Beaconsfield Close – Accompanying Short Flood Risk Assessment

1:00 Introduction

The prior approval application being made is for the change of use of the existing warehouse to residential use.

The property in question is the building known as 13 Beaconsfield Close, Burgess Hill RH15 9AT

1.1 This Flood Risk Assessment has been prepared to accompany a prior approval notice for the proposed works. The proposal is for a conversion of the existing building into residential use (C3). It is in Flood Risk Zone 1.

1.2 This report should be read in conjunction with the submitted drawing, statements and forms.

1.3 This short Flood Risk Assessment (FRA) is required to include information pertaining to flood zone, flood defences and level of protection provided, to confirm levels of residual risk, flood depths at the site for a range of flood events and suitable flood mitigation measures.

1.4 This Assessment is prepared in accordance with the requirements of the NPPF and the Environment Agency Standing Advice. It has been prepared to,

a) Identify the source and probability of flooding at the application site.
b) Demonstrate how these flood risks will be managed, taking into account climate change.
c) Demonstrate that the development will be safe.

1.5 The FRA contains the following information.

a. Location Plan (included with Prior Approval Submission).
b. Development proposal (included with Prior Approval Submission).
c. Existing information on extent and depth of flood events and/or on flood predictions accompanied by flood risk map.

1.6 The existing site area is approximately 350 m^2, with the existing building on the central part of the site. The rest is external, mostly parking space and /or paved.

1.7 The existing drainage from the property is assumed to be fully functioning and connected to the existing combined public storm sewers.

1.8 The existing building is not listed and does not sit in a conservation area.

1.9 The existing footprint of the building will remain unchanged and the proposal does not include any extension to the existing building. Therefore, the proposal will not have any effect on the flow of the overland and groundwater routes.

1.10 The lowest proposed level remains at the ground floor, slightly elevated from the surroundings. The hard paving (which is impervious) nearest to the building will be lowered by some 100mm but this is not part of this application. When lowered, it will be reformed with pervious / sustainable paving build up.

1.11 Please see Appendix A for snapshots from the Environmental Agency searches. There is no risk of flooding from surface water, seas, reservoirs and sewers.

1.12 Residential use is more vulnerable in terms of flood risk; however, there are no records of flooding of any kind in the surrounding area and the change of use does not represent any threat in this particular location.

1.13 In residential areas, surface water which is drained into sewers may be directed towards reservoirs, or canals and lakes. In the event of extreme rainfall, this infrastructure network may be overwhelmed or blocked and result in surcharging or flooding of the local area and adjacent properties. The sewer systems tend to be designed for the 1 in 30 year storm event and so any storms larger than this event may cause the drainage system to surcharge and create overland flow and localised flooding. Projections with the climate change clearly demonstrate that the site is not in a risk area.

1.14 Groundwater flooding occurs when water levels in the ground rise above surface levels. It is most likely to occur in low-lying areas underlain by permeable rocks (aquifers), or where local geology features create an artificially high "perched" water table. Based on the information available, the overall risk from groundwater flooding is considered to be extremely low.

1.15 Design features that will be incorporated during the works may include the following.

- Non return valves to prevent water entering the property from drains and sewers.
- Sealing any manhole covers within the building development area.
- Rainwater butts for recycling.
- Better landscaping (not part of PD application).

1.16 With no flood risk at the site, safe access/egress is provided for the emergency services at all times. The SFRA indicates that "safe" access will be constantly available over the surrounding roads and parking areas.

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Summary & Conclusion

We can summarise in the following points:

a. There is no risk of flooding from water courses or rivers, including no residual risk.
b. Historic records in the SFRA do not show any incidents of flooding associated with surface water or foul drainage.
c. There is no indication from the EA or the SFRA that the site is vulnerable to localised risks of flooding from other sources.
d. The increase of the vulnerability category of the site (change of use) does not represent increased risk in this location.
e. All floor levels will be retained at their current levels.
f. According to the projection from the SFRA, the site will remain in a Flood Zone 1.
g. In line with the above, it is considered that there is no flood risk at this location and the conversion is NPPF compliant.

Ends
October 2025

Appendix A

Flood Risk Snapshots

Appendix A

Flood Risk Snapshots

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
Beaconsfield Close	**530730/119054**	**31 October 2025 05:50**

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.