PRICE & MYERS

Matthew Porter
Horsham District Council
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22nd April 2025

Dear Matthew,

Land to the North of High Bar Lane, Thakeham – Flood Risk Assessment Addendum

We are writing in regard to your request for a revised Flood Risk Assessment (FRA) for the proposed development at the above site. The revised FRA should determine whether the Environment Agency's (EA) latest flood maps indicate a change in flood risk at the site.

The EA's most recent flood map for planning (Figure 1) shows that the site is located in Flood Zone 1. Land in Flood Zone 1 is considered to be at low risk of river flooding, with an annual probability of less than 0.1%.

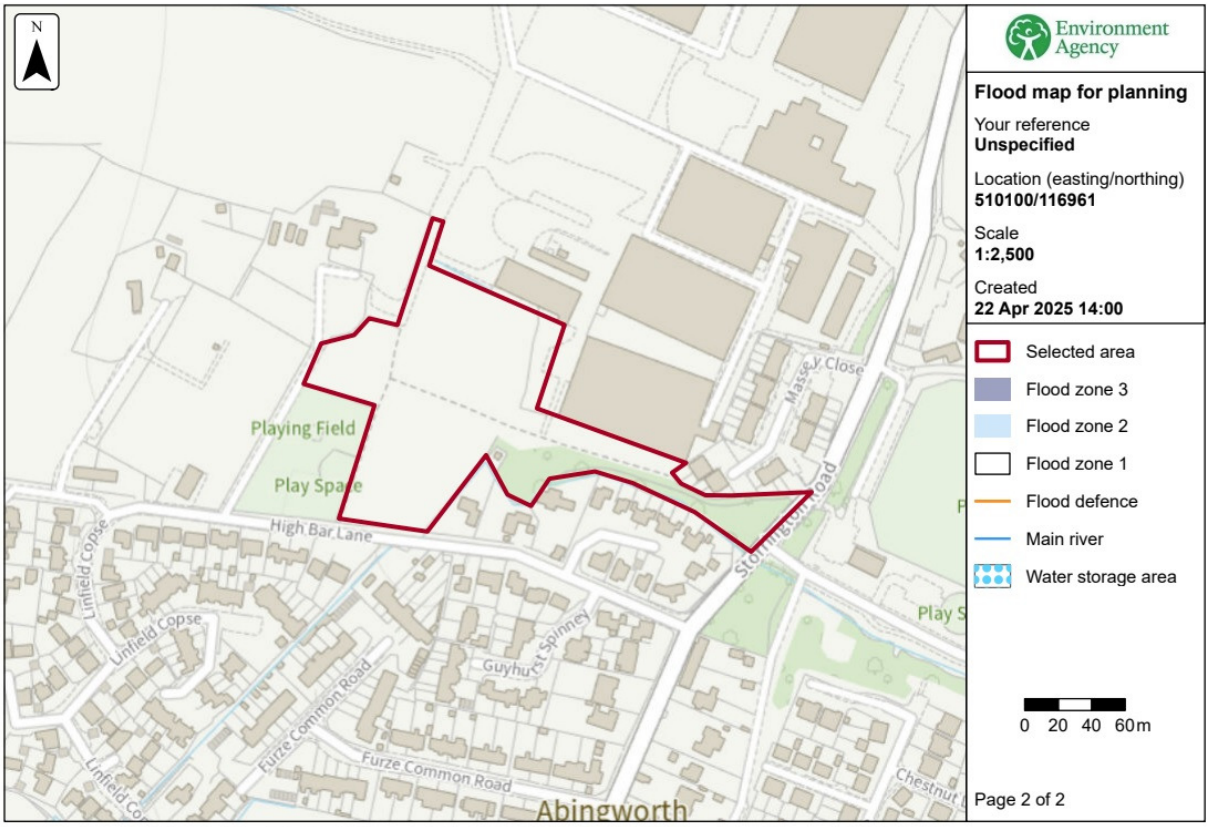

Figure 1: Flood Map for Planning (EA, 2025)

The EA's *Flood Risk from Surface Water* map shows that all buildings and roads lie outside the flood risk areas. Figure 2 illustrates the areas at risk of surface water flooding during a 1-in-1000-year storm event, while Figure 3 shows the areas at risk of flooding during storm events with a return period of up to 1 in 1000 years, including the effects of climate change.



Figure 2: Flood Risk from Surface Water Map – 1 in 1000 year Scenario (EA, 2025)

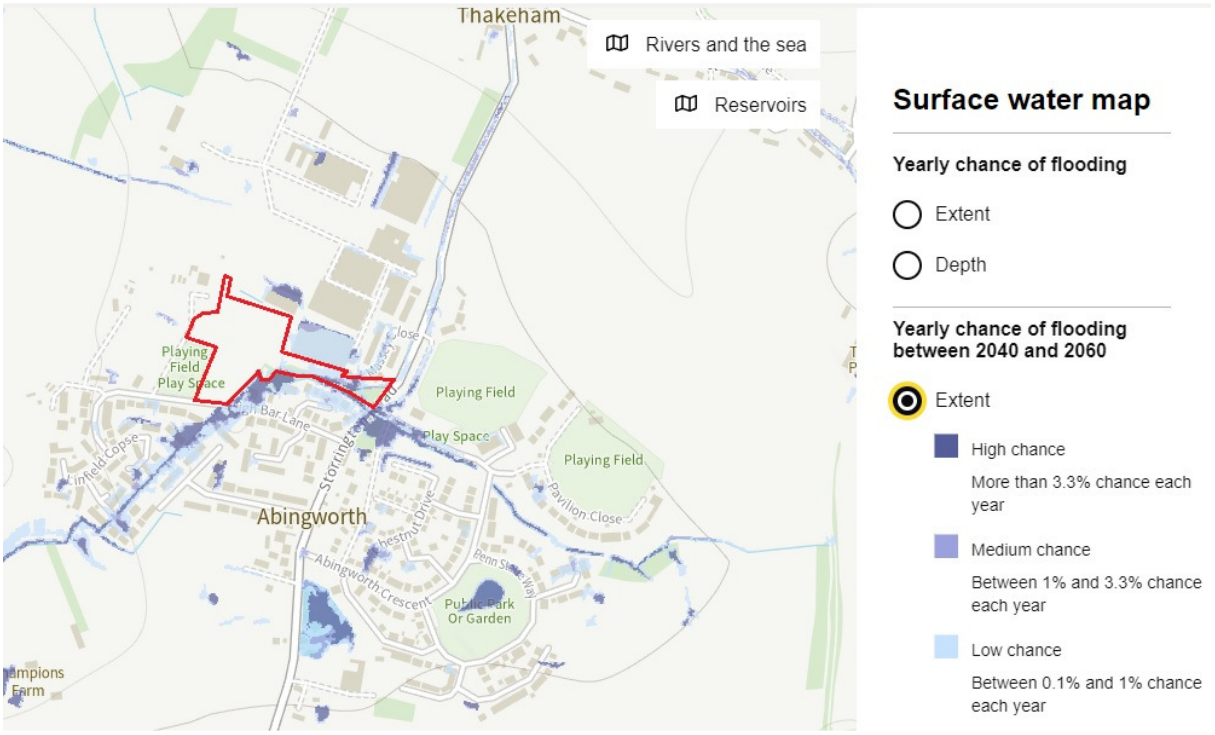

Figure 3: Flood Risk from Surface Water Map – Climate Change Scenario (EA, 2025)

It should be noted that the results from a detailed hydraulic model were also submitted with the FRA, representing a more accurate scenario than the EA's indicative flood maps. The modelled flood maps (Figure 4) are similar to the EA's updated flood maps, showing that the proposed building and roads will be located outside the floodplain.



1 in 1000 Year Flood Map



1 in 100 plus 45% with Blocked Culvert Flood Map

Figure 4: Modelled Flood Maps

In summary the EA's latest flood maps and Price & Myers modelled flood maps show 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 located on an area that would be at risk of flooding now and in the future.

Therefore, the proposed redevelopment has an acceptable flood risk within the terms and requirements of the National Planning Policy Framework.

Please do not hesitate to contact us if you require any further information.

Yours sincerely,
for Price & Myers



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