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Flood Risk Assessment AEG4689_BN6_Hassocks_01

Site Address: 52 Parklands Road
Hassocks
Mid Sussex
BN6 8JZ

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

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Document Issue Record

Project: Flood Risk Assessment

Prepared for: David Todman

Reference: AEG4689_BN6_Hassocks_01

Site Location: 52 Parklands Road, Hassocks, Mid Sussex, BN6 8JZ

Issue	Date	Author	Check	Auth.	Comments
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Summary

Development Description	Existing	Proposed
Development Type	A residential dwelling	Construction of a single storey rear extension to provide greater habitable space to the existing dwelling.
EA Vulnerability Classification	More Vulnerable	More Vulnerable
Ground Floor Level	Ground levels on site vary between 42.70m AOD and 45.86m AOD based on EA 1m LiDAR	No change.
Level of Sleeping Accommodation	First Floor	First Floor
Impermeable Surface Area	N/A ²	Minor increase with extension footprint
Surface Water Drainage	N/A ¹	Recommended to discharge runoff as per existing given proposal is a Minor Development. Small scale SuDS such as water butts or rainwater planters could be utilised to provide betterment.
Site Size	Approximately 181m ²	No change
Development Size	N/A ²	Proposed extension <250m ²
Risk to Development	Summary	Comment
EA Flood Zone	Flood Zones 1, and 2.	The site is located within Flood Zone 1 and 2 and the western boundary is adjacent to Flood Zone 3.
Flood Source	Pluvial	Western extent of the site is at risk during the modelled 'High' risk surface water flood event. The proposed rear extension is not at risk during all modelled events.

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Flood Source	Pluvial	Western extent of the site is at risk during the modelled 'High' risk surface water flood event. The proposed rear extension is not at risk during all modelled events.

SFRA Available	Strategic Flood Risk Assessment Level 1 (Mid Sussex District Council, 2015)	
Management Measures	Summary	Comment
Ground floor level above extreme flood levels	Yes	The site is at a low risk from all sources.
Safe Access/Egress Route	Yes	The existing access/ egress has a low hazard rating.
Flood Resilient Design	No	The site is at a low risk from all sources.
Site Drainage Plan	No	It is recommended to discharge runoff as per existing given proposal is a Minor Development. Small scale SuDS such as water butts or rainwater planters could be utilised to provide betterment.
Flood Warning and Evacuation Plan	no	The site is at a low risk from all sources.
Offsite Impacts	Summary	Comment
Displacement of floodwater	No	The site is at a low risk from all sources.
Increase in surface run-off generation	Negligible	Minor extension only has a negligible increase in impermeable area.
Impact on hydraulic performance of channels	No	No channels within the site.

¹ not required for this assessment

² data not available.

1. Introduction

- 1.1. Aegaea were commissioned by David Todman to undertake a Flood Risk Assessment (FRA) to facilitate a planning application for the proposed development. This FRA has been prepared in accordance with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance.
- 1.2. This FRA is intended to support a full planning application and as such the level of detail included is commensurate and subject to the nature of the proposals.

Site Overview

- 1.3. The site of the proposed development is 52 Parklands Road, Hassocks, Mid Sussex, BN6 8JZ (Figure 1).

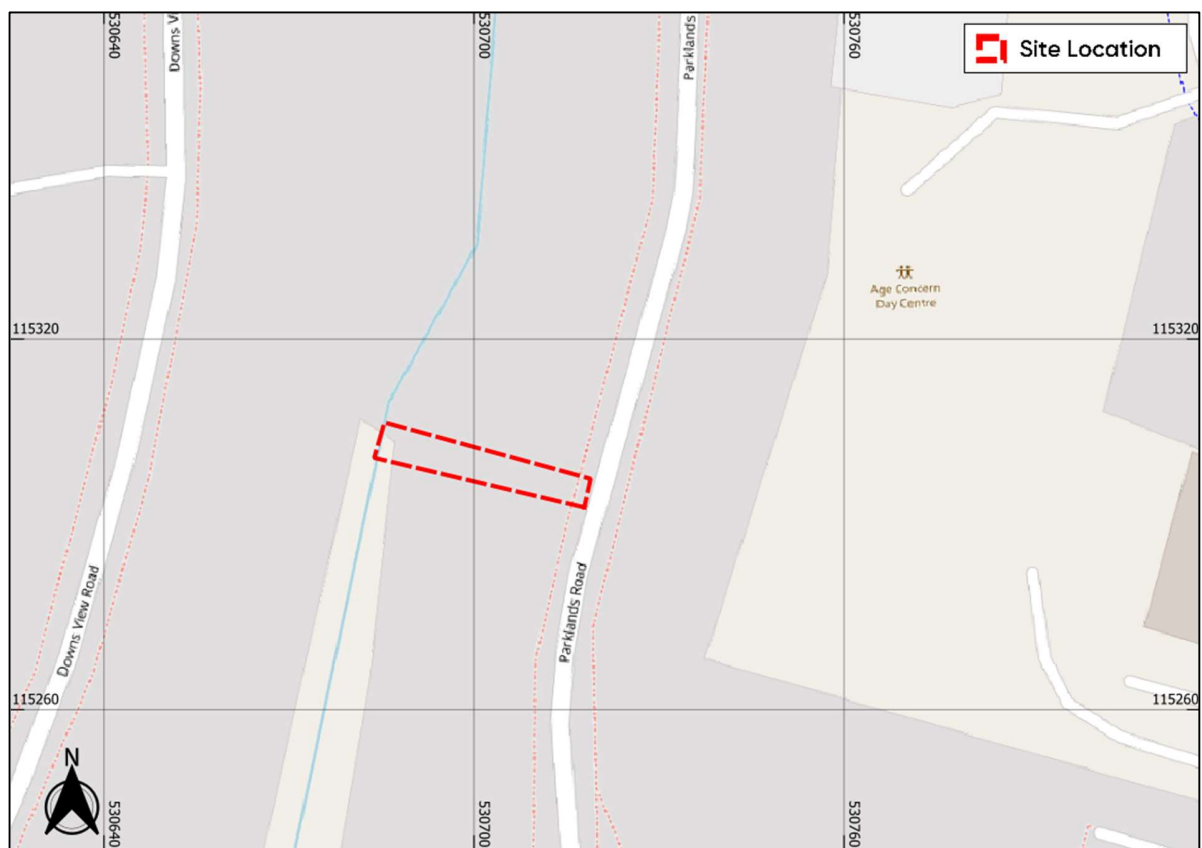


Figure 1: Site Location (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors)

- 1.4. It is understood that the proposals are for the construction of a single storey rear extension to provide greater habitable space to the existing dwelling.
- 1.5. In the absence of a topographical survey, Environment Agency Light Detection and Ranging (LiDAR) data Digital Terrain Model has been used to review the topography of the site (Figure 2). The LiDAR data shows the ground elevation of the site varies between approximately 42.70m Above Ordnance Datum (AOD) and 45.86m AOD.

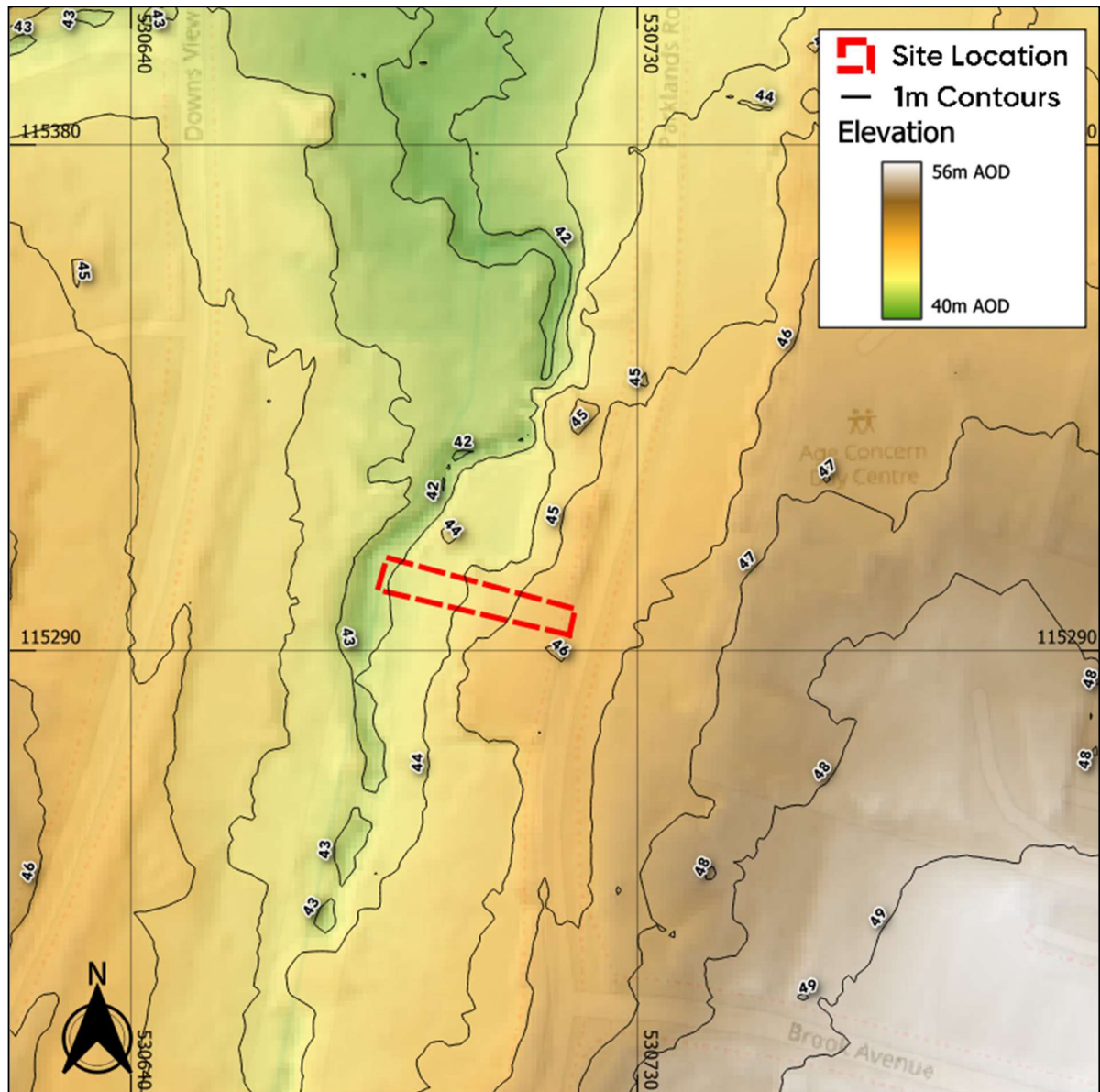


Figure 2: Site Topography (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

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

Planning Policy and Guidance

- 1.7. UK government planning guidance states¹ that an FRA is required for developments which are:

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

- 1.8. The site is located within Flood Zone 1, and 2 and is adjacent to Flood Zone 3 therefore, an FRA is required to support the planning application for the proposed development in accordance with the NPPF and the MSDC local policy.
- 1.9. The objective of this FRA is to demonstrate that the proposals are acceptable in terms of flood risk. This report summarises the findings of the study and specifically addresses the following issues in the context of the current legislative regime:
- Fluvial flood risk
 - Surface water flood risk
 - Risk of flooding from other sources

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

2. Planning Policy

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

National Planning Policy Framework (NPPF)

- 2.2. The National Planning Policy Framework² (NPPF) (DLUHC, 2023) which includes UK Government policy on development and flood risk states:

165. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

173. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*

²<https://www.gov.uk/guidance/national-planning-policy-framework>, last updated Dec 2023

- 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.

174. Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 59.

2.3. Footnote 59 of the NPPF states:

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

2.4. Flood Zones in England are defined as follows:

Table 1: Flood Zone Definitions

Flood Zone	Definition
Zone 1 Low Probability	Land having less than 1 in 1,000 annual probability of river or sea flooding (all land outside Zones 2 and 3).
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise:

land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or

land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding).

Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

- 2.5. An FRA should be appropriate to the scale, nature, and location of the development. It should identify and assess the risk from all sources of flooding to and from the development and demonstrate how any flood risks will be managed over the lifetime of the development.
- 2.6. An assessment of hydrological impacts should be undertaken, including to surface water runoff and impacts to drainage networks in order to demonstrate how flood risk to others will be managed following development and taking climate change into account.

Local Plan

- 2.7. The Mid Sussex District Plan 2014 – 2031³ prepared by the Local Planning Authority, Mid Sussex District Council, sets out the policies for development in the local area:

Policy DP41 Flood Risk and Drainage

Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change; and 2) To support sustainable communities which are safe, healthy and inclusive.

Evidence Base: Gatwick Sub Region Water Cycle Study; Strategic Flood Risk Assessment; Water. People. Places SuDS guidance.

³ <https://www.midsussex.gov.uk/planning-building/local-plan-2004/>

Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.

Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.

Sequential and Exception Tests

- 2.8. The Sequential and Exception Tests are applied in specific cases defined by UK Government policy. Their purpose is to drive development to areas of low flood risk and to support developments which improve flood risk for developments in areas at risk of flooding.
- 2.9. The proposed development is viewed as minor development in accordance with the EA standing advice. In accordance with NPPF paragraph 174, minor developments should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments.

Summary

- 2.10. This flood risk assessment has been prepared with due consideration to the above local and national policy.

3. Consultation and Review

Documents and Online Mapping

- 3.1. Local Governments and Lead Local Flood Authorities provide documents which contain data and policies on flood risk and new development in their areas. These documents are introduced and briefly summarised below. For the purposes of this FRA, these documents have been reviewed for relevant information and any relevant data is discussed within the appropriate sub heading of this report.
- 3.2. The following sources of information have been reviewed for this assessment:
- Flood Map for Planning on the Environment Agency website <https://flood-map-for-planning.service.gov.uk/>
 - Long Term Flood Risk Information on the Environment Agency website <https://www.gov.uk/check-long-term-flood-risk>
 - National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing and Communities, 2023)
 - Planning Practice Guidance - Flood Risk and Coastal Change (Department for Levelling Up, Housing and Communities, 2022)
 - Geoindex Onshore (British Geological Survey, 2023)
 - Mid Sussex District Council Strategic Flood Risk Assessment⁴ (Mid Sussex District Council, 2015)
 - Mid Sussex District Plan 2014-2031⁵ (Mid Sussex District Council, 2018)
 - West Sussex Preliminary Flood Risk Assessment⁶ (West Sussex County Council, 2011)

⁴ <https://www.midsussex.gov.uk/media/2609/strategic-flood-risk-assessment.pdf>

⁵ <https://www.midsussex.gov.uk/media/3406/mid-sussex-district-plan.pdf>

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

- West Sussex Local Flood Risk Management Strategy (2013-2018)⁷ (West Sussex County Council, 2014)

Preliminary Flood Risk Assessment (PFRA)

- 3.3. The PFRA, published in 2011, is a high-level appraisal of flood risk across Lead Local Flood Authority West Sussex County Council. The flood risk from all sources, including fluvial, surface water, groundwater, and surcharged sewers is evaluated. It is the basis upon which the Local Flood Risk Management Strategy is produced.
- 3.4. The PFRA summarises historical flood incidents in West Sussex County Council. The site is not recorded as having been affected by any flood event.

Strategic Flood Risk Assessment (SFRA)

- 3.5. The SFRA, published in 2015, provides the evidence base for the Local Planning Authority Mid Sussex District Council Local Plan and guidance for consideration when determining planning applications. The SFRA seeks to place new development into areas of lower flood risk taking into account current flood risk, future flood risk, and the effect a proposed development would have on the risk of flooding.
- 3.6. The SFRA mapping provided by Mid Sussex District Council has been used throughout production of this report as a source of information, particularly pertaining to historical flood incidents.

Local Flood Risk Management Strategy (LFRMS)

- 3.7. The Local Flood Risk Management Strategy sets out roles and responsibilities for flood risk management, assesses the risk of flooding in the area, where funding can be found to manage flood risk, and the policies, objectives, and actions of the Lead Local Flood Authority.
- 3.8. The West Sussex County Council LFRMS is used within this report to identify any flood management infrastructure and historical incidences of flooding.

⁷ <https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/local-flood-risk-management-strategy/>

4. Sources of Flood Risk

Fluvial

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

EA Main Rivers and Ordinary Watercourses

- 4.2. The nearest EA Main River to the site is Herrings Stream adjacent to the west boundary of the site.
- 4.3. There are no other watercourses within the vicinity of the site.

EA Map for Planning

- 4.4. According to the EA Map for Planning (Figure 3) the majority of the site is located within Flood Zone 1. Flood Zone 1 is denoted as land having less than 1 in 1,000 annual probability of river or sea flooding (all land outside Zones 2 and 3).
- 4.5. A small portion of the western portion of the site is located within Flood Zone 2. Flood Zone 2 is denoted as land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
- 4.6. The western boundary is adjacent to an area of Flood Zone 3. Flood Zone 3 denotes a risk of flooding from fluvial sources greater than 1 in 100 (1%).

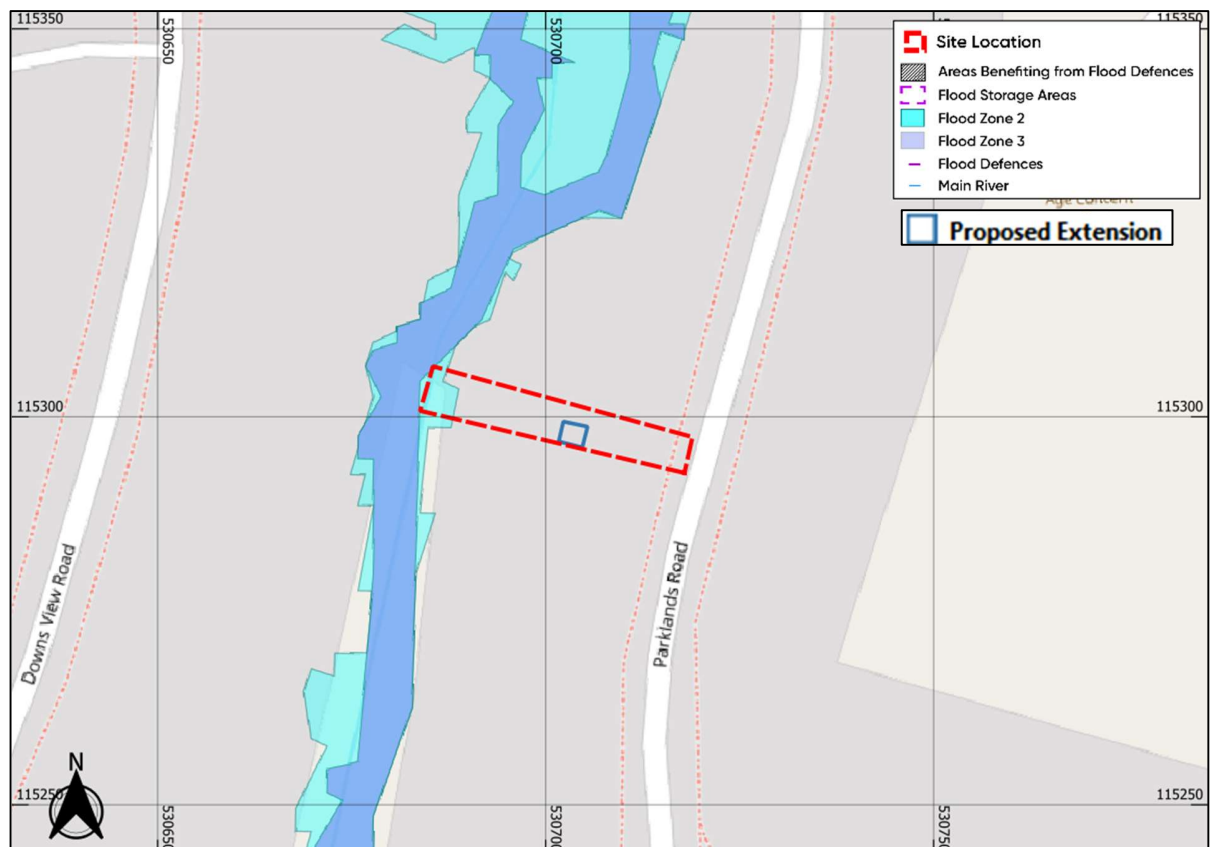


Figure 3: EA Flood Map for Planning (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Historical Fluvial Flooding

- 4.7. There is no record of historical fluvial flooding on the site based on the EA's Recorded Flood Outlines dataset (Figure 4).

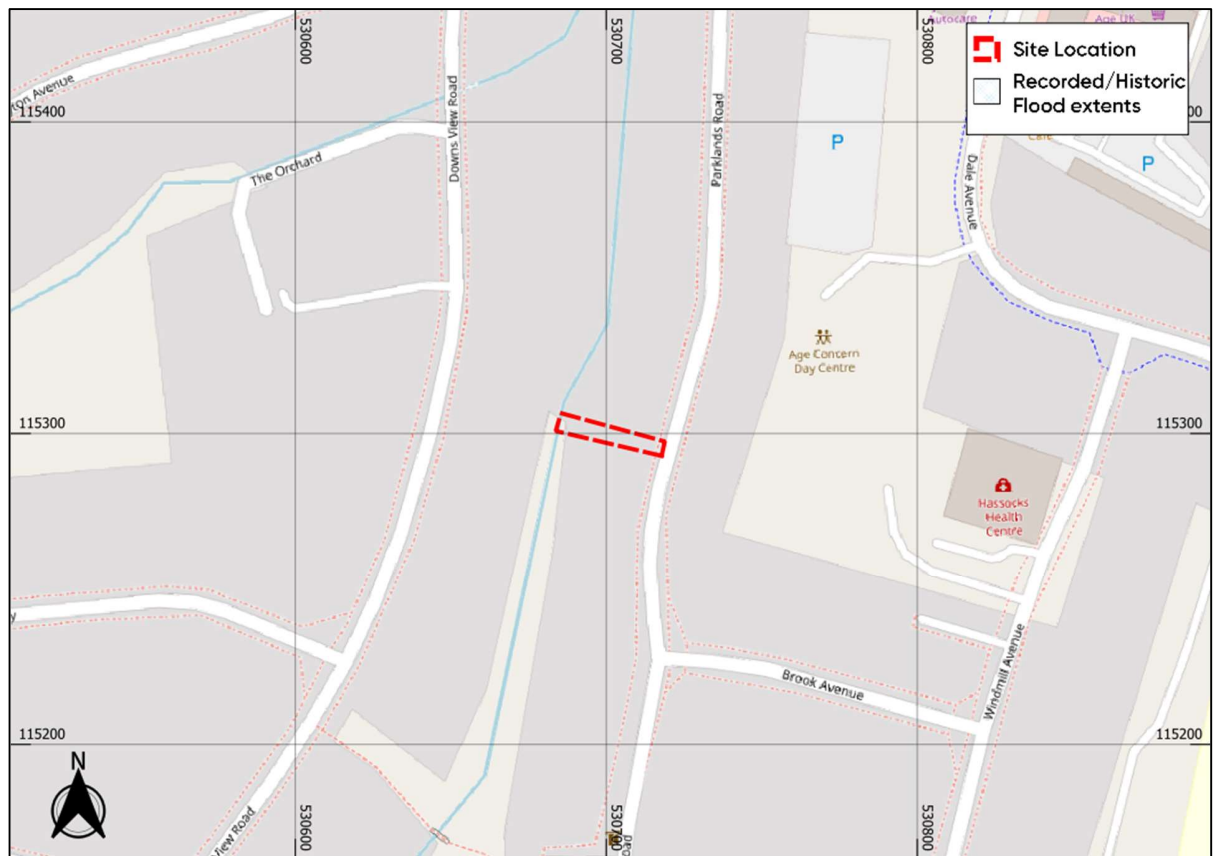


Figure 4: EA Historic Flood Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.8. The proposed rear extension is located within Flood Zone 1 and therefore is considered to be at a low risk from fluvial sources.

Tidal

- 4.9. Tidal flooding occurs when a high tide and high winds combine to elevate sea levels. An area behind coastal flood defences can still flood if waves overtop the defences or break through them. Tidal flooding can also occur a long way from the coast by raising river levels. Water may overtop the river bank or river defences when tide levels are high.
- 4.10. The site is a significant distance from any tidal source and above the anticipated extreme tidal levels, even when considering the impacts of climate change.
- 4.11. The risk of flooding from tidal sources is considered to be low.

Canals

- 4.12. The Canal and River Trust (CRT) generally maintains canal levels using reservoirs, feeders, and boreholes and manages water levels by transferring it within the canal system.
- 4.13. There are no canals within the district and therefore the risk of flooding to this site from canals is considered to be low.

Pluvial

- 4.14. Pluvial flooding can occur during prolonged or intense storm events when the infiltration potential of soils, or the capacity of drainage infrastructure is overwhelmed leading to the accumulation of surface water and the generation of overland flow routes.
- 4.15. Annual surface water flood risk is labelled by the EA as:
- 'High Risk'; >3.3% AEP (annual probability greater than 1 in 30).
 - 'Medium Risk'; 1.1% to 3.3% AEP (annual probability between 1 in 100 and 1 in 30).
 - 'Low Risk'; 0.1% to 1% AEP (annual probability between 1 in 1000 and 1 in 100).
 - 'Very Low Risk'; <0.1% AEP (annual probability less than 1 in 1000).
- 4.16. Examination of the EA's Flood Risk from Surface Water mapping for High Risk, Medium Risk, and Low Risk AEP flood events shows the majority of the site is not at risk during all modelled events (Figure 5). However, the western extent of the site is at risk during the modelled 'High' risk surface water flood event.
- 4.17. The proposed rear extension is not at risk during all modelled events.

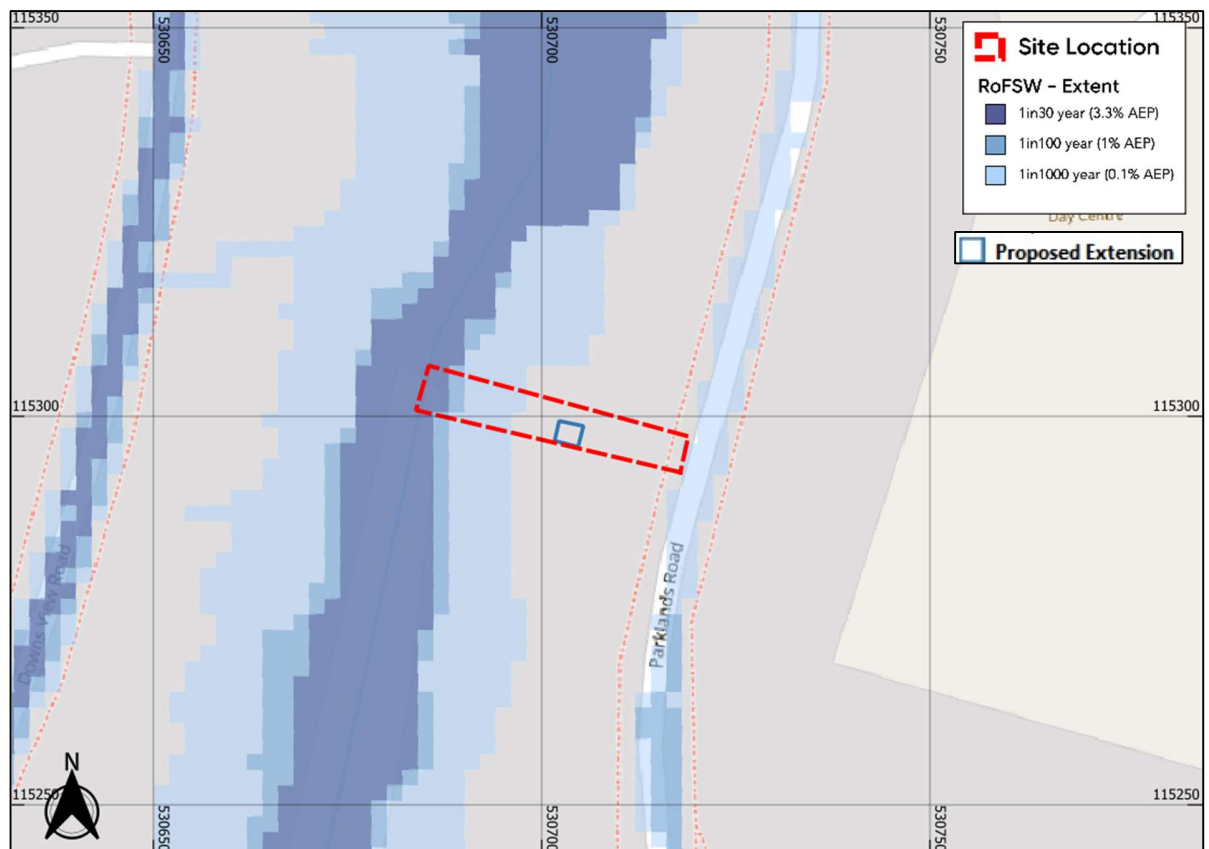


Figure 5: EA Surface Water Flood Risk Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.18. Figure 6 below shows that access/ egress is possible as per the existing scenario on Parklands Road with Hazard ratings of 'Low' (0.50-0.75).

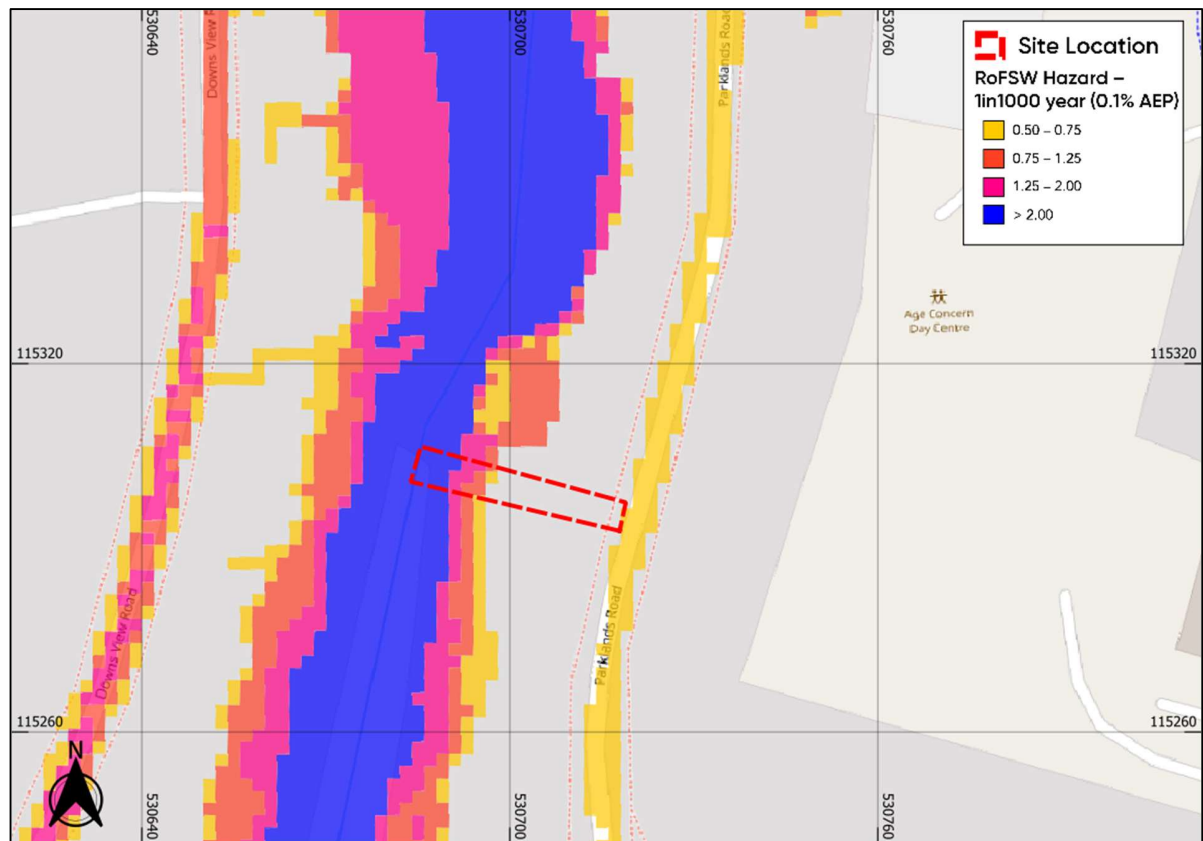


Figure 6: EA Surface Water Flood Risk Mapping – 0.1% AEP (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.19. Based on the information available the proposed development is considered to be at a low risk of surface water flooding.

Reservoirs

- 4.20. Large waterbodies or reservoirs that have walls built above the surrounding ground level pose a risk of flooding. Walls could fail due to old age, accident, or because excess flood water has been added to the reservoir. Although a breach is unlikely, the consequences would be significant, leading to rapid inundation of the downstream floodplain.
- 4.21. According to the EA's Flood Risk from Reservoirs mapping (Figure 7) the site is outside flood extents in the event of reservoir flooding.

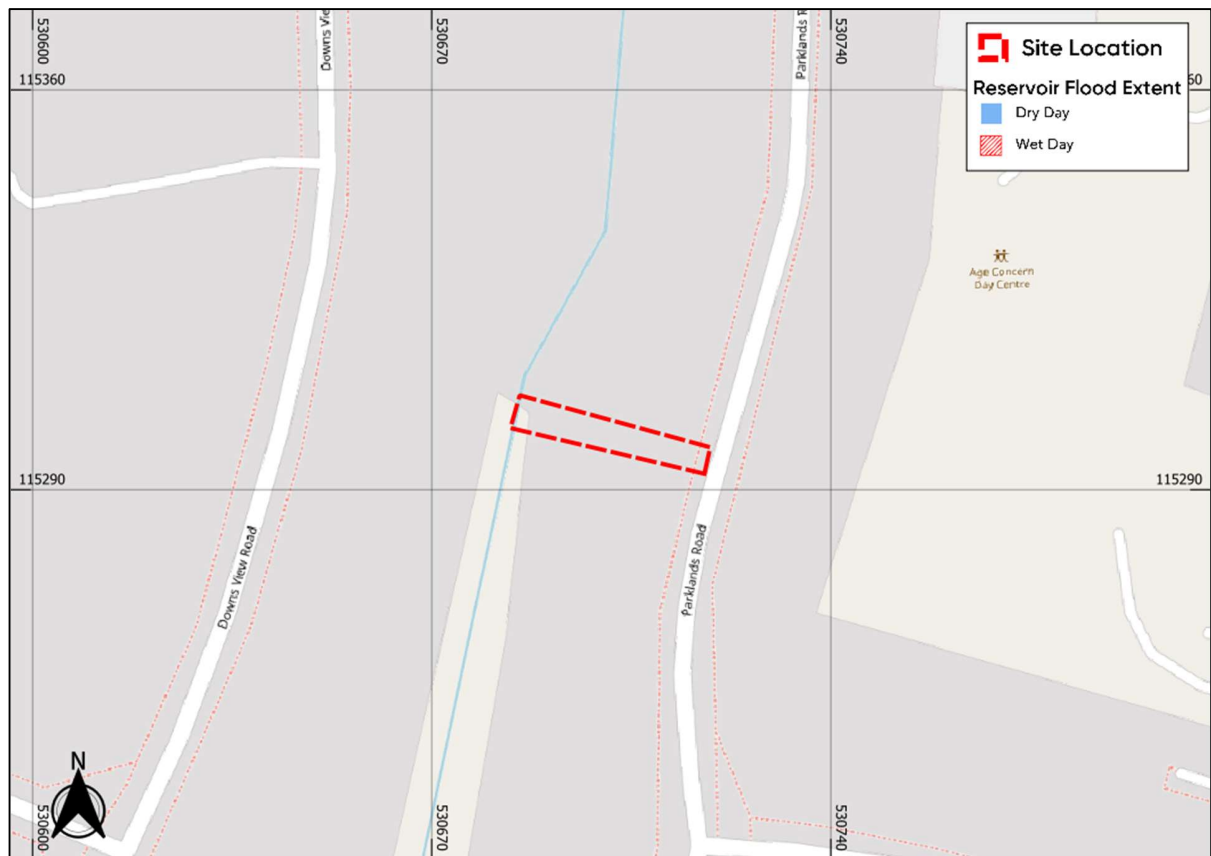


Figure 7: EA Reservoir Flood Risk Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). ©<https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.22. Based on the information available, the site is not at risk of flooding as a result of reservoir failure.

Groundwater

- 4.23. Groundwater flooding occurs in areas where underlying geology is permeable, and water can rise within the strata sufficiently to breach the surface.
- 4.24. The British Geological Survey's (BGS) mapping shows no superficial deposits underlying the site. The bedrock underlying the site is Folkestone Formation comprising Sandstone.
- 4.25. There are no BGS borehole records located within a 500m radius of the site.
- 4.26. The Mid Sussex District Council SFRA (2015) details the following on groundwater flooding:

- *Area affected by groundwater flooding: 0.164km², 0.049 % of Total Area*

- *The majority of the district is considered to have medium potential for groundwater flooding.*
- *The West Sussex Strategic Flood Risk Assessment (2010), produced by Capita Symonds on behalf of West Sussex County Council, identified a single groundwater flooding event at Cuckfield.*

4.27. Considering the information above, coupled with the fact the development proposals do not include any proposed basements, the risk from groundwater to the development is considered to be low.

Sewers

- 4.28. Foul or surface water sewers can be a cause of flooding if the drainage network becomes overwhelmed, either by blockage or due to local development beyond the designed capabilities of the drainage system.
- 4.29. The MSDC SFRA (2015) lists areas known to have flooded from sewers before, however no records could be found to suggest sewer flooding has been an issue in Hassocks historically.
- 4.30. The development is therefore considered to be at low risk of flooding from sewers.

5. Flood Risk Mitigation

All Sources

- 5.1. Flood risk from all sources is deemed to be low, therefore mitigation is not required.

Increase to Flood Risk Elsewhere

- 5.2. The proposed development is for the construction extensions to the existing dwelling on site to provide greater habitable space. As such, the proposal constitutes a Minor Development under the NPPF.

- 5.3. Paragraph 051 of the Flood Risk and Coastal Change Planning Practice Guidance (PPG) states:

Minor developments are unlikely to raise significant flood issues unless:

- *they would have an adverse effect on a watercourse, floodplain or its flood defences;*
- *they would impede access to flood defence and management facilities, or;*
- *where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.*

- 5.4. As such, the proposed development in isolation should have a negligible impact on flood risk elsewhere.
- 5.5. The proposed development is also not located within Flood Zone 2 or 3 and is not affected during all modelled surface water flooding events.
- 5.6. It is recommended to discharge runoff as per existing given proposal is a Minor Development. Small scale SuDS such as water butts or rainwater planters could be utilised to provide betterment.

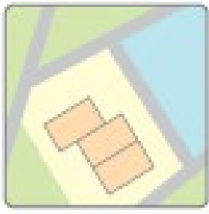
6. Conclusions

- 6.1. This FRA has been undertaken with reference to the requirements of NPPF and Planning Practice Guidance with respect to the development at 52 Parklands Road, Hassocks, Mid Sussex, BN6 8JZ. It has been written to support a planning application and prepared with due consideration to the nature of the proposed development to provide the appropriate level of detail.
- 6.2. An assessment of the risk of flooding from all sources has been undertaken and is summarised in the table below:

Source of Flooding	Flood Risk Summary
Pluvial Fluvial Tidal Reservoirs Groundwater Sewers Canals	The site is considered to be at low risk from all sources.

- 6.3. The FRA supports the planning application and demonstrates that there is an acceptable level of flood risk to the site if the mitigation strategies recommended are implemented in the scheme. The development does not increase flood risk off site or to the wider area.
- 6.4. This Flood Risk Assessment should be submitted as part of the planning application to satisfy the requirements under NPPF.

Appendix A - Development Proposals



52 Parklands Road, Hassocks, BN6 8JZ

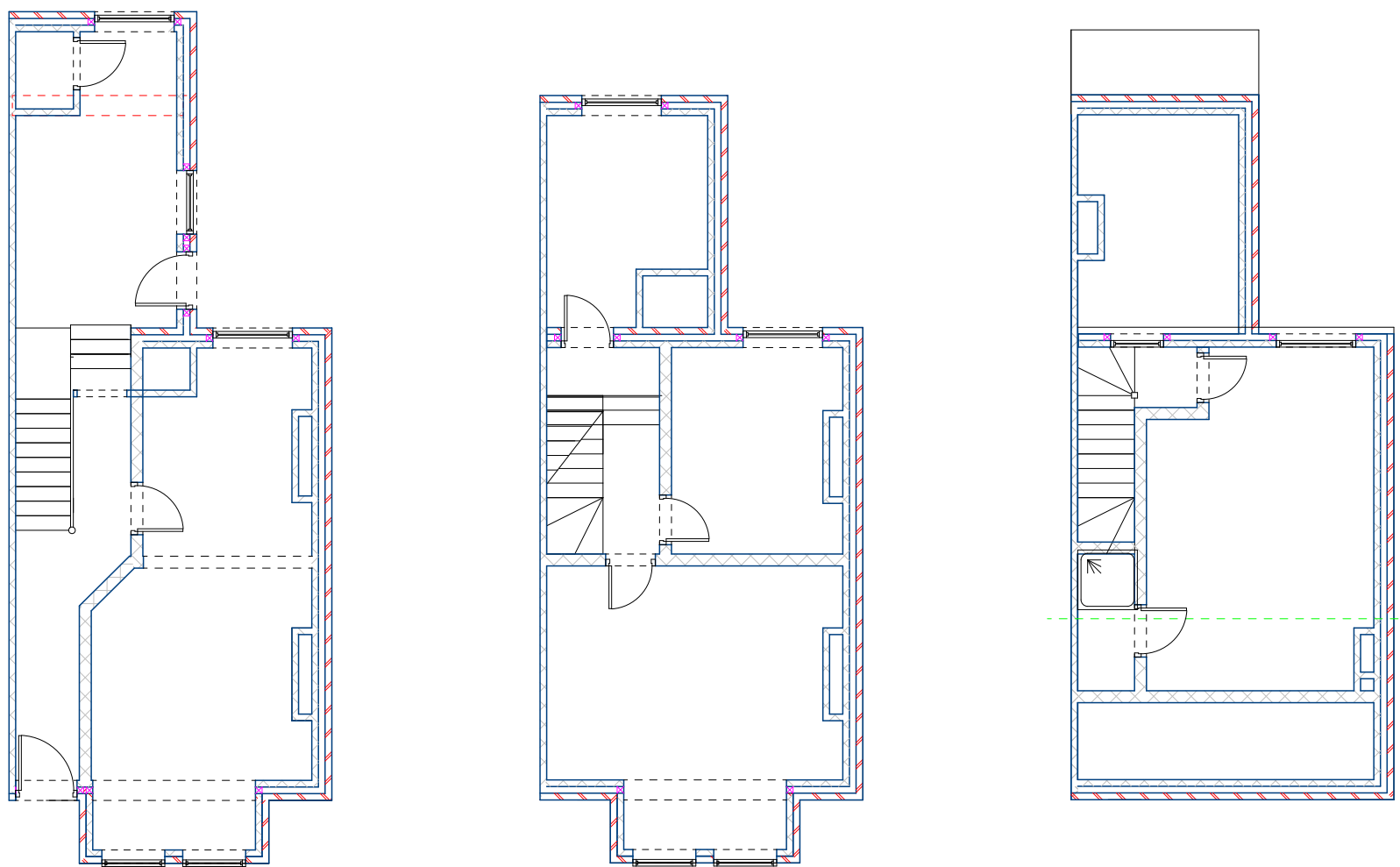


Planning Drawings

Existing Layout

Scale 1 : 100

2000mm



1. All Dimensions In Millimetres Unless Otherwise Stated
2. New Roof Tiles to match existing in type ,colour & face
3. New facing brickwork to match existing
4. The requirements of the party wall act should be observed finished floor levels to match existing
- 5.No part of the existing extension ,including Foundations and gutters, should encroach the property boundary

Elevations Existing

Scale 1 : 100

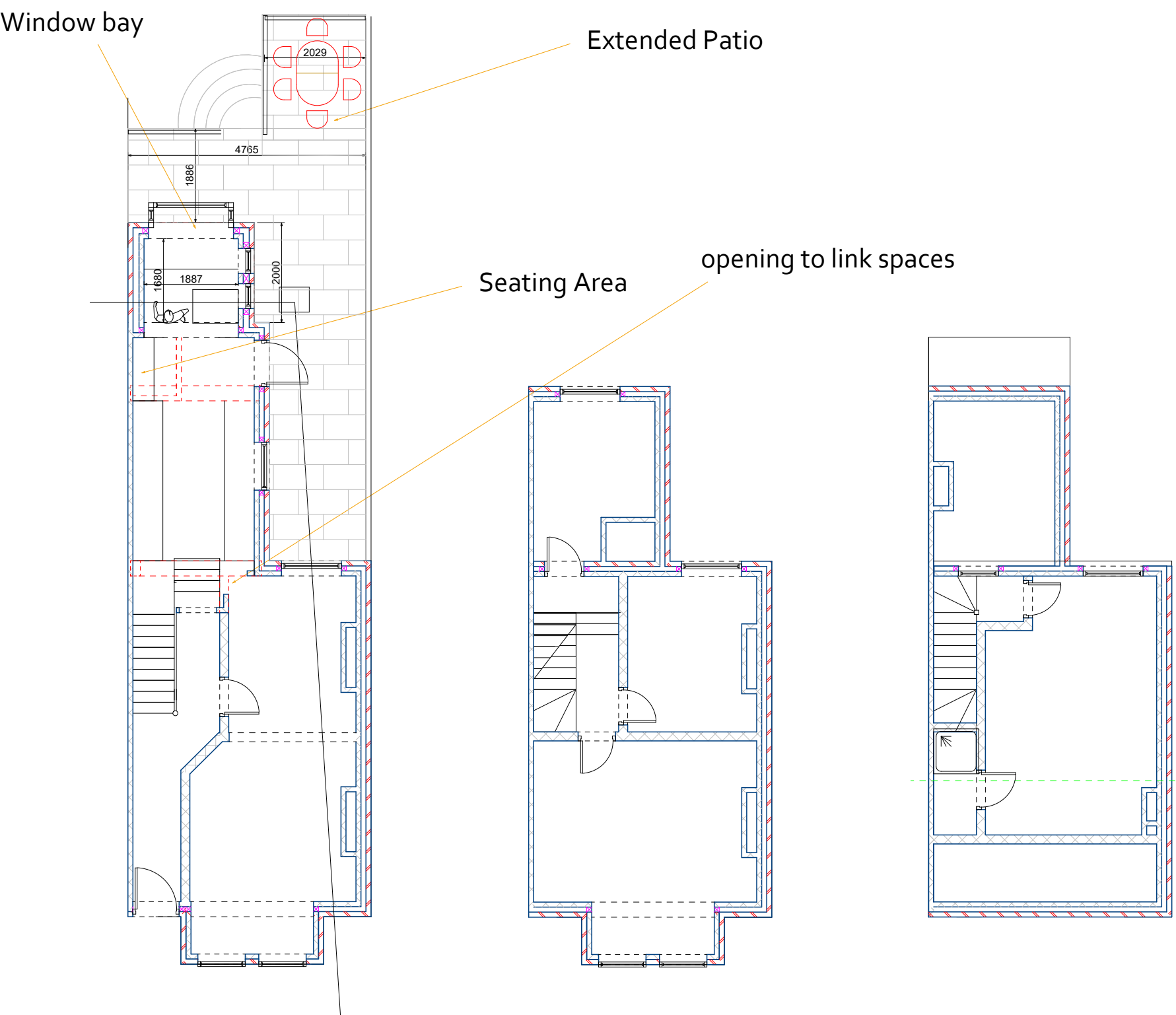
2000mm



Proposed Layout

Scale 1 : 100

2000mm



Elevations Proposed

Scale 1 : 100

2000mm



Photographic Survey



Client - Sarah & David Todman

Address - 52 Parklands,
Hassocks,
BN6 8JZ

Page Size - A1

2000mm

