

53 BONNETT LANE , BURGESS HILL RH15 0FP

FLOOD RISK ASSESSMENT

This Flood risk assessment is submitted in support of a planning application for SINGLE STOREY REAR EXTENSION

The aim of the FRA is to identify and assess the risk of the building becoming flooded and also the risk of the development work affecting and increasing the risk of flooding to other properties. The FRA will also demonstrate how any flood risk will be mitigated. This assessment is based upon the Environment Agency guidance - Formal consultation with the Environment Agency has not taken place.

Assessment of Flood Risk

The site is identified as sitting within the location of flood zone 1– an area with a very low/low probability of flooding.

Flood risk from surface water

The Environment Agency online surface water map shows the site is within an area with risk of surface water flooding during an extreme storm event in any given year. Flooding from surface water is difficult to predict, as rainfall location and volume are difficult to forecast.

In accordance with the SFRA there have been no noted records of historic flooding in the locality.

Flood risk from rivers and sea

The site falls within Flood Zone 1 and the risk of flooding from rivers and sea is classified as very low. Low risk means that this site is deemed to have less than a 0.1% (1 in 1000 year event) annual chance of flooding from rivers and sea.

Risk from groundwater flooding

The site is identified within the Council's SFRA as being in an area of having no risk of being susceptible from ground water flooding, and no potential for elevated groundwater.

Risk from Reservoirs:

The site is identified within the Council's SFRA as being in an area of having no risk of being susceptible from reservoir flooding.

Assessment

The new rear extension will not increase the threat of flood or alter any surface water flows across the site. The extension does not degrade or cause detrimental harm to the resilience against flood risk of the application site.

Flood Risk Resilience Design Measures:

The surface water to be managed to a higher standard than normal to ensure the new extensions will contribute to a reduction in flooding risks in line with NPPF. These higher standards are determined by the Environment Agency.

Conclusion:

The proposed development falls entirely within Flood Zone 1. In accordance with the National Planning Framework there is lowest probability flood risk by surface water or river /sea. The development does give a slight increase in existing house footprint at the same floor level thus mitigating any increased flood risk. Where there are identifiable risks of water penetration or increases in rainwater run off engineering design solutions (soakaway, waterbutts and rainsave planters) can be proposed to mitigate against any flood risk to the site and surroundings. This report concludes that the proposed extension can be constructed without increasing the risk to the site itself or other sites in the vicinity, inline with the Councils' National Planning Policy Framework.