

Eastbourne and Southern Wealden Level 1 Strategic Flood Risk Assessment

Final Report

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Contract

This report describes work commissioned by Stephen Bottomley, on behalf of Wealden District Council (WDC) and Eastbourne Borough Council (EBC), by a letter dated 21 April 2021. Wealden District Council's representative for the contract was Natalie Bumpus and Eastbourne Borough Council's representative was Anna Clare. Alex Clark, Emma Elwood and Peter Rook of JBA Consulting carried out this work.

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Purpose

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Acknowledgements

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- Eastbourne Borough Council
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- Southern Water

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Executive summary

Introduction

This Level 1 Strategic Flood Risk Assessment (SFRA) will be used to inform decisions on the location of future development and the preparation of sustainable policies for the long-term management of flood risk.

Definition of the study area

The SFRA area covers the Eastbourne Borough Council area and approximately 80km² of the Wealden District Council area (Wealden South), shown in Figure 1-1.

SFRA Objectives

This Strategic Flood Risk Assessment replaces the 2017 Wealden Level 1 SFRA and the 2008 Eastbourne Level 1 SFRA. This study provides a comprehensive and robust evidence base to support the new Wealden District Local Plan and the new Eastbourne Local Plan (2019 – 2039). The key objectives are:

- To update and replace the existing SFRAs
- To consider the requirements of the NPPF (2021); climate change scenarios from the Environment Agency; planning guidance on flood risk management and projects being undertaken by East Sussex County Council as the Lead Local Flood Authority.
- To identify updates related to new datasets, including the Risk of Flooding from Surface Water (RoFSW), any local flood risk management strategies and any risks from groundwater flooding.
- To inform decisions in the emerging Local Plans of both local authorities, including the selection of development sites and planning policies.
- To provide evidence to support the application of the Sequential Test for the allocation of new development sites, to support the Council's preparation of their respective Local Plans.
- To provide a comprehensive set of maps presenting flood risk from all sources that can be used as an evidence base for use in the emerging Local Plans.
- To provide advice for applicants carrying out site-specific Flood Risk Assessments and outline specific measures or objectives that are required to manage flood risk.
- Dependent on the outcome of the Level 1 SFRA, to provide a Level 2 SFRA that is sufficiently detailed to allow Wealden District Council and Eastbourne Borough Council to apply the Exception Test to their site allocations.

Summary of flood risk in the study area

Sources of past flooding have been predominantly from main rivers, ordinary watercourses and surface water. Areas, of previous flooding, include Wannock, Lower Willingdon, Westham, Roselands, Polegate, and Eastbourne.

The main rivers associated with fluvial flooding are Langney Sewer and The Crumbles Sewer, into which a number of smaller ordinary watercourses flow, including The

Wannock Mill, Willingdon and West Langney Sewer, Middle Sewer and the Willingdon Upper Watercourse, Lottbridge Sewer and Horsey Sewer.

Surface water flood risk is concentrated along watercourses or fluvial corridors, within the areas of the 'Levels' and significant overland flow paths through residential and other urban areas, including; Wannock, Lower Willingdon, Hampden Park, Ratton Village, Old Town, Upperton, Meads, Eastbourne Town Centre, Roselands, St Anthony's Hill, Polegate, Friday Street, Langney and Langney Village, Westham and Crumbles.

There is also a risk of tidal flooding at the coast. High tides influence the risk of flooding from other sources. When fluvial, surface water or sewer flooding is combined with the presence of a high tide, tide-locking can occur. Tide-locking is what happens when increased water flows cannot drain away into the sea because of high tide levels. This can increase flood risk.

Groundwater flood risk is prevalent throughout the study area, however the main areas of groundwater concern in the study area are Filching, Wannock, Polegate, Willingdon, Ratton Village and Old Town. The Valleys draining southwest out of Eastbourne Borough from Crapham Hill, Warren Hill and Frost Hill are also shown as areas of concern.

Data from Southern Water shows sewer flooding is most prominent in Roselands, as well as Lower Willingdon, Polegate and Eastbourne town centre.

The Folkington Reservoir is designated as a High-Risk reservoir. Flood modelling shows the probable maximum flood (PMF) inundation from this reservoir extends through the Middle Sewer catchment.

How to use this report

Planners

The SFRA provides recommendations regarding all sources of flood risk in the study area, which can be used to inform policy on flood risk within the Local Plans. This includes how the cumulative impact of development should be considered.

It provides the latest flood risk data and guidance to inform the Sequential Test and provides guidance on how to apply the Exception Test. Both Eastbourne Borough Council and Wealden District Council can use this information to apply the Sequential Test to strategic allocations and identify where the Exception Test will also be needed.

The SFRA provides guidance for developers, which can be used by development management staff as well as to assess whether site specific Flood Risk Assessments meet the required quality standard.

Developers

This SFRA provides guidance for the application of the Sequential and Exception Tests at a site level and for detailed site-specific Flood Risk Assessments.

When assessing sites not identified in the Wealden and Eastbourne Local Plans (windfall sites), developers should use evidence provided in this SFRA to apply the Sequential Test, as well as providing evidence to show that they have adequately considered other reasonably available sites. They must also consider flood risk to the

site for the lifetime of the development taking into account the Environment Agency's updated guidance on climate change.

This SFRA does not replace the need for site-specific Flood Risk Assessments where a development is either within Flood Zones 2 or 3, or greater than a hectare in Flood Zone 1. Similarly, whilst updated flood modelling has been included in this SFRA, this does not include all watercourses and site-specific modelling may still be required in instances where there is no existing modelling. A surface water drainage strategy is also required for major development (in line with the requirements of East Sussex County Council as a statutory consultee for surface water).

At the planning application stage, developers may need to undertake more detailed hydrological and hydraulic assessments of the watercourses in order to:

- verify flood extent (including latest climate change allowances, last updated by the Environment Agency in 2021);
- inform master planning and site layout; and
- demonstrate whether the Exception Test can be passed.

Flood Risk Assessments will need to identify how flood risk will be mitigated to ensure the development is safe from flooding and does not increase flood risk elsewhere. In high-risk areas, the Flood Risk Assessment will also need to consider emergency arrangements, including how there will be safe access and egress from the site.

Development areas protected by flood defences should consider the standard of protection for the lifetime of the development, and whether the standard of protection will be maintained in the future in the face of climate change. Where the standard of protection is not sufficient to mitigate current or future flood risk, the use of developer contributions should be considered to fund improvements.

Cumulative impacts

A cumulative impact assessment has been carried out which has identified which catchments in Wealden and Eastbourne are more sensitive to the cumulative impact of development and where more stringent policy regarding flood risk is recommended. Any development in these areas should seek to contribute to work that reduces wider flood risk in those catchments.

Neighbourhood plans

Communities bringing forward Neighbourhood Plans can use the flood mapping and historic flood events included in this SFRA to assess the risk of flooding to sites within their community and develop community-level flood risk policies.

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Abbreviations

Abbreviation	Definition
CFMP	Catchment Flood Management Plan- A high-level planning strategy through which the Environment Agency works with their key decision makers within a river catchment to identify and agree policies to secure the long-term sustainable management of flood risk.
CIRIA	Construction Industry Research and Information Association
Defra	Department for Environment, Food and Rural Affairs
EA	Environment Agency
EU	European Union
FCERM	Flood and Coastal Erosion Risk Management
FAA	Flood Alert Area
FWA	Flood Warning Area
FRA	Flood Risk Assessment - A site-specific assessment of all forms of flood risk to the site and the impact of development of the site to flood risk in the area.

FRM	Flood Risk Management
FRMP	Flood Risk Management Plan
FSA	Flood Storage Area
FWMA	Flood and Water Management Act
Ha	Hectare
IDB	Internal Drainage Board
iFRA	indicative Flood Risk Area
JBA	Jeremy Benn Associates
LFRMS	Local Food Risk Management Strategy
LIDAR	Light Detection and Ranging
LLFA	Lead Local Flood Authority - Local Authority responsible for taking the lead on local flood risk management
LPA	Local Planning Authority
m AOD	metres Above Ordnance Datum
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
NRD	National Receptor Database
NRIM	National Reservoir Inundation Mapping
NVZs	Nitrate Vulnerability Zones
PFRA	Preliminary Flood Risk Assessment
RBMP	River Basin Management Plan
RoFfSW	Risk of Flooding from Surface Water (formerly known as the Updated Flood Map for Surface Water (uFMfSW))
SFRA	Strategic Flood Risk Assessment
SHELAA	Strategic Housing and Economic Land Availability Assessment
SoP	Standard of Protection - Defences are provided to reduce the risk of flooding from a river and within the flood and defence field standards are usually described in terms of a flood event return period. For example, a flood embankment could be described as providing a 1 in 100-year standard of protection.
SPZ	(Groundwater) Source Protection Zone
SuDS	Sustainable Drainage Systems - Methods of management practices and control structures that are designed to drain surface water in a more sustainable manner than some conventional techniques
SWMP	Surface Water Management Plan - The SWMP plan should outline the preferred surface water management strategy and identify the actions, timescales and responsibilities of each partner. It is the principal output from the SWMP study.
WFD	Water Framework Directive – Under the WFD, all waterbodies have a target to achieve Good Ecological Status (GES) or Good Ecological Potential (GEP) by a set deadline. River Basin Management Plans

	(RBMPs) set out the ecological objectives for each water body and give deadlines by when objectives need to be met.
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Definitions

Term	Definition
Managed adaptive approach	A structured, iterative process of robust decision making in the face of uncertainty, with an aim to reducing uncertainty over time via system monitoring.
Design flood	This is a flood event of a given annual flood probability, which is generally taken as: fluvial (river) flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year), or; tidal flooding with a 0.5% annual probability (1 in 200 chance each year), against which the suitability of a proposed development is assessed and mitigation measures, if any, are designed.
Exception Test	Set out in the NPPF, the Exception Test is a method used to demonstrate that flood risk to people and property will be managed appropriately, where alternative sites at a lower flood risk are not available. The Exception Test is applied following the Sequential Test.
Flood defence	Infrastructure used to protect an area against floods as floodwalls and embankments; they are designed to a specific standard of protection (design standard).
Flood Map for Planning	The Environment Agency Flood Map for Planning (Rivers and Sea) is an online mapping portal which shows the Flood Zones in England. The Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences and do not account for the possible impacts of climate change.
Flood Map for Planning	The Environment Agency Flood Map for Planning (Rivers and Sea) is an online mapping portal which shows the Flood Zones in England. The Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences and do not account for the possible impacts of climate change.
Flood and Water Management Act	Part of the UK Government's response to Sir Michael Pitt's Report on the Summer 2007 floods, the aim of which is to clarify the legislative framework for managing surface water flood risk in England.
Fluvial Flooding	Flooding resulting from water levels exceeding the bank level of a River
Main River	A watercourse shown as such on the Main River Map, and for which the Environment Agency has responsibilities and powers
Ordinary Watercourse	All watercourses that are not designated Main River. Local Authorities or, where they exist, IDBs have similar permissive powers as the Environment Agency in relation to flood defence work. However, the riparian owner has the responsibility of maintenance.
Pluvial flooding	Flooding as a result of high intensity rainfall when water is ponding or flowing over the ground surface (surface runoff) before it enters the

	underground drainage network or watercourse or cannot enter it because the network is full to capacity.
Principal Aquifer	Principal aquifers are layers of rock or drift deposits that provide a high level of storage and transmission of water due to having high permeability. They may support water supply.
Resilience Measures	Measures designed to reduce the impact of water that enters property and businesses; could include measures such as raising electrical appliances.
Resistance Measures	Measures designed to keep flood water out of properties and businesses; could include flood guards for example.
Return Period	Is an estimate of the interval of time between events of a certain intensity or size, in this instance it refers to flood events. It is a statistical measurement denoting the average recurrence interval over an extended period of time.
Return Period	Is an estimate of the interval of time between events of a certain intensity or size, in this instance it refers to flood events. It is a statistical measurement denoting the average recurrence interval over an extended period of time.
Risk	In flood risk management, risk is defined as a product of the probability or likelihood of a flood occurring, and the consequence of the flood.
Sequential Test	Set out in the NPPF, the Sequential Test is a method used to steer new development to areas with the lowest probability of flooding.
Sewer flooding	Flooding caused by a blockage or overflowing in a sewer or urban drainage system.
Stakeholder	A person or organisation affected by the problem or solution or interested in the problem or solution. They can be individuals or organisations, includes the public and communities.
Surface water flooding	Flooding as a result of surface water runoff as a result of high intensity rainfall when water is ponding or flowing over the ground surface before it enters the underground drainage network or watercourse or cannot enter it because the network is full to capacity, thus causing what is known as pluvial flooding.

1 Introduction

1.1 Purpose of the Strategic Flood Risk Assessment

“Strategic policies should be informed by a strategic flood risk assessment and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.”.

(National Planning Policy Framework 2021, paragraph 156)

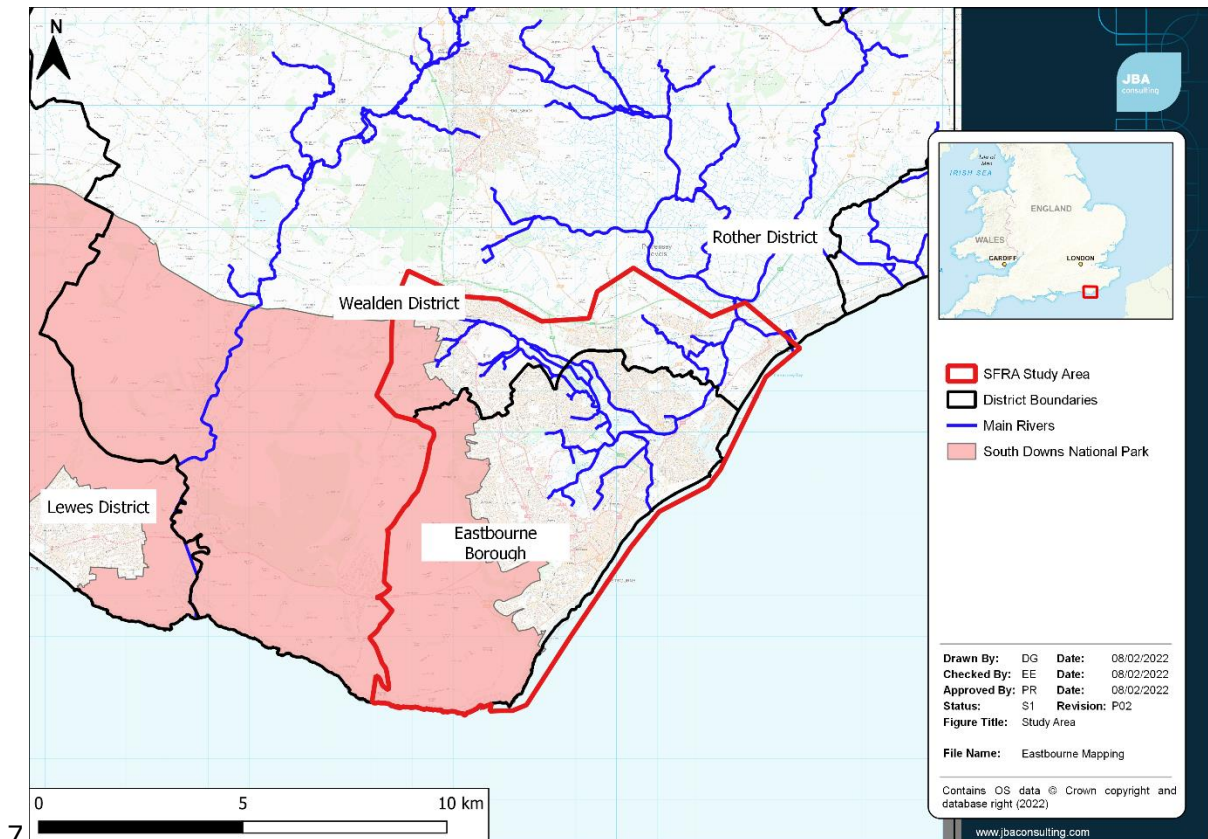
- 1 JBA Consulting were commissioned by Wealden District and Eastbourne Borough Councils to prepare a Level 1 Strategic Flood Risk Assessment (SFRA) for Eastbourne and South Wealden, ('the study area').
- 2 This document provides an update to the previous SFRAs for Eastbourne and Wealden, completed in 2008 and 2017, respectively. This 2022 SFRA will be used to inform decisions on the location of future development and the preparation of sustainable policies for the long-term management of flood risk.

1.2 The Local Plans

- 3 Eastbourne Borough Council (EBC) and Wealden District Council (WDC) are currently preparing their new Local Plans. The plans will identify site allocations for different land uses such as housing, employment, retail, leisure, education, and open spaces, as well as seek to address climate change, coastal erosion and to protect the natural and built environment. Therefore, they will require planning policies on flood risk as well as information on site-specific flood risk policies where appropriate.
- 4 EBC are developing a plan which will look forward to 2039. The new Plan aims to shape, plan and manage growth, and development across the borough of Eastbourne based on the shared community vision for the future.
- 5 The new WDC Local Plan (2019-2039) will replace the saved policies of the 1998 Wealden Local Plan, the Core Strategy (2013) and Affordable Housing Delivery Local Plan (2016). An updated Wealden Local Plan was submitted in 2019, using the former National Planning Policy Framework (NPPF) 2012 to establish the evidence base, however the Council withdrew this Local Plan in February 2020.

1.3 SFRA study area

- 6 The study area covers approximately 45km² in the county of East Sussex and includes the Eastbourne Borough Council administrative area and an area within the southern part of Wealden District. Based on ONS 2019 survey and population growth rates, the estimated current population for the study area is around 131,567 with the majority (103,324) in Eastbourne Borough. The study area is shown in Figure 1-1.



8 The study area is a predominantly urban catchment. As well as Eastbourne, it includes the town of Polegate, and the civil parishes of

- Willingdon and Jevington,
- Stone Cross,
- Pevensey,
- Westham, and
- Pevensey Bay village.

9 Main Rivers in the study area are shown in Figure 1-2.

- The Wannock Mill stream flows into the Willingdon and West Langney Sewer which is also connected to the Middle Sewer and the Willingdon Upper Watercourse. These flow down towards the Langney Sewer, into which the Lottbridge Sewer and Horsey Sewer flow from the north. Langney Sewer is now a drain connecting the main watercourses in the study area to Salt Haven, the outlet to the English Channel.
- The Crumbles Sewer flows into Crumbles Pond, a large recreational artificial pond with controlled inflows and outflows into the English Channel.

10 There are also a number of significant ordinary watercourses in Eastbourne, this includes the Bourne Stream which is culverted under Eastbourne town centre before discharging into the Horsey Sewer.

- 11 Lakes in Eastbourne, such as Shinewater Lake, play a key role in floodwater storage. The lakes were excavated in the mid-1990s with provision of floodwater storage as their primary and intended role, though they also provide leisure services.
- 12 The study area is supplied by both South East Water and Southern Water for water and sewerage.

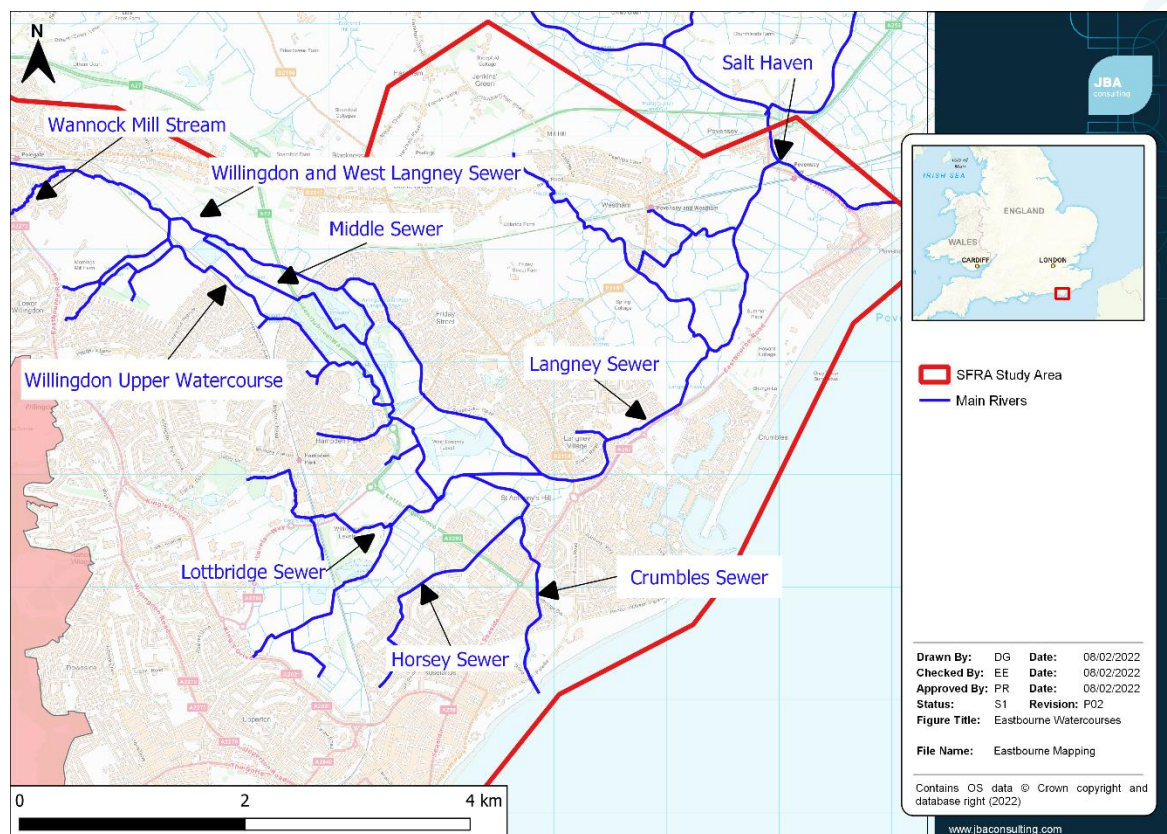


Figure 1-2: Main Rivers in the study area

1.4 Topography, geology and soils

- 13 The topography, geology and soil are all important in influencing the way the catchment responds to a rainfall event. The degree to which a material allows water to percolate through it, the permeability, affects the extent of overland flow and therefore the amount of run-off reaching the watercourse. Steep slopes or clay rich (low permeability) soils will promote rapid surface runoff.

1.4.1 Topography

- 14 The topography of the study area ranges from 163 m Above Ordnance Datum (AOD) to -3.65 m AOD, as can be seen in Figure 1-3. The highest ground is between Combe Hill and Beachy Head, in the south-west of the study area, with the highest points at Combe Hill and Willingdon Hill. Away from the chalk at Beachy Head, the land drops steeply towards the relatively low-lying and flat urban centre of Eastbourne.

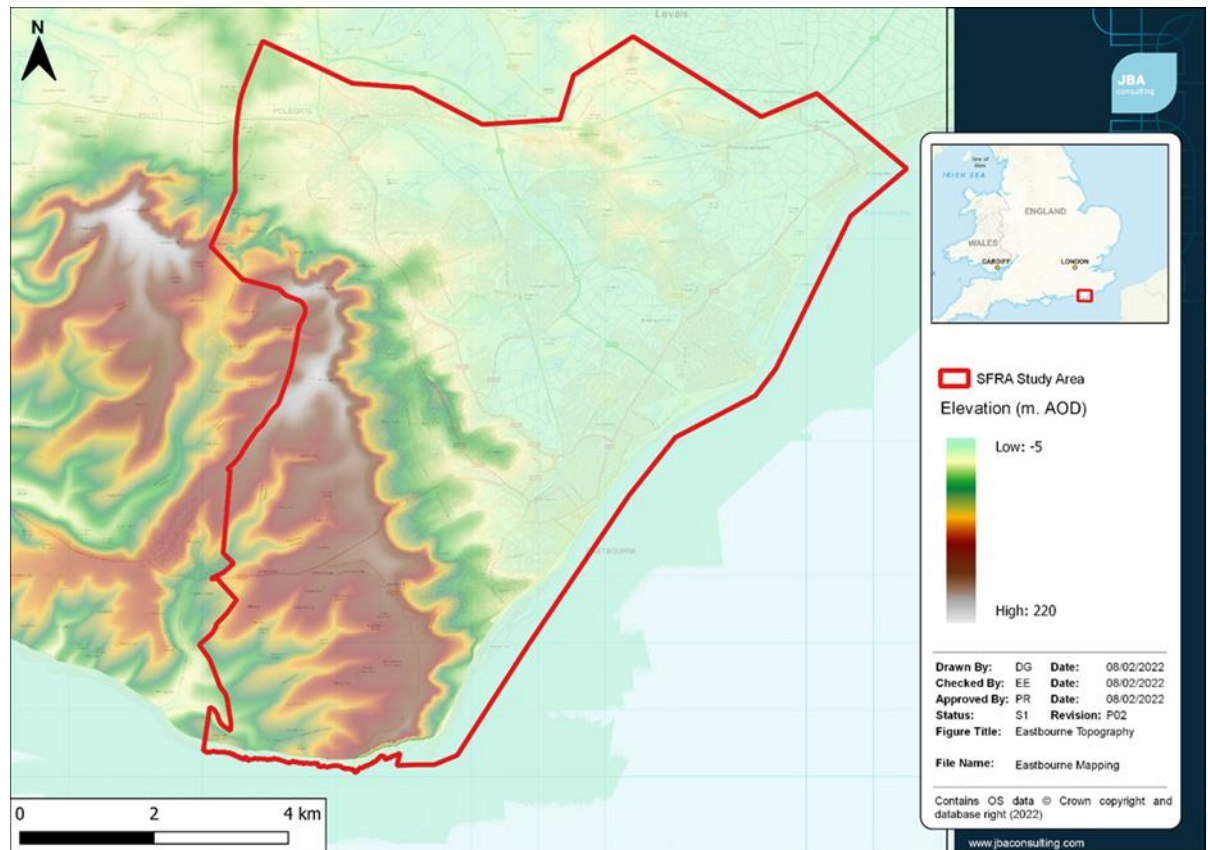


Figure 1-3: The topography of the study area

1.4.2 Geology

- 15 The bedrock in the study area is made up of four main types which run in bands perpendicular to the coastline. The bedrock is predominantly Chalk, covering the south of the study area. It has high permeability and high levels of water storage and is designated as a Principal aquifer.
- 16 There is a narrow band of Sandstone and Mudstone in the north of the study area which is also designated as a Principal aquifer. Between these is a band of Mudstone, Sandstone and Limestone which runs through the middle of the study area and along most of the coastline adjacent to the chalk layer.
- 17 A band of Mudstone, Siltstone and Sandstone can be found in the north of the study area, which curves up and along the coastline. The low porosity of the Mudstone means that these bands are classified as unproductive: rock layers with low permeability and therefore a negligible significance for water supply or river base flow.
- 18 A small area in the north of the study area is Sandstone and Siltstone interbed, a Secondary A aquifer. This rock is capable of supporting water supplies at a local level, and in some cases forming a source of base flow to rivers.
- 19 The superficial lithology of the study area is predominantly clay, with beach deposits in the low-lying areas in the north-east. The geology of the study area can be viewed through the **British Geological Survey** and in Figure 1-4 to Figure 1-6 below.

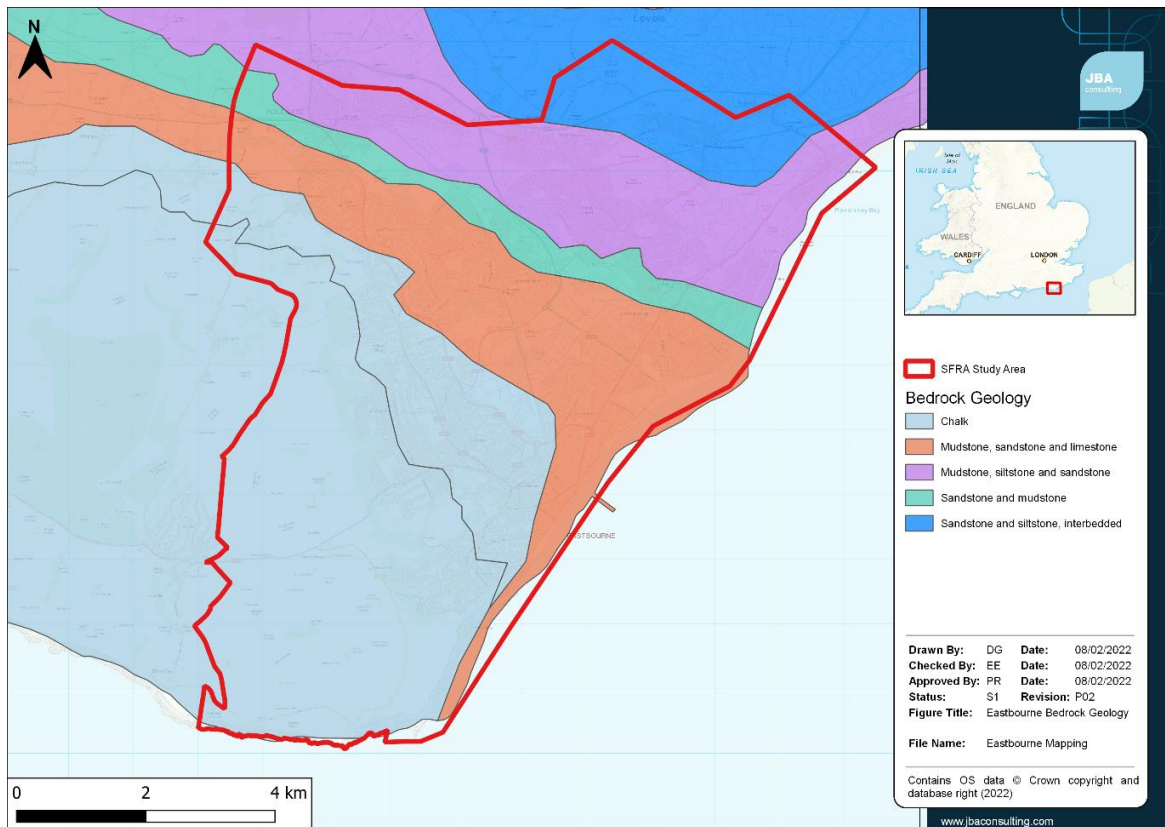


Figure 1-4: Study area bedrock

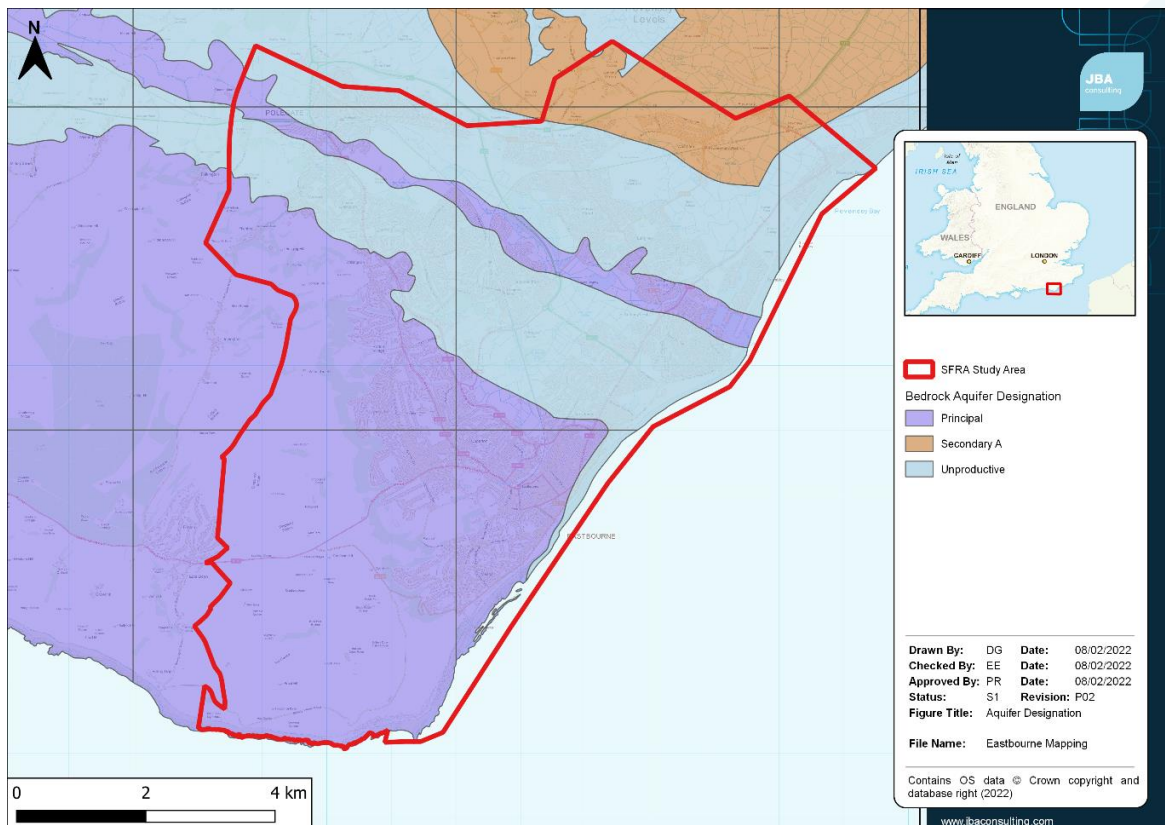


Figure 1-5: Bedrock aquifer designation

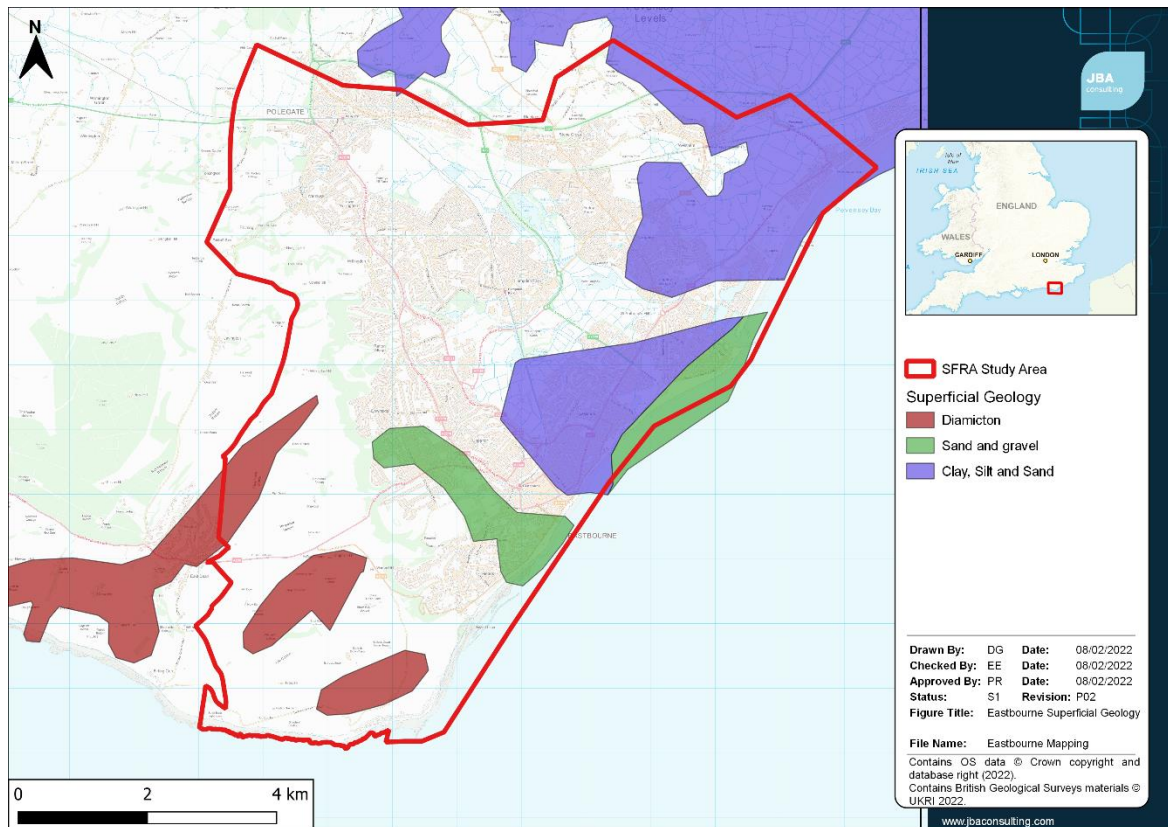


Figure 1-6: Superficial geology of the study area

1.4.3 Soils

- 20 Most of the study area is covered by Unclassified soil, most likely because of the urban land use in the low-lying ground in the central and northern areas. The southwest is covered mostly by shallow lime-rich soils over chalk or limestone, which corresponds to the areas with chalk bedrock. These soils are freely draining, mostly to chalk groundwater.
- 21 The areas with the highest elevation (Beachy Head and Willingdon Hill) are covered by freely draining slightly acid loamy soils. Loamy and clayey soils of coastal flats with naturally high groundwater cover a section in the centre of the study area and above this, in Stone Cross, there is an area of slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils which have impeded drainage.
- 22 Further north, Westham and Hankham are covered by slightly acid loamy and clayey soils with impeded drainage. The coast by Pevensey Bay is made up of sand dune soils, and Pevensey Bay itself is covered by loamy and clayey soils of coastal flats with naturally high groundwater.

1.5 Levels of SFRA

- 23 The Planning Practice Guidance (PPG) identifies the following two levels of SFRA:
- **Level 1:** where flooding is not a major issue in relation to potential site allocations and where development pressures are low. The assessment should be of sufficient detail to enable application of the Sequential Test.
 - **Level 2:** where land outside Flood Zones 2 and 3 cannot appropriately accommodate all necessary development, creating the need to apply the NPPF's Exception Test. In these circumstances the assessment should consider the detailed nature of the flood characteristics within a Flood Zone and assessment of other sources of flooding.
- 24 This Level 1 SFRA is intended to aid the study area in applying the Sequential Test for their site allocations and identify where the application of the Exception Test may be required via a Level 2 SFRA.

1.6 SFRA outputs

- 25 The following outputs will be produced from this SFRA:
- Identification of policy and technical updates.
 - Identification of any strategic flooding issues which may have cross boundary implications.
 - Appraisal of all potential sources of flooding, including main river, ordinary watercourse, surface water, sewers, groundwater, reservoirs and canals.
 - Review of historic flooding incidents (1990 – 2021).
 - Reporting on the standard of protection provided by existing flood risk management infrastructure.
 - Mapping showing distribution of flood risk across all Flood Zones from all sources of flooding including climate change allowances.
 - Assessment of the potential increase in flood risk due to climate change.
 - Flood Risk Assessment guidance for developers.
 - Assessment of surface water management issues, how these can be addressed through development management policies and the application of Sustainable Drainage Systems.
 - Recommendations of the criteria that should be used to assess future development proposals and the development of a Sequential Test and sequential approach to flood risk.
 - Assessment of strategic flood risk solutions that can be implemented to reduce risks.

1.7 Consultation

- 26 The following parties (external to Eastbourne Borough Council and Wealden District Council) were consulted to inform the SFRA:
- Environment Agency
 - Southern Water
 - South East Water
 - East Sussex County Council (LLFA)
 - South Downs National Park
 - Pevensey and Cuckmere Water Level Management Board

1.8 Use of SFRA data

Key reference material such as external guidance documents/ websites are provided in **green** throughout the SFRA, with the weblink in brackets afterwards.

Advice to users has been highlighted in **amber boxes** throughout the document.

- 27 Level 1 SFRAs are high-level strategic documents and do not go into detail on an individual site-specific basis. The primary purpose is to provide an evidence base to inform the Local Plan and any future flood risk policies.
- 28 Developers will still be required to undertake site-specific Flood Risk Assessments to support Planning Applications, however the information in the SFRA provides an indication of flood risks that will need to be explored in more detail at site level.
- 29 Appendix C presents a SFRA User Guide, further explaining how SFRA data should be used, including reference to relevant sections of the SFRA, how to consider different sources of flood risk and recommendations and advice for Sequential and Exception Tests.
- 30 On the date of publication, the SFRA contains the latest flood risk information. However, new information will become available to inform planning decisions, such as updated hydraulic models (which then update the Flood Map for Planning), flood event information, new defence schemes and updates to policy and legislation. Developers should check the online **Flood Map for Planning** in the first instance to identify any major changes to the Flood Zones, followed by the SFRA for further details. It should also be noted that the Flood Map for Planning does not include any consideration of the impact of climate change.

2 Flood risk policy and strategy

This section sets out the flood risk management roles and responsibilities for different organisations and relevant legislation, policy and strategy.

2.1 Roles and responsibilities for Flood Risk Management in the study area

- 31 There are different organisations within the study area that have responsibilities for flood risk management, known as Risk Management Authorities (RMAs). These are shown on Table 2-1 with a summary of their responsibilities.
- 32 It is important to note that land and property owners are responsible for the maintenance of watercourses either on or next to their properties. Property owners are also responsible for the protection of their properties from flooding as well as other management activities, for example by maintaining riverbeds/banks, controlling invasive species and allowing the flow of water to pass without obstruction. Certain activities may require a permit/consent before being undertaken. For example, works or maintenance to a main river needs a Flood Risk Activity Permit from the Environment Agency before going ahead. More information can be found in the Environment Agency publication '**Owning a Watercourse**' (2018).
- 33 When it comes to undertaking works to reduce flood risk, the Environment Agency and East Sussex County Council as LLFA have permissive powers and limited resources are prioritised and targeted to where they can have the greatest effect. Permissive powers mean that Risk Management Authorities are permitted to undertake works on watercourses but are not obliged.
- 34 ESCC as LLFA and the PCWLMB work in partnership to manage flood risk throughout the wider catchment of the Pevensey Levels and River Cuckmere and it is noted that the PCWLMBs activities with regard to maintaining its assets have a significant impact on flood risk, particularly in the study area. The PCWLMB and LLFA issue joint responses to planning applications addressing the impacts of development on flood risk and surface water drainage.
- 35 East Sussex County Council as the LLFA is working in partnership with the Pevensey and Cuckmere Water Level Management Board (PCWLMB), to advise planning authorities on the impact of development on local flood risk within the Board's catchment. Developers should liaise with both organisations for sites within the Board's catchment, which includes the entire SFRA study area. It should also be noted that both WDC and EBC contribute to the PCWLMBs funding and council members play a role in the Board's governance, being appointed to the Board by both Local Authorities.

Table 2-1: Roles and responsibilities for Risk Management Authorities

Risk Management Authority	Strategic Level	Operational Level	Planning role
Environment Agency	Strategic overview for all sources of flooding National Strategy Reporting and general supervision	Main rivers (e.g Langney Sewer) Reservoirs	Statutory consultee for development in Flood Zones 2 and 3 Consenting/permitting of works to main rivers
East Sussex County Council as Lead Local Flood Authority (LLFA)	Preliminary Flood Risk Assessment Local Flood Risk Management Strategy	Surface Water Groundwater Ordinary Watercourses (consenting and enforcement) Ordinary watercourses (works)	Statutory consultee for major developments Consenting/permitting of works to ordinary watercourses
Wealden District Council as Local Planning Authority (LPA)	Local Plans as Local Planning Authorities	Managing open spaces under Borough Council ownership	Determination of Planning Applications Production of the Local Plan
Eastbourne Borough Council as Local Planning Authority (LPA)	Local Plans as Local Planning Authorities	Managing open spaces under Borough Council ownership	Determination of Planning Applications Production of the Local Plan
Eastbourne Borough Council as Coastal Protection Authority	Shoreline Management Plans, Coastal Defence Strategies and individual capital schemes	Take measures against erosion	
Pevensey and Cuckmere Water Level Management Board (PCWLMB)	Work in partnership with other authorities to manage and reduce flood risk in low lying areas.	Carry out work to manage flood risk	Designate structures and features of the environment that affect flood or coastal erosion risk, grant consents for culverts, dams and weirs on ordinary watercourses
Southern Water	Asset Management Plans, supported by Periodic Reviews (business cases) Develop Drainage and	Public sewers	Non-statutory consultee

	Wastewater management plans		
Highways Authorities Highways England (motorways and trunk roads) East Sussex County Council (for non-trunk roads)	Highway drainage policy and planning	Highway drainage	Internal planning consultee regarding highways design standards and adoptions

2.2 Relevant legislation

36 The following legislation is relevant to development and flood risk in the study area:

- **Flood Risk Regulations (2009)** - these transpose the European Floods Directive (2000) into law and require the Environment Agency and LLFAs to produce Preliminary Flood Risk Assessments and identify where there are nationally significant Flood Risk Areas. For the Flood Risk Areas, detailed flood maps and a **Flood Risk Management Plan** is produced.
- **Town and Country Planning Act (1990), Water Industry Act (1991), Land Drainage Act (1991), Environment Act (1995), Flood and Water Management Act (2010)** – as amended and implanted via secondary legislation. These set out the roles and responsibilities for organisations that have a role in FRM.
- The **Land Drainage Act (1991, as amended)** and **Environmental Permitting Regulations (2016)** also set out where developers will need to apply for additional permission (as well as planning permission) to undertake works to an Ordinary Watercourse or Main River. Applicants for Consent are also required to comply with the WLMB's Byelaws (section 2.5.7), which protect the water corridor to ensure the watercourse is accessible for inspection and maintenance.
- The **Water Environment Regulations (2017)** – these transpose the European Water Framework Directive (2000) into law and require the Environment Agency to produce River Basin Management Plans (RBMPs). These aim to ensure that the water quality of aquatic ecosystems, riparian ecosystems and wetlands reaches 'good' status.
- Other environmental legislation such as the Habitats Directive (1992), Environmental Impact Assessment Directive (2014) and Strategic Environmental Assessment Directive (2001) also apply as appropriate to strategic and site-specific developments to guard against environmental damage.

2.3 Relevant flood risk policy and strategy documents

	Document, lead author and date	Information
National	Flood and Coastal Erosion Risk Management Strategy (Environment Agency) 2020	No
	National Planning Policy Framework and Guidance (MHCLG) 2021)	No
	Building Regulations Part H (MHCLG) 2010	No
Regional	Cuckmere and Sussex Havens: Catchment flood management plan (EA) 2009	Yes
	South East River Basin District Management Plan (EA) 2016 updated 2018	No
	Cuckmere and Pevensey Levels catchment Drainage and Wastewater Management Plan (Southern Water) due January 23	Yes
	Climate Change guidance for development and flood risk (Environment Agency) 2021	No
	Beachy Head to Selsey Bill Shoreline Management Plan	Yes
	South Foreland to Beachy Head Shoreline Management Plan	Yes
Local	Guide to Sustainable Drainage Systems in East Sussex	Yes
	Water. People. Places. A guide for master planning sustainable drainage into developments (LLFAs of the South East)	Yes
	East Sussex Preliminary Flood Risk Assessment 2011	Yes
	Local Flood Risk Management Strategy (ESCC) 2016	Yes

- 37 Table 2-2 summarises relevant national, regional and local flood risk policy and strategy documents and how these apply to development and flood risk. Hyperlinks are provided to external documents.
- 38 Changes to these documents, or changes to climate change allowances, could occur before the next scheduled update to this SFRA. An SFRA addendum should be issued if major changes to national or local planning policy or climate change allowances occur, detailing where the SFRA is no longer relevant.

Table 2-2: National, regional and local flood risk policy and strategy documents

	Document, lead author and date	Information	Policy measures /	Development design	Next update
National	Flood and Coastal Erosion Risk Management Strategy (Environment Agency) 2020	No	Yes	No	2026
	National Planning Policy Framework and Guidance (MHCLG) 2021)	No	No	Yes	-
	Building Regulations Part H (MHCLG) 2010	No	No	Yes	-
Regional	Cuckmere and Sussex Havens: Catchment flood management plan (EA) 2009	Yes	Yes	No	-
	South East River Basin District Management Plan (EA) 2016 updated 2018	No	Yes	No	2021/22
	Cuckmere and Pevensey Levels catchment Drainage and Wastewater Management Plan (Southern Water) due January 23	Yes	Yes	Yes	2023
	Climate Change guidance for development and flood risk (Environment Agency) 2021	No	No	Yes	
	Beachy Head to Selsey Bill Shoreline Management Plan	Yes	Yes	No	-
	South Foreland to Beachy Head Shoreline Management Plan	Yes	Yes	No	-
Local	Guide to Sustainable Drainage Systems in East Sussex	Yes	Yes	Yes	-
	Water. People. Places. A guide for master planning sustainable drainage into developments (LLFAs of the South East)	Yes	Yes	Yes	
	East Sussex Preliminary Flood Risk Assessment 2011	Yes	Yes		
	Local Flood Risk Management Strategy (ESCC) 2016	Yes	Yes	No	2026

2.4 Key legislation for flood and water management

- 39 The **Flood Risk Regulations 2009** translated the EU Floods Directive into UK law. The EU requires Member States to complete an assessment of flood risk (known as a Preliminary Flood Risk Assessment (PFRA) to identify areas where there is a significant risk of flooding. For these Flood Risk Areas, Member States must then undertake Flood Risk and Hazard Mapping and produce Flood Risk Management Plans. In England, the Flood Risk Regulations direct the Environment Agency to do this work for river, sea and reservoir flooding and LLFAs must do this work for surface water, Ordinary Watercourse and Groundwater flooding.
- 40 The 2011 **East Sussex County Council PFRA** provides information on significant past and future flood risk from localised flooding in East Sussex, including Eastbourne Borough and Wealden District. No nationally significant Flood Risk Areas for localised flooding have been identified in East Sussex.
- 41 The **PFRA for England (2018)** provides information on significant past and future flood risk from river and sea flooding across all of England. Eastbourne was identified as a Flood Risk Area in this assessment.

2.4.1 Flood and Water Management Act (FWMA) 2010

- 42 The Flood and Water Management Act (2010) created clear roles and responsibilities for RMAs and helped to define a more risk-based approach to dealing with flooding. This included the creation of the Lead Local Flood Authority role for Unitary and County Councils to manage local flood risk.

2.4.2 Water Framework Directive & Water Environment Regulations

- 43 The Water Framework Directive (WFD) was transposed into English Law by the Water Environment Regulations (2003). In English legislation this is the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017. Its aim is to deliver improvements across Europe in the management of water quality and water resources through River Basin Management Plans (RBMP), which were last published in 2015 and are currently being updated. Eastbourne Borough and Wealden District lie within the South East River Basin District.

2.5 Key national, regional and local policy documents and strategies

2.5.1 The NFCERM Strategy for England (2020)

- 44 The **National Flood and Coastal Erosion Risk Management Strategy (NFCERM)** for England provides the overarching framework for future action by all risk management authorities to tackle flooding and coastal erosion in England. The Strategy looks ahead to 2100 and the action needed to address the challenge of climate change.
- 45 The Strategy has been split into 3 high level ambitions:
 - climate resilient places;
 - today's growth and infrastructure resilient in tomorrow's climate; and

- a nation ready to respond and adapt to flooding and coastal change.
- 46 The Strategy was published in July 2020 alongside a New **National Policy Statement for Flood and Coastal Erosion Risk Management**. The statement sets out five key commitments which will accelerate progress to better protect and better prepare the country for the coming years:
- Upgrading and expanding flood defences and infrastructure across the country.
 - Managing the flow of water to both reduce flood risk and manage drought.
 - Harnessing the power of nature to not only reduce flood risk, but deliver benefits for the environment, nature, and communities.
 - Better preparing communities for when flooding and erosion does occur.
 - Ensuring every area of England has a comprehensive local plan for dealing with flooding and coastal erosion.

2.5.2 Updated Strategic Flood Risk Assessment guidance

- 47 Planning Practice Guidance on '**How to prepare a Strategic Flood Risk Assessment guidance**' was updated in August 2019, which had some key additions to both Level 1 and Level 2 assessments, including:
- **The requirement to assess** cumulative impacts of development and land-use change, including:
 - strategically planned development
 - windfall development
 - permitted development
 - significant changes in land use, such as paving over domestic gardens or reforestation of uplands
 - **Specific details on what recommendations should be considered**, such as:
 - how flood risk should be addressed in new developments and changes of use,
 - property level resilience measures
 - access and escape issues
 - what emergency provision is needed in flood risk areas
 - how residual risks should be managed
 - **Consideration of opportunities to reduce the causes and impacts of flooding, including**
 - the identification of any land likely to be needed for flood risk management features and structures
 - building new or improved flood defences
 - funding for new or improved defences

- area-wide sustainable drainage systems to remove surface water from combined sewers
- natural flood management
- changes to land management
- surface water storage areas
- removal of culverts or other restrictions on flow
- river restoration, such as removing canalisation and re-introducing meanders
- removing permitted development rights in sensitive areas

2.5.3 River Basin Management Plans

- 48 The [South East River Basin Management Plan](#) (RBMP), managed by the EA, has been updated since the first cycle in 2009. The latest version was published in December 2015 with an updated version that has been recently out for consultation ahead of expected publication later in 2022.
- 49 The RBMP describes how development and land-use planning needs to consider issues relevant to the RBMP including sustainable drainage systems, green and blue infrastructure, sewage treatment options (tertiary phosphate treatments), water efficiency measures, infrastructure and development locations and the reduction of nutrients from diffuse pollution. The RBMP provides a summary of measures to protect and improve the water environment in the river basin district.

2.5.4 Flood Risk Management Plans

- 50 Flood Risk Management Plans (FRMPs) are part of the six-year cycle of assessment, mapping and planning required under the Flood Risk Regulations. The final [South East River Basin District Flood Risk Management Plan \(FRMP\)](#) was issued in March 2016 and covers the period of 2015 to 2021. The FRMP for 2021 to 2027 will be published in 2022. Within the 2017 PFRA update and the 2021-2027 FRMP, Eastbourne and Pevensey Bay have been identified as Nationally Significant Flood Risk Areas for surface water, as well as river and sea flooding. Therefore, the Environment Agency and East Sussex County Council have been required to indicate how flood risk will be managed for the duration of the 2021-2027 period. The report also includes reference to ongoing work in southern Wealden and Eastbourne as part of the Flood and Coastal Resilience Innovation Programme (FCRIP) led by East Sussex County Council.

2.5.5 Catchment Flood Management Plans

- 51 Catchment Flood Management Plans are high-level strategic plans providing an overview of flood risk across river catchments. They aim to set policies for sustainable flood risk management for the whole catchment covering the next 50 to 100 years.
- 52 The study area sits within the [Cuckmere and Sussex Havens CFMP](#) and is part of Sub-area 6 'Polegate/Eastbourne and Willingdon/Pevensey'. Throughout this sub-area, flood risk is assessed as low, however, this is expected to increase in

the future. The preferred policy is Policy Option 4, applied where areas of low, moderate, or high flood risk where the EA are already managing flood risk effectively, but further actions may need to be taken to keep pace with climate change. The CFMP also refers to tide-locking which is likely to be a significant issue in Eastbourne in the future as it can impact the ability of surface water drainage systems to discharge runoff, increasing the overall flood risk in the area.

2.5.6 East Sussex Local Flood Risk Management Strategy (LFRMS)

- 53 The **East Sussex Local Flood Risk Management Strategy** was published in 2016 and is due to be updated in 2026. The Strategy sets out how East Sussex County Council will manage flood risk from surface water runoff, groundwater and ordinary watercourses.
- 54 Following the adoption of the new National Strategy in 2020, it is expected that LLFAs will update their Local Strategies to reflect how national objectives for flood risk management will be delivered locally.

2.5.7 LLFAs, surface water and SuDS

- 55 The 2021 NPPF states that: 'Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate' (Para 169). When considering planning applications, local planning authorities should consult the LLFA on the management of surface water to satisfy that:
 - The proposed minimum standards of operation are appropriate.
 - There are clear arrangements for on-going maintenance over the development's lifetime through planning conditions or planning obligations
- 56 East Sussex County Council's requirements for SuDS on new developments are set out on their website, alongside supporting documents. At the time of writing this SFRA, documents and policies relevant to SuDS and surface water in Eastbourne Borough and Wealden District are:
 - a. **Local Flood Risk Management Strategy**
 - b. **Guide to Sustainable Drainage in East Sussex**
 - c. **Water. People. Places. A guide for master planning sustainable drainage into developments**
 - d. The SuDS Manual (C753), published in 2007, updated in 2015
 - e. **DEFRA Non-statutory technical standards for sustainable drainage systems, 2015**
 - f. **DEFRA National Standards for sustainable drainage systems Designing, constructing (including LASOO best practice guidance), operating and maintaining drainage for surface runoff, 2011**
 - g. **Planning Practice Guidance: Flood Risk and Coastal Change**

- 57 The 2021 NPPF states that flood risk should be managed “using opportunities provided by new development and improvements in green and other infrastructure to reduce causes and impacts of flooding.” As such, East Sussex County Council as LLFA expects SuDS to be incorporated on minor development as well as major development, this is covered in more detail in Section 10.

2.5.8 Surface Water Management Plans (SWMP)

- 58 SWMPs are led by a partnership of flood risk management authorities who have responsibilities for aspects of local flooding, including, but not limited to, the LLFA, Local Authority and Sewerage Undertaker. The purpose of a SWMP is
- to identify what the local flood risk issues are,
 - what options there may be to prevent them or the damage they cause and
 - who should take these options forward
- 59 The **Eastbourne SWMP 2012**, which also covers Polegate and Willingdon, outlines the preferred surface water management strategy in a given location. In this context, surface water flooding describes flooding from sewers, drains, groundwater, and runoff from land, small watercourses and ditches that occurs as a result of heavy rainfall. SWMPs act as the basis for long-term actions to manage surface water and influence further investigation, future capital investment, maintenance, public engagement and understanding, spatial planning and emergency planning.
- 60 The study identified high priority flooding hotspots, of which the top four hotspots were:
- Mill Street Gardens, Willingdon,
 - Langney,
 - Firle Road and The Beacon (previously Arndale Shopping Centre) in Eastbourne Town Centre,
 - Bourne Stream/ Motcombe Park northwest of Eastbourne Town Centre

2.5.9 Water Cycle Studies

- 61 Water Cycle Studies (WCS) assist councils to select and develop sustainable development allocations in locations where there is minimal impact on the environment, water quality, water resources, infrastructure, and flood risk. The latest WCS covering part of Eastbourne Borough is the **South Downs National Park Authority Water Cycle Study** published in April 2015, it should be noted that this does not cover the entirety of the study area only the National Park area. Both EBC and WDC will undertake a Water Cycle Study as part of their work on the new Local Plans.

3 Planning policy for flood risk management

This section summarises national planning policy for development and flood risk.

3.1 National Planning Policy Framework and Guidance

- 62 The revised National Planning Policy Framework (**NPPF**) was published in July 2021. The NPPF sets out the Government's planning policies for England. It must be taken into account in the preparation of local plans and is a material consideration in planning decisions. The NPPF defines Flood Zones, how these should be used to allocate land and flood risk assessment requirements. The NPPF states that:

*"Strategic policies should be informed by a strategic flood risk assessment and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards"*¹

- 63 **Planning Practice Guidance** on flood risk was published in June 2021 and sets out how the policy should be implemented. **Diagram 1 in the PPG** sets out how flood risk should be considered in the preparation of Local Plans.

3.2 The risk-based approach

- 64 The NPPF takes a risk-based approach to development in flood risk areas. The suitability of development is based on both the vulnerability of the end user(s) and the likelihood of flooding. Whilst the risk-based approach has historically been based on the probability of flooding from rivers and the sea, applicants and Local Plan makers are now expected to consider all sources of flooding in their assessment of risk for the lifetime of the development and include the impact of climate change on their proposals.

3.3 The Flood Zones

- 65 Flood Zones 1, 2, 3a and 3b are defined in Planning Practice Guidance (Table 1, Paragraph 065) and it is these definitions that have been used in the SFRA.

¹ National Planning Policy Framework (July 2021) accessed 01 February 2022:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

Important note on Functional Floodplain

Planning Practice Guidance states that local planning authorities should identify areas of functional floodplain in their Strategic Flood Risk Assessment in discussion with the Environment Agency and lead local flood authority. Planning Practice Guidance also specifies that, when identifying the functional floodplain, local circumstances such as existing flood defences, infrastructure or solid buildings should be considered, ensuring that the functional flood plain is not defined solely on rigid probability parameters.

Flood Zone 3c has been defined as part of the Eastbourne and Southern Wealden SFRA, in consultation with the Environment Agency and East Sussex County Council to address the requirements for proposed development in areas which would otherwise be designated as Flood Zone 3b, in existing built up areas.

66 The Flood Zones are:

- **Flood Zone 1 – Low probability:** less than a 0.1% chance of river (fluvial) and sea (coastal/tidal) flooding in any given year.
- **Flood Zone 2 – Medium probability:** between a 1% and 0.1% chance of river (fluvial) flooding in any given year or 0.5% and 0.1% chance of sea (coastal/tidal) flooding in any given year. FZ2 does not consider the impact of flood defences.
- **Flood Zone 3a – High probability:** greater or equal to a 1% chance of river (fluvial) flooding in any given year or greater than a 0.5% chance of sea (coastal/tidal) flooding in any given year. FZ3a does not consider the impact of flood defences.
- **Flood Zone 3b – Functional Floodplain:** land where water has to flow or be stored in times of flood, considering the impact of defences. SFRAs identify this Flood Zone in discussion with the LPA and the Environment Agency. The identification of functional floodplain takes account of local circumstances. Only water compatible and essential infrastructure are permitted in this zone and should be designed to remain operational in times of flood, resulting in no loss of floodplain or blocking of water flow routes. It was required in the scope to consider climate change on the functional floodplain; this needed hydraulic modelling (where available) to confirm extents.
- **Flood Zone 3c – Very High Probability:** land at actual risk of river flooding during an event with a 5% (1 in 20) chance of occurring in any given year and accounting for the effects of flood defences. This zone applies to existing built up areas which can be considered as developed rather than functional floodplain. Land within Flood Zone 3c should be considered at very high risk of river flooding and all uses with the exception of 'essential infrastructure' and 'water compatible' developments will require the application of the Exception Test. Developers should refer to the 'Flood Zone 3c policy' for details on how this affects proposals for development.

- 67 It should be noted that there are limitations for use of the Flood Zones when considering the flood risk to a site:
- Flood Zone 1, Flood Zone 2 and Flood Zone 3a do not consider flood defences and therefore represent the undefended flood risk, rather than the actual risk. This is important for planning long-term developments as long-term policy and funding for maintaining flood defences over the lifetime of a development may change over time.
 - Flood Zone 3b and Flood Zone 3c are based on a scenario when the land is defended.
 - They do not take into account surface water, sewer or groundwater flooding or the impacts of canal and reservoir failure
 - They show present day risk and do not include an allowance for climate change

Flood Zone 3c policy:

Flood Zone 3c has been defined as part of the Eastbourne and Southern Wealden SFRA, in consultation with the Environment Agency and East Sussex County Council to address the requirements for proposed development in areas which would otherwise be designated as Flood Zone 3b in existing built up areas.

Flood zone 3c is defined as land at actual risk of flooding during an event with a 5% chance of flooding from rivers in any given year, and accounting for the presence of any flood defences. This zone applies to existing built up areas which can be considered as developed rather than functional floodplain. Land within Flood Zone 3c should be considered at very high risk of river flooding and all uses other than 'essential infrastructure' and 'water compatible' will require the application of the exception test.

In addition to fluvial flood risk, it is acknowledged that the Roselands area of Eastbourne within Flood Zone 3c is at high risk of surface water flooding and it is understood that there are complexities with the interaction between surface water and fluvial sources of flooding at this location. It is recommended that developers consult with the Environment Agency and East Sussex County Council (as LLFA) at an early stage to understand the flood risk implications for sites in Flood Zone 3c.

Additionally, development proposals in Flood Zone 3c must:

- Be supported by a site specific Flood Risk Assessment
- Demonstrate how flood risk will be mitigated during the 5% and 1% AEP events for the lifetime of the development;
- Demonstrate how safe access and egress will be achieved during the 5% and 1% AEP events for the lifetime of the development;
- Surface water runoff should be limited to greenfield rates for all sites

Important note on Flood Zone information in this SFRA

The Flood Zones (Flood Zone 2, 3a and 3b) in the Appendix A mapping include modelled fluvial and tidal outputs. The fluvial outputs incorporate the latest fluvial modelling (which has been reviewed by the Environment Agency) and at the time of writing is more up to date than the Flood Map for Planning. Tidal extents have been derived from the Flood Map for Planning.

The Environment Agency Flood Zones do not cover all catchments or ordinary watercourses with areas <3km². As a result, whilst the Environment Agency Flood Zones may show an area is in Flood Zone 1, there may be a flood risk from smaller watercourse not shown in the Flood Zones.

Functional floodplain (Flood Zone 3b) is identified as land which would flood with an annual probability of 1 in 20 years, where detailed hydraulic modelling exists. The 1 in 20-year defended modelled flood extents have been used to represent Flood Zone 3b (or 25-years where no 20-year output), where available from the Environment Agency. For areas outside of the detailed model coverage, or where no outputs were available, Flood Zone 3a can be used as a conservative indication. Further work should be undertaken as part of a detailed site-specific Flood Risk Assessment to define the extent of Flood Zone 3b where no detailed modelling exists.

As Flood Zones only consider fluvial and tidal sources of flooding, a site in Flood Zone 1 cannot be considered 'risk free'. However, it should be noted that as of July 2021, the sequential test must consider all sources of flood risk.

3.4 The Sequential Test

- 68 The Sequential Test is designed to ensure areas with little or no risk of flooding (from any source) are first to be considered for development compared to areas at higher risk as shown in Figure 3-1 below

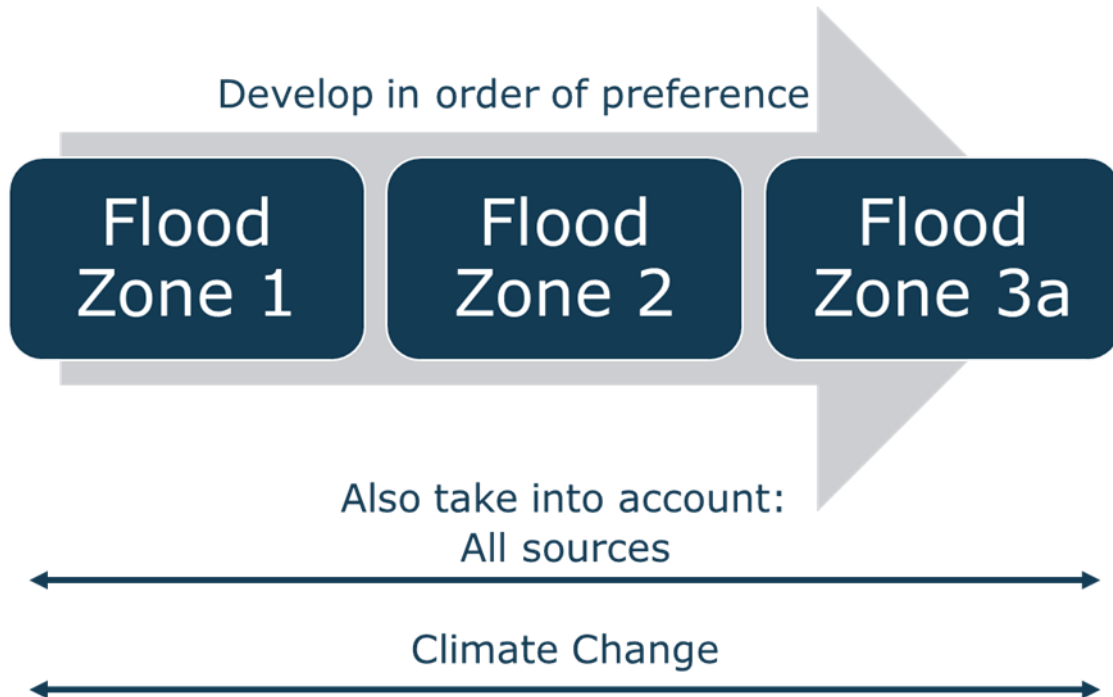
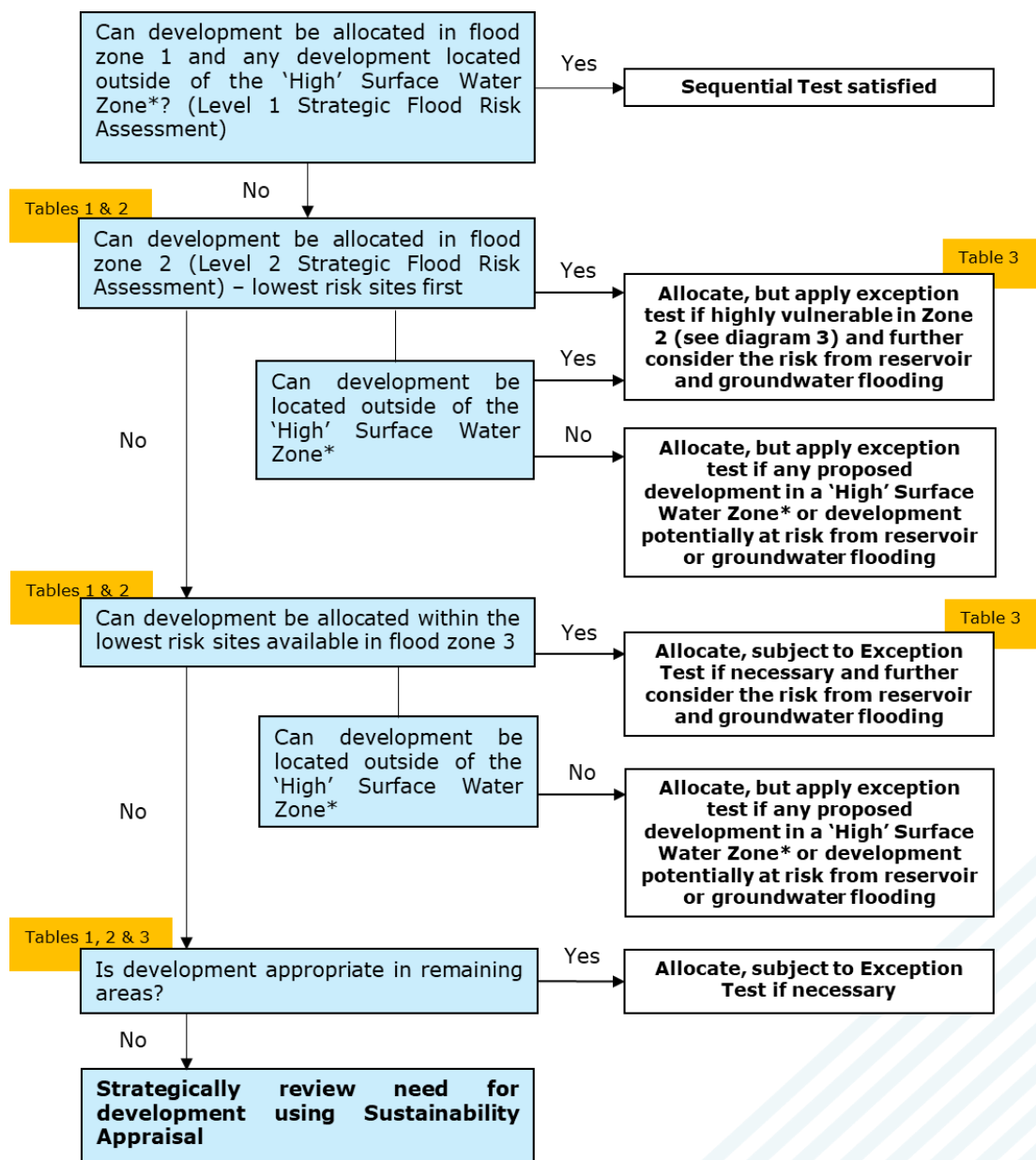


Figure 3-1: The Sequential Test

- 69 The Local Planning Authority (LPA) will apply the Sequential Test to strategic allocations. For all other developments, developers must supply evidence to the LPA, with a Planning Application, that the development has passed the test.
- 70 The Local Planning Authority should define a suitable search area for development, although the sequential test should be applied to the entire Local Planning Authority area (PPG Para 020). The Sequential Test can be undertaken as part of a Local Plan Sustainability Appraisal. Alternatively, it can be demonstrated through a free-standing document, or as part of Strategic Housing Land or Employment Land Availability Assessments.
- 71 Whether any further work is needed to decide if the land is suitable for development will depend on both the vulnerability of the development and the Flood Zone it is proposed for. **Table 2 of the NPPG** (PPG Para 066) defines the vulnerability of different development types to flooding. **Table 3 of the NPPG** (PPG Para 067) shows whether, having applied the Sequential Test first, that vulnerability of development is suitable for that Flood Zone and where further work is needed.*'High' surface water flood zone refers to Surface Water Flood Zone B
- 72 Figure 3-2 illustrates the Sequential and Exception Tests as a process flow diagram using the information contained in this SFRA, and the Level 2 SFRA which will follow it, to assess potential development sites against the EA's Flood Map for Planning Flood Zones and development vulnerability compatibilities.



*'High' surface water flood zone refers to Surface Water Flood Zone B

Figure 3-2: Local Plan sequential approach to site allocation

3.5 Surface water flood zones and other sources of flood risk

- 73 This SFRA has considered the July 2021 changes to the sequential test requiring a sequential approach for of all sources of flood risk. The sequential test recommendations document should be referred to for detailed justification on the application of the sequential test to all forms of flood risk. This has been produced in consultation with the EA and ESCC (as LLFA. This proposed approach is outlined in Figure 5-2.
- 74 Surface water flood risk has been addressed through the inclusion of two surface water flood zones, these are defined as follows:

- Surface Water Flood Zone A – land at <0.1% annual probability of flooding from surface water;
 - Surface Water Flood Zone B – land at 0.1% or greater annual probability of flooding from surface water.
- 75 The Risk of Flooding from Surface Water mapping (Appendix A3) has been used as a basis for this and it is considered that the 0.1% AEP event is a sufficiently conservative approach, this may be superseded by detailed modelling where it is available. This approach has been agreed with East Sussex County Council as LLFA.
- 76 Mapping available for groundwater, reservoir and sewer flood risks is not sufficiently detailed to allow for the adoption of a sequential approach for these sources of flood risk. However, sites will be screened sequentially against a variety of data sources in the Level 2 SFRA to understand ‘actual’ groundwater flood risk.
- 77 Surface Water Zone B is defined as the 1 in 1000 (0.1% AEP) surface water extent as a conservative estimate of surface water flood risk.
- 78 The SFRA User Guide in Appendix C shows where the Sequential and Exception Test may be required for the datasets assessed in the SFRA, and how to interpret different levels of concern with the datasets, recommending what development might be appropriate in what situations.

3.6 The Exception Test

- 79 It is accepted in national planning policy that it is not always practical for LPAs to allocate all new development to areas at very low risk of flooding through the sequential test. In these instances, the Exceptions Test will be required. It applies in the following instances:
- More vulnerable development in Flood Zone 3a
 - Essential infrastructure in Flood Zone 3a or 3b
 - Highly vulnerable development in Flood Zone 2 (this is NOT permitted in Flood Zone 3a or 3b)
- 80 For sites allocated within the Local Plan, the Local Planning Authority should use the information in this SFRA, and further Level 2 SFRA, to inform the Exceptions Test. At planning application stage, the developer must design the site such that it is appropriately flood resistant and resilient in line with the recommendations in national and local planning policy and supporting guidance and those set out in this SFRA. This should demonstrate that the site will still pass the flood risk element of the Exceptions Test based on the detailed site level analysis.
- 81 For developments that have not been allocated in the Local Plan, developers must undertake the Exceptions Test and present this information to the Local Planning Authority for approval. This Level 1 SFRA can be used to scope the flooding issues that a site-specific FRA should consider in more detail to inform the Exceptions Test for windfall sites. Figure 3-3 below summarises the Exceptions Test.

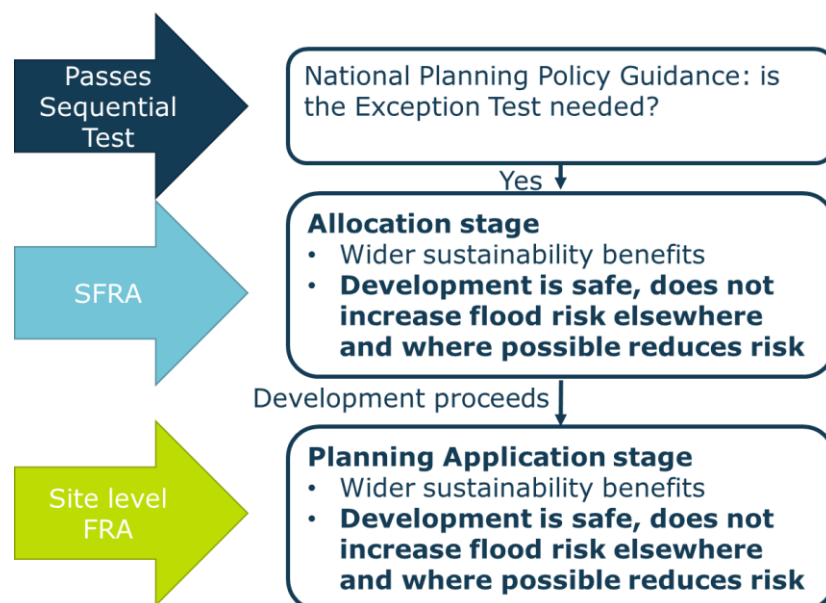


Figure 3-3: The Exception Test

82 There are two parts to demonstrating a development passes the Exceptions Test, as detailed below.

3.6.1 Demonstrating that the development would provide wider sustainability benefits to the community that outweigh the flood risk

- 83 Local planning authorities will need to consider the criteria to satisfy this part of the Exceptions Test and advise applicants on the necessary evidence they will need to provide to demonstrate that it has been passed.
- 84 At the stage of allocating development sites, Local Planning Authorities should consider wider sustainability objectives, such as those set out in Local Plan Sustainability Appraisals. The Local Planning Authority should consider the sustainability issues the development will address and how in doing so will outweigh the flood risk concerns for the site, for example by facilitating wider regeneration of an area, providing community facilities or infrastructure that benefits the wider area.

3.6.2 Demonstrating that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

- 85 A Level 2 SFRA should inform the Exceptions Test in these circumstances for strategic allocations. At Planning Application stage, a site-specific Flood Risk Assessment will be needed. Both would need to consider the actual risk (accounting for defences); residual risk and how this will be managed over the lifetime of the development.

3.7 Making a site safe from flood risk over its lifetime

- 86 The site-specific Flood Risk Assessment should demonstrate that the site will be safe, and people will not be exposed to hazardous flooding from any source. Local Planning Authorities will need to consider the actual and residual risk of flooding and how this will be managed over the lifetime of the development:
- The actual (true) risk is the risk to the site considering existing flood mitigation measures. The fluvial 1% chance flood in any year event is a key event to consider because the National Planning Policy Guidance refers to this as the 'design flood' against which the suitability of a proposed development should be assessed and mitigation measures, if any, are designed.
 - Safe access and egress should be available during the design flood event. Firstly, this should seek to avoid areas of a site at flood risk. If that is not possible then access routes should be located above the design flood event levels. Where that is not possible, access through shallow and slow flowing water that poses a low flood hazard may be acceptable.
 - Residual risk is the risk that remains after the flood defences have been taken into account and/ or from a more severe flood event than the design event. The residual risk can be:
 - An extreme 0.1% chance flood in any year event (where there are defences, this could cause them to overtop, which may lead to failure if this causes them to erode), and/ or
 - Structural failure of any flood defences, such as breaches in embankments or walls.
 - Flood resistance and resilience measures should be considered to manage any residual flood risk by keeping water out of properties and seeking to reduce the damage it does, should water enter a property. Emergency plans should also account for residual risk, e.g. through the provision of flood warnings and a flood evacuation plan where appropriate.
- 87 In line with the NPPF, the impacts of climate change over the lifetime of the development should be taken into account when considering actual and residual flood risk.

3.8 Applying the Sequential Test and Exception Test to individual planning applications

- 88 Eastbourne Borough Council and Wealden District Council, with advice from the Environment Agency, are responsible for considering the extent to which Sequential Test considerations have been satisfied.
- 89 Developers are required to apply the Sequential Test to all development sites, unless the site relates to one or more of the following criteria:
- A strategic allocation and the test has already been carried out by the LPA,
 - A change of use (except to a more vulnerable use),
 - A minor development (householder development, small non-residential extensions with a footprint of less than 250m²); or

- A development in Flood Zone 1, unless there are other flooding issues in the area of the development (i.e. surface water, ground water, sewer flooding).
- 90 Whilst the Flood Map for Planning provides the starting point for the consideration of flood zones for the sequential test, there is also a requirement to consider the flood risk for the lifetime of the development. This should be considered when a developer undertakes the Sequential Test, including the consideration of reasonably available sites at lower flood risk. At present, the Flood Map for Planning does not incorporate climate change and therefore a like-for-like comparison of sites for future flood risk is not always possible. It should be noted that the SFRA Flood Zones do take into account the impacts of climate change.
- 91 Nevertheless, where flood modelling indicates that there is a future flood risk, this will need to be discussed in detail in a site-specific FRA and, unless the applicant can demonstrate the safety of the site for the lifetime of the development, and that the site layout considers future flood risk, the application may still be refused on flood risk grounds regardless of whether it passes the sequential test.
- 92 Local circumstances must be used to define the area of application of the Sequential Test (within which it is appropriate to identify reasonably available alternatives). The criteria used to determine the appropriate search area relate to the catchment area for the type of development being proposed. For some sites this may be clear e.g. school catchments, in other cases it may be identified by other Local Plan policies. For some sites e.g. regional distribution sites, it may be suitable to widen the search area beyond LPA administrative boundaries.
- 93 The sources of information on reasonably available sites may include:
- Site allocations in Local Plans
 - Sites with Planning Permission but not yet built out
 - Strategic Housing and Economic Land Availability Assessments (SHELAAs)/ five-year land supply/ annual monitoring reports
 - Locally listed sites for sale
- 94 It may be that a number of smaller sites or part of a larger site at lower flood risk form a suitable alternative to a development site at high flood risk.
- 95 Ownership or landowner agreement in itself is not acceptable as a reason not to consider alternatives.
- 96 The SFRA User Guide in Appendix C shows where the Sequential and Exception Test may be required for the datasets assessed in the SFRA, and how to interpret different levels of concern with the datasets, recommending what development might be appropriate in what situations.
- 97 If, following application of the Sequential Test, it is not possible for the development to be located in areas with a lower probability of flooding the Exceptions Test must then be applied if required (as set out in **Table 3 of the PPG**). The applicant will need to provide information that the application can pass both parts of the Exception test:
- 98 Demonstrating that the development would provide wider sustainability benefits to the community that outweigh the flood risk

- Applicants should refer to wider sustainability objectives in Local Plan Sustainability Appraisals. These generally consider matters such as biodiversity, green infrastructure, historic environment, climate change adaptation, flood risk, green energy, pollution, health, transport etc.
 - Applicants should detail the sustainability issues the development will address and how in doing so will outweigh the flood risk concerns for the site, for example by facilitating wider regeneration of an area, providing community facilities, infrastructure that benefits the wider area
- 99 Demonstrating that for its lifetime the development will be safe taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 100 The site-specific Flood Risk Assessment should demonstrate that the site will be safe, and the people will not be exposed to hazardous flooding from any source. The FRA should consider actual and residual risk and how this will be managed over the lifetime of the development, including:
- Requirements for flood defence infrastructure
 - Access and egress
 - Operation and maintenance
 - Design of the development to manage and reduce flood risk
 - Flood warning and evacuation procedures, including whether the developer would increase the pressure on emergency services to rescue people during a flood event
 - Any funding arrangements required for implementing measures; and
 - The impact of climate change on future flood risk

4 The impact of climate change

- 101 Climate change projections show an increased chance of warmer, wetter winters and hotter, drier summers with a higher likelihood of more frequent and intense rainfall. This is likely to make severe flooding happen more.

The NPPF sets out that flood risk should be managed over the lifetime of a development, taking climate change into account. This section sets out how the impact of climate change should be considered.

4.1 Revised Climate Change Guidance

- 102 The Climate Change Act 2008 creates a legal requirement for the UK to put in place measures to adapt to climate change and was amended in June 2019 to reduce carbon emissions by 100% below 1990 levels by 2050.
- 103 In 2018, the government published new UK Climate Projections (UKCP18). The Environment Agency has translated these projections into published **updated climate change guidance in 2021** on how allowances for climate change should be included in both strategic and site specific FRAs. The guidance adopts a risk-based approach considering the vulnerability of the development. The Environment Agency's guidance was updated on 10 May 2022 to include the new allowances for peak rainfall intensity which have been included in this SFRA. These allowances are provided on a catchment basis and use the same catchments as the peak river flow allowances.

4.2 Applying the climate change guidance

- 104 To apply the climate change guidance, the following information needs to be known:
- The vulnerability of the development – see the **NPPG**;
 - The likely lifetime of the development – (generally 60 years is used for commercial development and 100 for residential);
 - The River Basin District that the site is in – (for Eastbourne and Wealden this is the South East River Basin District);
 - Likely depth, speed and extent of flooding for each allowance of climate change over time considering the allowances for the relevant epoch (2020s, 2050s and 2080s);
 - The 'built in' resilience measures used, for example, raised floor levels; and
 - The capacity or space in the development to include additional resilience measures in the future, using a 'managed adaptive' approach.
- 105 It should be noted that guidance on climate change allowances is regularly updated and allowances listed in this SFRA are based on the current guidance at the time of publication. However, the latest guidance should always be considered.

4.3 Climate change allowances

106 Table 4-1 below shows the peak river flow allowances that apply in the study area for fluvial flood risk. The relevant climate change allowance will be dependent on the lifetime of the development and the vulnerability of the proposed development.

Table 4-1: Peak river flow allowances for the Cuckmere and Pevensey Levels catchment

Allowance Category	Total potential change for '2020s' (2015 to 2039)	Total potential change for '2050s' (2040 to 2069)	Total potential change for '2080s' (2070 to 2115)
Upper end	35%	44%	76%
Higher central	24%	26%	43%
Central	18%	19%	32%

107 Table 4-2 shows the peak rainfall intensity allowances that apply for small catchments (less than 5km²) and urban catchments for surface water flood risk. Catchments which are larger than 5km² or are rural should use Table 4-1 for peak rainfall intensity. Both the central and upper end allowances should be considered to understand the range of impact.

Table 4-2: Peak rainfall intensity allowances for the Cuckmere and Pevensey Levels catchment

Allowance Category	2050s epoch (3.3% AEP)	2070s epoch (3.3% AEP)	2050s epoch (1% AEP)	2070s epoch (1% AEP)
Upper end	40	40%	45%	45%
Central	20%	20%	25%	25%

108 The latest guidance for peak rainfall intensity allowances is to use the upper end allowance to assess the impacts of climate change for development with a lifetime beyond 2100, and to use allowances for both the 3.3% AEP and 1% AEP events. Development should be designed so that there is no increase in flood risk elsewhere and that the development is safe from surface water flooding during the 1% AEP. The following allowances should be used in the situations outlined below:

- Lifetime between 2061 and 2100 - use the central allowance for the 2070s epoch
- Lifetime of development is up to 2060 - use the central allowance for the 2050s epoch (2022 to 2060).
- In some locations the allowance for the 2050s epoch is higher than that for the 2070s epoch. If so, and development has a lifetime beyond 2061, use the higher of the two allowances.
- For large rural drainage catchments use the [peak river flow allowances](#)

4.4 Representing climate change in the Level 1 SFRA

4.4.1 Sea Level Rise

109 The current climate change guidance for flood risk from the sea was published in July 2020. This guidance revised the projection for cumulative sea level rise by 2125. The latest guidance for the Wealden and Eastbourne study area (South East area of England) states that cumulative sea level by 2125 could be:

- 1.2m for a Higher Central emissions scenario
- 1.6m for an Upper End emissions scenario

4.4.2 Fluvial modelling

110 The impact of climate change was assessed for the 1% AEP event for the defended and undefended scenarios. The adjustments made used flood flow rates informed by the current Environment Agency guidance on climate change for the South East River Basin District. The guidance indicates anticipated potential change factors of +32%, +43%, and +76%, which were tested in mode scenarios (as shown in Table 4-1 above). This has been incorporated into the updated hydraulic modelling in this SFRA (Appendix H).

111 The predicted rise in mean sea level was taken into account in the Eastbourne Fluvial Modelling, by uplifting the MHSW tidal boundary by 0.92m corresponding to the Central allowance (50th percentile for the 2080 epoch).

4.5 Adapting to climate change

112 The **NPPG Climate Change guidance** contains information and guidance for how to identify suitable mitigation and adaptation measure in the planning process to address the impacts of climate change. Examples of adapting to climate change include:

- Considering future climate risks when allocating development sites to ensure risks are understood over the development's lifetime;
- Considering the impact of and promoting design responses to flood risk and coastal change for the lifetime of the development;
- Considering availability of water and water infrastructure for the lifetime of the development and design responses to promote water efficiency and protect water quality;
- Promoting adaptation approaches in design policies for developments and the public realm, for example by building in flexibility to allow future adaptation if needed, such as setting new development back from watercourses;
- Identifying no or low-cost responses to climate risks that also deliver other benefits, such as green infrastructure that improves adaptation, biodiversity and amenity, for example by leaving areas shown to be at risk of flooding as public open space; and
- Considering the standard of protection of defences and sites for future development, in relation to sensitivity to climate change. The Council's and developers will need to work with RMAs and use the SFRA datasets to

understand whether development is affordable or deliverable. Locating development in such areas of risk may not be a sustainable long-term option, such as at the defence locations mentioned in Chapter 6.

- 113 Where possible, differences in flood extents from climate change should be compared by the Council's for site allocations, to understand how much additional risk there could be, where this risk is in the site, whether the increase is marginal or activates new flow paths, whether it affects access/ egress and how much land could still be developable overall. Whilst a site might not be discounted by the sequential test due to the present-day flood zone, the Council's should consider the implications of future flood zones on whether the development on the site could be delivered given the site constraints of flood mitigation for the lifetime of the development.
- 114 Recommendations for development are made for the levels of risk in the SFRA User Guide in Appendix C.

5 Understanding flood risk in the study area

5.1 Historical Flooding

115 East Sussex County Council's (LLFA) Historic Flooding Incidents and Asset Register includes recorded historical flood events within the study area. There is a history of documented flood events, with the main sources being fluvial and surface water. Figure 5-1 highlights the most significant historic flood events recorded by ESCC and Figure 5-2 shows the Environment Agency's Historic Flood Map.

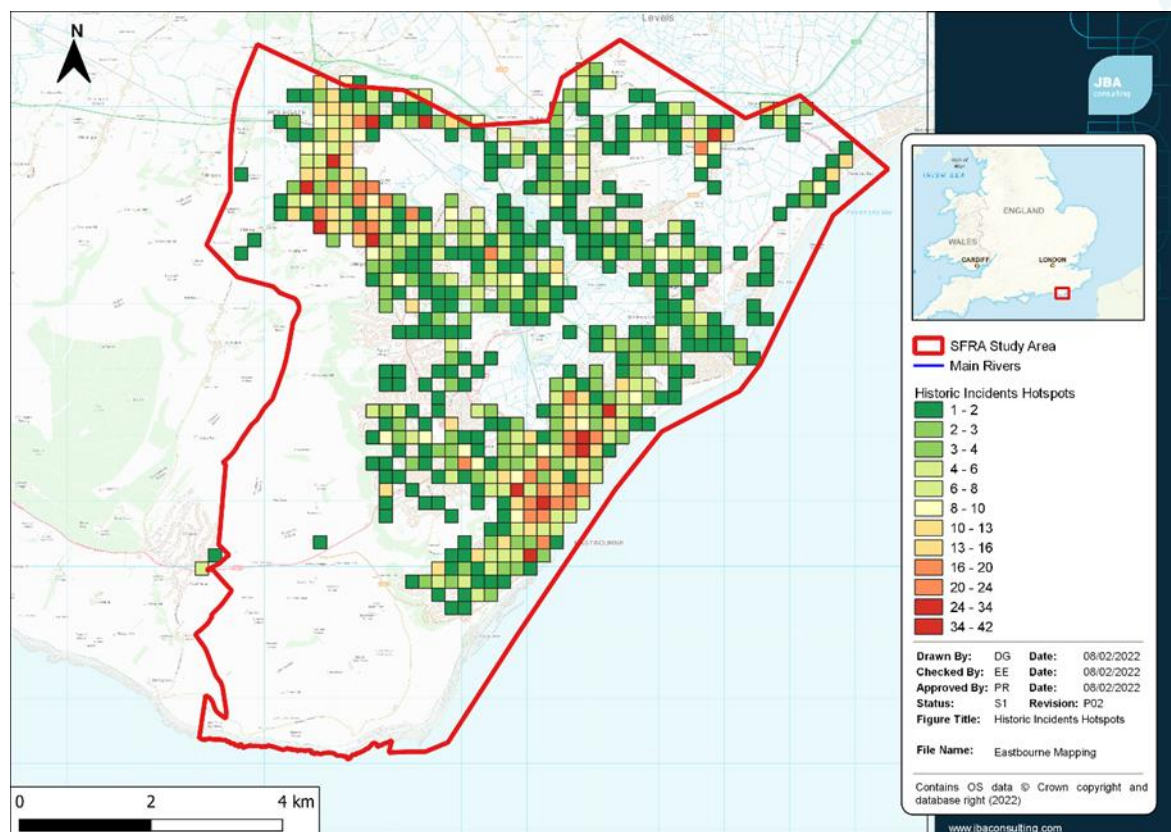


Figure 5-1: Historic flooding incidents hotspots from the number of recorded flood points, LLFA records.

116 Figure 5-1 shows the number of flooding incidents recorded by ESCC across the study area between 1990 and 2021. The map shows that Wannock, Lower Willingdon, Westham, Roselands, Polegate, and the town centre/seaside areas of Eastbourne are hotspots for flooding, with a greater number of recorded flood incidents in these areas relative to the rest of the study area.

117 The records provided by East Sussex County Council also include recorded incidents from East Sussex Fire & Rescue, Eastbourne Borough Council, Wealden District Council, Environment Agency, Highways, and Southern Water. It should be noted that this is not an exhaustive list of incidents as many past flooding incidents may not have been recorded.

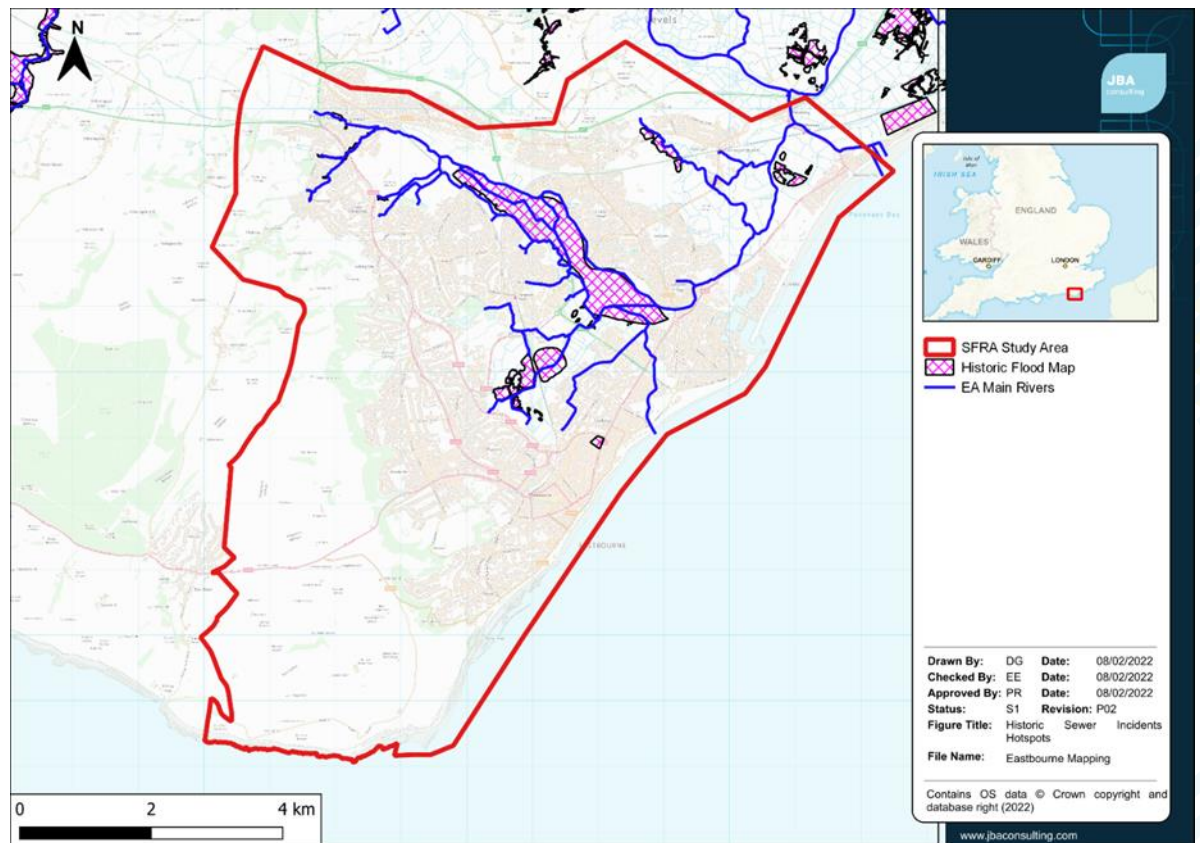


Figure 5-2: Environment Agency Historic Flood Map

5.2 Hydrology

118 The watercourses included in the Eastbourne fluvial modelling study are shown in Table 5-1 below. This does not include all watercourses in the study area and some such as the Bourne Stream were not directly included in the modelling, but would have been taken into consideration with regard to inflows. A map of the key watercourses can be found in Figure 1-2.

Table 5-1: Watercourses included as part of the Eastbourne fluvial modelling study

Zone 1 watercourses	Zone 2 watercourses	Zone 3 watercourses
Willingdon Sewer	Crumbles Sewer	Salt Haven
Brickfields Ditch	Crumbles Drain	Bill Gut
Shinewater Sewer	Horseley Sewer A	New Mountney Sewer
Percival Road Sewer	Langney Haven	Langney Haven
Middle Sewer	Priory Road Sewer	Westham Mill Ditch
Morning Mill Stream	Lottbridge Sewer	Mountney Sewer
New Stream Ditch	Lottbridge Low Level Sewer	East Langney Sewer
Seven Sisters Stream	Lottbridge Drain	Springfield Farm Ditch

5.3 Fluvial flood risk

119 Fluvial flood risk (Appendix A) is most notable through the centre of Eastbourne along the Middle Sewer and Langney Sewer. Areas at risk of fluvial flooding include:

- St Anthony's Hill,
- Roselands,
- Hampden Park,
- Langney Village,
- Polegate, and
- Crumbles,

120 Larger expanses of open land around Westham, the Pevensey Levels, and Willingdon Levels are also at risk of fluvial flooding.

5.3.1 Comparison of undefended and defended flood outlines

121 The outputs from the fluvial modelling study have been incorporated into the fluvial flood zones in the SFRA, both defended and undefended scenarios were modelled as part of the fluvial modelling project, and these consider the impact of existing flood defences on flood risk in the study area.

122 As an evidence base document and in accordance with the definition of flood zones in PPG, the undefended scenarios have been incorporated into the flood zone mapping in this SFRA for Flood Zones 3a and 2. Flood Zone 3b has been derived from defended outputs in accordance with PPG definitions of flood zones.

123 Similar flood extents can be seen in the undefended 1% AEP event as of that in the defended 1% AEP event. There is very little difference in flood extent across Flood Zone 1, with flooding in the area where the Willingdon and West Langney Sewer flows underneath the A22 and between the railway line can still be

- observed. A minor increase in flooding along Sevenoaks Road in Flood Zone 2 is predicted to occur.
- 124 The greatest increase in flood extent compared to the defended scenario can be seen in Flood Zone 3 along Langney Sewer from Eastbourne Road to the Railway Line near Pevensey Bay station.
 - 125 During the 0.1% AEP event, predicted flooding extents in the undefended scenario is largely similar to those in the defended scenario. The greatest increase is observed in Flood Zone 3 along Langney Sewer from Eastbourne Road to the Railway Line near Pevensey Bay Station. Greater increases in flooding are also predicted along Wallsend Road and towards the A27 Pevensey Bypass Road along Martins Ditch.
 - 126 A summary of fluvial flood risk in the Study Area can be found in Appendix A.
 - 127 In addition to flood risk shown by the flood risk mapping, there are smaller watercourses and field drains which may pose a risk to development. The Flood Map for Planning Flood Zone mapping (where more detailed modelling investigations are not available) has only been prepared for watercourses with a catchment greater than 3km². Therefore, whilst these smaller watercourses may not be shown as having flood risk on the flood risk mapping, it does not necessarily mean that there is no flood risk.
 - 128 As part of a site-specific Flood Risk Assessment, the potential flood risk and extent of Flood Zones should be refined for these smaller watercourses and this information used as appropriate to perform the Sequential and Exception Tests. The Risk of Flooding from Surface Water (RoFSW) mapping can be used to indicate where this is likely to be an issue.

5.4 Coastal flood risk

- 129 The coastline in the study area comprises a shingle beach along the sea front. The Environment Agency currently manage the Pevensey frontage between Sovereign Harbour and Cooden through a 25-year Public Finance Initiative (PFI) that is being delivered by Pevensey Coastal Defences Limited. The primary defence is shingle which moves from west to east along the coast, cumulating in a net loss of 25,000cu.m of beach every year. More information about the beach maintenance schedule can be found at the [Pevensey Coastal Defence Ltd website](#)
- 130 Eastbourne Borough Council manage the Eastbourne frontage between Holywell and Sovereign Harbour through a beach management scheme and groyne field. Funding for both schemes is due to expire in 2025 so a new scheme is currently under development to manage the coastal flood risk.
- 131 The [Pevensey Bay to Eastbourne Coastal Management Scheme](#) launched in November 2021. The scheme is led by the Environment Agency, in partnership with Eastbourne Borough Council. The scheme is one of the largest coastal flood risk projects in the country, aiming to make the coastline from Pevensey Bay to Eastbourne resilient to coastal flooding, in response to the climate emergency. The scheme will manage the flood risk to approximately 10,000 residential properties along with key infrastructure, local businesses and heritage sites.

- 132 Mapping for tidal flood risk is incorporated into the SFRA flood zones and climate change uplifts have been mapped and assessed as part of the SFRA based on the impacts of cumulative sea level rise.

5.5 Flood Alert and Flood Warnings

- 133 Flood Alerts and Flood Warning Areas cover a large part of the study area. The areas are provided below.
- 134 Flood Alert Areas:
- Coastal areas of Pevensey seafront
 - Inland areas of the Pevensey Levels
 - Inland areas of Eastbourne
 - Coastal areas of Eastbourne seafront
 - Langney Haven
- 135 Flood Warning Areas:
- Pevensey seafront
 - Pevensey levels
 - Eastbourne seafront
 - Eastbourne Town
 - Langney Haven at Langney, Willingdon and Eastbourne
- 136 Maps showing these areas can be found in Appendix D.

5.6 Surface water flood risk

- 137 Surface water flooding (or 'pluvial flooding') occurs when rainfall fails to infiltrate to the ground or enter the drainage system. Ponding generally occurs at low points in the topography. The likelihood of flooding is dependent on not only the permeability of the surface, but also saturation of the receiving soils, the groundwater levels and the condition of the surface water drainage system (i.e., surface water sewers, ESCC highway authority drains and gullies, open channels, ordinary watercourses and SuDS). Tidal influence can also have an effect on surface water flood risk. During high tide, surface water flood risk is increased due to tide-locking of water flows, preventing water from draining into the sea.
- 138 The updated Risk of Flooding from Surface Water (RoFSW) map predominately follows topographical flow paths of existing watercourses or dry valleys, with some isolated ponding locations in low lying areas. The RoFSW for the Study Area can be found in Appendix E.
- 139 Surface water modelling has also been carried out for ESCC as part of their FCRIIP Blue Heart Project (JBA, 2022) which aims to generate flood warnings to Risk Management Authorities and communities during a surface water flooding event. Previous models include the Eastbourne-wide model built as part of the 2011 Surface Water Management Plan and Bourne Stream catchment model in 2015. The new surface water model builds on the Bourne Stream model, extending it to the wider Eastbourne and South Wealden SFRA study area.

- 140 The new surface water modelling has been incorporated into the site screening produced for this SFRA and is considered to be the best available source of information on surface water flood risk in Eastbourne and South Wealden.
- 141 The new surface water modelling for the 3.33%, 1% and 0.1% AEP events all showed greater extents of flooding compared to their respective return periods in the RoFSW map. The changes were much more pronounced by the coast in the northeast and southeast of the model extent in areas of flatter land. These coastal areas include Pevensey Bay, central Eastbourne and Gilbert Road. This is included in Appendix E.
- 142 Where there is a surface water flow path through the site, East Sussex County Council's advice is that:
- the developer must understand the source of the flow path,
 - where possible the flow path should be managed in a green corridor, and
 - if diversion of the flow path is required, then the impact upstream, downstream and at the site must be understood. This should only take place in areas not at risk of change in the future such as undeveloped land.

5.7 Groundwater flood risk

- 143 Groundwater flooding is different to other types of flooding. It can last for days, weeks or even months and is much harder to predict and warn for. Monitoring does occur in certain areas, for example where there are major aquifers or when mining stops. In general, less is known about groundwater flooding than other sources. Groundwater flooding can be caused by:
- High water tables - influenced by the type of bedrock and superficial geology.
 - Seasonal flows in dry valleys, which are particularly common in areas of chalk geology.
 - Rebounding groundwater levels, where these have been historically lowered for industrial or mining purposes.
 - Where there are long culverts that prevent water easily getting into watercourses
- 144 Mapping of the estimated depth of the water table in the study area is shown in figure 5-3 below and has been based on data provided by East Sussex County Council and is understood that this is based on the BGS 'depth to groundwater' dataset. However, it should be noted that this does not provide an indication as to where groundwater is likely to emerge or the potential flow rates and volumes of flooding that would result, as such it should be treated with caution.

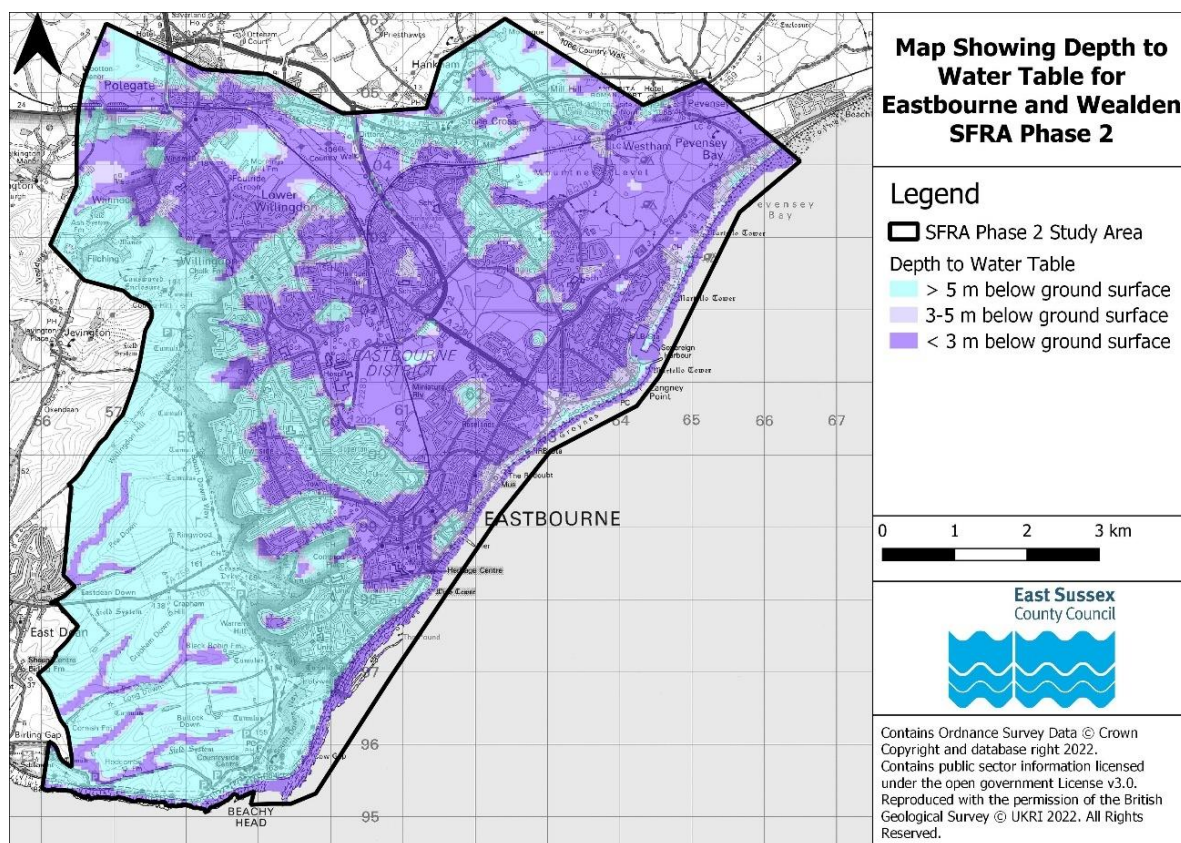


Figure 5-3: BGS data showing the estimated depth of the water table across the study area

- 145 The mapping shows where geological and hydrogeological conditions indicate that groundwater might emerge or impact basements or subterranean infrastructure. It does not show the likelihood of groundwater flooding for specific return periods. This dataset covers a large area of land, and only isolated locations within the overall susceptible area are likely to suffer the consequences of groundwater flooding. However, it is expected that the areas of groundwater concern can be used to help to identify areas for assessment.
- 146 As part of the local assessment, the areas of groundwater concern should be used in combination with other information, for example local data or historical data. It should not be used as sole evidence for any specific flood risk management, land use planning or other decisions at any scale.
- 147 Mapping from ESCC shows some areas of groundwater concern in the Study Area are in the west, in areas such as Filching, Wannock, Polegate, Willingdon, Ratton Village and Old Town. The Valleys draining southwest out of the Study Area from Crapham Hill, Warren Hill and Frost Hill are also shown as areas of concern, however these areas are confined to the valleys. It should be noted that the mapping does not cover all of Eastbourne and it is understood from other information (ESCC Flooding Incidents) that other areas of concern include the Town Centre.

- 148 Groundwater flood risk is considered the most prevalent source of flood risk across Wealden and as such, special consideration of this should be made as part of development management decisions within the district.
- 149 The areas of groundwater concern should be used to indicate where groundwater flood risk considerations should be made as part of the planning process. East Sussex County Council's advice is that:
 - consultation should be made with the LLFA at an early stage of the planning process;
 - groundwater monitoring over winter should be included, and preferably for longer (autumn – spring) to account for seasonal variations in groundwater conditions; and
 - the development design should be resilient to groundwater flood risk.

5.8 Sewer flooding

- 150 Sewer flooding occurs when intense rainfall overloads the sewer system capacity (surface water, foul or combined), and/or when sewers cannot discharge freely into watercourses due to high water levels, for example, during high tide when tide-locking may occur and is a known issue in Eastbourne.
- 151 Surface water runoff that is discharged to foul sewer systems can increase the risk of sewer flooding. This can occur through accidental or non-permitted connections to the foul sewer network. Foul sewers are not designed to accommodate the larger flows and volumes of surface water run
- 152 Sewer flooding can also be caused when problems such as blockages, collapses or equipment failure occur in the sewerage system. Infiltration, entry of soil or groundwater into sewer systems via faults within the fabric of the sewerage system, is another cause of sewer flooding. Infiltration is often related to shallow groundwater and may cause high flows for prolonged periods of time.
- 153 Since 1980, the Sewers for Adoption guidelines have meant that most new surface water sewers have been designed to have capacity for a rainfall event with a 1 in 30 chance of occurring in any given year, although until recently this did not apply to smaller private systems. This means that even where sewers are built to current specification, they are likely to be overwhelmed by larger events of the magnitude often considered when looking at river or surface water flooding (e.g., a 1 in 100 chance of occurring in any given year).
- 154 Existing sewers can also become overloaded as new development adds to their catchment, or due to incremental increases in roofed and paved surfaces at the individual property scale (urban creep). Sewer flooding is therefore a problem that could occur in many locations across the Study Area.
- 155 Historical incidents of flooding are detailed by Southern Water in their Sewer Incident Report Form (SIRF). This database records incidents of flooding relating to public foul, combined or surface water sewers and displays which properties suffered flooding. For confidentiality reasons, this data has been supplied on an aggregated basis. The information from the SIRF database is shown in Figure 5-4, which shows the number of sewer flood events recorded by Southern Water across the Study Area between January 2011 and April 2021.

- 156 The map shows Lower Willingdon, Polegate, Roselands and Eastbourne Town Centre have the greatest number of recorded sewer flooding incidents.

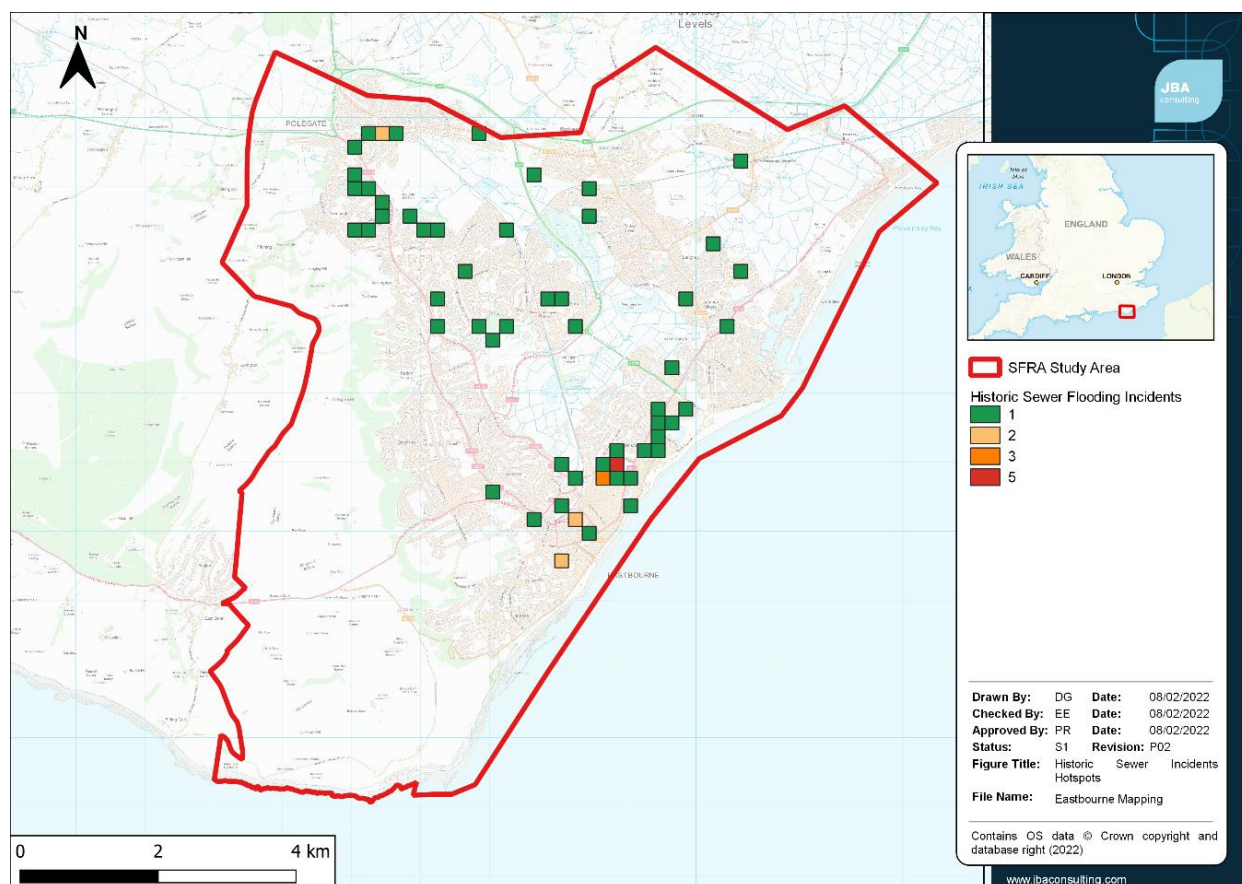


Figure 5-4: Historic Sewer Flooding Incidents in study area

5.9 Flooding from reservoirs

- 157 Reservoirs with an impounded volume greater than 25,000 cubic metres are governed by the **Reservoir Act 1975** and are on a register held by the Environment Agency. The level and standard of inspection and maintenance required by a Supervising Panel of Engineers under the Act means that the risk of flooding from reservoirs is very low.
- 158 The **Flood Plan (Reservoirs Emergency Planning) Direction 2021** had led to the introduction of further flood planning requirements for Reservoir undertakers. They must now prepare a flood plan for each large, raised reservoir in England (both built and under construction). This includes a clear plan of actions that the undertaker will take to prevent an uncontrolled escape of water and a clear plan of actions to control or mitigate an uncontrolled escape of water. At the time of writing, these plans are still being prepared.
- 159 Flooding from reservoirs occurs following partial or complete failure of the control structure designed to retain water in the artificial storage area. Reservoir flooding is very different from other forms of flooding; it may happen with little, or no warning and evacuation will need to happen immediately. The likelihood of such flooding is difficult to estimate but is extremely low compared to flooding from other sources. It may not be possible to seek refuge upstairs from

- floodwater as buildings could be unsafe or unstable due to the force of water from the reservoir breach or failure.
- 160 Developers and planners should check the **Long-Term Risk of Flooding** website before using the reservoir data shown in this SFRA to make sure they are using the most up to date mapping. Existing or new hydraulic models in locations where there are reservoirs should represent the effect of reservoirs, for example the attenuation effect on flood response, which will either be represented in the hydrology or as part of the model itself.
- 161 The Folkington Reservoir is the only designated reservoir within the Study Area (specifically Wealden District) owned by South East Water Ltd (NGR: TQ 56416 03561). It is designated as High-Risk. The Outlines from the Risk of Flooding from Reservoirs dataset (informed from the National Inundation Reservoir Mapping (NIRIM) study) show worst case inundation extents of this reservoir, considering a scenario when a breach would occur during both a dry day and wet day scenario as shown in Figure 5-5 below.

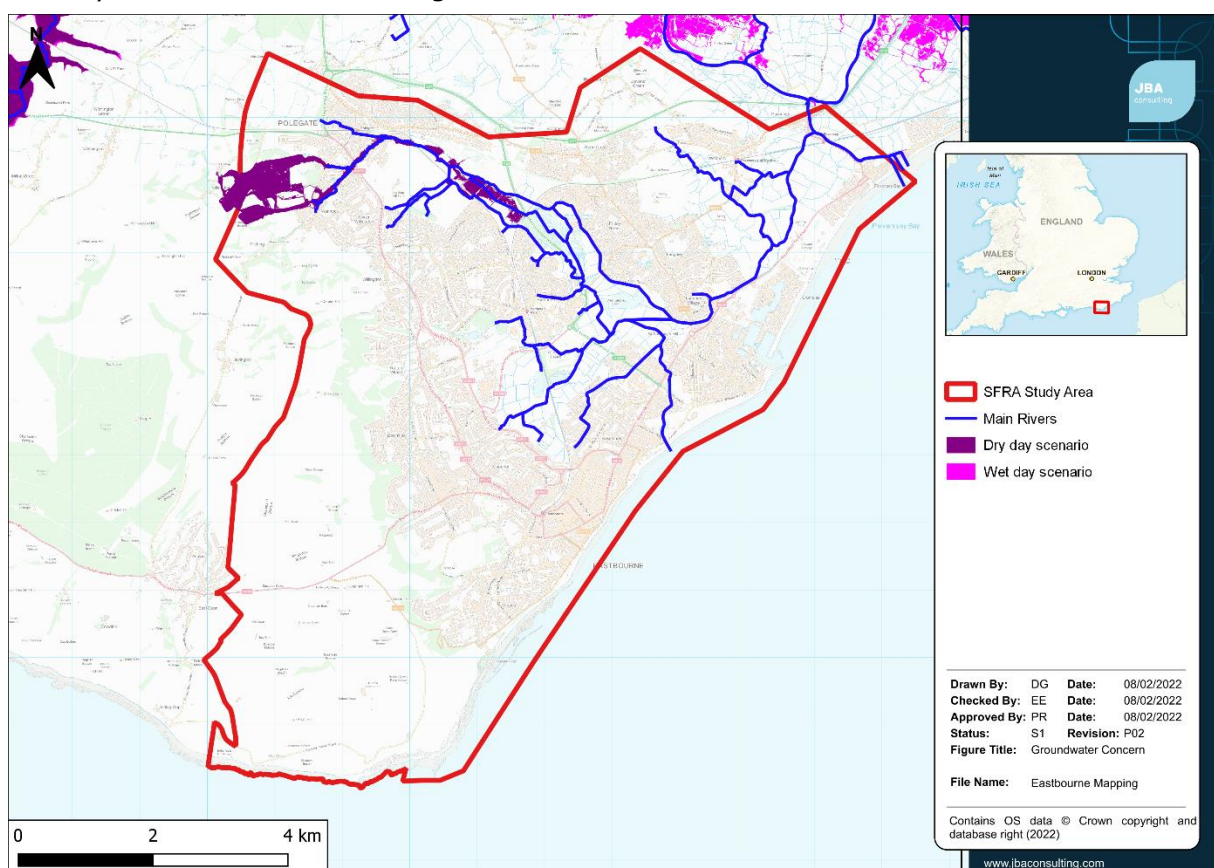


Figure 5-5: Reservoir flood risk mapping

5.10 Impact of climate change on flood risk

- 162 This section explores which parts of the Study Area are most sensitive to increases in flood risk due to climate change. It should be noted that areas that are already at high risk will also become at increasing risk in future and the frequency of flooding will increase in such areas.
- 163 It is important to note that climate change does not just affect the extent of flooding. Even where flood extents do not significantly change, flooding is likely to become more frequent under a climate change scenario. The impact of an event with a given probability is also likely to become more severe. For example, as water depths and velocities increase, so will the hazard to people and property. Although qualitative statements can be made as to whether extreme events are likely to increase or decrease over the UK in the future, there is still considerable uncertainty regarding the magnitude of the localised impact of these changes.

5.11 Impact of climate change on undefended Flood Zones

- 164 Guidance from the Environment Agency states that in the study area, under an 'Upper End' scenario we can expect river flows to increase by up to 76% by 2080 and sea levels to rise by 1.6 m by 2125. Under a 'High Central' scenario, peak river flows are expected to increase by up to 44% while sea levels are expected to rise by 1.21 m. The impact of these increases on flood risk in the study area can be visualised on maps provided in Appendix H.

Coastal

- 165 In the undefended scenario, under the High Central scenario, sea level rise is predicted to cause Flood Zone 3a to ingress up to 3km further into the study area by 2125, with a flood extent very similar to current day Flood Zone 2. The future flood zone 2 outline is very similar because, whilst the probability of the design event is different, the lifetime of the development over which the sea level rise would be considered is the same.

Fluvial

- 166 The Eastbourne fluvial modelling report (JBA December 2021) climate change runs indicated the following impacts compared to the 1% AEP (annual probability) baseline event. The modelled watercourses were split into three separate areas (zones) as shown in Figure 5-6 overleaf.

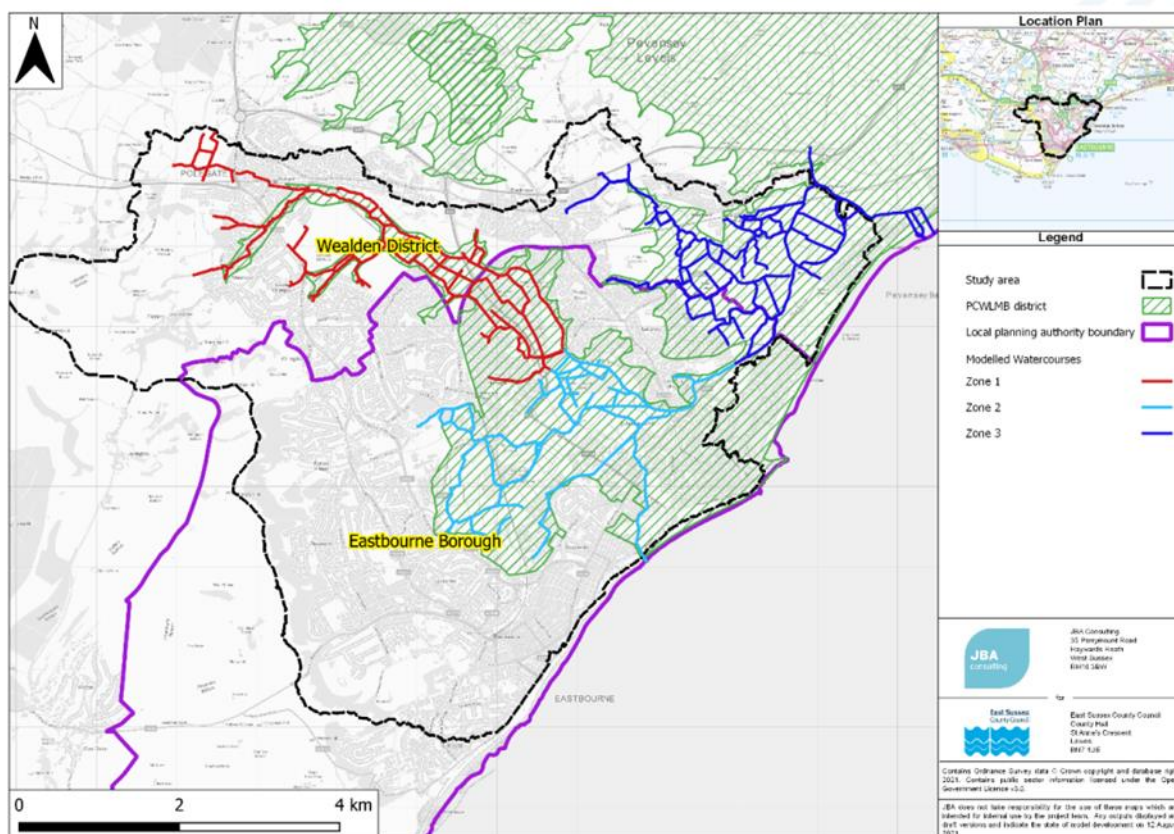


Figure 5-6: Study Area fluvial model zones

167 The modelling results were summarised as follows:

- **For the 1% AEP plus 32% event**, the flood extents are predicted to be larger than the 1% AEP event with increased flooding across the whole model domain. The most notable area of increase in Zone 1 is along Wannock Mill Stream.
- Zone 2 displays a large increase in flood extent for the +32% scenario, most notably between the A2021, A2280 roads and the railway line, as well as near Lottbridge Drive. Large increases in flood extents are also predicted in Zone 3 from East Langney Sewer near the B2191 road.
- **For the 1% AEP plus 43% event**, the flood extents are predicted to increase further beyond the +32% scenario. The most notable areas of increase are in Zone 2 residential areas near Roselands and St Anthony's Hill. A further increase in flood extent is also predicted in Zone 3 between Langney Sewer near Eastbourne Road and the B2191.
- **For the 1% AEP plus 76% event**, further flooding across the domain is predicted to occur compared to the +43% scenario. Extensions of flow paths can be seen along multiple watercourses in Zone 1, specifically Wannock Mill Stream and New Stream Ditch.
- Zone 3 displays the greatest increase in flooding compared to the +43% scenario. Out of bank flows are predicted to occur from most watercourses. A significant increase in flooding can be seen near the coastal outfall at Pevensey Bay and along the A259 (Wallsend Road).

- Generally, there are only minor differences between the defended and undefended flood extents when climate change uplifts are applied. The residential area along the Horsey watercourse near Roselands is where the greatest risk of flooding can be seen.

5.11.1 Impact of climate change for actual risk accounting for defences

- 168 As discussed in Chapter 6, the Pevensey levels, including parts of the study area are defended from flooding from the sea up to and including a 1 in 400-year event. However, the sea level rise predicted due to climate change would see the current defence overtopped by high tides in a 1 in 200-year event, which would put Pevensey Bay and Westham at risk. **The Pevensey coastal defence level will need to be raised in pace with sea level rise to maintain the current level of protection.**
- 169 The extent of the formal fluvial flood defences across the Study Area in all three zones is limited. Accordingly, model outputs show that fluvial flood extents do not vary considerably between defended and undefended scenarios for all events tested.

5.12 Impact of climate change on groundwater flood risk

- 170 The effect of climate change on groundwater flooding problems, and those watercourses where groundwater has a large influence on winter flood flows, is uncertain. The updated climate change guidance released in July 2021 does not provide information on expected changes to groundwater flooding under future climate change. Milder, wetter winters may increase the frequency of groundwater flooding incidents in areas that are already susceptible, but warmer drier summers may counteract this effect by drawing down groundwater levels to a greater extent during the summer months.
- 171 The mechanism of flooding will also determine the impact of future climate change. For example, flood risk could increase when groundwater is already high or emerged, causing additional overland flow paths or areas of still ponding. As there is uncertainty surrounding the impact of climate change of groundwater flood risk, this SFRA does not attempt to predict climate change impacts on groundwater. The LLFA may request additional information to address this where there are specific issues at a site, for example where there are implications on groundwater fed waterbodies or conservation areas.

5.13 Impact of climate change on surface water flood risk

- 172 The Eastbourne surface water modelling has been assessed with the impacts of climate change to understand the potential flood risk implications of this across the study area. The outputs from the modelling can be found in Appendix E.

5.14 Flood Alert and Flood Warnings

- 173 The Environment Agency is the lead organisation for providing warnings of river flooding. Flood Warnings are supplied via the Flood Warning System (FWS) service, to homes and business within Flood Zones 2 and 3.

- 174 Flood Alerts are issued when there is water out of bank for the first time anywhere in the catchment, signalling that 'flooding is possible', and therefore Flood Alert Areas usually cover the majority of Main River reaches. Flood Warnings are issued to designated Flood Warning Areas (i.e., properties within the extreme flood extent which are at risk of flooding), when the river level hits a certain threshold; this is correlated between the FWA and the gauge, with a lead time to warn that 'flooding is expected'.
- 175 There are currently 5 Flood Alert Areas (FAA) and 5 Flood Warning Areas (FWAs) covering the same areas of the study area. A map of the Flood Alert and Flood Warning Areas can be seen in Figure 5-7 and the Flood Alert Areas and Flood Warning Areas are listed in Table 5-2.

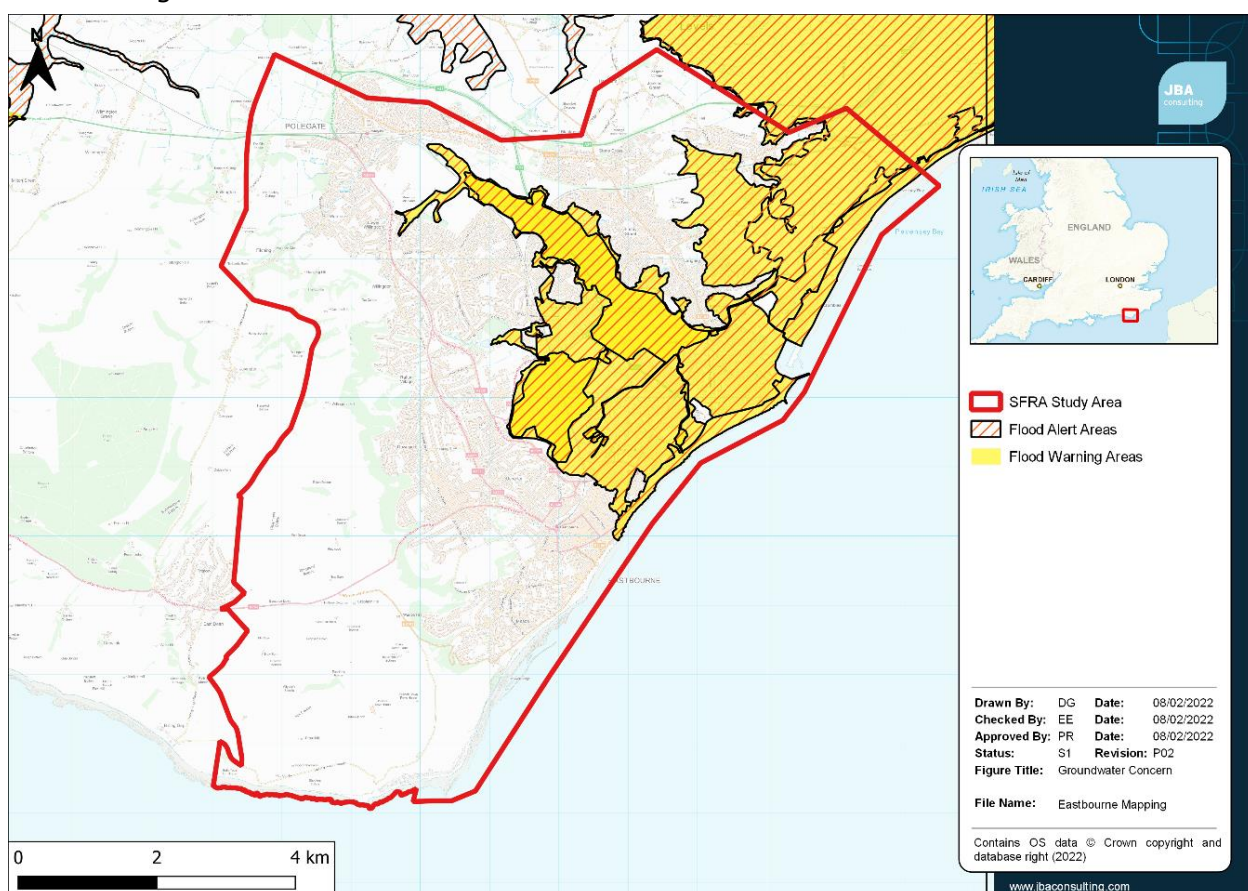


Figure 5-7: Flood Alert Areas and Flood Warning Areas in the Study Area

Table 5-2: Flood Alert Areas and Flood Warning Areas in the Study Area

Area	FAA/ FWA	Target Area		Local Authority	River/Sea
		Code	Name		
Solent and South Downs	Flood Alert Area	065WAC417	Coastal areas of Pevensey seafront	East Sussex CC	English Channel
		065WAC416	Inland areas of Eastbourne		
		065WAC415	Coastal areas of Eastbourne seafront		
		065WAC452	Langney Haven		
		065WAC418	Inland areas of the Pevensey Levels		
	Flood Warning Area	065FEC3501	Pevensey seafront		Langney Haven
		065FWC3401	Eastbourne seafront		
		065FWC3502	Pevensey levels		
		065FWC3402	Eastbourne Town		
		065FWF1301	Langney Haven at Langney, Willingdon and Eastbourne		

6 Flood alleviation schemes and assets

This section provides a summary of existing flood alleviation schemes and assets within the Study Area. Planners should note the areas that are protected by defences, where further work to understand the actual and residual flood risk through a Level 2 SFRA may be beneficial. Developers should consider the benefit they provide over the lifetime of a development in a site-specific Flood Risk Assessment.

6.1 Asset management

176 Risk Management Authorities hold databases of flood risk management and drainage assets:

- The Environment Agency holds a national database that is updated by local teams;
- The LLFA holds a database of significant local flood risk assets, required under Section 21 of the Flood and Water Management Act (2010);
- The Pevensey and Cuckmere Water Level Management is responsible for maintaining assets in its district, these assets are listed on its website;
- Highways Authorities hold databases of highways drainage assets, such as gullies and connecting pipes
- Water Companies hold records of public surface water, foul and combined sewers, the records may also include information on culverted watercourses.

177 The databases include assets RMAs directly maintain and third-party assets. The drainage network is extensive and will have been modified over time. It is unlikely that any RMA contains full information on the location, condition and ownership of all the assets in their area. They take a prioritised approach to collecting asset information, which will continue to refine the understanding of flood risk over time.

178 Developers should collect the available asset information and undertake further survey as necessary to present an understanding of current flood risk and the existing drainage network in a site-specific Flood Risk Assessment.

6.2 Standards of protection

179 Flood defences are designed to give a specific Standard of Protection (SoP), reducing the risk of flooding to people and property in flood prone areas. For example, a flood defence with a 100-year SoP means that the flood risk in the defended area is reduced to at least a 1% chance of flooding in any given year.

180 Over time the actual SoP provided by the defence may decrease, for example due to deterioration in condition or increases in flood risk due to climate change. The understanding of SoP may also change over time as RMAs undertake more detailed surveys and flood modelling studies.

181 It should be noted that the Environment Agency's on-going hydraulic modelling programme may revise flood risk datasets and consequently, the standard of protection offered by flood defences in the area may differ from those discussed in this report. Developers should consider the standard of protection provided by

defences and residual risk as part of a detailed FRA using the most up to date information.

6.3 Maintenance

- 182 The Environment Agency, local authorities and Internal Drainage Boards (IDBs) have permissive powers to maintain and improve Main Rivers and Ordinary Watercourses, respectively. There is no legal duty to maintain watercourses, defences or assets and maintenance and improvements are prioritised based on flood risk. The ultimate responsibility for maintaining watercourses rests with the landowner.
- 183 Highways Authorities have a duty to maintain public roads, making sure they are safe, passable and the impacts of severe weather have been considered. Water companies have a duty to effectually drain their area. As a result, adopted assets are maintained to common standards and improvements are prioritised for the parts of the network that do not meet this standard e.g. where there is frequent highway or sewer flooding.
- 184 Both the PCWLMB and East Sussex County Council as LLFA have permissive powers and limited resources are prioritised and targeted to where they can have the greatest effect.
- 185 There is potential for the risk of flooding to increase in areas where flood alleviation measures are not maintained regularly. Breaches in raised flood defences are most likely to occur where the condition of a flood defences has degraded over time. Drainage networks in urban areas can also frequently become blocked with debris and this can lead to blockages at culverts or bridges.
- 186 Developers should not assume that any defence, asset or watercourse is being or will continue to be maintained throughout the lifetime of a development. They should contact the relevant RMA about current and likely future maintenance arrangements and ensure future users of the development are aware of their obligations to maintain watercourses.
- 187 Formal structural defences are given a rating based on a grading system for their condition. A summary of the grading system used by the Environment Agency for condition is provided in Table 6-1.

Table 6-1: Grading system used by the Environment Agency to assess flood defence condition

Grade	Rating	Description
1	Very good	Cosmetic defects that will have no effect on performance
2	Good	Minor defects that will not reduce the overall performance of the asset.
3	Fair	Defects that could reduce the performance of the asset.
4	Poor	Defects that would significantly reduce the performance of the asset. Further investigation required.
5	Very Poor	Severe defects resulting in complete performance failure.

Source: Condition Assessment Manual – Environment Agency 2006

6.4 Flood risk management assets in the study area

- 188 The Flood Map for Planning contains information on 'Areas Benefiting from Defences' (ABD). This shows areas that benefit from the defences that provide a SoP of at least a 100-year river flood event (present day). It does not show areas that benefit from protection for more frequent events. There are no formal ABDs within the study area.
- 189 The Environment Agency 'AIMS' flood defence dataset also gives information on all flood defence assets, providing a more comprehensive overview of flood risk management assets within the study area. The following locations benefit from flood defences at a lower (or unknown) standard of protection in Eastbourne and Southern Wealden.

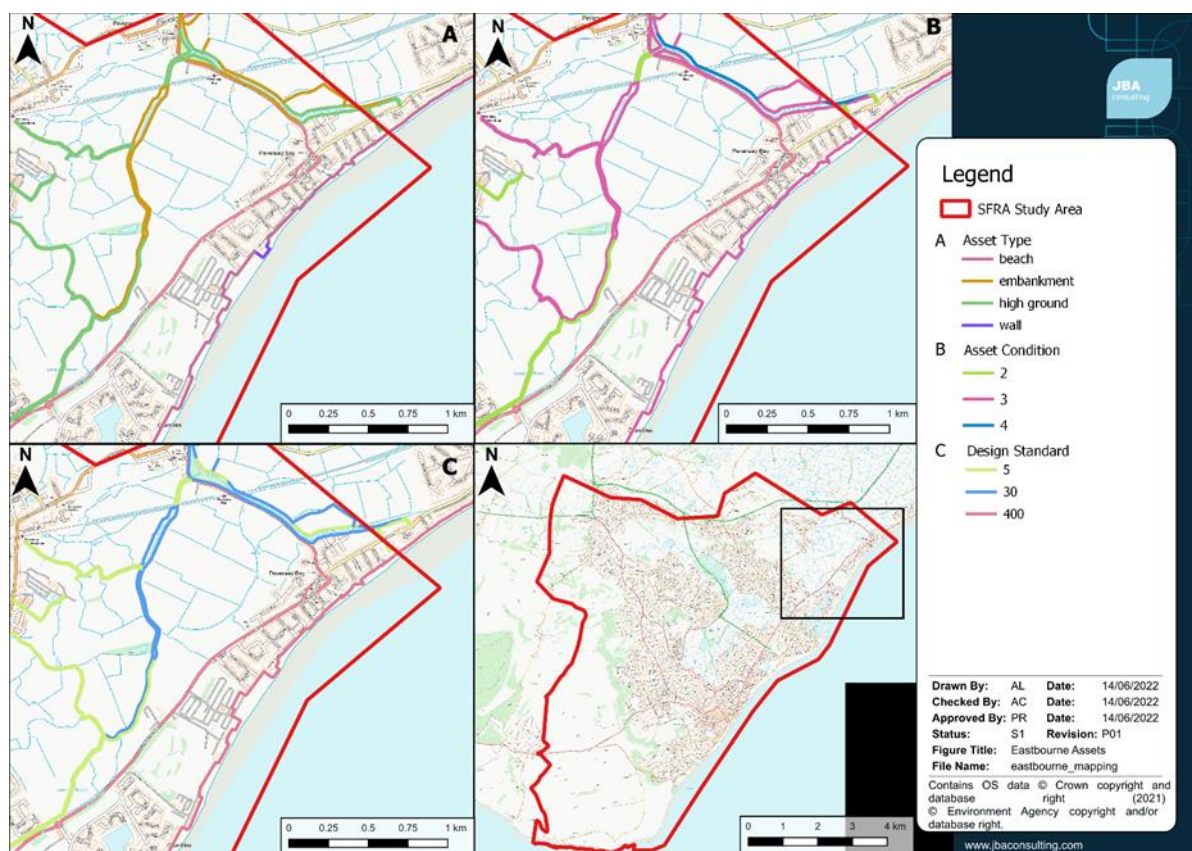


Figure 6-1: Flood defences in study area

- 190 All main watercourses in the study area are only protected up to a 1 in 5-year standard by high ground, except for sections of Langney Sewer and Salt Haven where an embankment provides Pevensey Bay with a 1 in 30-year standard of protection (SoP). Further along the coast, the Sovereign Outer Harbour benefits from a harbour wall and an embankment, the latter provides a 1 in 400-year SoP. Both the harbour wall and the embankment are in good condition.
- 191 Eastbourne Lakes were excavated in the mid-1990s to provide floodwater storage. They play a key role in protecting land in Eastbourne.

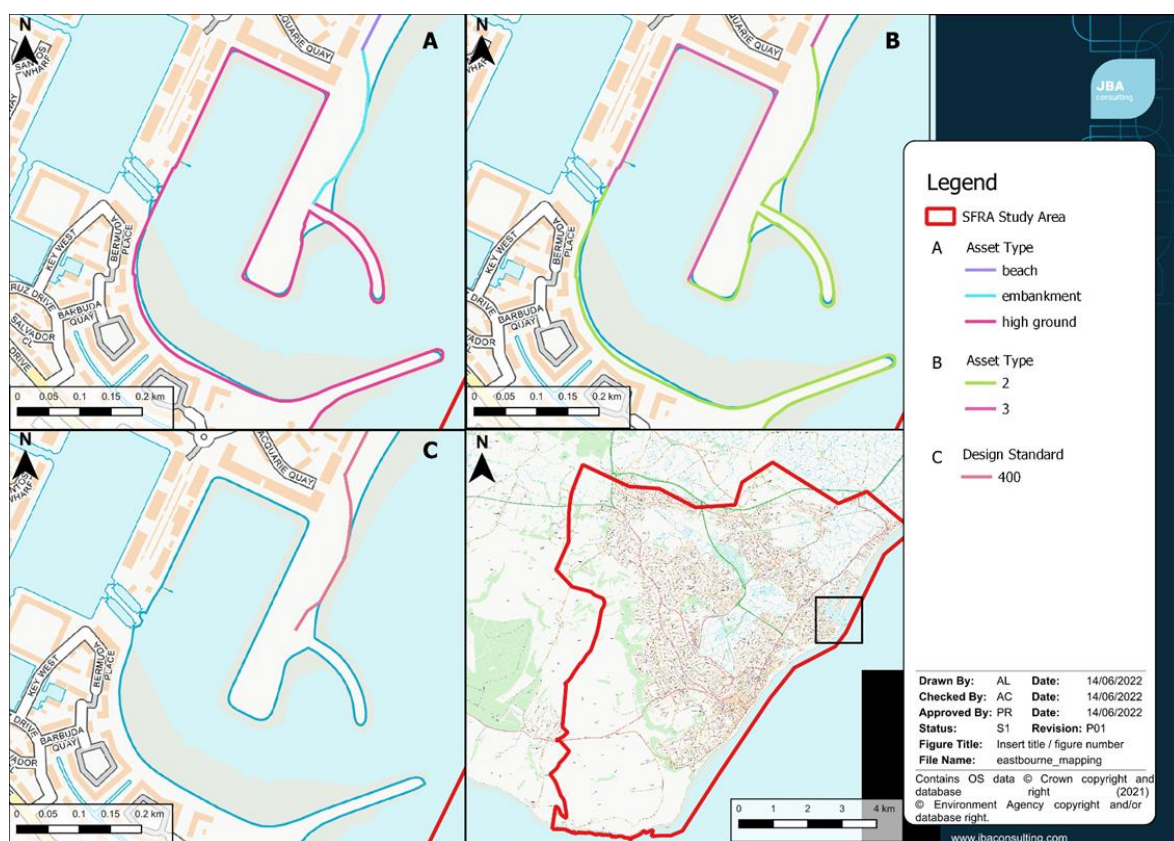


Figure 6-2: Sovereign Harbour flood defences

192 Whilst outside the SFRA study area, it should be noted that tidal flap outfalls within the Environment Agency's Pevensey Depot, at the mouth of the Salt Haven are influential on the drainage of Eastbourne as a result of tide locking. Similarly, the Fence Bridge Gates at the end of the Langney Haven are similarly influential on the drainage of Eastbourne and the associated flood risk implications. It is understood that these structures are maintained by the Environment Agency.

6.5 Current/Future flood alleviation schemes

193 The table below shows existing and future flood alleviation schemes within the Study Area.

Table 6-2: Flood alleviation schemes

Location	Authority	Status	Scheme details
Pevensey Bay to Eastbourne	Environment Agency/ Eastbourne Borough Council	Preliminary stages-option development	Help to reduce the risk of flooding to an estimated 10,000 residential properties; key infrastructure; local businesses; heritage sites and nature conservation areas over the next 100 years
Eastbourne and southern Wealden	East Sussex County Council	Preliminary stages	<p>The Blue Heart Project (formerly Eastbourne and Southern Wealden Dynamic Flood Risk Management)</p> <ul style="list-style-type: none"> Developing an integrated catchment-wide modelling platform for the Eastbourne catchment. Installation of local digital equipment for monitoring water-levels New boreholes to provide real-time monitoring for flood risk and local surface water flooding

6.6 Actual and residual flood risk

194 Where an area is identified as being at risk from flooding, a Level 2 SFRA (for strategic allocations) or developer site-specific Flood Risk Assessment will need to consider the actual (including the benefit gained from flood defences) and residual flood risk due to the presence of flood and drainage assets in greater detail.

6.7 Actual flood risk

195 This is the risk to the site considering existing flood mitigation measures and any planned to be provided through new development. It is not likely to be acceptable to allocate developments in existing undefended areas on the basis that they will be protected by developer works, unless there is a wider community benefit that can be demonstrated (part 1 of the Exceptions Test)

196 The assessment of the actual risk should account for:

- The level of protection afforded by existing defences might be less than the lifetime of the development
- The flood risk management policy for the defences will provide information on the level of future commitment to maintain existing standards of protection. If there is a conflict between the proposed level of commitment and the future needs to support growth, then it will be a priority for this to be reviewed.

- The effects of climate change over time, which will reduce the present-day standard of protection afforded by defences and so commitment is needed to invest in the maintenance and upgrade of defences if the present-day levels of protection are to be maintained and where necessary, land secured and safeguarded that is required for affordable future flood risk management measures.
- The depth, velocity, speed of onset and rate of rise of floodwater to assess the level of hazard posed by flooding.

6.7.1 Residual risk

- 197 Residual risk is the risk that remains after the effects of flood risk infrastructure have been considered. It is important that these risks are quantified to confirm that the consequences can be safely managed. The residual risk can be:
- The effects of a larger flood than defences were designed to alleviate (the 'design flood'). This can cause overtopping of flood banks, failure of flood gates to cope with the level of flow or failure of pumping systems to cope with the incoming amount of water.
 - Failure of the defences or flood risk management measures, such as breaches in embankments or walls, failure of flood gates to open or close or failure of pumping stations.
- 198 This SFRA does not assess the probability of failure other than noting that such events are very rare. However, in accordance with NPPF, all sources of flooding need to be considered. If a breach or overtopping event were to occur, then the consequences to people and property could be high. It is the responsibility of the developer to fully assess flood risk, propose measures to mitigate it and demonstrate that any residual risks can be safely managed.
- 199 Developers should be aware that any site that is at, or below, defence level may be subject to flooding. This can occur if a flood event exceeds the design capacity of the defences (overtopping), or the defences fail (breach). The residual risk of overtopping or breach should be considered in a detailed Flood Risk Assessment.
- 200 The assessment of residual risk should consider:
- The flood hazard, depth and velocity that would result from overtopping or breach of defences. Flood gate or pumping station failure and/ or culvert blockage (as appropriate). The Environment Agency can provide advice at site-specific development level for advice on breach/ overtopping parameters for flood models.
 - The design of the development to take account of the highest risk parts of the site e.g., allowing for flood storage on parts of the site and considering the design of the development to keep people safe e.g., sleeping accommodation above the flood level.
 - A system of warning and a safe means of access and egress from the site in the event of a flood for users of the site and emergency services.

6.7.2 Overtopping

- 201 The risk of overtopping is dependent on the relative heights of property or defence, the distance from the defence level and the height of water above the crest level of the defence. The Defra and Environment Agency **Flood Risks to People** guidance document provides standard flood hazard ratings based on the distance from the defence and the level of overtopping.
- 202 Any sites located next to raised defences or impounding reservoirs may need overtopping modelling or assessments at the site-specific FRA stage.

6.7.3 Defence breach

- 203 Where defences are present, risk of breach events should be considered as part of the site-specific flood risk assessment. Flood flows from breach events can be associated with significant depths and flow velocities in the immediate vicinity of the breach location and so FRAs must include assessment of the hazards that might be present so that the safety of people and structural stability of properties and infrastructure can be appropriately considered.
- 204 Whilst the area in the immediate vicinity of a breach can be subject to high flows, the whole flood risk area associated with a breach must also be considered as there may be areas remote from the breach that might, due to topography, involve increased depth hazards.
- 205 Considerations include the location of a breach, when it would occur and for how long, the depth of the breach (toe level), the loadings on the defence and the potential for multiple breaches. There are currently no national standards for breach assessments and there are various ways of assessing breaches using hydraulic modelling. Work is currently being undertaken by the Environment Agency to collate and standardise these methodologies.
- 206 Breach modelling, for the large shingle ridge which provides a 400-year SoP against coastal flooding at the Pevensey Levels, was completed as part of the previous SFRA. The breach assessment concluded that most of the land between the shoreline and the A259 would be at risk of flooding should a breach occur. However this does not take into account the most recent climate change data.
- 207 It is recommended that the Environment Agency are consulted if a development site is located near to a flood defence, to understand the level of assessment required and to agree the approach for the breach assessment.

6.7.4 Asset failure

- 208 Asset failure, such as failure of a pumping station or other asset can increase flood risk. This is of particular importance in the PCWLMB area, where pumping stations are used to manage water levels and flood risk.

7 Cumulative impact of development

This section provides a summary of the catchments with the highest flood risk and development pressures and then makes recommendations for local planning policy based on these.

7.1 Introduction

- 209 Under the NPPF (2021), strategic policies and their supporting Strategic Flood Risk Assessments (SFRAs), are required to *'consider cumulative impacts in, or affecting, local areas susceptible to flooding'* (para.160).
- 210 All developments are required to comply with the NPPF and demonstrate that they will not increase flood risk elsewhere. Therefore, when allocating land for development, consideration should be given to the potential cumulative impact of the loss of floodplain storage volume as well as the impact of increased flows on flood risk downstream. Whilst the loss of storage for individual developments may only have a minimal impact on flood risk, the cumulative effect of multiple developments may be more severe.
- 211 Local planning policies can also be used to identify areas where the potential for development to increase the flood risk is highest and identify opportunities for such new development to positively contribute to decreases in flood risk downstream. Catchments within the study area that also have the potential to influence existing flood risk issues in neighbouring Local Authorities were identified, as well as catchments in the study area that may be influenced by development in catchments in neighbouring Local Authorities.
- 212 Where catchments have been identified as sensitive to the cumulative impact of development, the assessment concludes with recommended strategic planning policy suggestions to manage the risk, for example through a Level 2 Strategic Flood Risk Assessment (SFRA) or site-specific Flood Risk Assessment (FRA).

7.2 Strategic flood risk solutions

- 213 Strategic solutions have a key role in flood risk management, alongside wider environmental and water quality enhancements. These solutions may include
- upstream flood storage,
 - integrated major infrastructure/ FRM schemes,
 - new defences
 - watercourse improvements as part of regeneration and enhancing green infrastructure,
 - opportunities for natural flood management and retrofitting sustainable drainage systems.

7.2.1 East Sussex Local Flood Risk Management Strategy

- 214 The East Sussex Local Flood Risk Management Strategy sets out specific actions for Eastbourne Borough and Wealden District for 2016-2026. This vision needs to be delivered by new development alongside retrofitting and enhancing green infrastructure and flood defence schemes in the existing developed area. Within the study area, strategic solutions include suggestions to
- Work with the Pevensey & Cuckmere Water Level Management Board and Local Planning Authorities to assess flood risk implications of major planning applications and local planning policy in the Board's catchment.
 - Provide evidence base and policy proposals for managing groundwater flood risk and development in Southern Wealden.
 - Develop a policy approach to manage both the water quantity and quality impacts of new development in the Pevensey Levels catchment.
 - Develop a fluvial flood risk model for the Polegate, Eastbourne, Mountney Sewer catchments to inform the development of the Wealden District and the Eastbourne Borough local plans.
 - Develop, secure funding and implement a programme of studies to increase the understanding of flood risk and water management within the Pevensey hydrological catchment and in turn inform development management and planning policy decisions.
 - Deliver an update of surface water flood models in Eastbourne and Hailsham.
 - Secure funding for and deliver the evidence base and policy responses necessary to manage the water quality and quantity impacts of new development on the Pevensey Levels.

7.3 Assessment of cross-boundary issues

- 215 It should be noted that Eastbourne Borough is completely bound by Wealden District and cross-boundary issues affecting Wealden District have been taken into account in the North Wealden SFRA.
- 216 Flow paths in the west of the study area are dictated by the chalk hills of the South Downs. Where the chalk ends, ground levels drop steeply, sending fluvial and surface water flows east towards the main urban area of Eastbourne. In the low-lying areas to the east of the chalk, the main rivers of Langney Sewer and Middle Sewer converge and join Pevensey Haven near Pevensey (which drains the Pevensey Levels to the east of Eastbourne) before entering the English Channel at Pevensey Bay. These are joined by numerous ordinary watercourses draining smaller areas of the urban landscape.
- 217 Figure 7-1 below summarises which catchments drain through and out of the study area.

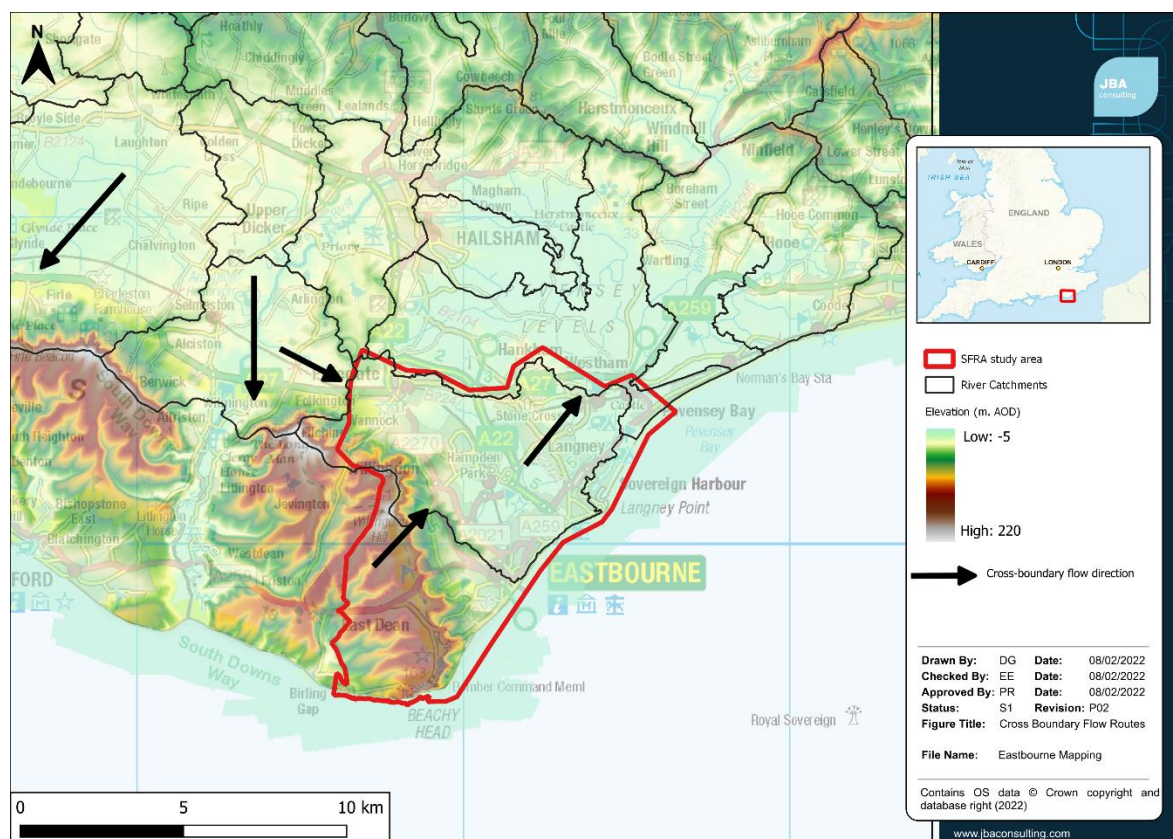


Figure 7-1: Cross boundary flow routes

7.4 Cumulative Impact Assessment Approach and Methodology

- 218 The Cumulative Impact Assessment is used for highlighting the catchments in Eastbourne and South Wealden where the cumulative impacts of development on flood risk could potentially be greatest. Developers and Eastbourne Borough/Wealden District Council should take the assessment into consideration when identifying appropriate sites for development.
- 219 For sites in catchments identified as being at high or medium risk of cumulative impacts site-specific FRAs should contain an assessment of the potential cumulative impacts of development. For site-specific FRAs the cumulative impact assessment should be used to assess the following:
- The location and sensitivity of receptors to cumulative effects and the mechanisms that potentially result in flooding (e.g., locations that are reliant on the performance of pumped drainage systems to manage flood risk, locations where existing flooding is experienced and can be exacerbated by relatively small changes in flood flow magnitude, volume or flood duration, etc).
 - The potential quantum of proposed cumulative development within a River Basin and assessment of the effect on sensitive receptors of the cumulative benefit afforded by piecemeal mitigation at the respective allocation sites.
 - The requirement for measures to address potential cumulative effects (these can be both 'on-site' measures and contributions to strategic 'off-site' measures).

- The opportunity to integrate site mitigation measures with strategic flood risk management measures planned in the River Basin.
 - The long-term commitments to management and maintenance.
- 220 The approach is based on providing an assessment of catchments where the allocation of more than one site could result in effects that increase the flood risk to third parties. At a strategic level this involves comparison of catchments, to assess the quantum of proposed development and the sensitivity of the catchment to changes in flood risk. Historic flooding incidents (1995 – 2021) are also included in the assessment, as these are an indicator of the actual sensitivity of locations within a catchment to flood events.

7.4.1 Catchments

- 221 The study area was divided into river catchments using the Water Framework Directive 'River Waterbody Catchments Cycle 2' polygon dataset. These catchments are defined as an area of land from which all surface run-off flows through a series of streams, rivers and, possibly, lakes to a point in the watercourse such as a river confluence.

7.4.2 Current developed area

- 222 Building outlines from Ordnance Survey Master Map (2020) were used to understand the currently developed area.

7.4.3 Proposed level of growth

- 223 To understand areas of Eastbourne Borough and Wealden District that are likely to experience the greatest pressure for future growth, the SHELAA sites have been analysed.
- 224 This allowed the calculation of the overall increase in development from the existing scenario to identify catchments likely to be under the greatest pressure for development. The context for this being that in circumstances where the proportion of proposed new development is greater, then it is more likely to give rise to cumulative effects.
- 225 The methodology assumes that all sites will be developed, and that the entire site footprint would be developed. Realistically, it is extremely unlikely that this would occur and therefore this can be considered as a worst-case scenario.

7.4.4 Historic Flood Risk

- 226 A historic flood risk score was derived for each catchment within the study area using the total current number of properties within the Environment Agency's historic flood map extent and the total number of flood incidents recorded by ESCC in each catchment.

7.4.5 Properties sensitive to increased flood risk

- 227 It is important to understand which catchments are most sensitive to increases in flood flows which may theoretically be caused by new development. Predicted flood risk was assessed using the following datasets:

- Total number of properties within the merged 1% AEP surface water flooding extent and Flood Zone 3 for each catchment
 - Total number of National Receptor Database (NRD) properties within the merged 0.1% AEP surface water flooding extent and Flood Zone 2
- 228 The difference in the number of properties at risk in these two datasets has then been used as an indicator to identify which catchments are more sensitive to increases in flood flows.

7.4.6 Ranking of catchments

- 229 To identify which catchments are more sensitive to cumulative impacts, each catchment was given a ranking for each of the three metrics (proposed level of growth, historic flood risk and properties sensitive to increased flood risk). These rankings were then combined to give an overall ranking which was divided into three categories - high, medium, and low according to how sensitive each catchment is to cumulative impacts relative to one another.

7.5 Conclusions of the Cumulative Impact Assessment (CIA)

- 230 A summary of the Cumulative Impact Assessment is shown in Figure 7-2 below. The CIA highlights areas where there is a high chance of encountering cumulative effects of planned development. In these catchments this should be considered by developers and specifically addressed within FRAs for proposed development as discussed in Section 9.

7.6 Water quality considerations

- 231 Development or changes to land management practices in the upper catchments of watercourses that flow across boundaries into Eastbourne Borough or into the southern area of Wealden District can potentially impact the quality of watercourses within the study area. Development should consider the quality of the water that is released from sites and the impact it may have on the water quality on any receiving waterbodies.
- 232 Future development should ensure there is no adverse impact on the quality of watercourses within the Council's administrative areas. Any impacts identified should then be considered in relation to the WFD Ecological, Hydromorphological and Chemical Status of the waterbody and opportunities to improve the status of watercourses should also be considered. Further information can be viewed at the Environment Agency [Catchment Data Explorer](#) website.

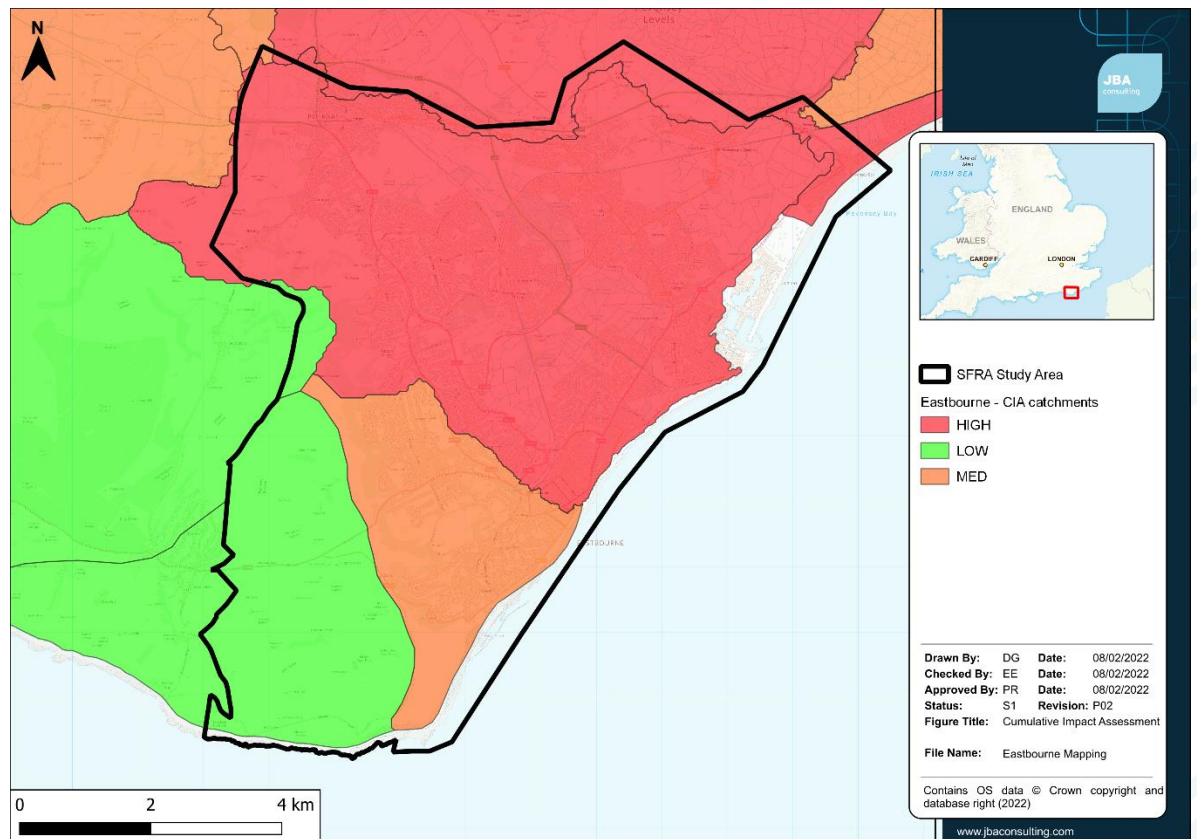


Figure 7-2: Cumulative Impacts of development in Study Area

8 Level 1 summary assessment of SHELAA sites

This section details the screening of sites submitted to Eastbourne Borough and Wealden District Council as part of their Strategic Housing and Economic Land Availability Assessments (SHELAA), which was carried out as part of the Level 1 SFRA, as well as the cumulative impact assessment. Refer to Appendix D for recommendations and details on how to apply the Sequential and Exception tests using the data set out in this section.

8.1 Introduction

233 A total of 976 sites have been screened against a suite of flood risk information and spatial data to provide a summary of risk to each site. The information considered includes the food risk datasets listed below:

- Environment Agency Flood Zones 1 and 2.
- Flood Zones 3a and 3b.
- ESCC Surface Water Modelling.
- Environment Agency Historic Flood Map.
- East Sussex County Council Flooding Incidents.
- Future Flood Zone 3a.

234 A site screening spreadsheet has been prepared which identified the proportion of each site that is affected by the different sources of flooding. The information provided is intended to be used when applying the Sequential Test to enable a more informed consideration of sites. Therefore, only when there are no reasonably available sites in Flood Zones 1 or 2, should sites in Flood Zone 3 be considered in the first instance. The sequential test will determine whether more detailed assessments of sites is needed to further identify those that should be taken forward as part of a Level 2 assessment.

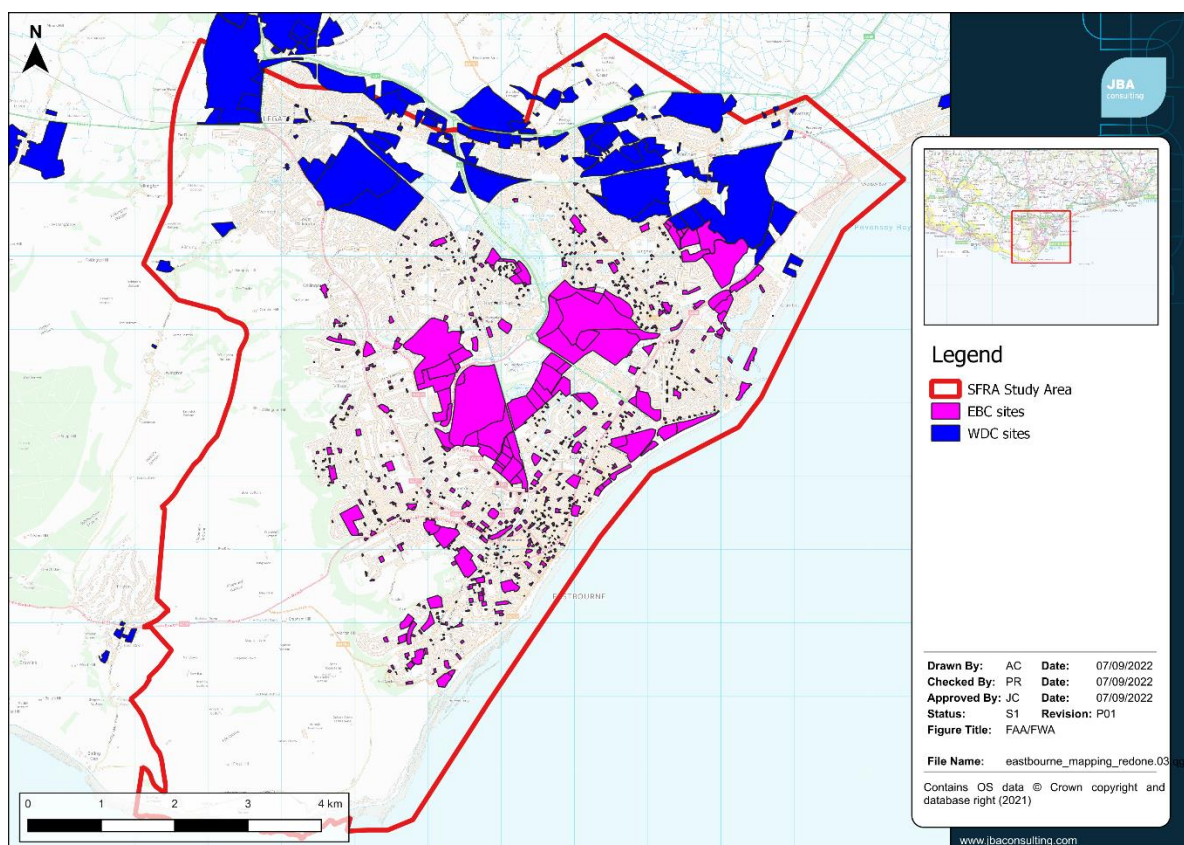


Figure 8-1 SHEELA Sites

8.2 Overview of flood risk at identified sites

235 A summary of flood risk at each of the sites considering the screening is provided below:

Table 8-1: Summary of SFRA site screening

Metric	Wealden District Council	Eastbourne Borough Council
Completely in Flood Zone 1	45	599
Partially within Flood Zone 2	30	143
Partially within Flood Zone 3a	36	251
Partially within Flood Zone 3b	33	68
Partially within 1 in 100 year (1% AEP) surface water extent	51	249
Partially within 1 in 30 year (3.3% AEP) surface water extent	46	184
Partially within Historic flood outlines	11	17
5 or more flood incidents within 50m	26	148

8.3 Sequential Testing

- 236 The SFRA does not include the Sequential Test of the sites that were screened. However, Appendix I summarises the flood risk to the sites and provides evidence for use in the completion of the Sequential Test.
- 237 NPPF Planning Practice Guidance for Flood Risk and Coastal Change describes how the Sequential Test should be applied in the preparation of a Local Plan Review. The assessments undertaken for this SFRA will assist Eastbourne Borough Council and Wealden District Council in the preparation of the Sequential Test.

9 Flood risk management requirements for developers

- 238 This SFRA provides a strategic assessment of flood risk within Eastbourne and the south of Wealden District. Prior to any construction or development, site-specific assessments will need to be undertaken so all forms of flood risk and any defences at a site are considered in more detail. Developers should, where required, undertake more detailed hydrological and hydraulic assessments of the watercourses to verify flood extent (including latest climate change allowances), to inform the sequential approach within the site and prove, if required, whether the Exception Test can be satisfied.
- 239 A detailed Flood Risk Assessment (FRA) may show that a site, windfall or otherwise, is not appropriate for development of a particular vulnerability, or even at all. The Sequential and Exception Tests in the NPPF apply to all developments and an FRA should not be seen as an alternative to proving these tests have been met.

9.1 Principles for new developments

9.1.1 Apply the Sequential and Exception Tests

- 240 Developers should refer to Section 3 for more information on how to consider the Sequential and Exception Tests. For allocated sites, Eastbourne Borough and Wealden District Councils should use the information in this SFRA to apply the Sequential Test. For windfall sites a developer must undertake the Sequential Test, which includes considering reasonable alternative sites at lower flood risk. Only if it passes the Sequential Test should the Exception Test then be applied if required.

As stated in Section 3, land in Flood Zone 3c should be considered at very high risk of river flooding and all uses other than 'essential infrastructure' and 'water compatible' will require the application of the Exception Test.

- 241 Developers should also apply the sequential approach to locating development within the site. The following questions should be considered:
- can risk be avoided through substituting less vulnerable uses or by amending the site layout?
 - can it be demonstrated that less vulnerable uses for the site have been considered and reasonably discounted? and
 - can the site layout be varied to reduce the number of people, the flood risk vulnerability or the building units located in higher risk parts of the site?

9.1.2 Consult with statutory consultees at an early stage to understand their requirements

- 242 Developers should consult with the Environment Agency, Eastbourne Borough/Wealden District Council, East Sussex County Council as LLFA, PCWLMB and Southern Water at an early stage to discuss flood risk, including requirements for site-specific FRAs, detailed hydraulic modelling and drainage assessment and design.

9.1.3 Consider the risk from all sources of flooding and that they are using the most up to date flood risk data and guidance

243 The SFRA can be used by developers to scope out what further detailed work is likely to be needed to inform a site-specific Flood Risk Assessment. At a site level, developers will need to check, before commencing on a more detailed Flood Risk Assessment, that they are using the latest available datasets. Developers should apply the latest Environment Agency climate change guidance and uplifts and ensure the development has considered climate change mitigation and adaptation measures.

9.1.4 Ensure that the development does not increase flood risk elsewhere

244 Section 10 sets out these requirements for taking a sustainable approach to surface water management. Developers should also ensure mitigation measures do not increase flood risk elsewhere and that floodplain compensation is provided where necessary.

9.1.5 Ensure the development is safe for future users

245 Consideration should first be given to minimising risk by planning sequentially across a site. Once risk has been minimised as far as possible, only then should mitigation measures be considered. Developers should consider both the actual and residual risk of flooding to the site, as discussed in section 3. Mitigation measures should be considered for any residual risk from breach and overtopping of flood defence.

9.1.6 Enhance the natural river corridor and floodplain environment through new development

- 246 Developments should demonstrate opportunities to create, enhance and link green assets. This can provide multiple benefits across several disciplines including flood risk and biodiversity/ ecology and may provide opportunities to use the land for amenity and recreational purposes. Development that may adversely affect green infrastructure assets should not be permitted. Where possible, developers should identify and work with partners to explore all avenues for improving the wider river corridor environment.
- 247 Developers should seek to remove (daylight) existing culverts and should not construct new culverts on site, except for short lengths to allow essential infrastructure crossings. Evidence would need to be provided showing there is no other economically viable alternative and that appropriate mitigation measures are being implemented to offset any ecological or flood risk impacts. Permission from the Environment Agency is unlikely to be granted without these requirements.

9.1.7 Consider and contribute to wider flood mitigation strategy and measures in the borough or district and apply the relevant local planning policy

248 Wherever possible, developments should seek to help reduce flood risk in the wider area e.g., by contributing to a wider community scheme or strategy for strategic measures, such as defences or natural flood management or by contributing in-kind by mitigating wider flood risk on a development site.

Developers must demonstrate in an FRA how they are contributing towards this vision.

9.2 Requirements for site-specific Flood Risk Assessments

9.2.1 When is an FRA required?

249 Site-specific FRAs are required in the following circumstances:

- Proposals of 1 hectare or greater in Flood Zone 1.
- Proposals for new development (including minor development such as non-residential extensions, alterations which do not increase the size of the building or householder developments and change of use) in Flood Zones 2 and 3.
- Proposals for new development (including minor development and change of use) in an area within Flood Zone 1 which has critical drainage problems (as notified to the LPA by the Environment Agency).
- Where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding.
- An FRA may also be required for some specific situations:
 - If the site may be at risk from the breach of a local defence (even if the site is in Flood Zone 1)
 - Where evidence of historical or recent flood events have been passed to the LPA
 - In an area of significant surface water flood risk.

9.2.2 Objectives of a site-specific FRA

250 Site-specific FRAs should be proportionate to the degree of flood risk and the scale, nature and location of the development. Site-specific FRAs should establish:

- Whether a proposed development is likely to be affected by current or future flooding from any source;
- Whether a proposed development is at residual risk of flooding, should an existing defence fail;
- Whether a proposed development will increase flood risk elsewhere;
- Commit to measures for the specific development;
- Whether the measures proposed to deal with the effects and risks are appropriate for the development, its occupants and the wider community;
- The evidence, if necessary, for the local planning authority to apply the Sequential Test; and
- Whether, if applicable, the development will be safe and pass the Exception Test.

251 FRAs should follow the approach recommended by the NPPF (and associated guidance) and guidance provided by the Environment Agency and, as appropriate, Eastbourne Borough Council and Wealden District Council. Guidance and advice for developers on the preparation of site-specific FRAs include:

- **Standing Advice on Flood Risk** (Environment Agency)

- **Flood Risk Assessment for Planning Applications** (Environment Agency); and
- **Site-specific Flood Risk Assessment: CHECKLIST** (NPPF PPG, Defra)

252 Guidance for local planning authorities for reviewing Flood Risk Assessments submitted as part of planning applications was published by Defra in 2015 – [Review individual flood risk assessments: standing advice for local planning authorities](#)

9.3 Local requirements for mitigation measures

9.3.1 Site layout and design

- 253 Flood risk should be considered at an early stage in deciding the layout and design of a site to provide an opportunity to reduce flood risk within the development.
- 254 The NPPF states that a sequential, risk-based approach should be applied to try to locate more vulnerable land use away from Flood Zones to higher ground, while more flood-compatible development (e.g., vehicular parking, recreational space) should be in higher risk areas. Whether parking in floodplains is appropriate will be based on the likely flood depths and hazard, evacuation procedures and availability of flood warning.
- 255 Waterside areas, or areas along known flow routes, can act as green infrastructure, being used for recreation, amenity and environmental purposes, allowing the preservation of flow routes and flood storage, and at the same time providing valuable social and environmental benefits contributing to other sustainability objectives. Landscaping should ensure safe access to higher ground from these areas and avoid the creation of isolated islands as water levels rise.

9.3.2 Modification of ground levels

- 256 Any proposal for modification of ground levels will need to be assessed as part of a detailed flood risk assessment.
- 257 Modifying ground levels to raise the land above the required flood level is an effective way of reducing flood risk to a particular site in circumstances where the land does not act as conveyance for flood waters. However, care must be taken as raising land above the floodplain could reduce conveyance or flood storage in the floodplain and could adversely impact flood risk downstream or on neighbouring land. Raising ground levels can also deflect flood flows, so analyses should be performed to demonstrate that there are no adverse cumulative effects on third party land or property.
- 258 Compensatory flood storage should be provided, and would normally be on a level for level, volume for volume basis on land that does not currently flood but is adjacent to the floodplain (in hydraulic continuity). It should be in the vicinity of the site and within the red line of the planning application boundary (unless the site is strategically allocated). Guidance on how to address floodplain compensation is provided in Appendix A3 of the [CIRIA Publication C624](#).

- 259 Where proposed development results in a change in building footprint, the developer should ensure that it does not impact upon the ability of the floodplain to store or convey water and seek opportunities to provide floodplain betterment. Raising levels can also create areas where surface water might pond during significant rainfall events. Any proposals to raise ground levels should be tested to ensure that it would not cause increased ponding or build-up of surface runoff on third party land.

9.3.3 Raised floor levels

- 260 If raised floor levels are proposed, these should be agreed with Eastbourne Borough/Wealden District Council and the Environment Agency. The minimum Finished Floor Level (FFL) may change dependent upon the vulnerability and flood risk to the development.
- 261 The Environment Agency advises that minimum finished floor levels should be set 600mm above the 100-year plus climate change peak flood level, where the new climate change allowances have been used (see section 4 for the climate change allowances). An additional allowance may be required because of risks relating to blockages to the channel, culvert or bridge and should be considered as part of an FRA.
- 262 Allocating the ground floor of a building for less vulnerable, non-residential, use is an effective way of raising living space above flood levels. Single storey buildings such as ground floor flats or bungalows are especially vulnerable to rapid rise of water (such as that experienced during a breach). This risk can be reduced by use of multiple storey construction and raised areas that provide an escape route.
- 263 Similarly, the use of basements should be avoided. Habitable uses of basements within Flood Zone 3 should not be permitted, whilst basement dwellings in Flood Zone 2 will be required to pass the Exception Test. Access should be situated 300mm above the design flood level and waterproof construction techniques used.

9.3.4 Development and raised defences

- 264 Construction of localised raised floodwalls or embankments to protect new development is not a preferred option, as a residual risk of flooding will remain. Compensatory storage must be provided where raised defences remove storage from the floodplain.
- 265 Where development is located behind, or in an area benefitting from defences, the residual risk of flooding must be considered.

9.3.5 Developer contributions

- 266 In some cases, and following the application of the Sequential Test, it may be appropriate for the developer to contribute to the improvement of flood defence provision that would benefit both proposed new development and the existing local community. Developer contributions can also be made to maintenance and provision of flood risk management assets, flood warning and the reduction of surface water flooding (i.e., SuDS).

9.4 Buffer strips

267 The provision of a buffer strip to 'make space for water', allows additional capacity to accommodate climate change and ensure access to the watercourse, structures and defences is maintained for future maintenance purposes. It also enables the avoidance of disturbing riverbanks, adversely impacting ecology and having to construct engineered riverbank protection. Building adjacent to riverbanks can also cause problems to the structural integrity of the riverbanks and the building itself, making future maintenance of the river much more difficult.

9.5 Making space for water

268 The **PPG** sets out a clear aim in Flood Zone 3 to create space for flooding by restoring functional floodplain and generally development should be directed away from these areas.

269 All new development close to rivers should consider the opportunity to improve and enhance the river environment. Developments should look at opportunities for river restoration and enhancement as part of the development. Options include backwater creation, de-silting, in-channel habitat enhancement and removal of structures. When designed properly, such measures can have benefits such as reducing the costs of maintaining hard engineering structures, reducing flood risk, improving water quality and increasing biodiversity. Social benefits are also gained by increasing green space and access to the river.

270 Developers should:

- Not build within 8m from the edge of a bank of any Ordinary Watercourse within the Study Area;
- Not build within 8m from the edge of a bank of any Main River within the Study Area in accordance with the **Environment Permitting Regulations (2016)**;
- Maintain a minimum distance of 9m between development and the edge of a bank of any Ordinary Watercourse within the Pevensey and Cuckmere Water Level Management Board area maintained by the board, in accordance with local Byelaws;
- Maintain a minimum distance of 8m between development and the edge of a bank of any Ordinary Watercourse within the Upper Medway Internal Drainage Board area maintained by the board, in accordance with local Byelaws; and
- Seek opportunities on a site-by-site basis to increase these buffer distances to 'make space for water', allowing additional capacity to accommodate climate change.

9.6 Resistance and resilience measures

271 The consideration of resistance and resilience measures should not be used to justify development in inappropriate locations.

272 There will be instances where developments, such as those that are water compatible and essential infrastructure, are permitted in high flood risk areas. The measures listed in Section 9.5 should be considered before resistance and resilience measures are relied on. The effectiveness of these forms of measures

are often dependant on the availability of a reliable forecasting and warning system and the use of back up pumping to evacuate water from a property as quickly as possible. The proposals must include details of how the temporary measures will be erected and decommissioned, responsibility for maintenance and the cost of replacement when they deteriorate. Available resistance and resilience measures are shown in Table 9-1.

Table 9-1: Available temporary measures

Measures	Description
Permanent barriers	Permanent barriers can include built up doorsteps, rendered brick walls and toughened glass barriers
Temporary barriers	Temporary barriers consist of moveable flood defences which can be fitted into doorways and/or windows. The permanent fixings required to install these temporary defences should be discrete and keep architectural impact to a minimum. On a smaller scale, temporary snap on covers for airbricks and air vents can also be fitted to prevent the entrance of flood water.
Community resistance measures	These include demountable defences that can be deployed by local communities to reduce the risk of water ingress to several properties. The methods require the deployment of inflatable (usually with water) or temporary quick assembly barriers in conjunction with pumps to collect water that seeps through the systems during a flood.
Flood resilience measures	These measures aim to ensure no permanent damage is caused, the structural integrity of the building is not compromised and the clean up after the flood is easier. Interior design measures to reduce damage caused by flooding can include electrical circuitry installed at a higher level and water-resistant materials for floors, walls and fixtures.

9.7 Reducing flood risk from other sources

9.7.1 Groundwater

- 273 Groundwater flooding has a very different flood mechanism to any other and so many conventional flood mitigation methods are not suitable. The only way to fully reduce flood risk would be through building design (development form), ensuring floor levels are raised above the water levels caused by a 1 in 100-year plus climate change event. Site design would also need to preserve any flow routes followed by the groundwater overland to ensure flood risk is not increased downstream.
- 274 Infiltration SuDS can cause increased groundwater levels and subsequently may increase flood risk on or off a site. Developers should provide evidence and ensure that this will not be a significant risk.

9.7.2 Surface water and sewer flooding

- 275 Developers should discuss public sewerage capacity with the water utility company at the earliest possible stage. It is important that a Surface Water Drainage Strategy (often done as part of a Flood Risk Assessment) shows that this will not increase flood risk elsewhere, and that the drainage requirements regarding runoff rates and SuDS for new development are met.
- 276 If residual surface water flood risk remains, the likely flow routes and depths across the site should be modelled. The site should be designed so that these flow routes are preserved and building design should provide resilience against this residual risk.
- 277 When redeveloping existing buildings, the installation of some permanent or temporary flood-proofing and resilience measures could protect against both surface water and sewer flooding. Non-return valves prevent water entering the property from drains and sewers. Non-return valves can be installed within gravity sewers or drains within a property's private sewer upstream of the public sewerage system. These need to be carefully installed and must be regularly maintained.
- 278 Consideration must also be given to attenuation and flow, ensuring that flows during the 100-year plus climate change storm event are retained within the site if any flap valves shut. This should be demonstrated with suitable modelling techniques.

9.7.3 Reservoirs

- 279 As discussed in Section 5.9, the risk of reservoir flooding in the Study Area is extremely low. However, there remains a residual risk to development from reservoirs which developers should consider during the planning stage:
- 280 Developers should contact the reservoir owner for information on:
 - the Reservoir Risk Designation;
 - reservoir characteristics: type, dam height at outlet, area/volume, overflow location;
 - operation: discharge rates / maximum discharge;
 - discharge during emergency drawdown; and
 - inspection / maintenance regime.
- 281 The Environment Agency online Reservoir Flood Maps contain information on the extents, depths and velocities following a reservoir breach (note: only for those reservoirs with an impounded volume greater than 25,000 cubic metres are governed by the Reservoir Act 1975). Consideration should be given to the extent, depths and velocities shown in these **online maps**.
- 282 The GOV.UK website on **Reservoirs**: owner and operator requirements provides information on how to register reservoirs, appoint a panel engineer, produce a flood plan and report an incident. In addition, developers should consult the **East Sussex Emergency Plan** website about emergency plans.

283 Developers should use the above information to:

- Apply the sequential approach to locating development within the site;
- Consider the impact of a breach and overtopping, particularly for sites proposed to be located immediately downstream of a reservoir. This should consider whether there is sufficient time to respond, and whether in fact it is appropriate to place development immediately on the downstream side of a reservoir;
- Assess the potential hydraulic forces imposed by sudden reservoir failure event and check that the proposed infrastructure fabric could withstand the structural loads; and
- Develop site-specific Emergency Plans and/ or Off-site Plans if necessary and ensure the future users of the development are aware of these plans. This may need to consider emergency drawdown and the movement of people beforehand, similar to the response to the Toddbrook Reservoir incident in Whaley Bridge, Derbyshire, 2019.

9.8 Emergency planning

284 Emergency planning covers three phases: before, during and after a flood.

Measures involve developing and maintaining arrangements to reduce, control or mitigate the impact and consequences of flooding and to improve the ability of people and property to absorb, respond to and recover from flooding. National Planning Policy takes this into account by seeking to avoid inappropriate development in areas of flood risk and considering the vulnerability of new developments to flooding.

285 The 2021 NPPF requires site level Flood Risk Assessments to demonstrate that

"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."

286 Sites that will require emergency plans include:

- Sites with vulnerable users, such as hospitals and care homes;
- Camping and caravan sites;
- Sites with transient occupants e.g., hostels and hotels;
- Developments at a high residual risk of flooding from any source e.g., immediately downstream of a reservoir or behind raised flood defences; and
- Situations where occupants cannot be evacuated (e.g., prisons) or where it is safer to remain "in-situ" and / or move to a higher floor or safe refuge area (e.g., at risk of a breach).

287 Emergency Plans will need to consider:

- The characteristics of the flooding e.g., onset, depth, velocity, hazard, flood borne debris;
- The vulnerability of site occupants;
- Structural safety;
- The impact of the flooding on essential services e.g., electricity, drinking water;

- Flood warning systems and how users will be encouraged to sign up for them;
- Safe access and egress for users and emergency services;
- How to manage the consequences of events that are un-foreseen or for which no warnings can be provided e.g., managing the residual risk of a breach; and
- A safe place of refuge where safe access and egress and advance warning may not be possible, having discussed and agreed this first with emergency planners. Proposed new development that places an additional burden on the existing response capacity of the Council will not normally be appropriate.

288 East Sussex County Council **Flooding Advice** website provides emergency planning relevant information that is both general and flood specific. This includes practical advice before, during and after flooding has occurred including, preparation, understanding warnings, actions to limit exposure to risk and recovery. Further information is available from:

- **2004 Civil Contingencies Act**
- **DEFRA (2014) National Flood Emergency Framework for England**
- **FloodRe – Flood re-insurance scheme**
- The **Environment Agency and DEFRA's** standing advice for FRAs
- East Sussex **County Council Flooding Advice**
- **East Sussex Emergency Plan**
- Environment Agency's "**How to plan ahead for flooding**"
- Sign up for Flood Warnings with the Environment Agency
- The **National Flood Forum**
- **GOV.UK** - Make a Flood Plan guidance and templates

10 Surface water management and SuDS

This section provides guidance and advice on managing surface water runoff and flooding.

10.1 Role of the LLFA and Local Planning Authorities in surface water management

- 289 In April 2015, East Sussex County Council as LLFA was made a statutory planning consultee on the management of surface water. They provide technical advice on surface water drainage strategies and designs put forward for major development proposals, to ensure that onsite drainage systems are designed in accordance with the current legislation and guidance.
- 290 When considering planning applications, East Sussex County Council as LLFA will provide advice to the Planning Department on the management of surface water. As LPAs, Eastbourne Borough Council and Wealden District Council should satisfy themselves that a development's proposed minimum standards of operation are appropriate and ensure, using planning conditions or planning obligations, that there are clear arrangements for on-going maintenance over the lifetime of the development.
- 291 It is essential that developers consider sustainable drainage at an early stage of the development process – ideally at the master-planning stage.
- 292 ESCC works in partnership with the Pevensey and Cuckmere Water Level Management Board (PCWLMB). All development within the Board's catchment that contributes runoff the PCWLMB's district may need to provide a surface water discharge contribution fee to the PCWLMB under Byelaw 3.

10.2 Sustainable Drainage Systems (SuDS)

- 293 Sustainable Drainage Systems (SuDS) are designed to maximise the opportunities and benefits that can be secured from surface water management practices.
- 294 SuDS provide a means of dealing with the quantity and quality of surface water and can also provide amenity and biodiversity benefits. Given the flexible nature of SuDS they can be used in most situations within new developments as well as being retrofitted into existing developments. SuDS can also be designed to fit into most spaces. For example, permeable paving could be used in parking spaces or rainwater gardens as part of traffic calming measures.
- 295 It is a requirement for all new major development proposals to ensure that sustainable drainage systems for management of runoff are put in place. Likewise, minor developments should also ensure sustainable systems for runoff management are provided. The developer is responsible for ensuring the design, construction and future/ongoing maintenance of such a scheme is carefully and clearly defined, and a clear and comprehensive understanding of the existing catchments hydrological processes and current drainage arrangements is essential.

10.3 Sources of SuDS guidance

10.3.1 C753 CIRIA SuDS Manual (2015)

- 296 The **C753 CIRIA SuDS Manual** (2015) provides guidance on planning, design, construction and maintenance of SuDS. The manual is divided into five sections ranging from a high-level overview of SuDS, progressing to more detailed guidance with progression through the document.

10.3.2 Non-Statutory Technical Guidance, Defra (March 2015)

- 297 **Non-Statutory Technical guidance** provides non-statutory standards on the design and performance of SuDS. It outlines peak flow control, volume control, structural integrity, flood risk management and maintenance and construction considerations.
- 298 In February 2021, Defra published its **research project** to review and recommend updates to the Non-Statutory Technical guidance. The proposals have not yet been adopted but would bring the standards in line with current best practice according to the construction industry research and information association (CIRIA) SuDS Manual.

10.3.3 Guide to Sustainable Drainage East Sussex County Council

- 299 In 2015, East Sussex County Council prepared an additional **local guidance document**, setting SuDS into an East Sussex context. This guide is aimed at applicants, architects, developers and planners who want to design and put in place sustainable drainage systems (SuDS) in East Sussex. This guide explains what SuDS are, why they are important and the process of designing and implementing SuDS within the East Sussex environment. It also sets out the drainage approval process and its requirements in relation to SuDS. In addition, the multiple benefits of SuDS to developers, residents and the environment of East Sussex are highlighted. The Guide to Suitable Drainage Systems in East Sussex includes checklists to help applicants provide all the information required to support an outline or detailed application.
- 300 For small scale development in East Sussex, developer's should make use of the **East Sussex Small Scale Sustainable Drainage Systems (SuDS) Tool** which is designed to assist Local Planning Authorities and developers in assessing the suitability of SuDS provision within small scale development proposals. The focus of the tool is to enable planning authorities to ensure that the flood risk requirements for SuDS are met by development proposals. The tool does not give definitive attenuation volumes that will be achieved by a specific SuDS solution and a final design will be required to determine the actual performance of the proposed system.
- 301 ESCC has noted that there may be situations where discharging at greenfield runoff rates may not go far enough, for example where there is impermeable geology. In these instances, it may be appropriate to improve upon greenfield runoff rates.

10.3.4 Water. People. Places: A guide for master planning sustainable drainage into developments

- 302 The guide for master planning sustainable drainage into developments was published in 2013 by the LLFAs of the South East of England, of which East Sussex County Council is a part, to outline the process for integrating SuDS into the master planning of large and small developments. The South East LLFAs expect this guidance to be used as part of the initial planning and design plans for all types of residential, commercial and industrial development.
- 303 The guidance complements existing guidance on SuDS design, maintenance and operation which should also be used to inform detailed design and delivery of SuDS.
- 304 Although SuDS can be applied to any site, there are a variety of conditions and constraints that could restrict the suitability of different types of SuDS or trigger the need for bespoke design. Therefore, consideration of the movement of water and its interaction with site-specific conditions (e.g., soil types) at the earliest stage of design is crucial to the success of a SuDS scheme.
- 305 Section 4 of the 'Water. People. Places' document provides detailed SuDS design guidance for a range of commonly encountered site conditions. A summary of this guidance is provided in the SuDS Selection Matrix, whereby the suitability of each type of SuDS is presented for each common site condition.
- 306 It is noted in the guidance document that SuDS design should be fully integrated into a master plan as an essential part of land use and development planning and considered in conjunction with other aspects of the design. Although there is no formal process for master planning, a typical design process for SuDS is outlined in Sections 5 and 6 of the guidance documents. The process is designed to allow planners and designers to scope and embed opportunities for SuDS as land use and design ideas evolve.

10.3.5 SuDS tool

- 307 For minor developments, East Sussex County Council have designed a local tool which advises what SuDS techniques are appropriate at the site according to local drainage characteristics. It is recommended that this tool, available at <http://www.eastsussex.suds-tool.co.uk/> is used during the development process.

10.4 Other surface water considerations

10.4.1 Groundwater Source Protection Zone (GSPZ)

- 308 The Environment Agency published new groundwater vulnerability maps in 2015. These maps provide a separate assessment of the vulnerability of groundwater in overlying superficial rocks and those that comprise of the underlying bedrock. The map shows the vulnerability of groundwater at a location based on the hydrological, hydro-ecological and soil properties within a one-kilometre grid square.
- 309 The groundwater vulnerability maps should be considered when designing SuDS. Depending on the height of the water table at the location of the proposed

development site, restrictions may be placed on the types of SuDS appropriate to certain areas. Groundwater vulnerability maps can be found on [Defra's interactive mapping](#).

- 310 Depending on the nature of the proposed development and the location of the development site with regards to GSPZs, restrictions may be in place on the types of SuDS used within appropriate areas. For example, infiltration SuDS are generally accepted within Zone 3, whereas in Zones 1 (Inner Protection Zone) or 2 (Outer Protection Zone), the Environment Agency will need to be consulted and infiltration SuDS may only be accepted if the correct treatments and permits are put in place.
- 311 Any restrictions imposed on the discharge of the site generated runoff by the Environment Agency will be determined on a site-by-site basis using a risk-based approach.
- 312 Groundwater Source Protection Zones within the study area are shown in Figure 10-1 below. It shows much of Eastbourne Borough within a Groundwater Source Protection Zone. This covers areas in the west of the study area including Old Town, Ratton Village, Willingdon, Lower Willingdon, Wannock, Filching and Polegate; and extends through the main valleys in the downs to the south of Eastbourne. The SPZ also skirts the northern and eastern borough boundaries along its length.

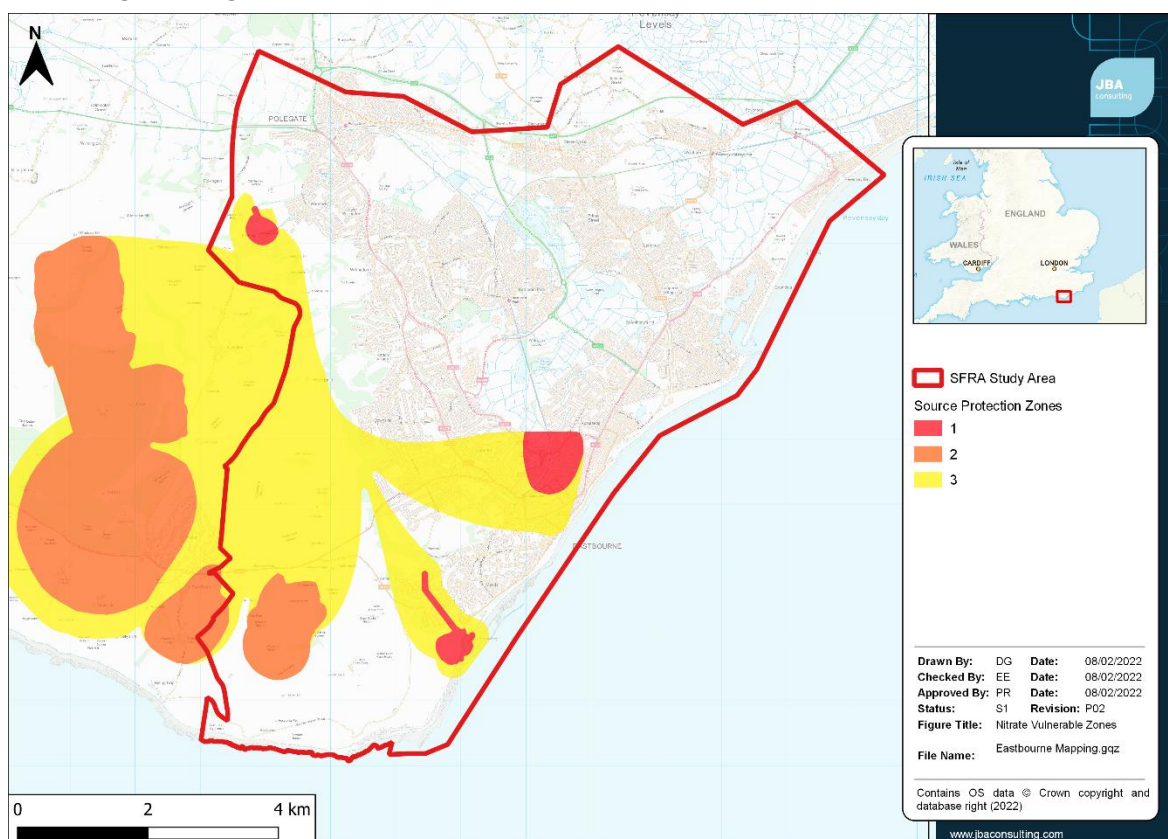


Figure 10-1: Groundwater Source Protection Zones in the SFRA study area

10.4.2 Nitrate Vulnerable Zones

313 Nitrate Vulnerable Zones (NVZs) are areas designated as being at risk from agricultural nitrate pollution. Nitrate levels in waterbodies are affected by surface water runoff from surrounding agricultural land entering receiving waterbodies. The level of nitrate contamination will potentially influence the choice of SuDS and should be assessed as part of the design process. As shown in Figure 10-2 below, the Chalk to the east of Eastbourne urban centre is a nitrate vulnerable zone

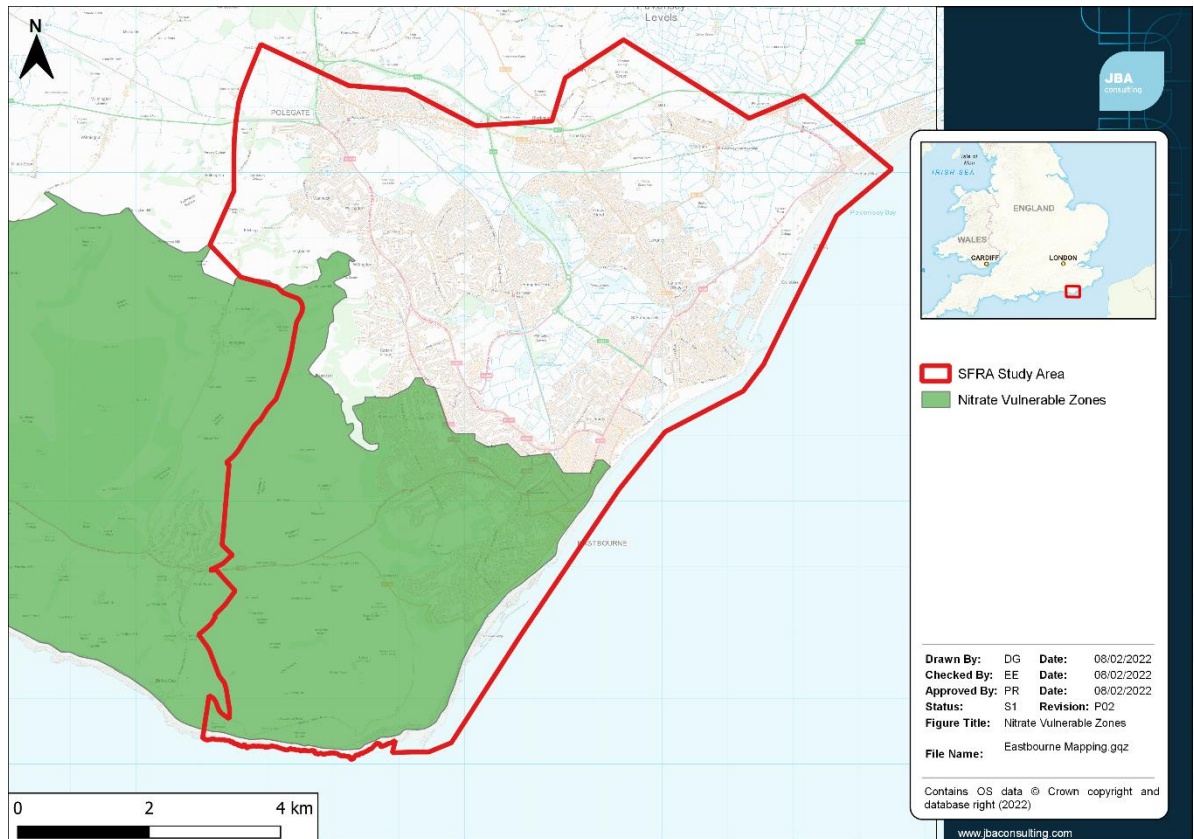


Figure 10-2: Nitrate Vulnerable Zones in the SFRA study area

11 Summary and recommendations

11.1 Flood Risk Summary

- 314 There are numerous recorded flooding incidents across the Study Area. Areas include but are not limited to Wannock, Lower Willingdon, Westham, Roselands, Polegate, and Eastbourne town centre/seafront are hotspots for flooding. Sources of past flooding have been predominantly from main rivers, ordinary watercourses and surface water.
- 315 The main rivers associated with fluvial flooding are Langney Sewer and The Crumbles Sewer, into which several smaller ordinary watercourses flow, including The Wannock Mill, Willingdon and West Langney Sewer, Middle Sewer and the Willingdon Upper Watercourse, Lottbridge Sewer and Horsey Sewer. The Crumbles Sewer flows into Crumbles Pond, a large recreational artificial pond with controlled inflows and outflows into the English Channel.
- 316 Surface water flood risk is concentrated along watercourses or fluvial corridors, within the areas of 'Levels' and significant overland flow paths through residential and other urban developments, including Wannock, Lower Willingdon, Hampden Park, Ratton Village, Old Town, Upperton, Meads, Eastbourne town centre, Roselands, St Anthony's Hill, Polegate, Friday Street, Langney and Langney Village, Westham and Crumbles.
- 317 Data from Southern Water shows sewer flooding is most prominent in Roselands, as well as Lower Willingdon, Polegate and Eastbourne town centre.
- 318 Areas at risk of flooding are likely to become at increasing risk in the future and the frequency of flooding will increase in such areas because of climate change. Flood extents will increase; in some locations, this may not be by very much, but flood depth, velocity and hazard may have more of an impact due to climate change. It is recommended that the Council's work with other Risk Management Authorities to review the long-term sustainability of existing and new development in these areas when developing climate change plans and strategies for the Study Area.
- 319 The main areas of groundwater concern in the Study Area are in the west, in areas such as Filching, Wannock, Polegate, Willingdon, Ratton Village and Old Town. The Valleys draining southwest out of the Study Area from Crapham Hill, Warren Hill and Frost Hill are also shown as areas of concern, however these areas are confined to the valleys.
- 320 There are no canals in the Study Area, therefore there is no risk of canal overtopping.
- 321 Only one waterbody within the Study Area is designated as a reservoir. This is the Folkington Reservoir, owned by South East Water Ltd, which is designated as High-Risk. Data shows worst case inundation from this reservoir extends through the Middle Sewer catchment, upstream of the railway, Golden Jubilee Way and Shinewater Lake.

11.2 Recommendations

11.2.1 Reduction of flood risk through site allocations and appropriate site design

322 The following recommendations provide additional detail to the requirements of the National Planning Policy Framework (NPPF) regarding future development location and site-specific considerations for the Study Area:

- To fulfil the requirements of the NPPF by locating new development according to the Sequential and Exception Test requirements. Applicants for non-allocated developments must demonstrate that they have used a suitable search area for the sequential test, in consultation with the relevant Local Planning Authority.
- After application of the Exception Test, a sequential approach must be taken within the site boundary, demonstrating that the highest vulnerability uses are situated in the areas at lowest risk of flooding.
- Identify long-term opportunities to remove development from the floodplain and to make space for water.
- Where there is an unknown risk from an ordinary watercourse which is not included in national or local flood maps, applicants must demonstrate that they have adequately assessed the risk of flooding to the development site. Where it is found that flood risk could be a potential issue (i.e., by review of surface water flow routes as a proxy), flooding should be modelled to an appropriate level of detail to enable a sequential approach to the layout of the development. In this case, it would be expected for the developer to provide the model and outputs to the LLFA to update their flood maps.
- Ensure development is 'safe', dry pedestrian egress from the floodplain and emergency vehicular access should be possible for all residential development. If at risk, then an assessment should be made to detail the flood duration, depth, velocity and flood hazard rating in the 1 in 100-year plus climate change flood event, in line with **FD2320 Flood Risk Assessment Guidance for New Development**.
- Where there is a residual risk of flooding (from any source) to properties within a development, residential and commercial finished floor levels should be raised above whichever is higher of either 300mm above the 1% AEP plus climate change fluvial flood level, 300mm above the 0.5% AEP plus climate change coastal flood level or 300mm above the general ground level of the site. Finished floor levels for sleeping accommodation should be raised above whichever is higher of either 600mm above the 1% AEP plus climate change fluvial flood level, 600mm above the 0.5% AEP plus climate change coastal flood level or 300mm above the general ground level of the site.
- Raise residential and commercial finished floor levels 600mm above the 1 in 100-year plus climate change flood level. Protect and promote areas for future flood alleviation schemes.
- Safeguard functional floodplain from future development

- Identify opportunities to reduce the risk from flooding and “build back better” in known areas of flood risk, including the restoration of functional floodplain where practical and feasible
- Identify opportunities to help fund future flood risk management through developer contributions to reduce risk for surrounding areas.
- Seek opportunities to make space for water to accommodate climate change.

11.2.2 Promote SuDS to mimic natural drainage routes to improve water quality

323 The following recommendations indicate how water quality should be incorporated into sustainable drainage design.

- SuDS design should demonstrate how site-specific constraints have been considered and how the design provides multiple benefits e.g., landscape enhancement, biodiversity, recreation, amenity, leisure and the enhancement of historical features.
- Planning applications for phased developments should be accompanied by a drainage strategy which takes a strategic approach to drainage provision across the entire site and incorporates adequate provision for SuDS within each phase. A drainage strategy should be submitted at each stage of development showing that the phase is in accordance with the outline strategy.
- Use of the SuDS management train to prevent and control pollutants to prevent the ‘first flush’ polluting the receiving waterbody.
- SuDS are to be designed so that they are easy to maintain, and it should be set out who will maintain the system, how the maintenance will be funded and should be supported by an appropriately detailed maintenance and operation manual.

11.2.3 Reduce Surface Water Runoff from New Developments and Agricultural Land

324 The recommendations below include additional detail on what should be expected from applicants for outline and full planning applications:

- Space should be provided for the inclusion of SuDS for all major development (as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015). For outline and strategic allocations, applicants should demonstrate that:
- the proposed SuDS will be situated in a feasible location within the site (e.g., where gravity connections to attenuation ponds are proposed, it would not be feasible to have the pond at the highest point in the site boundary)
- the outline proposals have considered the land take required for their proposed method, based on assumptions over the proposed density of development and land usage. The justification for the indicative impermeable area used in outline calculations should be clearly demonstrated in the surface water strategy.
- for full applications and reserved matters, applicants will need to demonstrate in detail how their drainage system will meet the requirements for sustainable drainage, supported by calculations based on the planned impermeable areas. The calculations and drainage layouts must be modified to incorporate any revisions to site layouts and impermeable areas.

- SuDS features should be implemented as part of the first stage of site works both for the site-wide enabling works and each subsequent phase to reduce the risk of flooding during the construction phase

11.2.4 Enhance and Restore River Corridors and Habitat

- Assess condition of existing assets and upgrade, if required, to ensure that the infrastructure can accommodate pressures/flows for the lifetime of the development.
- Natural drainage features should be maintained and enhanced.
- Identify opportunities for river restoration/enhancement to make space for water.
- A presumption against culverting of open watercourses except where essential to allow highways and/or other infrastructure to cross, in line with CIRIA's Culvert design and operation guide, (C689) and to restrict development over culverts.
- There should be no built development within 8m from the top of a watercourse or Main River for the preservation of the watercourse corridor, wildlife habitat, flood flow conveyance and future watercourse maintenance or improvement.

11.2.5 Mitigate Against Risk, Improved Emergency Planning and Flood Awareness

- Work with emergency planning colleagues and stakeholders to identify areas at highest risk and locate most vulnerable receptors.
- Exceedance flows, both within and outside of the site, should be appropriately designed to minimise risks to both people and property.
- For a partial or completely pumped drainage system, an assessment should be undertaken to assess the risk of flooding due to any failure of the pumps, to be assessed by the applicant. The design flood level should be determined if the pumps were to fail, if the attenuation storage was full, and if a design storm occurred.
- An emergency overflow should be provided for piped and storage features above the predicted water level arising from a 100-year rainfall event, inclusive of climate change and urban creep.
- Consideration and incorporation of flood resilience measures up to the 1 in 1,000-year event.
- Ensure robust emergency (evacuation) plans are produced and implemented for major developments.
- Increase awareness and promote sign-up to the Environment Agency Flood Warnings Direct (FWD) within Eastbourne Borough and Wealden District.

11.3 Recommendations from the cumulative impact analysis

11.3.1 The following Planning Policy recommendations have been made for catchments identified as high-risk:

325 Further studies could be carried out in greater detail to assess the cumulative impacts of potential peak rates and volumes of water from development sites and identify where there are opportunities within allocated sites to reduce flood risks off-site. This includes the identification of storage solutions such as:

- online/ offline flood storage and

- safeguarding of land
- 326 This is considered in several strategic plans, for example:
- Level 2 SFRAs- Led by Local Planning Authorities
 - Drainage and Wastewater Management Plans (DWMPs)- led by Southern Water in this area and currently in the initial stages of development
 - Surface Water Management Plans (SWMPs)- Ordinarily led by Lead Local Flood Authorities in areas at risk of surface water flooding, but can be led by Local Planning Authorities where new development is the main driver
- 327 Where appropriate, that the opportunity for Natural Flood Management in rural areas, SuDS retrofit in urban areas and river restoration should be maximised in these catchments. Where possible culverting should be opposed, and day-lighting existing culverts promoted through new developments.
- 328 Developers should explore through site-specific FRAs opportunities to provide wider community flood risk benefit through new developments. Measures that can be put in place to contribute to a reduction in flood risk downstream should be considered. This may be either by provision of additional storage on site e.g., through oversized SuDS, natural flood management techniques, green infrastructure and green-blue corridors, and/or by providing a Partnership Funding contribution towards any flood alleviation schemes. Consultation on the site-specific requirements should be undertaken with Eastbourne Borough/Wealden District Council; East Sussex County Council (as LLFA) and the Environment Agency at the earliest opportunity.
- 329 Developers should contribute to community flood defences outside of their red line boundary in these catchments to provide wider benefit and help offset the cumulative impact of development.
- 330 The Environment Agency, in consultation with Eastbourne Borough and Wealden District Councils, should consider whether to formally designate these catchments as Critical Drainage Areas. This would mean that a detailed Flood Risk Assessment would be required for all developments that are proposed, regardless of their size.

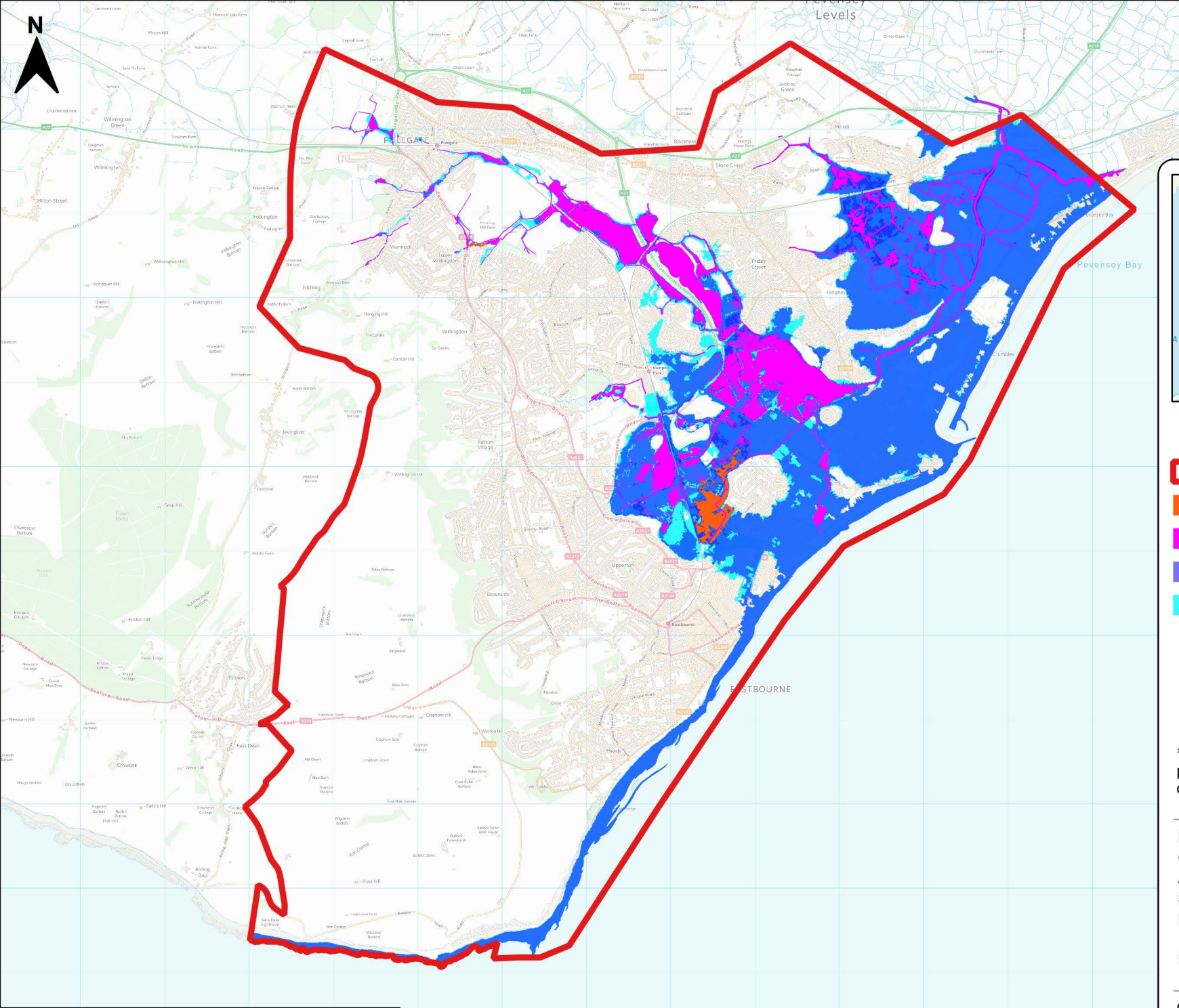
11.3.2 The following policies are applicable to catchments across the study area that have received a medium or low-risk rating in the Cumulative Impact Assessment to minimise cumulative impacts:

- 331 Eastbourne Borough and Wealden District Councils should work closely with each other and neighbouring Local Authorities to develop complementary local planning policies for catchments that drain into and out of the Study Area through other local authorities, to minimise cross boundary issues of cumulative impacts of development.
- 332 Developers should incorporate SuDS and provide details of adoption, ongoing maintenance and management on all development sites. Proposals will be required to provide reasoned justification for not using SuDS techniques, where ground conditions and other key factors show them to be technically feasible. Preference will be given to systems that contribute to the conservation and

enhancement of biodiversity and green infrastructure in the district where practicable.

Appendices

- A Flood Risk from Rivers and the Sea**
- B Data sources used in the SFRA**
- C SFRA User Guide**
- D Flood Alerts Flood Warnings**
- E ESCC surface water modelling**
- F BGS Depth to Water Table**
- G Areas at risk of flooding in a breach scenario**
- H Impact of climate change on flood risk in the district**
- I Site Screening**



- SFRA Study Area
- Flood Zone 3c*
- Flood Zone 3b
- Flood Zone 3a
- Flood Zone 2

*Flood Zone 3c has been defined for the purposes of this SFRA (Section 3.3) in consultation with the EA and LLFA.

Drawn By:	DG	Date:	08/02/2022
Checked By:	EE	Date:	08/02/2022
Approved By:	PR	Date:	08/02/2022
Status:	S1	Revision:	P02
Figure Title:	Flood Zones		

File Name: Eastbourne Mapping

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Appendix B - Data sources used in the SFRA

1 Historical Flooding

East Sussex County Council as Lead Local Flood Authority provided details of historical flooding events in the district, these are provided in Figure 5-1. The Environment Agency's historic flood map has also been reviewed as part of the SFRA.

2 Fluvial and tidal flooding

2.1 Eastbourne fluvial modelling

This SFRA has incorporated the latest fluvial modelling into the SFRA flood zones, which was undertaken by JBA Consulting on behalf of East Sussex County Council. This modelling has been reviewed by the Environment Agency and represents a significant improvement in the understanding of fluvial flood risk in the study area. At the time of writing this is considered more up-to-date than the Flood Map for Planning.

2.2 Flood Zones 2 and 3a

Flood Zones 2 and 3a, as shown in Appendix A mapping, show the same extent as the online Environment Agency's Flood Map for Planning (which incorporates latest modelled data). Over time, the online mapping is likely to be updated more often than the SFRA, so SFRA users should check there are no major changes in their area.

2.3 Flood Zone 3b (the Functional Floodplain)

Flood Zone 3b, as shown in Appendix A mapping, has been compiled for the study area as part of this SFRA and is based on the 5% AEP (1 in 20-year chance of flooding in any given year) or 4% AEP (1 in 25-year chance of flooding in any given year) extents produced from Environment Agency detailed hydraulic models.

The defended 1 in 20 (5% AEP) event from the Eastbourne fluvial modelling has been used to define Flood Zone 3b. In accordance with best practice, a tidal flood zone 3b has not been defined.

If the area of interest is in an area that has seen some major changes to the extent of the Flood Zones, having checked the online mapping, developers will also need to remap Flood Zone 3b as part of a detailed site-specific Flood Risk Assessment.

3 Climate change

Detailed Environment Agency hydraulic models were obtained, and an approach was agreed with the Environment Agency to update existing climate change modelling only where the new allowances were greater than 5% of the previous allowances. The outputs from the Eastbourne fluvial modelling have been used to understand the potential impacts of climate change on the fluvial flood risk, these include allowances for the of this have been incorporated into merged mapping showing the Higher Central and Upper End flood extents for Flood Zone 3a, these can be found in Appendix H.

Please refer to Chapter 4 for information on the approach to climate change in this SFRA.

4 Surface water

Mapping of surface water flood risk in study area has been taken from the Eastbourne Surface Water Modelling undertaken by JBA using InfoWorks ICM,

which provides significant update to the Risk of Flooding from Surface Water mapping and takes into account the sewer network.

Table B-1: Risk categories

Category	Definition
High	Flooding occurring as a result of rainfall with a greater than 1 in 30 chance in any given year (annual probability of flooding 3.3%)
Medium	Flooding occurring as a result of rainfall of between 1 in 100 (1%) and 1 in 30 (3.3%) chance in any given year.
Low	Flooding occurring as a result of rainfall of between 1 in 1,000 (0.1%) and 1 in 100 (1%) chance in any given year.

Although the modelling offers improvement on previously available datasets, the results should not be used to understand flood risk for individual properties. The results should be used for high level assessments such as SFRAs for local authorities. If a site is indicated in the Environment Agency mapping to be at risk from surface water flooding, a more detailed assessment should be considered to more accurately illustrate the flood risk at a site-specific scale.

5 Groundwater

Mapping of groundwater flood risk has been based on the BGS Depth to Water Table dataset provided by East Sussex County Council in its role as LLFA. It is understood that this shows areas based on British Geological Survey mapping where the water table may be <3m below ground level.

6 Sewers

Historical incidents of flooding are detailed by Southern Water through their Sewer Incident Report Form (SIRF). The SIRF database records incidents of flooding relating to public foul, combined or surface water sewers and displays which properties suffered flooding. This data is aggregated to a postcode level and JBA has mapped hotpots in Figure 5-2.

Section 5.7 of the Main Report presents this data.

7 Reservoirs

The risk of inundation because of reservoir breach or failure of reservoirs within the area has been mapped using the outlines produced as part of the National Inundation Reservoir Mapping (NIRIM) study, and are shown online on the Long-Term Risk of Flooding website at the time of publication. The Environment Agency are currently updating their national reservoir flood maps and SFRA users should check there are no major changes to the reservoir maps before relying on the mapping in the SFRA. Section 5.9 of the Main Report presents the reservoirs affecting Wealden District and Eastbourne Borough.

8 Flood Defences

The Environment Agency supplied the location of all flood defences within the district in their AIMS database, including information relating to the type of flood defence and their standard of protection. The Areas Benefitting from Defences shapefile was also considered. Chapter 6 of the Main Report provides information on flood defences and schemes.

9 Overview of supplied data

Overview of supplied data for the Southern Wealden and Eastbourne from stakeholders is as follows:

Source of flood risk	Data used to inform the assessment	Data supplied by
Historic (all sources)	Historic Flood Map Recorded Flood Outlines	Environment Agency
	Flood Incidents Database	East Sussex County Council
Fluvial (including climate change)	Existing modelling studies	Environment Agency East Sussex County Council JBA Consulting
	Flood Map for Planning Flood Zones	Environment Agency
Surface Water	Eastbourne Surface Water Modelling	East Sussex County Council
Sewers	Sewer Incident Report Form database	Southern Water
Groundwater	BGS Depth to Groundwater dataset	Environment Agency
Reservoir	Risk of Flooding from Reservoirs dataset	Environment Agency
Flood Defences	Location and description of flood defences	Environment Agency
Other datasets	Partner Data Catalogue: <ul style="list-style-type: none"> - Source Protection Zones - National Receptor Database - Aquifer Designation Maps - Areas Susceptible to Groundwater Flooding - Detailed River Network - Flood Alert Areas - Flood Warning Areas - Flood Maps for Planning - Groundwater Vulnerability - Historic Flood Map - Risk of Flooding from Rivers and Sea 	Environment Agency (defra data website)

Appendix C - Guide to using technical data

This guide sets out how the data contained within this SFRA should be used to undertake the Sequential and Exception Tests. The different sources of flood risk are divided into three levels of concern: high medium and low. Withinse, recommendations and advice for undertaking the Sequential and Exception Tests are provided as well as references to relevant sections of this SFRA.

Flood risk source / information source: sets out the different sources of flood risk and technical data used within study, including Flood Zones, surface water, groundwater, climate change, reservoir inundation, historic flood risk and proximity to watercourses.

Relevant sections of this SFRA: cross-references the flood risk and information sources with the relevant sections of this SFRA.

Result: divides the flood risk and information sources into categories based on the extent of impact to a site. The Level 1 Site Screening spreadsheet (Appendix I) can be used to cross-reference a site against these criteria.

Level of concern: Categorises the flood risk and information sources into three levels of concern (high, medium and low) based on the result column.

Recommendations: Provides recommendations in relation to development suitability, further investigations, additional site-specific FRA considerations and consideration of defences and SuDS, based on the level of concern.

Sequential and Exception Tests: Provides advice on applying the Sequential and Exception Tests, including under what circumstances a Level 2 SFRA may be required, based on the level of concern.

Flood risk source/ information source	Relevant sections of this SFRA	Result	Level of concern	Recommendations	Sequential and Exception Tests
Fluvial / Tidal (Flood Zones)	Appendix B - Sources of information used in preparing the SFRA 5 - Understanding flood risk in Wealden and Eastbourne	Significant proportion (e.g. greater than 50%) of site in Flood Zones (2 and 3)	High	Residential development on a site in this zone is unlikely to be appropriate unless the site is in an area benefitting from defence and can be made safe for the intended lifespan.	Sites in these categories should be explicitly addressed in a Sequential Test and may require preparation of further evidence to substantiate that
		A proportion (e.g. less than 50%) of site in Flood Zones (2 and 3)	Medium	Residential development may be appropriate, sequential approach should be applied to avoid developing in flood zones as far as reasonable. Parts of the site within flood zone 1 should also be reviewed against the criteria described below.	Exception Test can be satisfied. Evidence from a Level 2 SFRA is required to demonstrate that the principle of development is supported.
		Site located in Flood Zone 1	Medium	Residential development is probably appropriate in this zone, however catchments <3km² in area are not covered by the Environment Agency Flood Zones and there may be a risk of flooding from small watercourses and/or other sources. These should be considered in conjunction with the DRN data and data on other sources of flooding. The surface water data in particular often highlights areas at risk of flooding from these smaller watercourses.	
Fluvial / Tidal - Climate change	4- Climate change Appendix B - Sources of information used in preparing the SFRA 5 - Understanding flood risk in Wealden and Eastbourne	Significant proportion (e.g. greater than 50%) of site at risk of flooding from the future flood zone 3a (e.g. 1% AEP +30%)	High	Residential development is unlikely to be appropriate unless the site is in an area benefitting from defence. Consideration should be given to the Standard of Protection of existing defences in relation to future climate change and any other measures necessary to provide appropriate standards of protection to proposed development.	Sites in these categories should be explicitly addressed in a Sequential Test and may require preparation of further evidence to substantiate that
		A proportion (e.g. less than 50%) of site at risk of flooding from the future flood zone 3a (e.g. 1% AEP +30%)	Medium	Residential development may be appropriate, sequential approach should be applied to avoid developing in areas at risk of flooding as much as reasonable. Consideration should be given to the Standard of Protection of any defences in relation to future climate change and the commitment to deliver the required standards.	Exception Test can be satisfied. Evidence from a Level 2 SFRA is required to demonstrate that the principle of development is supported.
		Site not at risk of flooding from the future flood zone 3a (e.g. 1% AEP +30%)	Medium	Residential development is probably appropriate in this risk area, however this will depend on the present-day fluvial / tidal risk - refer to fluvial / tidal flood zone recommendations	
Fluvial / Tidal - Climate change proxy	4 - Climate change Appendix B - Sources of information used in preparing the SFRA 5 - Understanding flood risk in Wealden and Eastbourne	Significant proportion (e.g. greater than 50%) of site at risk of flooding from the 0.1% AEP event when used as a proxy for climate change	High	Residential development is unlikely to be appropriate unless the site is in an area benefitting from defence. Consideration should be given to the Standard of Protection of existing defences in relation to future climate change and any other measures necessary to provide appropriate standards of protection to proposed development.	Sites in these categories should be explicitly addressed in a Sequential Test and may require preparation of further evidence to substantiate that
		A proportion (e.g. less than 50%) of site at risk of flooding from the 0.1% AEP event when used as a proxy for climate change	Medium	Residential development may be appropriate, sequential approach should be applied to avoid developing in areas at risk of flooding as much as reasonable. Consideration should be given to the Standard of Protection of any defences in relation to future climate change and the commitment to deliver the required standards.	Exception Test can be satisfied. Evidence from a Level 2 SFRA (including detailed modelling of the impact of climate change) is required to demonstrate that the principle of development is supported.
		Site not at risk of flooding from the 0.1% AEP event when used as a proxy for climate change	Low	Residential development is likely to be appropriate based on this criterion.	
Surface Water	Appendix B - Sources of information used in preparing the SFRA 5 - Understanding flood risk in Wealden and Eastbourne	Significant proportion (e.g. >50%) of site is affected by surface water flooding (across all three surface water events)	High	Development on a site in this risk area is unlikely to be appropriate unless measures (including drainage) are in place to control overland flow.	Apply exception test if any proposed development in Surface Water Zone B (defined as land at >0.1% chance of surface water flooding per year)
		A proportion (e.g. <50%) of site is affected by surface water flooding (across all three surface water events)	Medium	Development may be appropriate and consultations should be held with the Lead Local Flood Authority.	Evidence may be required from a Level 2 SFRA to demonstrate that the principle of development is supported.
		No risk of surface water flooding	Low	Development is likely to be appropriate based on this criterion.	
Surface Water - Climate change	4 - Climate change Appendix B - Sources of information used in preparing the SFRA 5 - Understanding flood risk in Wealden and Eastbourne	Significant proportion (e.g. greater than 50%) of site at risk of surface water flooding from the future 1% AEP event	High	Development on a site in this risk area is unlikely to be appropriate unless measures (including drainage) are in place to control overland flow.	Apply exception test if any proposed development in Surface Water Zone B (defined as land at >0.1% chance of surface water flooding per year)
		A proportion (e.g. less than 50%) of site at risk of surface water flooding from the future 1% AEP event	Medium	Development may be appropriate and consultations should be held with the Lead Local Flood Authority.	Evidence may be required from a Level 2 SFRA to demonstrate that the principle of development is supported.
		Site not at risk of surface water flooding from the future 1% AEP event	Low	Development may be appropriate in this risk area, however this will depend on the present-day flood risk - refer to surface water recommendations	
Groundwater	Appendix B - Sources of information used in preparing the SFRA 5 - Understanding flood risk in Wealden and Eastbourne	Historic records of groundwater flooding within or near a site	Medium	The effect of this will depend on the location and historic evidence of known problems a site-specific FRA should consider overland flow paths once groundwater has emerged. It is unlikely that infiltration SuDS will be appropriate and groundwater monitoring should be recommended.	Groundwater mapping shows risk of emergence and does not quantify groundwater volumes or flows. It is not possible to undertake a groundwater sequential test. The exception test should be applied to any sites potentially at risk of groundwater flooding and may require evidence to demonstrate this in the Level 2 SFRA.
		Risk of flooding from groundwater is not negligible	Medium	Development might be appropriate but a site-specific FRA should consider groundwater risk. A high likelihood may mean infiltration SuDS are not appropriate and groundwater monitoring should be recommended.	
		Negligible risk of flooding from groundwater	Low	Development is likely to be appropriate in this risk area, however as groundwater datasets are generally produced nationally it is recommended that ground investigations are carried out and reported on within a site-specific FRA where this is required (known to be a problem locally).	
Reservoir inundation	Appendix B - Sources of information used in preparing the SFRA 5 - Understanding flood risk in Wealden and Eastbourne	Maximum risk of flooding from reservoir inundation (is greater than 2m depth or 2m/s velocity)	High	Development on a site in this risk area might not be appropriate - this will be heavily dependent on the state of repair of the dam and the long term commitment to its management and maintenance. If development is considered, the local authority Emergency Planning team should be consulted to confirm that proposals can be safely implemented.	Reservoir flood mapping shows extreme hypothetical scenarios with the risk of failure, it is therefore not appropriate to adopt a sequential approach to this type of flood risk. The exception test should be applied to any sites potentially at risk of reservoir flooding and may require evidence to demonstrate this in the Level 2 SFRA.
		Maximum risk of flooding from reservoir inundation (is less than 2 m depth or 2 m/s velocity)	Medium	Risk of flooding from reservoirs should not rule out development as the likelihood of reservoir breach is low, however risk should still be considered by the developer at site-specific FRA stage and an emergency plan is likely to be required. The local authority Emergency Planning team should be consulted.	
		No risk of reservoir inundation	Low	Development is likely to be appropriate in this risk area.	
Historic flood map	Appendix B - Sources of information used in preparing the SFRA 5 - Understanding flood risk in Wealden and Eastbourne	Any part of site within historic flood extents	Medium	Sites located in areas that have historically flooded might be appropriate for Development, however further investigation will be required regarding the severity and frequency of the historic flooding and accuracy of the historic flood extent. This should be used alongside other information in Level 1 SFRA to decide whether the site is appropriate for allocation. Technical work will be required to inform this at the site-specific FRA stage.	
		No risk of historic flooding	Low	Development is likely to be appropriate based on this criterion.	
Detailed River Network	Appendix B - Sources of information used in preparing the SFRA 5 - Understanding flood risk in Wealden and Eastbourne	Any part of site within 20m of a watercourse (from the Detailed River Network dataset)	Medium	Sites located within 20m of the DRN line might be appropriate for development. Where the DRN goes through or adjacent to a site, the Flood Zones and surface water map should also be considered to further determine the effect on development. Where the DRN is located away from a site and land slopes down towards the site, development may be less appropriate than a site where land slopes down towards the watercourse and away from the site.	
		Site not within 20m of a watercourse (from the Detailed River Network dataset)	Low / Medium	Development is likely to be appropriate in this risk area, however not all watercourses are mapped on the Detailed River Network dataset, smaller drains may not be mapped and may need to be considered along with flood risk from other sources.	
Areas benefitting from defence	Appendix B - Fluvial, tidal and coastal flood defences	Any part of the site is within an area benefitting from defence	Advisory	Development in this risk area is normally appropriate in principle, however, the performance of formal defences and residual flood risk will need to be considered and consideration given to the commitment and contributions required to maintain appropriate standard of protection.	Level 2 SFRA required to provide evidence that the principle of development is supported
		The site is not in an area benefitting from defence	Low	Development is likely to be appropriate in this risk area if there is no risk of flooding from other sources on the site. See other recommendations if there is any risk of flooding.	
Cumulative impacts	8 - Level 1 summary assessment of potential development locations	High - Any part of the site is within a High Cumulative Impact Zone	Medium	Development could be considered as appropriate, however, specific planning policy recommendations may need to be formulated. Drainage and flood risk reduction opportunities will probably need to be considered further withinse catchments that may have financial and/or land take implications for the site and allay concerns of existing communities potentially at risk.	Level 2 SFRA may be required to provide evidence that the principle of development is supported
		Medium - Any part of the site is within a Medium Cumulative Impact Zone (unless the site is also within a High Zone)	Low / Medium	Development is likely to be appropriate inse risk areas, however if a Medium score has been identified based on a high amount of development then specific planning policy recommendations may need to be formulated. Drainage and flood risk reduction opportunities may need to be considered further withinse catchments that may have financial and/or land take implications for the site.	
		Low - Any site not partially or fully within either High or Medium Cumulative Impact Zones	Low	Development is likely to be appropriate in this risk area.	

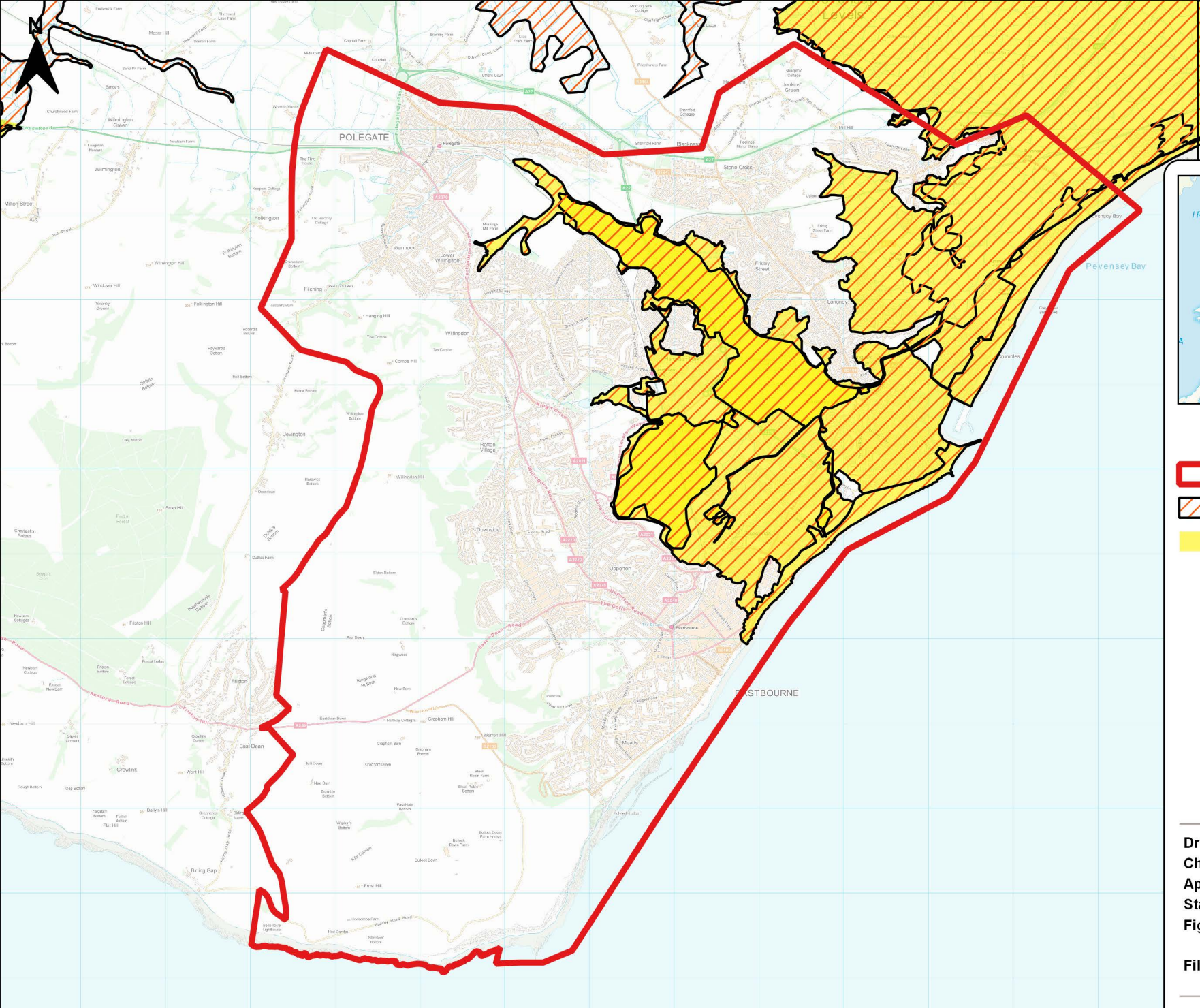


-  SFRA Study Area
-  Flood Alert Areas
-  Flood Warning Areas

Drawn By: DG **Date:** 08/02/2022
Checked By: EE **Date:** 08/02/2022
Approved By: PR **Date:** 08/02/2022
Status: S1 **Revision:** P02
Figure Title: Groundwater Concern

File Name: Eastbourne Mapping

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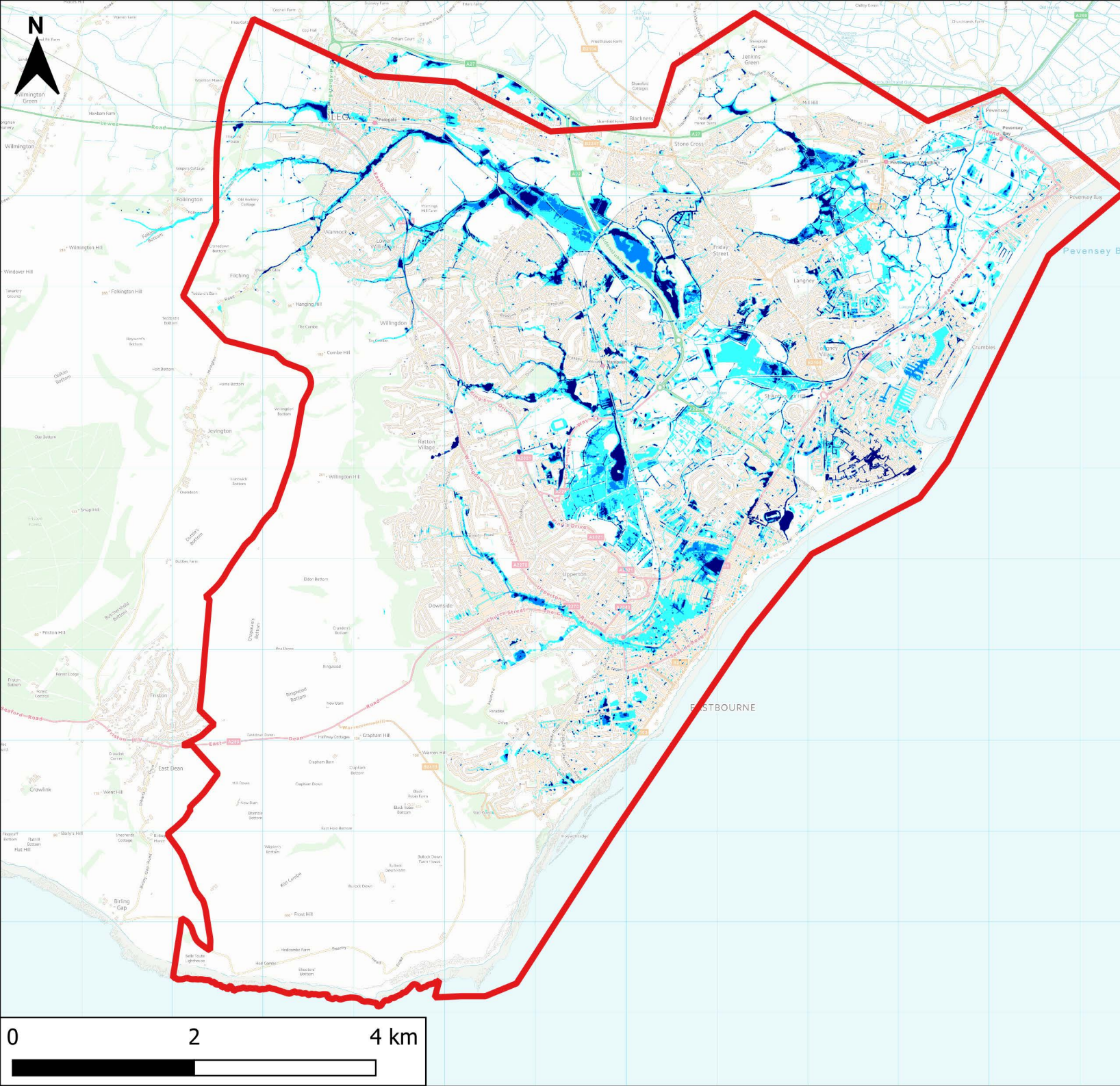


- SFRA Study Area
- 1 in 30 year (3.3% AEP)
- 1 in 100 year (1% AEP)
- 1 in 1000 year (0.1% AEP)

Drawn By: DG **Date:** 08/02/2022
Checked By: EE **Date:** 08/02/2022
Approved By: PR **Date:** 08/02/2022
Status: S1 **Revision:** P02
Figure Title: Surface water model outputs

File Name: Eastbourne Mapping

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Map Showing Depth to Water Table for Eastbourne and Wealden SFRA Phase 2

Legend

 SFRA Phase 2 Study Area

Depth to Water Table

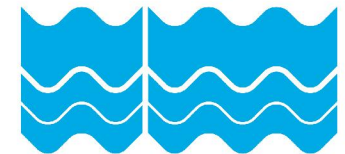
 > 5 m below ground surface

 3-5 m below ground surface

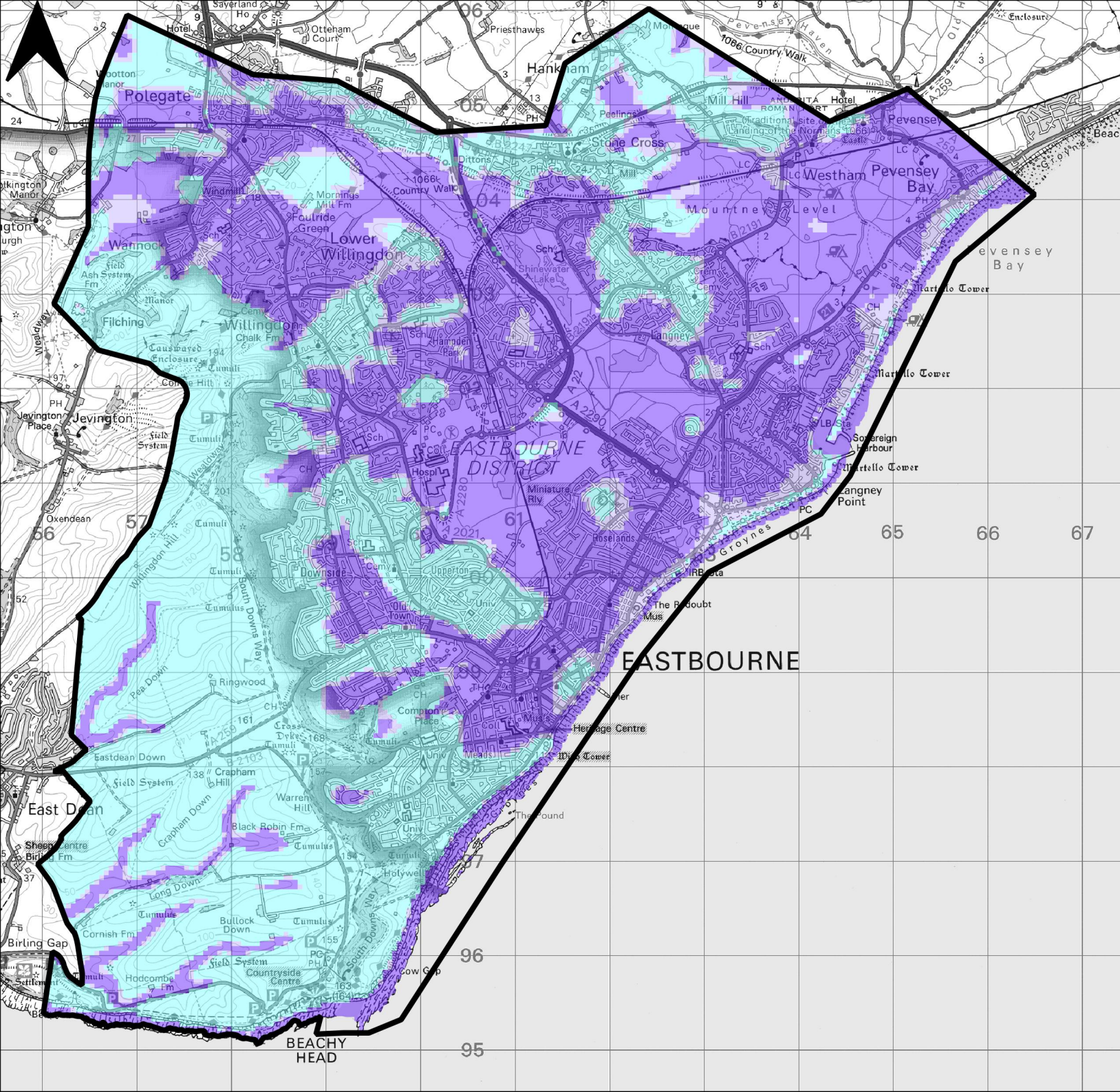
 < 3 m below ground surface

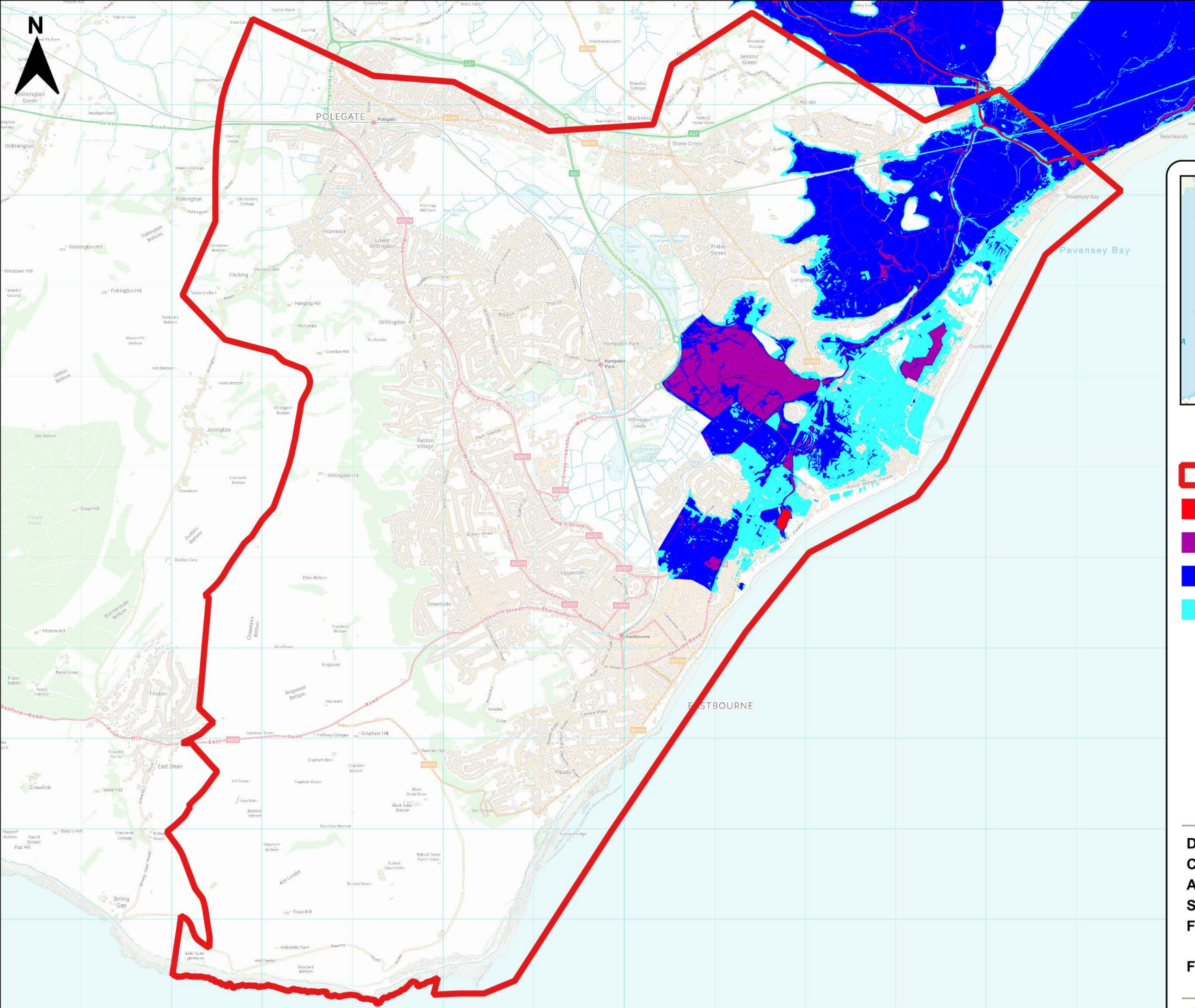
0 1 2 3 km


East Sussex
County Council



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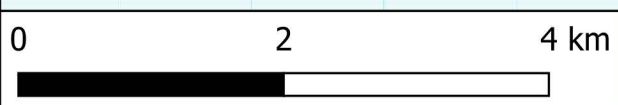


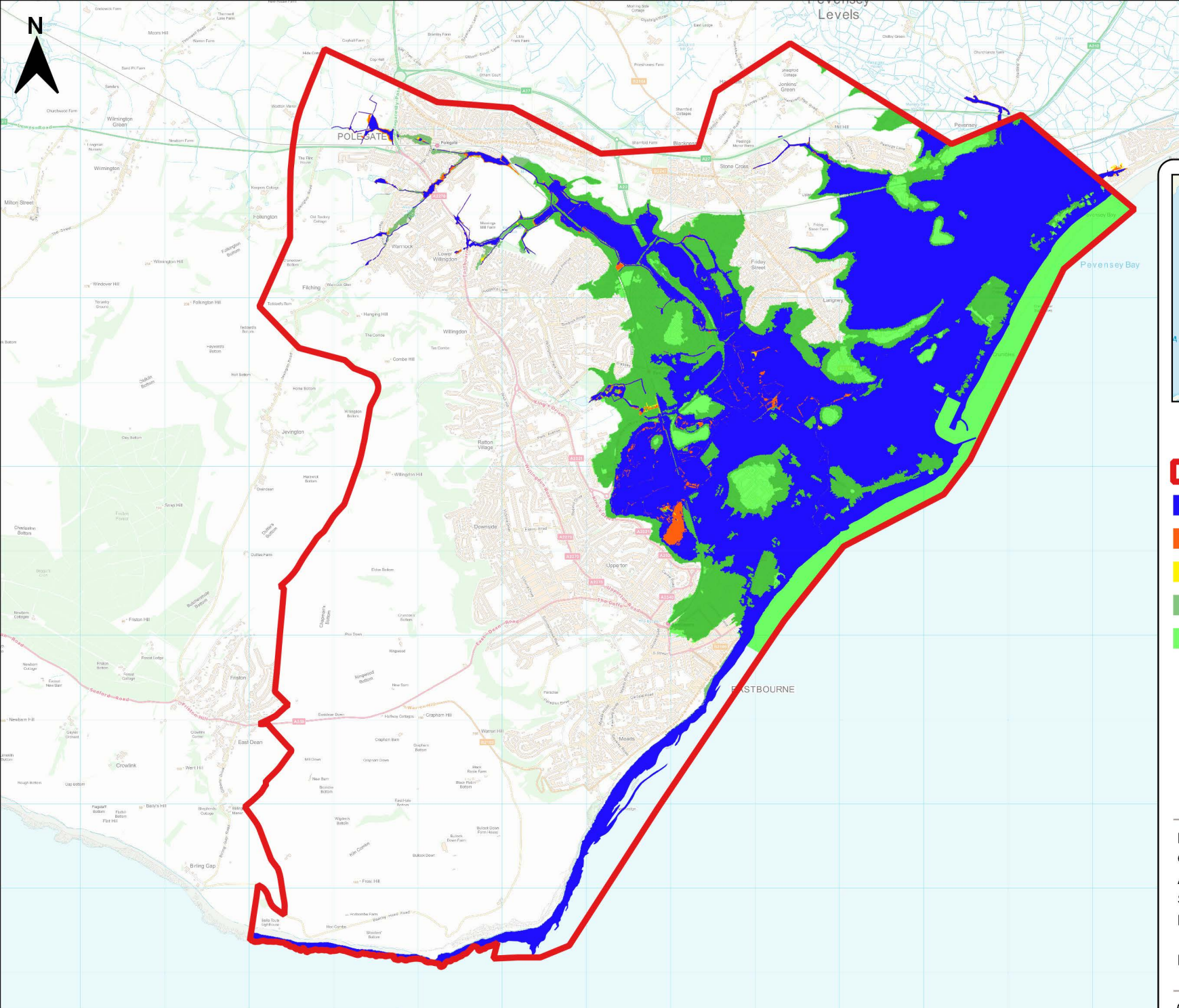
-  SFRA Study Area
-  Breach Risk Zone (1m AOD)
-  Breach Risk Zone (2m AOD)
-  Breach Risk Zone (3m AOD)
-  Breach Risk Zone (4m AOD)

Drawn By: DG **Date:** 08/02/2022
Checked By: EE **Date:** 08/02/2022
Approved By: PR **Date:** 08/02/2022
Status: S1 **Revision:** P02
Figure Title: Breach risk zones

File Name: Eastbourne Mapping

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- SFRA Study Area
- Flood Zone 3a
- Fluvial 1% AEP +32% CC
- Fluvial 1% AEP +43% CC
- Tidal 0.5% AEP (HC CC)
- Tidal 0.5% AEP (UE CC)

Drawn By: DG **Date:** 08/02/2022
Checked By: EE **Date:** 08/02/2022
Approved By: PR **Date:** 08/02/2022
Status: S1 **Revision:** P02
Figure Title: Nitrate Vulnerable Zones

File Name: Eastbourne Mapping.gqz

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JBA Strategic Flood Risk Assessment Site Screening Tool - v1.0

This spreadsheet has been designed to assist local authorities with the selection of development sites for inclusion within their local plan.

Note on calculations:

Site boundaries have been screened against flood risk information to determine the proportion of the site at risk. The following flood risk information has been used in the assessment

- Flood Zones (from Environment Agency Flood Zones and results from detailed hydraulic models)
- Surface Water (from the updated Flood Map for Surface Water)
- Environment Agency's Historic Flood Map
- Reservoirs (from the National Reservoir Inundation Mapping)

Additional information:

The sites have also been considered against the following information to provide additional information to support decision making

- Canal centrelines - to determine if there is a canal within 100m of the site
- Environment Agency's Areas Benefitting from Defences dataset - to determine if the site benefits from formal flood defences
- Detailed River Network dataset - to determine if there is a watercourse with a catchment less than 3km² flowing through or adjacent to a site, which would not have been included in the Environment Agency's Flood Zones
- Whether any additional modelling is required to determine Flood Zones for the Level 2 Strategic Flood Risk Assessment

Note on Flood Zone and Surface Water percentages:

The values quoted in the Level 1 Screening tab show the percentage of the site at flood risk from that particular Flood Zone / event, excluding the percentage of the site at flood risk at a higher zone.

For example

50% of a site is in the Flood Zones. Taking each Flood Zone individually, 50% is in Flood Zone 2 but only 30% is in Flood Zone 3a and only 10% is in Flood Zone 3b.

In the Level 1 Screening tab this will be displayed as 10% in Flood Zone 3b, 20% in Flood Zone 3a (as this excludes the 10% in Flood Zone 3b), 20% in Flood Zone 2 (as this excludes the 10% in Flood Zone 3b and 20% in Flood Zone 3a) and 50% in Flood Zone 1.

Using the spreadsheet

The spreadsheet has been designed to assist the selection of sites. A number of screening options are available at the top of the Level 1 Screening tab. Each option will allow sites to be screened against a user defined value.

For example

To select sites that are more than 50% in Flood Zone 2, click on 'Screen sites against a user-defined % in Flood Zone 2' icon, and enter 50 (do not include a % sign) when prompted.

Site Name	Site ref	Area (ha)																
			Present day Flood Zones				Eastbourne Surface Water Modelling			EA Risk of Flooding from Surface Water			Historic flooding		Fluvial Climate Change Outputs			
			FZ1	FZ2	FZ3a	FZ3b	30 year	100 year	1000 year	30 year	100 year	1000 year	EA Historic flood map	Number of recorded flood incidents within 50m (ESCC flooding incidents)	32% Defended	32% Undefended	43% Defended	43% Undefended
Garages to rear of 2 Hartfield Lane	UP44	0.09	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.20%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 8 Roborough Close	UP43	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land to rear of 49 and 53 Selwyn Road	UP42	0.16	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.49%	0.00%	8	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 11 Hurst Lane	UP41	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land within curtilage of 16 Ashburnham Road	UP40	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land wiithin curtilage of 28 Prideaux Road	UP39	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land within curtilage of 16 Mill Road	UP38	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
2 Mill Road	UP37	0.13	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
St Mark's House Upperton Road	UP36	0.26	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.50%	0.00%	0.00%	0.00%	0.00%	7	0.00%	0.00%	0.00%	0.00%
David Heights Kings Avenue	UP35	0.12	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.14%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Torfield Court 41 St Annes Road	UP34	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	7.68%	11.67%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages between Bramber House and Keymer House Michel Grove	UP33	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5	0.00%	0.00%	0.00%	0.00%
43 Kings Avenue	UP32	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land between Perth Court and Kinross Court Upper Avenue	UP30	0.08	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
College Green	UP28	0.28	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Upperton Gardens	UP27	0.48	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.03%	0.00%	5	0.00%	0.00%	0.00%	0.00%
Hartfield Square	UP26	1.44	100.00%	0.00%	0.00%	0.00%	1.22%	2.01%	3.10%	3.32%	4.49%	32.50%	0.00%	15	0.00%	0.00%	0.00%	0.00%
18 Mayfield Place	UP25	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3	0.00%	0.00%	0.00%	0.00%
1 Laleham Close	UP24	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Selwyn Park Court 33 Selwyn Road	UP23	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.12%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Chantry House 22 Upperton Road	UP22	0.20	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.72%	0.00%	9	0.00%	0.00%	0.00%	0.00%
Barn at rear of Chantry House 22 Upperton Road	UP21	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Cedar House 29 Bedfordwell Road	UP20	0.12	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	6.28%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Carbrooke Lodge Watts Lane	UP19	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
4 Willingdon Road	UP18	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	8.21%	0.00%	1	0.00%	0.00%	0.00%	0.00%
20 Upperton Road	UP17	0.19	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	9.26%	0.00%	12	0.00%	0.00%	0.00%	0.00%
Bramble Guest House 16 Lewes Road	UP16	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.80%	1.49%	1.89%	0.00%	4	0.00%	0.00%	0.00%	0.00%
Land within curtilage of 20 Le Brun Road	UP15	0.12	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.65%	0.00%	0	0.00%	0.00%	0.00%	0.00%
44/46 Enys Road	UP14	0.08	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Steel House 2 Enys Road	UP13	0.08	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7	0.00%	0.00%	0.00%	0.00%
Rear of 9 Eversfield Road	UP12	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
8 Mill Gap Road	UP11	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.34%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land within the curtilage of 21 Ashburnham Gardens	UP10	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
26 Upperton Road	UP09	0.13	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.49%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Land within curtilage of 14 Ashburnham Road	UP08	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	15.33%	0.00%	0	0.00%	0.00%	0.00%	0.00%
54-56 Upperton Road	UP07	0.10	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	11.75%	0.00%	7	0.00%	0.00%	0.00%	0.00%
6 St Annees Road	UP06	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18.10%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Land to Rear of 15 Hartfield Road	UP05	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Former St Wilfrid's Hospice Mill Gap Road	UP04	0.31	100.00%	0.00%	0.00%	0.00%	1.45%	1.45%	1.45%	0.00%	0.01%	0.32%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Bedfordwell Depot Bedfordwell Road	UP03	2.31	27.09%	30.06%	42.85%	0.00%	4.02%	6.36%	12.84%	2.50%	4.92%	15.07%	0.00%	4	8.59%	7.88%	9.59%	9.51%
1-2 Coach House Hartfield Lane	UP02	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.11%	2.11%	0.00%	3	0.00%	0.00%	0.00%	0.00%
7 Upperton Gardens	UP01	0.02	100.00%	0.00%	0.00%	0.00%	2.20%	14.71%	42.94%	0.00%	0.00%	45.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land to rear of 48 St Leonards Road	TO99	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4.25%	0.00%	4	0.00%	0.00%	0.00%	0.00%
Greencoat House 32 St Leonards Road (1st 2nd and 3rd Floors)	TO98	0.07	100.00%	0.00%	0.00%	0.00%	23.66%	30.14%	54.24%	34.46%	38.59%	56.33%	0.00%	10	0.00%	0.00%	0.00%	0.00%
Greencoat House 32 St Leonards Road (Ground Floor and Upward Extensio	TO97	0.07	100.00%	0.00%	0.00%	0.00%	23.66%	30.14%	54.24%	34.46%	38.59%	56.33%	0.00%	10	0.00%	0.00%	0.00%	0.00%
Garages between 5 and 10 North Street	TO96	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5	0.00%	0.00%	0.00%	0.00%
Garage Block on Wish Road	TO95	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.16%	0.00%	25.34%	100.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
First Church of Christ Secientist Spencer Road	TO94	0.05	100.00%	0.00%	0.00%	0.00%	0.14%	0.14%	0.33%	0.00%	0.00%	0.20%	0.00%	11	0.00%	0.00%	0.00%	0.00%
Albany Lions Hotel 41-43 Grand Parade	TO93	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	8.20%	0.00%	1	0.00%	0.00%	0.00%	0.00%
9a South Street	TO92	0.00	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
79 Langney Road	TO91	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	15.27%	0.00%	0.00%	31.58%	0.00%	0	0.00%	0.00%	0.00%	0.00%
79 Cavendish Place	TO90	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	24.41%	0.00%	0.00%	17.82%	0.00%	5	0.00%	0.00%	0.00%	0.00%
Esperenace Hospital 1 Hartington Place	TO89	0.47	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.02%	0.00%	0.00%	5.56%	0.00%	6	0.00%	0.00%	0.00%	0.00%
7 Gildredge Road	TO88	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
68 Seaside Road	TO87	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	8	0.00%	0.00%	0.00%	0.00%
61 Pevensey Road	TO86	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	9	0.00%	0.00%	0.00%	0.00%
5 Wish Road	TO85	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.89%	6.12%	0.00%	9	0.00%	0.00%	0.00%	0.00%
43a Grove Road	TO84	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.85%	0.00%	0.00%	1.78%	0.00%	9	0.00%	0.00%	0.00%	0.00%
4 Avenue Mews	TO83	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.59%	0.00%	2	0.00%	0.00%	0.00%	0.00%

Site Name	Site ref	Area (ha)	Eastbourne Flood Risk Assessment															
			Present day Flood Zones				Eastbourne Surface Water Modelling			EA Risk of Flooding from Surface Water			Historic flooding		Fluvial Climate Change Outputs			
			FZ1	FZ2	FZ3a	FZ3b	30 year	100 year	1000 year	30 year	100 year	1000 year	EA Historic flood map	Number of recorded flood incidents within 50m (ESCC flooding incidents)	32% Defended	32% Undefended	43% Defended	43% Undefended
Garages between 15 and 16 Lusington Lane	TO82	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.22%	2.12%	2.12%	6.64%	0.00%	3	0.00%	0.00%	0.00%	0.00%
34 South Street	TO81	0.01	100.00%	0.00%	0.00%	0.00%	26.47%	25.93%	60.65%	0.00%	0.00%	0.00%	0.00%	6	0.00%	0.00%	0.00%	0.00%
31a Cornfield Road	TO80	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	6	0.00%	0.00%	0.00%	0.00%
243-245 Terminus Road	TO79	0.04	100.00%	0.00%	0.00%	0.00%	19.42%	25.38%	39.32%	0.00%	0.00%	0.00%	0.00%	5	0.00%	0.00%	0.00%	0.00%
21 - 25 Gildredge Road	TO78	0.02	100.00%	0.00%	0.00%	0.00%	15.33%	29.40%	58.14%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
20 Cornfield Terrace	TO77	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.51%	1.51%	37.15%	0.00%	9	0.00%	0.00%	0.00%	0.00%
18 - 22 Terminus Road	TO76	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	60.36%	0.75%	2.60%	4.69%	0.00%	11	0.00%	0.00%	0.00%	0.00%
15-21 Hartington Place	TO75	0.09	100.00%	0.00%	0.00%	0.00%	1.21%	2.51%	8.68%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land to rear of 26 Commercial Road	TO74	0.03	100.00%	0.00%	0.00%	0.00%	0.18%	0.27%	15.46%	0.00%	4.71%	91.06%	0.00%	1	0.00%	0.00%	0.00%	0.00%
12 Trinity Trees	TO73	0.01	100.00%	0.00%	0.00%	0.00%	22.15%	33.31%	67.22%	0.00%	0.00%	0.79%	0.00%	2	0.00%	0.00%	0.00%	0.00%
110a Longstone Road	TO72	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	1.21%	100.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
110 Cavendish Place	TO71	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	94.95%	0.00%	3	0.00%	0.00%	0.00%	0.00%
102a Tideswell Road	TO70	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	25.52%	99.58%	0.00%	2	0.00%	0.00%	0.00%	0.00%
1 The Avenue	TO69	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.60%	0.00%	0.00%	0.00%	0.00%	4	0.00%	0.00%	0.00%	0.00%
1 Gildredge Road	TO68	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	82.46%	5.29%	5.29%	10.10%	0.00%	6	0.00%	0.00%	0.00%	0.00%
54-56 Cavendish Place	TO67	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
64-66 Terminus Road	TO66	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	58.92%	1.80%	3.52%	6.72%	0.00%	14	0.00%	0.00%	0.00%	0.00%
4 North Street	TO65	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7	0.00%	0.00%	0.00%	0.00%
39 Winchcombe Road	TO64	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
WRVS Centre 24 Hyde Road	TO63	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.09%	0.00%	0	0.00%	0.00%	0.00%	0.00%
42a Susans Road	TO62	0.03	100.00%	0.00%	0.00%	0.00%	5.59%	25.20%	100.00%	97.28%	98.78%	99.24%	0.00%	4	0.00%	0.00%	0.00%	0.00%
Burlington Villas 78-86 Seaside Road	TO61	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	12.12%	19.42%	0.00%	0.00%	0.00%	0.00%	8	0.00%	0.00%	0.00%	0.00%
Upper floors 219 Terminus Road	TO60	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.02%	9.56%	0.00%	0.00%	0.00%	0.00%	4	0.00%	0.00%	0.00%	0.00%
12 North Street	TO59	0.00	100.00%	0.00%	0.00%	0.00%	0.00%	85.67%	99.53%	0.00%	0.00%	0.52%	0.00%	4	0.00%	0.00%	0.00%	0.00%
56a Grove Road	TO58	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	9.34%	0.00%	0.00%	0.00%	0.00%	4	0.00%	0.00%	0.00%	0.00%
5 Calverley Walk	TO57	0.00	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5	0.00%	0.00%	0.00%	0.00%
Eastbourne Police Station Grove Road	TO56	0.11	100.00%	0.00%	0.00%	0.00%	0.11%	0.16%	3.42%	0.00%	0.00%	1.46%	0.00%	3	0.00%	0.00%	0.00%	0.00%
DOS2 - Land adjoining the Railway Station and the Enterprise Centre	TO55	1.83	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4.40%	0.00%	0.71%	16.58%	0.00%	23	0.00%	0.00%	0.00%	0.00%
DOS4 - Land at the South Eastern End of Arndale Centre	TO54	0.30	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	35.38%	2.89%	10.97%	46.94%	0.00%	17	0.00%	0.00%	0.00%	0.00%
Land to the rear of 17 West Terrace	TO53	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	0.01%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Eastbourne Law Courts Old Orchard Road	TO52	0.25	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	10.87%	0.00%	4	0.00%	0.00%	0.00%	0.00%
3-5 Susans Road	TO51	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	12	0.00%	0.00%	0.00%	0.00%
Langleys Pub 80-82 Pevensey Road	TO50	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.24%	0.00%	0.00%	0.00%	0.00%	8	0.00%	0.00%	0.00%	0.00%
The Cottage 2 Wharf Road	TO49	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7	0.00%	0.00%	0.00%	0.00%
21-23 Langney Road	TO48	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	45.78%	0.00%	0.00%	18.99%	0.00%	3	0.00%	0.00%	0.00%	0.00%
4-6 Pevensey Road	TO47	0.04	100.00%	0.00%	0.00%	0.00%	8.30%	12.50%	47.30%	0.00%	0.00%	0.00%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Eastbourne House 22-24 Gildredge Road	TO46	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	16.36%	33.89%	0.00%	0.00%	20.39%	0.00%	2	0.00%	0.00%	0.00%	0.00%
22a/b/c Commercial Road	TO45	0.08	100.00%	0.00%	0.00%	0.00%	1.16%	1.22%	2.68%	0.00%	0.46%	28.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
56 Langney Road	TO44	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5	0.00%	0.00%	0.00%	0.00%
Pembroke House 8-10 Upperton Road	TO43	0.12	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4.31%	0.00%	0.00%	1.00%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Magistrates Court 4 The Avenue	TO42	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
19 Langney Road	TO41	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	31.96%	0.00%	2.00%	2.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
32 Cavendish Place	TO40	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	10	0.00%	0.00%	0.00%	0.00%
Albury House Cornfield Lane	TO39	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.12%	40.41%	0.00%	4	0.00%	0.00%	0.00%	0.00%
Royal Hotel 8-9 Marine Parade	TO38	0.01	0.00%	0.00%	100.00%	0.00%	0.00%	10.98%	35.19%	0.00%	0.00%	26.12%	0.00%	1	0.00%	0.00%	0.00%	0.00%
19c Commercial Road	TO37	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.79%	0.67%	3.56%	23.34%	0.00%	3	0.00%	0.00%	0.00%	0.00%
37a Ceylon Place	TO36	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.20%	0.00%	0.00%	0.01%	0.00%	7	0.00%	0.00%	0.00%	0.00%
Sainvia Guest House 19 Ceylon Place	TO35	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	9.22%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Coral Guest House 45 Cavendish Place	TO34	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	6.86%	0.00%	0.00%	16.11%	0.00%	8	0.00%	0.00%	0.00%	0.00%
31 Elms Avenue	TO33	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	11	0.00%	0.00%	0.00%	0.00%
Land at Rear of 1-17 Elms Avenue	TO32	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	9	0.00%	0.00%	0.00%	0.00%
30 Cavendish Place	TO31	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	47.34%	0.00%	0.00%	0.00%	0.00%	11	0.00%	0.00%	0.00%	0.00%
The Colonnades Colonnade Gardens	TO30	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4	0.00%	0.00%	0.00%	0.00%
85a Ashford Road	TO29	0.06	100.00%	0.00%	0.00%	0.00%	0.95%	3.08%	99.96%	0.39%	73.39%	98.28%	0.00%	9	0.00%	0.00%	0.00%	0.00%
62a Tideswell Road	TO28	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.02%	100.00%	99.55%	99.55%	100.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Cavendish Business Centre 86a Cavendish Place	TO27	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	45.94%	99.09%	100.00%	0.00%	6	0.00%	0.00%	0.00%	0.00%
145A Ashford Road	TO26	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	8.85%	100.00%	0.00%	30.98%	100.00%	0.00%	5	0.00%	0.00%	0.00%	0.00%
164-168 Ashford Road	TO25	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	46.36%	0.00%	1	0.00%	0.00%	0.00%	0.00%
111a Ashford Road	TO24	0.19	100.00%	0.00%	0.00%	0.00%	0.29%	4.29%	85.01%	6.91%	8.92%	19.31%	0.00%	4	0.00%	0.00%	0.00%	0.00%
60a Ashford Square	TO23	0.16	100.00%	0.00%	0.00%	0.00%	0.00%	8.41%	83.46%	0.01%	0.78%	59.12%	0.00%	0	0.00%	0.00%	0.00%	0.00%
17-18 Lushington Lane	TO22	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.70%	1.78%	0.00%	2	0.00%	0.00%	0.00%	0.00%
14 West Terrace	TO21	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	11.50%	23.06%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
19 Cornfield Terrace	TO20	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.20%	0.20%	33.43%	0.00%	9	0.00%	0.00%	0.00%	0.00%
15 Hyde Gardens	TO19	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	64.25%	0.00%	0.00%	0.00%	0.00%	4	0.00%	0.00%	0.00%	0.00%
99 South Street	TO18	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	23.84%	32.31%	0.00%	0.00%	0.00%	0.00%	4	0.00%	0.00%	0.00%	0.00%
12 Station Parade	TO17	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	9	0.00%	0.00%	0.00%	0.00%

Site Name	Site ref	Area (ha)	Present day Flood Zones				Eastbourne Surface Water Modelling			EA Risk of Flooding from Surface Water			Historic flooding		Fluvial Climate Change Outputs			
			FZ1	FZ2	FZ3a	FZ3b	30 year	100 year	1000 year	30 year	100 year	1000 year	EA Historic flood map	Number of recorded flood incidents within 50m (ESCC flooding incidents)	32% Defended	32% Undefended	43% Defended	43% Undefended
1 Ivy Terrace	TO16	0.00	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	6.61%	0.00%	0.00%	0.03%	0.00%	6	0.00%	0.00%	0.00%	0.00%
13 Hyde Gardens	TO15	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	34.12%	0.00%	0.00%	0.00%	0.00%	5	0.00%	0.00%	0.00%	0.00%
4 Hyde Gardens	TO14	0.01	100.00%	0.00%	0.00%	0.00%	36.23%	51.45%	100.00%	0.00%	0.00%	0.00%	0.00%	4	0.00%	0.00%	0.00%	0.00%
22 Cornfield Road	TO13	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	8	0.00%	0.00%	0.00%	0.00%
Claremont Hotel Grand Parade	TO128	0.10	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	13.18%	0.00%	0.00%	7.71%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 35 Wish Road	TO127	0.02	100.00%	0.00%	0.00%	0.00%	0.01%	1.24%	6.41%	1.58%	2.50%	36.21%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Devonshire Park	TO126	2.96	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	53.81%	0.54%	11.51%	56.58%	0.00%	12	0.00%	0.00%	0.00%	0.00%
61 Cavendish Place	TO125	0.21	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	20.03%	0.00%	0.00%	1.62%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Land adjacent to 83 Tideswell Road	TO124	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.05%	55.58%	1.38%	4.63%	61.82%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Former Curzon Cinema Langney Road	TO123	0.08	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.05%	0.63%	0.00%	5	0.00%	0.00%	0.00%	0.00%
St Mary's House 52 St Leonards Road	TO122	0.29	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	9.33%	16.62%	21.44%	45.27%	0.00%	18	0.00%	0.00%	0.00%	0.00%
TJ Hughes 177-187 Terminus Road	TO121	0.17	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	12	0.00%	0.00%	0.00%	0.00%
Debenhams 152-170 Terminus Road	TO120	0.35	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.82%	0.00%	0.06%	5.92%	0.00%	23	0.00%	0.00%	0.00%	0.00%
38 Ashford Road	TO12	0.22	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5	0.00%	0.00%	0.00%	0.00%
NCP Multi-storey car park Trinity Place	TO119	0.35	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.33%	0.00%	8	0.00%	0.00%	0.00%	0.00%
JCP Multi-storey car park Ashford Road	TO118	0.40	100.00%	0.00%	0.00%	0.00%	1.77%	4.59%	41.24%	3.40%	9.43%	36.92%	0.00%	7	0.00%	0.00%	0.00%	0.00%
245 Terminus Road	TO117	0.00	100.00%	0.00%	0.00%	0.00%	0.50%	0.00%	5.05%	0.00%	0.00%	0.00%	0.00%	4	0.00%	0.00%	0.00%	0.00%
5c Commercial Road	TO116	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7.98%	0.02%	33.46%	42.86%	0.00%	7	0.00%	0.00%	0.00%	0.00%
Vincent's Yard 65a Susans Road	TO115	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	16.04%	99.62%	70.59%	86.06%	98.03%	0.00%	5	0.00%	0.00%	0.00%	0.00%
84 Tideswell Road	TO114	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	99.97%	99.97%	100.00%	0.00%	4	0.00%	0.00%	0.00%	0.00%
Land to the rear of 56 Tideswell Road	TO113	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	72.53%	32.77%	48.75%	62.13%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Garages adjacent to flat 1 Aldenham Court West Terrace	TO112	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
74-78 Terminus Road	TO11	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	88.37%	1.53%	1.53%	3.29%	0.00%	12	0.00%	0.00%	0.00%	0.00%
1 Grove Road	TO10	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	6.05%	22.84%	0.00%	0.13%	3.11%	0.00%	9	0.00%	0.00%	0.00%	0.00%
Land to the rear of 8 Trinity Trees fronting Lismore Road	TO111	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5	0.00%	0.00%	0.00%	0.00%
8 Chiswick Place	TO110	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	25.85%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Commerical Mews North Commercial Road	TO109	0.10	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.37%	0.00%	0.00%	22.98%	0.00%	4	0.00%	0.00%	0.00%	0.00%
Commerical Mews South Commercial Road	TO108	0.08	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.09%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Map House 34-36 St Leonards Road (Upward Extension)	TO100	0.07	100.00%	0.00%	0.00%	0.00%	0.26%	0.26%	2.17%	22.18%	38.61%	56.81%	0.00%	7	0.00%	0.00%	0.00%	0.00%
Map House 36-38 St Leonards Road (Change of Use)	TO101	0.07	100.00%	0.00%	0.00%	0.00%	0.26%	0.26%	2.17%	22.18%	38.61%	56.81%	0.00%	7	0.00%	0.00%	0.00%	0.00%
St Annes House 2 St Annes Road	TO107	0.19	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.03%	0.61%	6.72%	23.97%	0.00%	4	0.00%	0.00%	0.00%	0.00%
Southdown Hotel 1-3 Howard Square	TO106	0.08	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.78%	9.37%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Savoy Court Hotel Cavendish Place	TO105	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	40.67%	0.00%	0.00%	29.68%	0.00%	7	0.00%	0.00%	0.00%	0.00%
Regent Hotel 3 Cavendish Place	TO104	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7	0.00%	0.00%	0.00%	0.00%
Parking area to rear of Queens Hotel Lion Lane	TO103	0.08	11.53%	0.00%	88.47%	0.00%	0.00%	0.00%	0.00%	0.00%	5.40%	87.02%	0.00%	4	0.00%	0.00%	0.00%	0.00%
Pisces House 3 Cornfield Terrace	TO102	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	11.06%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Land adjacent to Southfields Court Southfields Road	TO09	0.07	100.00%	0.00%	0.00%	0.00%	22.18%	62.34%	99.82%	88.07%	93.60%	97.66%	0.00%	1	0.00%	0.00%	0.00%	0.00%
46/50 South Street	TO08	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.01%	0.00%	0.89%	1.76%	0.00%	10	0.00%	0.00%	0.00%	0.00%
44 Grove Road	TO07	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	21.77%	0.00%	0.00%	0.00%	0.00%	9	0.00%	0.00%	0.00%	0.00%
147-149 Tideswell Road	TO06	0.11	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	20.16%	0.00%	0.00%	16.61						

Site Name	Site ref	Area (ha)	Present day Flood Zones				Eastbourne Surface Water Modelling			EA Risk of Flooding from Surface Water			Historic flooding		Fluvial Climate Change Outputs			
			FZ1	FZ2	FZ3a	FZ3b	30 year	100 year	1000 year	30 year	100 year	1000 year	EA Historic flood map	Number of recorded flood incidents within 50m (ESCC flooding incidents)	32% Defended	32% Undefended	43% Defended	43% Undefended
Garages between 19 and 20 Collingwood Close	ST42	0.02	99.44%	0.00%	0.56%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages between 6 and 7 Collingwood Close	ST41	0.03	68.53%	28.50%	2.97%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 99 Collingwood Close	ST40	0.05	99.11%	0.89%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Car Park adjacent to 65 Collingwood Close	ST39	0.08	11.56%	79.75%	8.69%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Open Space between Hood Close and Fraser Avenue	ST38	0.83	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	2.94%	0.00%	0.00%	8.20%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Garages between 32 and 34 Cunningham Drive	ST37	0.09	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	14.36%	0.00%	0.00%	7.96%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages between 22 and 24 Cunningham Drive	ST36	0.08	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	22.20%	0.00%	0.00%	16.27%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Garages between 12 and 14 Cunningham Drive	ST35	0.08	0.00%	0.00%	100.00%	0.00%	44.44%	54.81%	98.29%	0.00%	30.86%	81.24%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 5-6 Cornwallis Close	ST33	0.04	31.96%	68.04%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 7-8 Rodney Close	ST32	0.07	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	12.94%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 7-8 Vernon Close	ST31	0.07	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.28%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages between 7-9 Cunningham Drive	ST30	0.03	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	19.98%	0.00%	2.02%	33.47%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages to rear of 6-16 Aylesbury Avenue	ST29	0.03	0.00%	0.00%	100.00%	0.00%	23.79%	99.91%	100.00%	43.33%	83.62%	100.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages rear of 34-44 Aylesbury Avenue	ST28	0.03	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 58 Aylesbury Avenue	ST27	0.03	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 60 Aylesbury Avenue	ST26	0.02	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 82 Aylesbury Avenue	ST25	0.02	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages to rear of 124-126 Aylesbury Avenue	ST24	0.02	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Garages between 94 and 96 Aylesbury Avenue	ST23	0.05	0.00%	0.00%	100.00%	0.00%	2.81%	2.81%	6.16%	0.00%	12.41%	26.26%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages between 110 and 112 Aylesbury Avenue	ST22	0.04	25.10%	0.00%	74.90%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Car Park adjacent to 6 Marine Walk	ST21	0.09	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	15.29%	0.00%	14.63%	40.43%	0.00%	4	0.00%	0.00%	0.00%	0.00%
Land to rear of Kings Court South Viking Way Kings Park	ST20	0.17	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land rear of 44-48 Wade Close	ST19	0.11	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land to rear of 52-62 Sturdee Close	ST18	0.21	0.00%	0.00%	100.00%	0.00%	0.00%	0.03%	2.07%	0.00%	2.50%	8.23%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adajcent to 11 Fraser Avenue	ST17	0.03	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.01%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages between 8 and 10 Fraser Avenue	ST16	0.05	0.00%	0.00%	100.00%	0.00%	0.26%	0.14%	4.00%	0.63%	0.63%	11.17%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land between 19 and 24 Cabot Close	ST15	0.04	18.73%	47.32%	33.95%	0.00%	0.00%	0.41%	1.77%	0.00%	1.06%	15.23%	0.00%	0	0.00%	0.00%	0.00%	0.00%
7 Wallis Avenue	ST14	0.02	0.00%	0.00%	100.00%	0.00%	8.81%	8.81%	20.39%	0.00%	19.32%	34.56%	0.00%	5	0.00%	0.00%	0.00%	0.00%
Land within Admiral Retail Park Lottbridge Drove	ST13	0.24	0.00%	0.00%	100.00%	0.00%	0.00%	0.04%	7.17%	0.00%	0.00%	11.76%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Sovereign Park	ST12	4.28	5.71%	1.14%	93.15%	0.00%	4.23%	8.81%	20.30%	0.49%	2.30%	9.38%	0.00%	0	0.00%	0.00%	0.00%	0.00%
5 Fastnet Close	ST11	0.01	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Five Acre Field	ST10	7.45	41.51%	8.14%	42.33%	8.02%	1.43%	1.88%	5.21%	0.21%	1.87%	6.87%	0.00%	6	8.72%	8.72%	8.93%	8.93%
26 - 28 Lottbridge Drove	ST09	0.03	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3	0.00%	0.00%	0.00%	0.00%
2 Aylesbury Avenue	ST08	0.02	0.00%	0.00%	100.00%	0.00%	0.00%	32.87%	39.02%	0.00%	31.48%	50.47%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land to rear of 10 Wallis Place	ST07	0.07	0.00%	0.00%	100.00%	0.00%	0.01%	5.93%	34.56%	0.00%	2.02%	16.05%	0.00%	5	0.00%	0.00%	0.00%	0.00%
Open Space off Leeds Avenue	ST06	0.88	0.69%	17.69%	81.62%	0.00%	6.43%	15.25%	56.01%	0.18%	13.27%	53.98%	0.00%	1	12.68%	6.81%	81.49%	80.85%
561 Seaside	ST05	0.04	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Rear of 1-3 Aylesbury Avenue	ST04	0.04	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	4.07%	0.00%	0.00%	4.48%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land to rear of 76-83 Rotunda Road	ST03	0.20	1.65%	0.02%	75.28%	23.06%	0.91%	4.20%	14.03%	0.00%	2.23%	9.53%	0.00%	2	65.76%	65.76%	75.35%	75.35%
Land adjacent to 58 Fraser Avenue	ST02	0.05	0.00%	0.00%	100.00%	0.00%	0.00%	0										

Site Name	Site ref	Area (ha)	Present day Flood Zones				Eastbourne Surface Water Modelling			EA Risk of Flooding from Surface Water			Historic flooding		Fluvial Climate Change Outputs				
			FZ1	FZ2	FZ3a	FZ3b	30 year	100 year	1000 year	30 year	100 year	1000 year	EA Historic flood map	Number of recorded flood incidents within 50m (ESCC flooding incidents)	32% Defended	32% Undefended	43% Defended	43% Undefended	
Land opposite 57-65 Foxglove Road	SH35	0.05	77.76%	22.24%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.06%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 6 Foxglove Road	SH34	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land adjacent to 1 Foxglove Road	SH33	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land adjacent to 97 Sorrel Drive	SH32	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land adjacent to 15 Oulton Close	SH31	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land between 5 and 7 Ranworth Close	SH30	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land opposite 14-20 Ranworth Close	SH29	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 12 Hickling Close	SH28	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 17 Wroxham Road	SH27	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 1 Wroxham Road	SH26	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
5 Friday Street	SH25	0.09	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land at Oak Tree Close	SH24	0.11	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
The Friday Street Farm 15 Friday Street	SH23	0.14	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.06%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land to the West of 19 Burwash Close	SH22	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4.51%	0.00%	0.00%	16.40%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Aligra House 55 Friday Street	SH21	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
1 Elmwood Close	SH20	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Mon-Abri Old Drove	SH19	0.17	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	6.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
7 Friday Street	SH18	0.08	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent 26 Sorrel Drive	SH08	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 5 Elmwood Gardens	SH17	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
4 Dean Wood Close	SH16	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18.16%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
16 Old Drove	SH15	0.08	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages to rear of 1-11 Sorrel Drive	SH14	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Garages to the rear of 1-11 Primrose Close	SH13	0.08	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Garages to the rear of 120-122 Foxglove Road	SH11	0.02	17.08%	82.92%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages between 46 and 48 Milfoil Drive	SH12	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Land adjacent to 46 Foxglove Road	SH10	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Green Space to Rear of 75 Foxglove Road	SH09	0.04	66.15%	33.85%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Land adjacent 23 Oulton Close	SH07	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land off Oak Tree Lane	SH06	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land opposite 13 Sorrel Drive	SH05	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land between 253 and 255 Sorrell Drive	SH04	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Play Area Primrose Close	SH03	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Oak Tree Cottages Oak Tree Lane	SH02	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Hide Hollow Farm Hide Hollow	SH01	0.96	100.00%	0.00%	0.00%	0.00%	0.77%	2.35%	6.39%	1.13%	1.63%	2.68%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land within curtilage of 13 Norway Road	SE99	0.02	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land within curtilage of 11 Norway Road	SE98	0.02	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.20%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land within curtilage of 1 Norway Road	SE97	0.02	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0			

Site Name	Site ref	Area (ha)	Present day Flood Zones				Eastbourne Surface Water Modelling			EA Risk of Flooding from Surface Water			Historic flooding		Fluvial Climate Change Outputs			
			FZ1	FZ2	FZ3a	FZ3b	30 year	100 year	1000 year	30 year	100 year	1000 year	EA Historic flood map	Number of recorded flood incidents within 50m (ESCC flooding incidents)	32% Defended	32% Undefended	43% Defended	43% Undefended
166 Seaside	SE68	0.01	0.00%	42.65%	57.35%	0.00%	0.00%	0.00%	56.86%	0.00%	0.00%	0.76%	0.00%	3	0.00%	0.00%	0.00%	0.00%
150-152 Seaside	SE66	0.01	0.00%	47.18%	52.82%	0.00%	0.00%	0.00%	15.37%	0.00%	0.00%	1.16%	0.00%	3	0.00%	0.00%	0.00%	0.00%
136 - 138 Seaside	SE64	0.02	0.00%	6.79%	93.21%	0.00%	0.00%	3.78%	91.20%	0.06%	0.61%	10.56%	0.00%	1	0.00%	0.00%	0.00%	0.00%
16 Seabeach Lane	SE67	0.01	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
14-18 Seabeach Lane	SE41	0.02	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.72%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Land to rear of 36-40 Cavendish Avenue	SE65	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	67.11%	0.00%	0.29%	80.40%	0.00%	3	0.00%	0.00%	0.00%	0.00%
110a Langney Road	SE63	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	22.05%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Bourne Street Toilets	SE50	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Bar Coda - Bourne Street	SE49	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	20.31%	74.86%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Sovereign Centre Grand Parade	SE62	4.06	31.04%	0.00%	68.96%	0.00%	0.54%	1.90%	7.85%	0.00%	0.01%	4.29%	0.00%	3	0.00%	0.00%	0.00%	0.00%
17 Rylstone Road	SE61	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	8.87%	0.00%	0.00%	21.09%	0.00%	0	0.00%	0.00%	0.00%	0.00%
15 Beamsley Road	SE60	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Bay Lodge Hotel 61-62 Royal Parade	SE59	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	17.61%	35.15%	0.00%	0.00%	23.83%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Nirvana Private Hotel 32 Redoubt Road	SE58	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
2a Cavendish Avenue	SE57	0.09	100.00%	0.00%	0.00%	0.00%	14.99%	72.69%	100.00%	0.01%	41.61%	100.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 75 Longstone Road	SE56	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	1.57%	100.00%	0.00%	27.41%	100.00%	0.00%	3	0.00%	0.00%	0.00%	0.00%
101 Bourne Street	SE47	0.08	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	52.05%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Ambulance Station Dursley Road	SE28	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	3.52%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Land between 19 and 27 New Road	SE39	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.72%	100.00%	0.00%	98.41%	100.00%	0.00%	3	0.00%	0.00%	0.00%	0.00%
55a/67a Willowfield Road	SE12	0.27	99.45%	0.55%	0.00%	0.00%	0.00%	0.00%	6.76%	0.00%	0.00%	7.65%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Premises Adjacent to 164 Longstone Road	SE11	0.09	100.00%	0.00%	0.00%	0.00%	0.87%	5.63%	79.40%	0.00%	1.45%	15.27%	0.00%	3	0.00%	0.00%	0.00%	0.00%
59 Bourne Street	SE04	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	15.58%	100.00%	0.00%	44.19%	100.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
1 Melbourne Road and 2 Sydney Road	SE06	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	99.49%	0.00%	1	0.00%	0.00%	0.00%	0.00%
2a Cavendish Avenue / 67 Bourne Street	SE05	0.03	100.00%	0.00%	0.00%	0.00%	29.59%	76.73%	100.00%	0.01%	12.42%	100.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Seaside Recreation Ground	SE03	2.19	0.00%	0.06%	99.94%	0.00%	87.46%	98.19%	100.00%	18.40%	75.19%	99.54%	96.93%	35	0.00%	0.00%	0.00%	0.00%
TAVR Centre Seaside	SE01	1.51	88.07%	1.27%	10.66%	0.00%	0.00%	0.00%	0.36%	0.00%	0.00%	1.02%	0.00%	15	0.00%	0.00%	0.00%	0.00%
Redoubt Memorial Gardens	SE21	0.64	3.65%	4.68%	91.68%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Lion Works Sidley Road	SE35	0.05	0.00%	0.00%	100.00%	0.00%	5.16%	7.48%	7.22%	0.00%	7.99%	23.69%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Glennys Estate Latimer Road	SE36	0.22	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.08%	0.11%	0.00%	3	0.00%	0.00%	0.00%	0.00%
9 Hampden Terrace Latimer Road	SE30	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
3 Bayham Road	SE32	0.02	55.30%	2.90%	41.79%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.33%	0.00%	1	0.00%	0.00%	0.00%	0.00%
4 Bayham Road	SE31	0.01	48.99%	0.00%	51.01%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Garages at end of St James Road	SE33	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.83%	0.00%	2	0.00%	0.00%	0.00%	0.00%
56 Latimer Road	SE24	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.74%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Coachmakers Business Centre 116a Seaside	SE13	0.10	0.00%	48.27%	51.73%	0.00%	1.37%	4.38%	99.99%	0.00%	0.68%	21.78%	0.00%	7	0.00%	0.00%	0.00%	0.00%
80 Seaside	SE14	0.02	8.68%	0.00%	91.32%	0.00%	16.27%	22.44%	79.45%	0.00%	7.50%	17.20%	0.00%	1	0.00%	0.00%	0.00%	0.00%
142 Langney Road	SE27	0.05	57.98%	0.00%	42.02%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4	0.00%	0.00%	0.00%	0.00%
Senlac House & Marine Garages 53-59 Seaside	SE43	0.05	46.46%	0.00%	53.54%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
National Tyres Autocare 49 Seaside	SE53	0.05	13.01%	0.00%	86.99%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5	0.00%	0.00%	0.00%	0.00%
Land rear of Gwent Court St James Road	SE46	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%		

Site Name	Site ref	Area (ha)	Present day Flood Zones				Eastbourne Surface Water Modelling			EA Risk of Flooding from Surface Water			Historic flooding		Fluvial Climate Change Outputs			
			FZ1	FZ2	FZ3a	FZ3b	30 year	100 year	1000 year	30 year	100 year	1000 year	EA Historic flood map	Number of recorded flood incidents within 50m (ESCC flooding incidents)	32% Defended	32% Undefended	43% Defended	43% Undefended
104 Firle Road	SE10	0.19	0.36%	88.59%	11.05%	0.00%	0.00%	0.00%	1.03%	0.00%	0.00%	0.40%	0.00%	6	0.00%	0.00%	0.00%	0.00%
106 Firle Road	SE09	0.02	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	1.33%	0.00%	0.00%	0.01%	0.00%	4	0.00%	0.00%	0.00%	0.00%
74 Dursley Road	SE07	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
186 Seaside	SE19	0.05	0.00%	96.94%	3.06%	0.00%	0.00%	0.00%	0.48%	0.00%	0.00%	0.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Roselands Recreation Ground	RO63	1.27	18.13%	4.99%	76.87%	0.00%	0.63%	0.84%	1.85%	0.92%	1.71%	4.56%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Archery Recreation Ground	RO60	0.79	0.05%	6.81%	93.13%	0.00%	7.37%	7.82%	9.93%	3.96%	15.78%	40.16%	0.00%	10	0.00%	0.00%	0.00%	0.00%
Land to rear of 42-44 Woodgate Road	RO62	0.06	0.00%	0.00%	100.00%	0.00%	4.80%	15.12%	57.70%	0.00%	26.89%	75.78%	0.00%	4	0.00%	0.00%	0.00%	0.00%
Land to south in Fitzmaurice Mews	RO61	0.05	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	10.69%	0.00%	0.00%	1.54%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 92 Northbourne Road	RO59	0.03	100.00%	0.00%	0.00%	0.00%	3.22%	3.22%	2.81%	0.00%	6.03%	17.33%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land within curtilage of 67 Churchdale Road	RO58	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.93%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 2 Collier Close	RO57	0.02	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	13.76%	13.76%	13.76%	13.76%
Garages adajcent to 105 Bridgemere Road	RO56	0.02	0.00%	0.00%	0.31%	99.69%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	100.00%	100.00%	100.00%	100.00%
Land adjacent to 118 Bridgemere Road	RO55	0.04	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	36.46%	0.00%	0.00%	0.74%	0.00%	1	100.00%	100.00%	100.00%	100.00%
Garages to rear of 3 Badlesmere Road	RO54	0.02	0.00%	47.70%	52.30%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.55%	0.55%	0.55%	0.55%
Land adjacent to 85 Bridgemere Road	RO53	0.01	0.00%	54.09%	45.91%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	4.34%	4.34%	4.34%	4.34%
Garages to rear of 25 Badlesmere Road	RO51	0.04	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.36%	0.36%	0.36%	0.36%
Garages adajcent to 14 Mortimer Road	RO52	0.01	0.00%	0.00%	89.27%	10.73%	0.00%	0.06%	0.54%	0.00%	0.09%	0.09%	0.00%	1	26.30%	26.30%	26.30%	26.30%
Garages between 23 and 25 Mortimer Road	RO49	0.03	0.00%	0.00%	73.62%	26.38%	0.00%	0.00%	0.23%	0.00%	0.00%	0.00%	0.00%	1	41.12%	41.12%	41.68%	41.68%
Garages adjacent to 7 Filder Close	RO50	0.02	0.00%	0.00%	98.75%	1.25%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	73.85%	73.85%	85.58%	85.58%
Garages adjacent to 4 Filder Close	RO48	0.04	0.00%	0.00%	2.17%	97.83%	0.00%	0.00%	60.70%	0.00%	0.00%	32.08%	0.00%	1	100.00%	100.00%	100.00%	100.00%
5 Homewood Close	RO27	0.05	0.00%	0.00%	97.55%	2.45%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	41.97%	41.97%	41.97%	41.97%
12 Homewood Close	RO30	0.06	0.00%	0.00%	88.97%	11.03%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	54.26%	54.26%	57.84%	57.84%
Garages Adjacent 121 Bridgemere Road	RO09	0.03	0.00%	0.00%	52.58%	47.42%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	100.00%	100.00%	100.00%	100.00%
Land adjacent to 4 Mortimer Road	RO17	0.03	0.00%	0.00%	94.70%	5.30%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	70.30%	70.30%	78.67%	78.67%
ESK Courtlands Road	RO20	1.28	0.00%	0.00%	49.63%	50.37%	0.00%	0.38%	8.41%	0.00%	0.85%	9.43%	0.00%	7	84.77%	84.77%	85.65%	85.65%
174 Ringwood Road	RO39	0.02	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	57.61%	0.00%	0.10%	25.39%	0.00%	2	100.00%	100.00%	100.00%	100.00%
Land to the rear of 172 Ringwood Road	RO23	0.02	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	45.19%	0.00%	0.00%	0.00%	0.00%	2	100.00%	100.00%	100.00%	100.00%
Land to the rear of 152 Ringwood Road	RO24	0.03	0.00%	0.00%	0.00%	100.00%	22.28%	33.65%	87.17%	28.10%	29.67%	53.47%	0.00%	3	100.00%	100.00%	100.00%	100.00%
Land to rear of 110-118 Ringwood Road	RO38	0.06	0.00%	0.00%	9.57%	90.43%	0.00%	12.31%	89.36%	0.00%	0.00%	57.21%	0.00%	11	97.08%	97.08%	99.33%	99.33%
Land to rear of 108 Ringwood Road	RO40	0.02	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	10	0.00%	0.00%	21.47%	21.47%
Garages to rear of 64-67 St Philips Avenue	RO42	0.11	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	1.23%	0.00%	0.00%	0.90%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Land to rear of 105-111 Ringwood Road	RO36	0.06	0.00%	0.00%	3.11%	96.89%	15.62%	15.62%	92.82%	0.00%	0.00%	20.48%	0.00%	9	96.90%	96.90%	97.65%	97.65%
Land to rear of 103 Ringwood Road	RO41	0.02	0.00%	0.00%	100.00%	0.00%	0.00%	36.69%	87.11%	0.00%	14.02%	73.55%	0.00%	9	81.83%	81.83%	82.98%	82.98%
41 St Philips Avenue	RO26	0.06	0.00%	27.90%	72.10%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	8	0.00%	0.00%	0.00%	0.00%
Land to rear of 105-111 St Philips Avenue	RO45	0.05	100.00%	0.00%	0.00%	0.00%	35.72%	51.45%	57.42%	0.00%	41.29%	60.18%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land to rear of 102 Moy Avenue	RO43	0.05	10.75%	0.00%	89.25%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4	0.00%	0.00%	0.00%	0.00%
Land to rear of 103 St Philips Avenue	RO44	0.05	6.23%	22.89%	70.88%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Fitzmaurice Mews	RO14	0.16	49.90%	7.24%	42.86%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.20%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land within curtilage of 117 St Philips Avenue	RO46	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.16%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 84 St Philips Avenue and 21 Roselands																		

Site Name	Site ref	Area (ha)	Present day Flood Zones				Eastbourne Surface Water Modelling			EA Risk of Flooding from Surface Water			Historic flooding		Fluvial Climate Change Outputs			
			FZ1	FZ2	FZ3a	FZ3b	30 year	100 year	1000 year	30 year	100 year	1000 year	EA Historic flood map	Number of recorded flood incidents within 50m (ESCC flooding incidents)	32% Defended	32% Undefended	43% Defended	43% Undefended
Land adjacent to 20 Ringwood Close	RO22	0.02	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	5.89%	0.00%	1	100.00%	100.00%	100.00%	100.00%
Land adjacent to 25 Woodland Avenue	RA25	0.41	100.00%	0.00%	0.00%	0.00%	0.00%	0.12%	10.07%	9.00%	13.64%	20.24%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages to front of 14 Manor Way	RA22	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages to rear of 2 Marcia Close	RA21	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 2 Parkway	RA20	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.40%	58.04%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 1 Parkway	RA19	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	0.57%	17.73%	18.33%	32.24%	69.46%	0.00%	0	0.00%	0.00%	0.00%	0.00%
4 Walnut Tree Walk	RA12	0.05	100.00%	0.00%	0.00%	0.00%	15.24%	30.36%	46.34%	51.38%	72.62%	97.39%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Rear of 25/31 Parkway	RA06	0.11	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Wooded area adjacent to 17a Buckhurst Close	RA02	0.27	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land between Melvill Lane and Buckhurst Close	RA18	2.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Westlords	RA08	2.08	100.00%	0.00%	0.00%	0.00%	0.00%	0.31%	3.55%	0.95%	9.96%	64.54%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Land opposite 14 Woodcroft Drive	RA17	0.18	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land opposite 15 Woodcroft Drive	RA16	0.14	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
31 Park Lane	RA14	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
53 Upper Kings Drive	RA13	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.28%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Brydes 10 Wedderburn Road	RA11	0.08	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	37.66%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land within the curtilage of Hockington Place	RA03	0.29	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.06%	12.06%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Land within the curtilage of 87 Wish Hill	RA04	0.11	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.33%	11.11%	0.00%	2	0.00%	0.00%	0.00%	0.00%
82 Wish Hill	RA05	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.09%	0.00%	3	0.00%	0.00%	0.00%	0.00%
78 Wish Hill	RA09	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.06%	22.89%	54.96%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Chalk Farm Coopers Hill	RA07	1.00	100.00%	0.00%	0.00%	0.00%	8.13%	14.21%	22.41%	3.40%	5.29%	12.73%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Land adjacent to garages at Chalk Farm Coppers Hill	RA15	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	65.33%	0.00%	0.00%	40.96%	0.00%	1	0.00%	0.00%	0.00%	0.00%
282 Kings Drive	RA10	0.85	100.00%	0.00%	0.00%	0.00%	7.68%	12.85%	20.50%	13.17%	20.80%	33.21%	0.00%	5	0.00%	0.00%	0.00%	0.00%
273 Kings Drive	RA01	0.13	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.07%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land to rear of 25-29 Mountney Road	OL82	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land to rear of 7-8 Milton Crescent	OL80	0.12	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land to rear of 119-123 Victoria Drive	OL59	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.96%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land to rear of 125-129 Victoria Drive	OL58	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land at rear of 21 Abbey Road	OL71	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land to rear of 18-20 Abbey Road	OL70	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land within curtilage of 17 Priory Heights	OL76	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 7 Prior Heights	OL75	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land at rear of 12 Burrow Down	OL74	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 26 Filching Road	OL77	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land to rear of 54 Abbey Road	OL73	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 35 Abbey Road	OL72	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land to rear of 95 Longland Road	OL57	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 1 Palesgate Way	OL44	0.09	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18.51%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land rear of 53 Royal Sussex Crescent	OL54	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.00%	6	0.00%	0.00%	0.00%	0.00%
Land at 57-63 Cavalry Crescent	OL50	0.24	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.11%	0.04%	0.27%	8.04%	0.00%	2	0.00%			

Site Name	Site ref	Area (ha)	Present day Flood Zones				Eastbourne Surface Water Modelling			EA Risk of Flooding from Surface Water			Historic flooding		Fluvial Climate Change Outputs			
			FZ1	FZ2	FZ3a	FZ3b	30 year	100 year	1000 year	30 year	100 year	1000 year	EA Historic flood map	Number of recorded flood incidents within 50m (ESCC flooding incidents)	32% Defended	32% Undefended	43% Defended	43% Undefended
Garages adjacent to 68 Filching Road	OL79	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages opposite 22 Bracken Road	OL78	0.09	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land rear of 19 Colwood Crescent	OL55	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land to the rear of Lanark Court Hamsey Close	OL53	0.20	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land at rear of 48 Downs Avenue	OL34	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Garages to the front of 33-40 Lanark Court	OL30	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Garages rear of 66 Greenway	OL23	0.09	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 1 to 6 Lanark Court	OL31	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages to the rear of 1-11 Rockhurst Drive	OL28	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.55%	10.67%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages to the rear of Durham Court Rockhurst Drive	OL24	0.08	100.00%	0.00%	0.00%	0.00%	0.00%	0.16%	0.06%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land between Palesgate Way and Whitehill Close	OL20	0.56	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.56%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land rear of Filching Court Filching Road	OL01	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Green Street South Allotments Filching Road	OL18	1.68	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.20%	0.00%	6	0.00%	0.00%	0.00%	0.00%
Milton Garage 72a Milton Road	OL16	0.11	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	24.61%	0.00%	4	0.00%	0.00%	0.00%	0.00%
16a Chamberlain Road	OL15	0.15	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	6.86%	8.61%	0.00%	5	0.00%	0.00%	0.00%	0.00%
1 Green Street Eastbourne	OL14	0.29	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
44 East Dean Road	OL13	0.34	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7.06%	8.58%	13.29%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land at 8a Longland Road	OL35	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages to the rear of 10-17 Longland Road	OL32	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	94.53%	50.52%	54.72%	57.28%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Old Town Recreation Ground	OL03	6.76	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.61%	0.00%	4	0.00%	0.00%	0.00%	0.00%
Garages to the rear of 36-40 Broomfield Street	OL21	0.18	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.50%	0.00%	2	0.00%	0.00%	0.00%	0.00%
The Mews 5 Watts Lane	OL19	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4.89%	47.17%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Motcombe Gardens	OL22	0.75	100.00%	0.00%	0.00%	0.00%	21.75%	53.99%	71.33%	58.05%	69.60%	78.06%	0.00%	2	0.00%	0.00%	0.00%	0.00%
5 Motcombe Lane	OL33	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3	0.00%	0.00%	0.00%	0.00%
34 Church Street	OL41	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Edgmond Church Church Street.	OL37	0.14	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.82%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land adjacent 51 Church Street	OL10	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.02%	2.64%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Greenfield Road Methodist Church	OL12	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	12.25%	0.00%	0.00%	20.42%	0.00%	0	0.00%	0.00%	0.00%	0.00%
21a Lower Road	OL06	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	34.28%	29.03%	40.02%	48.12%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Bay Pond Road Allotments	OL09	0.15	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.27%	0.00%	1	0.00%	0.00%	0.00%	0.00%
1 Crown Street	OL38	0.01	100.00%	0.00%	0.00%	0.00%	0.17%	59.32%	100.00%	0.67%	3.26%	98.11%	0.00%	14	0.00%	0.00%	0.00%	0.00%
16a Bradford Street	OL11	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
2a St. Maryds Road	OL07	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Land rear of 39-69 Milton Road	OL02	0.45	100.00%	0.00%	0.00%	0.00%	5.86%	17.72%	58.79%	46.20%	66.51%	91.96%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Gildredge Park	OL48	6.23	100.00%	0.00%	0.00%	0.00%	0.17%	3.28%	15.82%	2.17%	3.43%	18.03%	0.00%	2	0.00%	0.00%	0.00%	0.00%
11 Victoria Drive	OL39	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
5 Upwick Road	OL42	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
42 Pashley Road	OL45	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Rear of 71 and 73 Milton Road / Land at Shortdean Place	OL36	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	13.01%	57.58%	39.26%	59.05%	98.14%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Macmillan Park	OC22	1.26	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.00%	8.77%	34.76%	0.00%	1	0.00%	0.00%	0.00%	0.00%
166 Victoria Drive	OC13</																	

Site Name	Site ref	Area (ha)	Present day Flood Zones				Eastbourne Surface Water Modelling			EA Risk of Flooding from Surface Water			Historic flooding		Fluvial Climate Change Outputs			
			FZ1	FZ2	FZ3a	FZ3b	30 year	100 year	1000 year	30 year	100 year	1000 year	EA Historic flood map	Number of recorded flood incidents within 50m (ESCC flooding incidents)	32% Defended	32% Undefended	43% Defended	43% Undefended
Wargrave House Blackwater Road	ME65	0.24	100.00%	0.00%	0.00%	0.00%	4.35%	5.36%	7.18%	0.00%	0.00%	3.05%	0.00%	1	0.00%	0.00%	0.00%	0.00%
The Old Dining Hall Grassington Road	ME64	0.44	100.00%	0.00%	0.00%	0.00%	10.87%	24.31%	41.24%	5.69%	24.56%	35.74%	0.00%	10	0.00%	0.00%	0.00%	0.00%
The Maintenance Yard Blackwater Road	ME63	0.19	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5	0.00%	0.00%	0.00%	0.00%
5 Grassington Road	ME62	0.15	100.00%	0.00%	0.00%	0.00%	0.00%	24.50%	58.86%	0.01%	23.90%	51.38%	0.00%	9	0.00%	0.00%	0.00%	0.00%
3 Grassington Road	ME61	0.15	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	46.81%	0.00%	6.38%	46.43%	0.00%	6	0.00%	0.00%	0.00%	0.00%
Land to rear of 45 Blackwater Road	ME53	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.02%	0.00%	5	0.00%	0.00%	0.00%	0.00%
Garages to rear of 36-38 Furness Road	ME52	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	46.35%	53.01%	28.74%	41.50%	67.08%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Grange Gardens	ME51	0.81	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.16%	0.08%	0.12%	7.19%	0.00%	6	0.00%	0.00%	0.00%	0.00%
Garages to rear of 8 Furness Road	ME50	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Jevington Gardens	ME55	0.36	100.00%	0.00%	0.00%	0.00%	0.01%	3.40%	80.85%	10.16%	23.48%	48.51%	0.00%	21	0.00%	0.00%	0.00%	0.00%
Wilmington Gardens	ME54	0.74	100.00%	0.00%	0.00%	0.00%	9.27%	50.76%	98.06%	22.60%	55.21%	97.78%	0.00%	11	0.00%	0.00%	0.00%	0.00%
Land to rear of 14 to 17 Edensor Road	ME60	0.25	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages rear of Highcombe Baslow Road	ME59	0.08	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 21 Milnthorpe Gardens	ME58	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	30.37%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 9 Milnthorpe Gardens	ME57	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land to rear of 46 St Johns Road	ME56	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 7 Naomi Close	ME49	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.24%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Land within curtilage of 6 Paradise Drive	ME41	0.09	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land within curtilage of 4 Paradise Drive	ME42	0.10	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land at 5 Denton Road	ME40	0.12	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.99%	0.00%	2.75%	61.83%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Land to the west of Carlisle Road opposite Moira House School	ME36	1.74	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.03%	1.96%	3.18%	6.28%	0.00%	21	0.00%	0.00%	0.00%	0.00%
New Field Carlisle Road (ROMPA)	ME34	1.04	100.00%	0.00%	0.00%	0.00%	8.87%	22.45%	56.84%	31.61%	48.36%	79.46%	0.00%	11	0.00%	0.00%	0.00%	0.00%
Moira House School Upper Carlisle Road	ME35	2.02	100.00%	0.00%	0.00%	0.00%	1.82%	2.38%	2.98%	0.00%	0.00%	1.09%	0.00%	15	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 17 St Vincents Place	ME46	0.10	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 24 Gaudick Close	ME47	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages to rear of 32 St Vincents Place	ME45	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	21.47%	23.09%	41.86%	52.41%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adajcent to 8 Ascham Place	ME44	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	21.27%	34.01%	13.90%	20.22%	36.31%	0.00%	9	0.00%	0.00%	0.00%	0.00%
Land to the rear of 2 Baslow Road	ME39	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land within curtilage of 12 Baslow Road	ME38	0.14	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land within curtilage of the Pennings Upper Dukes Drive	ME37	0.10	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Spring Mead 25 Meads Brow	ME23	0.28	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
All Saints Park	ME33	0.60	100.00%	0.00%	0.00%	0.00%	0.00%	0.12%	0.64%	0.05%	0.39%	6.39%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Holywell Italian Gardens	ME32	0.52	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.01%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Helen Gardens	ME31	2.41	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
21 Baslow Road	ME25	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
West Cliff Mansion 6 St Johns Road	ME30	0.11	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Southcroft Hotel 15 South Cliff Avenue	ME22	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Bishopsbourne 15 Fairfield Road	ME19	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
The Pilot 89 Meads Street	ME17	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
The Village Meads	ME11	0.28	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0		

Site Name	Site ref	Area (ha)																
			Present day Flood Zones				Eastbourne Surface Water Modelling			EA Risk of Flooding from Surface Water			Historic flooding		Fluvial Climate Change Outputs			
			FZ1	FZ2	FZ3a	FZ3b	30 year	100 year	1000 year	30 year	100 year	1000 year	EA Historic flood map	Number of recorded flood incidents within 50m (ESCC flooding incidents)	32% Defended	32% Undefended	43% Defended	43% Undefended
Land adjacent to 2 Barming Close	LA57	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 23 Hever Close	LA63	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 15 Lydd Close	LA62	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.61%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Ashgate Road Allotments 2	LA95	0.09	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 33 Faversham Road	LA61	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 24 Barming Close	LA60	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 7 Sidcup Close	LA59	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages to the rear of 36 Hawkhurst Close	LA29	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 22 Hawkhurst Close	LA28	0.06	90.26%	9.74%	0.00%	0.00%	4.97%	9.15%	13.62%	3.89%	6.48%	10.30%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 41 Marsden Road	LA99	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages at end of Spring Lodge Close	LA98	0.09	63.72%	0.00%	36.28%	0.00%	0.00%	0.00%	0.33%	0.00%	0.00%	0.37%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Car park between 55 and 57 Wordsworth Drive	LA94	0.05	0.00%	0.00%	100.00%	0.00%	53.17%	64.11%	90.34%	62.61%	83.20%	100.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 2 The Vineries	LA97	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 1 The Vineries	LA96	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 177 Wordsworth Drive	LA93	0.01	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	42.47%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 18 Dickens Way	LA92	0.06	1.01%	15.55%	83.44%	0.00%	0.00%	0.18%	0.05%	0.00%	0.00%	0.27%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 205 Priory Road	LA91	0.09	0.00%	0.00%	100.00%	0.00%	0.00%	0.49%	0.56%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 6 Stevenson Close	LA90	0.02	0.00%	0.00%	100.00%	0.00%	35.89%	48.95%	66.92%	0.00%	32.81%	46.11%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 175 Priory Road	LA89	0.03	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.10%	0.00%	0.00%	1.78%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages between 19-20 Thackeray Close	LA88	0.06	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	10.06%	0.00%	0.05%	32.36%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages to rear of 87-93 The Rising	LA87	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	8.19%	45.44%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages at end of Close One	LA86	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.20%	1.46%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Garages rear of 19-25 The Rising	LA85	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.31%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 2 Reynolds Road	LA84	0.11	65.70%	34.30%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7.02%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 9 Turner Close	LA83	0.07	10.40%	89.60%	0.00%	0.00%	42.79%	45.53%	61.18%	36.91%	40.81%	44.61%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages between 45 and 47 Reynolds Road	LA81	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	30.86%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages to rear of 6-8 Constable Road	LA82	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages to rear of 18-24 Hogarth Road	LA80	0.09	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 12 Lawrence Close	LA79	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 8 Gainsborough Crescent	LA77	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 22 Gainsborough Crescent	LA78	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages to rear of 15 Gainsborough Crescent	LA76	0.05	25.81%	52.49%	21.70%	0.00%	0.00%	0.13%	0.15%	0.07%	0.60%	41.54%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Car Park adjacent to 116 Sevenoaks Road	LA75	0.02	0.00%	0.00%	100.00%	0.00%	36.22%	53.43%	100.00%	24.51%	89.98%	100.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 5 Swallow Close	LA74	0.08	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 14 Swallow Close	LA73	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 26 Swallow Close	LA72	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land at Heron Close	LA69	0.12	71.01%	28.99%	0.00%	0.00%	0.00%	0.06%	0.11%	0.50%	9.35%	20.34%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Garages to rear of 10 Nightingale Close	LA70	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 46 Woodpecker Road	LA71	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 10 Robin Close	LA68	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	13.23%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 20 Magpie Road	LA67	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land to the rear of Wiltshire Court Etchingham Road	LA66	0.10	0.00%	0.00%	100.00%	0.00%	0.00%	45.08%	78.60%	24.85%	67.51%	89.85%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Land adjacent to 44 Sevenoaks Road	LA65	0.03	0.00%	98.32%	1.68%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	17.05%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 64 Sevenoaks Road	LA64	0.03	74.65%	23.89%	1.46%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 200 Sevenoaks Road	LA55	0.04	0.00%	0.00%	100.00%	0.00%	41.45%	58.78%	84.73%	0.00%	28.97%	100.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
147 Priory Road	LA54	0.03	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.06%	0.00%	0	0.00%	0.00%	0.00%	0.00%
22 Marsden Road	LA53	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
1 Wordsworth Drive	LA52	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land between 4 and 11 Freshford Close	LA50	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 16 Wayford Close	LA49	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4	0.00%	0.00%	0.00%	0.00%
Land adjacent to 102 Wayford Close	LA48	0.01	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	10.77%	0.00%	4	0.00%	0.00%	0.00%	0.00%
Langney Priory Etchingham Road	LA47	0.25	32.44%	6.23%	61.32%	0.00%	0.14%	0.62%	13.66%	0.19%	4.66%	31.14%	0.00%	0	0.00%	0.00%	0.00%	0.00%
1 Constable Road	LA46	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land North of Pevensey Bay Road	LA45	21.96	11.14%	1.88%	80.32%	6.67%	0.22%	0.76%	10.87%	0.51%	1.41%	5.51%	0.00%	0	33.14%	32.01%	45.80%	43.83%
Land at East Langney Level to the south of the B2191	LA43	8.06	0.00%	0.00%	73.09%	26.91%	3.06%	5.00%	36.25%	0.72%	1.84%	22.76%	0.00%	0	73.39%	71.04%	81.79%	81.22%
Land adjacent to Langney Sports Priory Road	LA42	3.92	0.00%	0.00%	94.21%	5.79%	1.45%	2.14%	10.01%	1.28%	2.04%	7.53%	0.00%	2	14.21%	13.68%	15.29%	15.02%
Land east of Priory Road Eastbourne	LA41	3.09	0.00%	0.00%	87.37%	12.63%	0.36%	1.47%	21.24%	0.02%	1.52%	27.13%	0.00%	3	12.70%	12.70%	12.70%	12.70%
Valarose Priory Lane	LA39	0.64	0.00%	0.00%	96.05%	3.95%	0.00%	0.11%	38.86%	0.02%	0.20%	29.73%	0.00%	0	3.95%	3.95%	3.95%	3.95%
Spring Cottage Priory Lane	LA38	0.46	0.00%	0.00%	89.88%	10.12%	0.20%	1.64%	38.70%	1.35%	2.30%	29.81%	0.00%	0	10.12%	10.12%	10.12%	10.12%
Mountney Levels	LA37	4.60	0.00%	0.00%	93.93%	6.07%	0.84%	2.27%	8.72%	0.00%	0.31%	10.77%	0.00%	1	6.30%	6.30%	6.49%	6.49%
Land at south side of Hide Hollow Priory Road	LA36	0.48	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Woods Cottages Swanley Close	LA35	1.01	93.30%	6.70%	0.00%	0.00%	6.48%	10.18%	28.61%	3.86%	4.92%	25.20%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Car Park rear of Langney shopping centre	LA44	0.12	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7.32%	10.62%	33.20%	81.10%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land within curtilage of 77 Wordsworth Drive	LA34	0.02	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	3.22%	0.00%	0.00%	24.71%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 53 Faversham Road	LA26	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.24%	0.00%	0	0.00%	0.00%	0.00%	0.00%

Site Name	Site ref	Area (ha)	Present day Flood Zones				Eastbourne Surface Water Modelling			EA Risk of Flooding from Surface Water			Historic flooding		Fluvial Climate Change Outputs			
			FZ1	FZ2	FZ3a	FZ3b	30 year	100 year	1000 year	30 year	100 year	1000 year	EA Historic flood map	Number of recorded flood incidents within 50m (ESCC flooding incidents)	32% Defended	32% Undefended	43% Defended	43% Undefended
Garages to rear of 21 Faversham Road	LA25	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 40 Barming Close	LA30	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages to the rear of 79-99 Ashgate Road	LA21	0.14	3.18%	2.45%	94.37%	0.00%	0.00%	0.56%	0.96%	0.14%	0.30%	7.51%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Ashgate Road Allotments	LA17	0.23	2.94%	16.87%	80.19%	0.00%	0.00%	0.00%	0.00%	0.00%	0.45%	5.32%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land adjacent 10 Wordsworth Drive	LA16	0.04	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	6.90%	13.41%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages to rear of Antrim Court Wrotham Close	LA32	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 45 Westerham Road	LA31	0.08	0.00%	0.53%	99.47%	0.00%	28.75%	32.88%	65.84%	35.23%	64.88%	76.46%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 4 Goudhurst Close	LA27	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	14.81%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land between 4-5 Tenterden Close	LA11	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land at Langney Rise opposite Priory Road Junction	LA40	0.09	94.43%	5.57%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	11.80%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Land adjacent 2 Sevenoaks Road	LA33	0.02	0.00%	64.52%	35.48%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.28%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent 101 Gainsborough Crescent	LA14	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent 15 Hogarth Road	LA13	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages between 35-37 Gainsborough Crescent	LA12	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.25%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Martello pub and Car Mechanics 106 Langney Rise	LA20	0.26	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages behind Hampshire Court	LA24	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent 80 Great Cliffe Road	LA15	0.03	0.00%	0.00%	100.00%	0.00%	34.70%	44.00%	63.46%	0.00%	53.07%	95.49%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land at end of Slindon Crescent	LA19	0.67	63.78%	5.02%	26.37%	4.82%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	4.82%	4.82%	4.82%	4.82%
Priory Road Allotments	LA18	0.97	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to Wiltshire Court Etchingham Road	LA07	0.32	99.91%	0.09%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Open Space at Saxby Close	LA103	1.17	0.00%	15.47%	84.41%	0.12%	0.08%	0.12%	0.19%	0.01%	0.06%	0.72%	0.00%	3	0.21%	0.21%	0.21%	0.21%
Land adjacent to 1 Chailey Close	LA102	0.02	18.69%	51.18%	30.13%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Land adjacent to 7 Marsden Road	LA101	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 9 Marsden Road	LA100	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Faversham Road Play Area	LA08	0.14	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent 31 Barming Close	LA09	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Pensford Drive Play Area	LA06	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Car Park to east of Langney Shopping Centre	LA01	0.25	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5	0.00%	0.00%	0.00%	0.00%
83-85 The Rising	LA04	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 13 Tennyson Walk	LA104	0.04	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.89%	0.00%	0.00%	0.49%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 2 Erica Close	LA23	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Site adjacent Langney Shopping Centre Kingfisher Drive	LA02	0.27	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.22%	0.00%	0.00%	21.09%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Belmont Nursing Home Pevensey Bay Road	LA05	0.74	0.00%	0.00%	89.86%	10.14%	1.95%	7.08%	14.15%	0.51%	3.49%	10.88%	0.00%	1	10.14%	10.14%	10.14%	10.14%
87-89 Pevensey Bay Road	LA03	0.14	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.07%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 20 Woodpecker road	LA10	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Tugwell Park	HA63	2.54	78.02%	20.54%	1.40%	0.04%	2.43%	2.80%	4.68%	0.18%	2.22%	7.97%	0.00%	2	0.16%	0.16%	0.73%	0.73%
Land off Fletching Road	HA49	3.36	11.99%	20.15%	25.71%	42.14%	3.78%	17.07%	44.26%	2.71%	5.44%	32.99%	0.00%	4	66.03%	65.90%	67.13%	67.01%
Manor Road Allotments	HA59	1.42	86.66%	13.34%	0.00%	0.00%	0.00%	0.00%	0.35%	1.83%	2.91%	5.95%	0.00%	3	0.00%	0.00%	0.01%	0.01%
Land rear of Lothian Court Midhurst Road	HA64	0.22	48.73%	42.90%	3.20%	5.17%	0.00%	3.07%	4.44%	2.10%	3.74%	6.73%	0.00%	1	5.17%	5.17%	5.17%	5.17%
Land adjacent to 80 Ashington Road	HA68	0.04	99.89%	0.11%	0.00%	0.00%	0.22%	1.30%	2.66%	0.17%	4.17%	41.35%	0.00%	3				

Site Name	Site ref	Area (ha)	Present day Flood Zones				Eastbourne Surface Water Modelling			EA Risk of Flooding from Surface Water			Historic flooding		Fluvial Climate Change Outputs			
			FZ1	FZ2	FZ3a	FZ3b	30 year	100 year	1000 year	30 year	100 year	1000 year	EA Historic flood map	Number of recorded flood incidents within 50m (ESCC flooding incidents)	32% Defended	32% Undefended	43% Defended	43% Undefended
Land adjacent to 25 Mallard Close	HA87	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.43%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages to the rear of 23 Ashington Road	HA41	0.08	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Garages to the rear of 17 Ashington Road	HA40	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 1 Pulborough Avenue	HA86	0.05	100.00%	0.00%	0.00%	0.00%	87.95%	95.90%	99.49%	80.24%	93.93%	100.00%	0.00%	9	0.00%	0.00%	0.00%	0.00%
Garages adajcent to 4 Frenchgate Close	HA93	0.04	0.00%	100.00%	0.00%	0.00%	63.85%	85.65%	94.31%	44.11%	46.56%	58.32%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land within curtilage of 3 Kingston Road	HA89	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land adjacent to 2 and 12 Sumach Close	HA79	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.21%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Land adjacent to 71 Linden Close	HA77	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land adjacnt to 99 Linden Close	HA78	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land adjacent to 35 Linden Close	HA76	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land adjacent to 2 Linden Close	HA75	0.02	100.00%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%	98.08%	100.00%	100.00%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Land between 2 Ash Close and 203 Maywood Avenue	HA74	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Land between 16 and 28 Ash Close	HA73	0.08	100.00%	0.00%	0.00%	0.00%	5.99%	29.52%	81.81%	4.01%	32.61%	100.00%	0.00%	8	0.00%	0.00%	0.00%	0.00%
Land between 38 and 59 Ash Close	HA72	0.07	100.00%	0.00%	0.00%	0.00%	53.24%	63.62%	100.00%	57.15%	71.00%	100.00%	0.00%	8	0.00%	0.00%	0.00%	0.00%
Land adjacent to 41 Ash Close	HA71	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	12.15%	100.00%	0.00%	12.65%	100.00%	0.00%	9	0.00%	0.00%	0.00%	0.00%
Land adjacent to 59 Ash Close	HA70	0.03	100.00%	0.00%	0.00%	0.00%	39.44%	100.00%	100.00%	40.82%	99.24%	100.00%	0.00%	4	0.00%	0.00%	0.00%	0.00%
13 Percival Crescent	HA58	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Holly Park	HA60	1.60	100.00%	0.00%	0.00%	0.00%	7.82%	9.09%	35.35%	9.59%	12.79%	39.24%	0.00%	7	0.00%	0.00%	0.00%	0.00%
2 Percival Crescent	HA50	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
23 Cedar Close	HA61	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 28 Acacia Road	HA82	0.06	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7.18%	0.00%	6.42%	17.28%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 3 Acacia Road	HA83	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages to rear of 72-78 Maywood Avenue	HA96	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 13 Acacia Road	HA97	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages to the rear of 17 Pulborough Avenue	HA43	0.16	100.00%	0.00%	0.00%	0.00%	34.89%	41.78%	52.34%	19.54%	35.04%	51.58%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Land adjacnt to 38 Timberley Road	HA44	0.11	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
33 Meadowlands Avenue	HA53	0.02	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
29 Brassey Parade	HA42	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%
Former St Lukeas Church Elm Grove	HA29	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	8.44%	12.06%	0.00%	0.00%	6.01%	0.00%	1	0.00%	0.00%	0.00%	0.00%
68 Southern Road	HA51	0.01	31.10%	68.90%	0.00%	0.00%	0.00%	0.00%	0.29%	0.00%	0.00%	99.97%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Garages to the rear of 11 Cade Street	HA35	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.11%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Garages to the rear of 20 Midhurst Road	HA38	0.03	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Garages adjacent to 8 Cade Street	HA34	0.04	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Midhurst Road Allotments	HA28	0.62	52.54%	37.87%	7.81%	1.78%	0.00%	0.00%	1.36%	0.00%	0.00%	1.45%	0.00%	0	6.83%	6.83%	6.94%	6.94%
Garages to the rear of 19 and 81 Attfield Walk	HA26	0.33	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.81%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Garages between 87 Wilton Avenue and 88 Percival Road	HA24	0.24	95.15%	4.85%	0.00%	0.00%	0.42%	2.03%	12.33%	0.00%	0.45%	33.27%	0.00%	5	0.00%	0.00%	0.00%	0.00%
Garages to the rear of 49-63 Southern Road	HA23	0.15	100.00%	0.00%	0.00%	0.00%	6.47%	17.27%	52.74%	12.46%	17.71%	57.92%	0.00%	4	0.00%	0.00%	0.00%	0.00%
Garages to the rear of 50-60 Wilton Avenue	HA22	0.23	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	17.06%	0.00%	5	0.00%	0.00%	0.00%	0.00%
40 Kingston Road	HA54	0.02	25.11%	74.89%	0.00%	0.00%	0.00%	0.00%	13.77%	0.00%	23.70%	41.07%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Land adjoining 10 Sackville Road	HA16	0.02	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.0									

Site Name	Site ref	Area (ha)	Present day Flood Zones				Eastbourne Surface Water Modelling			EA Risk of Flooding from Surface Water			Historic flooding		Fluvial Climate Change Outputs			
			FZ1	FZ2	FZ3a	FZ3b	30 year	100 year	1000 year	30 year	100 year	1000 year	EA Historic flood map	Number of recorded flood incidents within 50m (ESCC flooding incidents)	32% Defended	32% Undefended	43% Defended	43% Undefended
Garages adjacent to 375 Hazelwood Avenue	HA100	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Garages adjacent Northumberland Court Fletching Road	HA18	0.13	91.21%	8.79%	0.00%	0.00%	0.05%	0.99%	1.13%	0.60%	1.94%	9.43%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Land adjacent to 2 Ashington Road	HA69	0.03	3.85%	96.15%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Sevenoaks Road Recreation Ground	EP46	6.26	77.37%	2.79%	16.25%	3.59%	2.70%	4.75%	7.97%	1.85%	3.37%	7.39%	1.05%	2	9.66%	11.67%	11.42%	12.38%
Grazing land south of Tutts Barns Lane	EP45	2.11	0.02%	98.82%	1.15%	0.00%	3.81%	22.58%	94.39%	1.72%	3.80%	83.03%	0.00%	0	99.45%	99.45%	99.63%	99.63%
Poultry Farm Tutts Barn Lane	EP44	1.63	0.00%	96.57%	3.43%	0.00%	2.92%	10.55%	76.98%	0.00%	3.12%	41.06%	28.90%	0	98.50%	98.39%	100.00%	100.00%
Triangle shaped land off Tutts Barn Lane	EP43	0.75	0.00%	100.00%	0.00%	0.00%	1.54%	4.04%	85.01%	0.00%	0.00%	3.02%	0.09%	0	94.75%	94.75%	100.00%	100.00%
Land north of Kings Drive	EP42	3.10	3.38%	2.34%	89.02%	5.27%	2.16%	3.15%	41.40%	0.00%	0.01%	6.44%	0.00%	0	83.84%	83.60%	86.78%	86.68%
Land north of Tutts Barn Lane	EP41	14.43	1.50%	7.09%	69.00%	22.42%	6.65%	17.24%	78.69%	3.49%	8.62%	33.41%	11.48%	0	93.92%	93.89%	95.07%	94.95%
West Langney Levels	EP40	40.69	0.02%	2.93%	7.68%	89.38%	5.31%	12.38%	60.50%	1.00%	4.07%	47.87%	95.63%	0	98.75%	98.72%	99.36%	99.37%
Land off Cross Levels Way	EP38	1.32	73.91%	26.00%	0.09%	0.00%	0.00%	0.39%	3.06%	0.00%	0.00%	2.99%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Land in Broadwater	EP37	55.56	5.98%	5.02%	58.13%	30.87%	10.62%	22.62%	72.41%	0.59%	5.49%	44.41%	28.38%	2	87.01%	86.87%	88.07%	88.01%
Former Railway Sidings Tutts Barn Lane	EP36	4.06	10.93%	64.09%	22.86%	2.12%	2.58%	5.99%	26.84%	0.00%	1.44%	5.28%	0.09%	0	33.39%	33.31%	34.14%	33.94%
Land off Badlesmere Road	EP34	10.97	0.19%	7.38%	73.26%	19.17%	2.46%	6.93%	23.61%	0.00%	0.48%	8.40%	42.80%	2	99.58%	99.57%	99.69%	99.67%
Land off Homewood Close	EP33	3.75	43.17%	6.34%	34.95%	15.54%	0.78%	1.23%	4.95%	0.00%	0.30%	4.93%	50.35%	0	33.94%	33.93%	37.45%	37.39%
Land off Horsye Road	EP32	3.86	9.26%	31.48%	43.10%	16.16%	0.76%	1.67%	6.00%	0.00%	0.00%	1.76%	16.73%	0	28.34%	27.80%	31.01%	30.95%
Land in Southbourne	EP31	8.07	0.00%	0.10%	94.13%	5.77%	0.21%	0.32%	9.88%	0.00%	0.00%	0.58%	0.00%	0	84.18%	83.73%	89.43%	89.02%
Land off Lottbridge Drove Southbourne	EP30	4.01	0.00%	1.23%	62.72%	36.04%	0.71%	5.47%	32.06%	0.00%	0.00%	1.86%	0.00%	1	81.80%	81.67%	86.11%	85.82%
Land in West Langney Levels (Chatsworth)	EP29	36.10	0.19%	4.84%	18.88%	76.09%	2.01%	6.04%	23.87%	0.10%	0.59%	8.84%	39.70%	5	98.66%	98.63%	99.23%	99.16%
Land at centre of West Langney Levels Eastbourne Park	EP28	5.26	0.00%	8.32%	56.82%	34.86%	0.02%	0.75%	2.32%	0.00%	0.03%	2.79%	66.93%	0	96.80%	96.75%	99.50%	99.50%
Land off southern end of Sevenoaks Road	EP27	3.54	0.00%	0.00%	0.65%	99.35%	1.43%	7.86%	67.37%	0.39%	1.31%	73.04%	53.42%	1	100.00%	100.00%	100.00%	100.00%
Land off Highfield Link	EP26	9.45	0.34%	0.95%	18.69%	80.03%	1.49%	4.47%	21.28%	0.00%	0.00%	4.44%	0.22%	1	97.24%	97.21%	97.45%	97.45%
Land off Willingdon Drove and Sevenoaks Road	EP25	9.15	0.00%	0.78%	27.49%	71.73%	12.07%	23.23%	43.95%	1.12%	7.84%	38.66%	84.75%	1	98.44%	99.49%	99.16%	99.55%
Land off Sevenoaks Road Eastbourne	EP23	0.58	0.00%	1.40%	36.77%	61.83%	24.22%	34.24%	52.80%	0.34%	17.74%	61.89%	61.30%	1	73.62%	79.40%	75.55%	80.16%
Land north of Hammonds Drive Lottbridge Drove	EP19	1.60	0.00%	0.00%	86.32%	13.68%	0.04%	1.06%	27.74%	0.00%	0.00%	6.28%	0.00%	1	87.52%	86.86%	98.20%	97.19%
Tutts Barn Nursery Tutts Barn Lane	EP18	0.59	0.05%	94.79%	5.17%	0.00%	6.19%	11.88%	77.14%	0.64%	4.18%	82.35%	0.00%	0	99.23%	99.23%	99.73%	99.73%
Land at Larkspur Drive	EP17	0.36	40.84%	16.32%	34.80%	8.03%	0.00%	0.00%	0.01%	0.00%	0.00%	0.00%	0.00%	2	10.63%	10.63%	12.08%	11.32%
Summerdale Allotments Gorringe Road	EP16	1.14	0.36%	4.39%	95.25%	0.00%	3.32%	11.22%	31.10%	3.51%	12.18%	30.66%	0.00%	3	14.03%	14.03%	21.40%	20.96%
Gorringe Road Allotments	EP15	5.34	0.01%	16.33%	83.66%	0.00%	3.28%	8.00%	35.47%	3.84%	13.28%	54.87%	0.00%	15	91.77%	91.71%	93.35%	93.29%
Tutts Barn Allotments	EP14	1.11	2.20%	61.99%	35.81%	0.00%	5.59%	12.17%	44.96%	7.99%	16.56%	45.68%	0.00%	6	75.74%	75.01%	83.86%	83.58%
Marchants Field Allotments Tutts Barn Lane	EP13	3.40	53.73%	5.53%	24.47%	16.27%	6.40%	10.19%	17.62%	6.48%	12.20%	16.52%	0.00%	0	33.23%	33.14%	35.28%	35.07%
North East St. Anthonyes Hill	EP12	1.20	8.44%	12.55%	79.02%	0.00%	0.42%	0.53%	0.95%	0.00%	3.58%	9.16%	0.00%	1	14.04%	13.78%	23.70%	22.29%
Churchdale Road Allotments	EP11	4.07	0.00%	0.00%	71.47%	28.53%	2.97%	5.98%	49.09%	0.00%	0.00%	7.05%	0.00%	0	92.50%	92.45%	94.78%	94.65%
Former BMX land off Cross Levels Way	HA101	0.50	100.00%	0.00%	0.00%	0.00%	11.60%	11.87%	13.07%	0.00%	1.93%	18.35%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Hillbrow Denton Road	ME68	1.87	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.42%	0.00%	0.00%	5.40%	0.00%	3	0.00%	0.00%	0.00%	0.00%
Welkin Carlisle Road	ME69	2.73	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.02%	0.00%	12	0.00%	0.00%	0.00%	0.00%
Aldro Darley Road	ME70	2.36	100.00%	0.00%	0.00%	0.00%	0.36%	0.36%	0.38%	0.00%	1.00%	6.09%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Queenwood Darley Road	ME71	0.61	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.04%	2.90%	4.75%	10.13%	0.00%	2	0.00%	0.00%	0.00%	0.00%
Eastbourne Sports Park	OC26	6.48	100.00%	0.00%	0.00%	0.00%	0.78%	1.76%	19.32%	0.35%	1.59%	26.69%	0.00%	0	0.00%	0.00%	0.00%	0.00%
Redoubt Car Park	SE102	0.50	0.00%															

Site Name	Site ref	Area (ha)																	
			Present day Flood Zones				Eastbourne Surface Water Modelling			EA Risk of Flooding from Surface Water			Historic flooding		Fluvial Climate Change Outputs				
			FZ1	FZ2	FZ3a	FZ3b	30 year	100 year	1000 year	30 year	100 year	1000 year	EA Historic flood map	Number of recorded flood incidents within 50m (ESCC flooding incidents)	32% Defended	32% Undefended	43% Defended	43% Undefended	
Land adjacent to 125 Rattle Road, Westham, Near Pevensey, BN24 5DH	473/3360	4.47	14.91%	4.57%	27.80%	52.72%	17.74%	50.87%	65.07%	47.87%	58.06%	72.37%	0.23%	7	62.92%	62.92%	63.61%	63.61%	
Land at Station Road, Polegate	463/1510	0.39	100.00%	0.00%	0.00%	0.00%	0.00%	3.00%	6.49%	5.16%	11.44%	18.44%	0.00%	2	0.00%	0.00%	0.00%	0.00%	
Little Shepham, Shepham Lane, Polegate, East Sussex, BN26 5QA	457/1510	2.06	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.47%	0.00%	5	0.00%	0.00%	0.00%	0.00%	
25 Pevensey Road, Polegate, East Sussex, BN26 6HL	097/1510	0.05	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00%	0.00%	0.00%	
Land Adjoining 4 Pellings Cottage , Milton Street, Hankham, Pevensey,	267/2070	0.18	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.06%	0.00%	0	0.00%	0.00%	0.00%	0.00%	
Uplands Farm, Rattle Road, Stone Cross, Pevensey, BN24 5DT	342/3280	22.15	51.52%	14.24%	21.51%	12.72%	7.07%	14.38%	25.39%	12.47%	20.08%	32.84%	22.30%	7	20.23%	20.23%	21.38%	21.38%	
Land South of Aberdale Road, Polgate, BN26 6 JH	271/1510	3.76	100.00%	0.00%	0.00%	0.00%	0.70%	1.24%	3.93%	1.73%	2.46%	6.33%	0.00%	6	0.00%	0.00%	0.00%	0.00%	
Hindsland Fields, Eastbourne Road (west), Polegate, East Sussex	261/1510	1.84	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%	
Land adjacent to Cop Hall, Eastbourne Road, Polgate	257/1510	7.88	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.16%	2.62%	0.00%	0	0.00%	0.00%	0.00%	0.00%	
Land adjoining Bramley Farm, Bay Tree Lane, Polgate, BN26 6QN	255/1510	41.53	80.22%	11.53%	1.69%	6.57%	5.01%	8.03%	15.67%	4.81%	8.18%	20.97%	0.00%	3	10.40%	10.41%	11.24%	11.23%	
Land adjacent to Peelings Lane, Westham, BN24 5HG	242/3360	1.48	91.63%	5.58%	2.79%	0.00%	0.00%	0.00%	0.00%	0.19%	0.27%	1.12%	0.00%	2	0.00%	0.00%	0.00%	0.00%	
Land off Peelings Lane, adjoining Pickens Wood, Stone Cross, BN24 5EH	187/3280	4.44	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.29%	0.00%	10	0.00%	0.00%	0.00%	0.00%	
Mornings Mill Farm, Lower Willingdon, Eastbourne, East Sussex, BN20 9N	236/3370	62.35	86.50%	7.65%	1.31%	4.54%	3.88%	6.83%	10.13%	6.36%	9.29%	15.45%	0.00%	34	6.35%	6.35%	6.60%	6.60%	
Friday Street Farm, Oak Tree Lane, Friday Street, Eastbourne, BN23 8BB	206/1620	47.01	64.23%	8.82%	19.37%	7.59%	5.75%	8.35%	16.62%	3.31%	7.16%	17.47%	3.02%	1	19.01%	18.98%	19.30%	19.30%	
Cophall Farm, Polegate, East Sussex	204/1510	46.47	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.10%	3.58%	9.52%	0.00%	0	0.00%	0.00%	0.00%	0.00%	
Land at Hide Hollow, Langney, Eastbourne, BN23 8AF	190/1620	7.46	0.00%	0.00%	92.72%	7.28%	22.34%	41.98%	74.54%	25.66%	56.77%	91.53%	0.00%	0	66.41%	66.28%	75.06%	74.94%	
Land south of Polegate bypass & north of Dittons Road, Polegate	166/1510	2.16	100.00%	0.00%	0.00%	0.00%	2.75%	4.13%	16.52%	15.16%	21.65%	51.57%	0.00%	9	0.00%	0.00%	0.00%	0.00%	
Land at Moutney Bridge, Eastbourne Road, Langney, Eastbourne, BN23 7Q	161/1620	3.10	0.00%	0.00%	92.28%	7.72%	0.13%	1.15%	21.23%	0.82%	1.46%	13.66%	0.00%	0	67.50%	67.30%	77.01%	75.66%	
Land to West of Eastbourne Road, Westham, East Sussex	159/3360	2.03	27.05%	21.80%	39.63%	11.52%	0.00%	7.11%	11.61%	0.00%	0.08%	11.03%	0.00%	9	15.45%	15.30%	15.89%	15.89%	
Hindsland Fields (east) Eastbourne Road, Polegate	120/1510	1.15	99.92%	0.04%	0.00%	0.04%	0.00%	0.00%	0.64%	0.00%	0.00%	0.00%	0.00%	0	0.04%	0.04%	0.04%	0.04%	
Land South of Onestack, Dittons Road, Stone Cross, Pevensey, BN24 5ET	114/3280	3.71	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.01%	1.15%	0.00%	0	0.00%	0.00%	0.00%	0.00%	
Land to the East of Golden Jubilee Way, Westham, East Sussex, BN24 5AY	109/1620	19.09	53.41%	23.95%	1.94%	20.70%	11.45%	14.89%	21.25%	11.40%	16.07%	22.51%	0.19%	3	22.16%	22.14%	22.49%	22.48%	
Paddock to front of Dittons Park Industrial Estate, Dittons Road, Pole	048/1510	0.64	100.00%	0.00%	0.00%	0.00%	0.00%	1.78%	2.06%	0.00%	0.00%	2.55%	0.00%	3	0.00%	0.00%	0.00%	0.00%	
Peelings Marsh, Westham, Pevensey, East Sussex, BN24 5NJ	041/1620	17.82	0.00%	0.00%	89.51%	10.49%	2.63%	4.75%	15.37%	0.17%	0.91%	5.59%	0.00%	0	29.59%	27.22%	45.11%	43.02%	
Land at Foords Lane House, Hankham, Pevensey, East Sussex, BN24 5AL	021/2070	0.38	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5	0.00%	0.00%	0.00%	0.00%	
Crumbles, Westham, near Eastbourne	448/3210	3.71	63.93%	1.09%	34.98%	0.00%	0.43%	0.78%	4.77%	0.00%	0.00%	0.27%	0.00%	0	0.00%	0.00%	0.00%	0.00%	
Land north east of Mornings Mill Farm, Polegate, BN26 6NH	1072/1510	15.37	24.73%	44.30%	2.64%	28.33%	7.76%	18.45%	39.82%	14.01%	46.45%	70.86%	0.00%	0	32.25%	32.25%	32.99%	32.99%	
Car Park site, Polegate Train Station, Polegate	967/1510	0.24	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.07%	3.67%	0.00%	0	0.00%	0.00%	0.00%	0.00%	
Car Park, Polegate Station	1068/1510	0.76	100.00%	0.00%	0.00%	0.00%	2.19%	2.65%	5.09%	5.49%	8.70%	15.95%	0.00%	6	0.00%	0.00%	0.00%	0.00%	
Land North of Lewes Road, Polegate	1065/1510	8.73	67.18%	20.37%	4.61%	7.84%	12.21%	20.01%	39.87%	9.01%	16.09%	37.79%	0.00%	0	17.35%	17.35%	19.26%	19.26%	
Polegate West	1069/1510	89.22	94.36%	3.45%	0.46%	1.73%	1.58%	2.41%	4.52%	2.31%	3.94%	11.08%	0.00%	2	2.93%	2.93%	3.22%	3.21%	
Land North of Eastbourne Road, Pevensey Bay, BN24 6BL	1146/3210	9.40	0.00%	0.00%	99.08%	0.92%	0.60%	1.05%	4.44%	0.00%	0.29%	3.62%	0.00%	1	0.91%	2.60%	0.91%	2.67%	
Sharnfold Farm, Hailsham Road, Stone Cross, BN24 5BU	1132/3280	32.97	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	6.29%	10.09%	19.37%	0.00%	0	0.00%	0.00%	0.00%	0.00%	
Land at and adjacent to The Downs View and Emberson, Hailsham Road, St	1153/3280	2.44	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4.51%	7.62%	15.83%	0.00%	2	0.00%	0.00%	0.00%	0.00%	
Lan east of Pump Piece, Hankham Hall Road, Hankham	1167/2070	0.65	100.00%	0.00%	0.00%	0.00%	1.79%	1.79%	1.92%	0.00%	0.01%	0.68%	0.00%	4	0.00%	0.00%	0.00%	0.00%	
55 Rattle Road	1094/3360	0.33	30.86%	6.14%	63.00%	0.00%	1.79%	3.04%	25.75%	2.01%	8.50%	47.11%	0.00%	11	0.00%	0.00%	16.02%	16.02%	
Land to the south of Rattle Road	1101/3280	0.18	84.69%	11.77%	3.54%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.34%	32.05%	3	0.00%	0.00%	0.00%	0.00%	
Kinketchen, Peelings Lane	1098/3360	0.63	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1	0.00%	0.00%	0.00%	0.00%	
Myrtle Court, High Street	1097/3360	0.07	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7	0.00%	0.00%	0.00%	0.00%	
Rear of The Paddock, Peelings Lane	1096/3360	6.83	95.07%	2.65%	0.00%	2.28%	0.53%	0.84%	1.59%	0.50%	0.67%	1.65%	0.00%	1	2.44%	2.44%	2.58%	2.58%	
Honey Farm, land to the west of A27	1169/1510	1.55	67.36%	21.57%	4.39%	6.69%	17.06%	25.09%	41.90%	10.63%	17.76%	36.86%	0.00%	2	17.25%	17.25%	20.11%	20.11%	
Rose Cottage. Hankham Hall Road, Westham	817/3360	2.36	100.00%	0.00%	0.00%	0.00%													

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