

Flood risk statement:

23 Benjamin Way, Burgess Hill, RH15 0FG

The dwelling is situated within Flood Zone 1 – Shown as clear on the flood map for planning

The dwelling has a low yearly chance of flooding as shown in search.

The proposal will not increase the vulnerability of the property with the current level of flood mapping.

To mitigate any future risk the proposal will engage the following:

- Waterproof screed used on floors;
- Waterproof ground floor internal render;
- Waterproof screed used on floors;
- External walls rendered resistant to flooding to first floor level;
- Manhole covers secured;
- Joinery and Kitchen units of solid, water-resistant material;
- Floor level is to match the existing and be no lower
- No increase in hardstanding to the property
- No new bedrooms on the ground floor

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	532418/119209	5 January 2026 09:49

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

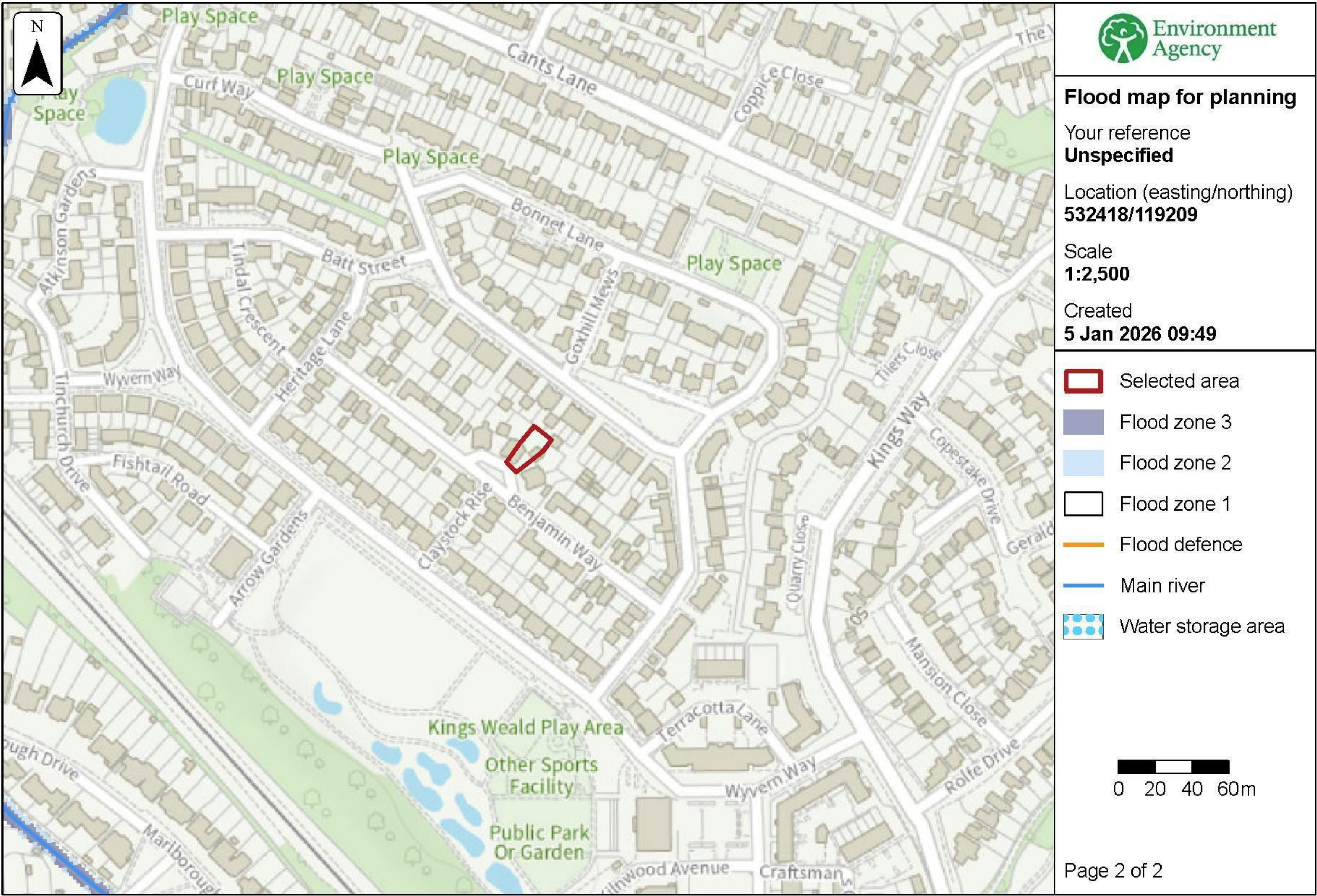
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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Your selected location: 23, Benjamin Way, Burgess Hill, RH15 0FG

This information tells you the flood risk of the land around a building, not the building itself.

► [How we assess an area's flood risk](#)

► [Flood risk and climate change](#)

Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Reservoirs

[More about your reservoir flood risk](#)

Flooding from reservoirs is unlikely in this area.

What a reservoir is

A reservoir is a large natural or artificial lake that is designed to collect and store water.

They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.