

Flood Risk Assessment

11 Adastra Avenue, Hassocks, BN6 8DP

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Appendix 1: The Environment Agency's Flood Map For Planning

1. The Site

This Flood Risk Assessment (FRA) has been requested by Mid Sussex District Council Planning Department (MSDC) to accompany the planning application for a ground floor kitchen extension at 11 Adastra Avenue, Hassocks, BN6 8DP, with the Grid Reference: TQ3110415837. The plan below shows the extent of the site.



2. Flood Risk Classification

The Environment Agency's Flood Map for Planning classifies the site as being in Flood Zone 1, an area with a low possibility of flooding (see Appendix 1). This zone comprises land assessed as having a less than 0.1% annual probability of river or sea flooding in any year.

Flood Map Shows that the site is in Flood Zone 1. The Environment Agency classifies the site as having a 'Very Low' yearly chance of flooding from rivers and the sea and when taking into account the impacts of climate change between 2036 and 2069:

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

The Environment Agency also classifies the site as having a 'Very Low' yearly chance of flooding from surface water and when taking into account the impacts of climate change between 2040 and 2060:

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

The Environment Agency also considers the site unlikely to flood because of groundwater or reservoirs:

Other flood risks

[More about groundwater and reservoirs](#)

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

Flooding from reservoirs is unlikely in this area.

*Classifications taken from Gov.uk: [Where do you want to check? - Check your long term flood risk - GOV.UK](#)

3. The National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out when an FRA is needed to accompany a planning application:

1. In flood zones 2, 3 or 3b
2. Within flood zone 1 with a site area of 1 hectare or more
3. In areas with critical drainage problems

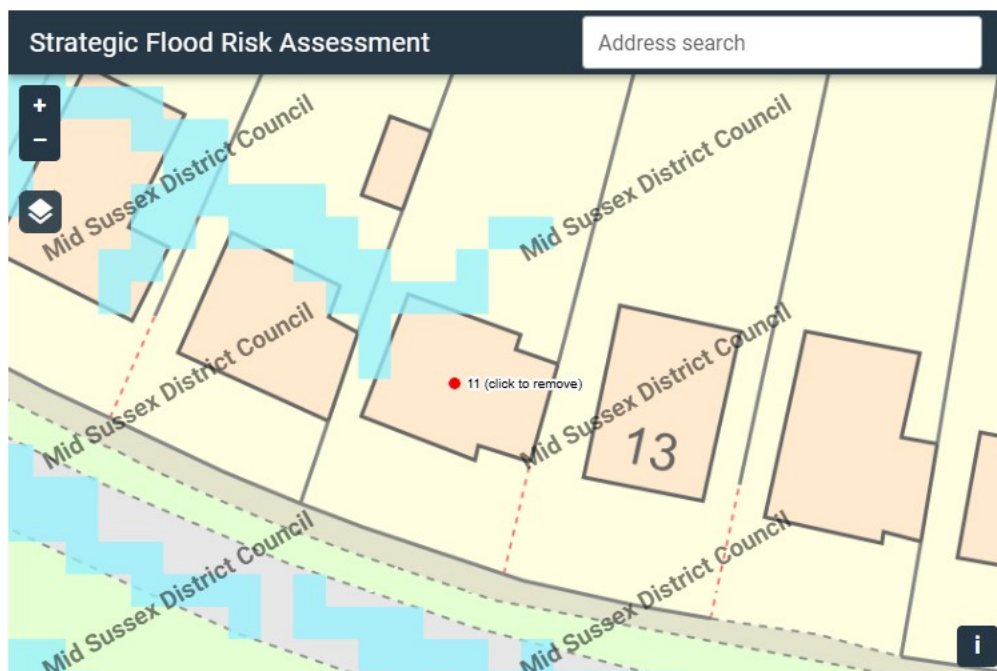
4. Within flood zone 1 where the LPAs SFRA shows it will be at increased risk of flooding during its lifetime
5. That increases the vulnerability classification and may be subject to sources of flooding other than rivers or sea.

The site is classified as being in flood zone 1 and is smaller than 1 hectare. The site is currently classified as More Vulnerable as defined by Annex 3 of the NPPF, and the vulnerability classification is not proposed to change. According to the SFRA, the site is also not located in a Critical Drainage Area.

This FRA is therefore required under point 4; the LPAs SFRA shows an increase in flooding during its lifetime.

4. Strategic Flood Risk Assessment

The map below has been downloaded from the Mid Sussex Strategic Flood Risk Assessment. It shows that the site at 11 Adastra Avenue has a small area directly to the north-west of the dwelling that is classified as being at 'Risk of Flooding from Surface Water – 1 in 1000 Extent'.



5. Existing Surface Water Drainage Arrangements

The level of surface water flood risk is 1:1000 years as indicated in the Mid Sussex SFRA and located in a small proportion of the garden. The area of land where the ground floor extension is proposed has a mix of hard standing and flowerbed. Rainfall is managed naturally and immediately infiltrates into the ground. There is no record or evidence of surface water flooding here; so there is no run-off and therefore no rate can be calculated. All rainfall onto the dwelling is currently directed into the existing surface water drains through gutters and downpipes and soaks away into the permeable ground.

6. Proposed Surface Water Drainage Arrangements

The new proposed development would be sited on what is largely a paved area and would continue to be surrounded by existing garden and the current drainage regime is not

proposed to be changed. This is sufficient to enable to current infiltration of surface water to manage any future surface water flood risk on and around the new structure. The proposed extension will have new gutters and downpipes which will direct rainfall into the existing surface water drains and therefore will have no impact on the risk of surface water flooding on site, or to the local area.

7. Conclusion

The site is at **Very Low** risk of fluvial flooding

The site is at **Very Low** risk of tidal flooding

The site is at **Very Low** risk of surface water flooding

The chance of groundwater flooding is **Unlikely** at this site.

The chance of flooding from reservoirs is **Unlikely** at this site.

Any residual risk indicated by the SFRA 1:1000 year risk of surface water flooding, can be managed by installing gutters and downpipes to the new structure to direct rainfall to the existing drainage regime. The development would also be compliant with any drainage measures required by building regulations.

Appendix 1: EAs Flood Map for Planning

Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	531106/115847	16 Feb 2025 12:51

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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