

40 Newland Rd, Upper Beeding BN44 3JJ**Proposal to build a small single storey house on land at 40 Newland Road.****Flood Risk Assessment**

The property is at very low risk of flooding either from rivers or surface water.

Evidence from Government website;

Your selected location: 40, Newland Road, Upper Beeding, Steyning, BN44 3JJ

This information tells you the flood risk of the land around a building, not the building itself.

► [How we assess an area's flood risk](#)

► [Flood risk and climate change](#)

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is
Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.
► [Why surface water flooding is a problem](#)

Rivers and the sea [More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

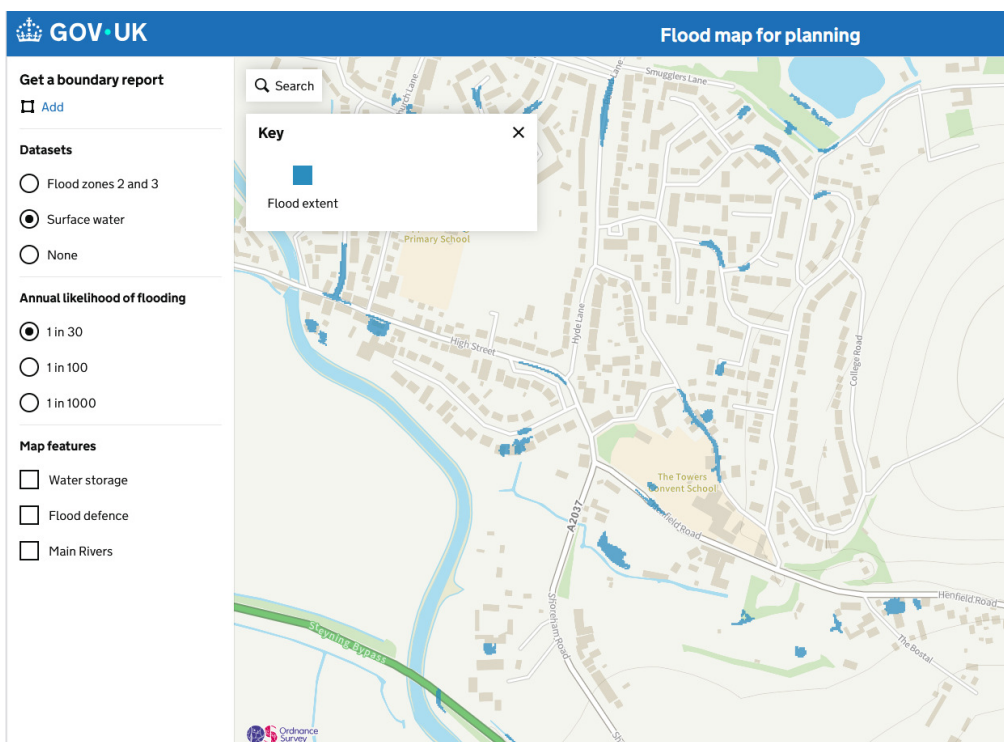
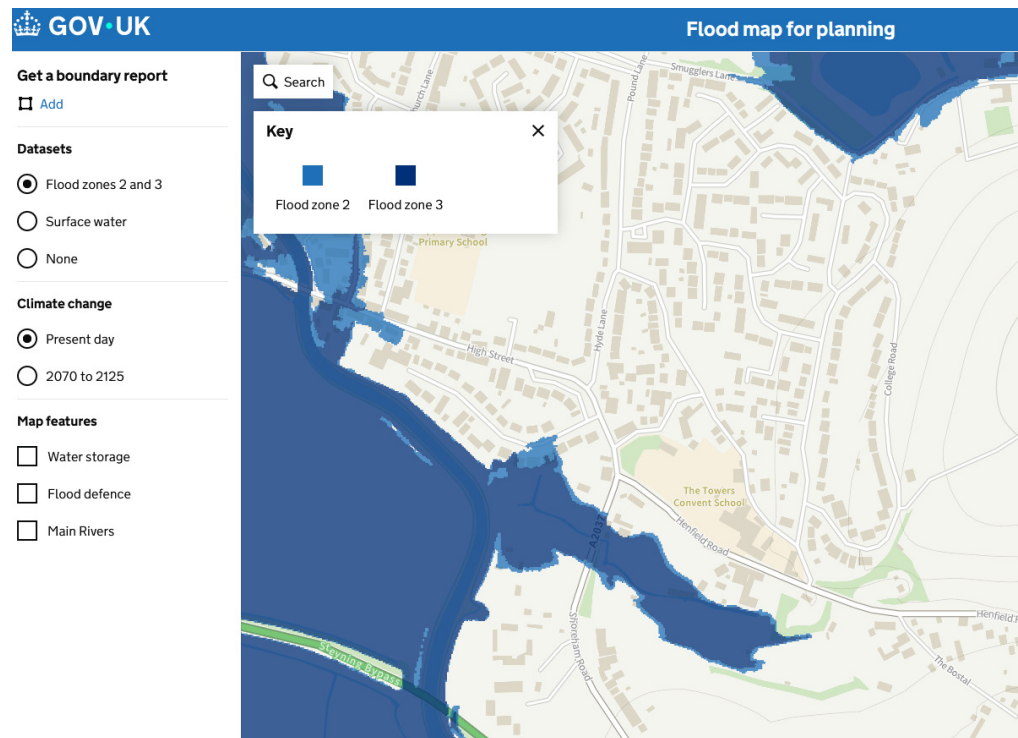
Low

Medium

High

What makes rivers and sea flooding more likely
Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.
This information takes into account any flood defences.
► [Why flood defences cannot completely prevent flooding](#)

Flood maps;



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