

FLOOD RISK APPRAISAL

**TOGETHER WITH FOUL SEWAGE AND
SURFACE WATER ASSESSMENT AND**

**REPORT ON TREE PRESERVATION
APPRAISAL**

17 Valebridge Road

Burgess Hill

RH15 0RA

INTRODUCTION.

This is a flood risk assessment prepared to accompany the detailed planning application for a new dwelling at 17 Vale Bridge Road.

USE

17 Vale Bridge Road, Burgess Hill is a residential property with a very large rear garden and the proposal is to demolish an existing storage/workshop building situated to the rear of the property and construct a new self build house.

FLOOD RISK

The environment agency flood risk checker for the property highlights the following.

17, VALEBRIDGE ROAD, BURGESS HILL, RH15 0RA

Rivers and sea risk	Very low risk Very low risk means that this area has a chance of flooding of less than 0.1% each year.
Surface water risk	Low risk Low risk means that this area has a chance of flooding of between 0.1% and 1% each year. Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is West Sussex .
Reservoir risk	Flooding from reservoirs is unlikely in this area
Groundwater risk	Flooding from groundwater is unlikely in this area

MITIGATION

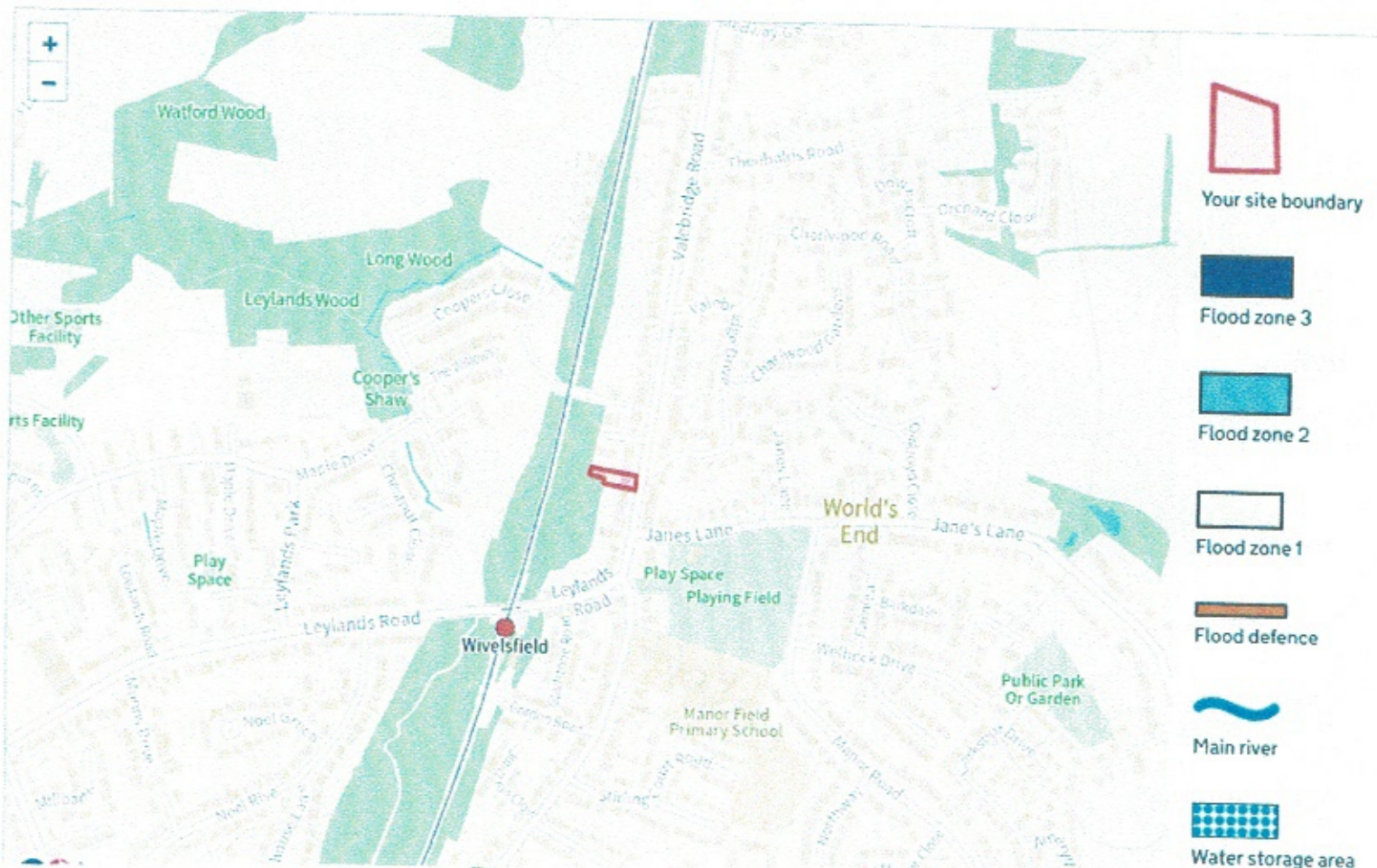
As can be seen from the table above there is very low risk of flooding from rivers and sea and lower risk from flooding from surface water together with the fact of flooding from a nearby reservoir or groundwater flooding.

Therefore surface water drainage from the property will be connected into the existing surface water drain in, failing that a suitably sized soak away will be designed to deal with the surface water run-off from the new house. All of which will comply with current building regulations.

Also attached for further information is the flood risk map of the zone area of this site together with confirmation that there is no or very little information known with regards to flooding in this area.

Flood map showing the flood zone your site is in

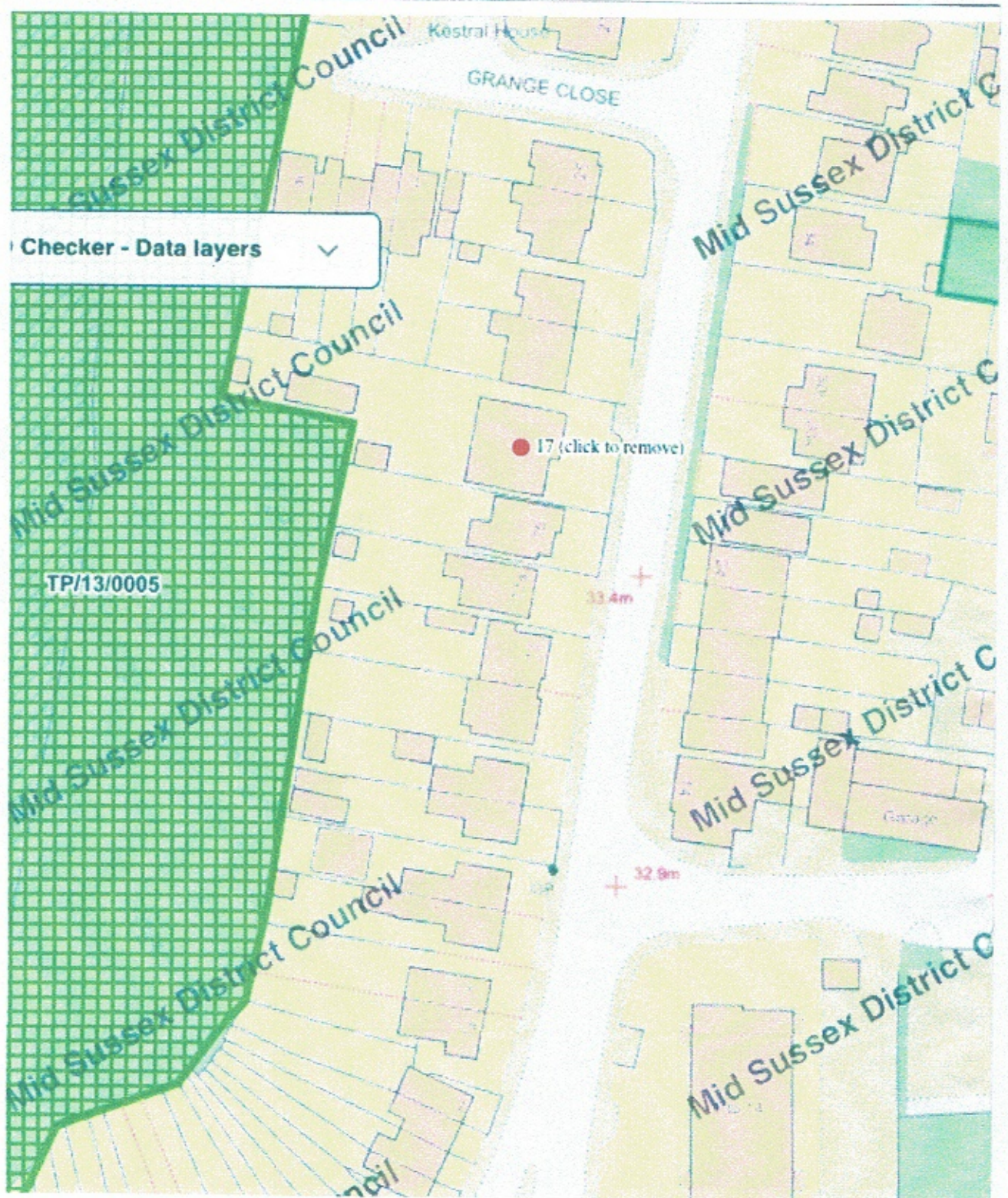
The map shows the flood risk to your site and the surrounding area.



TREE PRESERVATION ASSESSMENT

As can be seen from the map below the site is on the edge of the blanket TPO adjoining site of woodland.

It can also be seen from the map the existing workshop we are intending to demolish is in the same position as the proposed siting of the new dwelling. There are therefore no trees within a 15 meter distance that will be affected.



FOUL SEWERAGE AND SURFACE WATER ASSESSMENT.

The proposed new house will be situated behind the existing property, 17 Vale Bridge Road, and all the foul water drainage will connect into the existing foul water drainage leading from the existing property on the site.

Position of the proposed drain run will be down the existing access driveway.

Please refer to the submitted site plan and block plan.

With regards to surface water disposal, as previously identified the site is not in any danger of flooding and it is assumed that we are able to connect to the surface water main drain in Valebridge Road.

If this is not the case a suitably sized soak away will be situated within the bounds of the site to deal with surface water run-off from the proposed new dwelling.