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Ansty Farm: Sequential Test

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Ansty Farm: Sequential Test

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Table of Contents

1. Introduction 5
1.1. Instruction 5
1.2. Background 5
1.3. Scope of the report 5
1.4. Limitations 5
2. Sequential Test 6
2.1. The sites 6
2.2. Flood risk 9
2.2.1. Fluvial 9
2.2.2. Surface water 12
2.2.3. Groundwater 14
2.2.4. Sewers 17
2.2.5. Catastrophic failure 17
2.3. Summary 19
3. Conclusions 21
4. References 22

List of Tables

Table 2-1 Site details 6
Table 2-2 EA Flood Zone definitions 9
Table 2-3 Fluvial flood risk 9
Table 2-4 Surface water flood risk 12
Table 2-5 Groundwater springs in the vicinity of the sites 14
Table 2-6 Sewer flood event incidents 17
Table 2-7 Flood risk summary 19
Table 3-1 Site rankings 21

List of Figures

Figure 2-1 Site locations 8
Figure 2-2 High groundwater risk areas (MSDC SFRA, 2024) 16
Figure 2-3 EA's risk of flooding from reservoir failure (wet day scenario) 18

List of Appendices

Appendix A Report conditions

Appendix B Flood Risk Figures

1. Introduction

1.1. Instruction

Aqua Terra Consultants Ltd (Aqua Terra) was instructed by Fairfax Acquisitions Ltd (the Client; Fairfax) to support a Sequential Test for a proposed planning application (DM/23/2866) on a parcel of land near Ansty, Mid-Sussex (the Application Site). Instruction to proceed was provided by email on the 10th March 2025.

1.2. Background

The Client is seeking planning permission for a residential-led, mixed-use development at the Application Site, comprising up to 1,450 dwellings of various sizes. The development will also feature a sports facility, a school, and a local centre, providing benefits to the community.

A Flood Risk Assessment (FRA) (Yellow Sub Geo, 2023) determined that the overall flood risk for the Application Site is low. All proposed development areas are located within Flood Zone 1 and generally have low flood risk from other sources.

Certain parts of the Application Site are subject to an elevated risk of surface water (pluvial) flooding due to localised topographical depressions and overland flow paths. To mitigate this, a post-development water management infrastructure has been proposed, as described in the Outline Drainage Strategy (ODS) (Yellow Sub Geo, 2023).

Mid Sussex District Council (MSDC) has requested a Sequential Test for the Application Site to assess whether alternative locations with lower flood risks may be more suitable for development.

This report provides the Sequential Test assessment for the Application Site, evaluating alternative locations with lower flood risks in accordance with Government guidance on development and flood risk.

1.3. Scope of the report

The agreed scope of work is as follows:

- Assess potential flood risk from all sources for the Application Site and each alternative site as identified by the Planning Consultant, including fluvial, pluvial, groundwater, sewer flooding, catastrophic failure, and historical flooding, using relevant datasets such as Environment Agency (EA) flood risk data, MSDC Strategic Flood Risk Assessment (SFRA) (MSDC, 2024) and OS maps.
- Summarise the findings for each alternative site, comparing constraints and opportunities against those of the Application Site.

1.4. Limitations

This report is written strictly for the benefit of the Client and bound by the conditions presented in Appendix A.

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2. Sequential Test

2.1. The sites

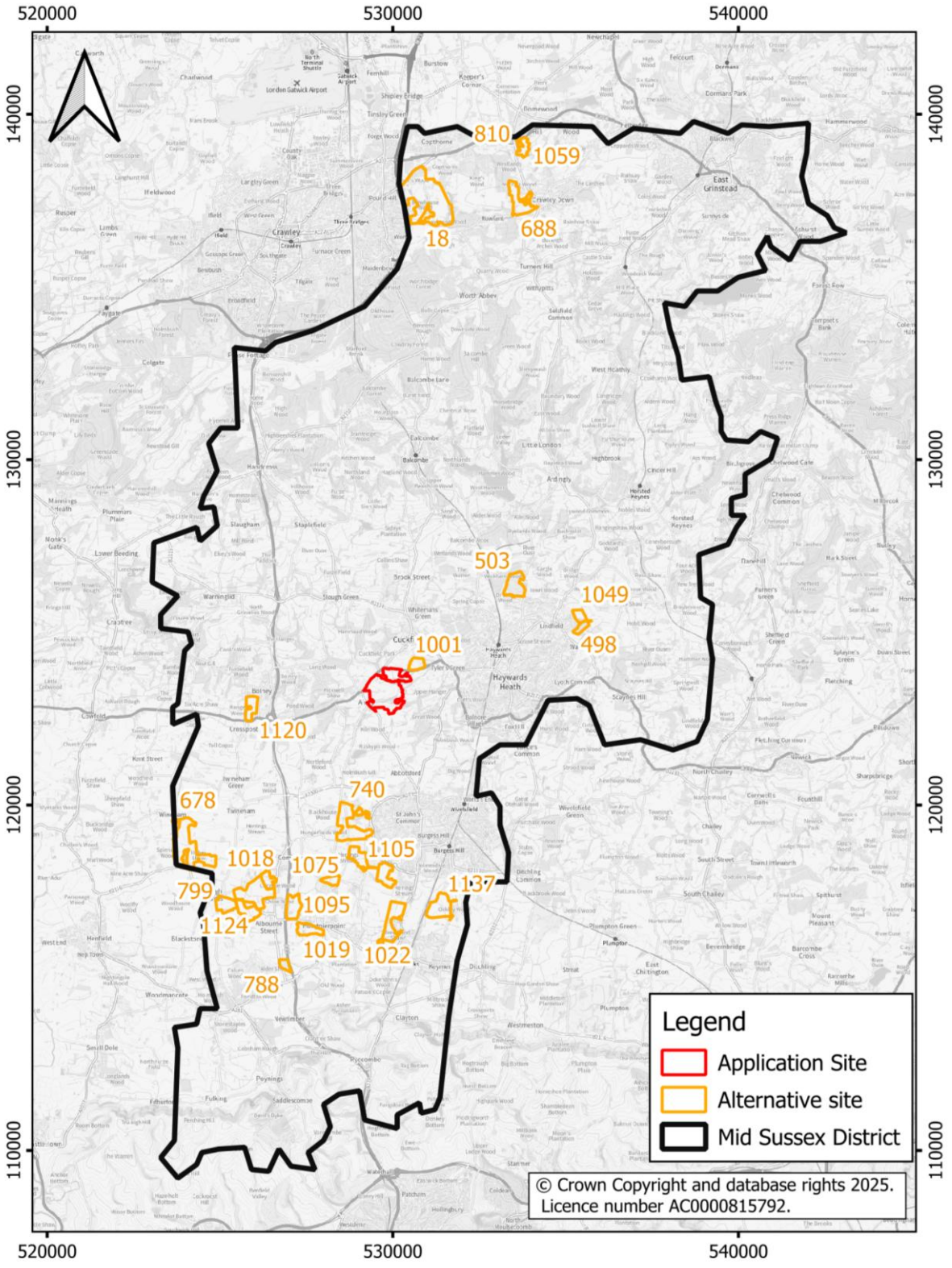
The search for possible alternative sites was undertaken by Savills plc. Listed in Table 2-1 are details of the Application Site and 21 No. sites identified as potential alternatives from the Strategic Housing and Economic Land Availability Assessment (SHELAA) (MSDC, 2023). An overview of all site locations is provided in Figure 2-1, and a close-up of each site's location is presented in Appendix B.

Table 2-1 Site details

Site	Location	Size (Ha)	Existing land use	Potential dwelling yield
Application Site	Broad location North and East of Ansty	101.8	Agriculture / dwellings	1,825
SHELAA 18	Crabbet Park, Old Hollow, Near Crawley	172	Agriculture / unmanaged forest / dwellings	2,300
SHELAA 498	Land north east of Lindfield	14	Agriculture / dwellings / unmanaged forest	300
SHELAA 503	Haywards Heath Golf Course, High Beech Lane, Haywards Heath	31.17	Sports ground and facilities	700
SHELAA 678	Broad location West of A23	92	Agriculture / dwellings	2,000
SHELAA 688 (same allocation as SHELAA 1149)	Land to west of Turners Hill Road, Crawley Down	34.47	Agriculture / unmanaged forest	300
SHELAA 740	Broad location to the West of Burgess Hill	66	Agriculture / Outdoor Amenity and Open Spaces / Dwellings	1,750
SHELAA 788	Q Leisure, The Old Sandpit, London Road, Albourne, BN6 9BQ	7.9	Sports ground and facilities	250
SHELAA 799	Land south of Reeds Lane, Albourne	88.5	Agriculture / Sports Facilities and Grounds / Dwellings	2,000
SHELAA 810	Woodpeckers (northern parcel), Snow Hill, Crawley Down	2.46	Dwellings	330
SHELAA 1001	Land north of A272 Cuckfield	21	Agriculture / unused land	250
SHELAA 1018	Extension south west of Meadow View, Sayers Common	14.32	Agriculture	430

Site	Location	Size (Ha)	Existing land use	Potential dwelling yield
SHELAA 1019	Grange Farm, Bullfinch Lane Hurstpierpoint	23	Agriculture	584
SHELAA 1022	Former Hassocks Golf Club, London Road, Hassocks	39.9	Sports ground and facilities	1,171
SHELAA 1049	Little Walstead Farm, (north parcel only), Lindfield	9.95	Agriculture	298
SHELAA 1059	Woodpeckers, Snowhill, Copthorne	14.75	Agriculture / offices / vehicle storage	422
SHELAA 1075	Land north of Willow way and Talbort Mead, Cuckfield Road Hurstpierpoint	10.44	Agriculture	313
SHELAA 1095	Land at West Town Farm Hurstpierpoint	24.8	Agriculture	744
SHELAA 1105	Land east and west of Malthouse Lane	54	Agriculture	1,350
SHELAA 1120	Land east of Foxhole Lane	16.4	Agriculture	336
SHELAA 1124	West House Farm, Henfield Road	21	Agriculture	315
SHELAA 1137	Land west of Ockley Lane	36.9	Agriculture	1,100

Figure 2-1 Site locations



2.2. Flood risk

The analysis herein was undertaken in accordance with the Sequential Test methodology outlined in the MSDC SFRA. This included assessing the sites listed in Table 2-1 against the risk of flooding from fluvial flooding, surface water flooding, groundwater flooding and reservoir flooding. The methodology used to assess each of these flood risks at the Application Site and its alternatives is summarised below.

2.2.1. Fluvial

Fluvial flood risk was assessed using EA's latest Flood Map for Planning that delineates Flood Zones. The definitions of each Flood Zone are included in Table 2-2.

The risk for each site is summarised in Table 2-3 and risk maps are presented in Appendix B.

Table 2-2 EA Flood Zone definitions

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.(Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Table 2-3 Fluvial flood risk

Site	Description	Risk
Application Site	The majority of the Application Site is in Flood Zone 1, except for areas along the banks of Copyhold Gill (an Ordinary Watercourse crossing the Site), and a narrow channel at the southern section of the Site. All of the proposed developed areas are in Flood Zone 1. All areas in Flood Zones 2 and 3 will have 'Water Compatible' land uses. There are no existing flood defences in the area, and no historical flood event records were found in the EA or SFRA data.	Medium (overall) Low (in the developable areas)
SHELAA 18	The majority of the site is in Flood Zone 1, except for small areas in Flood Zone 2 and 3 at the eastern border of the site, adjacent to the banks of the Kits Brook (Main River).	Medium

Site	Description	Risk
	There are no flood defences in the area, and no historical flood records were found in the EA or SFRA data.	
SHELAA 498	The majority of the site is in Flood Zone 1, except for an area in Flood Zone 2 and 3 at the southern border of the site, adjacent to the banks of the Scrase Stream (Main River). The Scrase Stream benefits from flood defences at this location. No historical flood records were found in the EA data, however, SFRA indicates past flood events in the postcode associated with the north-western section of the Site.	Medium
SHELAA 503	The entire site is in Flood Zone 1. There are no flood defences in the area, and no historical flood records were found in the EA or SFRA data.	Low
SHELAA 678	The majority of the site is in Flood Zone 1, except for large areas at the north of the site adjacent to the River Adur (Main River) and Herring Stream (Main River), as well as in the central site area adjacent to an unnamed stream (Ordinary Watercourse) crossing the site. There are no flood defences in the area, and no historical flood records were found in the EA or SFRA data.	High
SHELAA 688	The entire site is in Flood Zone 1. There are no flood defences in the area, and no historical flood records were found in the EA or SFRA data.	Low
SHELAA 740	The majority of the site is in Flood Zone 1, except for areas in Flood Zone 2 and 3 at the central section of the site adjacent to the banks of the Pook Bourne (Main River). There are no flood defences in the area, and no historical flood records were found in the EA or SFRA data.	High
SHELAA 788	The entire site is in Flood Zone 1. There are no flood defences in the area, and no historical flood records were found in the EA or SFRA data.	Low
SHELAA 799	The entire site is in Flood Zone 1. There are no flood defences in the area, and no historical flood records were found in the EA or SFRA data.	Low
SHELAA 810	The entire site is in Flood Zone 1. There are no flood defences in the area, and no historical flood records were found in the EA or SFRA data.	Low
SHELAA 1001	The entire site is in Flood Zone 1. There are no flood defences in the area, and no historical flood records were found in the EA or SFRA data.	Low

Site	Description	Risk
SHELAA 1018	The entire site is in Flood Zone 1. There are no flood defences in the area, and no historical flood records were found in the EA or SFRA data.	Low
SHELAA 1019	The majority of the site is in Flood Zone 1, except for area at the south-eastern section of the site adjacent to the Cutler's Brook (an Ordinary Watercourse) which is in Flood Zone 2 and 3. There are no flood defences in the area, and no historical flood records were found in the EA or SFRA data.	High
SHELAA 1022	The entire site is in Flood Zone 1. There are no flood defences in the area. While no historical flood records were found in the EA data, SFRA data indicates past flood events in the postcodes associated with the northern and southern sections of the Site. These events were likely caused by the Herrings Stream, a statutory Main River located c. 100 m east of the site.	Medium
SHELAA 1049	The majority of the site is in Flood Zone 1, except for small areas in Flood Zone 2 and 3 at the northern border of the site, adjacent to the banks of the Scrase Stream (Main River). The Scrase Stream benefits from flood defences at this location. No historical flood records were found in the EA data, however, SFRA data indicates that the southern corner of the site is in an area associated with historical flooding.	Medium
SHELAA 1059	The entire site is in Flood Zone 1. There are no flood defences in the area, and no historical flood records were found in the EA or SFRA data.	Low
SHELAA 1075	The majority of the site is in Flood Zone 1, except for an area in Flood Zone 2 and 3 at the southern border of the site along the banks of an unnamed Ordinary Watercourse. There are no flood defences in the area, and no historical flood records were found in the EA or SFRA data.	High
SHELAA 1095	The entire site is in Flood Zone 1. There are no flood defences in the area, and no historical flood records were found in the EA or SFRA data.	Low
SHELAA 1105	The majority of the site is in Flood Zone 1, except for an area in Flood Zone 2 and 3 at the southern border of the site, along the banks of the Herrings Stream (Main River). The floodplain extends into the site a short distance. There are no flood defences in the area, and no historical flood records were found in the EA or SFRA data.	High
SHELAA 1120	The entire site is in Flood Zone 1. There are no flood defences in the area, and no historical flood records were found in the EA or SFRA data.	Low

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Site	Description	Risk
SHELAA 1124	The entire site is in Flood Zone 1. There are no flood defences in the area, and no historical flood records were found in the EA or SFRA data.	Low
SHELAA 1137	The entire site is in Flood Zone 1. There are no flood defences in the area. While no historical flood records were found in the EA data, SFRA data indicates historical flood events have occurred in the postcode associated with the site.	Medium

2.2.2. Surface water

Surface water (pluvial) flooding is usually associated with extreme rainfall events but may also occur when rain falls on land that is already saturated or has a low permeability. Rainfall that is unable to infiltrate into the ground generates overland flow which can lead to flooding or 'ponding' in localised topographical depressions before the runoff is able to enter local drainage systems and watercourses.

The surface water risk was assessed using the EA's Risk of Flooding from Surface Water (RoFSW) data showing the overall surface water flood risk. This data includes the 'Central' climate change allowance for the 2050s epoch (2040-2060).

The risk for each site is summarised in Table 2-4 and risk maps are presented in Appendix B.

Table 2-4 Surface water flood risk

Site	Description	Risk
Application Site	Most of the Site is at negligible risk of surface water flooding. There are multiple runoff flowpaths and localised topographical depressions with elevated (Low to High) flood risk along the bottom of the valleys of Copyhold Gill and its tributaries. The majority of the areas with an elevated surface water flood risk are located outside the proposed developed areas. The remaining areas at risk will be managed by post-development SuDS drainage infrastructure (Yellow Sub Geo, 2023).	Medium (pre-development) Low (following implementation of SuDS)
SHELAA 18	Multiple large areas with elevated (Low to High) surface water flood risk, associated with localised topographical depressions and runoff channels across the site.	Very High
SHELAA 498	Large areas with elevated (Low to High) surface water flood risk, associated with localised topographical depressions and runoff channels at the southern section of the site.	High
SHELAA 503	Several surface runoff flowpaths and minor topographical depressions with elevated (Low to High) surface water flood risk.	High
SHELAA 678	Numerous large areas with elevated (Low to High) surface water flood risk, associated with runoff channels across the site.	Very High
SHELAA 688	Two large runoff channels with elevated (Low to High) surface water flood risk cross the southern section of the site.	High

Site	Description	Risk
SHELAA 740	Several surface runoff channels with elevated (Low to High) surface water flood risk across the site.	Very High
SHELAA 788	Multiple large areas with elevated (Low to High) surface water flood risk, associated with localised topographical depressions in the southern section of the site.	High
SHELAA 799	Numerous large and extensive surface runoff channels with elevated (Low to High) surface water flood risk across the site.	Very High
SHELAA 810	Multiple large areas with elevated (Low to High) surface water flood risk, associated with localised topographical depressions.	High
SHELAA 1001	Elevated (Low to High) flood risk along the banks of an unnamed Ordinary Watercourse/ stream along the site's western border. A high risk runoff flowpath crosses the eastern section of the site, and there are several High risk areas associated with topographical depressions.	High
SHELAA 1018	The site is crossed by a major High risk surface runoff flowpath from east to west, along with a branching flowpath in the south-eastern section and along the site's western border.	Very High
SHELAA 1019	Extensive area of elevated (Low to High) surface flood risk at the site's southern section along the banks/floodplain of the Cutler's Brook (an Ordinary Watercourse).	High
SHELAA 1022	A major High risk surface runoff flowpath crosses the southern section of the site, and there are numerous smaller runoff channels and localised topographical depressions with elevated (Low to High) flood risk.	Very High
SHELAA 1049	Two minor topographical depressions with elevated (Low to High) surface water flood risk at the eastern section of the site.	Medium
SHELAA 1059	Several large topographical depressions and runoff channels with elevated (Low to High) surface water flood risk at the northern and southern sections of the site.	High
SHELAA 1075	Large areas of High risk along the northern, south-eastern and eastern borders of the site.	High
SHELAA 1095	A narrow, long runoff channel of High risk crosses the central section of the site. There is also a High risk channel along the eastern border of the site, and several Low to Medium risk topographical depressions.	High
SHELAA 1105	Numerous and extensive runoff channels with elevated (Low to High) surface water flood risk. The channels flow into Herrings Stream, at the southern border of the site.	Very High
SHELAA 1120	A large High risk topographical depression at the north-eastern corner of the site. High risk area along the southern border of the	High

Site	Description	Risk
	site, and several Low to High risk topographical depressions at the southern section.	
SHELAA 1124	A major High risk surface runoff channel crosses the site from the south-east to north-west. Several topographical depressions of elevated (Low to High) risk at the western section of the site.	High
SHELAA 1137	A runoff channel with elevated (Low to High) risk crosses the site from south-east to west, connecting to an extensive High risk area along the western and southern borders of the site.	Very High

2.2.3. Groundwater

Groundwater flooding is caused by the natural emergence of water at surface level originating from underlying permeable sediments or rocks (aquifers). The groundwater may emerge as one or more-point discharges (springs) or as diffuse upwelling of water over an extended area. Groundwater flooding tends to be more persistent than other sources of flooding, typically lasting for weeks or months rather than hours or days.

Groundwater flood risk was assessed using SFRA mapping that identified areas with a 'High' (1 in 100 annual probability) potential for groundwater flooding. According to this data (see Figure 2-2), neither the Application Site nor any of the alternative sites are classified as having a 'High' groundwater flood risk.

As stated in the SFRA, "There are known issues of springs within the district, many of which are located in area of generally low groundwater flood risk but are caused by perched groundwater tables and local alterations to the groundwater conditions or levels."

Springs were identified using OS maps were investigated, and the number of springs in the vicinity of the site are summarised in Table 2-5.

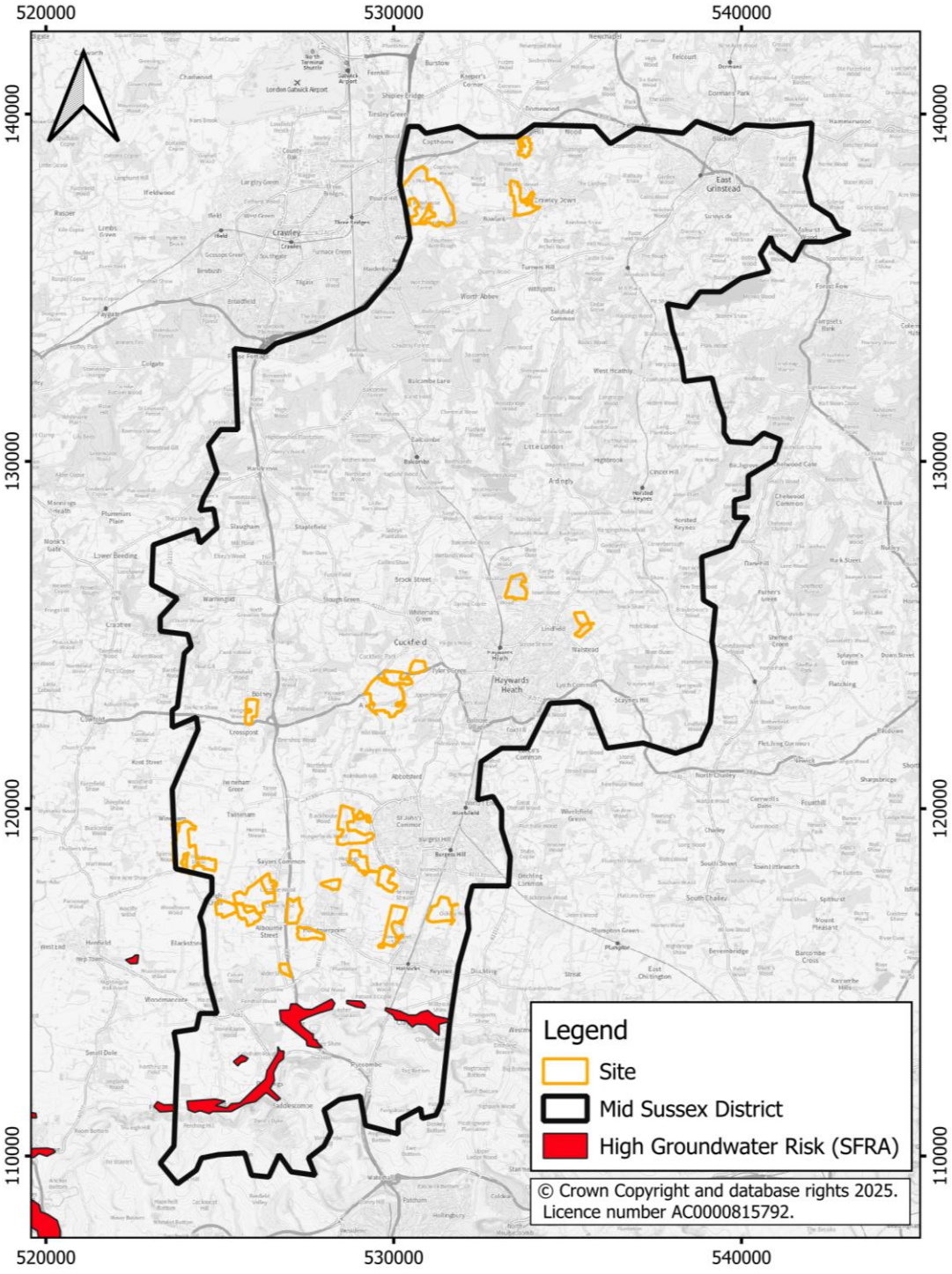
Given that none of the sites are located in 'High' risk areas as defined by the SFRA, sites with more than one nearby spring are classified as having a 'Medium' groundwater flood risk, while all others are classified as 'Low' risk.

Table 2-5 Groundwater springs in the vicinity of the sites

Site	Number of springs
Application Site	3
SHELAA 18	0
SHELAA 498	1
SHELAA 503	3
SHELAA 678	0
SHELAA 688	3
SHELAA 740	0
SHELAA 788	0
SHELAA 799	0
SHELAA 810	0
SHELAA 1001	0
SHELAA 1018	0

Site	Number of springs
SHELAA 1019	0
SHELAA 1022	0
SHELAA 1049	0
SHELAA 1059	0
SHELAA 1075	0
SHELAA 1095	1
SHELAA 1105	0
SHELAA 1120	0
SHELAA 1124	1
SHELAA 1137	2

Figure 2-2 High groundwater risk areas (MSDC SFRA, 2024)



2.2.4. Sewers

Sewer flooding can occur during periods of intense rainfall when the sewer system capacity becomes overloaded (with surface water, foul or combined), blocked with debris, or when sewers cannot discharge properly to watercourses due to high water levels.

Sewer flood risk was assessed using the Thames Water and Southern Water Sewer Flooding Risk Register (DG5) data provided for 4-5 digit postcode areas (no data range provided).

According to this data (see Table 2-6), the number of recorded sewer flood event incidents is similar across all the sites, ranging mostly between 10-18 per the given postcode. Therefore, all of the sites are assessed as having 'Medium' sewer flood risk. The only exceptions are SHELAA 18 and 688, which have 1 reported sewer flood event, and therefore have a 'Low' risk.

Table 2-6 Sewer flood event incidents

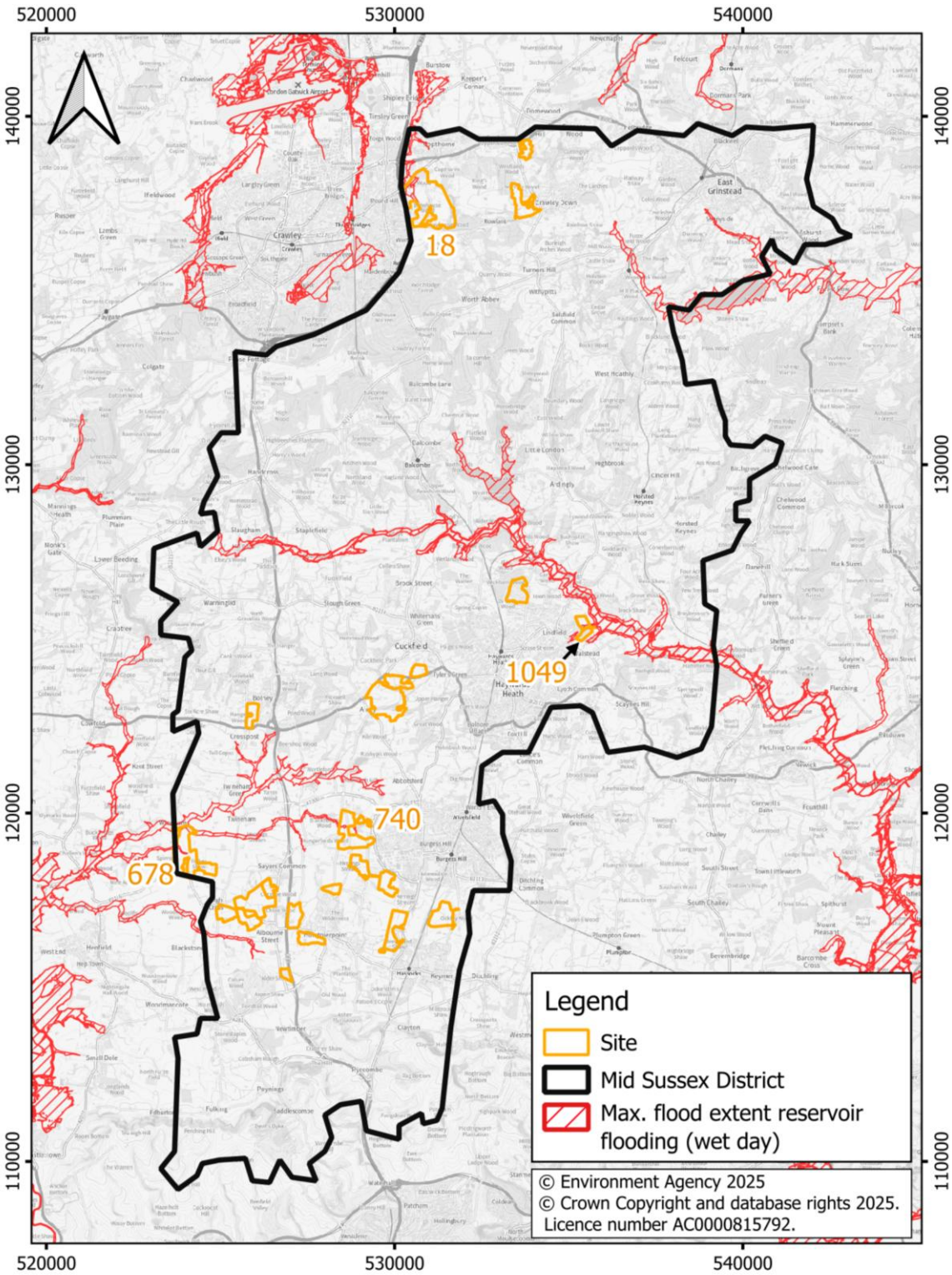
Site	Nearest postcode	Flood events
Application Site	RH17 5AG	11
SHELAA 18	RH10 4SZ	1
SHELAA 498	RH16 2HZ	18
SHELAA 503	RH16 2DQ	18
SHELAA 678	BN6 9JP	12
SHELAA 688	RH10 4HN	1
SHELAA 740	BN6 9LH	12
SHELAA 788	BN6 9EU	12
SHELAA 799	BN6 9JQ	12
SHELAA 810	RH10 3EE	10
SHELAA 1001	RH17 5ED	11
SHELAA 1018	BN6 9GB	12
SHELAA 1019	BN6 9TW	12
SHELAA 1022	BN6 9SQ	12
SHELAA 1049	RH16 2QJ	18
SHELAA 1059	RH10 3EE	10
SHELAA 1075	BN6 9LN	12
SHELAA 1095	BN6 9EU	12
SHELAA 1105	BN6 9LA	12
SHELAA 1120	RH17 5NB	11
SHELAA 1124	BN6 9DS	12
SHELAA 1137	BN6 8FX	12

2.2.5. Catastrophic failure

This section considers catastrophic failures of water bearing infrastructure in the area of interest. The risk of reservoir flooding is related to the failure of a large water storage reservoir, and is assessed using the EA's Risk of Flooding from Reservoir Failure data under a wet day scenario.

The data is presented in Figure 2-3. Of all the sites under consideration, only SHELAA 18, 678, 740 and 1049 are within an area at risk of reservoir flooding (see Appendix B).

Figure 2-3 EA's risk of flooding from reservoir failure (wet day scenario)



2.3. Summary

The comparison between the Application Site and the alternative sites are provided below in Table 2-7 along with a qualitative scoring mechanism for each category from 1 (Low risk) to 4 (Very High risk).

For the Application Site, the scoring considers the flood risk of the developable areas as the areas of potential flood risk follow existing valleys in woodland areas and assumes the implementation of a post-development SuDS scheme.

Table 2-7 Flood risk summary

Site	Fluvial	Surface water	Groundwater	Sewers	Catastrophic failure	Total
Application Site	Low (1)	Low (1)	Medium (2)	Medium (2)	Low (1)	7
SHELAA 18	Medium (2)	Very High (4)	Low (1)	Low (1)	Medium (2)	10
SHELAA 498	Medium (2)	High (3)	Medium (2)	Medium (2)	Low (1)	10
SHELAA 503	Low (1)	High (3)	Medium (2)	Medium (2)	Low (1)	9
SHELAA 678	High (3)	Very High (4)	Low (1)	Medium (2)	Medium (2)	12
SHELAA 688	Low (1)	High (3)	Medium (2)	Low (1)	Low (1)	8
SHELAA 740	High (3)	Very High (4)	Low (1)	Medium (2)	Medium (2)	12
SHELAA 788	Low (1)	High (3)	Low (1)	Medium (2)	Low (1)	8
SHELAA 799	Low (1)	Very High (4)	Low (1)	Medium (2)	Low (1)	9
SHELAA 810	Low (1)	High (3)	Low (1)	Medium (2)	Low (1)	8
SHELAA 1001	Low (1)	High (3)	Low (1)	Medium (2)	Low (1)	8
SHELAA 1018	Low (1)	Very High (4)	Low (1)	Medium (2)	Low (1)	9
SHELAA 1019	High (3)	High (3)	Low (1)	Medium (2)	Low (1)	10
SHELAA 1022	Medium (2)	Very High (4)	Low (1)	Medium (2)	Low (1)	10
SHELAA 1049	Medium (2)	Medium (2)	Low (1)	Medium (2)	Medium (2)	9
SHELAA 1059	Low (1)	High (3)	Low (1)	Medium (2)	Low (1)	8
SHELAA 1075	High (3)	High (3)	Low (1)	Medium (2)	Low (1)	10
SHELAA 1095	Low (1)	High (3)	Medium (2)	Medium (2)	Low (1)	9
SHELAA 1105	High (3)	Very High (4)	Low (1)	Medium (2)	Low (1)	11
SHELAA 1120	Low (1)	High (3)	Low (1)	Medium (2)	Low (1)	8

Site	Fluvial	Surface water	Groundwater	Sewers	Catastrophic failure	Total
SHELAA 1124	Low (1)	High (3)	Medium (2)	Medium (2)	Low (1)	9
SHELAA 1137	Medium (2)	Very High (4)	Medium (2)	Medium (2)	Low (1)	11

3. Conclusions

Using the principles set out in the Government guidance (NPPF, PPG) and the MSDC SFRA (MSDC, 2023), a Sequential Test has been undertaken for the Application Site and 21No. sites found as potential alternatives for the proposed development.

Flood risk from all sources have been considered as part of the assessment which has resulted in a qualitative score for each (see Table 2-7). Based on this, Table 3-1 ranks the sites based on their scores. As can be seen, considering the flood risks at Application Site's developed areas and assuming the implementation of a SuDS scheme, the Application Site is ranked in the first place with the overall lowest flood risks.

Therefore, the Sequential Test is assumed to be passed.

Table 3-1 Site rankings

Site	Total risk score	Rank
Application Site	7	1
SHELAA 688	8	=2
SHELAA 788	8	=2
SHELAA 810	8	=2
SHELAA 1001	8	=2
SHELAA 1059	8	=2
SHELAA 1120	8	=2
SHELAA 503	9	=3
SHELAA 799	9	=3
SHELAA 1018	9	=3
SHELAA 1049	9	=3
SHELAA 1095	9	=3
SHELAA 1124	9	=3
SHELAA 18	10	=4
SHELAA 498	10	=4
SHELAA 1019	10	=4
SHELAA 1022	10	=4
SHELAA 1075	10	=4
SHELAA 1105	11	=5
SHELAA 1137	11	=5
SHELAA 678	12	=6
SHELAA 740	12	=6

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MSDC. (2024). *Level 1 Strategic Flood Risk Assessment. Mid Sussex District Council. Final Report.*

Yellow Sub Geo. (2023). *Ansty Farm: Flood Risk Assessment and Outline Drainage Strategy.*

Appendix A Report conditions

Report Conditions

This report has been prepared by Aqua Terra Consultants Ltd. (Aqua Terra) in its professional capacity as soil and groundwater specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client and is provided by Aqua Terra solely for the internal use of its client.

The advice and opinions in this report should be read and relied on only in the context of the report, taking account of the terms of reference agreed with the client. The findings are based on the information made available to Aqua Terra at the date of the report (and will have been assumed to be correct) and on current UK standards, codes, technology, and practices as at that time. They do not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which will change the conclusions presented here.

Where necessary and appropriate, the report represents and relies on published information from third party, publicly and commercially available sources which is used in good faith of its accuracy and efficacy. Aqua Terra cannot accept responsibility for the work of others.

Site investigation results necessarily rely on tests and observations within exploratory holes only. The inherent variation in ground conditions mean that the results may not be representative of ground conditions between exploratory holes. Aqua Terra take no responsibility for variation in ground conditions between exploratory positions.

This report is confidential to the client. The client may submit the report to regulatory bodies, where appropriate. Should the client wish to release this report to any other third party for that party's reliance, Aqua Terra may, by prior written agreement, agree to such release, if it is acknowledged that Aqua Terra accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known. Aqua Terra accepts no responsibility for any loss or damage incurred as a result, and the third party does not acquire any rights whatsoever, contractual, or otherwise, against Aqua Terra except as expressly agreed with Aqua Terra in writing. Aqua Terra reserves the right to withhold and/ or negotiate the transference of reliance on this report, subject to legal and commercial review.

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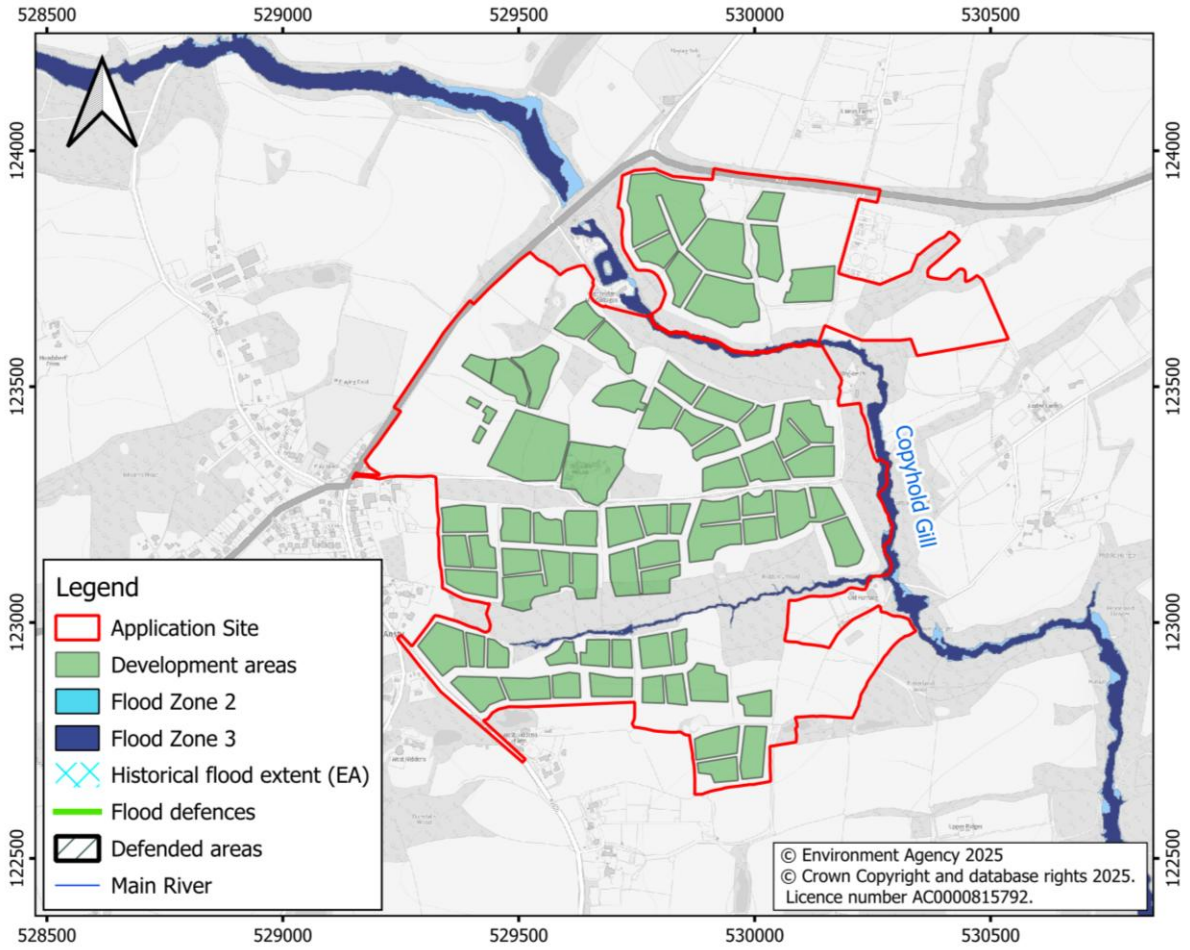
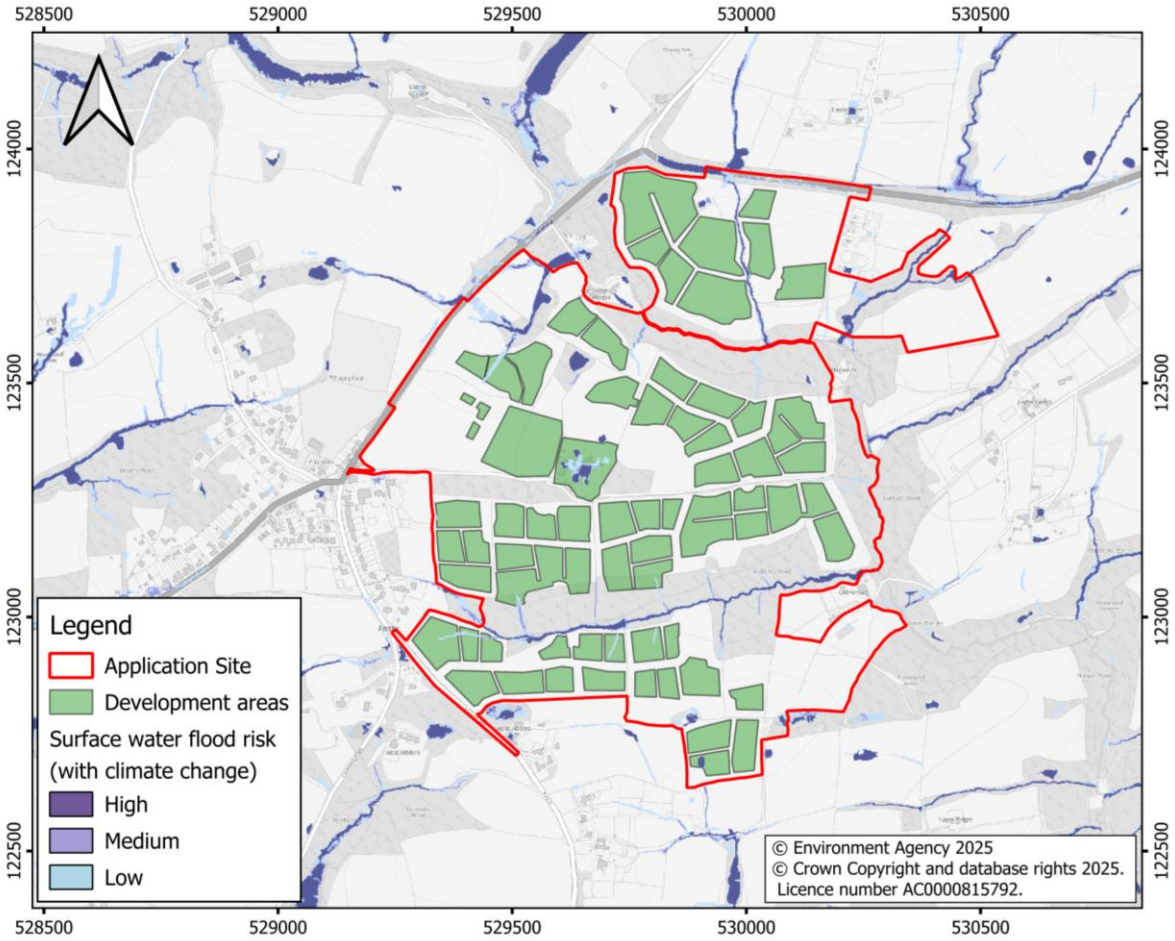
Appendix B Flood Risk Figures

1. Application Site

1.1. Fluvial flood risk

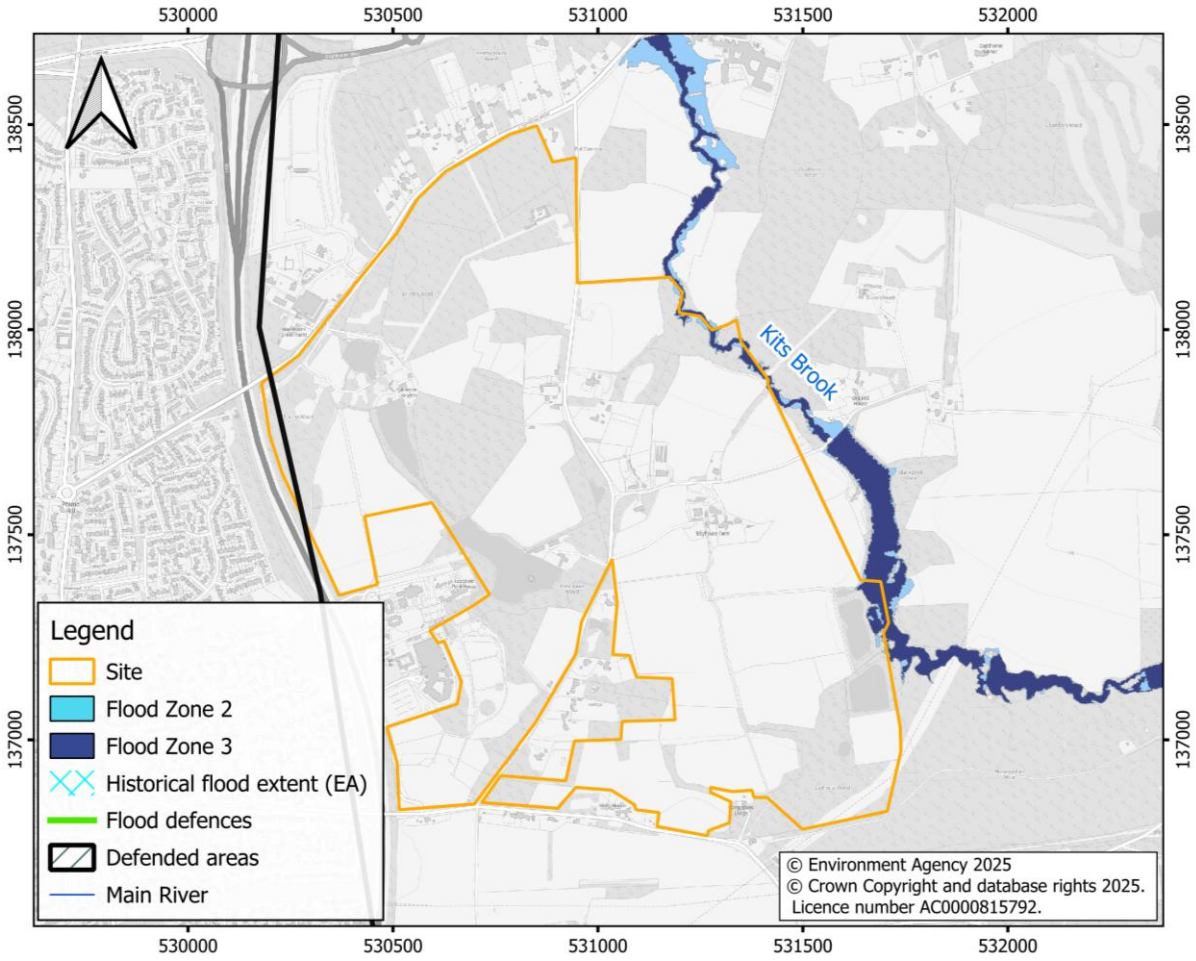


1.2. Surface water flood risk



2. SHELAA 18

2.1. Fluvial flood risk



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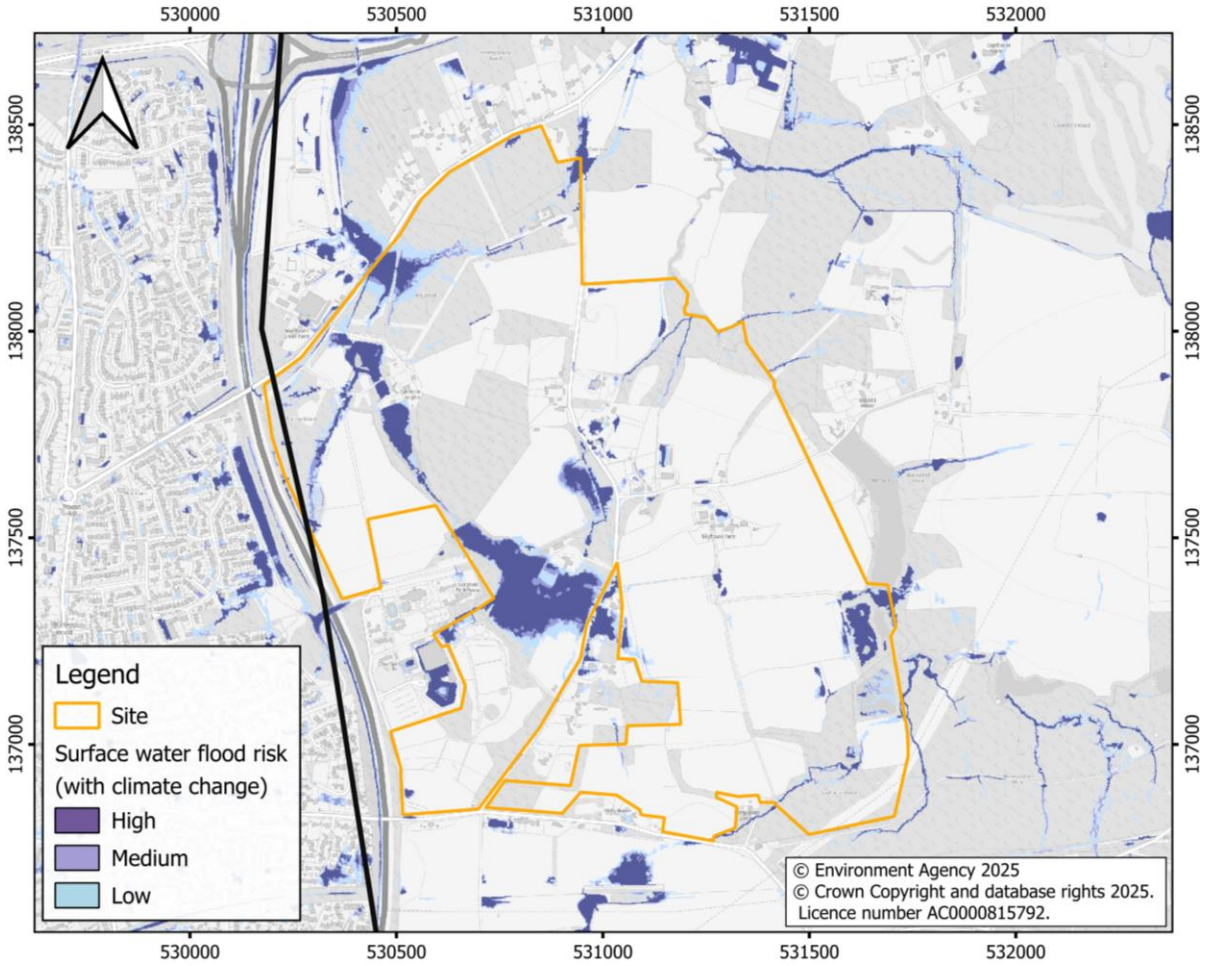
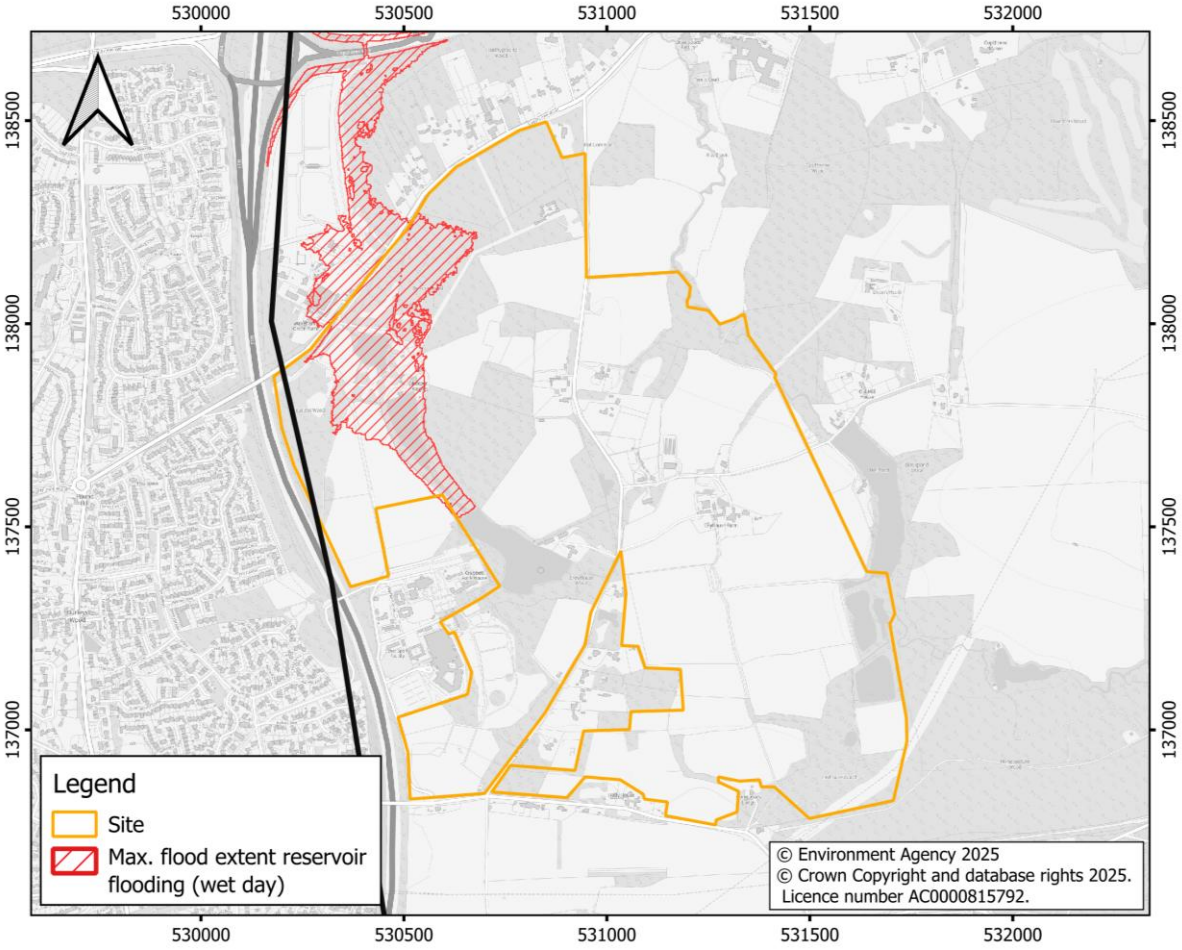
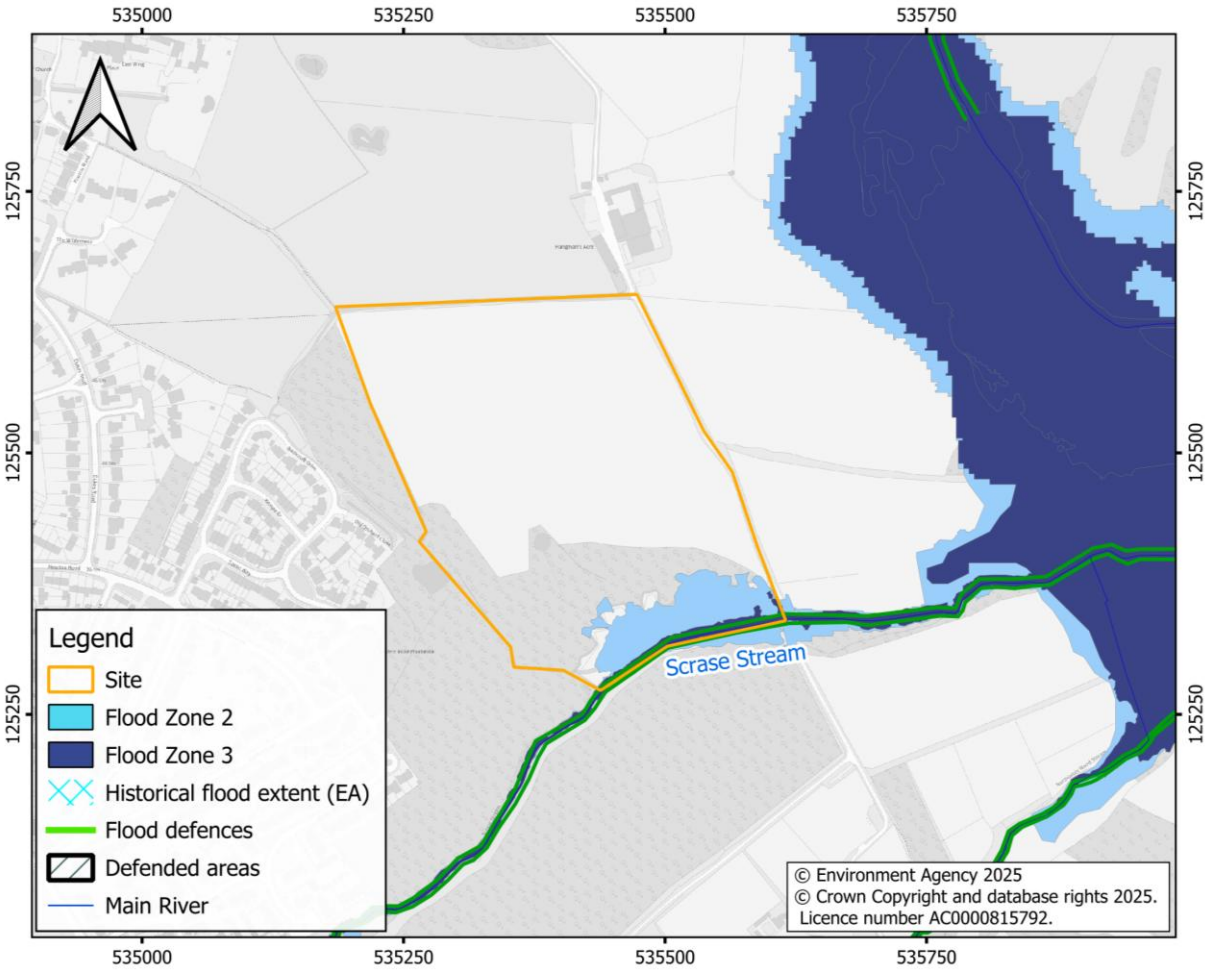


2.3. Risk of flooding from reservoir failure



3. SHELAA 498

3.1. Fluvial flood risk



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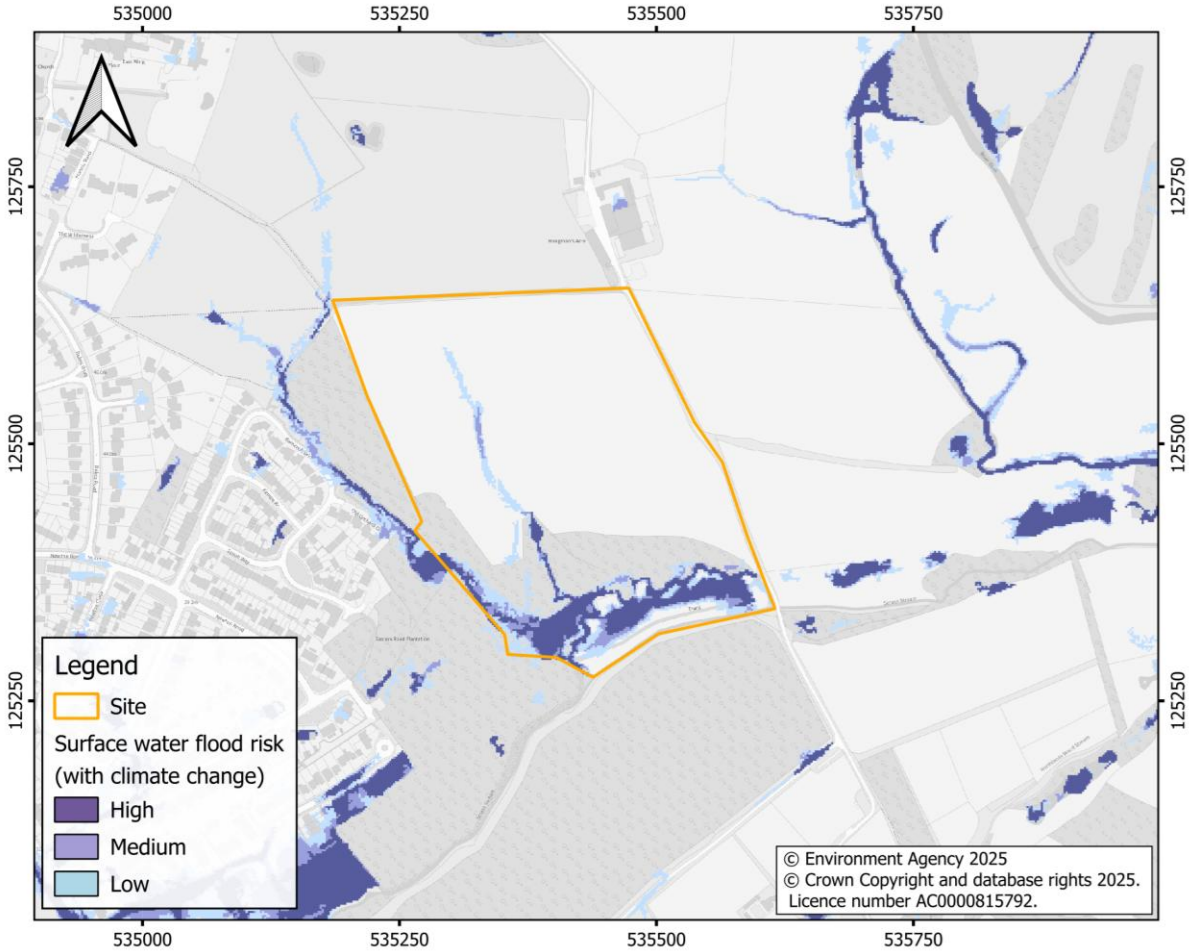
3.2. Surface water flood risk



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4. SHELAA 503

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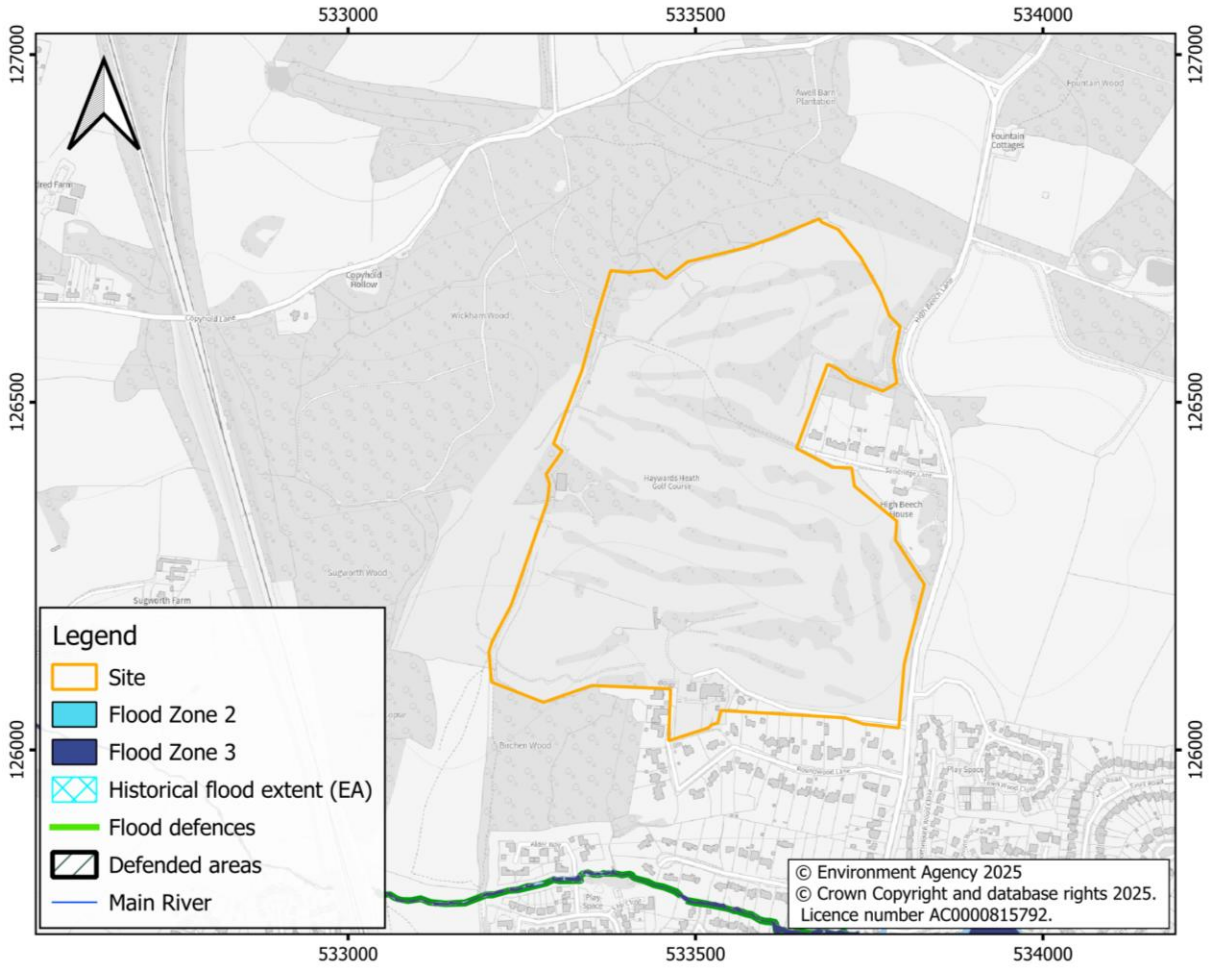

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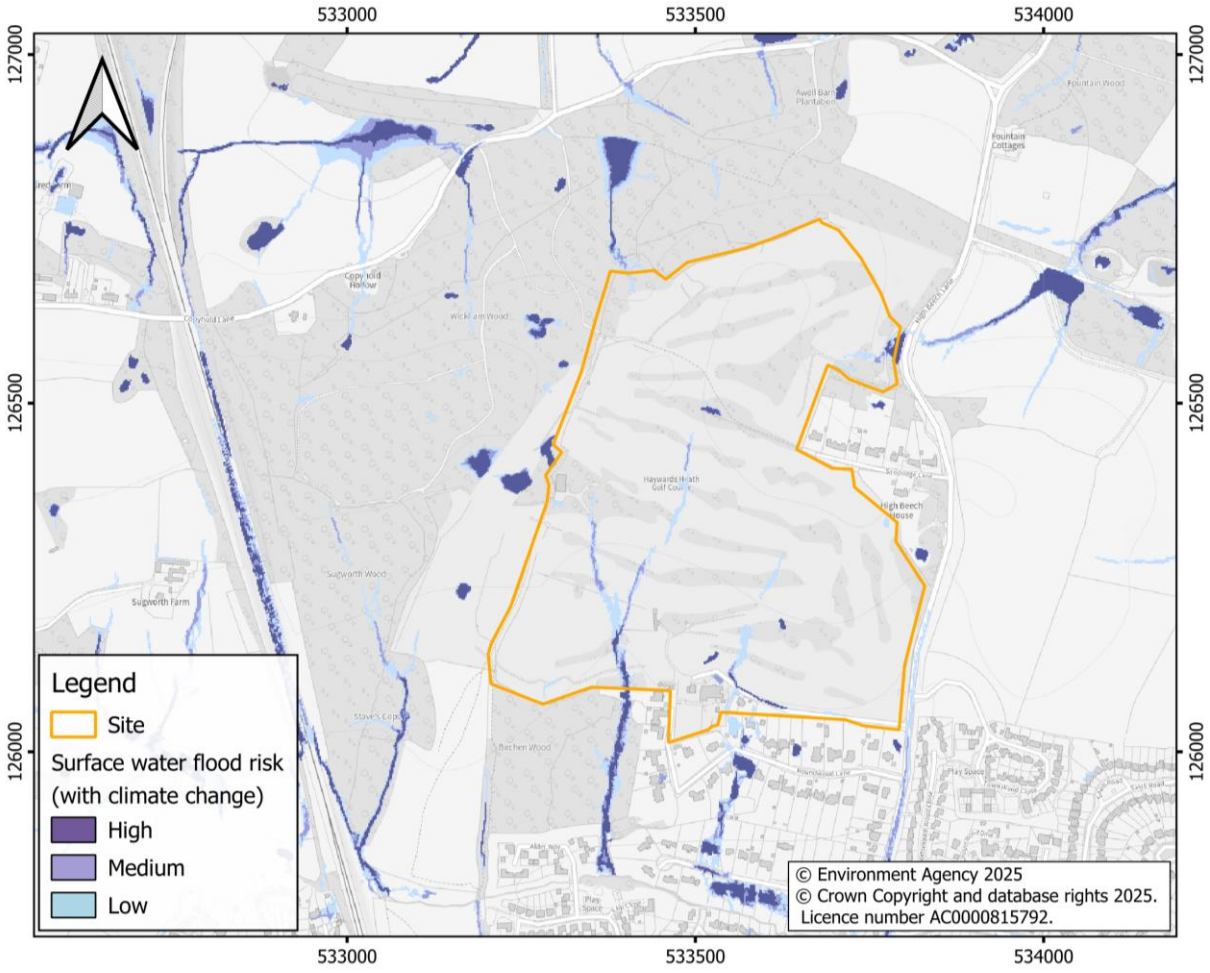

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5. SHELAA 678

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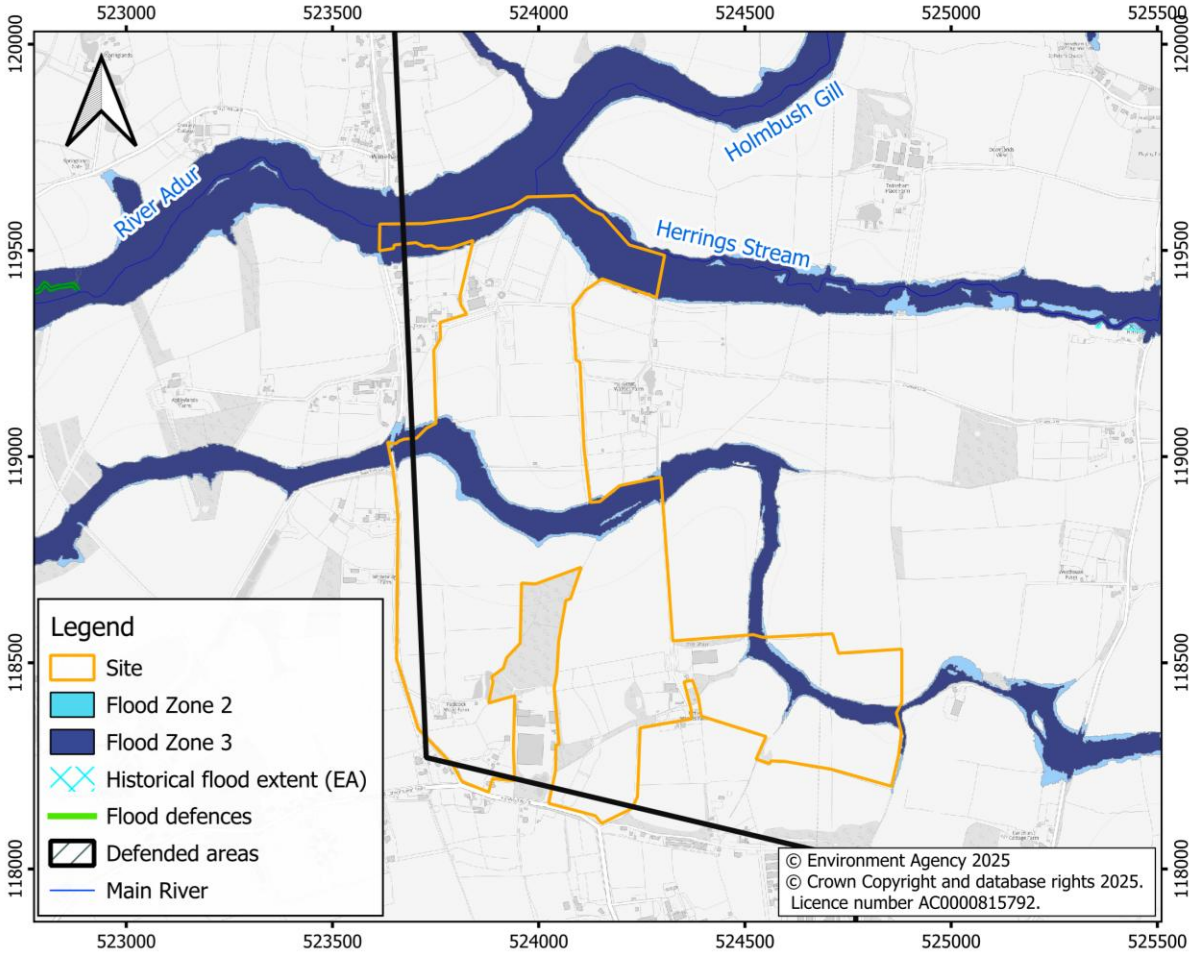

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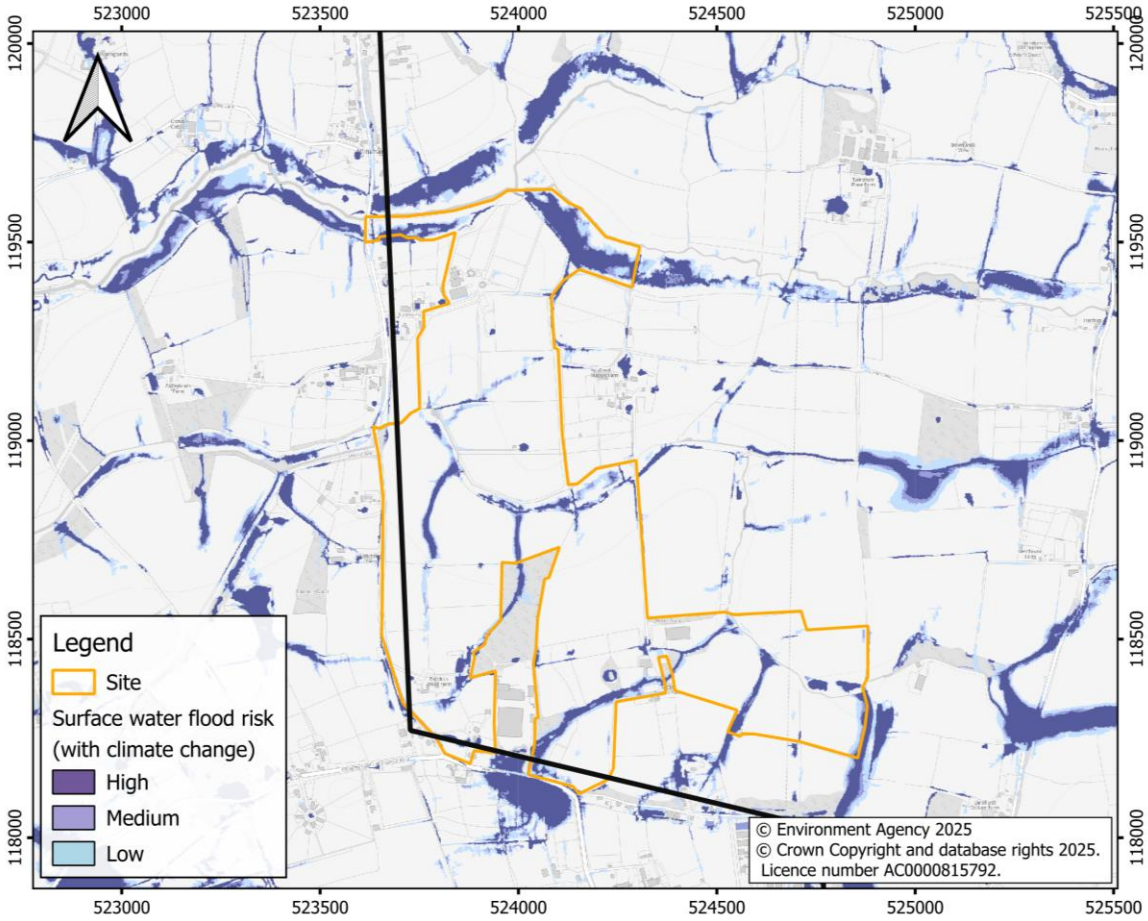
5.2. Surface water flood risk



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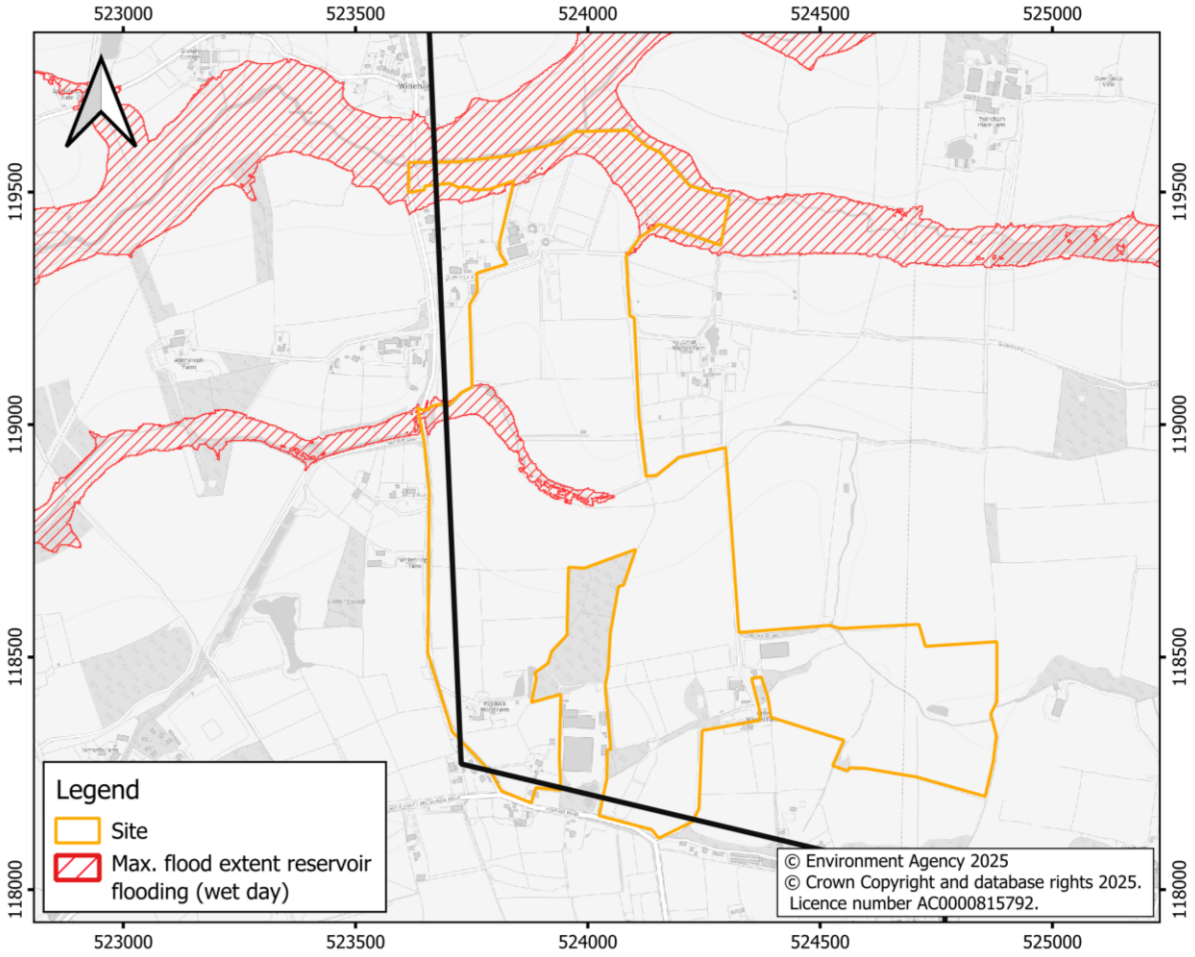
5.3. Risk of flooding from reservoir failure



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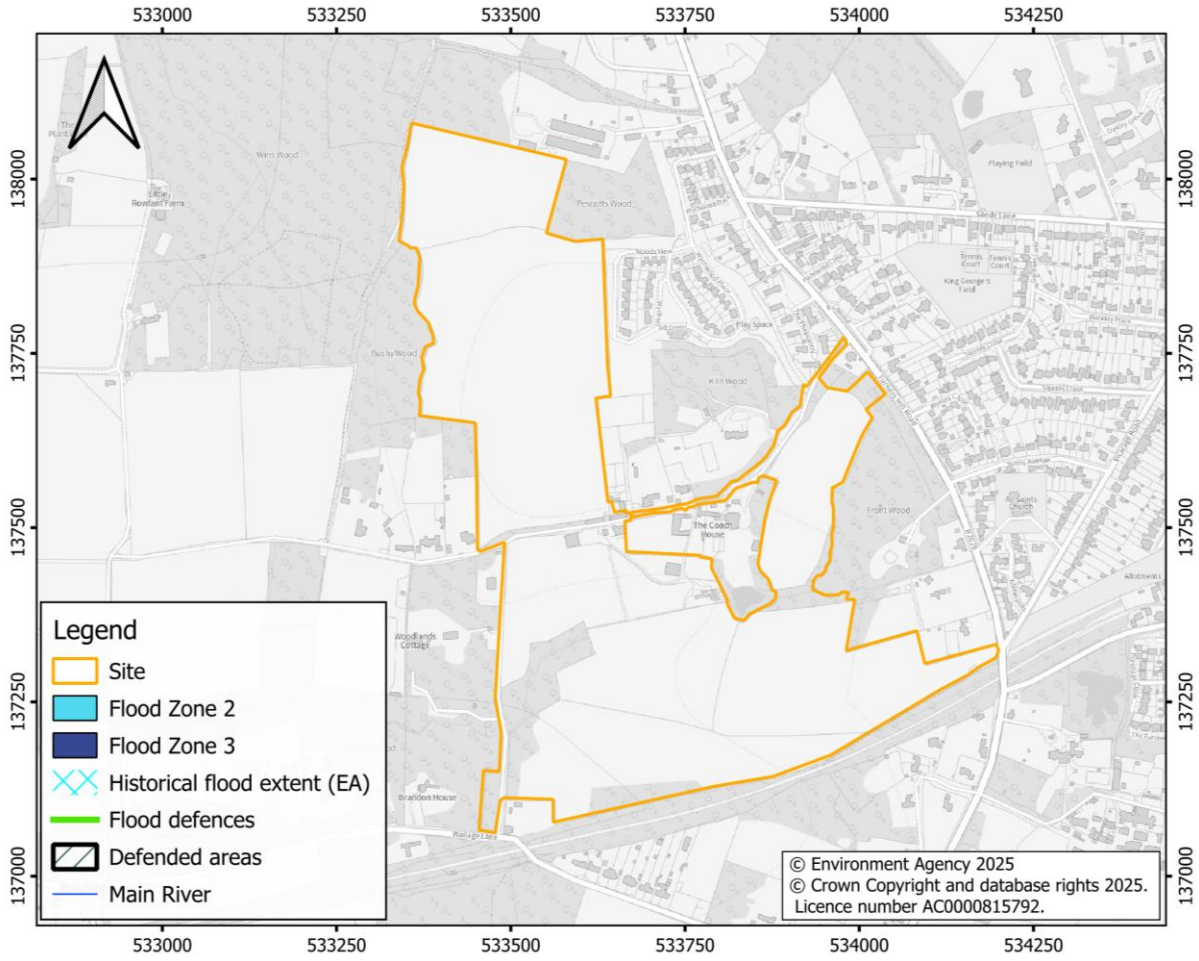
6. SHELAA 688

6.1. Fluvial flood risk



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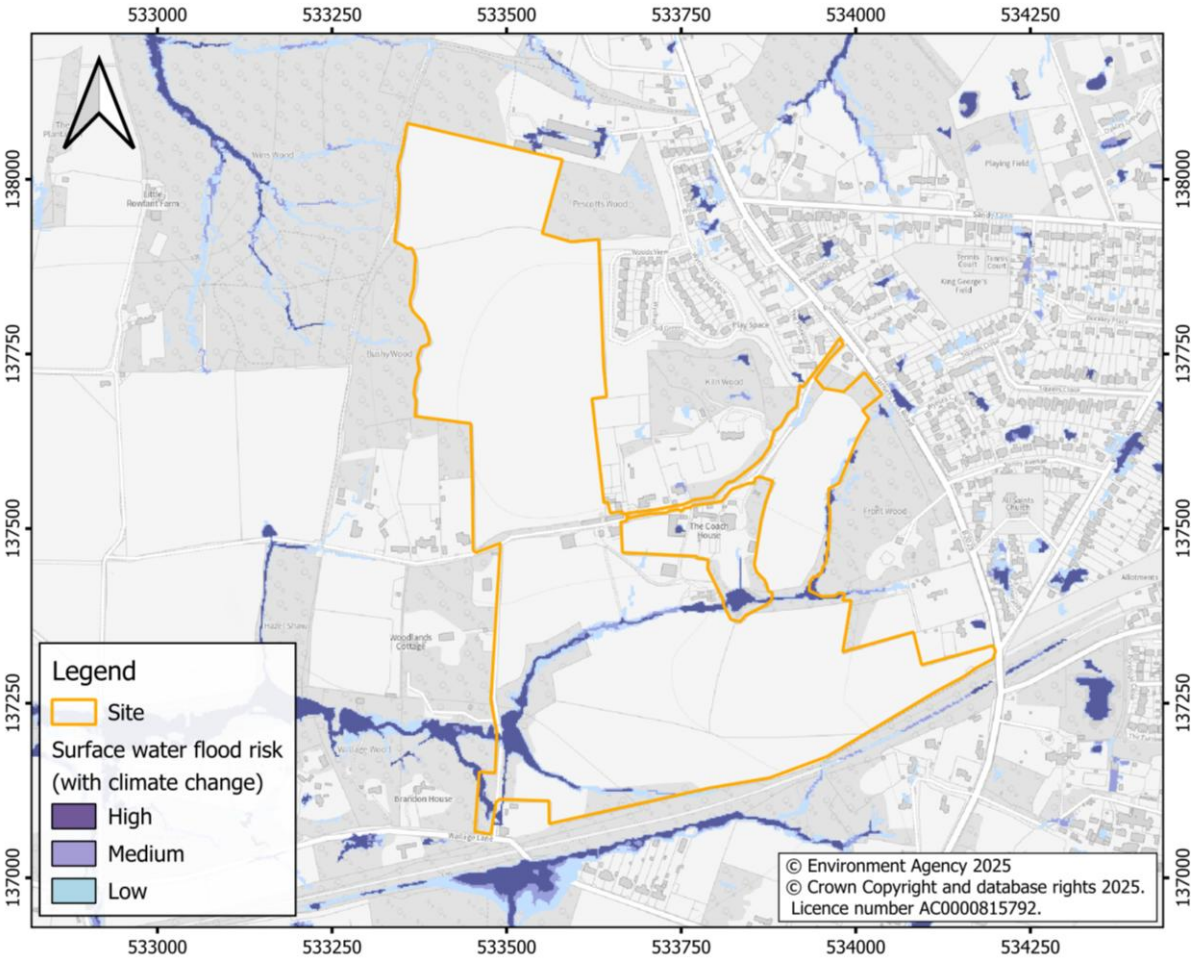
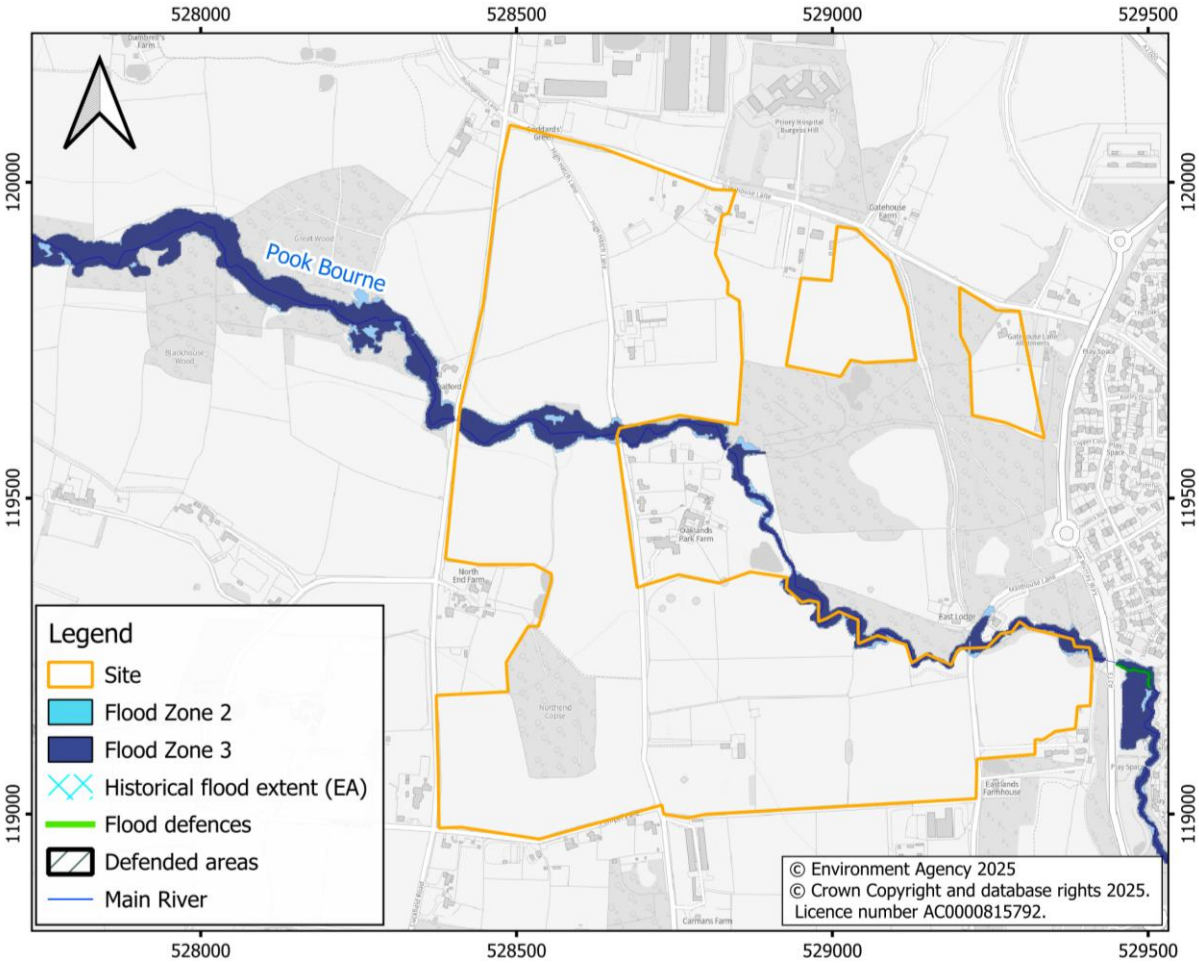
6.2. Surface water flood risk

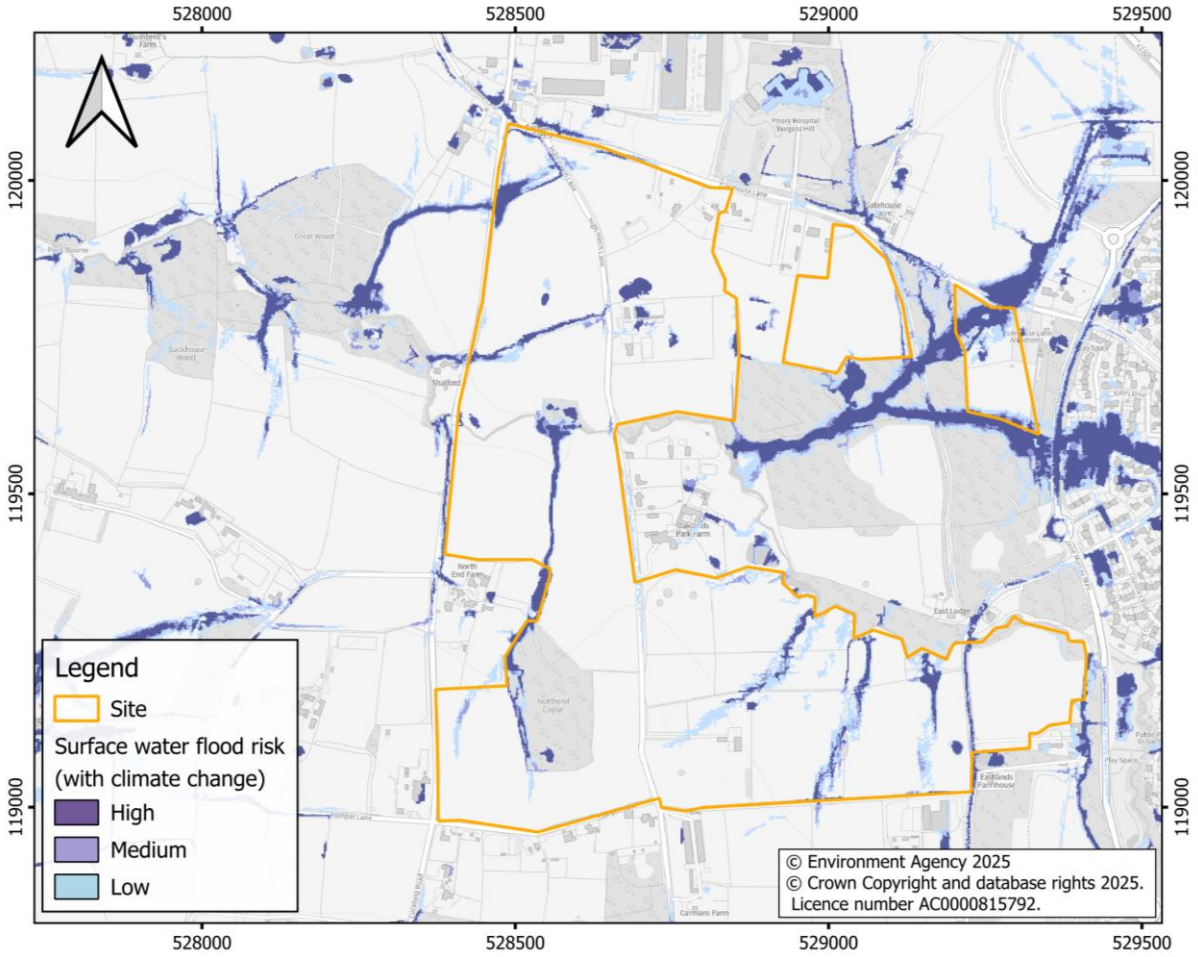


7. SHELAA 740

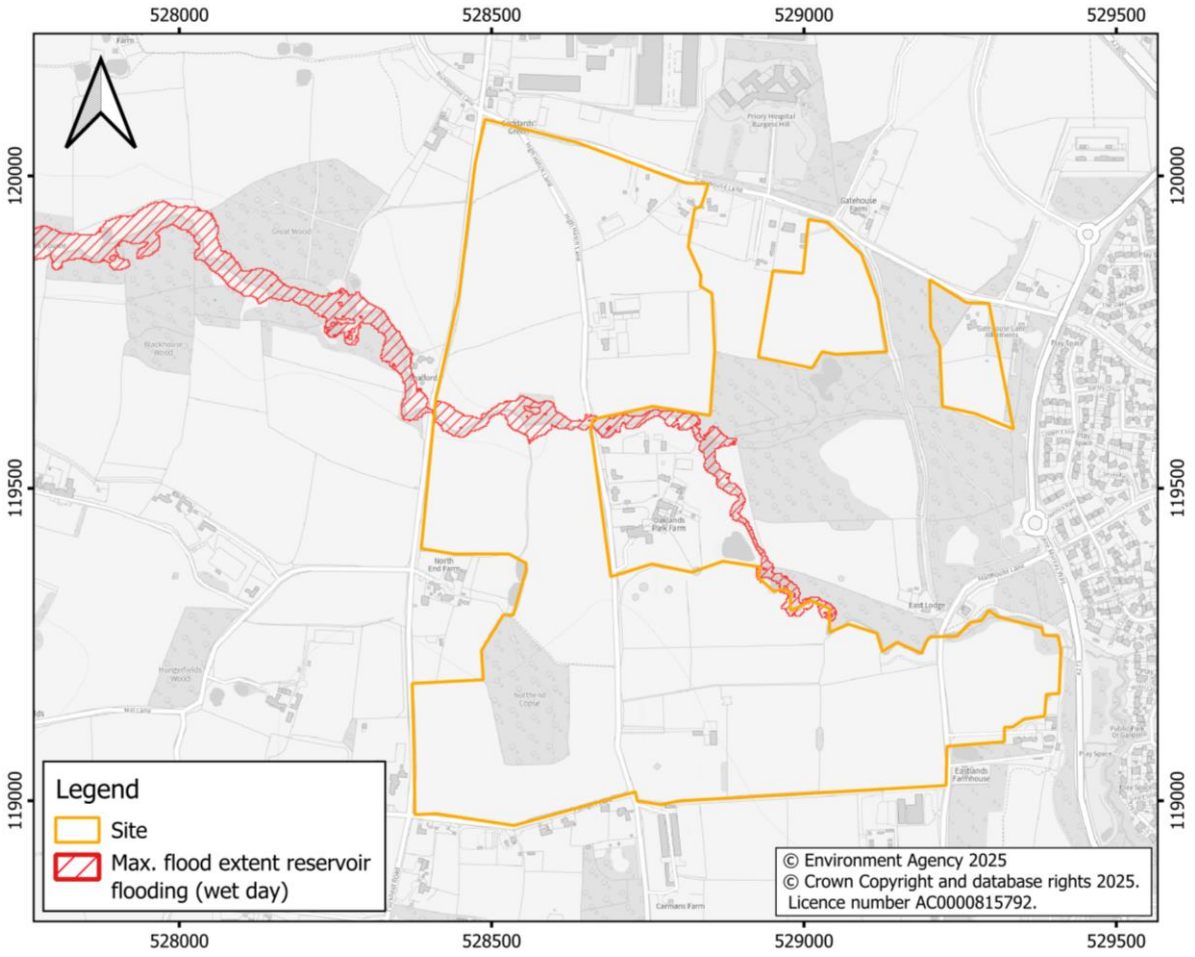
7.1. Fluvial flood risk



7.2. Surface water flood risk



7.3. Risk of flooding from reservoir failure



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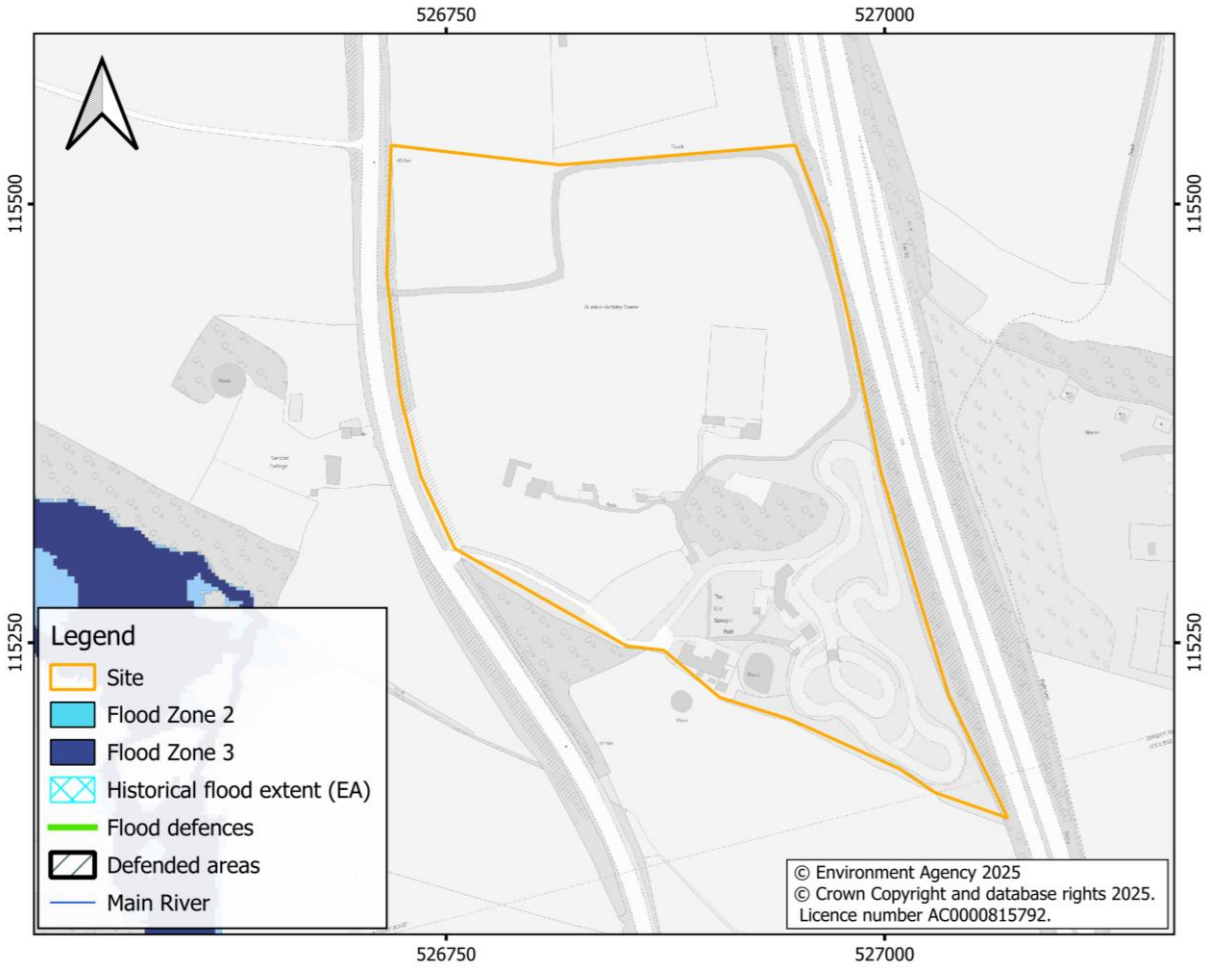
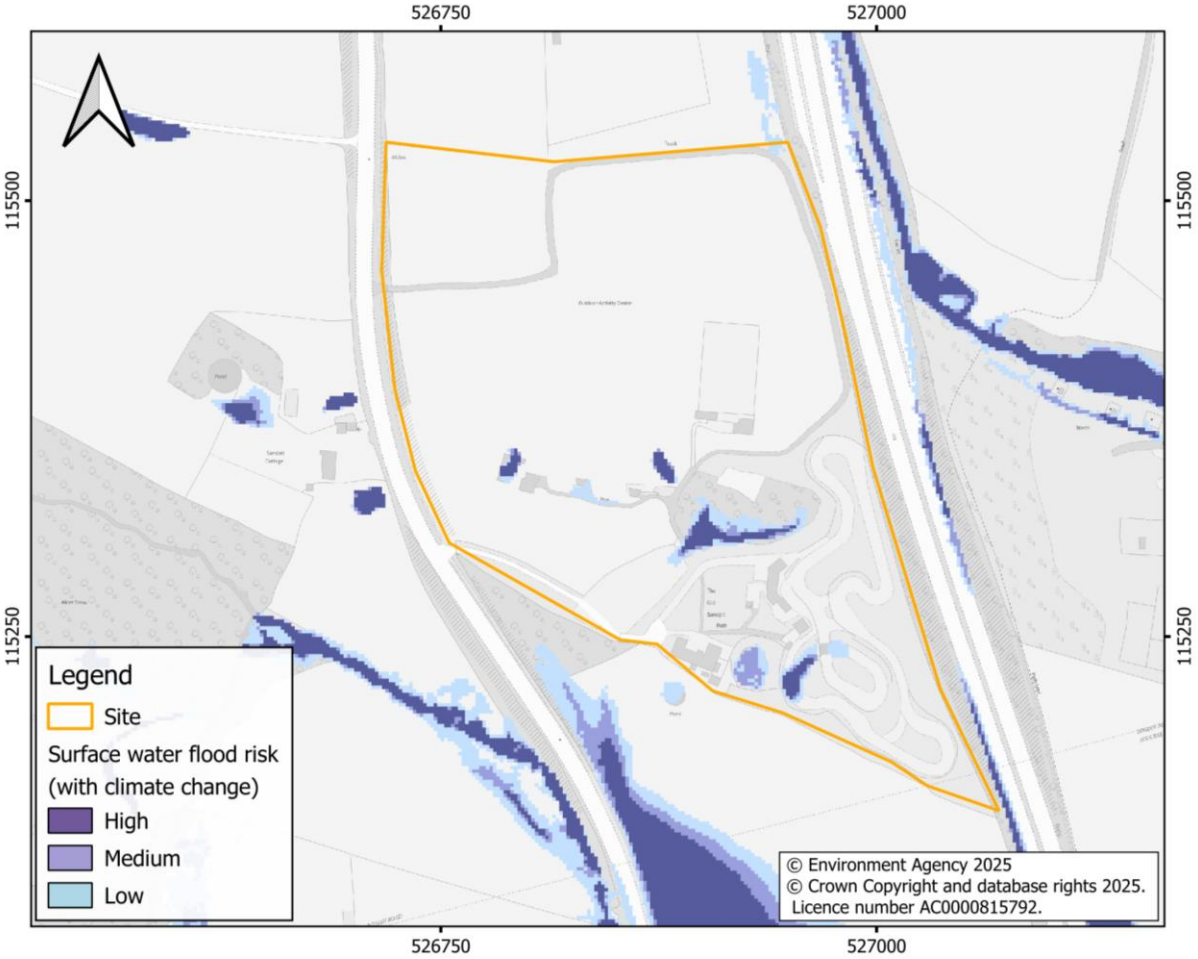
8.1. Fluvial flood risk

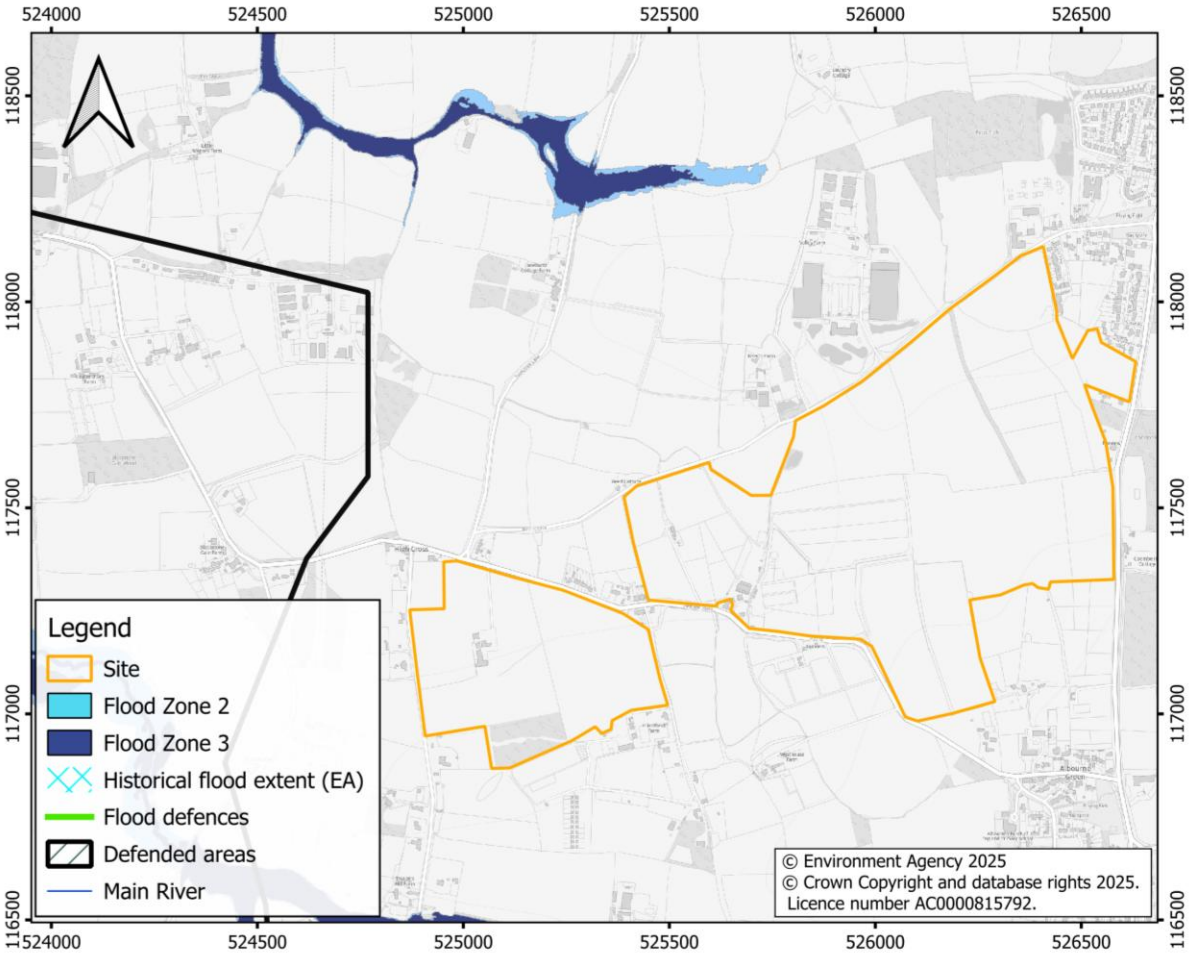


8.2. Surface water flood risk



9. SHELAA 799

9.1. Fluvial flood risk



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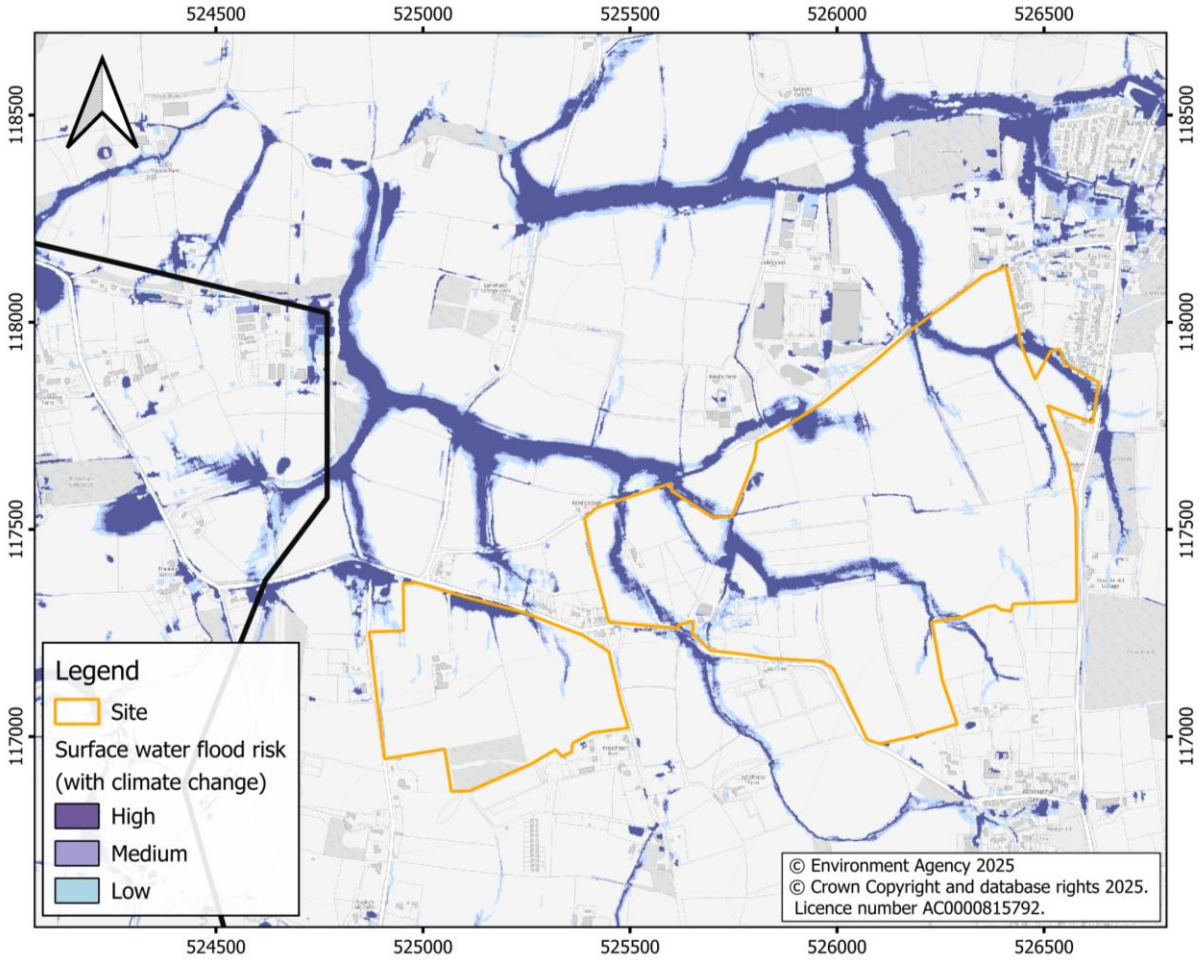
9.2. Surface water flood risk



10. SHELAA 810

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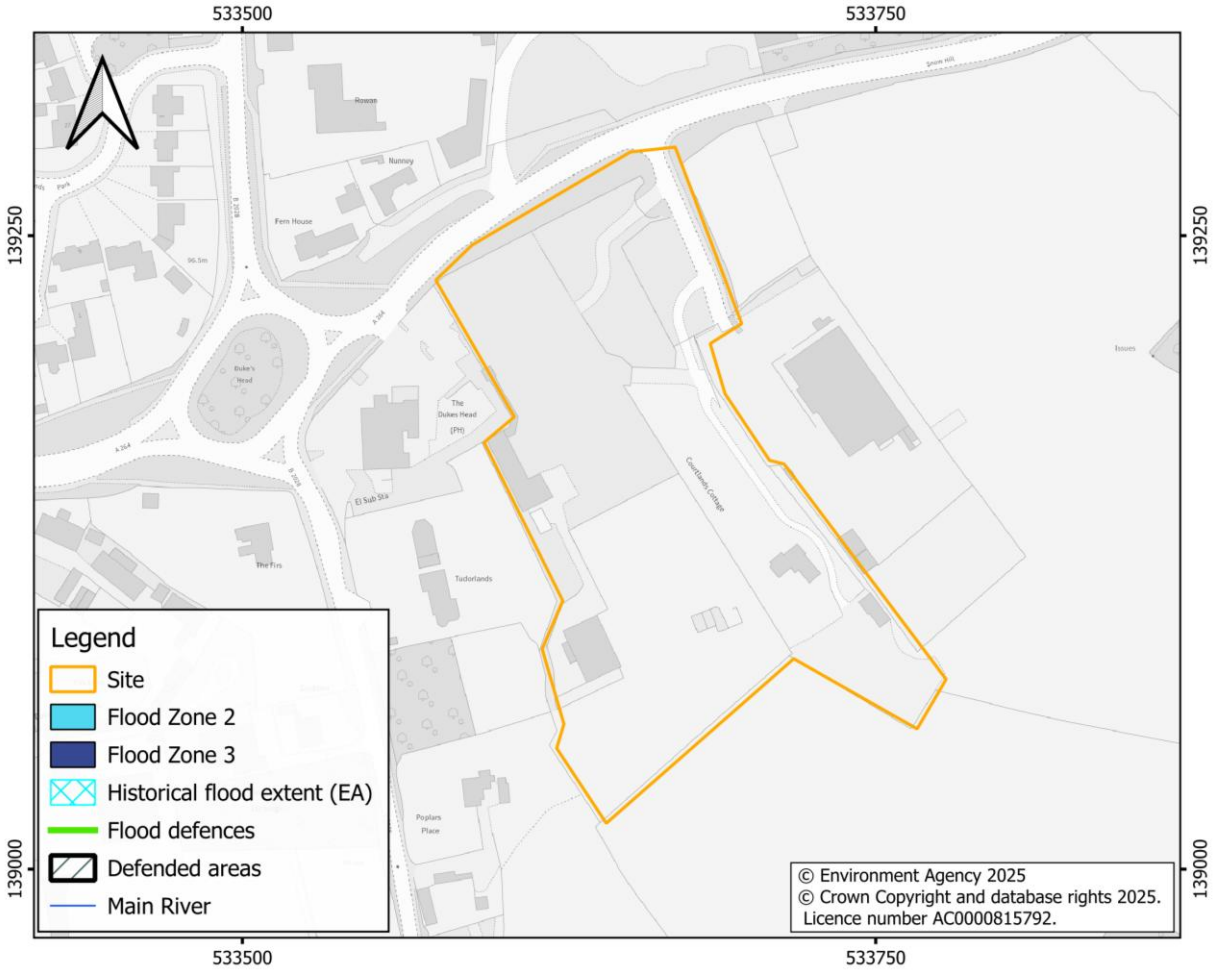

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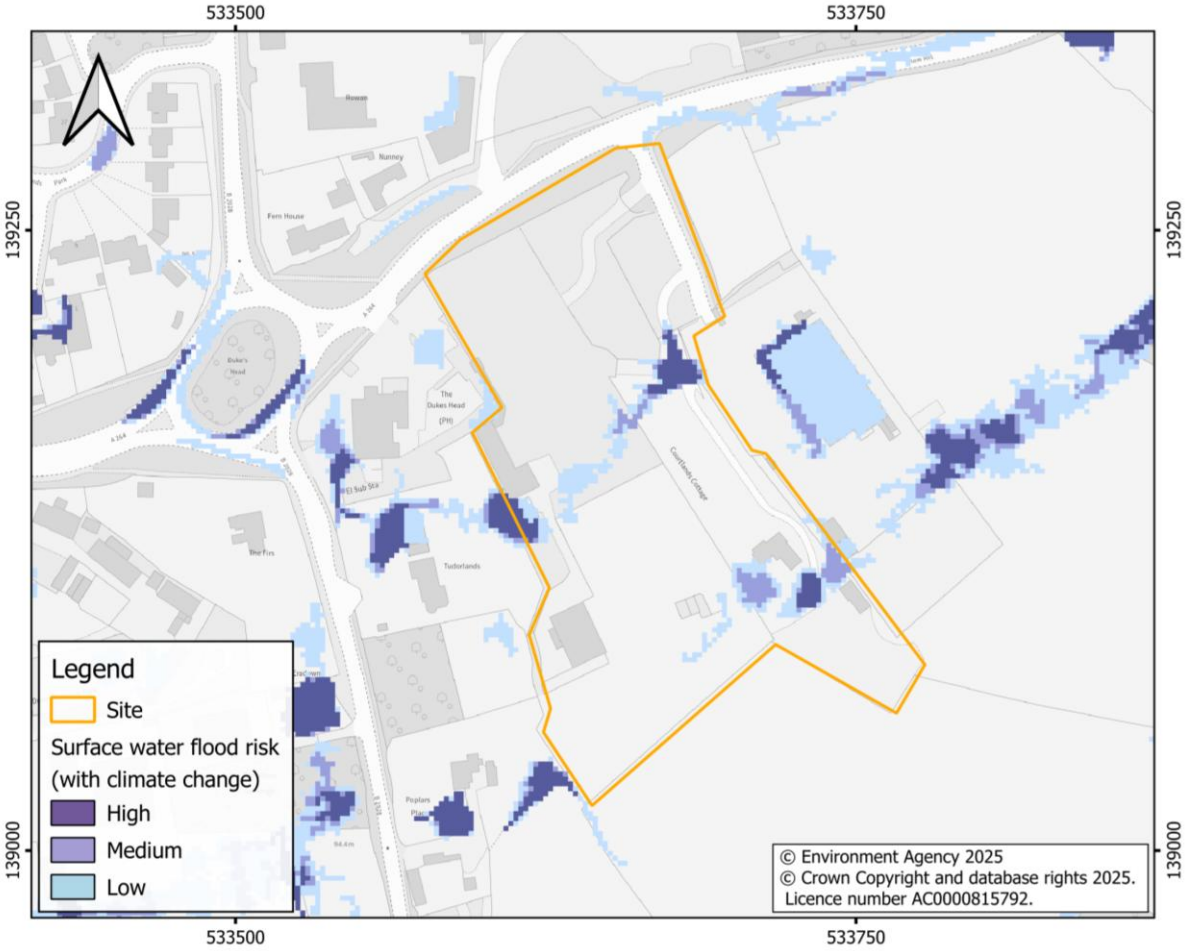
10.2. Surface water flood risk



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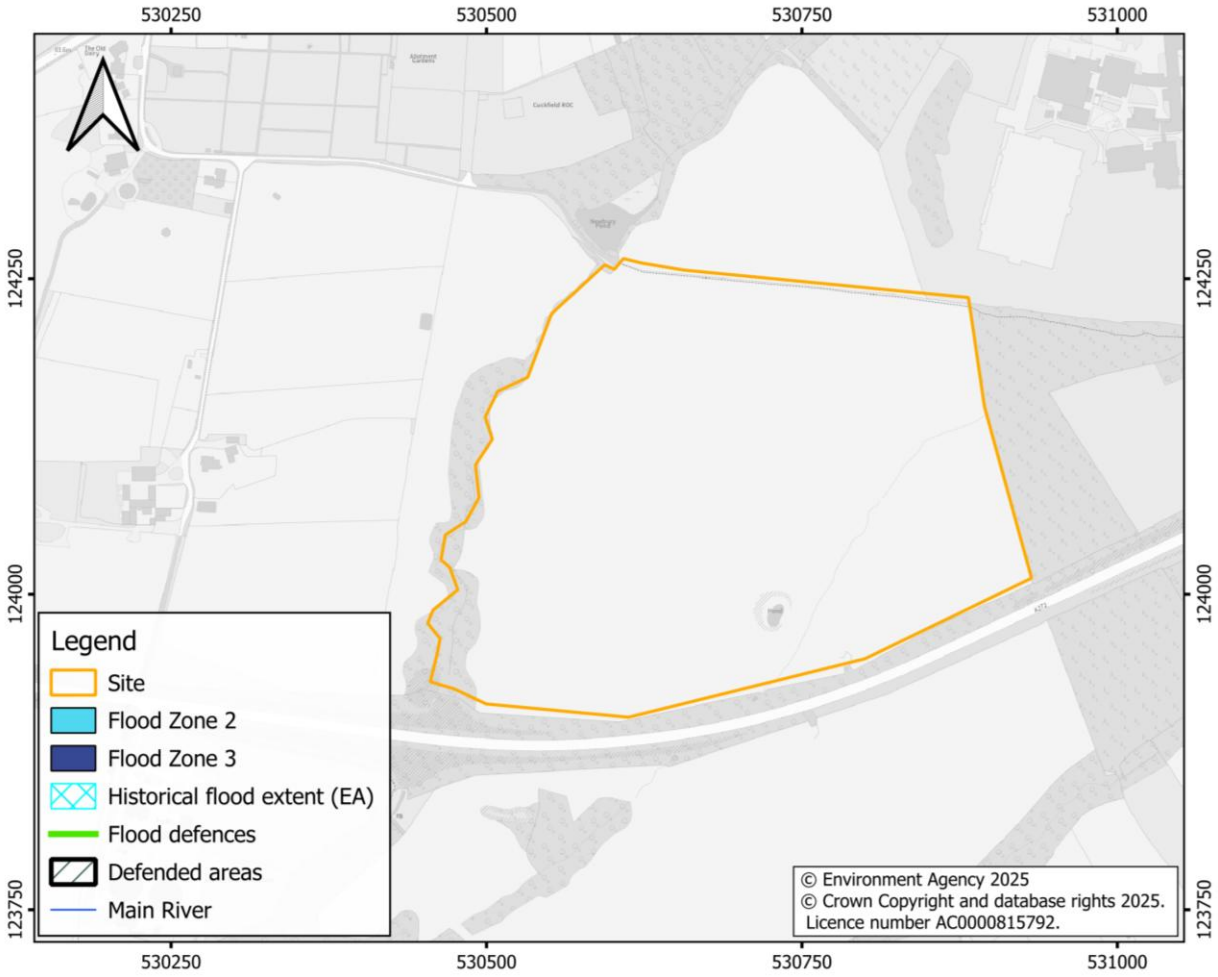
11. SHELAA 1001

11.1. Fluvial flood risk



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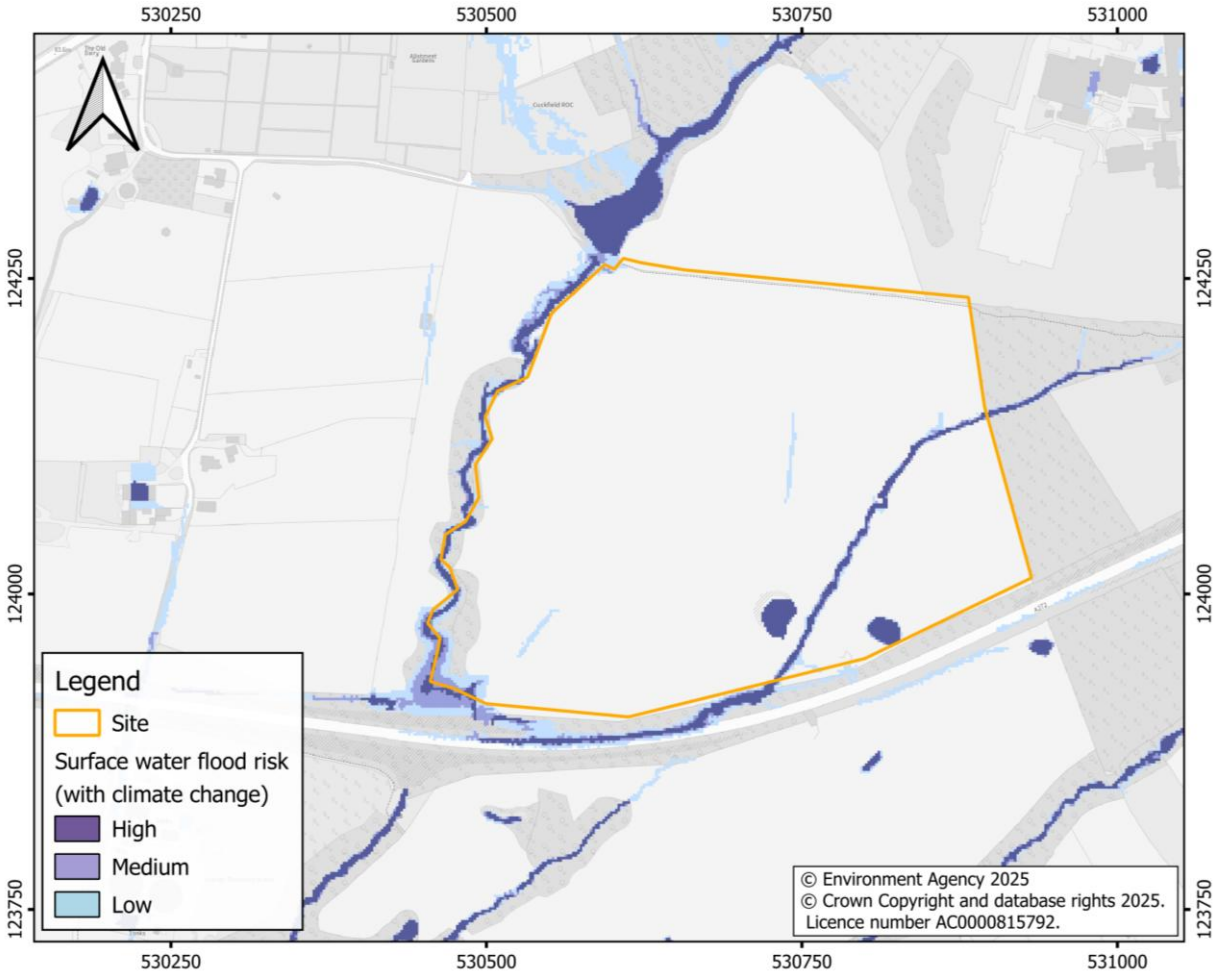
11.2. Surface water flood risk



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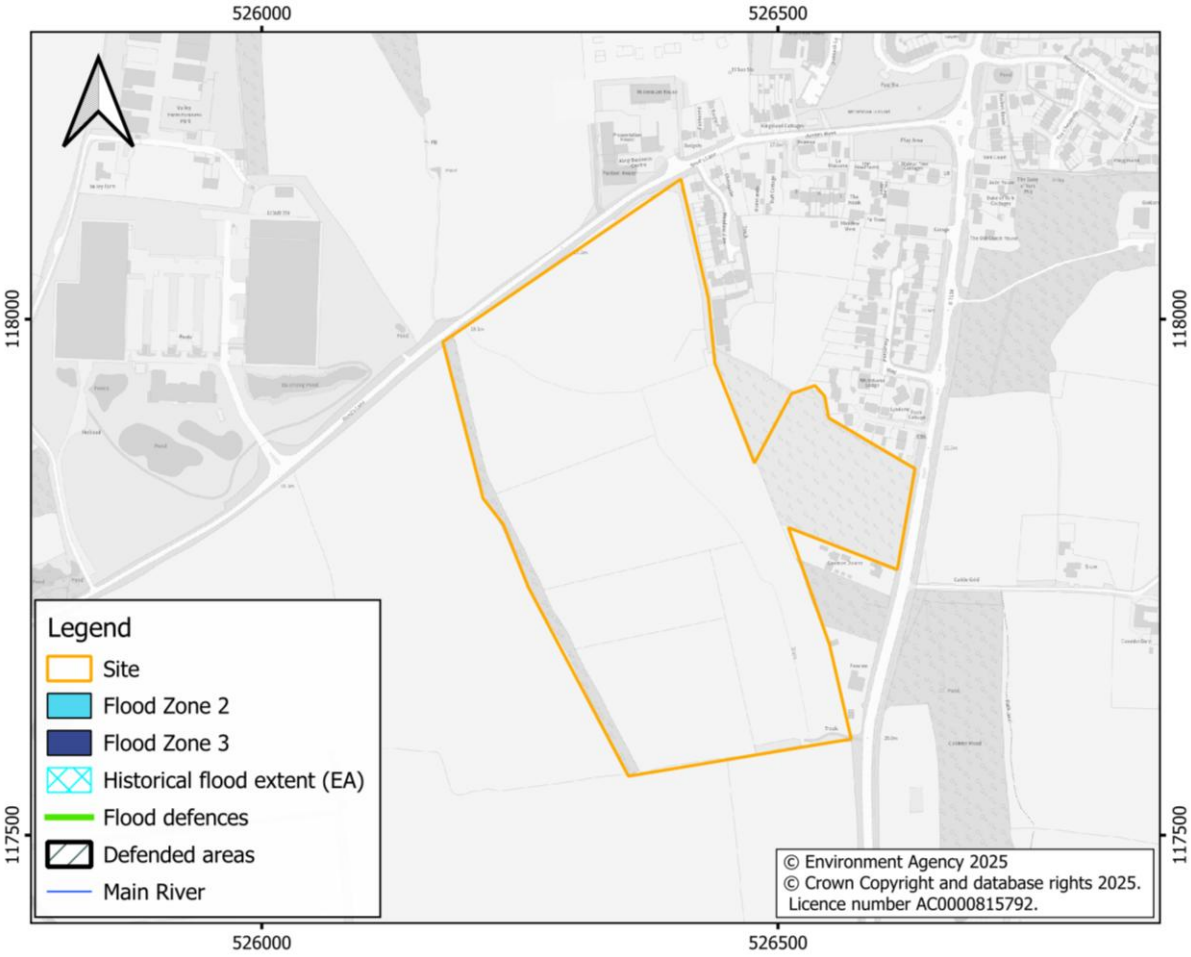
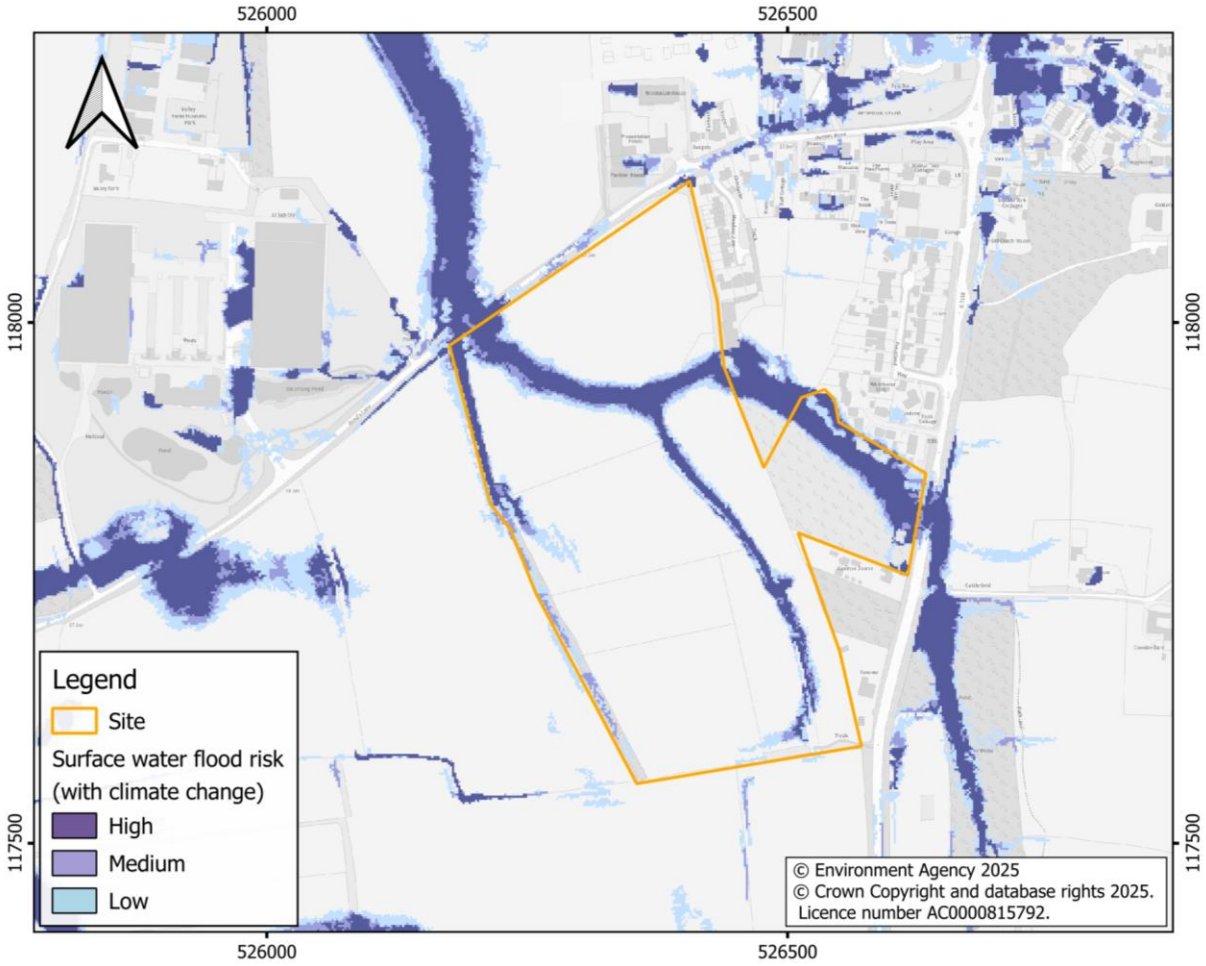
12. SHELAA 1018

12.1. Fluvial flood risk



12.2. Surface water flood risk



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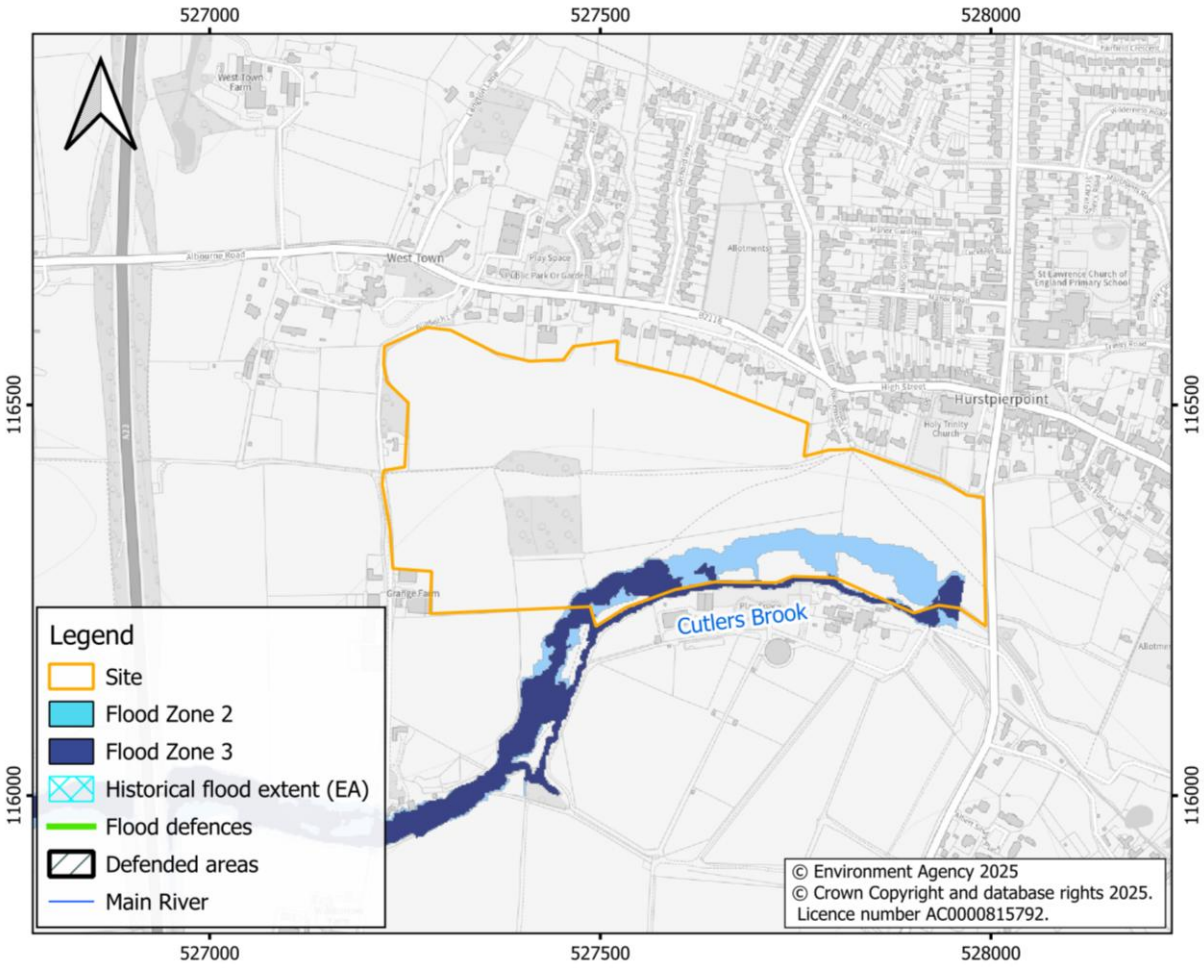
13. SHELAA 1019

13.1. Fluvial flood risk



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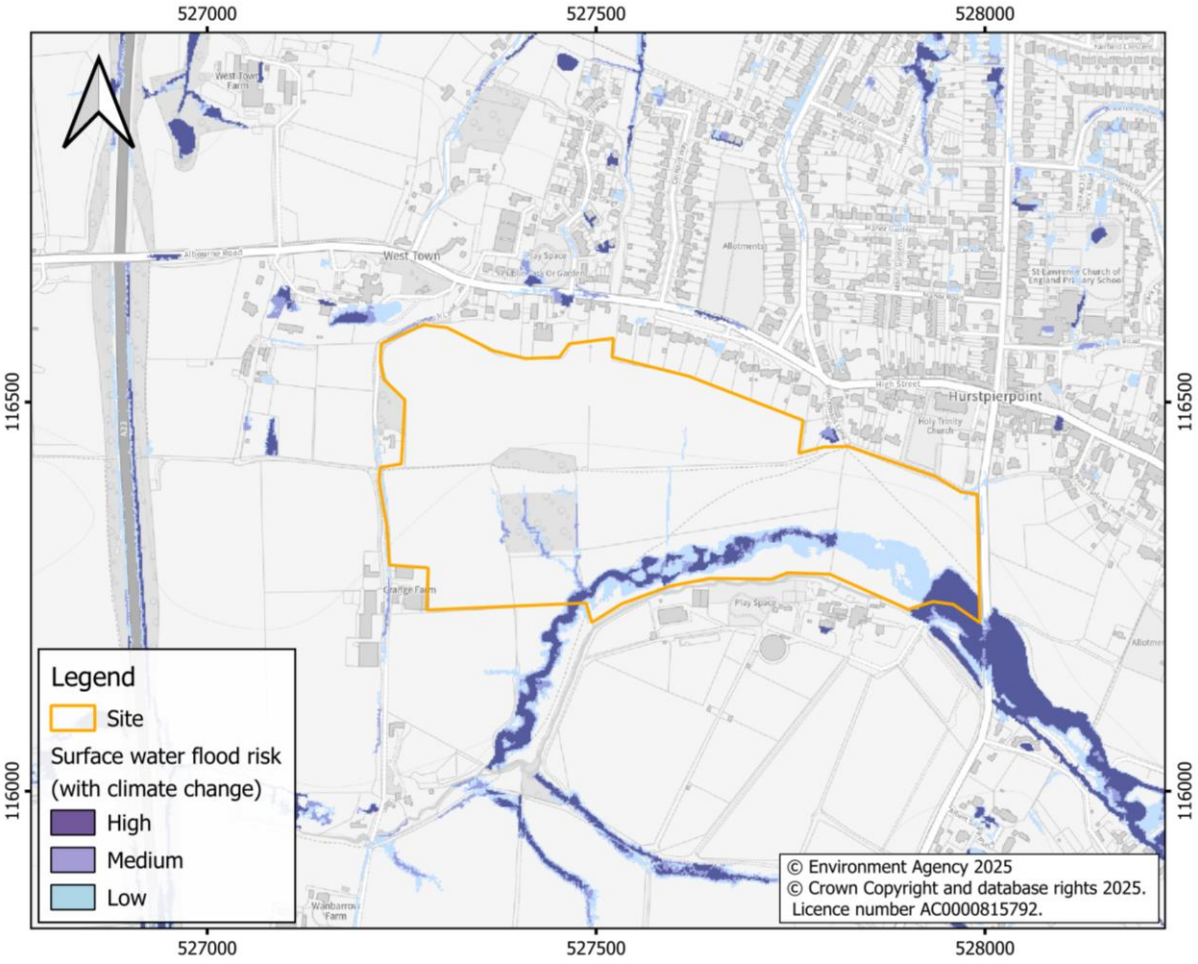
13.2. Surface water flood risk



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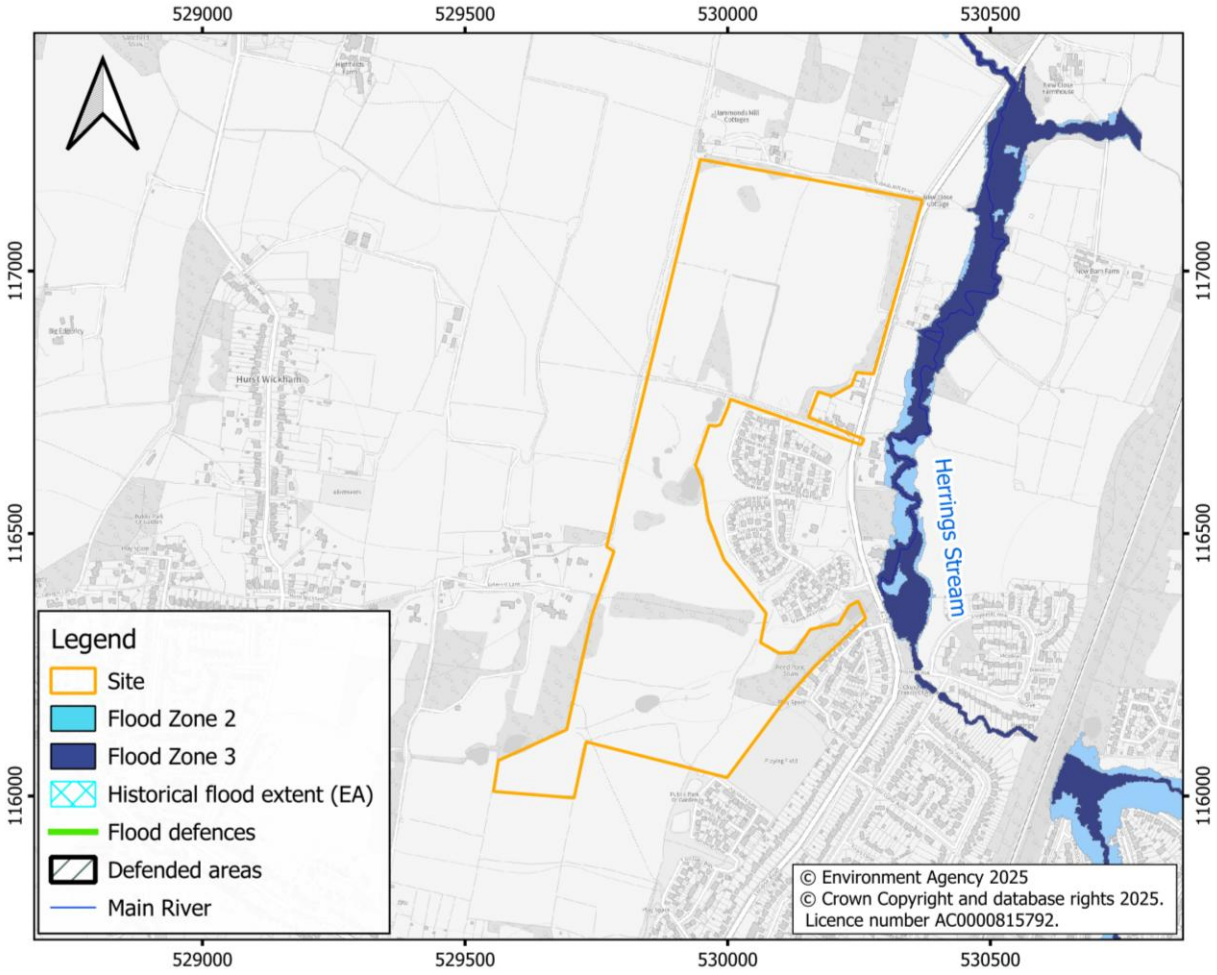
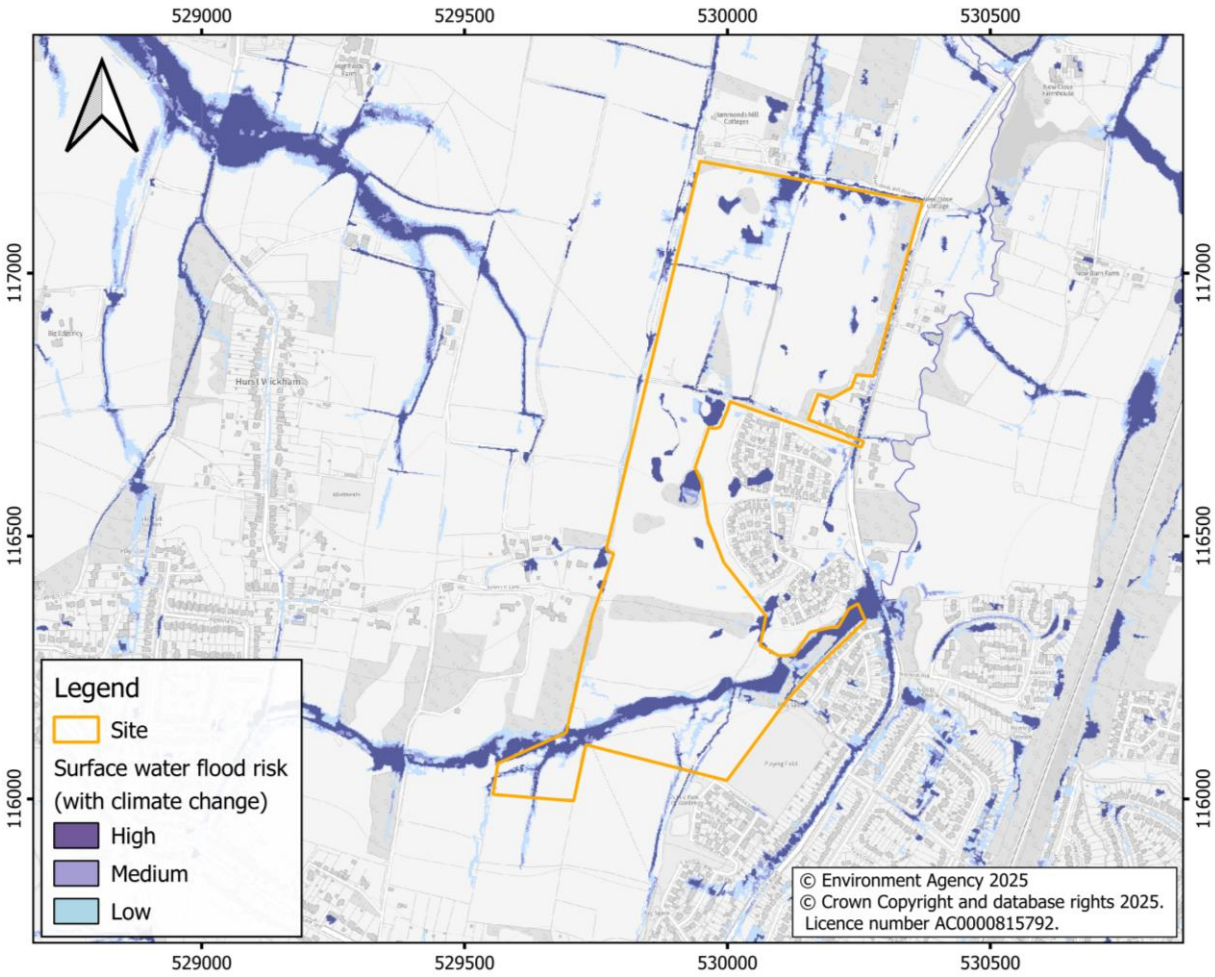
14. SHELAA 1022

14.1. Fluvial flood risk



14.2. Surface water flood risk



15. SHELAA 1049

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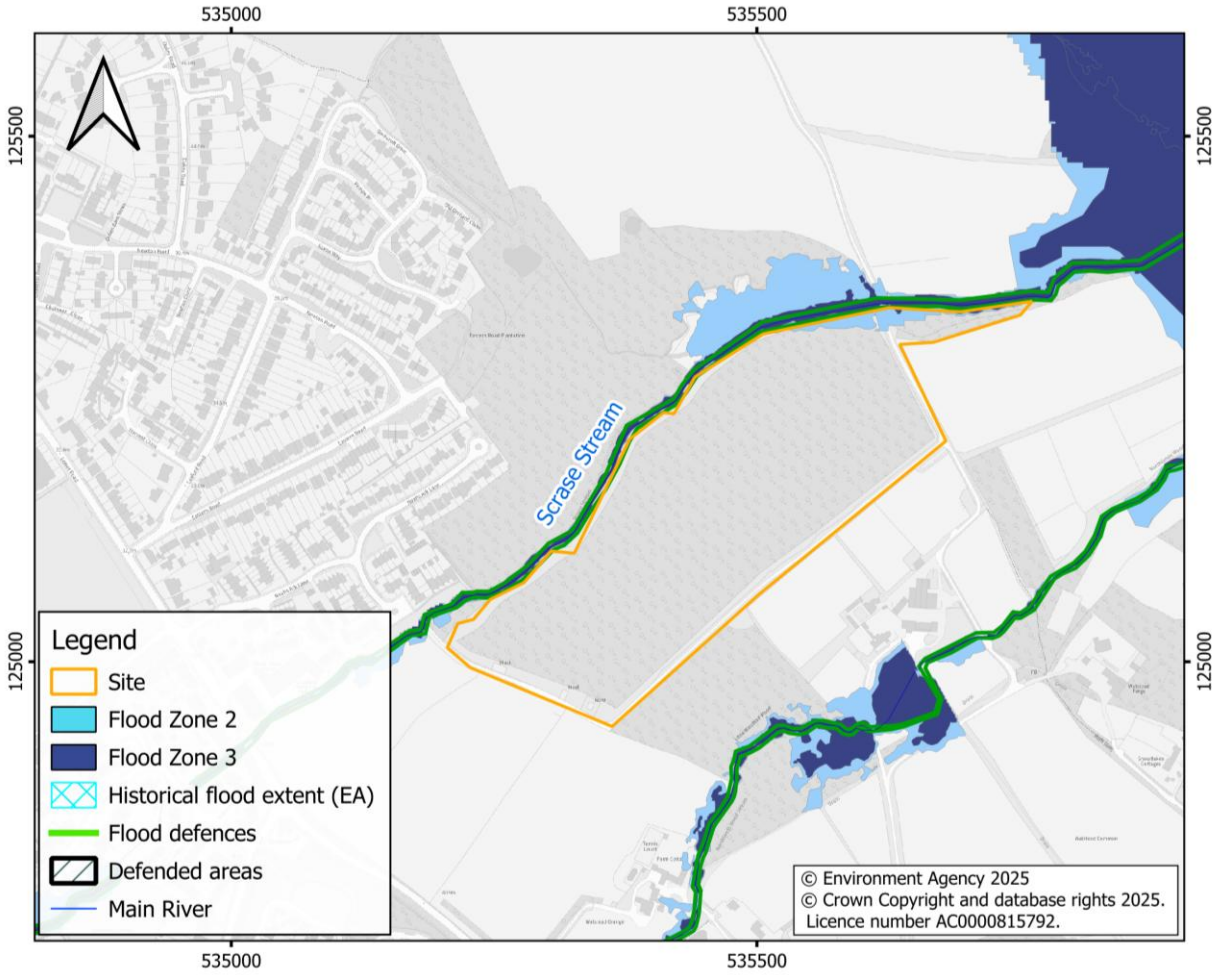

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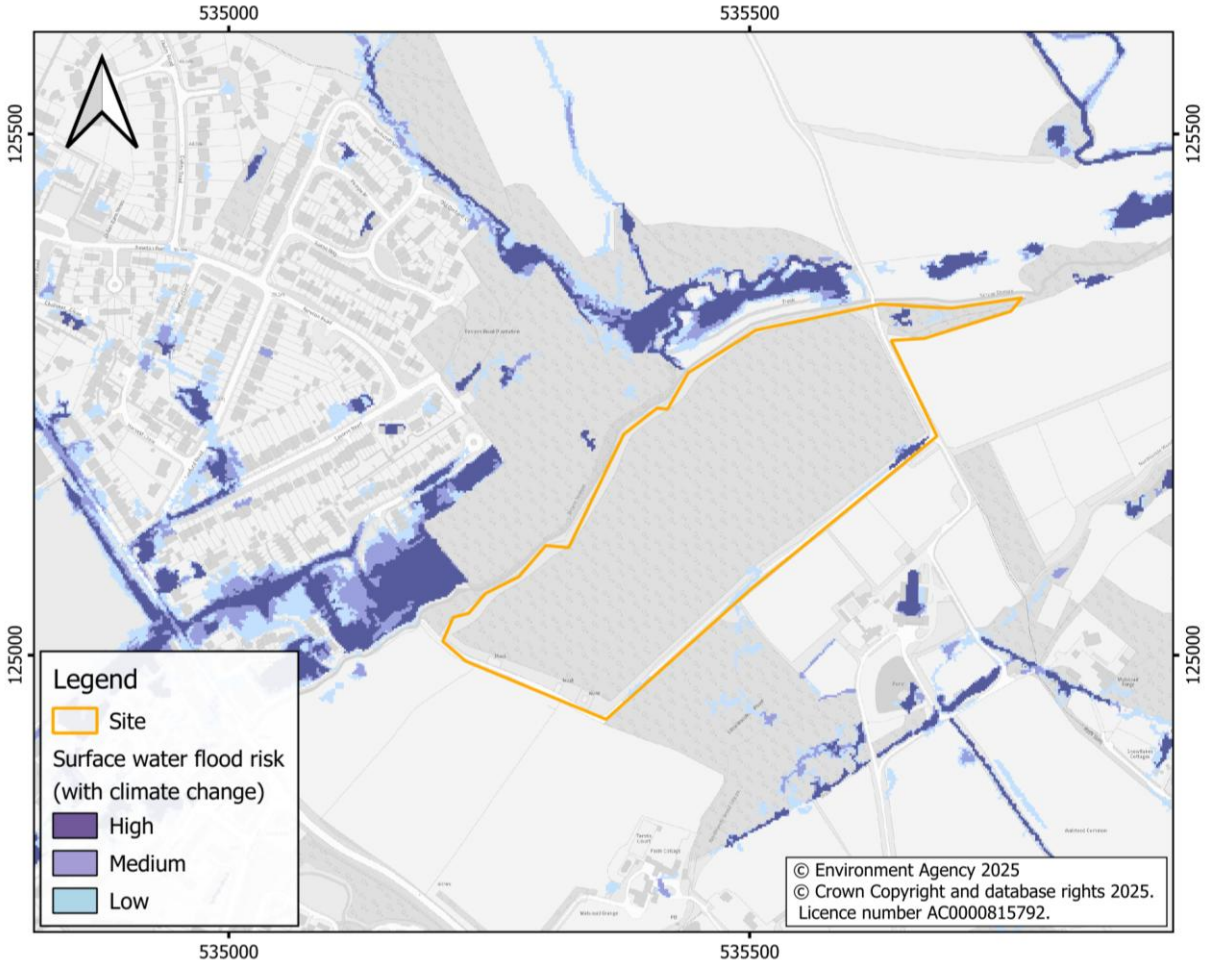
15.2. Surface water flood risk



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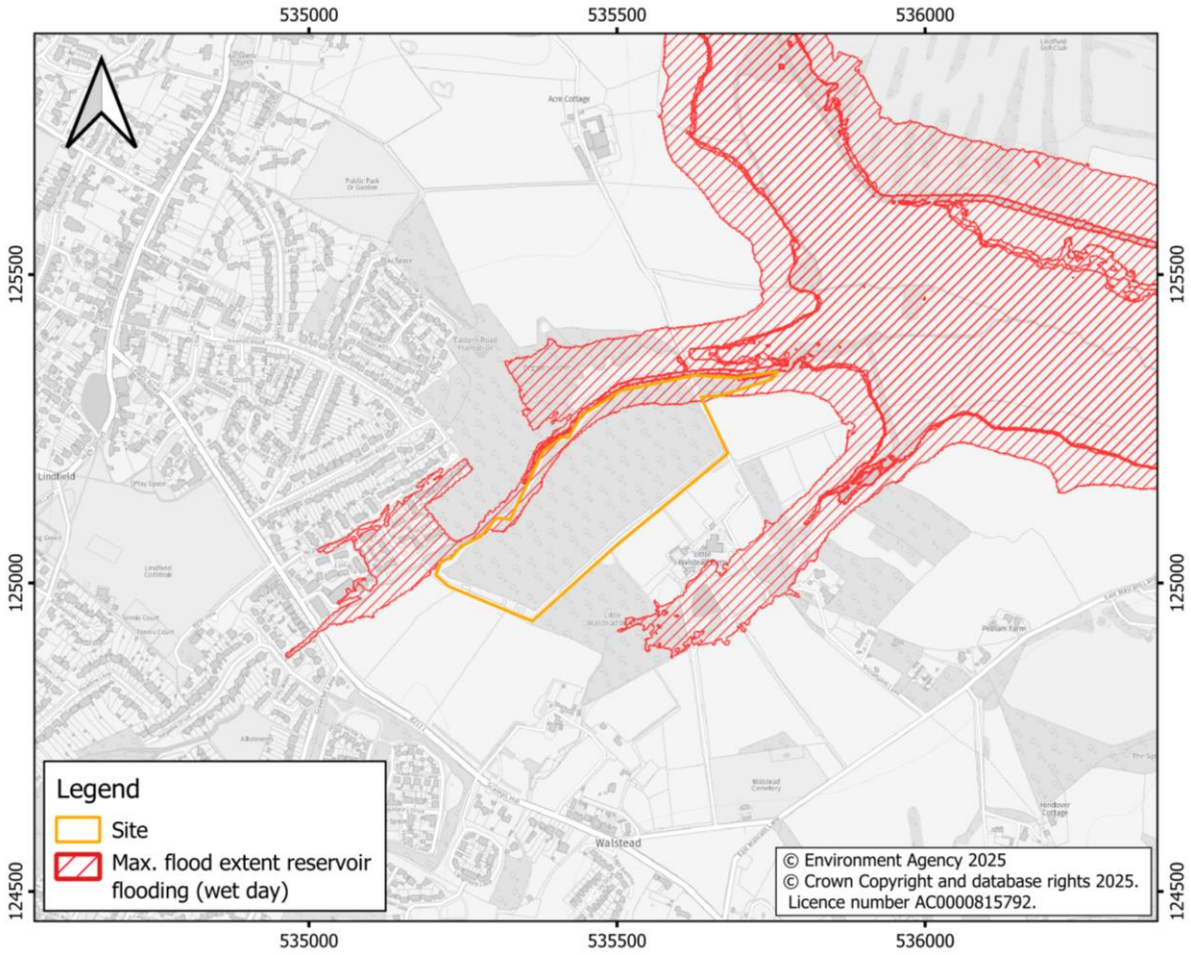
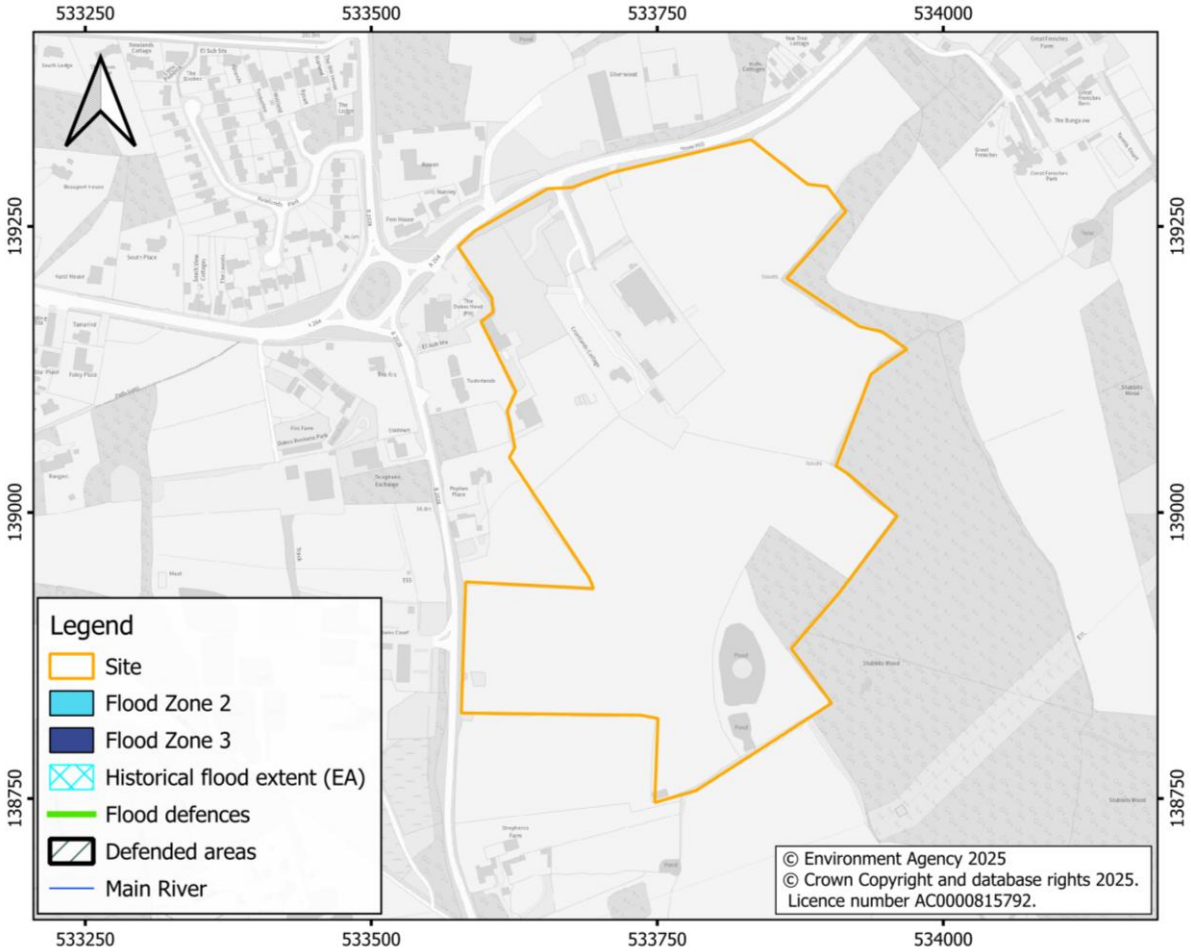
15.3. Risk of flooding from reservoir failure



16. SHELAA 1059

16.1. Fluvial flood risk



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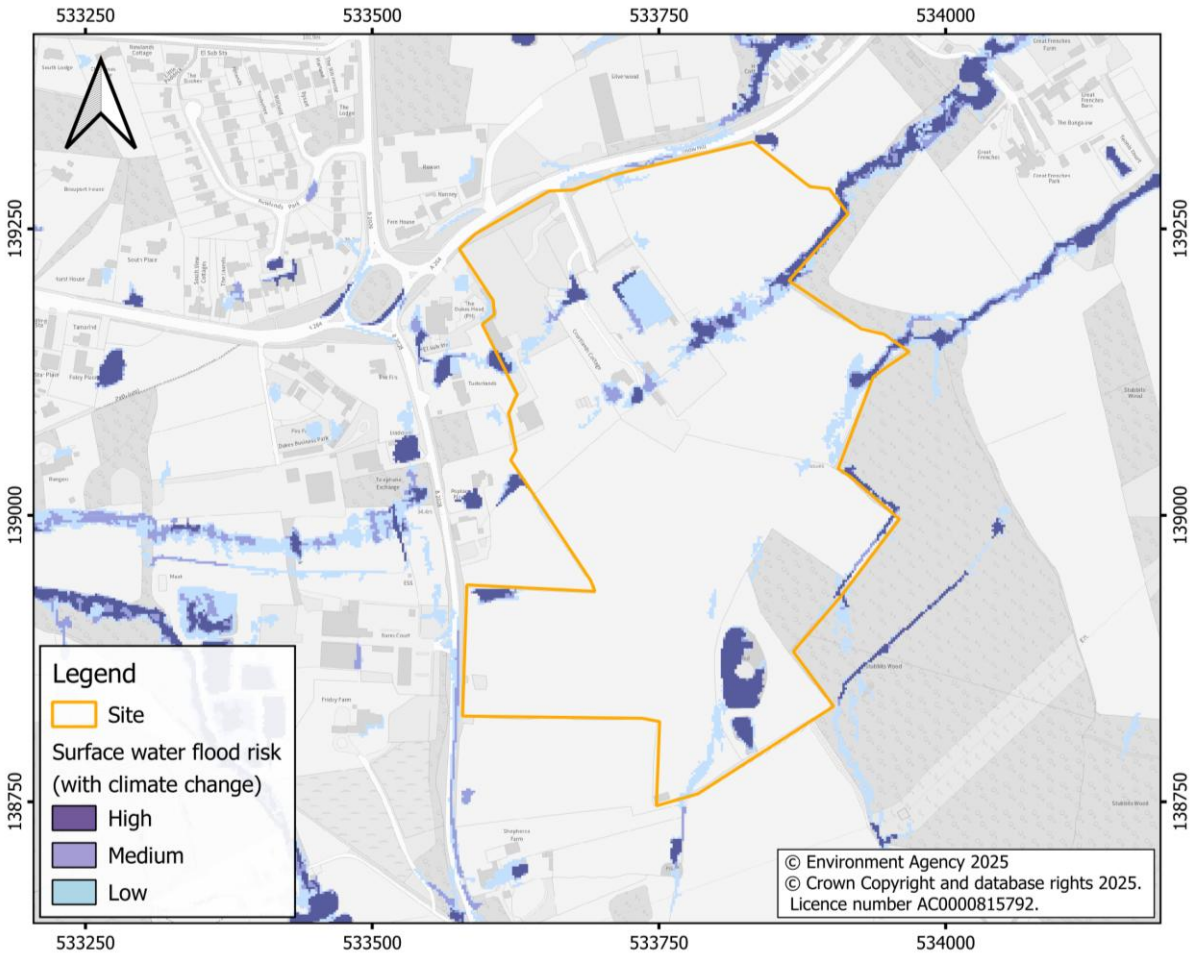
16.2. Surface water flood risk



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17. SHELAA 1075

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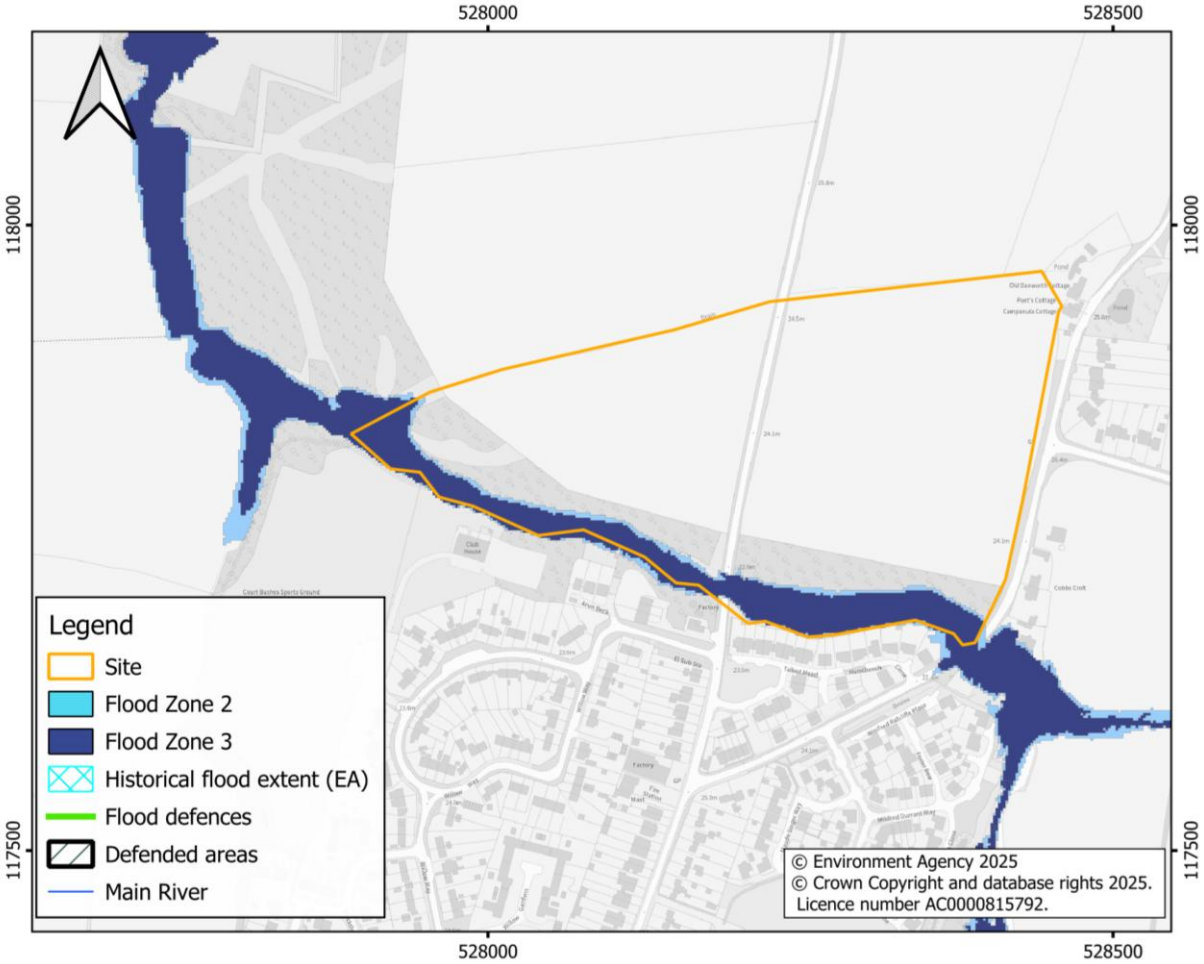

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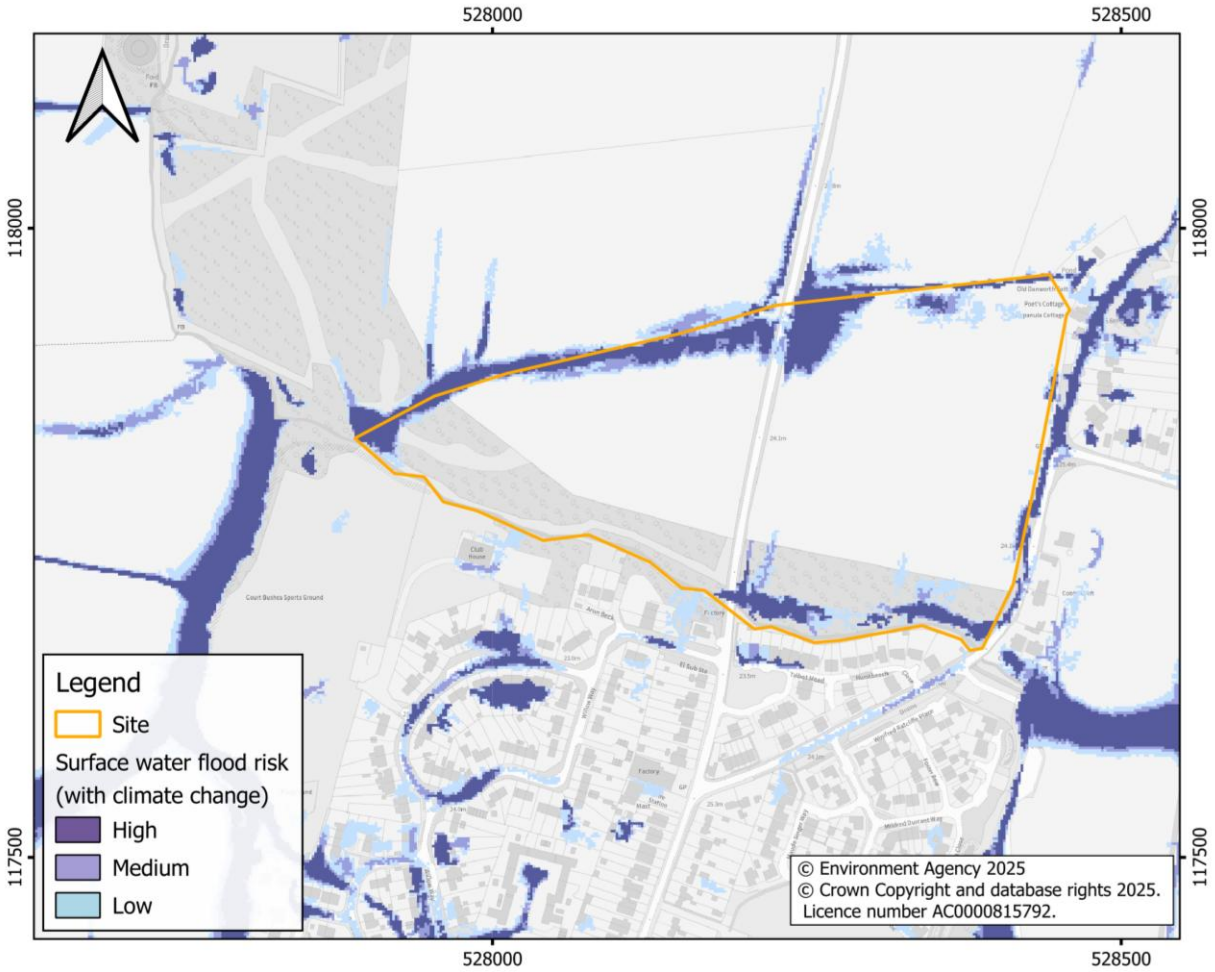
17.2. Surface water flood risk



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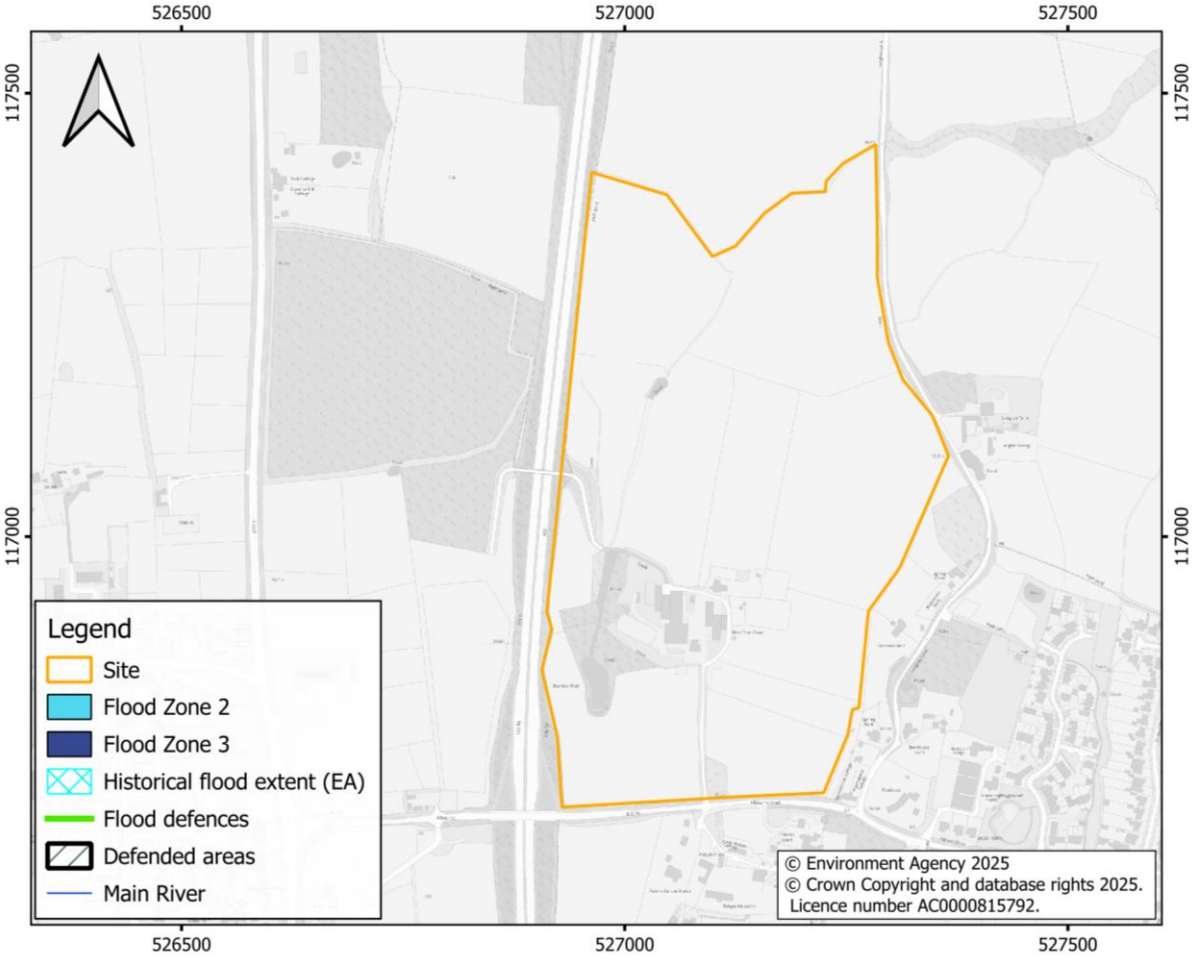
18. SHELAA 1095

18.1. Fluvial flood risk



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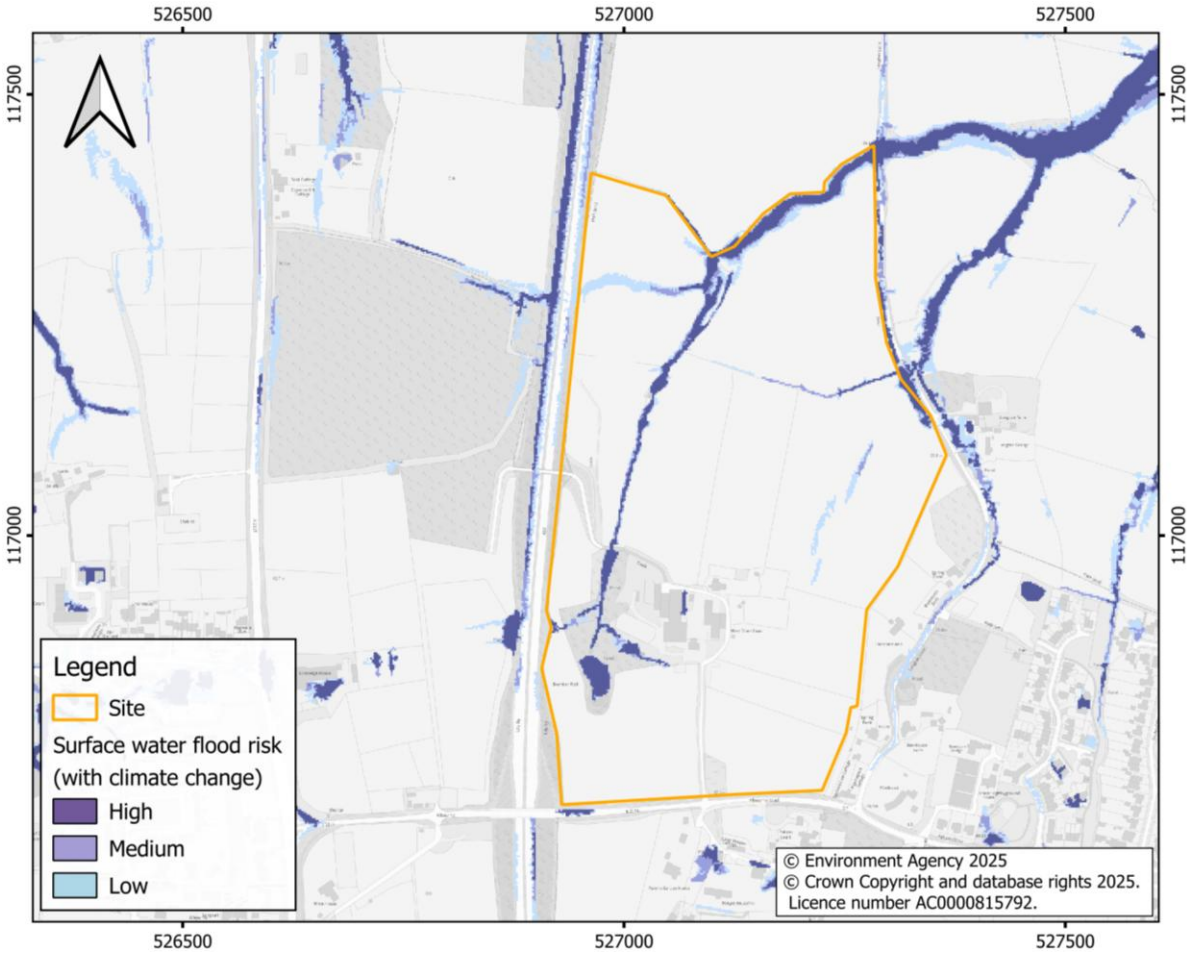
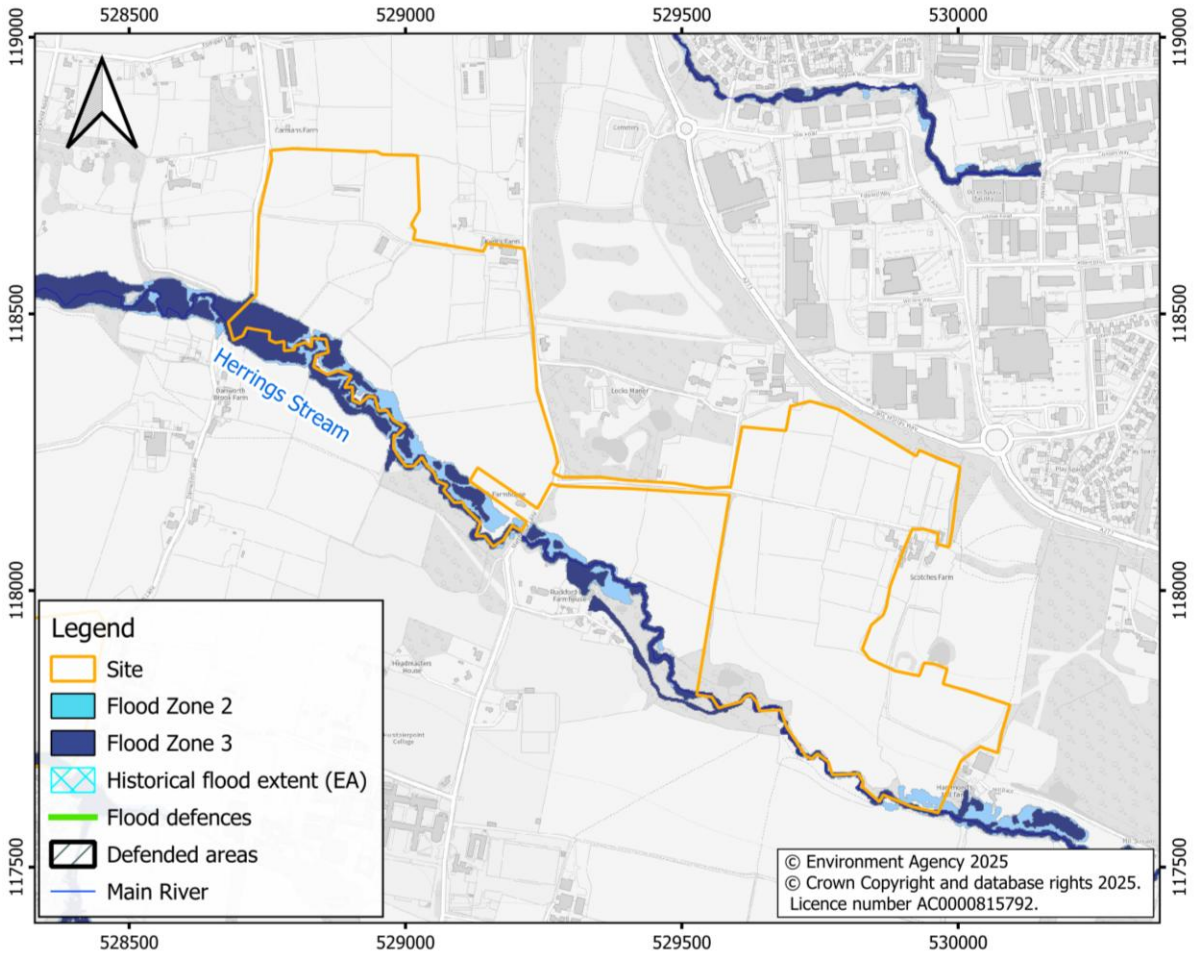
18.2. Surface water flood risk

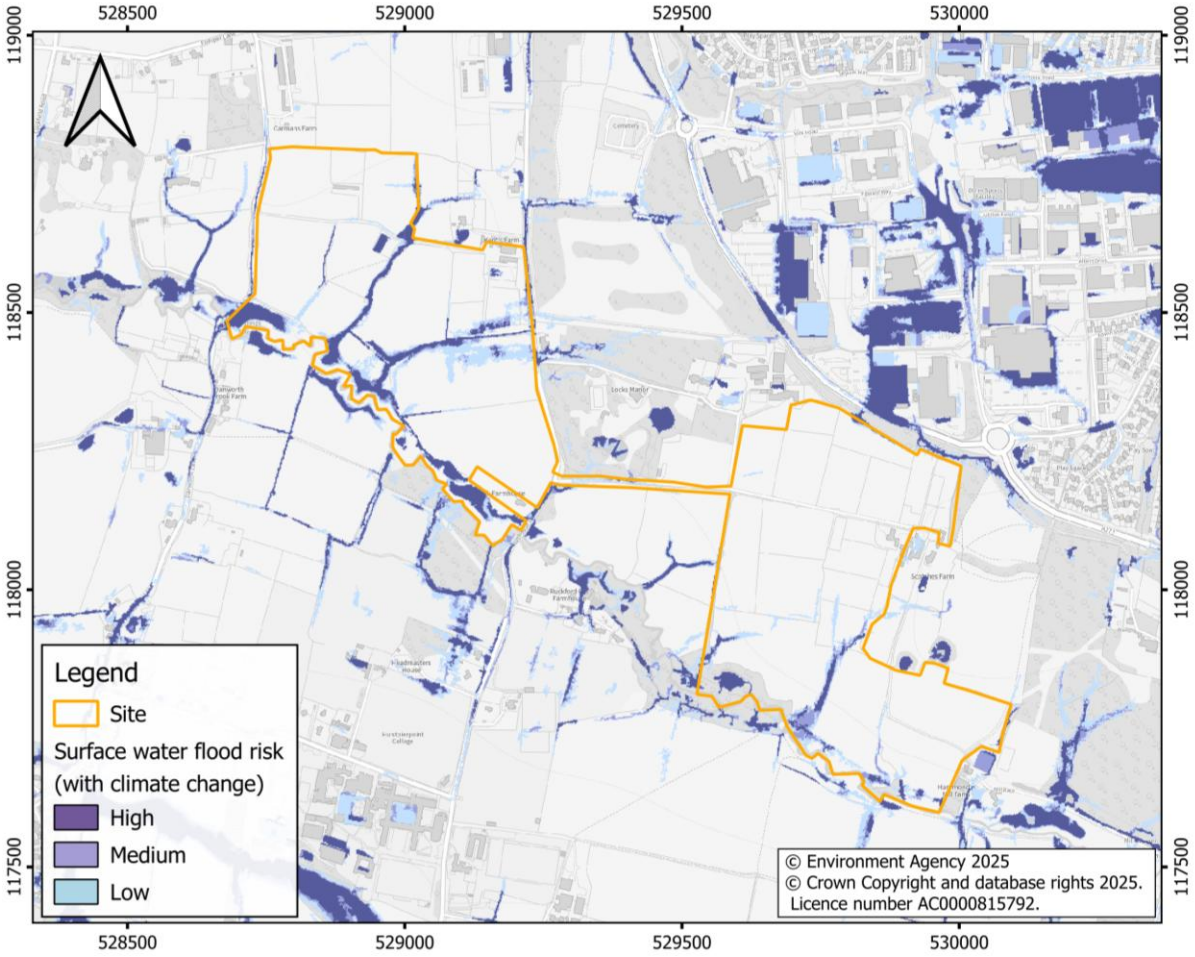


19. SHELAA 1105

19.1. Fluvial flood risk



19.2. Surface water flood risk



20. SHELAA 1120

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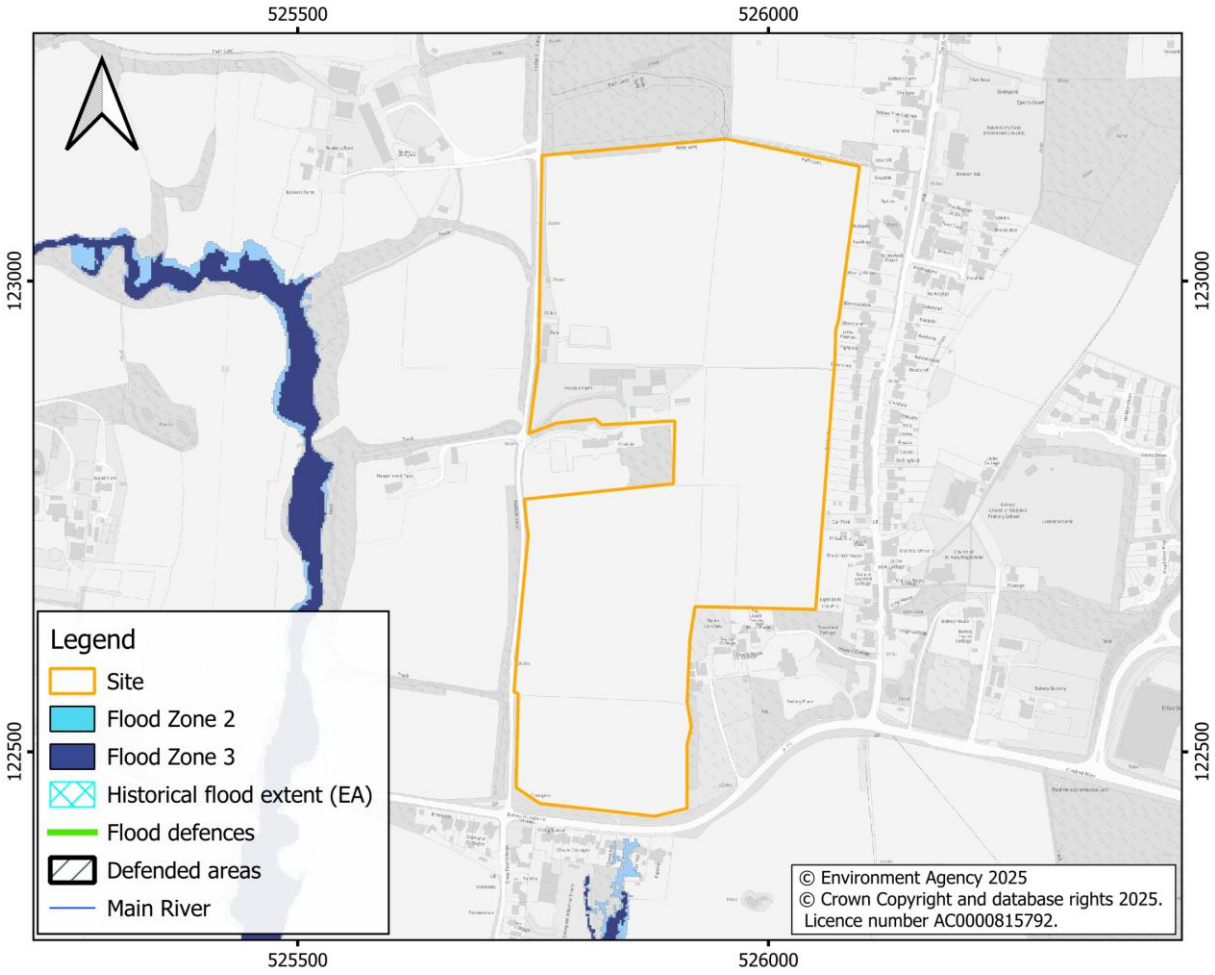

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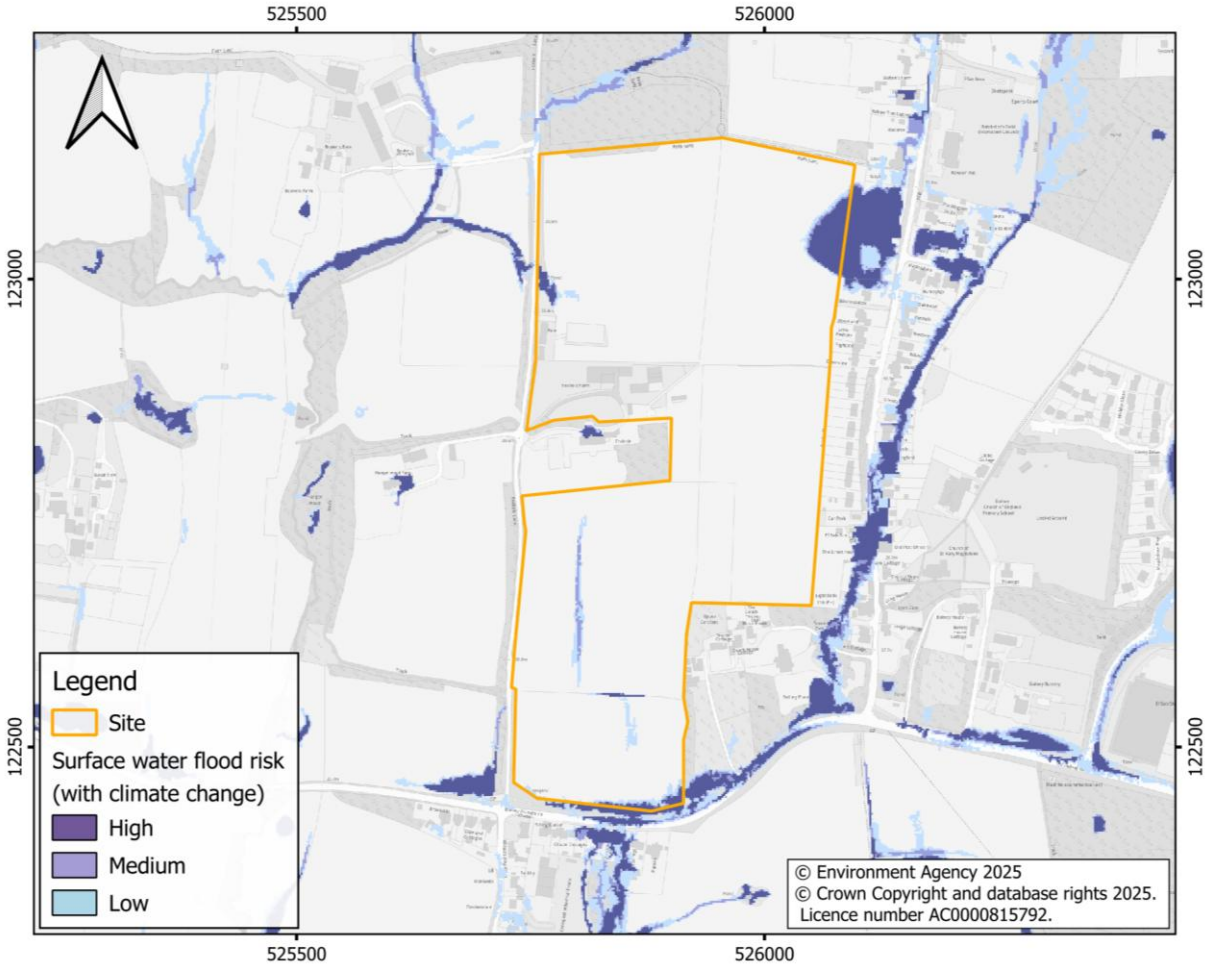

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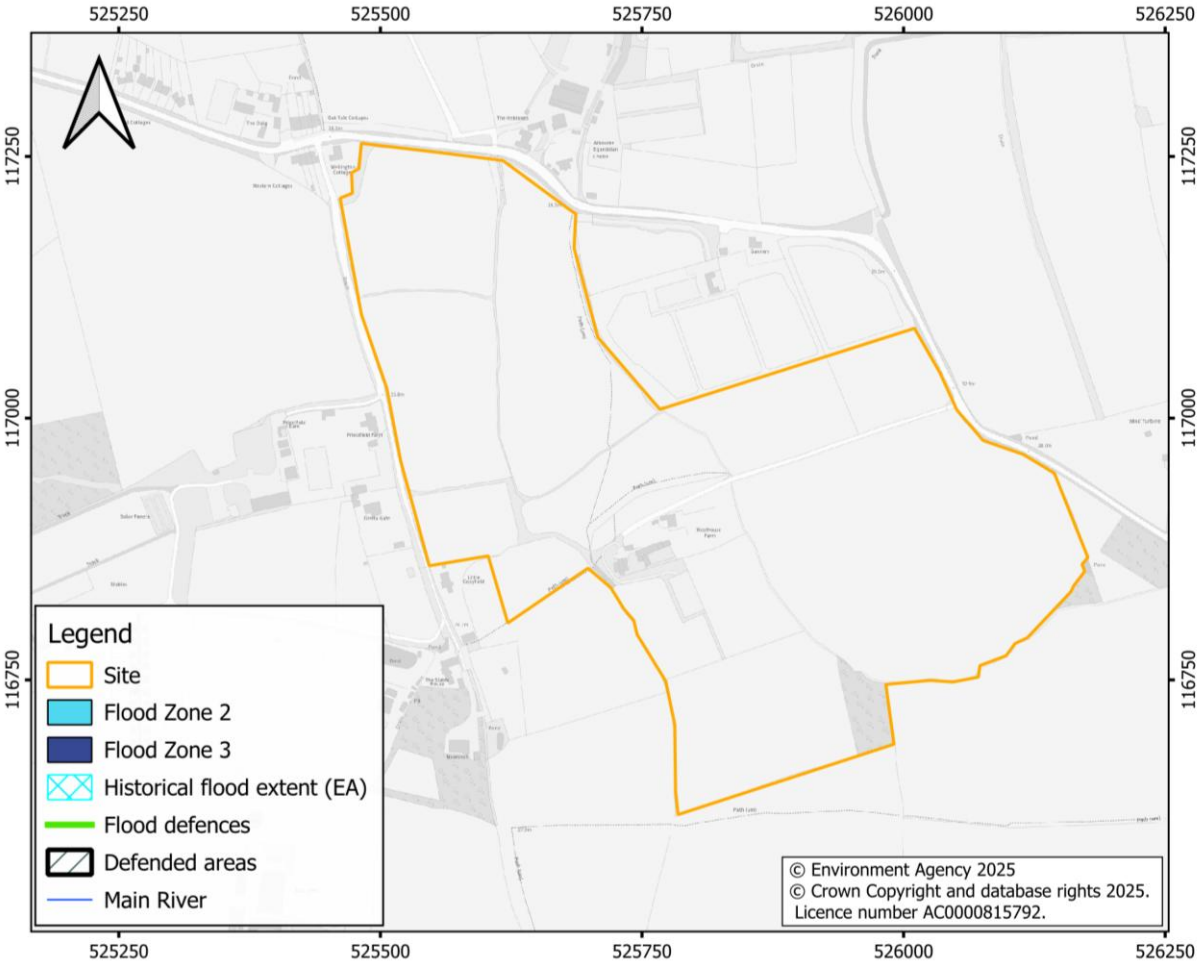
21. SHELAA 1124

21.1. Fluvial flood risk



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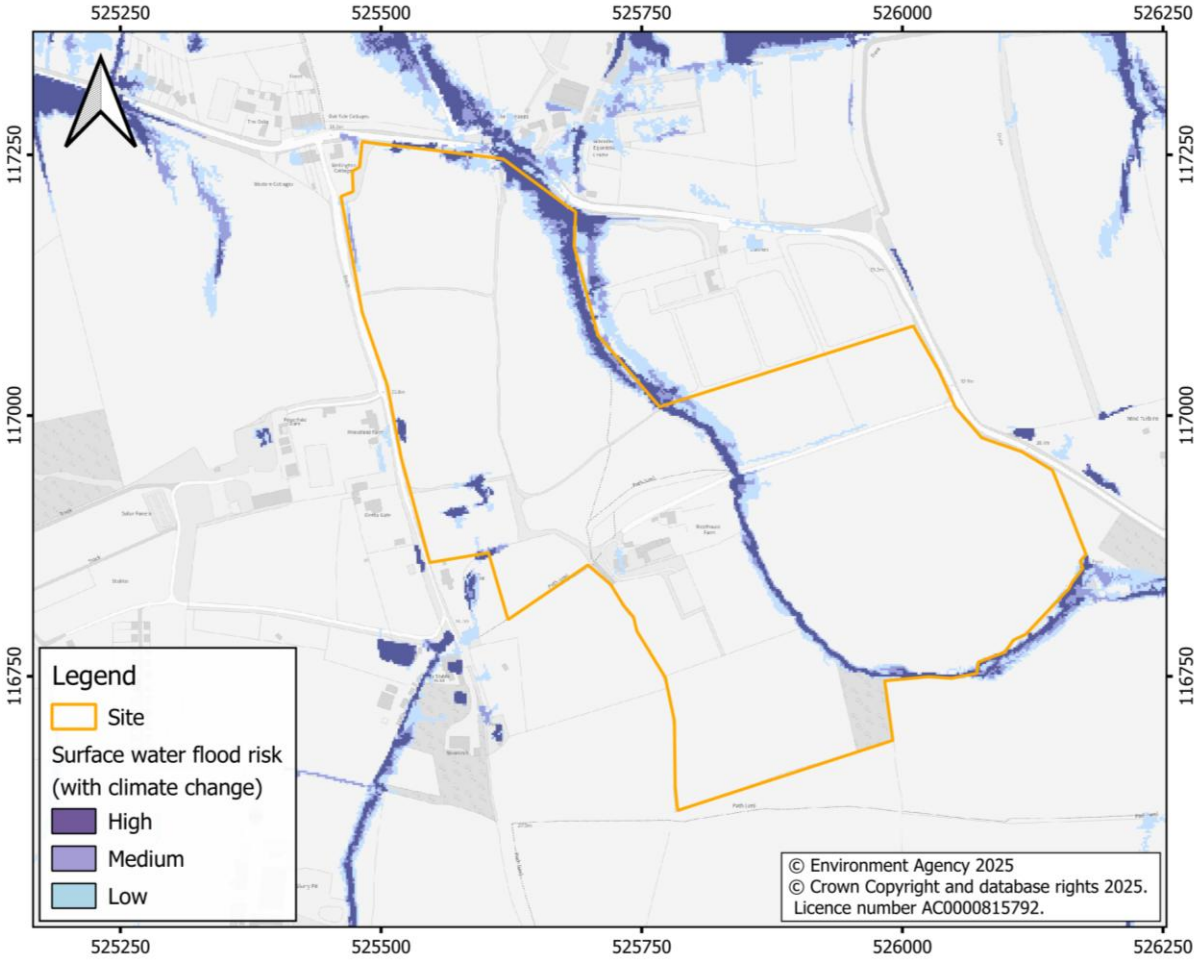
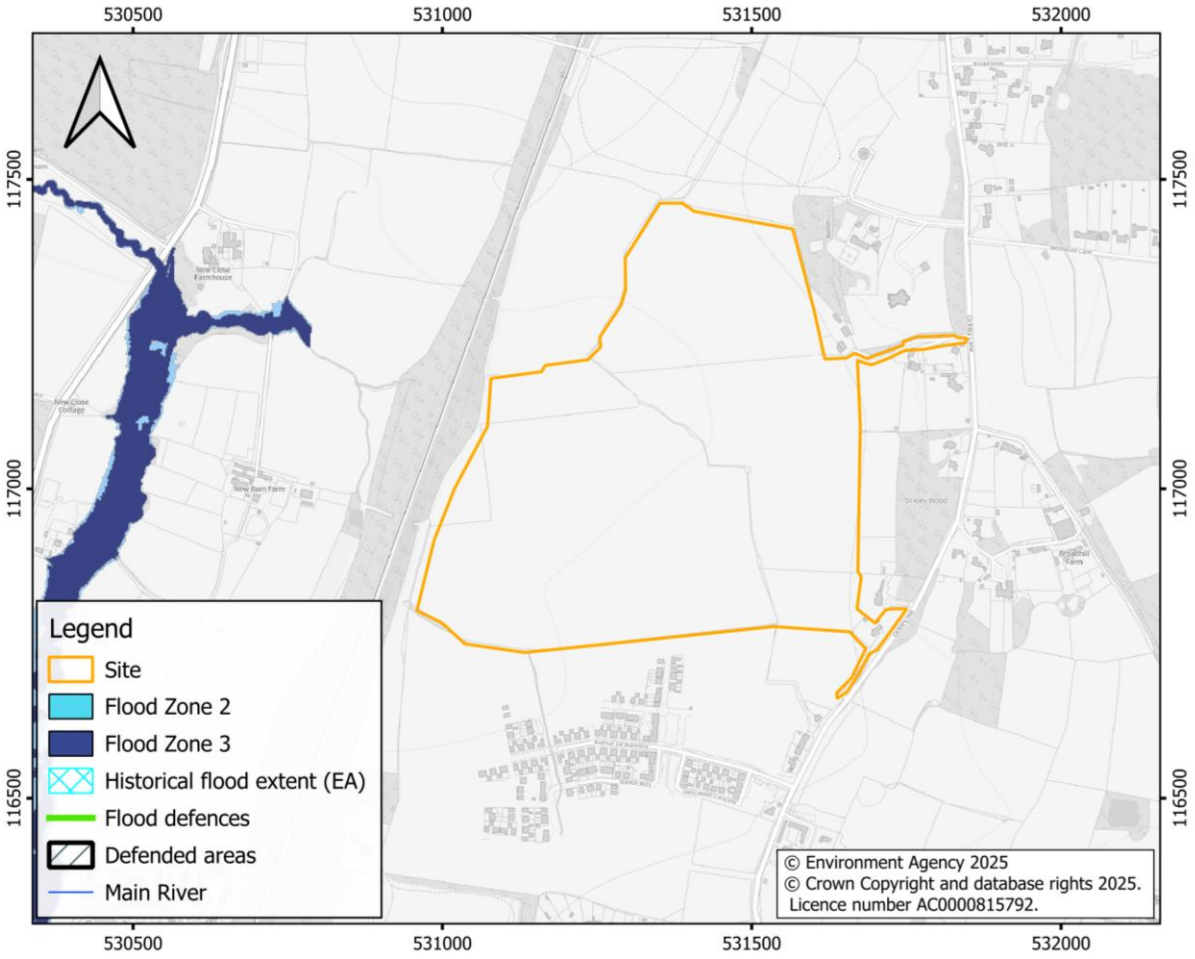
21.2. Surface water flood risk

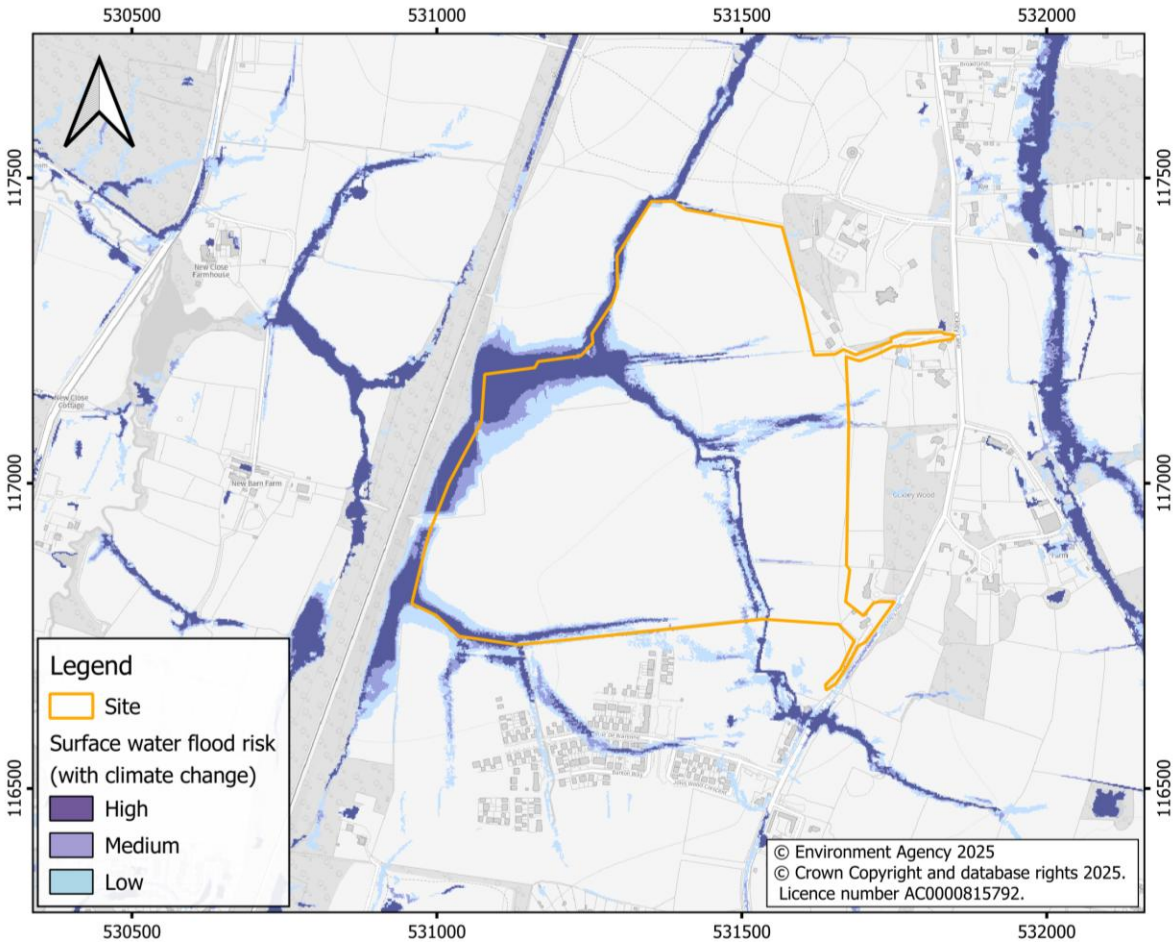


22. SHELAA 1137

22.1. Fluvial flood risk



22.2. Surface water flood risk



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