

Flood Risk Assessment and Flood Evacuation Plan
AEG6874_BN5_Henfield_01

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Site Address: The Slips
West End Lane
Henfield
West Sussex
BN5 9RG

UK Experts in Flood Modelling, Flood Risk Assessments, and Surface Water Drainage Strategies

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Document Issue Record

Project: Flood Risk Assessment and Flood Evacuation Plan

Prepared for: Manorwood

Reference: AEG6874_BN5_Henfield_01

Site Location: The Slips, West End Lane, Henfield, West Sussex, BN5 9RG

Issue	Date	Author	Check	Auth.	Comments
1	25/07/2025	Jacob Caddick	ML	NDD	First issue
2	18/09/2025	Mace Latham	NB		Updates to Proposed Plans

Please Note:

Table of Contents

Summary

Development Description	Existing	Proposed
Development Type	Undeveloped land	Planning consent is sought for the erection of 4no. static caravans with access, hardstanding and associated infrastructure.
EA Vulnerability Classification	No vulnerable classification	Highly Vulnerable
Ground Floor Level	Topographical survey shows ground elevation of the site varies between 14.291m AOD and 17.590m AOD.	No change in ground levels or levels of caravans.
Level of Sleeping Accommodation	N/A[1]	'Ground Floor', above all modelled flood depths (pluvial and fluvial).
Site Size	c.6330m²	No change
Risk to Development	**Summary**	**Comment**
EA Flood Zone	Flood Zone 1	Low risk of fluvial flooding
Flood Source	Pluvial	All proposed caravans are outside the fluvial and pluvial flood extents even when considering the effects of climate change.
SFRA Available	Level 1 Strategic Flood Risk Assessment (Horsham District Council, 2024)	
Management Measures	**Summary**	**Comment**
Ground floor level above extreme flood levels	Yes	All proposed caravans are outside the fluvial and pluvial flood extents even when considering the effects of climate change.

Safe Access/Egress Route	Yes	Safe access/egress is possible east from site, more details in Section 6.
Flood Resilient Design	Flood resilience and resistance measures not required.	Low risk from all analysed sources of flooding.
Flood Warning and Evacuation Plan	Section 6	Recommended that occupants monitor Met Office Weather Warnings for extreme weather events and follow Flood Evacuation Plan (Section 6)
Offsite Impacts	**Summary**	**Comment**
Displacement of floodwater	Negligible	All proposed caravans are outside the fluvial and pluvial flood extents even when considering the effects of climate change.
Increase in surface run-off generation	Negligible	It is also recommended that small scale SuDS are implemented to reduce run-off from the proposed development.
Impact on hydraulic performance of channels	Negligible. Noted that there is an existing access into the site over the ordinary watercourse. This is presumed to be retained and reused. Any works near the ordinary watercourse would require Ordinary Watercourse Consent (OWC) from the Lead Local Flood Authority post-planning.	

[1] not required for this assessment

[2] data not available.

1. Introduction

1.1. Aegaea were commissioned by Manorwood to undertake a Flood Risk Assessment (FRA) and Flood Evacuation Plan (FEP) to facilitate a planning application for the proposed development. This FRA and FEP has been prepared in accordance with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance.

1.2. This FRA and FEP is intended to support a full planning application and as such the level of detail included is commensurate and subject to the nature of the proposals.

Site Overview

1.3. The site of the proposed development is The Slips, West End Lane, Henfield, West Sussex, BN5 9RG (Figure 1).

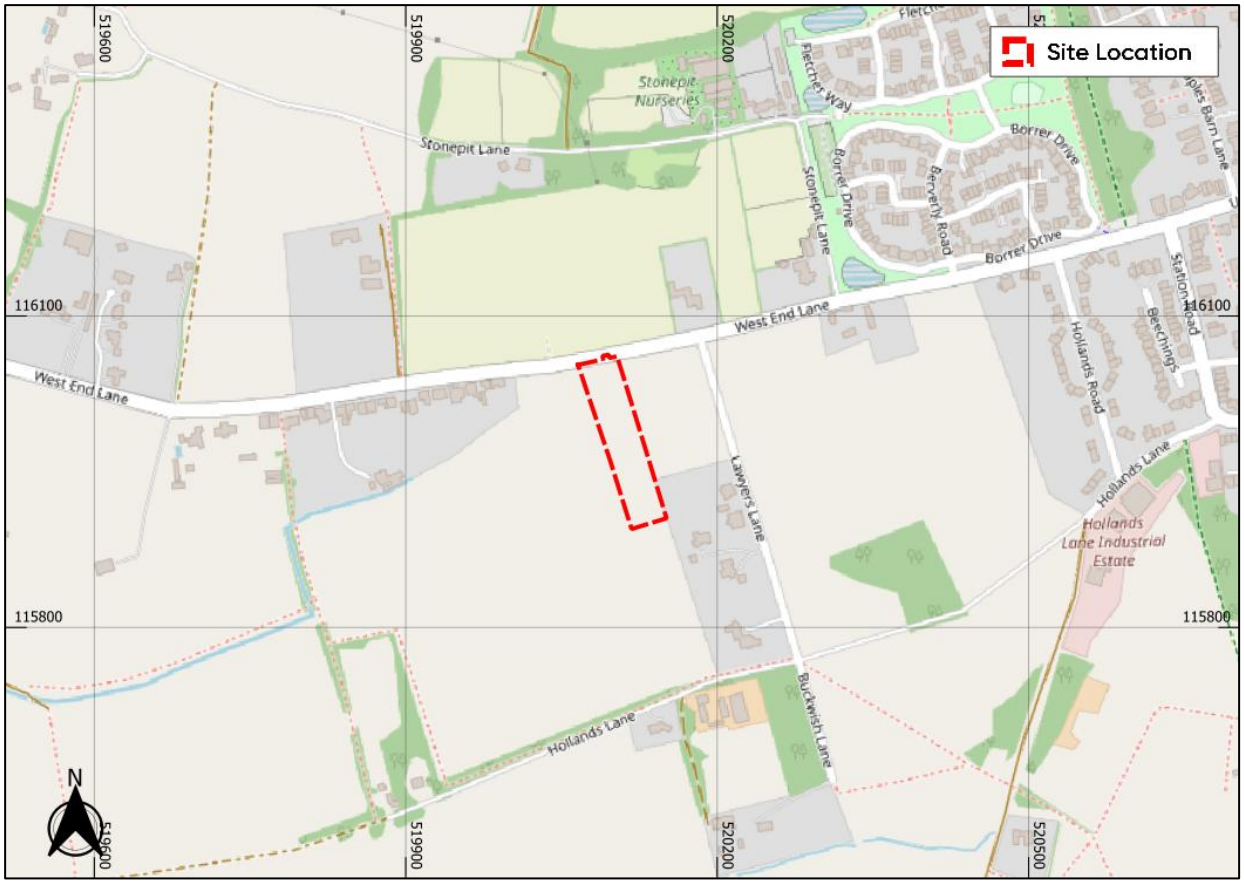

Figure 1: Site Location (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © https://www.openstreetmap.org and contributors)

1.4. Planning consent is sought for the erection of 4no. static caravans with access, hardstanding and associated infrastructure on currently undeveloped land. Proposed development plans are attached within Appendix A.

1.5. A topographical survey was undertaken by Medlans surveys limited in January 2025. The survey shows ground elevation of the site varies between 14.291m AOD (metres Above Ordnance Datum) and 17.590m AOD. Analysis of topographic levels indicates that the site generally slopes with a fall to the northwest corner of the site.

1.6. Environment Agency Light Detection and Ranging (LiDAR) data Digital Terrain Model has been used to give a visual representation of the site (Figure 2).

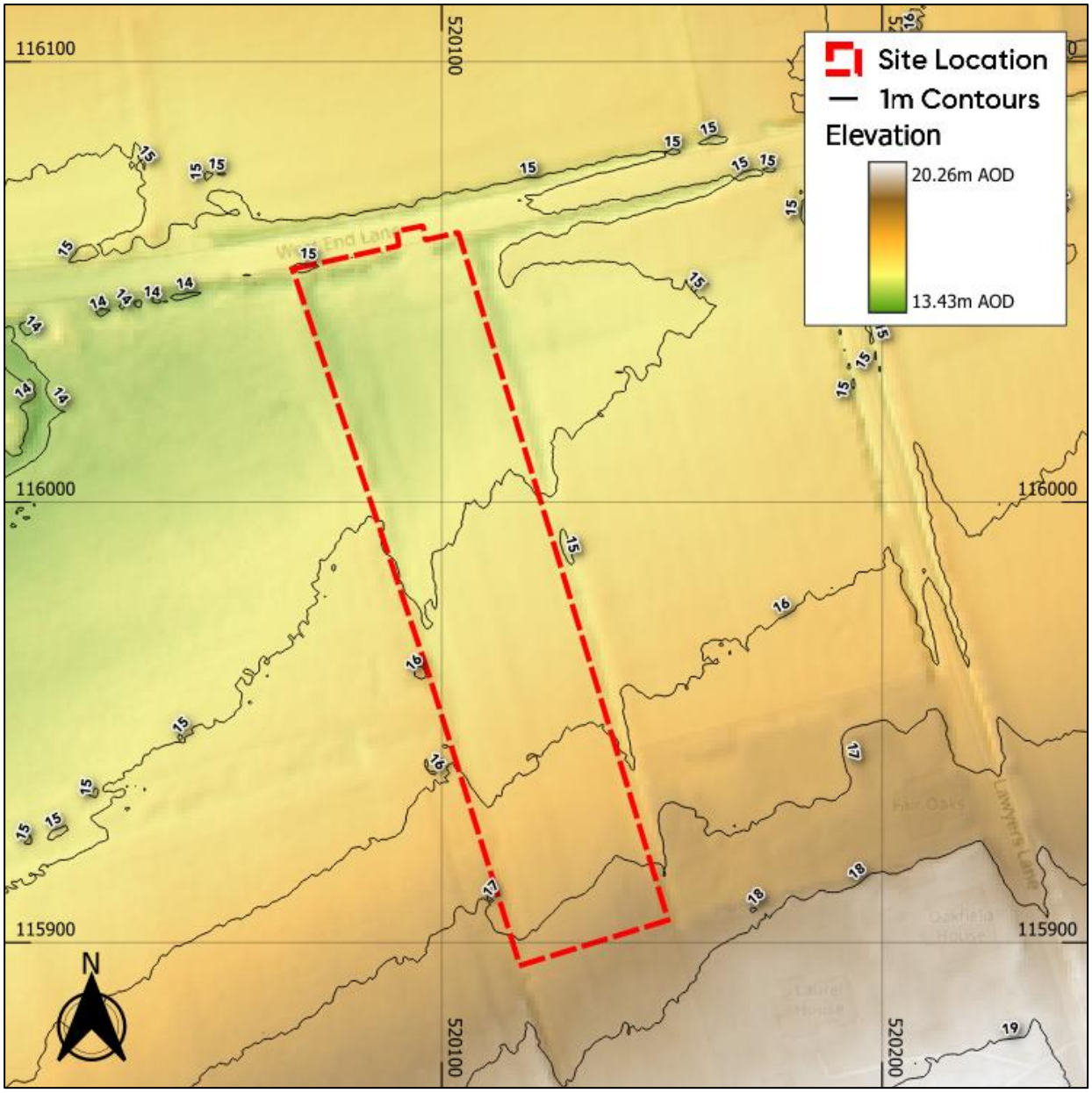

Figure 2: Site Topography (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © https://www.openstreetmap.org and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

1.7. Horsham District Council is the Local Planning Authority (LPA) for the site and West Sussex County Council is the designated Lead Local Flood Authority (LLFA). The site sits within the Environment Agency's Solent and South Downs region.

Planning Policy and Guidance

1.8. UK government planning guidance states[1] that an FRA is required for developments which are:

- *in flood zones 2 or 3 including minor development and change of use*
- *more than 1 hectare (ha) in flood zone 1*
- *less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)*
- *in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency*

1.9. An FRA has been requested based on surface water flood risk posed to the site, as per NPPF Footnote 63 an FRA is required.

1.10. The objective of this FRA is to demonstrate that the proposals are acceptable in terms of flood risk. This report summarises the findings of the study and specifically addresses the following issues in the context of the current legislative regime:

- Fluvial/tidal flood risk
- Surface water flood risk
- Risk of flooding from other sources

[1] **https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-need-an-assessment**

2. Planning Policy

2.1. Inappropriate development in a flood risk area could pose significant risk in terms of personal safety and damage to property for the occupiers of the development or for people elsewhere. The approach taken in the assessment of flood risk at the planning stage is set out in national, regional, and local planning policy and associated guidance. This section summarises the key policies and guidance relevant to the proposed development.

National Planning Policy Framework (NPPF)

2.2. The National Planning Policy Framework[2] (NPPF) (MHCLG, 2024) which includes UK Government policy on development and flood risk states:

> *170. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.*
>
> *181. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:*
>
> *a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*

[2] https://www.gov.uk/guidance/national-planning-policy-framework, **last updated Dec 2024**

b) *the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*

c) *it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*

d) *any residual risk can be safely managed; and*

e) *safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

2.3. Footnote 63 of the NPPF states:

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

2.4. Flood Zones in England are defined as follows:

Table 1: Flood Zone Definitions

Flood Zone	Definition
Zone 1 Low Probability	Land having less than 1 in 1,000 annual probability of river or sea flooding (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.
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.
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). 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)

2.5. An FRA should be appropriate to the scale, nature, and location of the development. It should identify and assess the risk from all sources of flooding to and from the development and demonstrate how any flood risks will be managed over the lifetime of the development.

2.6. An assessment of hydrological impacts should be undertaken, including to surface water runoff and impacts to drainage networks in order to demonstrate how flood risk to others will be managed following development and taking climate change into account.

Local Plan

2.7. The Local Plan prepared by the Local Planning Authority, Horsham District Council, sets out the policies for development in the local area.

2.8. Policy 38 Flooding outlines the requirements for new development within the area. It states:

> *1. Development proposals will follow a sequential approach to flood risk management, giving priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere. Development proposals will;*
>
> *- a. take a sequential approach to ensure most vulnerable uses are placed in the lowest risk areas.*
>
> *- b. avoid the functional floodplain (Flood zone 3b) except for water-compatible uses and essential infrastructure.*
>
> *- c. only be acceptable in Flood Zone 2 and 3 following completion of a sequential test and exceptions test if necessary.*
>
> *- d. require a site-specific Flood Risk Assessments for all developments over 1 hectare in Flood Zone 1 and all proposals in Flood Zone 2 and 3.*
>
> *2. Comply with the tests and recommendations set out in the Horsham District Strategic Flood Risk Assessment (SFRA).*
>
> *3. Where there is the potential to increase flood risk, proposals must incorporate the use of sustainable drainage systems (SuDS) where technically feasible, or incorporate water management measures which reduce the risk of flooding and ensure flood risk is not increased elsewhere.*

4. Consider the vulnerability and importance of local ecological resources such as water quality and biodiversity when determining the suitability of SuDS. New development should undertake more detailed assessments to consider the most appropriate SuDS methods for each site. Consideration should also be given to amenity value and green infrastructure.

5. Utilise drainage techniques that mimic natural drainage patterns and manage surface water as close to its source as possible will be required where technically feasible.

6. Be in accordance with the objective of the Water Framework Directive, and accord with the findings of the Gatwick Sub Region Water Cycle Study in order to maintain water quality and water availability in rivers and wetlands and wastewater treatment requirements.

Sequential and Exception Tests

2.9. The Sequential and Exception Tests are applied in specific cases defined by UK Government policy. Their purpose is to drive development to areas of low flood risk and to support developments which improve flood risk for developments in areas at risk of flooding.

Sequential Test

2.10. Paragraph 175 of the NPPF states:

The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a ***site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes****, land raising or other potentially vulnerable elements,* ***would be located on an area that would be at risk of flooding*** *from any source, now and in the future (having regard to potential changes in flood risk).*

2.11. Based on the analysis conducted in this FRA, all proposed caravans are considered to be at a low risk from all analysed sources of flooding. Furthermore, the proposed caravan footprints are located outside the Flood Zone 2 and 3 extents along with all modelled fluvial and pluvial

scenarios. Therefore, it is considered that the proposed development location is sequentially located.

2.12. It is noted that an area of the access road is shown to be at low/medium risk of surface water flooding; however, depths are predicted to be below 0.2m and is therefore considered acceptable.

2.13. Therefore, the Sequential Test is not required as all caravans and access is in accordance with paragraph 175 of the NPPF.

Exception Test

2.14. The Exception Test is applied to sites based on the Flood Zone and the nature of the development. The proposed development is classed as 'Highly Vulnerable' in line with government development use classes.

2.15. The Flood Risk Vulnerability Classification table[3] provided below in

[3] **https://www.gov.uk/guidance/flood-risk-and-coastal-change#table2**

2.16. Table 2 shows which vulnerabilities are appropriate in each Flood Zone.

2.17. The proposed development sits within Flood Zone 1 and the proposed development is considered 'Highly Vulnerable'. Table 2 shows Flood Zone 1 is an appropriate location for 'Highly Vulnerable' uses without the need for an Exception Test.

Table 2: Flood risk vulnerability and flood zone 'incompatibility'

Flood Zones	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	Exception Test required	x	Exception Test required	✓	✓
Zone 3b	Exception Test required	x	x	x	✓

Summary

2.18. This FRA has been prepared with due consideration to the above local and national policy.

3. Document Review

Documents and Online Mapping

3.1. Local Governments and Lead Local Flood Authorities provide documents which contain data and policies on flood risk and new development in their areas. These documents are introduced and briefly summarised below. For the purposes of this FRA, these documents have been reviewed for relevant information and any relevant data is discussed within the appropriate sub heading of this report.

3.2. The following sources of information have been reviewed for this assessment:

- Flood Map for Planning on the Environment Agency website *https://flood-map-for-planning.service.gov.uk/*
- Long Term Flood Risk Information on the Environment Agency website *https://www.gov.uk/check-long-term-flood-risk*
- National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2024)
- Planning Practice Guidance - Flood Risk and Coastal Change (Ministry of Housing, Communities and Local Government, 2022)
- Geoindex Onshore (British Geological Survey, 2024)
- Horsham District Local Plan 2023 - 2040, Regulation 19 (Horsham District Council, emerging 2024)[4] and Horsham District Planning Framework (Horsham District Council, 2015)[5]

[4] https://horsham.moderngov.co.uk/documents/s25850/Appendix%201%20-%20Horsham%20District%20Local%20Plan%20Regulation%2019%20Dec%202023.pdf

[5] https://www.horsham.gov.uk/__data/assets/pdf_file/0016/60190/Horsham-District-Planning-Framework-November-2015.pdf

- West Sussex Preliminary Flood Risk Assessment[6] (West Sussex County Council, 2011)
- Level 1 Strategic Flood Risk Assessment (Horsham District Council, 2024)[7] and Crawley Borough and Upper Mole Catchment Level 1 Strategic Flood Risk Assessment (Crawley and Gatwick Sub-Region, 2023)[8]
- West Sussex Local Flood Risk Management Strategy (2013-2018)[9] (West Sussex County Council, 2014)

Preliminary Flood Risk Assessment (PFRA)

3.3. The PFRA, published in 2011 and 2017 (addendum), is a high-level appraisal of flood risk across Lead Local Flood Authority West Sussex County Council. The flood risk from all sources, including fluvial, surface water, groundwater, and surcharged sewers is evaluated. It is the basis upon which the Local Flood Risk Management Strategy is produced.

3.4. The PFRA summarises historical flood incidents in West Sussex County Council. The site is not recorded as having been affected by any flood event.

Strategic Flood Risk Assessment (SFRA)

3.5. The SFRA, published in 2023 and 2024, provides the evidence base for the Local Planning Authority Horsham District Council Local Plan and guidance for consideration when determining planning applications. The SFRA seeks to place new development into areas of lower flood risk taking into account current flood risk, future flood risk, and the effect a proposed development would have on the risk of flooding.

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[6] https://www.westsussex.gov.uk/media/1626/west_sussex_pfra.pdf

[7] https://www.horsham.gov.uk/__data/assets/pdf_file/0003/139584/Horsham-Level-1-SFRA_FINAL_Report.pdf

[8] https://crawley.gov.uk/sites/default/files/2023-11/PS.ES_.EP_.17%20Strategic%20Flood%20Risk%20Assessment%2C%20November%202023.pdf

[9] https://www.westsussex.gov.uk/media/1595/local_flood_risk_management_strategy.pdf

3.6. The SFRA mapping provided by Horsham District Council has been used throughout production of this report as a source of information, particularly pertaining to historical flood incidents.

Local Flood Risk Management Strategy (LFRMS)

3.7. The Local Flood Risk Management Strategy sets out roles and responsibilities for flood risk management, assesses the risk of flooding in the area, where funding can be found to manage flood risk, and the policies, objectives, and actions of the Lead Local Flood Authority.

3.8. The West Sussex County Council LFRMS is used within this report to identify any flood management infrastructure and historical incidences of flooding.

4. Sources of Flood Risk

Fluvial/Tidal

4.1. Flooding from watercourses arises when flows exceed the capacity of the channel, or where a restrictive structure is encountered, resulting in water overtopping the banks into the floodplain.

4.2. Tidal flooding occurs when a high tide and high winds combine to elevate sea levels. An area behind coastal flood defences can still flood if waves overtop the defences or break through them. Tidal flooding can also occur a long way from the coast by raising river levels. Water may overtop the river bank or river defences when tide levels are high

Main Rivers and Ordinary Watercourses

4.3. A localised drainage ditch is shown to flow along the northern boundary of the site and flow westward, where it joins into the River Adur, c.1.2km west of the site. The Adur is classed as an EA Main River at this location.

4.4. It is noted that there is an existing access into the site over the ordinary watercourse. This is presumed to be retained and reused. Any works near the ordinary watercourse would require Ordinary Watercourse Consent (OWC) from the Lead Local Flood Authority post-planning.

4.5. There are no other mapped watercourses could be found in the vicinity of the site, as per OS mapping.

EA Flood Map for Planning

4.6. The EA Flood Map for Planning shows the site is located with Flood Zone 1 (Figure 3). Flood Zone 1 shows land having less than 1 in 1,000 annual probability of river or sea flooding (all land outside Zones 2 and 3).

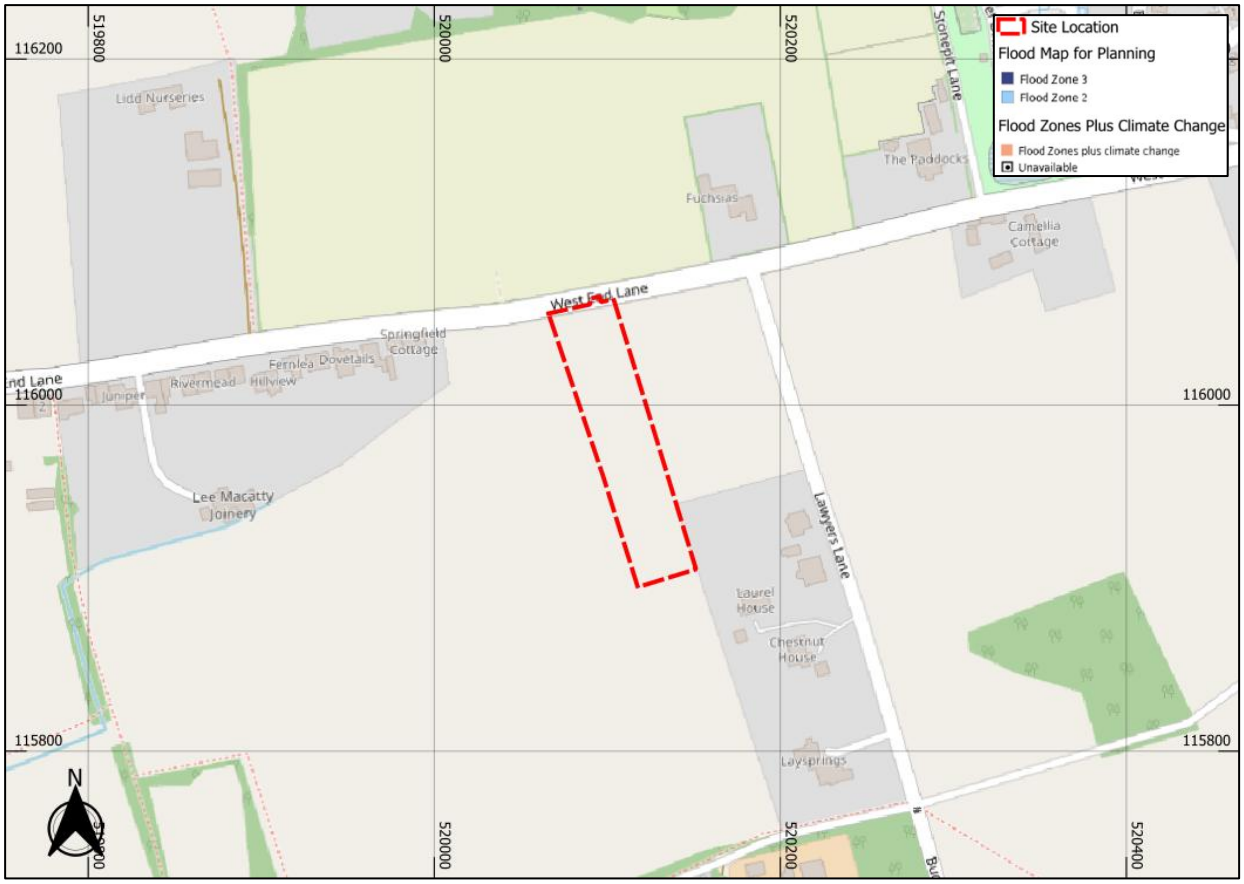

Figure 3: EA Flood Map for Planning (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © https://www.openstreetmap.org and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Historical Fluvial/Tidal Flooding

4.7. According to the EA Recorded and Historical Flood Mapping, there has been no recorded historical flood events on or in the vicinity of the site (Figure 4).

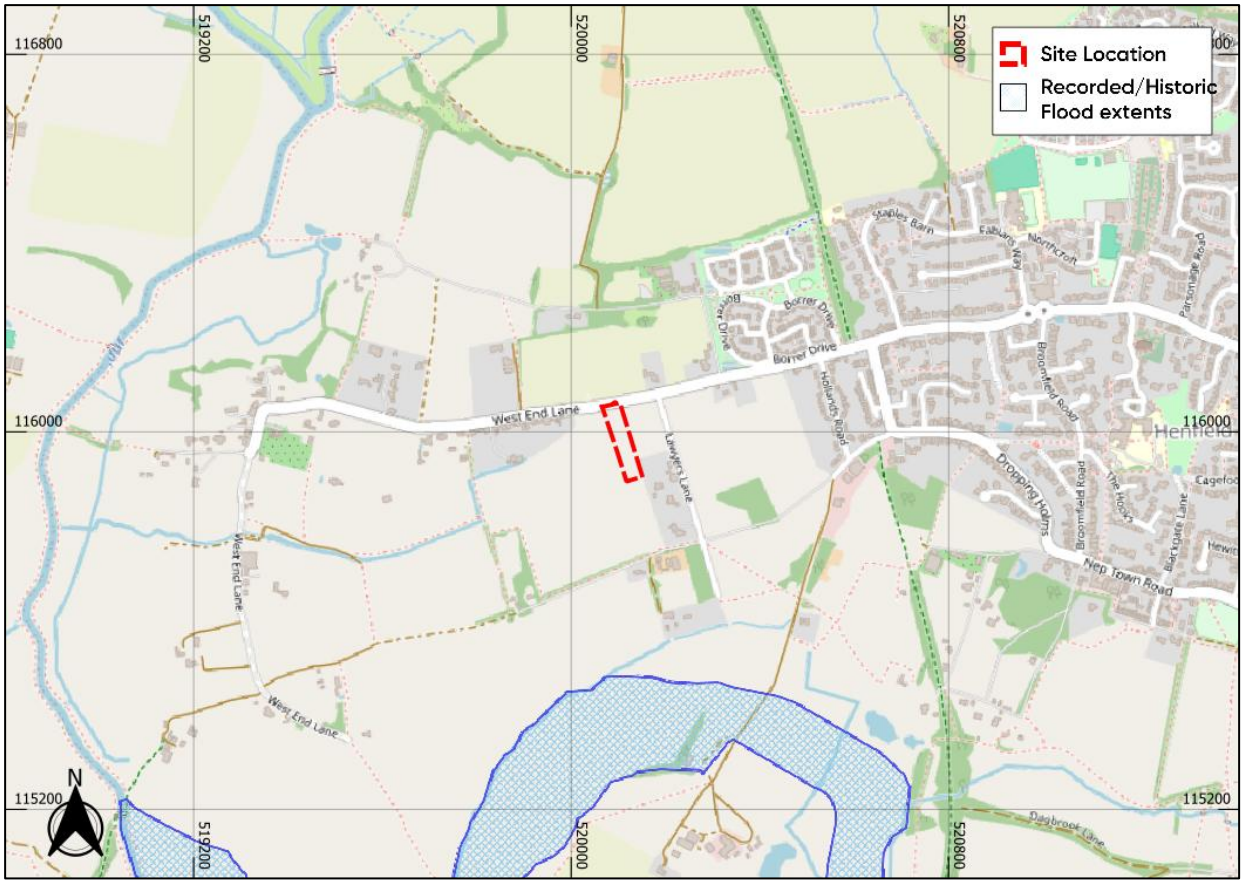

Figure 4: EA Historic Flood Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © https://www.openstreetmap.org and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Fluvial/Tidal Risk Summary

4.8. Based on the site being located with Flood Zone 1, it can be considered that the site is at a low risk from both fluvial and tidal sources.

Canals

4.9. The Canal and River Trust (CRT) generally maintains canal levels using reservoirs, feeders, and boreholes and manages water levels by transferring it within the canal system.

4.10. According to CRT mapping[10] there are no canals identified within 1km of the site.

4.11. The risk of flooding to this site from canals is considered to be low.

Pluvial

4.12. Pluvial flooding can occur during prolonged or intense storm events when the infiltration potential of soils, or the capacity of drainage infrastructure is overwhelmed leading to the accumulation of surface water and the generation of overland flow routes.

4.13. The National Flood Risk Assessment (NaFRA2), published in Jan 2025, has updated the Risk of Flooding from Surface Water (RoFSW) products which show the chance of flooding from surface water to areas of land.

4.14. The RoFSW products are an assessment of where surface water flooding may occur when rainwater does not drain away through the normal drainage systems or soak into the ground but lies on or flows over the ground instead. It includes information about flooding extents and depths including the potential impact of climate change on flood risk, based on the latest UK Climate Projections (UKCP18).

4.15. Risk is displayed as one of three likelihood categories:

- High - greater than or equal to 1 in 30 (3.3%) chance of flooding in any 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 (0.1%) chance of flooding in any given year.

[10] **https://canalrivertrust.org.uk/canals-and-rivers**

4.16. The RoFSW depth mapping shows the annual chance of flooding (based on the three risk categories listed above) beyond a specific depth, for depths at the following intervals from 20cm to 120cm:

- 0.2m, 0.3m, 0.6m, 0.9m, 1.2m

4.17. As well as present day risk of flooding from surface water, climate change scenarios have been produced to indicate the predicted impacts of climate change on future flood risk. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5. A near-term epoch (2040 – 2060 "2050s" epoch) and central allowances are being used initially, to support short and medium-term decisions informed by the highest flood likelihood projections.

RoFSW Present Day Scenario

4.18. The EA Online 'Flood Risk from Surface Water' map (January 2025) indicates that all proposed caravans are outside the 'Low', 'Medium' and 'High' likelihood extents of experiencing surface water flooding (Figure 5).

4.19. It is further noted that the majority (c.90%) of the site is outside at risk areas, with the northwest corner shown to be at a 'High' to 'Low' risk of surface water flooding – however, no development is proposed at this location and the access road is partially impacted.

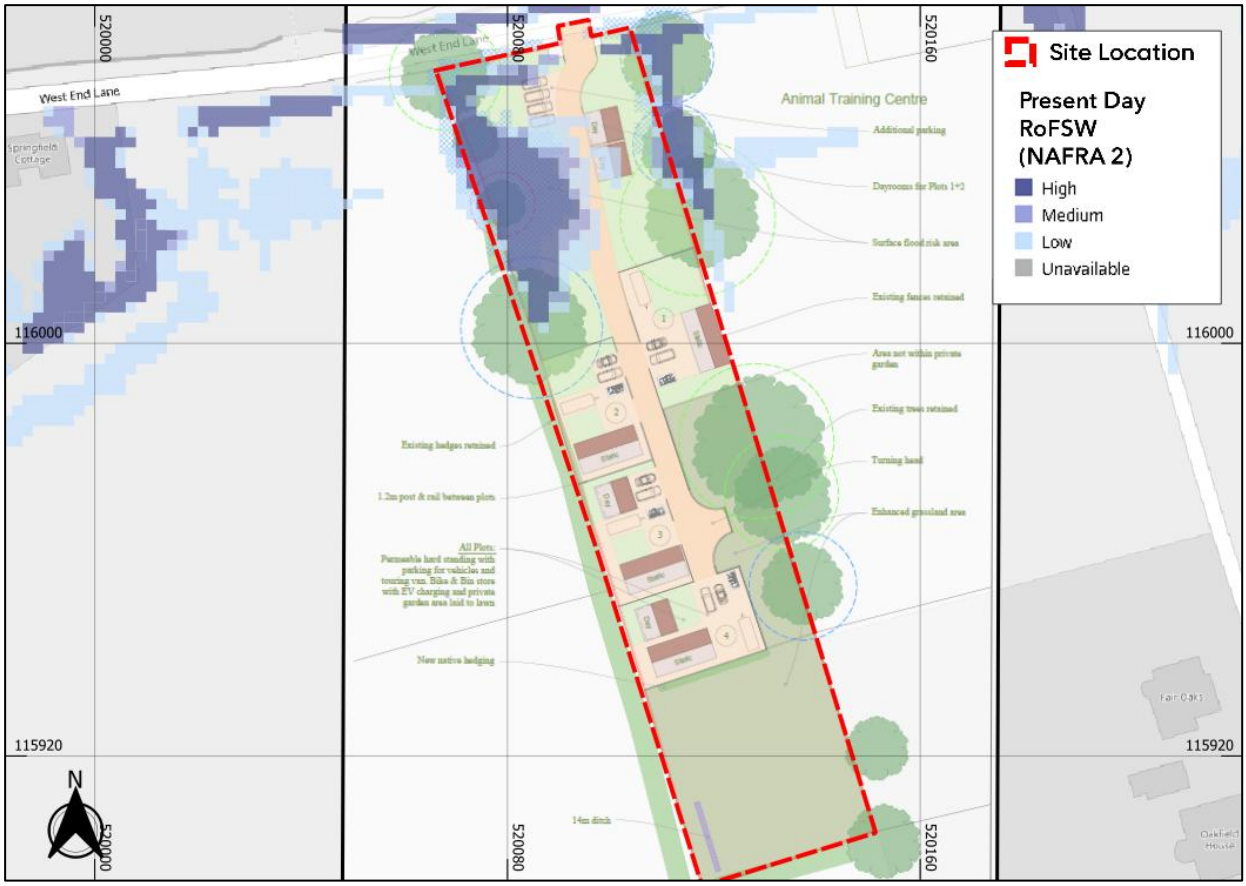

Figure 5: EA Present Day Surface Water Flood Risk Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © https://www.openstreetmap.org and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

4.20. The area of risk is shown to accumulate with an EA LiDAR ground depression in the northwest corner of the of the site. Flood depths are trapped on site by the bank of the ditch along the northern boundary of the site. Based on LiDAR ground levels, the base of this depression is at 14.2 and the top is 14.7, thus the depression is c.0.5m deep (Figure 6). Meaning that surface waters will only be able to accumulate up to 0.5m until surface waters will flow into the adjacent drainage ditch and flow west away from the site.

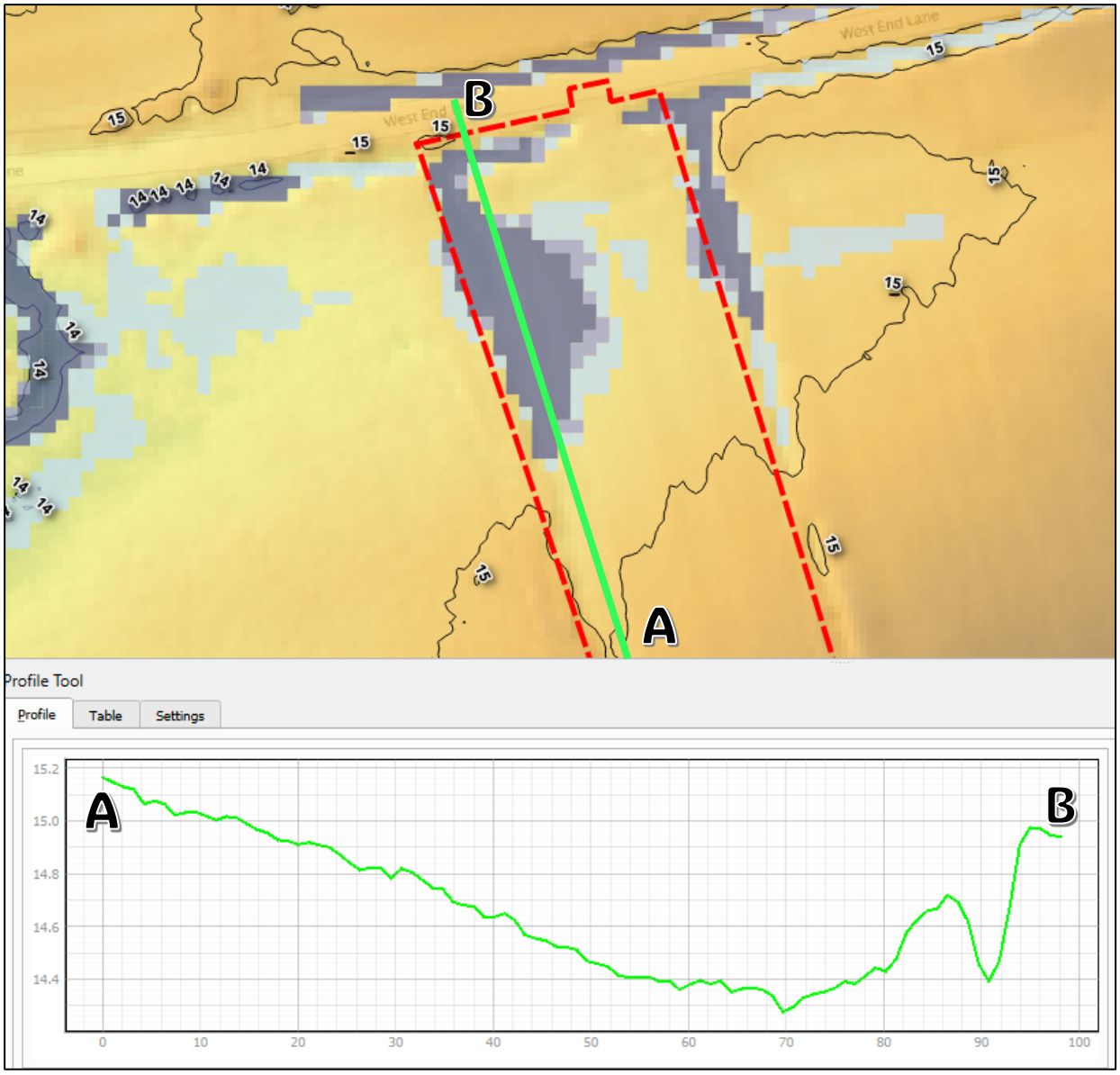

Figure 6: Ground elevation profile in relation to EA Present Day Surface Water Flood Risk Mapping

RoFSW Present Day Scenario - 0.3m

4.21. The present day RoFSW flood depth map for likelihood of flood depths exceeding 0.3m shows all static caravans are outside the 'Low', 'Medium' and 'High' likelihood extents. Approximately 95% of the site is outside at risk areas with the remaining 5% at 'Low' to 'High' risk situated at

the northwest corner which has been identified as an area of ground depression (Figure 7). However, no caravans are proposed at this location and the access road remains unaffected.

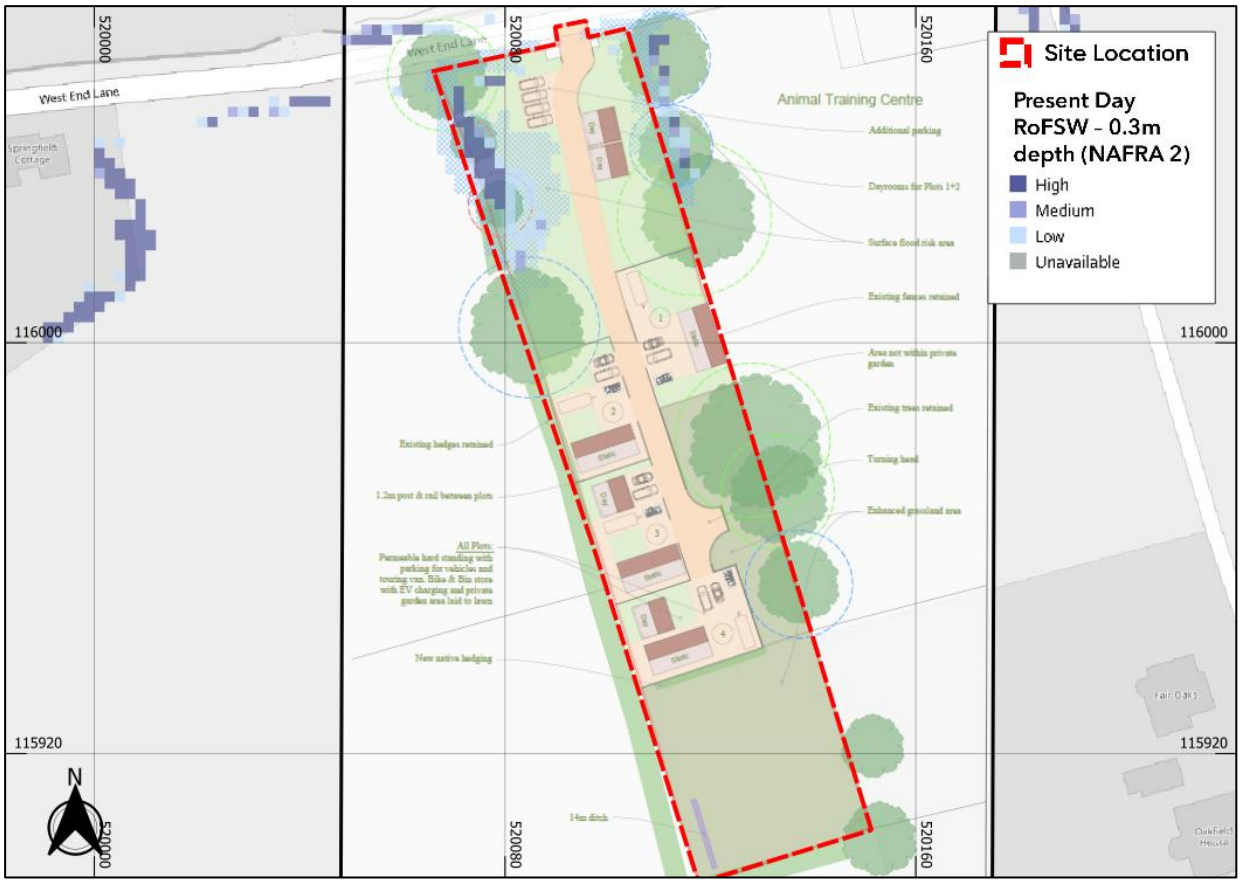

Figure 7: RoFSW Present Day Likelihood of Depths Exceeding 0.3m (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © https://www.openstreetmap.org and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

4.22. Interrogation of the other flood depth intervals (0.6m, 0.9m and 1.2m) shows that the northwest corner of the site is outside all likelihood categories and therefore should not experience flood depths greater than 0.6m.

RoFSW Climate Change Scenario

4.23. The 'Flood Risk from Surface Water – Climate Change' map indicates that all proposed static caravans are outside the modelled 'Low' to 'High' likelihood extents. Two of the proposed day rooms are shown to be at 'Low' risk of surface water flooding (Figure 8).

4.24. It is further detailed that the majority (c.90%) of the site is outside at risk areas, with the northwest corner shown to be at a 'High' to 'Low' risk of surface water flooding due to this area being identified as a ground depression.

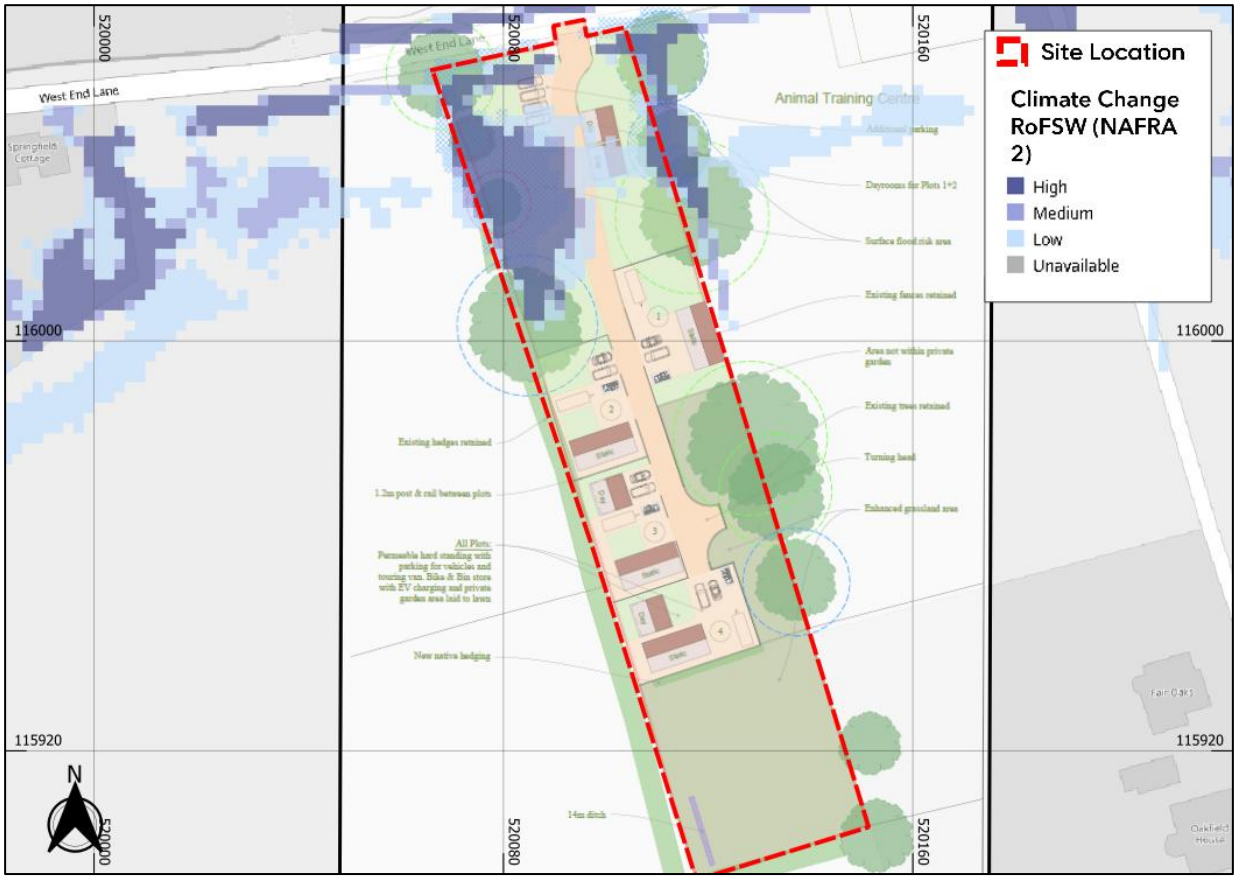

Figure 8: EA Climate Change Surface Water Flood Risk with Climate Change Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © https://www.openstreetmap.org and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

RoFSW Climate Change - 0.2m

4.25. Analysis of the climate change RoFSW flood depth map for likelihood of flood depths exceeding 0.2m shows all proposed development including the access road, is outside the 'Low' to 'High' likelihood extents (Figure 9).

4.26. It is also noted that c.90% of the site is outside at risk areas, with the northwest corner shown to be at a 'High' to 'Low' risk of surface water flooding, which has been identified as an area of ground depression.

Figure 9: RoFSW climate change Likelihood of Depths Exceeding 0.2m (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © https://www.openstreetmap.org and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

RoFSW Climate Change - 0.3m

4.27. Analysis of the climate change RoFSW flood depth map for likelihood of flood depths exceeding 0.2m shows all proposed development is outside the 'Low' to 'High' likelihood extents (Figure 10).

4.28. It is further noted that the majority (c.90%) of the site is outside at risk areas, with the northwest corner shown to be at a 'High' to 'Low' risk of surface water flooding, which has been identified as an area of ground depression.

Figure 10: RoFSW climate change Likelihood of Depths Exceeding 0.3m (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © https://www.openstreetmap.org and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

4.29. Interrogation of the other flood depth climate change intervals (0.6m, 0.9m and 1.2m) shows that the site and proposed static caravans are outside all likelihood categories and therefore should not experience flood depths greater than 0.6m.

Pluvial Risk Summary

4.30. Overall, all of the proposed static caravans across the site are outside the modelled 'Low', 'Medium' and 'High' likelihood extents of experiencing surface water flooding even when

considering the effects of climate change. It is also noted that the access road is not impacted by surface water flood depths greater than 0.2m even when considering the effects of climate change.

4.31. Thus, it is considered that the proposed development is at a low risk of pluvial flooding.

Reservoirs

4.32. Large waterbodies or reservoirs that have walls built above the surrounding ground level pose a risk of flooding. Walls could fail due to old age, accident, or because excess flood water has been added to the reservoir. Although a breach is unlikely the consequences would be significant, leading to rapid inundation of the downstream floodplain.

4.33. According to the EA's Flood Risk from Reservoirs mapping the site is outside modelled flood extents in the event of reservoir flooding (Figure 11).

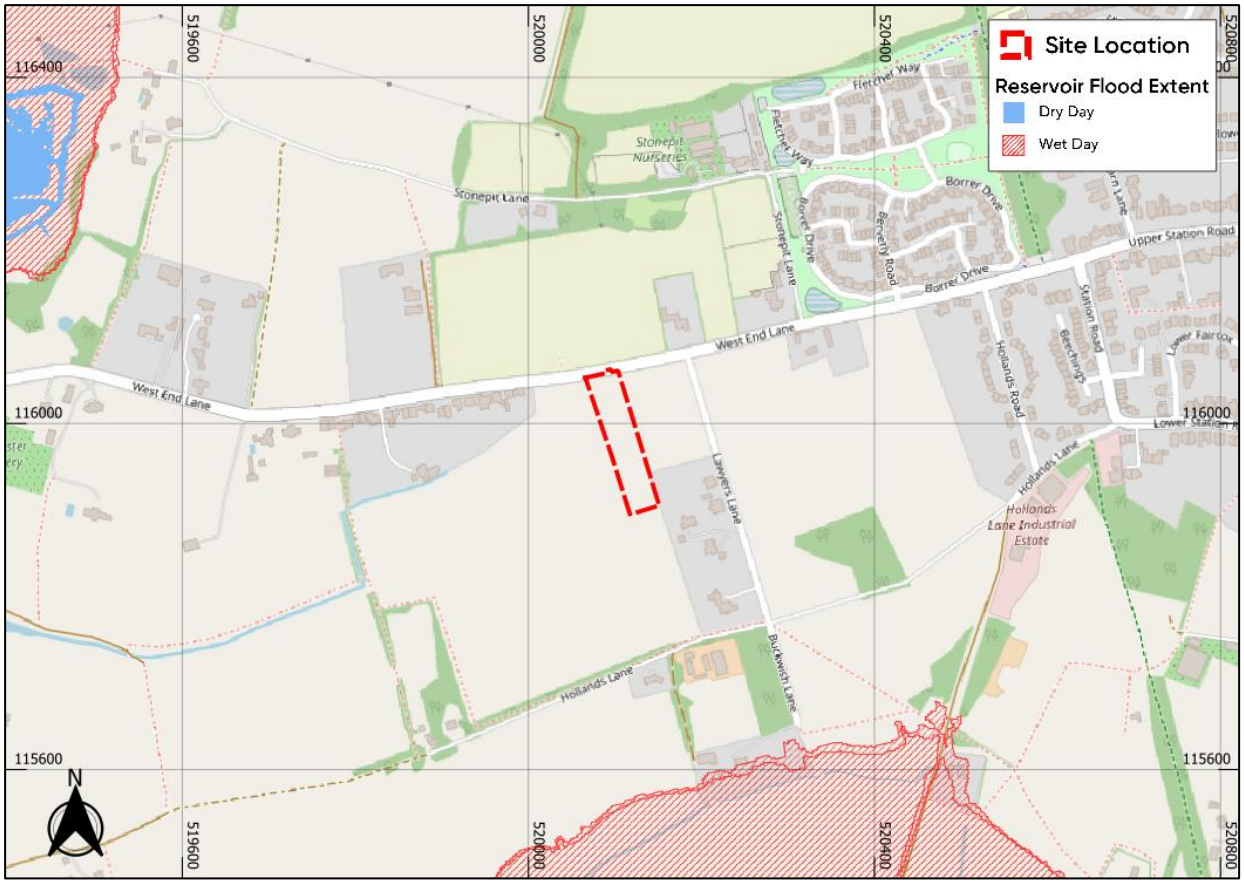

Figure 11: EA Reservoir Flood Risk Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). ©https://www.openstreetmap.org and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

4.34. The site is therefore considered to be at a low risk of flooding as a result of reservoir failure.

Groundwater

4.35. Groundwater flooding occurs in areas where underlying geology is permeable and water can rise within the strata sufficiently to breach the surface.

4.36. The British Geological Survey's (BGS) mapping shows the northern half to the site is underlay by Head superficial deposits composed of clay, silt, sand and gravel, and the remainer of the is southern half of the site is shown to have no superficial deposits. The bedrock underlying the site is mapped as Lower Greensand Group comprised of silty sandstone.

4.37. Historical BGS borehole records show a borehole (ref: TQ11NE6) located c. 160m northwest of the site. The borehole confirms deposits of clay. The resting water level was noted at 3.5m below ground level.

4.38. The SFRA presents the GeoSmart 2019 national groundwater flood risk dataset to provide groundwater flood risk data. This dataset provides a preliminary indication of groundwater flood risk on a 5m grid and shows areas of potential groundwater emergence, with different classifications:

- Class 1 – High Risk: There is a high risk of groundwater flooding in this area with a chance of greater than 1% annual probability of occurrence or more frequent.
- Class 2 – Moderate Risk: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1% annual probability of occurrence.
- Class 3 – Low Risk: There is a low risk of groundwater flooding in this area with a chance of greater than 1% annual probability of occurrence.
- Class 4 - Negligible Risk: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1% annual probability of occurrence.

4.39. Figure 12 shows the site in an area of 'Class 4 - Negligible Risk' of groundwater flooding.

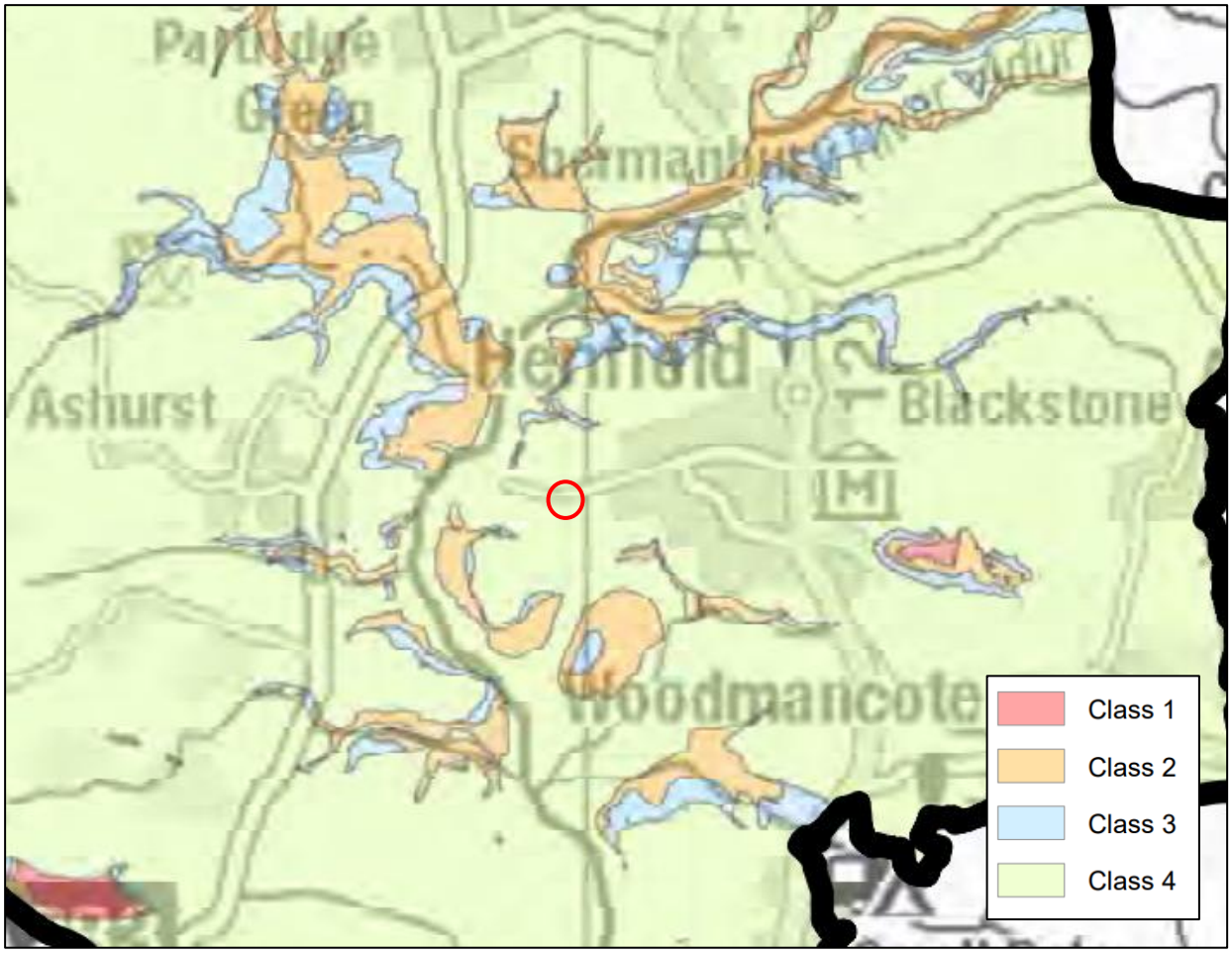

Figure 12: 2019 GeoSmart Groundwater Flood Risk dataset (Horsham SFRA 2024) Site Location shown by red circle

4.40. Furthermore, as the development proposals do not include any proposed subterrain levels, the risk posed to the development is considered to be low.

Sewers

4.41. Foul or surface water sewers can be a cause of flooding if the drainage network becomes overwhelmed, either by blockage or due to local development beyond the designed capabilities of the drainage system.

4.42. As part of the SFRA, Southern Water provided data from their DG5 Flood Register, which records historic internal and external sewer flooding events. Due to data protection requirements the data has not been provided at individual property level; rather the register

comprises the number of properties within four-digit postcode areas that have experienced flooding either internally or externally for the 10 years prior to publication of the SFRA (i.e. 2014-2024). However, it should be noted that Southern Water focus their efforts on removing properties from the DG5 register and therefore this information may not accurately represent those properties currently at risk.

4.43. The SFRA shows that there is a high frequency of sewer flooding incidents in the Horsham District Council study area. Each of the 6 postcodes within the SFRA area have experienced upwards of 21 sewer flooding incidents, with the postcodes occupying most of the district boundary (RH12, RH13 and RH20) having experienced between 41 and 120 sewer flooding incidents.

4.44. There is no record to indicate that the site has been previously affected by flooding from this source. Therefore, the development is therefore considered to be at low risk of flooding from sewers.

5. Flood Risk Mitigation

Pluvial

5.1. Overall, all of the proposed static caravans across the site are outside the modelled 'Low', 'Medium' and 'High' likelihood extents of experiencing surface water flooding even when considering the effects of climate change. It is also noted that the access road is not impacted by surface water flood depths greater than 0.2m even when considering the effects of climate change.

5.2. Thus, it is considered that the proposed development is at a low risk of pluvial flooding.

Other Sources

5.3. Flood risks from fluvial, tidal, groundwater, sewers, reservoirs and canals are considered to be low, therefore additional mitigation is not a requirement.

Increase to Flood Risk Elsewhere

5.4. All proposed built development on-site is located outside or at-worst in low risk areas. Thus, there is no potential for water displacement. The proposed access road would retain existing ground levels as much as feasible and therefore not displacing floodwater.

Flood Evacuation Plan (FEP)

Summary

5.5. Given the modelled flood risk to the site and surrounding area, the caravans are predicted to remain dry in all modelled pluvial events. It is noted that part of the access road could be impacted; however, based on the NaFRA2 data, flood depths are limited to 0.2m.

5.6. As a precautionary approach, Flood Evacuation Plan details are outlined below. It should be noted that in the event of a flood, if the access road is already wet, occupants can remain within the caravans as these would remain dry.

Met Office Weather Warnings

5.7. The analysis within the report has shown that some surrounding roads may be at risk from surface water flooding. Surface water flooding generally occurs during periods of high intensity rainfall or sustained long periods of wet weather.

5.8. Met Office is the national meteorological service for the UK; they issue weather warnings up to 5 days in advance, through the National Severe Weather Warning Service, when severe weather has the potential to bring impacts to the UK. It is also possible to stay up to date with weather warnings through the Met Office app (available on both android and apple), social media (X (formerly Twitter), Facebook) or email alerts.

5.9. During periods of bad weather, residents should monitor local weather reports and sign up for the Met Office UK weather warnings[11]. Procedures should be formalised (if not done so already) in the event of a severe weather warning or flooding.

[11] **https://service.govdelivery.com/accounts/UKMETOFFICE/subscriber/new**

Trigger Events

5.10. Met Office weather warnings[12] should be used to set evacuation triggers. There are three levels of flood warning:

- Met Office 'yellow' warning - To implement a review of the FEP procedures.
- Met Office 'amber' warning - Amber alert (state of readiness)
- Met Office 'red' warning - Issue a red alert (seek refuge at caravans)

5.11. The Met Office issues weather warnings, through the National Severe Weather Warning Service, when severe weather has the potential to bring impacts to the UK. These warnings are given a colour (yellow, amber or red) depending on a combination of both the impact the weather may have and the likelihood of those impacts occurring[13]:

- **Yellow:** You should check the details of the forecast and consider taking steps to minimise impacts for you and your occupants. Even in a yellow warning area, people will see disruption to a greater or lesser extent, so it's important to check the details and see which steps you could take to prepare.
- **Amber:** Disruption from an Amber warning is more likely and more widespread. You should change plans that could be impacted by the weather and take action to protect yourself and your property.
- **Red:** These warnings are reserved for very dangerous weather with a high level of certainty. You should take direct action to keep yourself and others safe from impacts of the weather. It's likely there will be a risk to life, as well as substantial disruption to travel and infrastructure.

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[12] **https://www.metoffice.gov.uk/weather/warnings-and-advice/seasonal-advice/when-and-why-do-we-issue-warnings**

[13] **https://www.metoffice.gov.uk/weather/guides/warnings**

5.12. Three trigger stages have been identified, namely, yellow alert (to implement a review of the FEP procedures), place occupants on amber alert (state of readiness) or issue a red alert (seek refuge at caravans), as detailed in Table 4.

Table 3: Evacuation Triggers and Procedures

Warning trigger	Trigger stage	Procedures
Met Office Yellow Warning *You should check the details of the forecast and consider taking steps to minimise impacts for you and your household.*	Yellow Alert - Review FEP	**Yellow Alert represents a state of readiness ahead of a potential flood situation.** • Check your flood risk https://www.metoffice.gov.uk/weather/warnings-and-advice/uk-warnings • Keep up to date with the latest situation – Download the Met Office Weather Forecast App, subscribe to email alerts or follow @metoffice and #WeatherAware on X (formerly Twitter) for the latest weather warning updates. • Ensure all occupants are aware of the situation and know what to do should the situation escalate. • Have a bag ready with vital items like insurance documents and medications in case you need to leave your home. • Check you know how to turn off your gas, electricity and water mains supplies. • Plan how you'll move family and pets to safety
Met Office Amber Warning *You should change plans that could be impacted by the weather and take action to protect yourself and your property.*	Amber Alert	**Amber Alert means you should be prepared to act, if necessary, ahead of a potential flood situation.** • Move vehicles to higher ground if it's safe to do so. • Secure any materials or large loose items that may float and cause damage during a flood. • Move family and pets to safety. • Turn off gas, electricity and water supplies if it's safe to do so (never touch an electrical switch if you're standing in water)

Warning trigger	Trigger stage	Procedures
Met Office Red Warning *You should take direct action to keep yourself and others safe from impacts of the weather. It's likely there will be a risk to life, as well as substantial disruption to travel and infrastructure*	Red Alert	Red Alert means that you must act. • Call 999 if you're in immediate danger. • Follow advice from the emergency services and evacuate if you're told to do so. • Seek refuge at the caravans in which remain dry. • Avoid driving or walking through flood water: just 30cm (1 foot) of fast flowing water could move your car and even shallow moving water can knock you off your feet. It may also contain heavy debris, sharp objects, open manhole covers, sewage and chemicals. • Make sure you have an emergency kit including a torch, spare batteries, mobile phone and charger, warm clothes, important numbers like your insurance, water, food, first aid kit and any medicines and baby care items you may need. • Alert neighbours and offer help if it's safe to do so. • Residents should not travel north given this area is at risk of surface water flooding and should remain within caravans.

List of Responsibilities

Key Personnel

5.13. It is the responsibility of the caravan occupants to make the FEP procedures available and communicated to all visitors (where appropriate).

5.14. All occupants should have access/means to receive Flood Warnings from the Met Office (via X, the Met Office App or Email Alerts).

5.15. It is the responsibility of the residents to seek refuge at the caravans at the trigger event of receiving a Red Weather Warning.

Emergency Services

5.16. It is important to immediately seek refuge at the caravans if a Red Warning is in place.

5.17. This is so that additional strain is not put on the emergency services. Blue light responders (i.e. the emergency services) will automatically become the 'first responder' during a flood event. Any instruction from the emergency services will supersede the information provided in this document. The instructions from the emergency services should be followed.

In an emergency where there is a real and immediate threat to life or property always dial 999.

Flood Evacuation Route

5.18. Climate change RoFSW flood depth map for likelihood of flood depths exceeding 0.2m and 0.3m shows that a safe evacuation route (Figure 13 and Figure 14) can be made by heading north from the proposed caravan locations towards West End Lane. The NaFRA2 data shows that this route is outside all modelled low, medium and high likelihood extents and thus are shown to have a low risk exceeding 0.2m and 0.3m, as per FD2320 flood hazard classification table[14] depths over 0.25m would be classified as hazardous. Given the low risk it is considered that safe access/egress is possible from the site.

5.19. From West End Lane, caravan residents can travel east or west given both directions are considered low risk of experience surface water flood depths greater than 0.2m or 0.3m.

[14] **https://assets.publishing.service.gov.uk/media/602d04a98fa8f5037d371a08/FLOOD_HAZARD_RATINGS_AND_THRESHOLDS_explanatory_note.pdf**

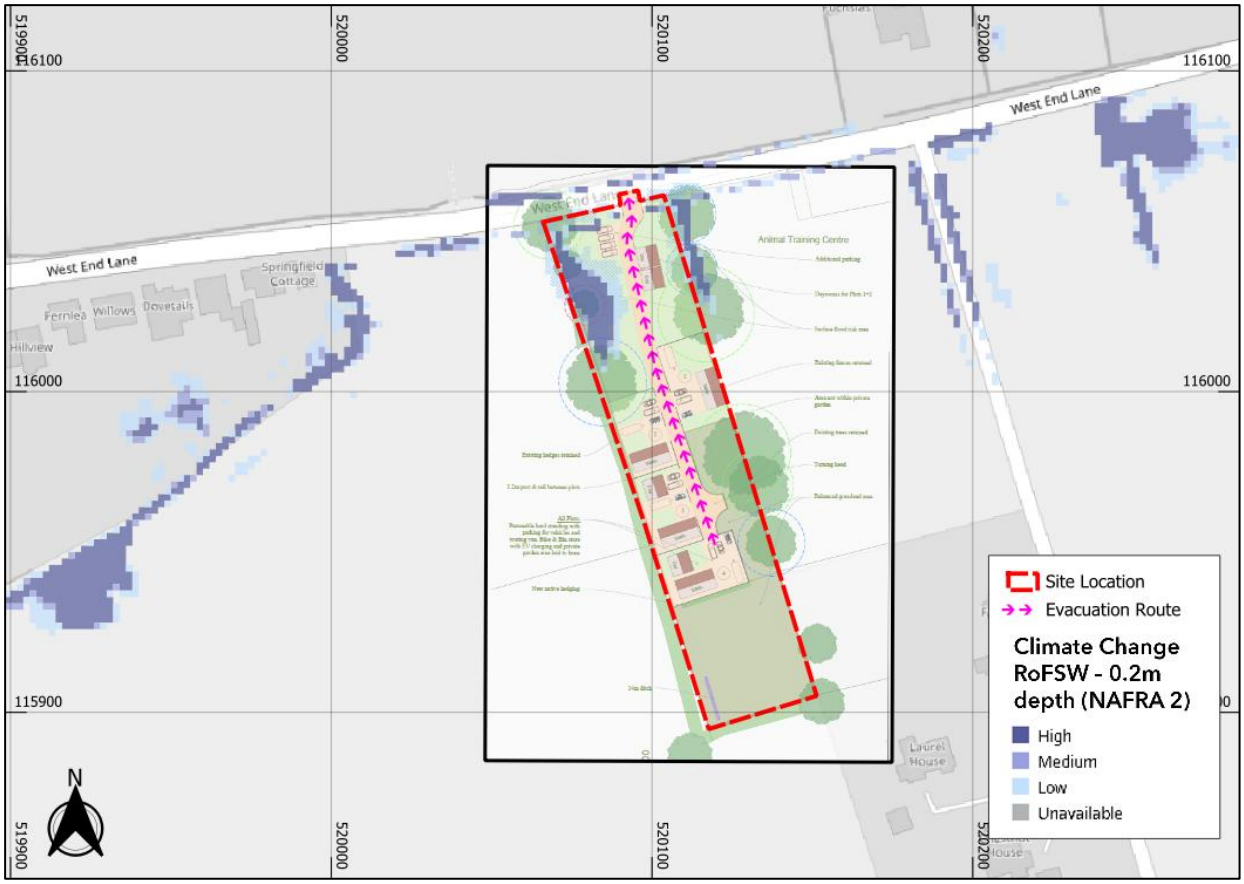


Figure 13: RoFSW climate change Likelihood of Depths Exceeding 0.2m (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © https://www.openstreetmap.org and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

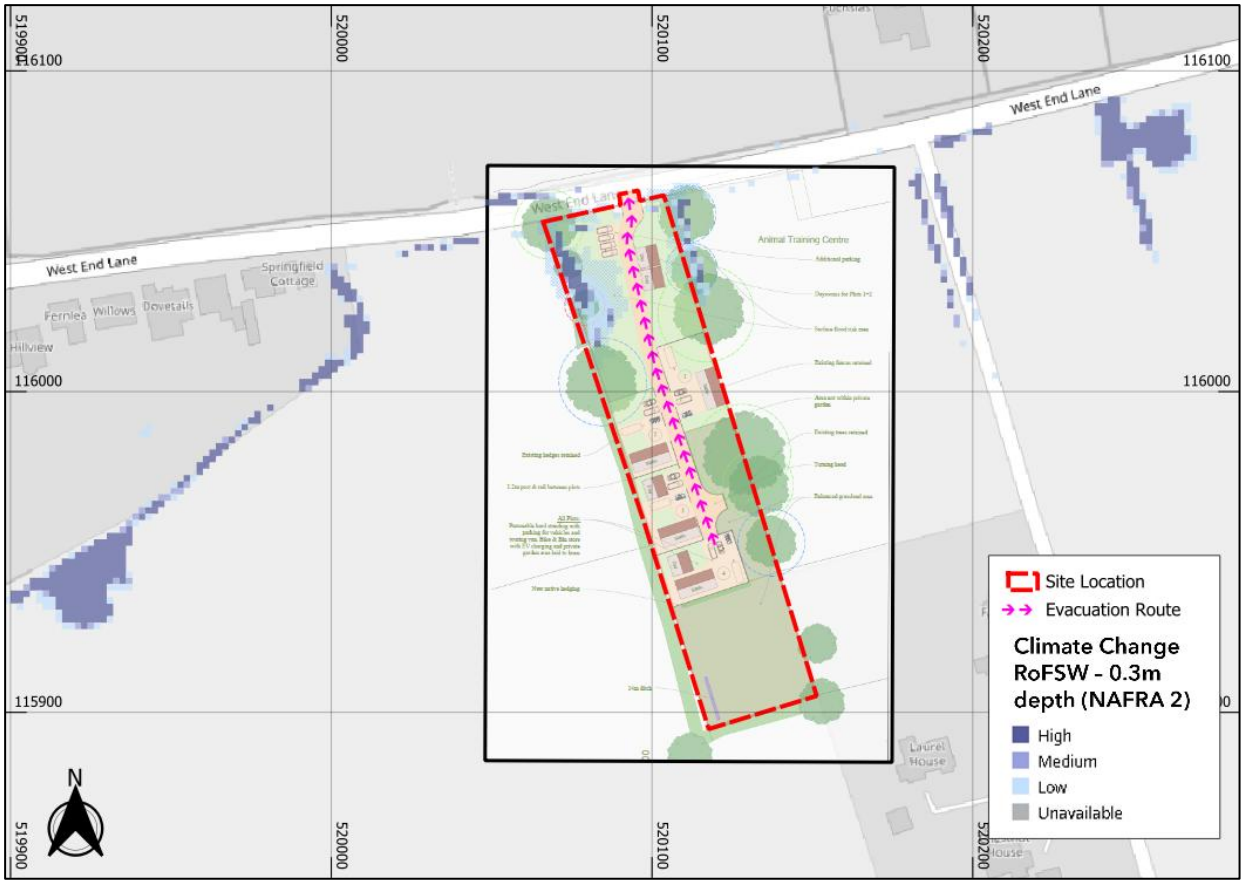


Figure 14: RoFSW climate change Likelihood of Depths Exceeding 0.3m (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © https://www.openstreetmap.org and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Provision for Safe Refuge

5.20. Analysis of the flood modelling has shown that if flooding were to occur, then the access road may have the highest flood depths on-site. Therefore, if flooding has not occurred on site prior to evacuation, then there should be a safe access/egress route in the areas of low risk.

5.21. If flooding has already occurred which means evacuation cannot occur, then safe refuge within the static caravans can be sought (above predicted flood pluvial level) and the emergency services must be notified.

Preparation for Flood Events

5.22. It should be noted that the caravans are predicted to remain dry, albeit the access road is predicted to be at risk of flooding. The provisions below are precautionary and voluntary.

5.23. There are a multitude of ways that a occupants can prepare for the potential of a flood event. These are set out as follows:

- Important documents (such as passports and insurance certificates) can be placed into sealable polythene bags to protect them from flood water or can be placed in a high and secure location.
- Ensure that the insurance policy for the site covers for flood damage.
- Sign up to the Environment Agency's flood alert and warning service which will notify you by telephone/email/SMS when flooding is likely.
- Identify who can assist during a flood event – neighbours that can help you store work equipment and stay somewhere safe when flooding is imminent. Similarly, you can look out for neighbours who may need help themselves during a flood event.
- If there are cars within the site, identify somewhere safe they can be moved prior to a flood event. Do not attempt to move your car if it is already in flood water. It is recommended that cars should be parked outside of Flood Zones and modelled surface water extents.

5.24. In addition, it is advised you prepare a flood kit which can be quickly accessed when flooding is imminent to equip you with everything you may need. You should consider the following:

- Important documents such as insurance certificates – if these cannot be safely stored within the site it would be advised to take them with you as they are expensive to replace.
- Bottled Water – Water from the tap could become contaminated during a flood so bottled water should be available.
- First Aid Kit – Keep a first aid kit to hand in case of minor injuries. Put any prescription medication in your kit so that you can have easy access to it.
- Mobile Phone – Keep a fully charged mobile with you so that you can contact people in an emergency or call for help. If the phone has internet access, you can use it to monitor the local news and latest flood situation.

- Waterproof Clothing – Keep wellies and rubber gloves available should you need to enter the flood water.

5.25. In the event of a flood, you may not be able to find these essential items, so it is important to prepare in advance. Completing an individual flood plan (using the information provided within this document) will assist in helping you decide what practical actions to take before and during a flood which will help reduce the damage flooding could cause).

What to Do During Flooding

5.26. The main priority during a flooding event is the safety of all site users and residents. As such a key part of protecting everyone is making sure that you are fully aware of the ongoing situation and know where to access the most up to date information. Below is a list of advised actions that should be carried out during a flood event:

- Where possible, switch off all electrical and gas appliances at the mains.
- Monitor websites distributing flooding information including https://www.metoffice.gov.uk/weather/warnings-and-advice/uk-warnings
- Monitor the Met Office App, X (formerly Twitter), local press, radio, and regional TV.
- Pay close attention to the advice given by emergency services and local authority. Take all of the warnings seriously and respond quickly.
- Do not drive through flood water. Less than two feet of flood water can be enough to float a vehicle.
- Avoid contact with flood water when possible. Flood water is typically contaminated with sewage and other hazardous substance. Wear rubber gloves and boots and wash thoroughly if you do come into contact with flood water. Do not attempt to swim through flood water.
- Do not enter a property that has been flooded unless you are sure if is structurally safe. If in doubt, have the property checked by a professional.
- Do not turn on your electrical or gas supplies until they have been checked by a professionally qualified electrician or engineer. Take care of gas leaks – do not smoke or use open flames.
- Do not use petrol or diesel generators indoors as they produce carbon monoxide.

6. Conclusions

6.1. This FRA has been undertaken with reference to the requirements of NPPF and Planning Practice Guidance with respect to the development at The Slips, West End Lane, Henfield, West Sussex, BN5 9RG. It has been written to support a planning application and prepared with due consideration to the nature of the proposed development to provide the appropriate level of detail.

6.2. An assessment of the risk of flooding from all sources has been undertaken and is summarised in the table below:

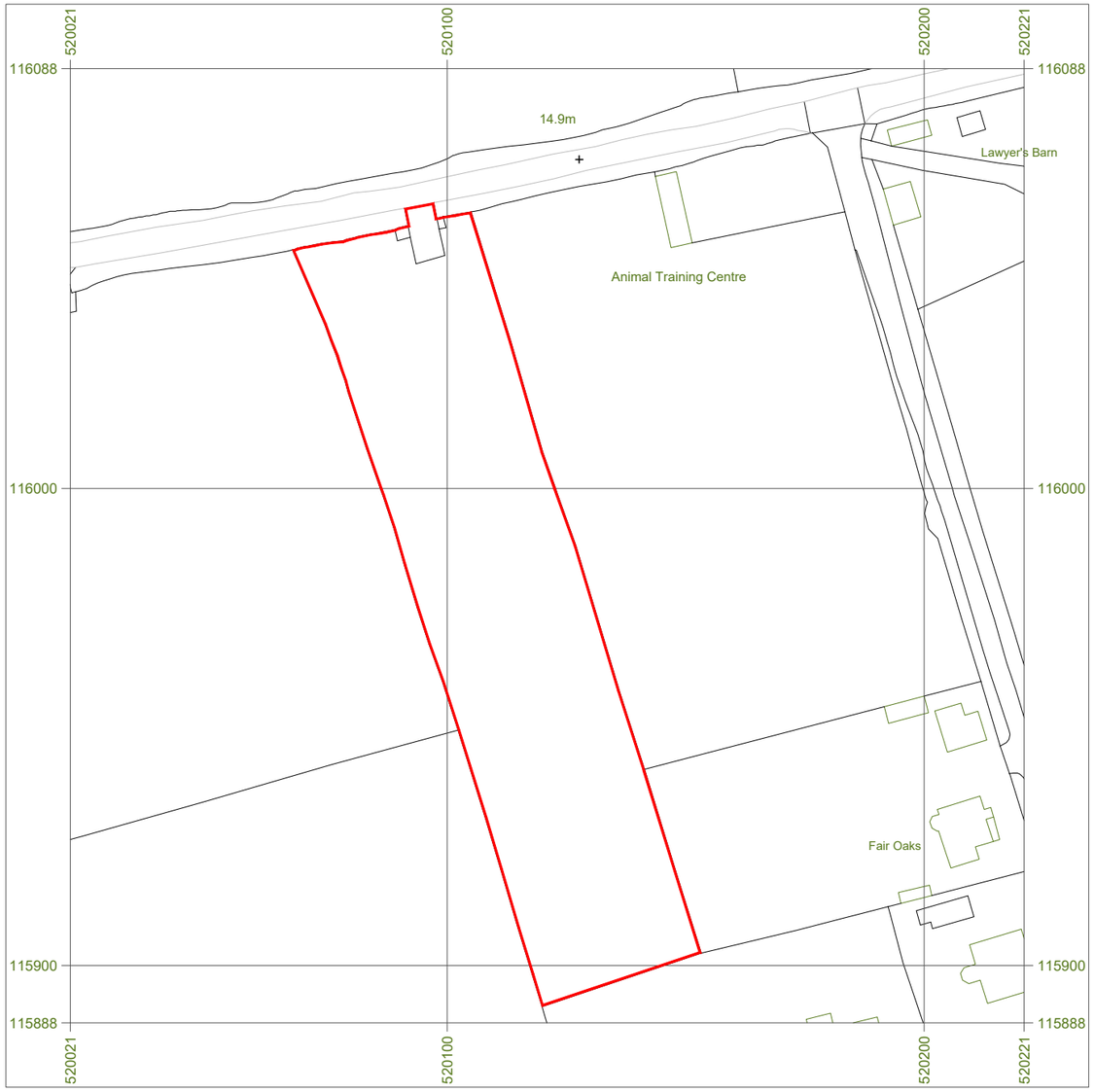
Source of Flooding	Flood Risk Summary
Pluvial	Overall, all of the proposed static caravans across the site are outside the modelled 'Low', 'Medium' and 'High' likelihood extents of experiencing surface water flooding even when considering the effects of climate change. It is also noted that the access road is not impacted by surface water flood depths greater than 0.2m even when considering the effects of climate change. Thus, it is considered that the proposed development is at a low risk of pluvial flooding.
Fluvial Tidal Reservoirs Groundwater Sewers Canals	The site is considered to be at low risk from all other analysed sources.

6.3. The FRA supports the planning application and demonstrates that there is an acceptable level of flood risk to the site if the mitigation strategies recommended are implemented in the scheme. The development does not increase flood risk off site or to the wider area.

6.4. This Flood Risk Assessment should be submitted as part of the planning application to satisfy the requirements under NPPF.

Appendix A - Development Proposals

Ordnance Survey ®
UKmapcentre.com



Serial number: 299760

Location Plan

1:1250 | EXISTING

PROMETHEAN PLANNING

Suite 114
26 The Hornet
Chichester
West Sussex
PO19 7BB

tel: 01243 201 102
email: enquiries@prometheanplanning.co.uk
web: www.prometheanplanning.co.uk

Address	'The Slips', Wet End Lane, Henfield, BN5 9RG
Drawing No.	2412WE_R1_000
Scale @ A3	1:1250
Job No.	2412WE_R1
Drawn By	MD
Checked By	BK
Drawn On	05.09.2025
Issued On	05.09.2025
Status	Existing
Drawing	Location Plan
Submission	Planning
Revision	000

Application Area: 5851 m²

N

Indicative: 0.0°

1m @ 1:
50
100
200
500
1250

Animal Training Centre

Additional parking

Dayrooms for Plots 1+2

Surface flood risk area

Existing fences retained

Area not within private garden

Existing trees retained

Turning head

Enhanced grassland area

Existing hedges retained

1.2m post & rail between plots

All Plots:
Permeable hard standing with parking for vehicles and touring van. Bike & Bin store with EV charging and private garden area laid to lawn

New native hedging

14m ditch

520100

Day
Day
1
Static
2
Static
Day
3
Static
Day
4
Static

PROMETHEAN PLANNING

Suite 114
26 The Hornet
Chichester
West Sussex
PO19 7BB

tel: 01243 201 102
email: enquiries@prometheanplanning.co.uk
web: www.prometheanplanning.co.uk

Address

'The Slips', Wet End Lane, Henfield, BN5 9RG

Drawing No.	2412WE_R1_001
Scale @ A3	1:500
Job No.	2412WE_R1
Drawn By	MD
Checked By	BK
Drawn On	05.09.2025
Issued On	05.09.2025
Status	Proposed
Drawing	Block Plan
Submission	Planning
Revision	001

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Indicative: 0.0°

1m @ 1:
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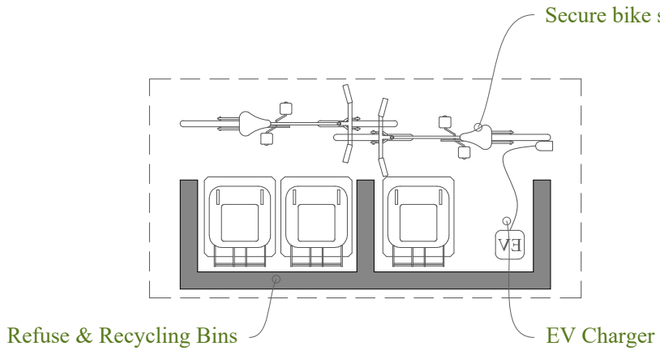
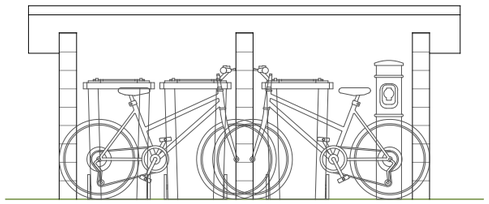
Block Plan

1:500 | PROPOSED





Bin & Bike Store

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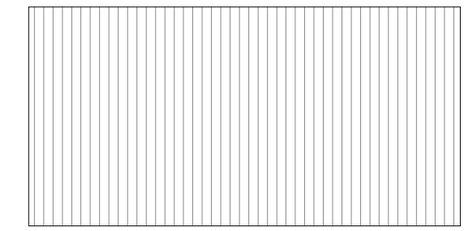

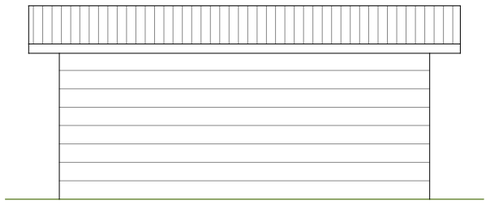

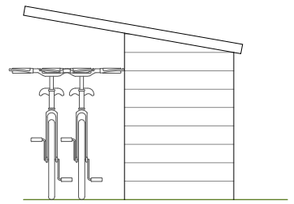

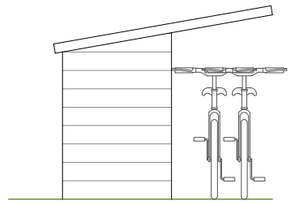

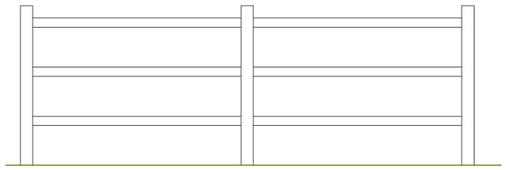

Typical 1.2m timber post & rail fence

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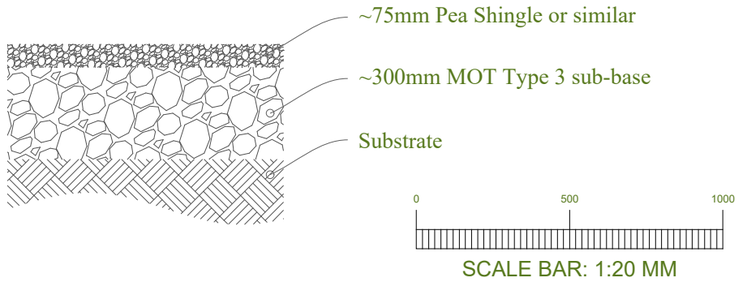

Typical permeable surfacing

1:20	PROPOSED

PROMETHEAN PLANNING

Suite 114
26 The Hornet
Chichester
West Sussex
PO19 7BB

tel: 01243 201 102
email: enquiries@prometheanplanning.co.uk
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Address	'The Slips', Wet End Lane, Henfield, BN5 9RG
Drawing No.	2412WE_R1_100
Scale @ A3	As Indicated
Job No.	2412WE_R1
Drawn By	MD
Checked By	BK
Drawn On	05.09.2025
Issued On	05.09.2025
Status	Proposed
Drawing	Refuse, Boundary & Surfacing
Submission	Planning
Revision	000

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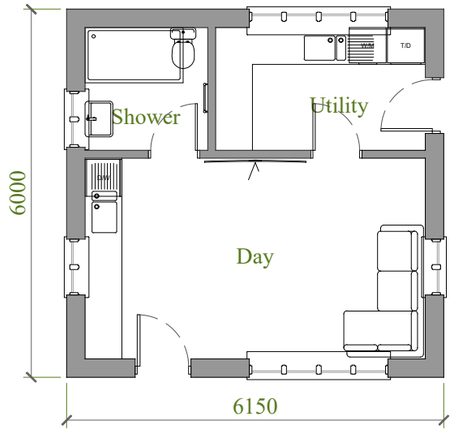

Ground Floor Plan

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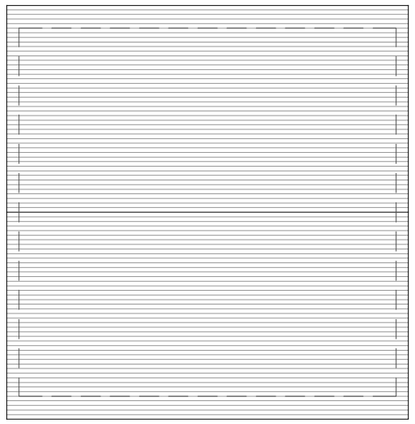

Roof Plan

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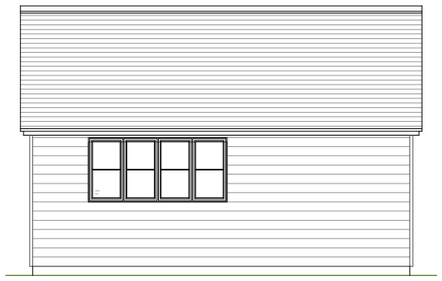

East

1:100 | PROPOSED

North

1:100 | PROPOSED

West

1:100 | PROPOSED

South

1:100 | PROPOSED

PROMETHEAN PLANNING

Suite 114
26 The Hornet
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Job No.	2412WE_R1
Drawn By	MD
Checked By	BK
Drawn On	05.09.2025
Issued On	05.09.2025
Status	Proposed
Drawing	Day Room
Submission	Planning
Revision	000

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1m @ 1:
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1250

Planting Specification for new boundary hedgerows

Plants to be between 80-90cm when planted

Main Matrix (Transplants/Quicks)
70% of planting stock

Hawthorn	Crataegus monogyna
Blackthorn	Prunus spinosa

Interplant (Whips/Transplants)
30% of planting stock

Hazel	Corylus avellana
Holly	Ilex aquifolium
Dog Rose	Rosa canina
Field Maple	Acer campestre
Dogwood	Cornus sanguinea
Spindle	Euonymous europaeus
Wild Privet	Ligustrum vulgare
Common Beach	Fagus sylvatica
Common Hornbeam	Carpinus betulus
Guelder rose	Viburnum opulus

Hedging should be planted in two staggered rows at a density of not less than 5 per metre, with approximately 450mm between plants in the same row, and 300-400mm between rows.

The interplant whips/transplants should be planted within this pattern in groups of 2/3.

Planting will be protected from grazing animals where applicable with a 1.5m high galvanised equine stock fence (or similar) erected 1m away from new plants.

All hedgerow planting should be carried out in accordance with BS4428:1989, Code of practice for general landscape operations.

Hedgerow shrubs should either be notch planted or trench planted.

Hedge trenches should be dug to a minimum depth of 400mm and width of 600mm, with the plants put into the ground at the same depth at which they had been previously grown in the nursery. All plants need to be well heeled in after planting and watered in during dry weather.

Hedges to be planted between November and March while plants are still dormant. Avoid planting in very cold or wet weather.

20 year Management Plan:

Plant new hedgerows during winter[3]
Connect them to other natural features to support wildlife spread[3]
Prune new hedgerows for the first 3-5 years to encourage dense, bushy growth[3]

Ongoing Management:
Manage hedgerows on a cycle to maintain their health and value for wildlife[2]
Gradually cut hedges higher and wider to prevent them from becoming 'leggy' or 'gappy'[2]
Rejuvenate hedges through laying or coppicing every 40+ years[2]

Protection Measures:
Establish or maintain green cover buffer strips adjacent to hedgerows[7]
Protect hedge nesting birds by avoiding cutting or trimming during their nesting period[7]
Hedgerows will be protected from damage by ensuring these measures are in place[7]

Long-Term Maintenance:
Aim for a balance of old and young hedgerow trees to support diverse wildlife[2]
Trim at the best time for nature, ideally late winter, to allow wildlife to feed on berries and fruits[2]

Environmental Benefits:
Hedgerows enhance biodiversity and provide habitat for a wide range of species[1]
They offer erosion control, water regulation, and carbon storage to combat climate change[1]
A new hedgerow can store 600 to 800 kilograms of carbon dioxide per year for up to 20 years[9]

By following these guidelines, hedgerows can be effectively managed and protected to ensure their ecological and environmental benefits are sustained over the long term. Consult with local wildlife trusts or experts for tailored advice and to comply with any specific regulations in your area.

Sources:
(1) Hedgerow management - Farming for Nature.
https://www.farmingfornature.ie/your-farm/resources/best-practice-guides/hedgerow-management/.
(2) Top tips for managing hedgerows - People's Trust for Endangered Species.
https://ptes.org/hedgerow/managing-hedgerows-top-tips/.
(3) The Management of Hedgerows (England) Regulations 2024 - Legislation.gov.uk.
https://www.legislation.gov.uk/ukdsi/2024/9780348260472/pdfs/ukdsiem_9780348260472_en_001.pdf.
(4) How to manage a hedgerow for wildlife | The Wildlife Trusts.
https://www.wildlifetrusts.org/wildlife/managing-land-wildlife/how-manage-hedgerow-wildlife.
(5) Hedges of Biodiversity - National Geographic Society.
https://education.nationalgeographic.org/resource/hedging-biodiversity/.
(6) How to establish, manage and rejuvenate hedgerows.
https://www.fwi.co.uk/arable/how-to-establish-manage-and-rejuvenate-hedgerows.
(7) Hedgerow planting: answers to 18 common questions - The Tree Council.
https://treecouncil.org.uk/wp-content/uploads/2020/05/Hedgerow-planting.pdf.
(8) A Guide to Hedgerows: Plantings That Enhance Biodiversity ....
https://extension.oregonstate.edu/catalog/pub/em8721.
(9) Hedgerow Regulations UK | Removing or Working on Hedges - UK Rules.
https://www.theukrules.co.uk/rules/legal/environment/countryside/hedgerow-regulations/.

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Drawing No.	400
Scale @ A3	NTS
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Status	Proposed
Drawing	Landscaping
Submission	Planning
Revision	000

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Indicative: ##

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