

Flood Risk Assessment (FRA)

Proposed Works @ 47 Downs View Road, Hassocks, BN6 8HY

August 2025

Introduction

This Flood Risk Assessment has been prepared to accompany the planning application for a single and double-storey rear extension at 47 Downs View Road, Hassocks. The purpose of this assessment is to evaluate potential flood risks to the property and demonstrate that the proposed development includes appropriate mitigation measures in accordance with current planning guidance, including the National Planning Policy Framework (NPPF) and Environment Agency advice.

Site Location & Context

47 Downs View Road is a detached family home situated within a residential area characterised by predominantly two-storey houses with traditional brick and tile construction. The property currently benefits from a single-storey rear extension with a flat roof. The surrounding streetscape exhibits consistent architectural features, including pitched roofs and a mixture of brickwork and tile finishes, contributing to a cohesive neighbourhood character.

Flood Risk Sources

Flood Risk from Surface Water

The EA's Surface Water Flood Map indicates the site is at a low to medium risk of surface water flooding, but no significant surface water pathways intersect the dwelling. Localized ponding may occur in extreme rainfall events.

Groundwater Flooding

The site is not within a known susceptible zone for groundwater flooding, and historical records indicate no significant groundwater issues at this location.

Other Sources

The site is not at risk from fluvial, tidal, or reservoir flooding.

As such, the site is considered to be at very low risk from all major sources of flooding, and appropriate mitigation measures can ensure the proposed development remains safe.

Existing Drainage

The property is served by existing mains drainage systems. Roof water from the current dwelling is directed to the mains surface water sewer, and the surrounding land slopes gently away from the property, reducing the risk of water accumulation at the site.

Proposed Development and Mitigation Measures

The proposed development involves a rear single and double-storey extension and garage conversion. Mitigation measures to manage flood risk include:

- Maintaining finished floor levels at or above existing ground levels to reduce potential

surface water ingress.

- Connecting new roof drainage from the extension to the existing mains surface water system to prevent additional runoff onto surrounding properties.
- Considering permeable surfaces for any new hardstanding areas within the curtilage to reduce surface water discharge.
- Locating sensitive areas of the extension (e.g habitable rooms) away from potential ponding zones, based on surface water mapping.

Conclusion

The site is at low to medium risk of surface water flooding, and the proposed development includes appropriate mitigation measures to manage potential flooding. Based on the Environment Agency mapping and the scale of the proposed works, a full flood risk assessment is not required. The site is suitable for the proposed single and double-storey extensions, and the development is not expected to increase flood risk to the property or neighbouring properties.