



Flood Risk Assessment

Proposed Mixed-use Development – 126. High Street, Hurstpierpoint

126. High Street, Hurstpierpoint,
Hassocks,
West Sussex,
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1.0 Introduction

This Flood Risk Assessment has been prepared by RDJW in support of a Full Planning application with a change of use. The site is at 126. High Street, Hurstpierpoint, West Sussex. This document includes explanatory text + images which covers the current risk of flooding and proposal flood mitigation measures.

2.0 Existing Flood Risk in Site Vicinity

The site is located in Flood Zone 1 which has a low probability of flooding from rivers and the sea. Furthermore, there is a very low risk of flooding from both Reservoirs and Ground Water. However, Surface Water Flooding in this area is classed as High Risk (this is applicable for the area of the High Street just outside the site). Surface water flooding occurs when rainwater falls on a surface (either on or off the site) which acts as run-off and has not infiltrated into the ground or reached a drainage system.

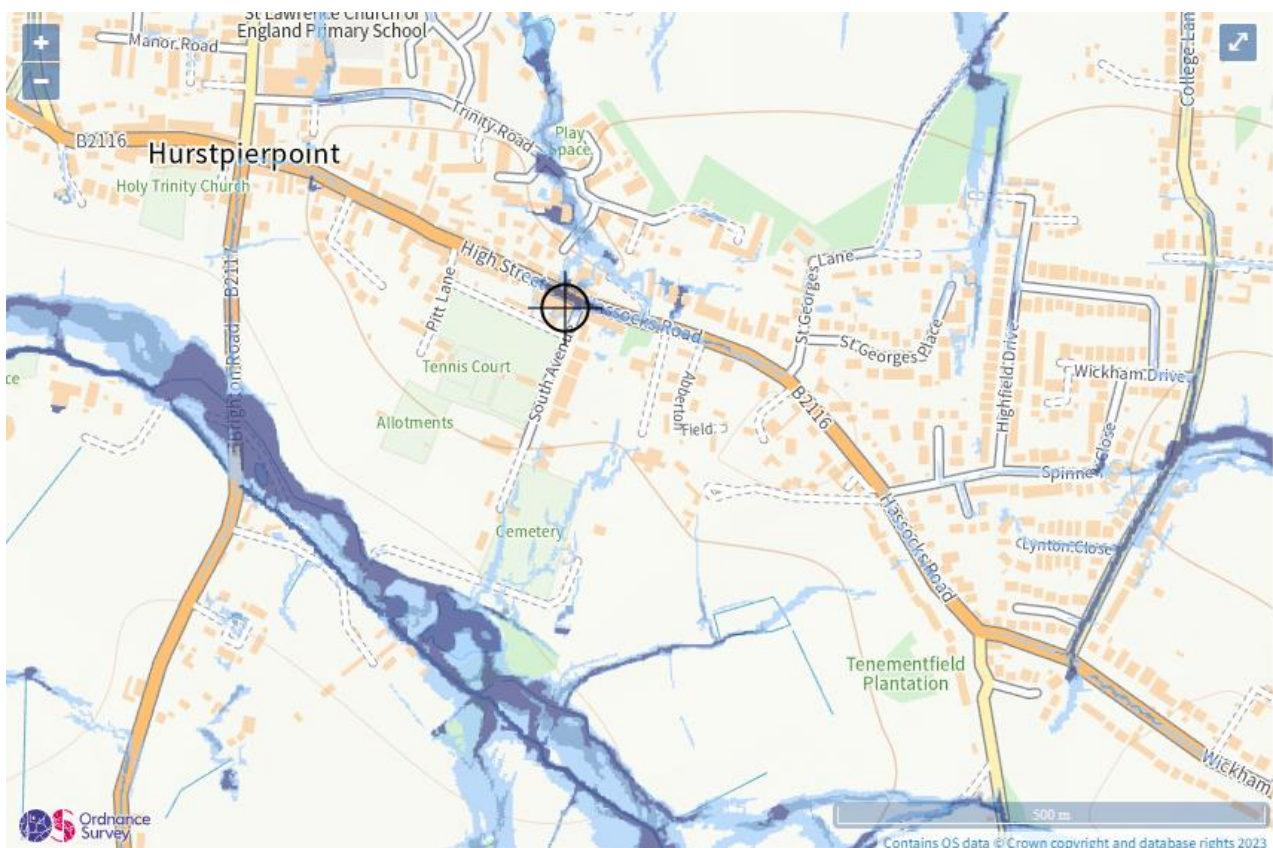


Figure 1. Surface Water Flood Risk Map

3.0 Proposed Flood Mitigation Measures

Firstly, safe access & egress routes towards South Avenue are provided where possible and the site will be signed up to flood warning schemes.

In addition to this, the floor levels for domestic accommodation are much higher than the design breach flood depths (1st + 2nd Floor Levels). Therefore, we believe that no one is endangered by surface water flooding in this instance at night and can evacuate safely.

Furthermore, the proposed redevelopment reduces surface water run-off where possible and does not impact on flooding elsewhere. Evidence of this can be found in examples such as:

- No new additions of concrete/tarmac hardstanding.
- New aluminium gutters/rainwater hoppers connected to existing drainage network.
- Permeable paving to the back of the proposed service yard.
- Rainwater channels will be installed at the base of all new external entrance doors/gates etc and connected to the existing drainage network.
- Finally, the sedum roof above the waste storage area and potted plants located on the terrace are all natural surface water flood mitigation measures and reduce hard surface area.



Figures 2-5. Green Sedum Roof, Marshalls Permeable Paving, Aco Hex Drain Channel, Rainwater Hopper

4.0 Conclusion

This Flood Risk Assessment has analysed the current levels of flooding risk associated with the redevelopment of the application site: 126. High Street, Hurstpierpoint, West Sussex.

We have found that the proposal doesn't not increase the current risk of surface water flooding and through modern technology, reduces it where possible. Furthermore, it doesn't increase the likelihood of flooding outside of the site. Finally, there will be escape routes for all occupants in place where possible and the provision of advanced flood warning will be made available.

RDJW Architects Limited