

24b Oak Hall Park

Flood Risk Assessment (FRA) for Additional Dwelling

Revision 01

Client

Josh Baxter

Project Address

24b Oak Hall Park,
Burgess Hill,
RH15 0BX

Issue Date

21st June 2025

Our Ref

25-027



CREATIVE
STRUCTURES

24b Oak Hall Park

Flood Risk Assessment (FRA) for Additional Dwelling



DOCUMENT ISSUE REGISTER

Job	24b Oak Hall Park			
Document	Flood Risk Assessment (FRA) for Additional Dwelling			
Issue	Date	Description	By	Checked
01	20/06/2025	For Planning Information	Philip Wainwright, CEng, MStructE	21/06/2025

EXECUTIVE SUMMARY

Creative Structures were appointed by *Josh Baxter*, to produce a Flood Risk Assessment under National Planning Policy Framework (NPPF) to support the Planning Application for the additional dwelling at 24 Oak Hall Park, Burgess Hill, RH15 0BX.

Local Geology

The site is located within the Weald Clay formation. A percolation rate test was undertaken in 2022 for an extension to No.24 (same ownership), which returned negligible infiltration rate results.

Flood Risk Assessment Overview

Coastal	ZONE 1
Fluvial	ZONE 1
Surface Water	VERY LOW
Rivers and the Sea	VERY LOW
Groundwater	UNLIKELY
Reservoirs	UNLIKELY

Flood Resilience Measures

Set plot level to a minimum 150mm above existing ground level to mitigate any risks

Conclusions

The site is within Flood Zone 1. This means, in any year, land has a less than 0.1% (1 in 1,000) chance of flooding from rivers or the sea.

According to the NPPF Table 2 'Flood Risk Vulnerability and Flood Zone Compatibility', the development is appropriate.

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1.0 Introduction

The works comprise a proposed additional dwelling adjacent to 24 & 24a Oak Hall Road, Burgess Hill, RH15 0BX. All properties will be within the same ownership.

Creative Structures have been instructed by Josh Baxter, to produce a Flood Risk Assessment to support the Planning Application.

This report aims to demonstrate that the site is not at risk of any form of flooding.

The general limitations of this assessment are that:

- Several data sources have been used in compiling this report. Whilst Creative Structures believes them to be trustworthy; it is unable to guarantee the accuracy of the information that has been provided by others.
- This report is based on information available at the time of preparation. There is potential for further information to become available, which may create a need to modify conclusions drawn in this report.

24b Oak Hall Park

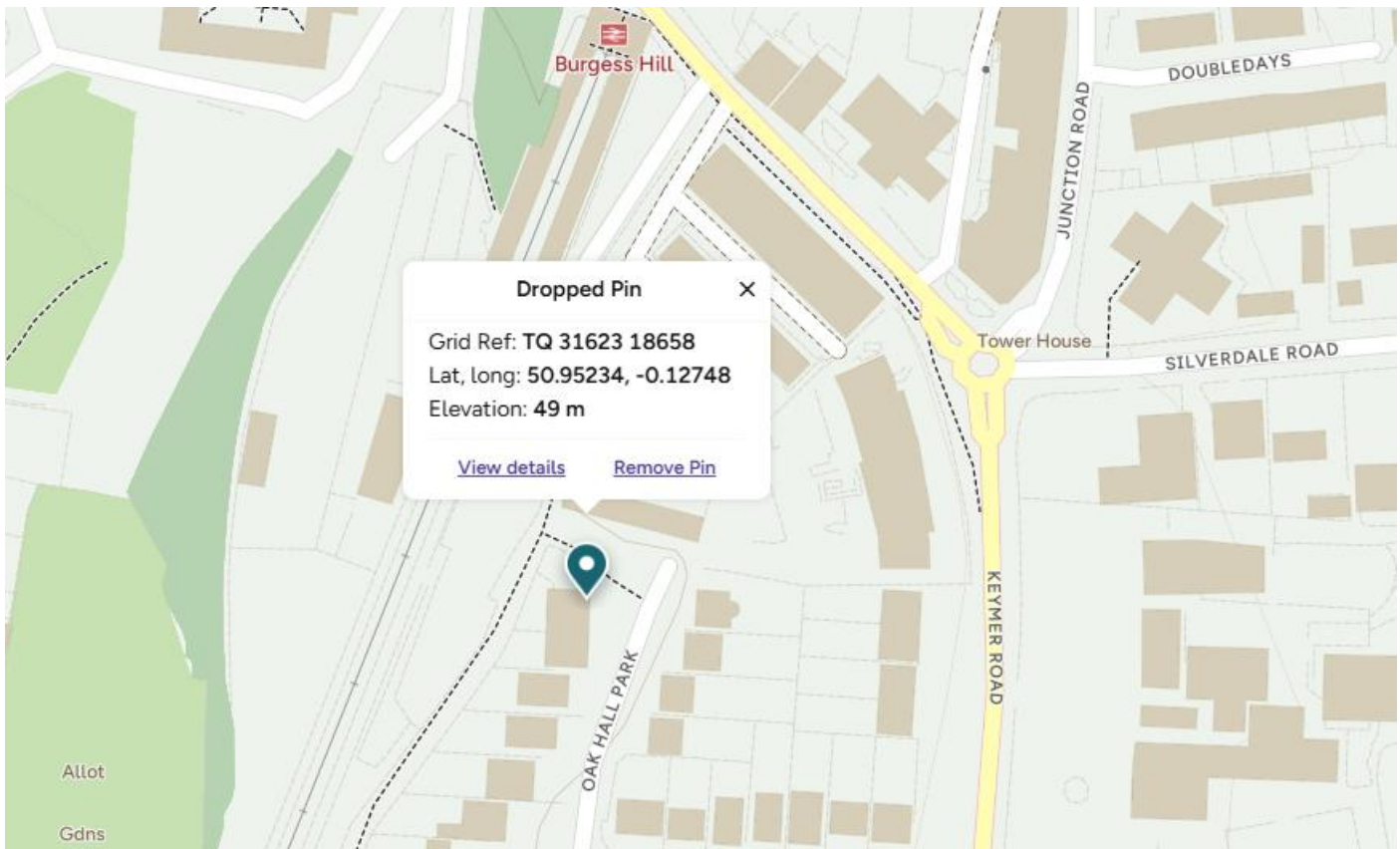
Flood Risk Assessment (FRA) for Additional Dwelling



2.0 Location of Site

The Local Authority is Mid-Sussex District Council

The site is off Oak Hall Road, as shown in the OS Map extract below.



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Registered No.: 11395230 England and Wales.
Director: Philip Wainwright, CEng, MStructE, MEng (Hons)

3.0 Site Description

Existing Site

The existing site is 24 & 24a Oak Hall Park. Both the 2No existing dwellings and the proposed additional dwelling, 24b are within the same ownership.

Existing Geology

The geology of the site has been ascertained by reference to the British Geological Survey website. The data provided on the website indicates the bedrock and superficial drift geology for the site.

The strata of the site (bedrock geology) is the Weald Clay Formation, described as follows: - Dark grey thinly-bedded mudstones (shales) and mudstones with subordinate siltstones, fine- to medium-grained sandstones, including calcareous sandstone (e.g. Horsham Stone Member), shelly limestones (the so called "Paludina Limestones") and clay ironstones.

Hydrology

The nearest strategic watercourse is the River Adur, located approx. 750metres to the east. The river is approx. 2m lower than the site at 24 Oak Hall Park, as taken from OS Map & Google Earth data.

4.0 Proposed Development

The proposal is for 1No additional residential dwellings. A proposed site block plan is provided within Appendix A.

Flood Protection

It is impossible to completely guard against flooding since an extreme event is always possible; however, the risk can be minimised by employing flood resilient construction techniques to the proposed building as listed below:

- The use of concrete or suspended floors with waterproof membranes.
- Waterproof walls up to a height providing 300mm freeboard to the assumed flood level, where applicable.
- Sealed service ducts.
- Location of electrical and other plant above the floor.
- High electrical sockets, and
- Ensuring security of supplies.

It is recommended that the client considers all the mitigation measures and above techniques when discussing and agreeing the precise detail of the development with the Local Authority.

The owner/occupier of the property will be responsible for the maintenance of the flood protection measures and at the appropriate time replace any of these measures, if required.

5.0 Flooding Information

As set out in the National Planning Policy Framework (NPPF), inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. For these purposes:

“Areas at risk of flooding” means land within flood zones 2 and 3; or land within flood zone 1 which has critical drainage problems, and which has been notified to the local planning authority by the Environment Agency.

“Flood risk” means risk from all sources of flooding - including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

Flooding information for Planning from the Environment Agency (EA) has indicated the site is located within Flood Zone 1, as found in the map at Appendix C.

As the site is within Flood Zone 1, no further data is required, however, to facilitate this application, further evidence has been provided which confirms the low risk site.

Flood Data from GOV.UK

The GOV.UK web service have responded indicating there are no modelled or historical flood risk data for this site.

6.0 Flood Risk Classification

The data on the GOV.UK website in their updated mapping shows the site has a 'low' risk of flooding and confirmed that the proposed development site is located in Flood Zone 1 for Planning.

According to Table 2 of National Planning Policy Framework (NPPF), 'Flood Risk Vulnerability and Flood Zone Compatibility' as the development is within zone 1 then an Exception Test is not required. (see below)

Table 2: Flood risk vulnerability and flood zone 'incompatibility'

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓ *

Key:

✓ Exception test is not required

X Development should not be permitted

Sequential Test

Local Planning Authorities (LPA) are encouraged to take a risk-based approach to proposals for development in or affecting flood risk areas through the application of the Sequential Test and the objectives of this test are to steer new development away from high-risk areas towards those at lower risk of flooding.

However, in some areas where developable land is in short supply, there can be an overriding need to build in areas that are at risk of flooding. In such circumstances, the application of the Sequential Test is used to ensure that the lower risk sites are developed before the higher risk ones.

NPPF (PPG25) states that the Sequential Test should be applied at all stages of the planning process and the starting point is generally the Environment Agency's flood zone maps.

The site is within Flood Zone 1 and does not require a sequential test assessment.

Exception Test

The Exception Test is an additional test to be applied by decision-makers following application of the Sequential Test. The Exception Test has two elements as shown below, both of which must be satisfied for development in a flood risk area to be considered acceptable.

The Exception Test is only appropriate for use when there are large areas in Flood Zones 2 and 3, where the Sequential Test alone cannot deliver acceptable sites, but where some continuing development is needed for wider sustainable development reasons, considering the need to avoid social or economic blight and the need for essential civil infrastructure to remain operational during floods.

For the Exception Test to be passed:

- It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a SFRA; and,
- A site-specific FRA must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere and, where possible, reducing flood risk overall.

The site does not require an exception test in accordance with NPPF.

Fluvial Flooding Risk

The GOV.UK web service indicates no risk from fluvial sources on the site. An application was made for site specific data, however the request was returned that there is no available flood data for the site.

The flood map for planning indicates that the area is not within Flood Zones 2 & 3 and therefore would lie outside of any risk from the 1 in 100 year storm.

The GOV. UK flood risk summary from:

- Rivers & Seas is 'VERY LOW'. This 'VERY LOW' rating continues for the yearly chance between 2036 & 2069.

Based on this, the overall fluvial flood risk can be considered as 'VERY LOW'.

Historic Flood Data

The GOV.UK web service request confirmed there is no historical flood event data for the site.

Groundwater

Groundwater flooding is caused by the emergence of water originating from sub-surface permeable strata. A ground water flood event results from a rise in ground water level, sufficient for the water table to intersect the ground surface and inundate low lying land. Groundwater floods may emerge from either a single point or diffuse locations.

The GOV. UK flood risk summary confirms "Flooding from groundwater is unlikely in this area".

Additional borehole logs taken from the British Geological Survey are provided within Appendix D. The 2No boreholes to the rear confirmed the presence of groundwater at 16ft (~4.88m) within one borehole and no presence of groundwater in the other. This confirms shallow groundwater risks are 'unlikely'.

Flooding from Sewers

Flooding from sewers can occur because of different reasons; if sewers are blocked during the heavy rainfalls, or if a sewer cannot provide adequate capacity, then flooding can cause a large amount of damage.

The sewer to the rear is the head of the run and thus at least risk of flooding upstream.

Flooding from Reservoirs

Reservoir flooding is extremely unlikely to happen. There has been no loss of life in the UK from reservoir flooding since 1925. All large reservoirs must be inspected and supervised by reservoir panel engineers. As the enforcement authority for the Reservoirs Act 1975 in England, the Environment Agency ensures that reservoirs are inspected regularly, and essential safety work is carried out. However, in the unlikely event that a reservoir dam failed, a large volume of water would escape at once and flooding could happen with little or no warning. If the site is within a risk area, plans should be made for safe evacuation and escape. Residents may need to evacuate immediately, know the safest route to safety, and be ready to follow the advice of emergency services.

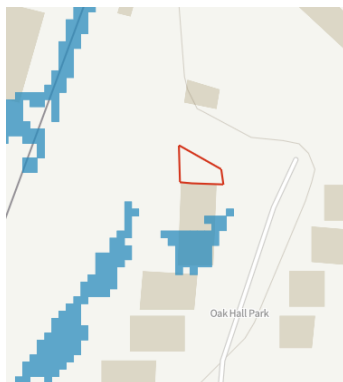
The GOV. UK flood risk summary confirms “Flooding from reservoirs is unlikely in this area”.

Surface Water Flooding

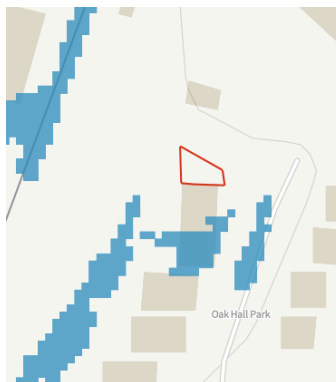
Overland flow / surface water flooding typically arise because of intense rainfall, often of short duration, that is unable to soak into the ground or enter drainage systems. It can run quickly off land and result in localised flooding.

The GOV.UK web service has produced illustrative mapping (Flood Map for Surface Water) relating to flooding risks from surface water. The maps show high resolution image and indicative flow paths for pluvial events. The maps are based on coarse level data and indicate ridges, valleys and flat spots where water would collect. Typically, the flow paths follow valleys, rivers and watercourses.

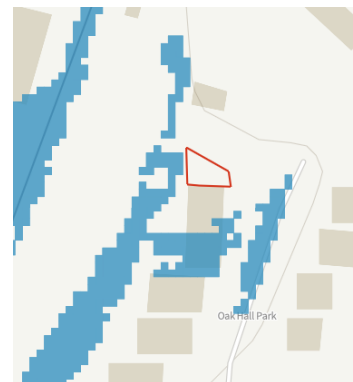
The surface water maps and the associated information are intended for guidance only and cannot provide details for individual properties. They do, however, provide high level information and indicate areas in which surface water flooding issues should be investigated further. The maps below show the site flooding in the 1 in 30 years, 100 years & 1000 years events respectively.



1 in 30 years



1 in 100 years



1 in 1000 years

The Flood Risk Summary confirms the site has a ‘VERY LOW’ yearly chance of flooding. This is provided in appendix B.

The yearly chance of flooring between 2040 & 2060 is still ‘VERY LOW’.

7.0 Flood Procedures/Warning

The site is within Flood Zone 1 of the GOV.UK Flood Map (for planning) and is not located within a flood warning area.

In the event of a flood there are several key groups and organisations, the roles of whom should be understood by occupants. Key groups and organisations are listed below.

Environment Agency

In England and Wales, the Environment Agency is responsible for building, maintaining and operating flood defences, the Environment Agency also issuing flood warnings to the public, other flood responding organisations and the media.

The Environment Agency also provides the Floodline 0845 988 1188 service. You can listen to recorded flood warning information for your area or speak to an operator for advice 24 hours a day

Local Authorities

During a flood event, the Local Authorities have the power to do some if not all of the following;

- Work with the police, fire and rescue services and the Environment Agency to co-ordinate responses during severe flooding.
- Provide local advice to the public about the incident and what to do.
- Set up rest centres for people evacuated from their homes and arrange temporary shelters or accommodation for those people who have nowhere else they can go to.
- Deal with road closures and disruption to social services.
- Investigate disruption caused by overflowing drains and sewers.
- Where possible they may provide sandbags and other emergency provisions.
- If you need help or support to prepare for flooding, you could consider contacting your local authority. Many of them keep list of vulnerable people who might need extra support in a flood or emergency situation.

The Police

Co-ordinate the emergency services in a major flood incident and help with evacuation of people from their homes where it is necessary.

The Fire and Rescue Service

The primary responsibility of the Fire and Rescue Service is to save life; they do not rescue people who are stuck in floodwater if their lives are not at danger. The fire service may also pump out floodwater, this however varies between local services, and some do charge for pumping out of water.

The Citizens Advice Bureau

The Citizens Advice Bureau is available to help and could be able to offer advice on how to obtain money in an emergency and deal with insurance queries.

National Flood Forum

Provide advice and support to communities and individuals who have been flooded or are at risk of flooding.

NHS Direct

If you have any health concerns during or after a flood NHS direct can give advice and information on what you should do.

National Grid

If you smell gas or spot a potential hazard on or near overhead electric lines you should call Nation Grid and report the incident.

Information sourced from The National Grid shows contact details of the aforementioned groups and organisations.

The site will be located within an area which is able to receive Flood Alerts from the Environment Agency. The Residential properties must be registered with the Environment Agency to receive warnings via the Floodline Warnings Direct Service. All occupants on site will thus receive direct warnings through this system. All owners and occupiers are advised to sign up to this system. Registration can be undertaken via the website: <https://www.gov.uk/sign-up-for-flood-warnings>

The following extract has been taken from the Floodline Warning's Direct registration page. You can register online with our Floodline Warnings Direct service if your home or business is at risk of flooding.

- If you want to register you will have to supply a telephone number that we can contact you on any time of the day or night. Please ensure the number you provide has no inbound call barring as this will prevent you from receiving our recorded flood warning messages. You will also need your current email address.
- If you need to register both your home and a business, you should register twice: once for your home address and once for your business
- If you are a landlord registering a tenant's property, then you should select the business category.
- If you are a tenant, you can still register the property in which you are living and you should select the home category.
- If you would prefer to register by telephone, or if you need help during the registration process, please call Floodline on 0345 988 1188.'

A warning of imminent flooding will be transmitted by telephone to the occupants or property owners' registered telephone numbers. The aim of the Flood Warning Service is to provide a minimum of two hours' notice of flooding, either day or night, to enable occupants to take the necessary action to protect themselves and their property. For severe warnings, the Environment Agency supplements the telephone warnings with sirens and vehicles utilising loud hailers, repeating the flood warnings.

Given the nature of the site, the designated person(s) should be able to notify all occupants and neighbours by initially knocking on doors. Other methods of contact such as texting or social media sites will also be used. The designated person(s) will be made aware of vulnerable occupants who may have impaired hearing or sight. The latest technology will be utilised due to the fact that media coverage via TV, radio and social networking is instant and comprehensive.

In the event of a flood, the warning authority is the Environment Agency (EA). The EA operates its warning systems for areas at risk of flooding from rivers or sea, based on direct measurements of rainfall, river / tidal levels and information from the Met Office.

Flood Risk Assessment (FRA) for Additional Dwelling

In the event of a forecast flood withing the resident's area, the EA will issue a flood status. This information can be obtained through the EA website at;

- Website: <https://check-for-flooding.service.gov.uk/alerts-and-warnings>
- Digital Text Service (formerly Ceefax) on 0345 602 6340
- Local weather, news and travel bulletins an TV & Radio
- The Environment Agency Floodline Service on 0345 988 1188.

The EA has three types of warnings that are to help occupants prepare for flooding or take necessary action. Table 1 below gives an explanation of the Environment Agencies different flood warning symbols.

Table 1 Environment Agency Flood Warning System

Flood Warning Symbol.	What Does it mean?	When It's Used.	What To Do?
	Flooding is possible. Be prepared.	Two hours to two days in advance of flooding.	Be prepared to act on your flood plan. Prepare a flood kit of essential items. Monitor local water levels and the flood forecast on our website.
	Flooding is expected. Immediate action required.	Half an hour to one day in advance of flooding.	Move family, pets and valuables to a safe place. Turn off gas, electricity and water supplies if safe to do so. Put flood protection equipment in place.
	Severe flooding. Danger to life.	When flooding poses a significant threat to life.	Stay in a safe place with a means of escape. Be ready should you need to evacuate from your home. Co-operate with the emergency services. Call 999 if you are in immediate danger.
WARNING'S NO LONGER IN FORCE	No further flooding is currently expected in your area.	When river or sea conditions begin to return to normal.	Be careful. Flood water may still be around for several days. If you've been flooded, ring your insurance company as soon as possible.

Flood Risk Assessment (FRA) for Additional Dwelling

A Personal Flood Plan should be completed for each residential property, which can be completed online via the Environment Agencies website. The Flood Plan is to be followed in the event of flooding. A copy of the Flood Plan along with copies of the following Environment Agency Guidance documents should be kept with a Flood Kit:

- Prepare your Property for Flooding
- What to do Before, During and After a Flood.

It is important that occupants prepare and maintain a 'Flood Kit', containing items which are essential in the event of an evacuation. Occupants will be made aware of flood evacuation procedures and the safest route of escape in the event of an 'exceedance' flood. The Flood Kit will also contain this information. The Flood Kit should be easily accessible in the event of a flood evacuation, and should contain the following items:

- Blankets or sleeping bag
- Warm clothing and waterproofs
- First aid kit including any essential medication
- Mobile and a list of useful telephone numbers
- Bottled water supply
- Stock of non-perishable food items
- Portable radio with batteries and torch
- Wellington / waterproof boots
- Copy of home insurance.
- Turning off major supplies to the building during flood conditions is required; and as such simple lever stop cocks should be clearly marked for ease of visibility for turning off the water and electricity supplies.

It is advisable that during a severe flood event, occupants of the dwellings tune into local radio stations and check the Environment Agencies website on a regular basis. Local radio stations will convey advice issued from emergency services.

8.0 Route of escape

In an extreme storm event, there is likely to be flood water on site, mainly localised to the rear of the site, this would not prevent escape from the site which would be to the higher ground levels to the front..

It is not envisaged that there would be any problem for access of emergency vehicles in an extreme storm event as there is no flood depth to the escape routes..

Emergency vehicles may operate in depths of 0.5m with velocity of 5 metres per second (with some operating at depths of 1m).

The Planning Authority must be in consultation with the emergency services as to the appropriate access and safe routes for the site during an extreme storm event, in accordance with Section 13.S3.3 of the FRA Guidance for New Developments. Emergency Response Plans for the local area are available on the council website and would require updating for the proposed residence. It is not envisaged that there will be any additional burden on emergency services during a flood event.

General Evacuation Advice:

- Avoid walking or driving through flood water, as only 150mm of fast flowing flood water is able to knock a person over and 600mm is able to float a car. Flooding can cause manhole covers to come off, leaving hidden dangers.
- Do not walk on sea defences or riverbanks.
- Take care or avoid crossing bridges when water levels are high.
- Take care crossing culverts as they are dangerous when flooded.
- Look out for other hazards such as fallen power lines and trees.
- Keep Children away from flood water.
- Wash hands thoroughly if you come into contact with flood water as it may be contaminated with sewage.
- Always follow the advice provided at the time by the Emergency Services. The Emergency
- Services may direct you to a Local Authority Evacuation Centre, which has been specially prepared for people being evacuated from their homes. Free food and bedding is provided, however spare clothing should be taken, essential medication and any baby care products should an infant be involved in the evacuation.

9.0 Flood Compensation

The site is not within a Flood Zone 1 for planning so there is no statutory requirement to assess the requirement for flood compensation. The flood risk is outside of the 1 in 1000 year (Flood Zone 3) area and so flood compensation is not required.

10.0 Summary and Conclusions

The client, Josh Baxter is planning to construct an additional dwelling on the site at 24 Oak Hall Park, Burgess Hill, RH15 0BX

Creative Structures have been instructed by Josh Baxter, to produce this Flood Risk Assessment under National Planning Policy Framework (NPPF) to support the Planning Application in addition to the detailed drainage design. The proposed drainage for the site is provided as a standalone document and series of drawings.

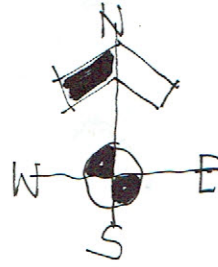
The Environment Agency mapping indicates that the site is within Flood Zone 1 and has a 'VERY LOW' Risk of Surface Water Flooding.

All other sources of flooding for the site have been investigated and shown to be of minimal or no risk.

The proposed development is appropriate and sustainable in the terms as set out within the NPPF.

Appendix A

Proposed Site Block Plan

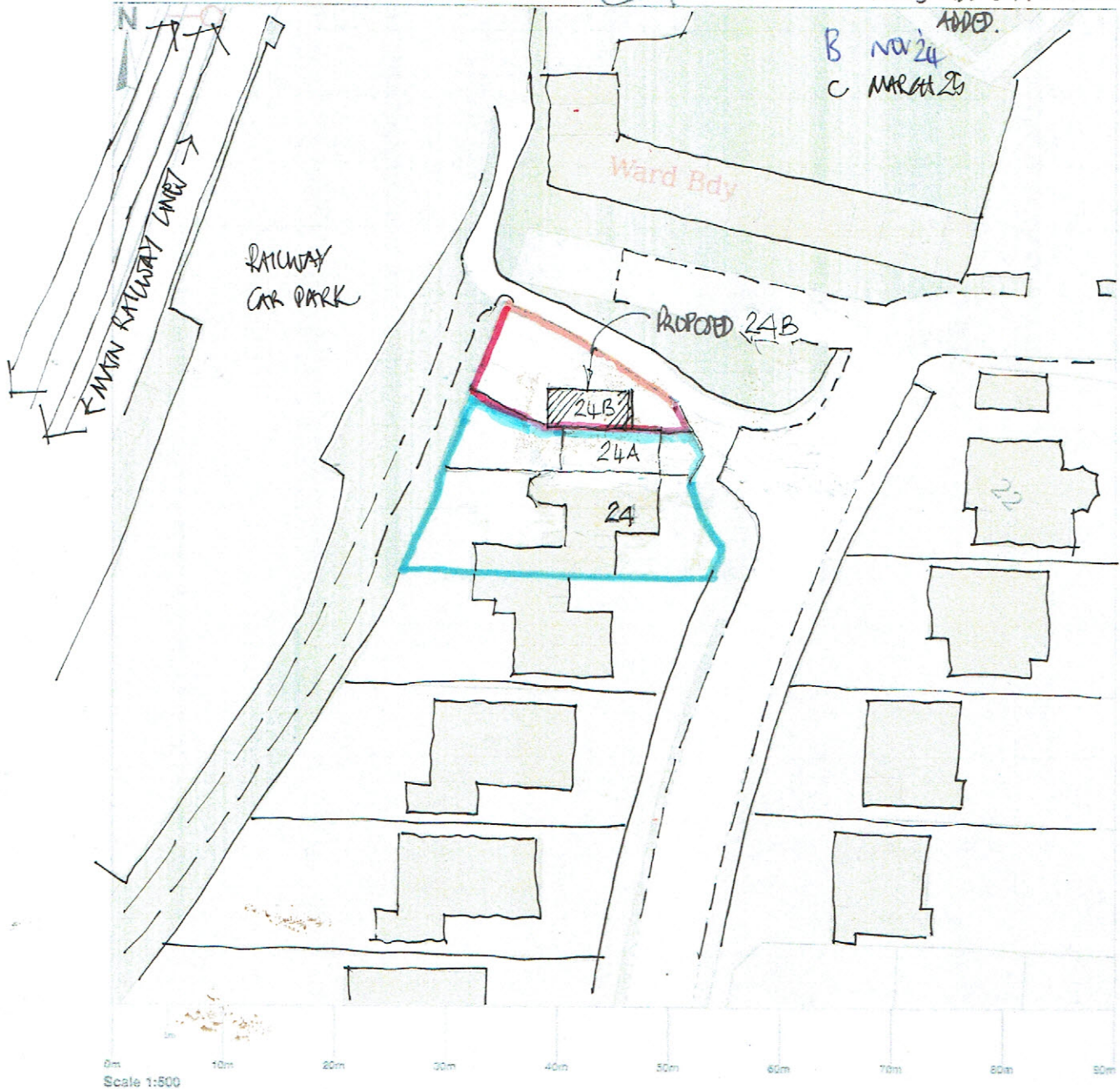


24B Oak Hall Park, Burgess Hill, RH15 0BX

BLOCK PLAN

1:500 @ A4

REVISION 'A' NOV'23 SIDE EXTN & PARKING
ADDED.



Appendix B

GOV.UK Flood Risk Summary

< [Back to select an address](#)

Flood risk summary

Your selected location: 24, Oak Hall Park, Burgess Hill, RH15 0BX

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 \(/surface-water\)](#)

Yearly chance of flooding

Very low

LowMediumHigh

Yearly chance of flooding between 2040 and 2060

Very low

LowMediumHigh

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 \(/rivers-and-sea\)](#)

Yearly chance of flooding

Very low

LowMediumHigh

Yearly chance of flooding between 2036 and 2069

Very low

LowMediumHigh

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](#)

Other flood risks

[More about groundwater and reservoirs \(/ground-water\)](#)

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

Flooding from reservoirs is unlikely in this area.

Appendix C

EA Flood Map for Planning

Flood map for planning

Your reference
24 Oak Hall Park

Location (easting/northing)
531618/118664

Created
20 June 2025 12:01

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.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference
24 Oak Hall Park

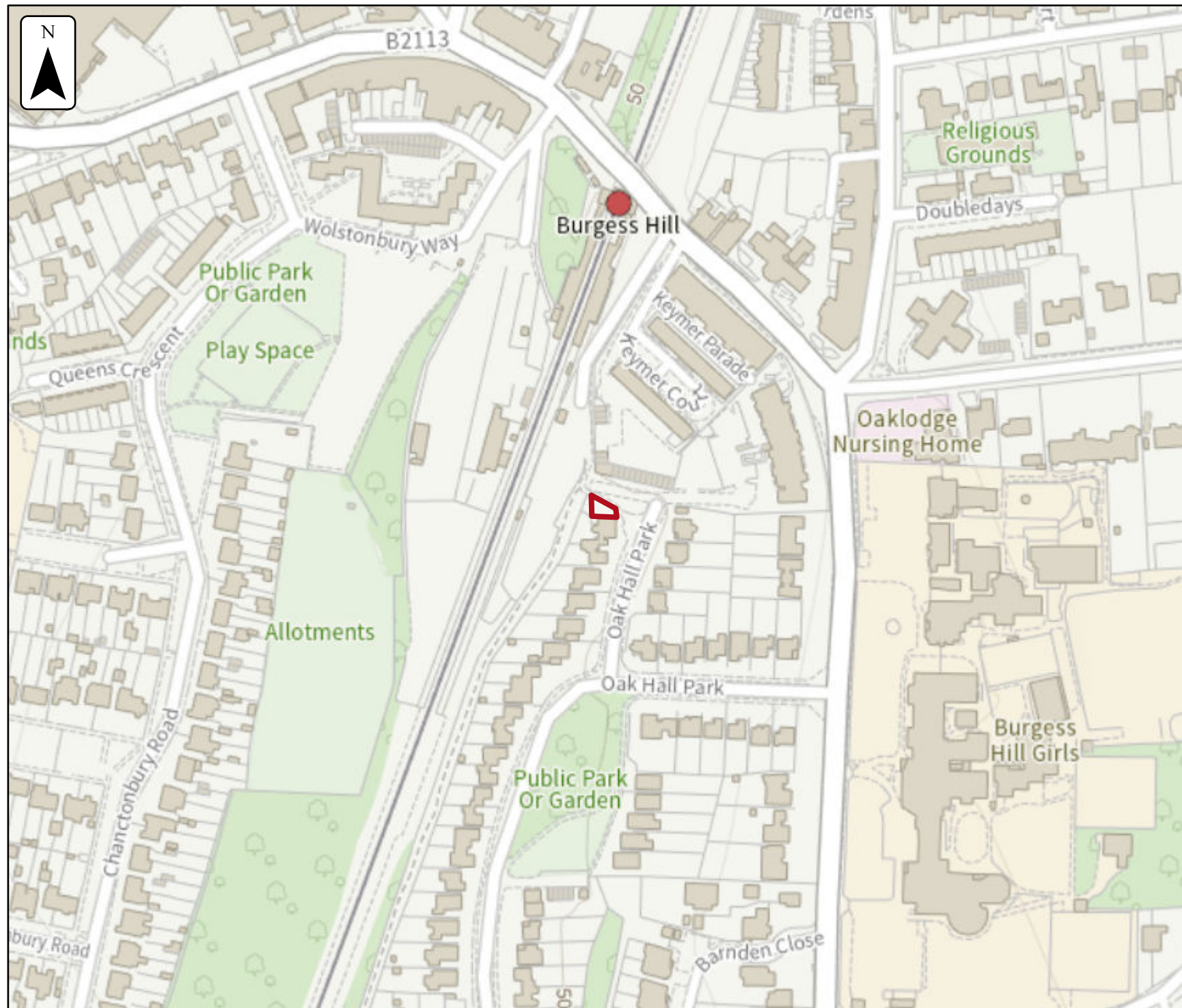
Location (easting/northing)
531618/118664

Scale
1:2,500

Created
20 Jun 2025 12:01

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m



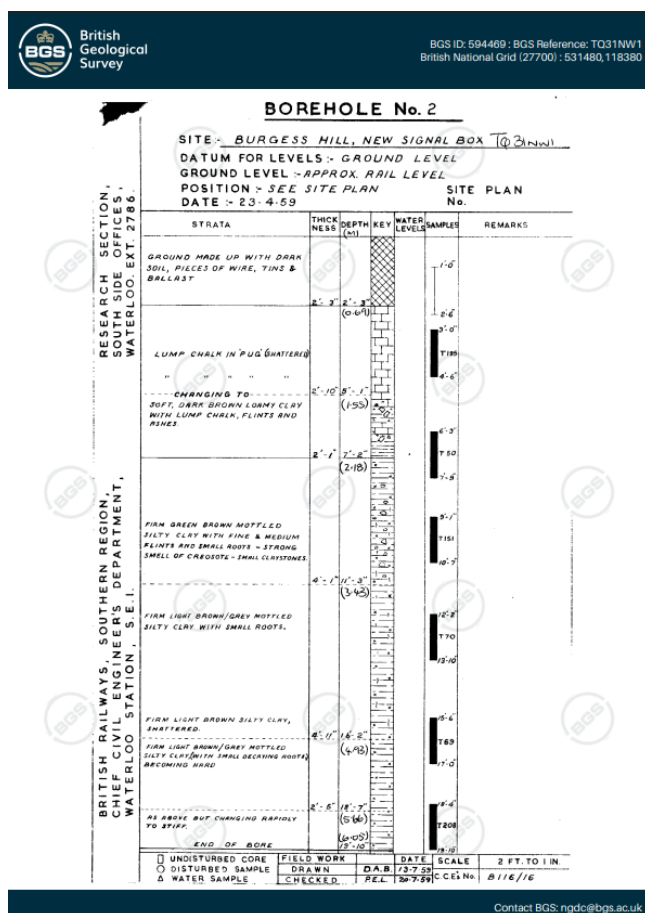
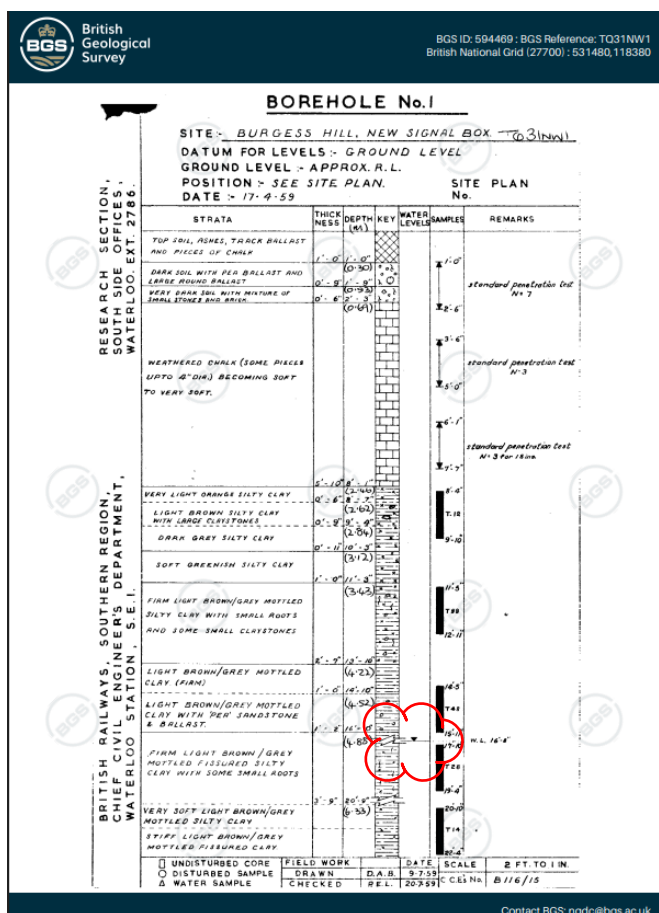
24b Oak Hall Park

Flood Risk Assessment (FRA) for Additional Dwelling



Appendix D

British Geological Survey Map & Borehole Results from the rear of Oak Hall Park. These confirm the presence of the Clay strata, but also not groundwater at shallow depth(s).



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