposed site allocations have already submitted planning applications; two are pending determination, one has a resolution to grant planning permission and one is awaiting an Inspector's appeal decision. The flood risk and drainage strategy for these four sites is being addressed through the planning application process. More detailed analysis of food risk and drainage is required at the planning application stage. The four sites are:

Ref	Site	Flood Risk Score	Planning application reference	Status
MM66	Land at North Colwell Farm, Lewes Road, Haywards Heath	5	DM/25/0445	Awaiting appeal decision
MM68	Land at Lunce's Hill, Fox Hill, Haywards Heath	2	DM/25/0827	Pending determination
MM69	Courthouse farm, Copthorne Common Road, Copthorne	4	DM/35/3020; DM/25/3021	Resolution to grant planning permission (October 2026)
MM67	Land to the North of Old Wickham Lane, Haywards Heath	5	DM/26/1315	Pending determination

3.6 In addition to those sites currently at the planning application stage, information on flood risk and drainage has been provided by the site promoters for the following proposed site allocations and this provides supporting evidence. Since the sites most at risk of flooding (Flood Risk Score 1) have provided additional information on flood risk, this demonstrates that the site promoter is actively considering a flood risk and drainage strategy for the site.

Ref	Site	Flood Risk Score	Document Submitted
MM60	Land west and east of Malthouse Lane, Burgess Hill	1	Flood Risk and Surface Water Drainage Appraisal [MM60-2] Vision Document [MM60-8]
MM70	Land rear of The Martins (south of Hophurst Lane), Crawley Down	6	Vision Document [MM70-3]
MM74	Land north of Willow Way and Talbot Mead, Cuckfield Road, Hurstpierpoint	1	Vision Document [MM74-5]
MM76	Land northeast of Hurstpierpoint	2	Vision Document [MM76-4]

3.7 Two of the additional proposed site allocations have a Flood Risk Score 1.

Ref	Site	Flood Risk Score
MM60	Land west and east of Malthouse Lane, Burgess Hill	1
MM74	Land north of Willow Way and Talbot Mead, Cuckfield Road, Hurstpierpoint	1

3.8 Four of the additional proposed site allocations have a Flood Risk Score 2.

Ref	Site	Flood Risk Score
MM68	Land at Lunce's Hill, Fox Hill, Haywards Heath	2
MM75	Land south of Hurst Wickham Barn, College Lane, Hurstpierpoint	2
MM76	Land northeast of Hurstpierpoint	2
MM93	Land east of Avtrade, Reeds Lane, Sayers Common	2

3.9 For sites with a Flood Risk Score of 1 or 2, further analysis of the indicative site layouts submitted by the site promoters shows that generally the area(s) of the site affected by flood risk are not going to be developed for housing and will be open space. This means the flood risk vulnerability classification for these areas of flood risk can be reduced from 'more vulnerable' to 'less vulnerable' or 'water-compatible development' using the guidance in the National Planning Policy Framework. This also applies the sequential approach so that residential development is steered away from the greatest areas of flood risk. Details are provided in Appendix 3.

4. Appendix 1 – Flood Risk Analysis

Ref	Site	Overall Flood Risk Vulnerability Classification	Flood Zones plus Climate Change		Surface Water Spatial Planning Extents – Climate Change			Flood Risk Score
			FZ1	FZ2 and FZ3	1 in 30	1 in 100	1 in 1000	
MM60	Land east and west of Malthouse Lane, Burgess Hill	More vulnerable	88.54%	11.46%	6.06%	7.94%	13.21%	1
MM61	1-5 Queens Walk and 22-26 London Road, East Grinstead	More vulnerable	100.00%	0.00%	*	*	*	6
MM62	Land at Brook House Farm, Turners Hill Road, East Grinstead	More vulnerable	100.00%	0.00%	3.59%	4.71%	7.26%	5
MM63	Land north of Hill Place Farm, Turners Hill Road, East Grinstead	More vulnerable	100.00%	0.00%	0.55%	0.73%	1.23%	5
MM64	Land east of West Hoathly Road, East Grinstead	More vulnerable	100.00%	0.00%	*	*	*	6
MM65	Field rear of North Colwell Barn, Lewes Road, Haywards Heath	More vulnerable	100.00%	0.00%	*	*	*	6
MM66	Land at North Colwell Farm, Lewes Road, Haywards Heath	More vulnerable	100.00%	0.00%	0.17%	0.98%	3.10%	5
MM67	Land to the North of Old Wickham Lane, Haywards Heath	More vulnerable	Data unavailable	Data unavailable	0.15%	0.47%	3.26%	5
MM68	Land at Lunce's Hill, Fox Hill, Haywards Heath	More vulnerable	100.00%	0.00%	29.48%	51.00%	87.12%	2
MM69	Courthouse Farm, Copthorne Common Road, Copthorne	More vulnerable	100.00%	0.00%	2.92%	6.02%	22.46%	4
MM70	Land r/o The Martins (south of Hophurst Lane), Crawley Down	More vulnerable	100.00%	0.00%	*	*	*	6
MM71	Land west of Ockley Lane, Hassocks	More vulnerable	100.00%	0.00%	5.97%	8.76%	15.31%	4
MM72	Land east of College Lane, Hurstpierpoint	More vulnerable	100.00%	0.00%	5.78%	8.79%	13.10%	4
MM73	South of Hurst Wickham Barn, College Lane, Hurstpierpoint	More vulnerable	100.00%	0.00%	*	*	*	6
MM74	Land north of Willow Way and Talbot Mead, Cuckfield Road, Hurstpierpoint	More vulnerable	87.55%	12.45%	10.03%	12.59%	19.75%	1
MM75	Land south of Hurst Wickham Barn, College Lane, Hurstpierpoint	More vulnerable	100.00%	0.00%	10.86%	13.69%	22.03%	2
MM76	Land northeast of Hurstpierpoint	More vulnerable	99.23%	0.77%	10.98%	14.32%	18.54%	2
MM77	Land off Snowdrop Lane, Lindfield	More vulnerable	100.00%	0.00%	0.00%	0.78%	3.46%	5
MM78	Land to the north of Lyoth Lane, Lindfield	More vulnerable	Data unavailable	Data unavailable	*	*	*	6
MM79	Land north of Henfield Road, Albourne	More vulnerable	100.00%	0.00%	*	*	*	6
MM80	Grange View House, London Road, Albourne	More vulnerable	100.00%	0.00%	*	*	*	7
MM81	Phase 1 Swallows Yard, London Road, Albourne	More vulnerable	100.00%	0.00%	*	*	*	7
MM82	Land east of London Road, Albourne	More vulnerable	100.00%	0.00%	*	*	*	6
MM83	Land at Brambletye School, Lewes Road, Ashurst Wood	More vulnerable	100.00%	0.00%	*	*	*	6
MM84	Area south of Redbridge Lane at junction with London Road, Balcombe	More vulnerable	100.00%	0.00%	*	*	*	7
MM85	Land south of Oldlands Avenue (Vintens Nursery), Balcombe	More vulnerable	100.00%	0.00%	*	*	*	6
MM86	Foxhole Farm Buildings, Foxhole Lane, Bolney	More vulnerable	100.00%	0.00%	*	*	*	6
MM87	Land north of Foxhole Farm buildings, Bolney	More vulnerable	100.00%	0.00%	*	*	*	7
MM88	Land west of Truggers, Handcross	More vulnerable	100.00%	0.00%	0.00%	0.12%	1.10%	5
MM89	Land at Pease Field, Pease Pottage	More vulnerable	100.00%	0.00%	*	*	*	6
MM90	Land to the West of Woodhurst Farm, Old Brighton Road South, Pease Pottage	More vulnerable	100.00%	0.00%	*	*	*	6
MM91	Land north of Former Golf House, Horsham Road, Pease Pottage	More vulnerable	100.00%	0.00%	*	*	*	6
MM92	West House Farm, Henfield Road, Sayers Common	More vulnerable	100.00%	0.00%	4.00%	5.83%	8.66%	5
MM93	Land east of Avtrade, Reeds Lane, Sayers Common	More vulnerable	100.00%	0.00%	11.02%	16.53%	22.87%	2
MM94	Land at Kingsland Lodge, London Road, Sayers Common	More vulnerable	100.00%	0.00%	0.86%	1.14%	24.86%	4

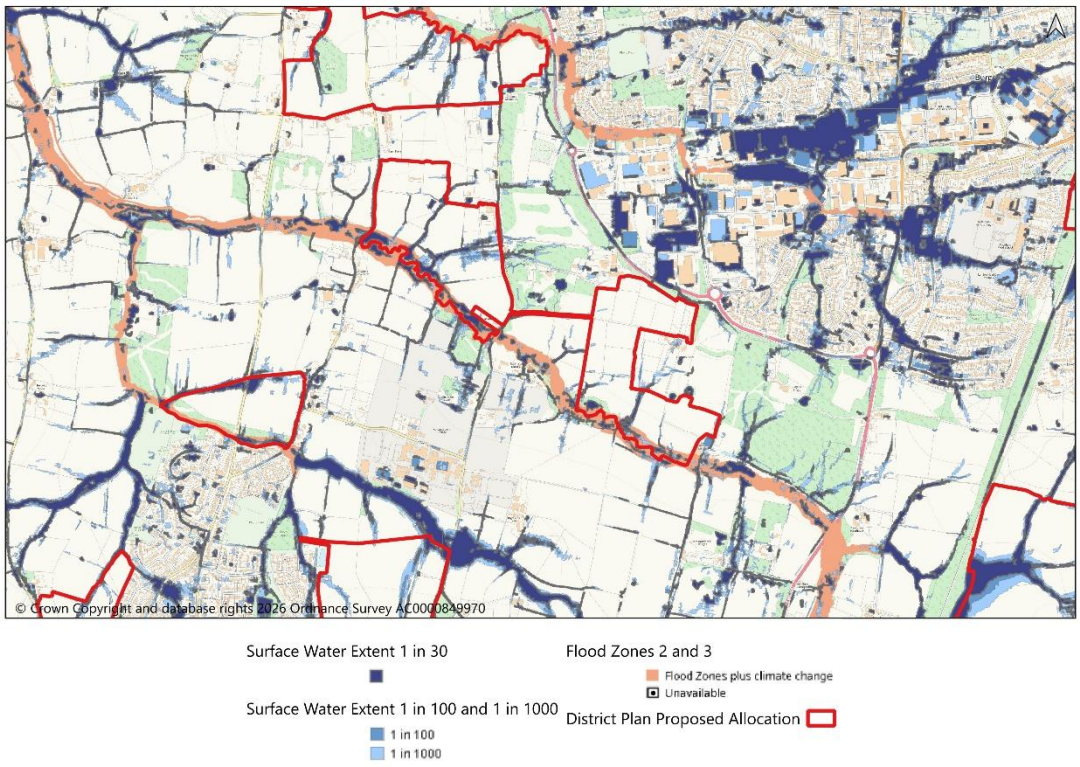
Notes:
Overall Flood Risk Vulnerability Classification – Since the sites are mainly proposed for housing, the flood risk vulnerability classification for residential development is shown ('more vulnerable'). Note that the sites may also include areas of employment or amenity open space which may reduce the flood risk vulnerability classification to 'less vulnerable' or 'water-compatible development' (NPPF August 2026 – Annex F, Table 2).
In the table above, * means that the sites have been screened out from detailed assessment for surface water flood risk. This is based on a review of the flood risk maps and the extent of surface water flood risk.
In the table above, 'Data unavailable' means that the Environment Agency maps have a marked data unavailable layer shown.

5. Appendix 2 – Comparison of Flood Risk and Indicative Site Layouts

MM60 – Land east and west of Malthouse Farm, Burgess Hill

Flood Risk Score 1

Flood risk map



Illustrative masterplan (March 2026) [MM60-8]



Additional information from the site promoter

The Vision Document (March 2026) [MM60-8] includes the following information in relation to flood risk and drainage.

- The Flood Map for Planning shows the majority of the site is located in Flood Zone 1, 'Low Probability' of fluvial and tidal flooding. However, areas across the southern extent of the site associated within the watercourse corridor of the Herrings Stream is in Flood Zone 2 'Medium Probability' and Flood Zone 3 'High Probability'.
- Most of the site is also at 'Very Low' risk from surface water flooding, however, the surface water flood map shows areas of the site to be at 'Low', 'Medium', and 'High' risk of flooding. The areas at higher risk are associated with the watercourse of the Herrings Stream, in the south.
- The Sequential Approach is therefore to be applied to the site, where areas which are shown to be at high risk from either fluvial flooding or surface water flooding will remain free from development. An easement associated with the Herrings Stream and ordinary watercourses at the site are also to be provided, to allow for future maintenance and will reduce the potential flood risk to the site and offsite areas.

The Flood Risk and Surface Water Drainage Appraisal (October 2022) [MM60-2] concludes at paragraph 6.1.2:

- The site generated surface water flows are attenuated and managed on site and can provide betterment to existing flood risk in the receiving watercourse. SuDS will be designed so they are integrated within the wider landscape proposals and will provide opportunities, where possible, to enhance biodiversity and recreation facilities. Opportunities will be explored at the planning stage for rainwater harvesting and grey water reuse to reduce the demand on water supplies.

Commentary

The south-western boundary of the two site parcels runs along the Herrings Stream and this area is within Flood Zone 2 and/or 3. As can be seen from the illustrative masterplan provided by the site promoter, this area is proposed to remain undeveloped. In addition, there are draft policy requirements which will also ensure residential development is steered away from this area of higher flood risk.

> 11. A multifunctional green corridor will be created adjacent to Herrings Stream, providing an informal park, as well as quiet walking routes, biodiversity retention/enhancement and SuDS drainage measures.
>
> 12. Create and enhance woodland and buffer strips along the river corridor to re naturalise and improve connectivity and riparian habitats having regard to the objectives of the West Sussex Local Nature Recovery Strategy.

The illustrative masterplan also shows that the areas of surface water flood risk on the site are also intended to remain undeveloped as green space between the residential parcels.

Information received from the site promoter in relation to flood risk also confirms that the proposed layout takes into account areas of flood risk and that these will remain free from built development.

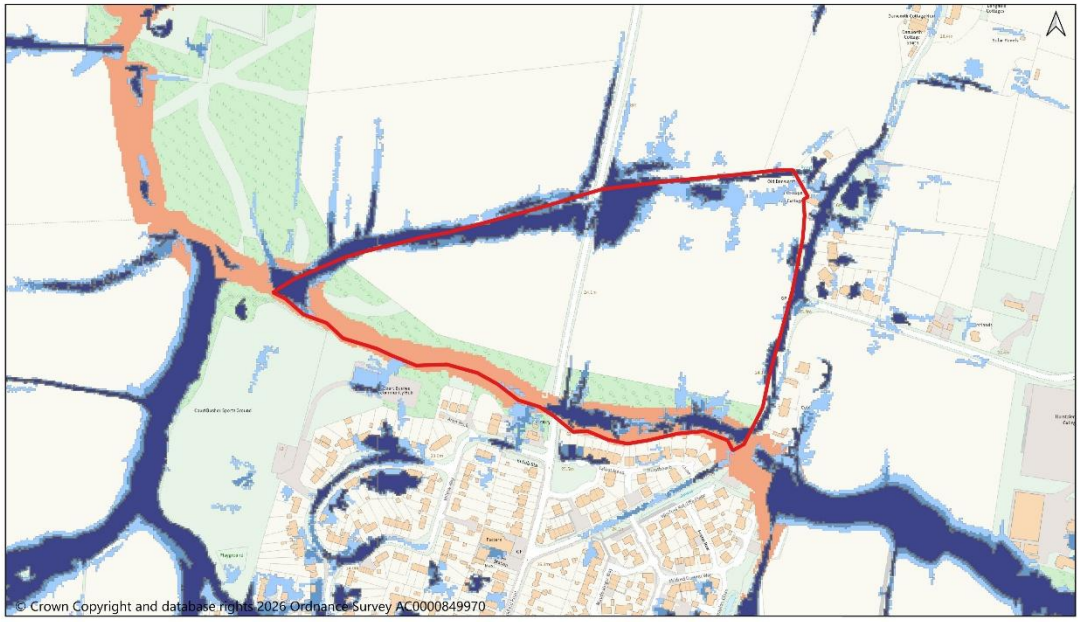
This means the flood risk vulnerability classification for these areas of higher flood risk can be reduced from 'more vulnerable' to 'water-compatible development' using the guidance in the National Planning Policy Framework.

Residential development that has a flood risk vulnerability classification of ‘more vulnerable’ has been steered away from areas of flood risk in accordance with the sequential approach.

MM74 – Land north of Willow Way and Talbot Mead, Cuckfield Road, Hurstpierpoint

Flood Risk Score 1

Flood risk map



Surface Water Extent 1 in 30

Surface Water Extent 1 in 100 and 1 in 1000

1 in 100

1 in 1000

Flood Zones 2 and 3

Flood Zones plus climate change

Unavailable

District Plan Proposed Allocation

Illustrative site layout (November 2025) [MM74-4]



Additional information from the site promoter

The Vision Document (April 2023) [MM74-5] includes the following information in relation to flood risk and drainage.

- The land at Cuckfield Road, Hurstpierpoint is located almost entirely within Flood Zone 1. A small portion of the site, along the southern end, is located within Flood Zone 2 and 3, however, these areas are not proposed to be developed and fall within an existing woodland.
- There is small risk of long-term surface water flooding onsite; however, this is for a small area of the site, of which is either being undeveloped or is a proposed attenuation basin location.
- There is small risk of long-term flooding from rivers and seas onsite; however, this is for a small area of the site, of which is being undeveloped.

Commentary

The southern boundary of the site is within Flood Zone 2 and/or 3. As can be seen from the illustrative site layout provided by the site promoter, this area is proposed to remain undeveloped. In addition, there are draft policy requirements which will also ensure residential development is steered away from this area of higher flood risk.

> 8. Provide a woodland / riverside walk along the river corridor and enhance woodland having regard to the objectives of the West Sussex Local Nature Recovery Strategy.

The illustrative site layout also shows the areas of surface water flood on the northern and eastern boundaries are also intended to remain undeveloped as green space.

Information received from the site promoter in relation to flood risk also confirms that the proposed layout takes into account areas of flood risk and that these will remain free from built development.

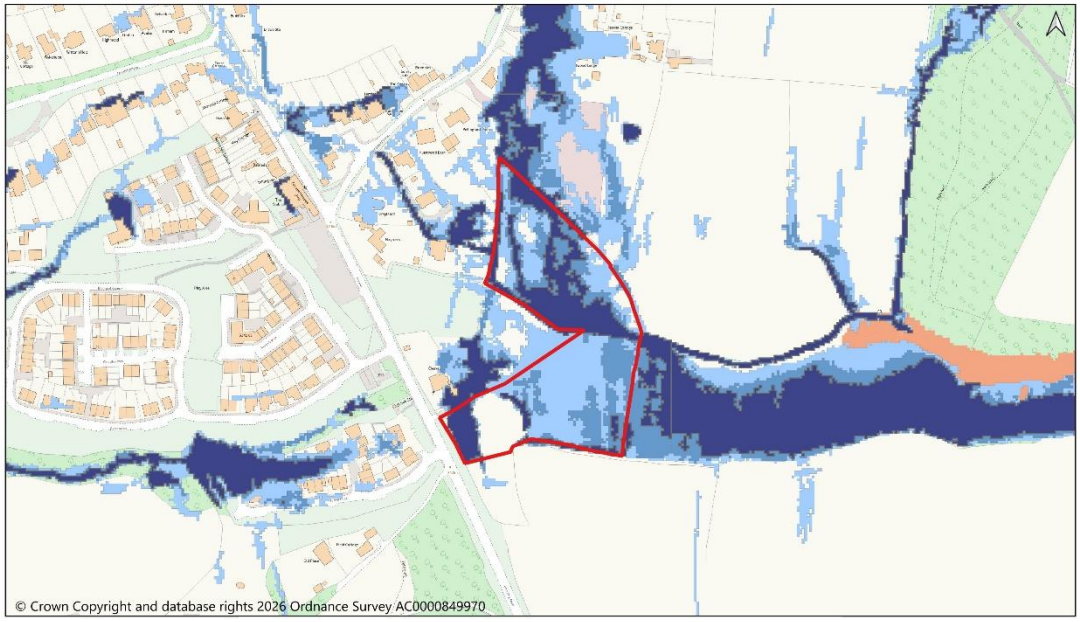
This means the flood risk vulnerability classification for these areas of higher flood risk can be reduced from 'more vulnerable' to 'water-compatible development' using the guidance in the National Planning Policy Framework.

Residential development that has a flood risk vulnerability classification of 'more vulnerable' has been steered away from areas of flood risk in accordance with the sequential approach.

MM68 – Land at Lunce's Hill, Fox Hill, Haywards Heath

Flood Risk Score 2

Flood risk map



Illustrative masterplan (August 2025) [MM68-2]

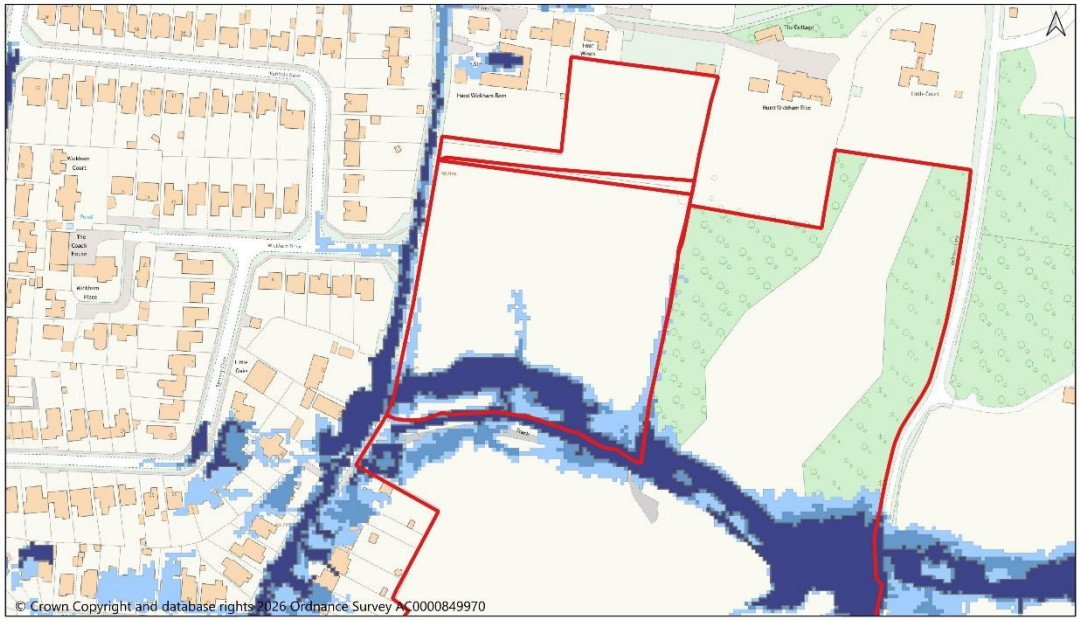


Additional information from the site promoter
The site promoter has not provided additional information on flood risk as part of the District Plan process. As part of planning application DM/25/0827 which is an outline planning application for up to 130 dwelling within both Mid Sussex District and Lewes District, the applicant has submitted a Flood Risk Assessment. Comments from West Sussex County Council (September 2025) and East Sussex County Council (October 2025) as the Lead Local Flood Authority (LLFA) for each county have raised concerns. West Sussex County LLFA has raised concerns about housing being located in high and medium surface water flood risk extents and flow paths. Concerns are also raised about whether the proposed drainage strategy is feasible. East Sussex County Council has raised concerns that the proposed masterplan places development in areas of high-risk surface water flood zones. Both county councils have requested additional information in relation to a riparian maintenance corridor along the watercourse, location of attenuation ponds and flood water storage arrangements. Both county councils have suggested the development follows the Sequential Test in accordance with the latest NPPF and PPG requirements as there are significant portions of the developed area within surface water flood risk zones.
Commentary
This site has extensive surface water flood risk and some built form is proposed within these areas. Flood risk and drainage matters are being addressed through the current planning application which is still pending determination.

MM75 – Land south of Hurst Wickham Barn, College Lane, Hurstpierpoint

Flood Risk Score 2

Flood risk map



Sketch masterplan (October 2025) [MM75-1]

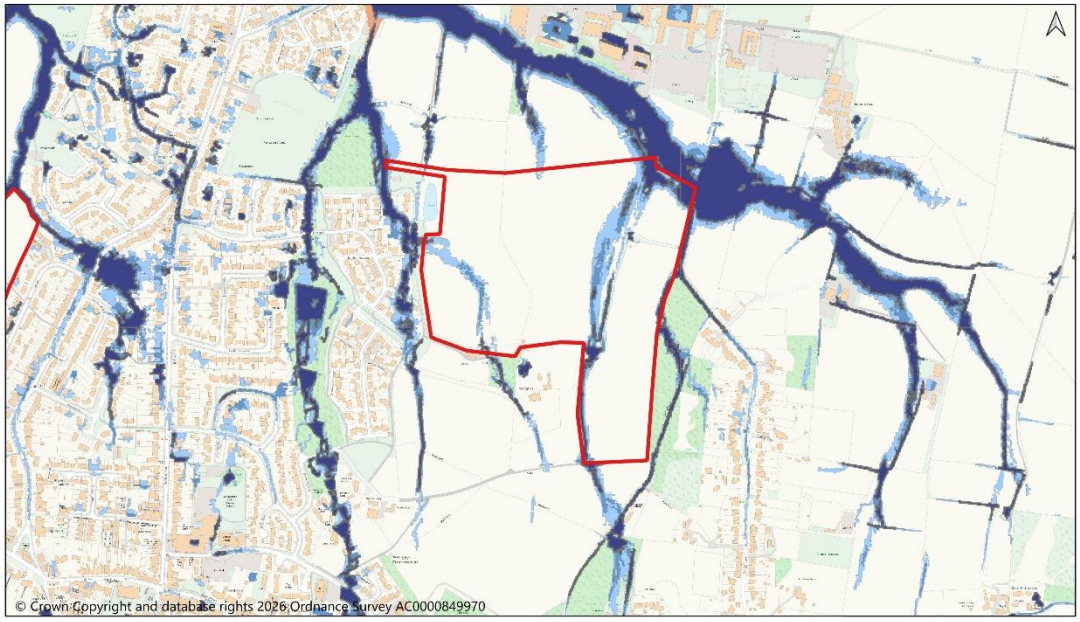


Additional information from the site promoter
The site promoter has not provided additional information on flood risk as part of the District Plan process.
Commentary
The sketch masterplan provided by the site promoter shows that the area of surface water flood risk along the southern boundary of the site is proposed to remain undeveloped and will be used for public open space/ biodiversity net gain/ SuDS/ LAP. This means the flood risk vulnerability classification for this area can be reduced from 'more vulnerable' to 'water-compatible development' using the guidance in the National Planning Policy Framework. Residential development that has a flood risk vulnerability classification of 'more vulnerable' has been steered away from areas of flood risk in accordance with the sequential approach.

MM76 – Land north-east of Hurstpierpoint

Flood Risk Score 2

Flood risk map



Draft masterplan concept (November 2022) [MM76-4]

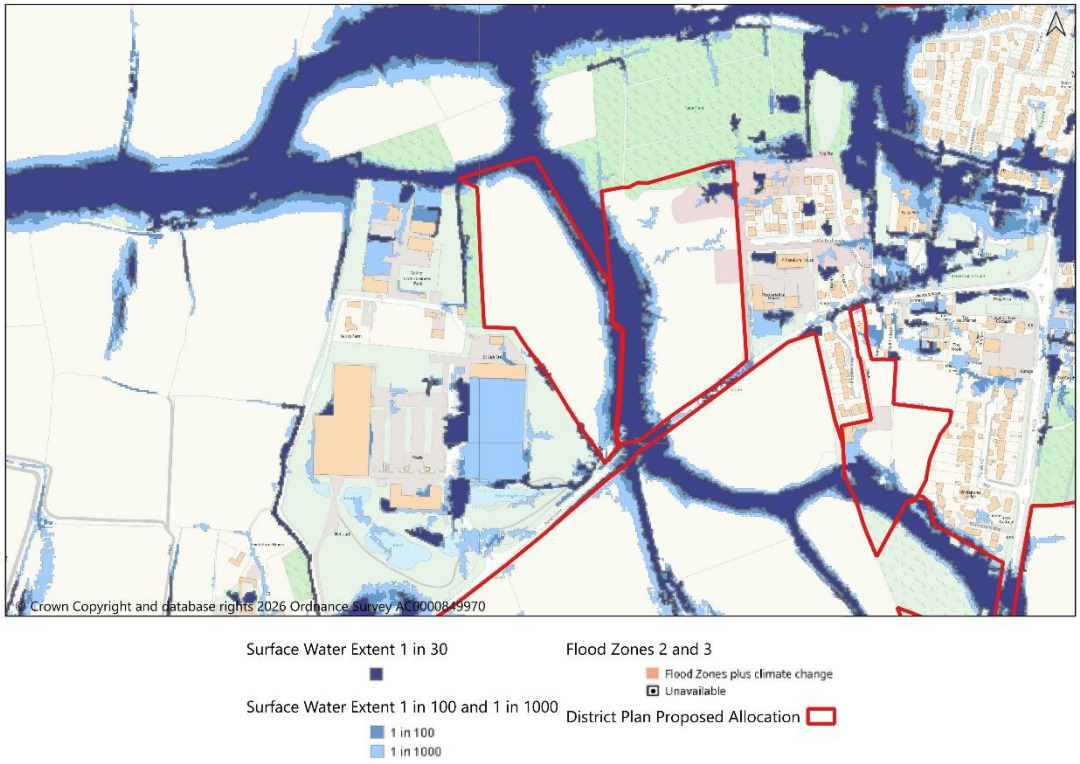


Additional information from the site promoter
The site promoter has not provided additional information on flood risk as part of the District Plan process.
Commentary
There is an area of surface water flooding in the eastern part of the site. The draft masterplan concept provided by the site promoter shows that this area is to remain undeveloped as open space. This means the flood risk vulnerability classification for this area can be reduced from 'more vulnerable' to 'water-compatible development' using the guidance in the National Planning Policy Framework. The area of surface water flood risk running through the west of the site will need to be considered by the site promoter in more detail. Residential development that has a flood risk vulnerability classification of 'more vulnerable' has generally been steered away from areas of flood risk in accordance with the sequential approach.

MM93 – Land east of Avtrade, Reeds Lane, Sayers Common

Flood Risk Score 2

Flood risk map



Site layout

The site promoter has not provided a draft masterplan or an indicative site layout.

Additional information from the site promoter

The site promoter has not provided additional information on flood risk as part of the District Plan process.

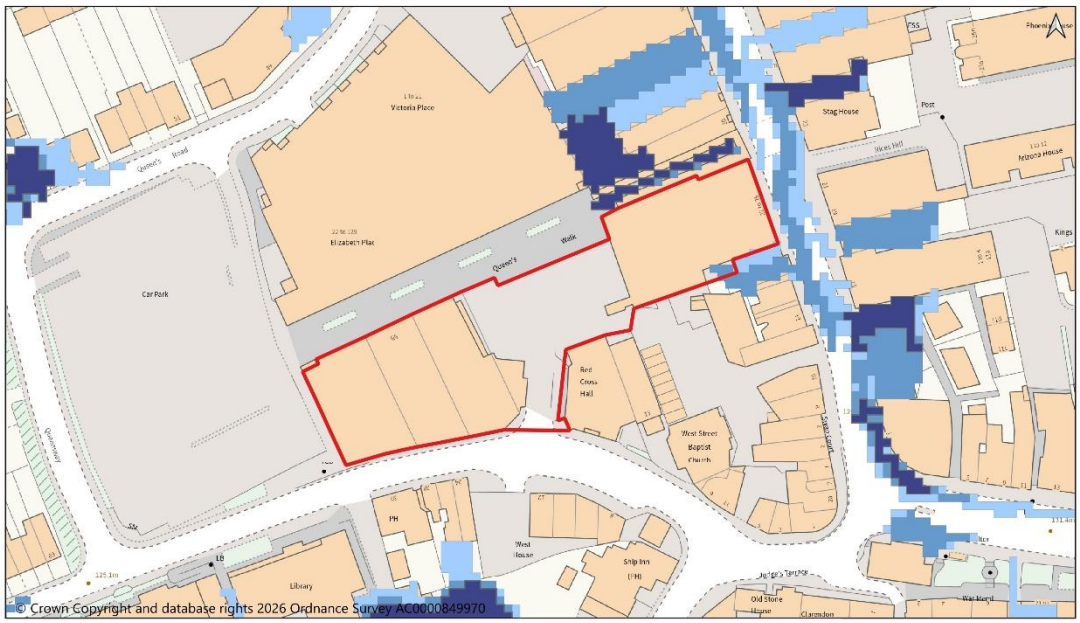
Commentary

Residential development will need to be steered away from the eastern boundary as an area of surface water flood risk in accordance with the sequential approach.

6. Appendix 3 – Flood Risk Maps

This appendix shows the flood risk maps for sites not included in Appendix 2.

MM61 – 1-5 Queens Walk and 22-26 London Road, East Grinstead



Surface Water Extent 1 in 30

Surface Water Extent 1 in 100 and 1 in 1000

1 in 100

1 in 1000

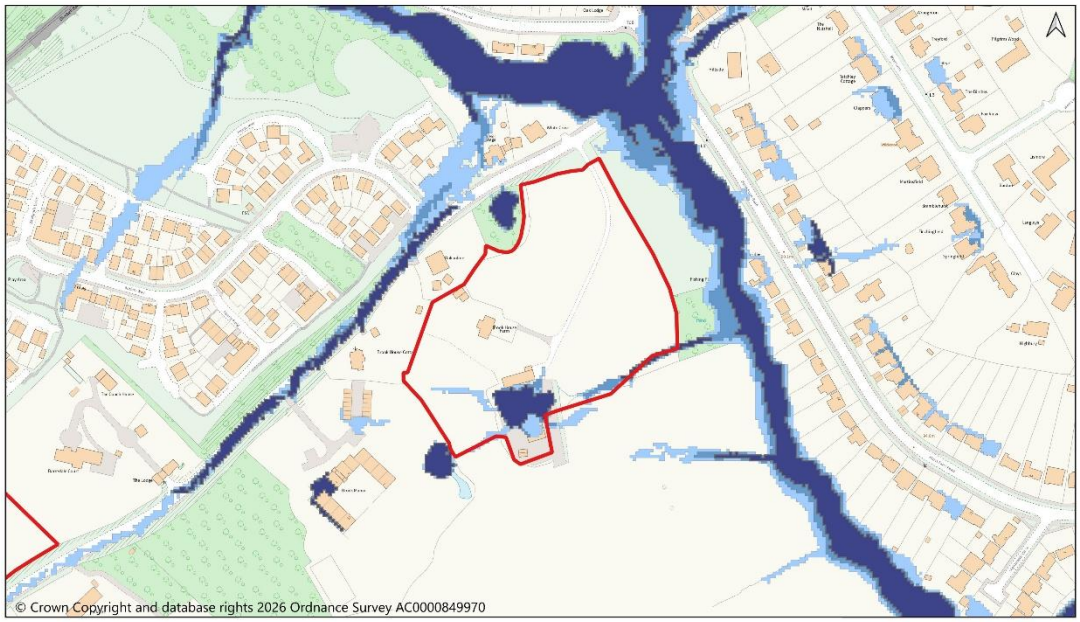
Flood Zones 2 and 3

Flood Zones plus climate change

Unavailable

District Plan Proposed Allocation

MM62 – Land at Brook House Farm, Turners Hill Road, East Grinstead



Surface Water Extent 1 in 30

Surface Water Extent 1 in 100 and 1 in 1000

1 in 100

1 in 1000

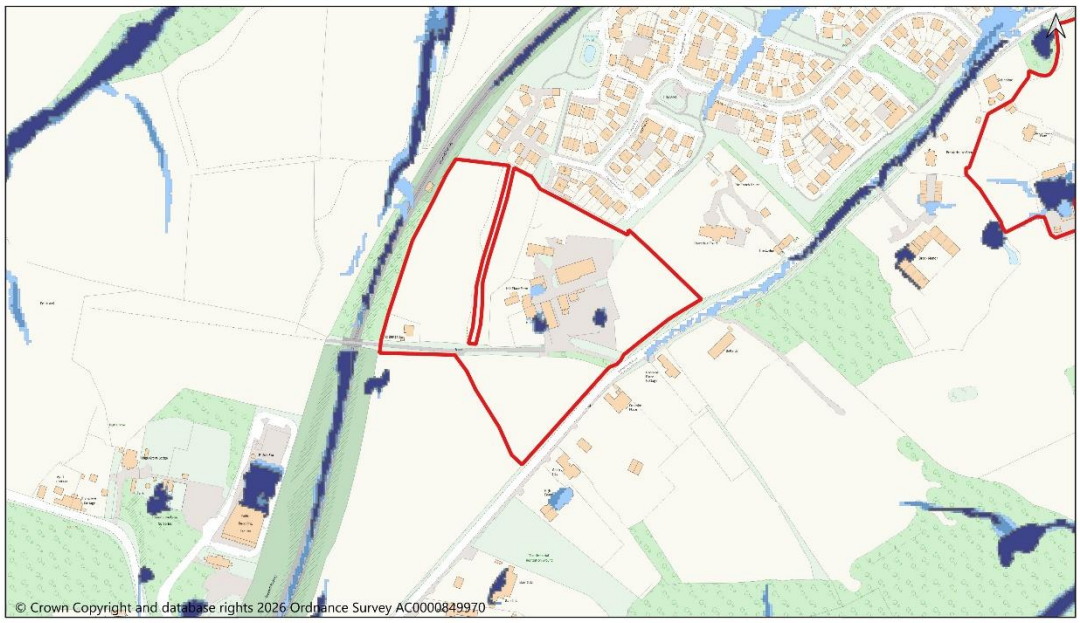
Flood Zones 2 and 3

Flood Zones plus climate change

Unavailable

District Plan Proposed Allocation

MM63 – Land north of Hill Place Farm, Turners Hill Road, East Grinstead



Surface Water Extent 1 in 30

Surface Water Extent 1 in 100 and 1 in 1000

1 in 100

1 in 1000

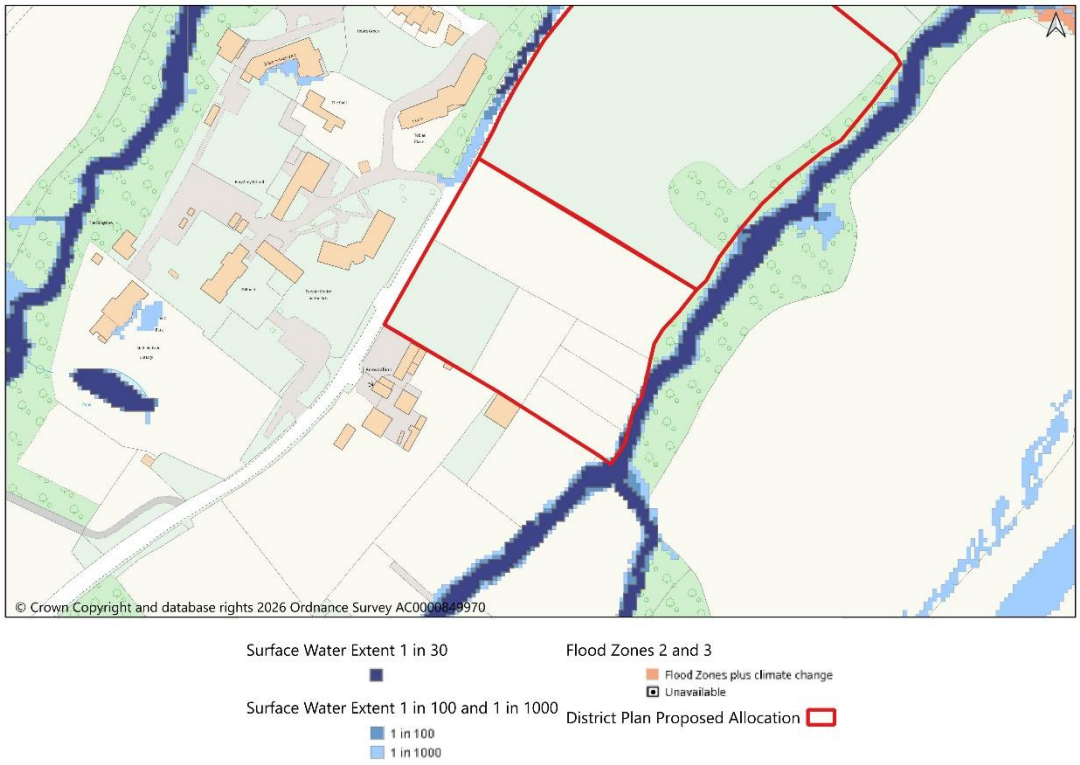
Flood Zones 2 and 3

Flood Zones plus climate change

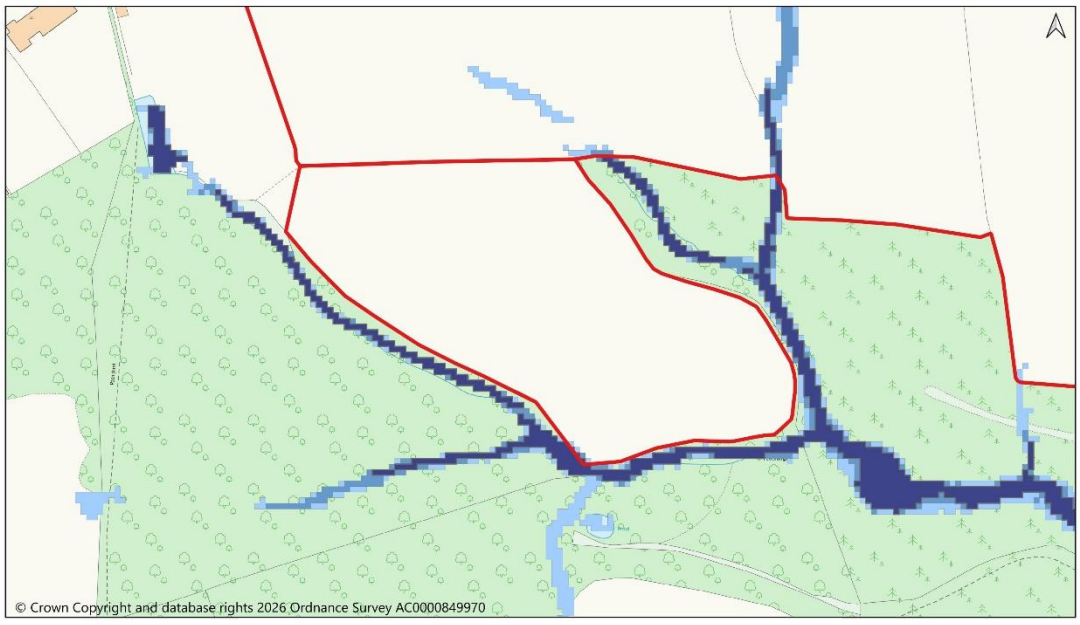
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District Plan Proposed Allocation

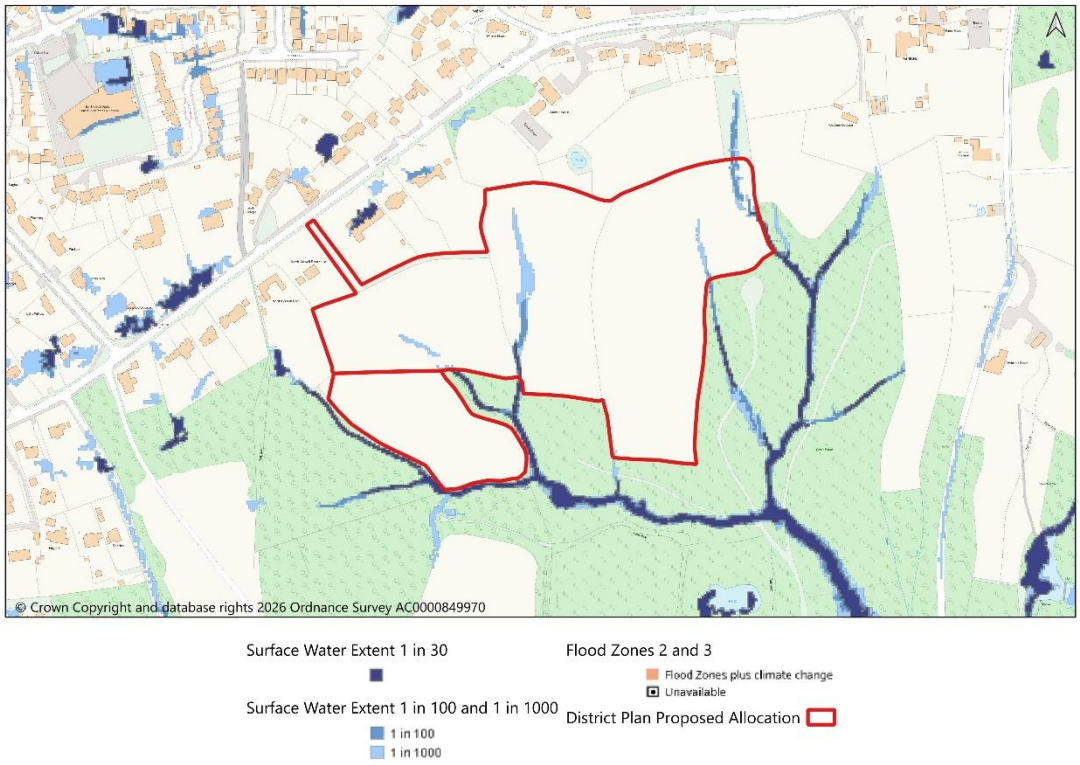
MM64 – Land east of West Hoathly Road, East Grinstead



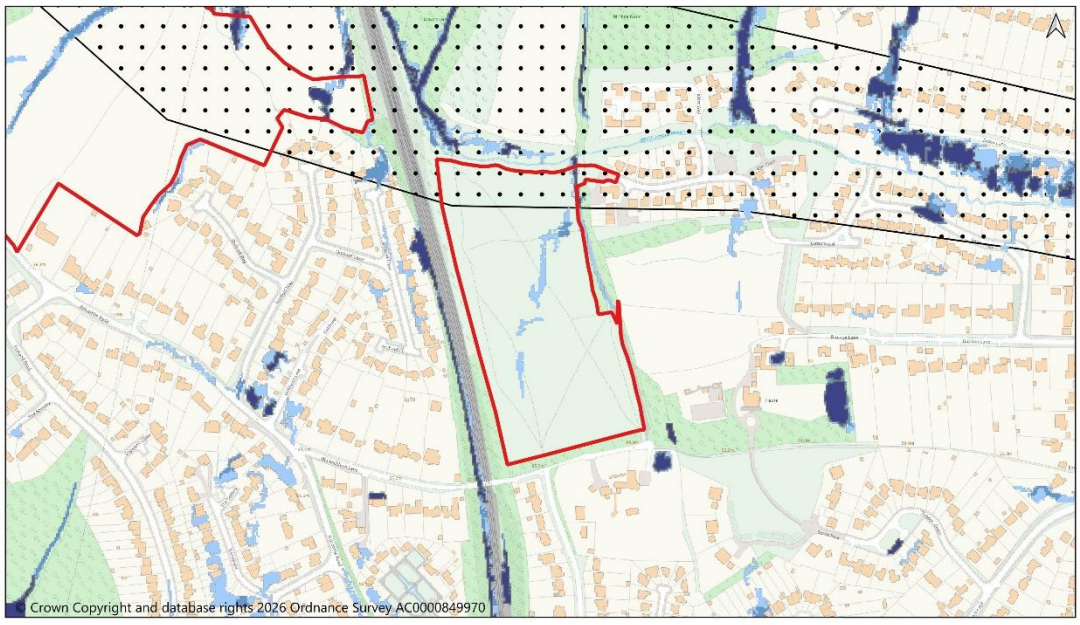
MM65 – Field rear of North Colwell Barn, Lewes Road, Haywards Heath



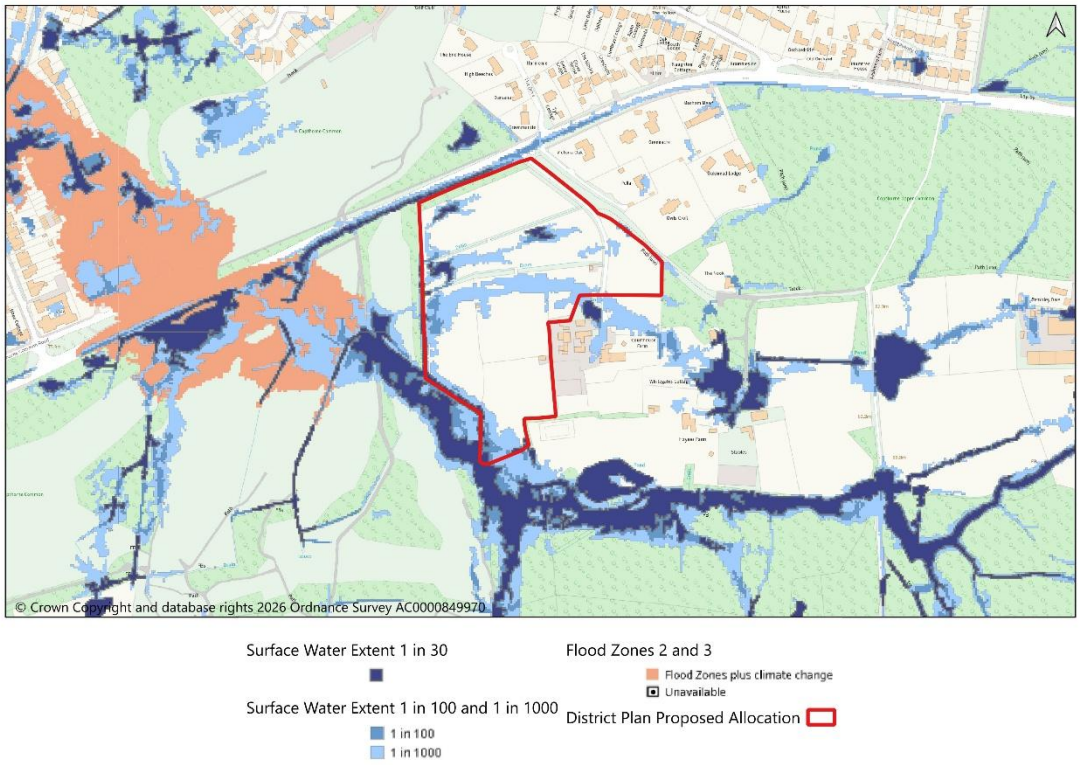
MM66 – Land at North Colwell Farm, Lewes Road, Haywards Heath



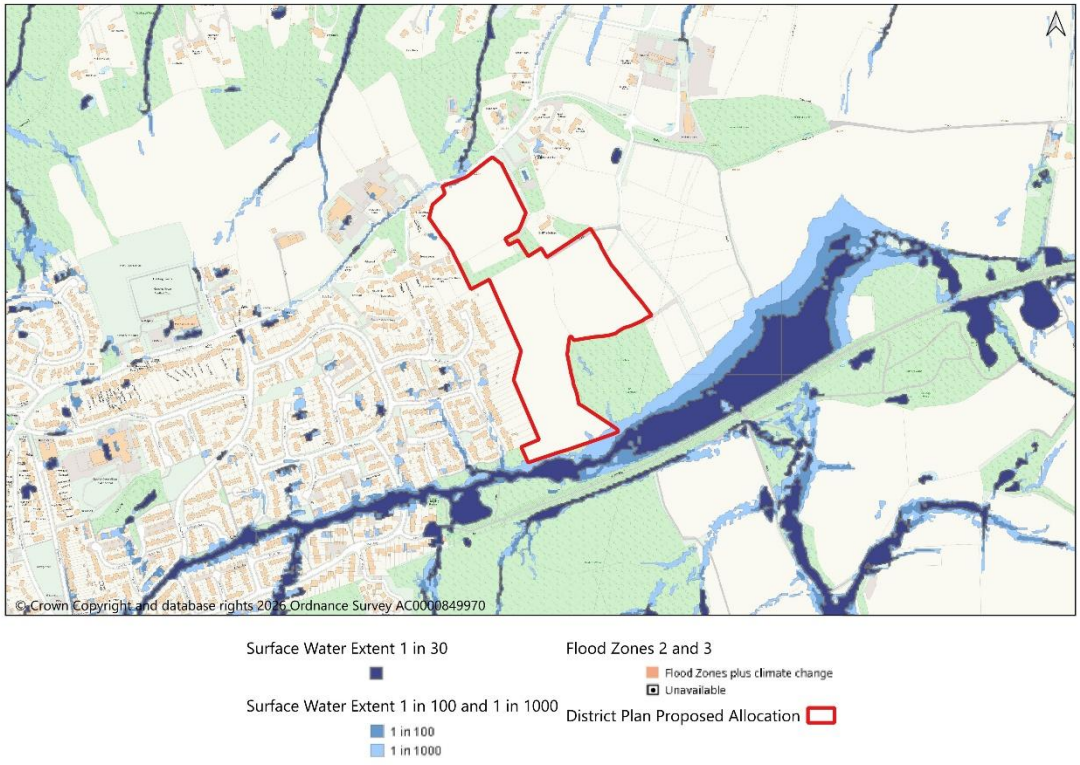
MM67 – Land to the North of Old Wickham Lane, Haywards Heath



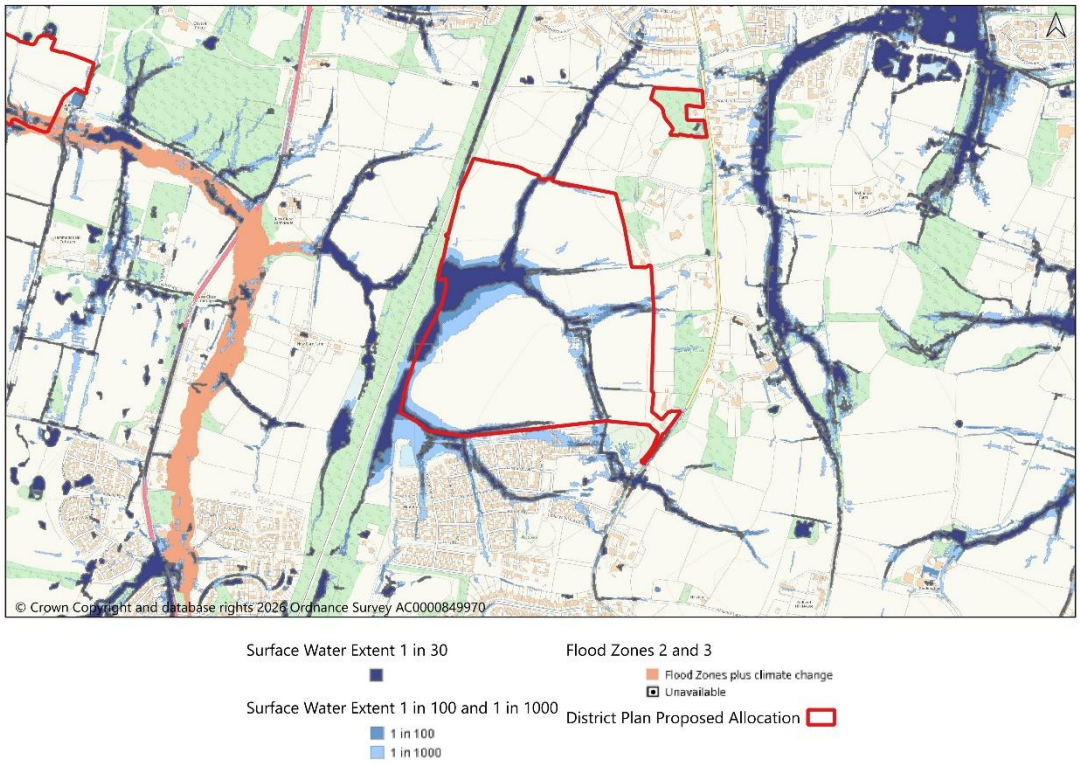
MM69 – Courthouse Farm, Copthorne Common Road, Copthorne



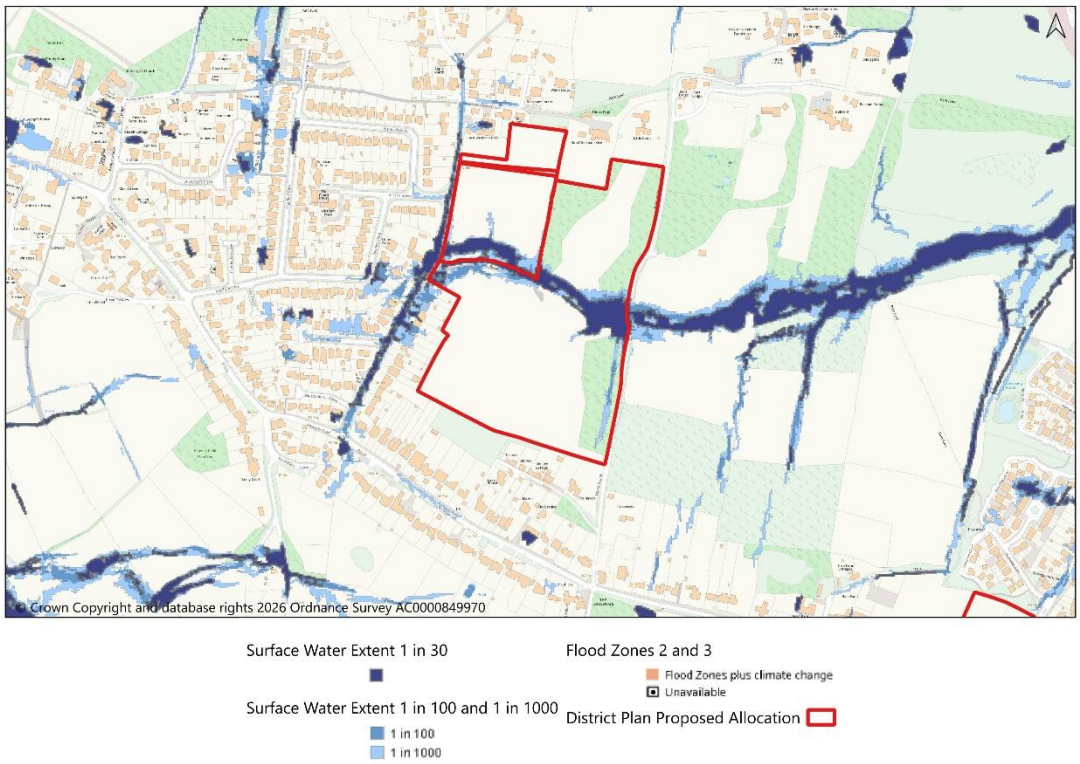
MM70 – Land r/o The Martins (south of Hophurst Lane), Crawley Down



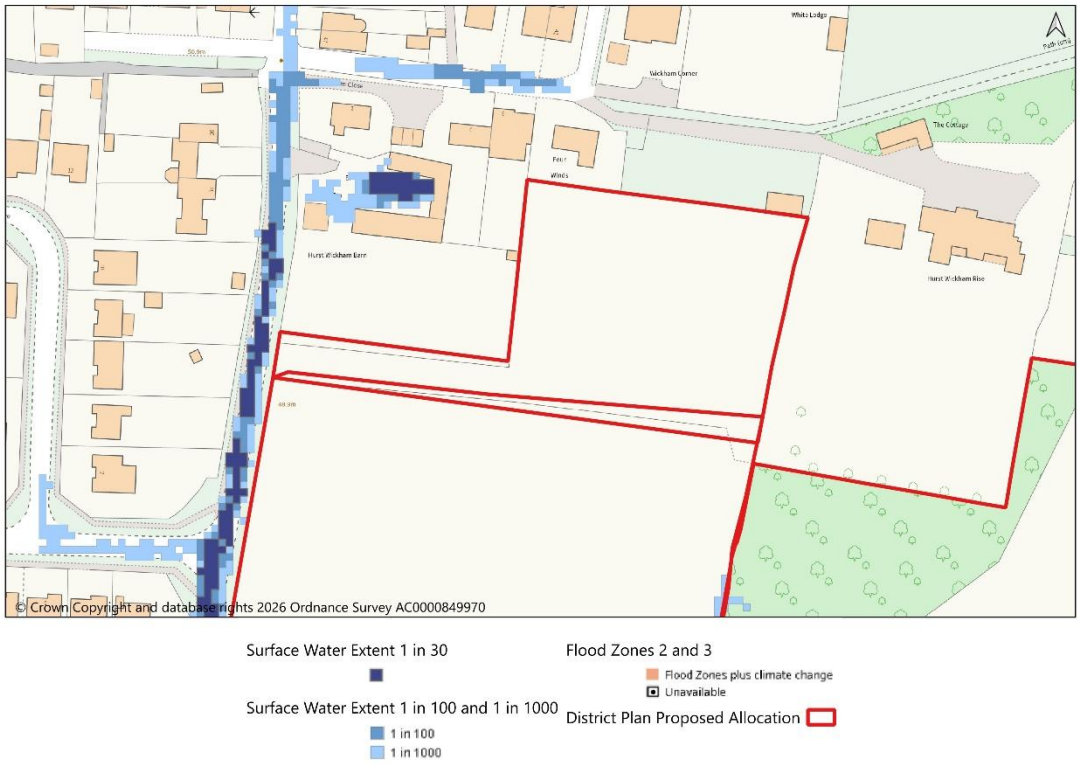
MM71 – Land west of Ockley Lane, Hassocks



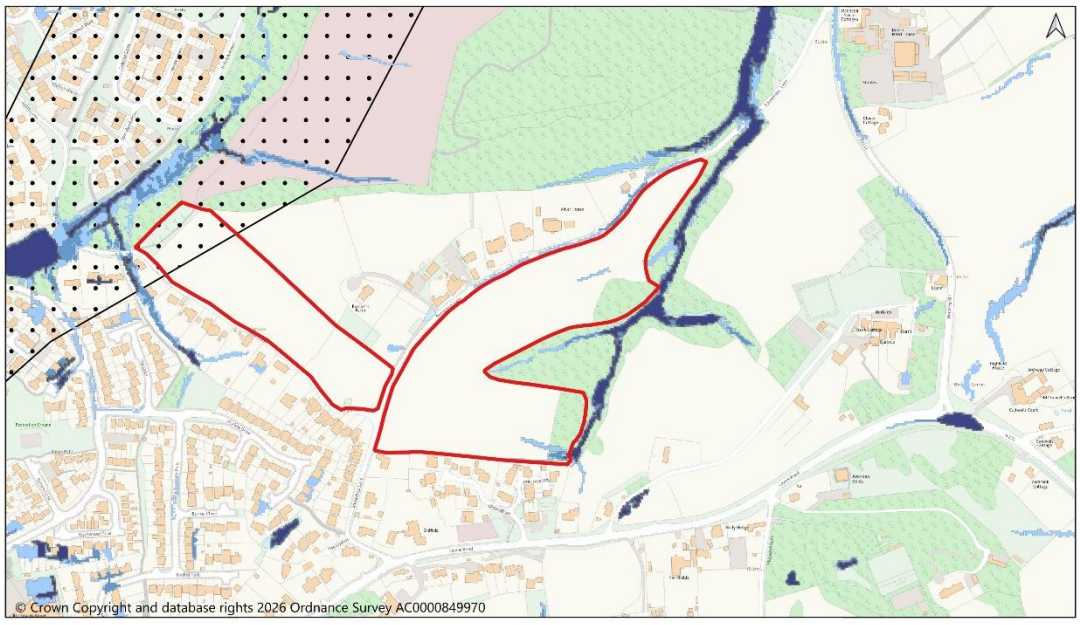
MM72 – Land east of College Lane, Hurstpierpoint



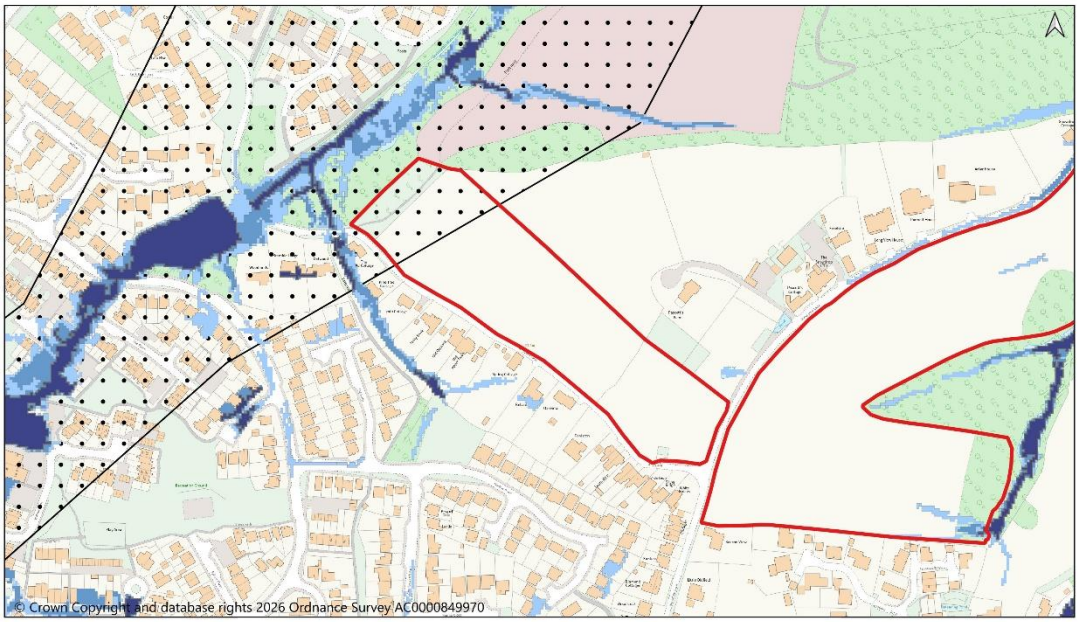
MM73 – South of Hurst Wickham Barn, College Lane, Hurstpierpoint



MM77 – Land off Snowdrop Lane, Lindfield



MM78 – Land to the north of Lyoth Lane, Lindfield



Surface Water Extent 1 in 30

Surface Water Extent 1 in 100 and 1 in 1000

1 in 100

1 in 1000

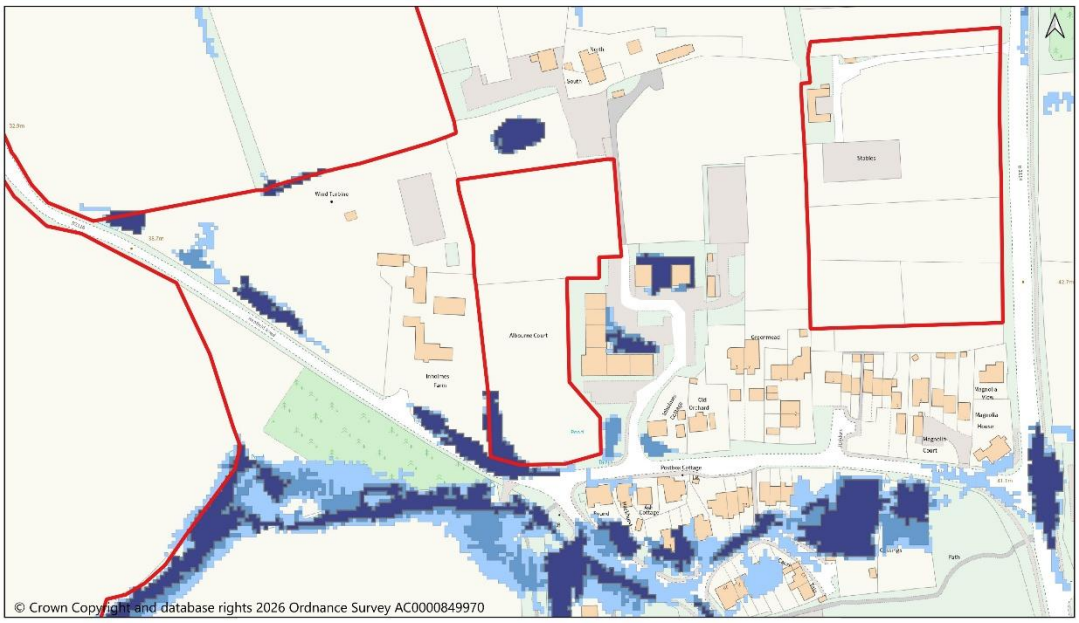
Flood Zones 2 and 3

Flood Zones plus climate change

Unavailable

District Plan Proposed Allocation

MM79 – Land north of Henfield Road, Albourne



Surface Water Extent 1 in 30

Surface Water Extent 1 in 100 and 1 in 1000

1 in 100

1 in 1000

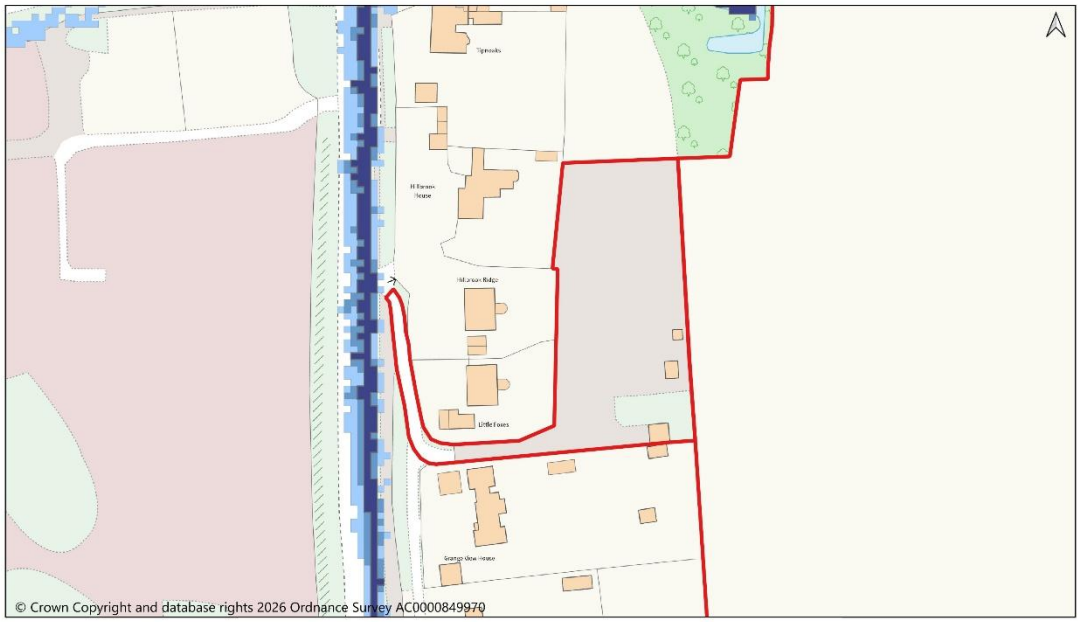
Flood Zones 2 and 3

Flood Zones plus climate change

Unavailable

District Plan Proposed Allocation

MM80 – Grange View House, London Road, Albourne



Surface Water Extent 1 in 30

Surface Water Extent 1 in 100 and 1 in 1000

1 in 100

1 in 1000

Flood Zones 2 and 3

Flood Zones plus climate change

Unavailable

District Plan Proposed Allocation

MM81 – Phase 1 Swallows Yard, London Road, Albourne



Surface Water Extent 1 in 30

Surface Water Extent 1 in 100 and 1 in 1000

1 in 100

1 in 1000

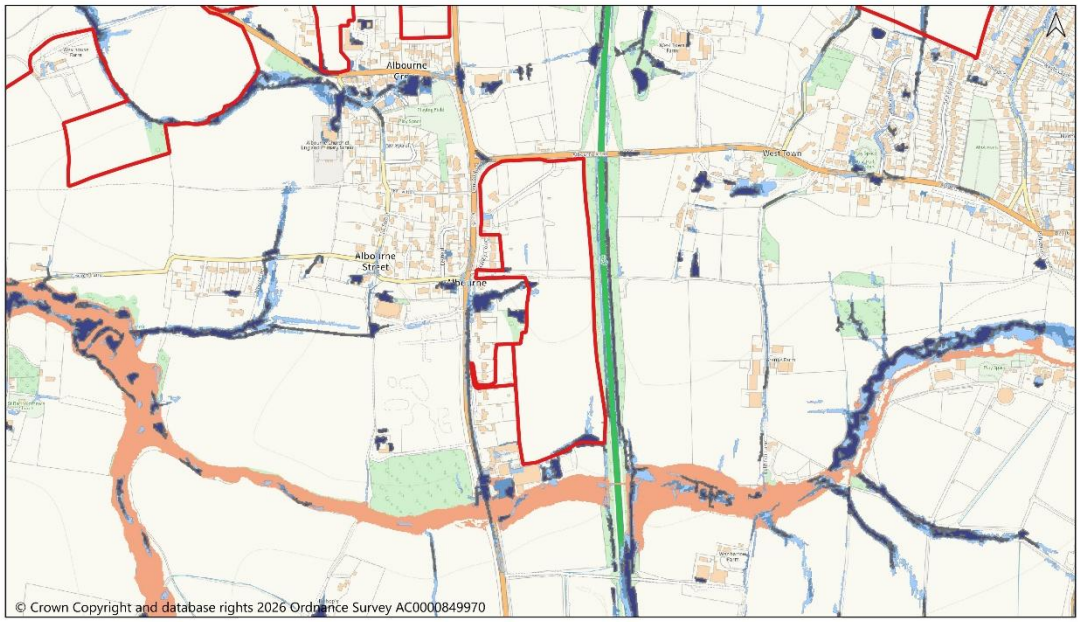
Flood Zones 2 and 3

Flood Zones plus climate change

Unavailable

District Plan Proposed Allocation

MM82 – Land east of London Road, Albourne



Surface Water Extent 1 in 30

Surface Water Extent 1 in 100 and 1 in 1000

1 in 100

1 in 1000

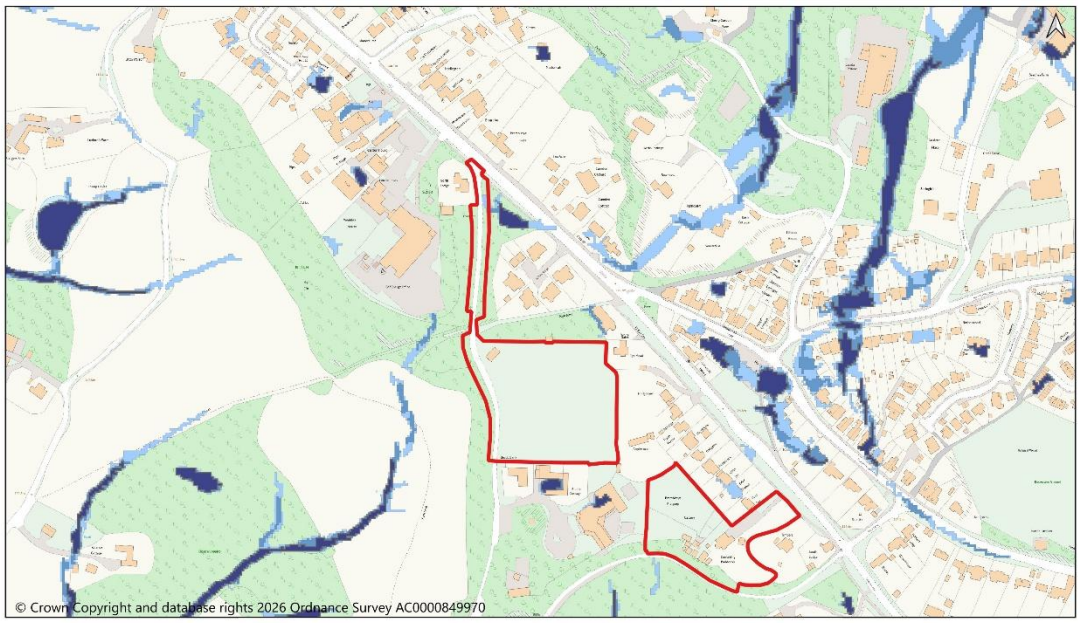
Flood Zones 2 and 3

Flood Zones plus climate change

Unavailable

District Plan Proposed Allocation

MM83 – Land at Brambletye School, Lewes Road, Ashurst Wood



Surface Water Extent 1 in 30

Surface Water Extent 1 in 100 and 1 in 1000

1 in 100

1 in 1000

Flood Zones 2 and 3

Flood Zones plus climate change

Unavailable

District Plan Proposed Allocation

MM84 – Area south of Redbridge Lane at junction with London Road, Balcombe



Surface Water Extent 1 in 30

Surface Water Extent 1 in 100 and 1 in 1000

1 in 100

1 in 1000

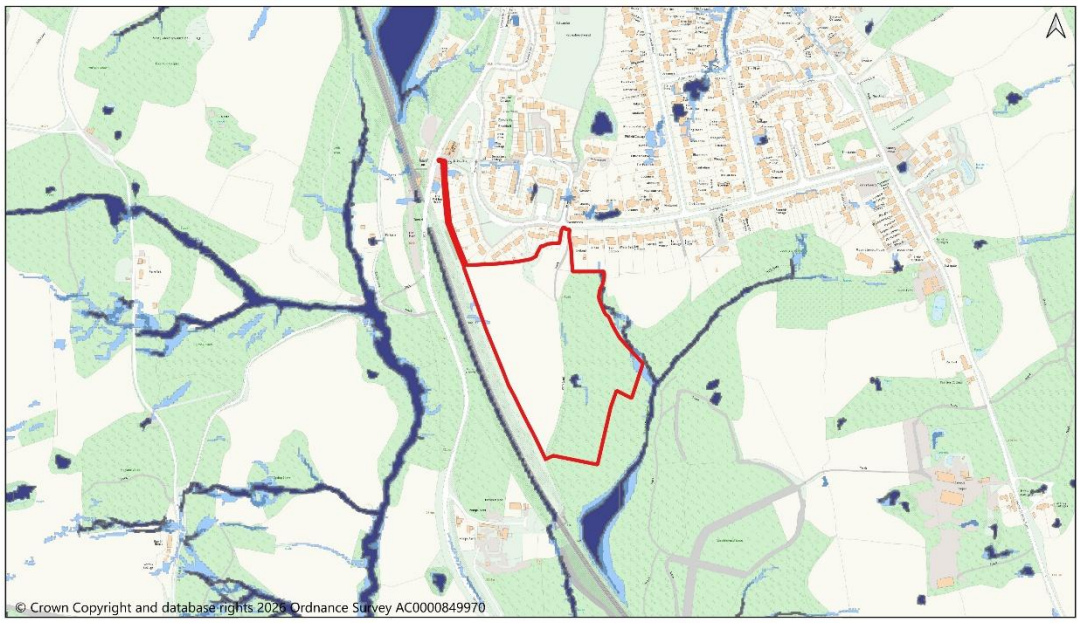
Flood Zones 2 and 3

Flood Zones plus climate change

Unavailable

District Plan Proposed Allocation

MM85 – Land south of Oldlands Avenue (Vintens Nursery), Balcombe



Surface Water Extent 1 in 30

Surface Water Extent 1 in 100 and 1 in 1000

1 in 100

1 in 1000

Flood Zones 2 and 3

Flood Zones plus climate change

Unavailable

District Plan Proposed Allocation

MM86 – Foxhole Farm Buildings, Foxhole Lane, Bolney



Surface Water Extent 1 in 30

Surface Water Extent 1 in 100 and 1 in 1000

1 in 100

1 in 1000

Flood Zones 2 and 3

Flood Zones plus climate change

Unavailable

District Plan Proposed Allocation

MM87 – Land north of Foxhole Farm buildings, Bolney



Surface Water Extent 1 in 30

Surface Water Extent 1 in 100 and 1 in 1000

1 in 100

1 in 1000

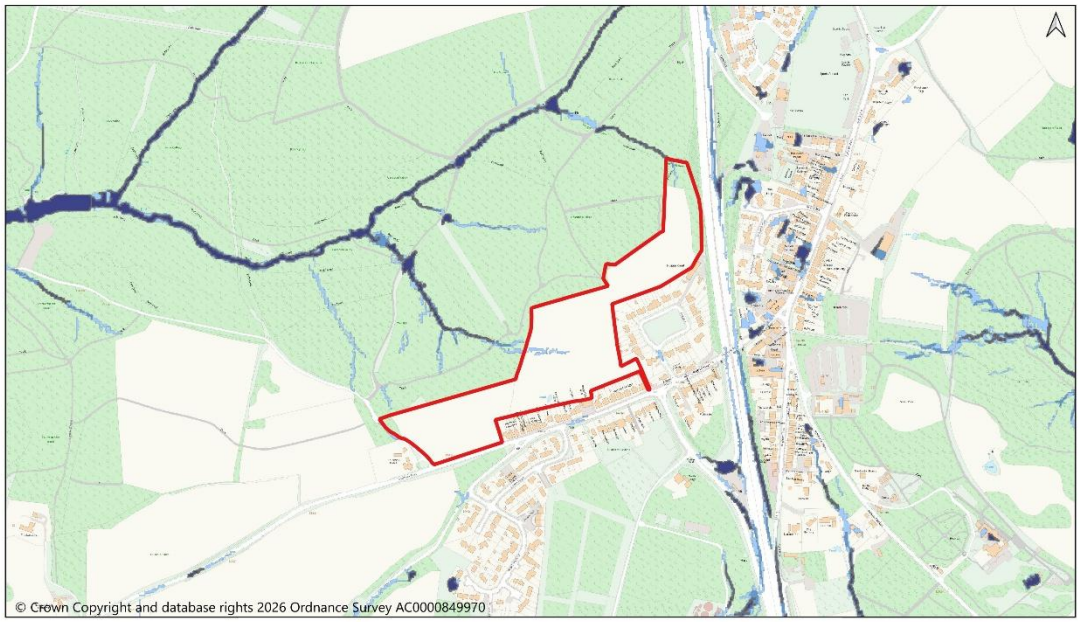
Flood Zones 2 and 3

Flood Zones plus climate change

Unavailable

District Plan Proposed Allocation

MM88 – Land west of Truggers, Handcross



Surface Water Extent 1 in 30

Surface Water Extent 1 in 100 and 1 in 1000

1 in 100

1 in 1000

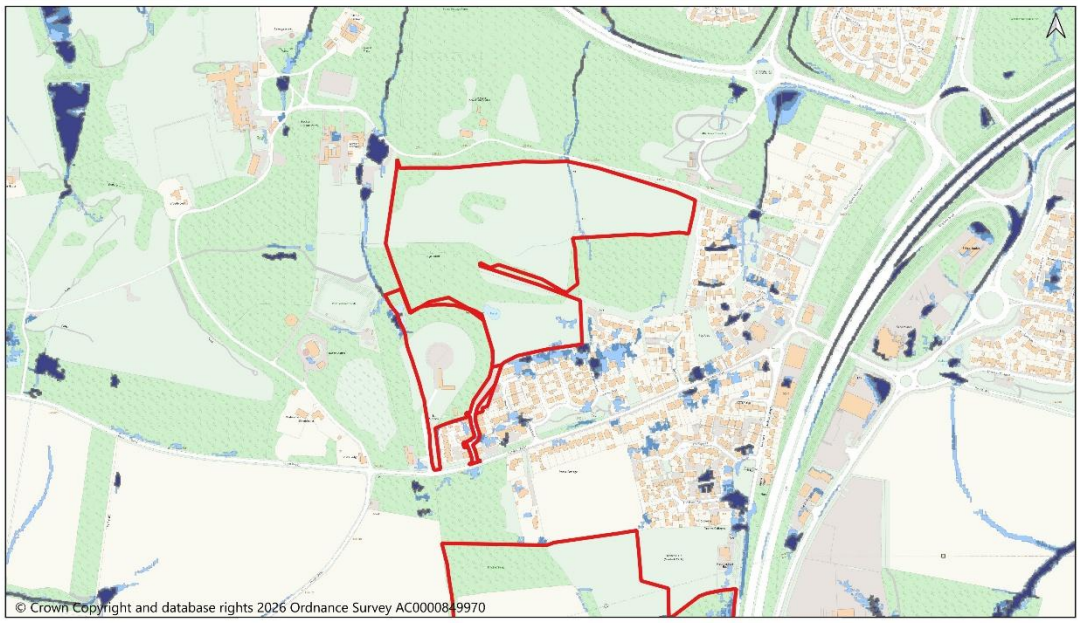
Flood Zones 2 and 3

Flood Zones plus climate change

Unavailable

District Plan Proposed Allocation

MM89 – Land at Pease Field, Pease Pottage



Surface Water Extent 1 in 30

Surface Water Extent 1 in 100 and 1 in 1000

1 in 100

1 in 1000

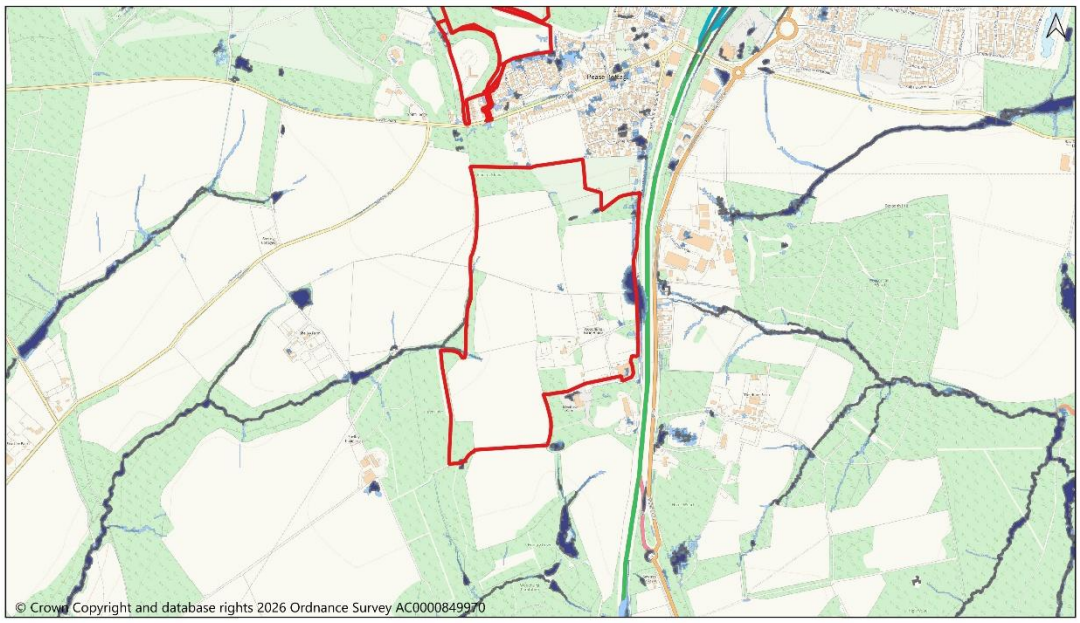
Flood Zones 2 and 3

Flood Zones plus climate change

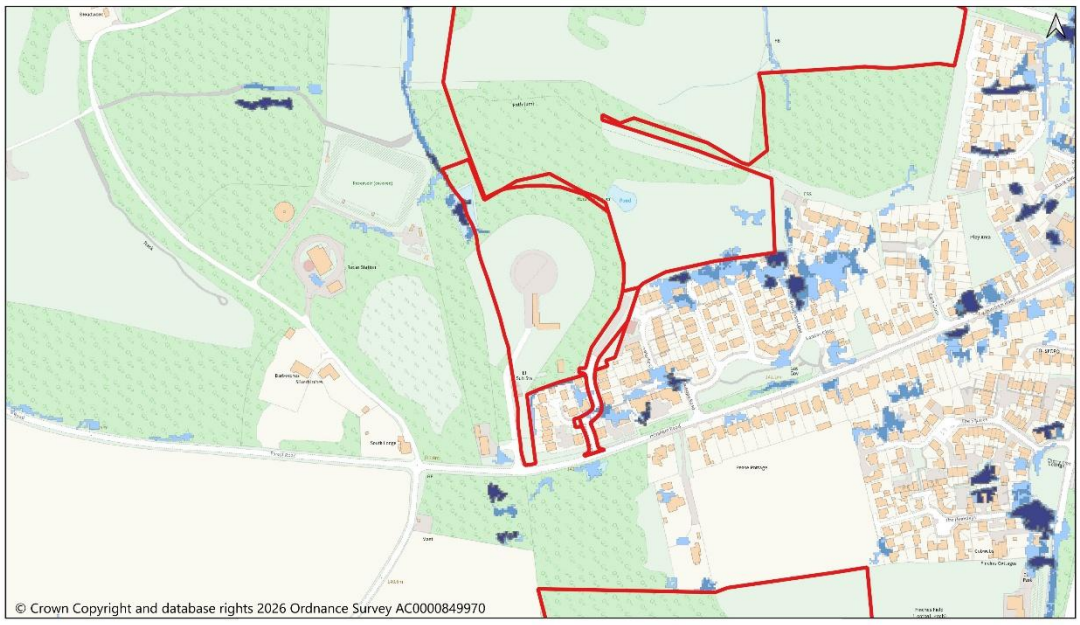
Unavailable

District Plan Proposed Allocation

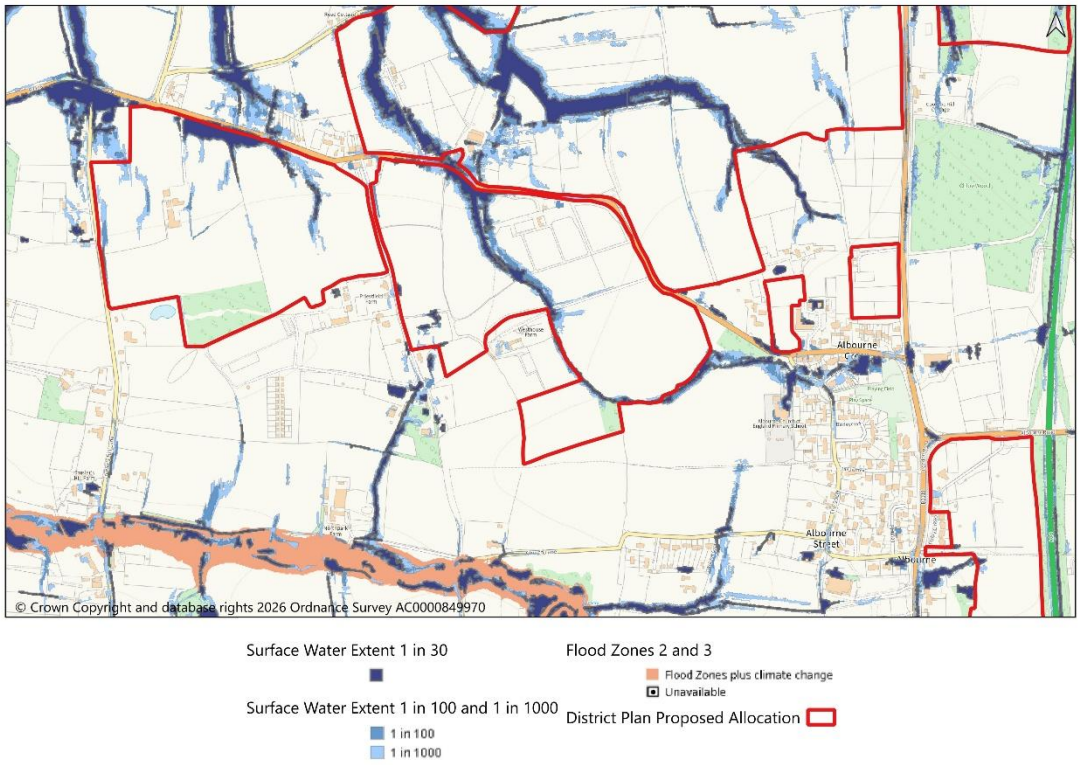
MM90 – Land to the West of Woodhurst Farm, Old Brighton Road South, Pease Pottage



MM91 – Land north of Former Golf House, Horsham Road, Pease Pottage



MM92 – West House Farm, Henfield Road, Sayers Common



MM94 – Land at Kingsland Lodge, London Road, Sayers Common

