

2104 – 9 MACKIE AVENUE

Flood Risk Assessment

Overview

This Flood Risk Assessment has been prepared in support of a Householder Planning Application for a minor¹ extension and internal alterations at 9 Mackie Avenue, Hassocks, West Sussex, BN6 8NH.

Proposals

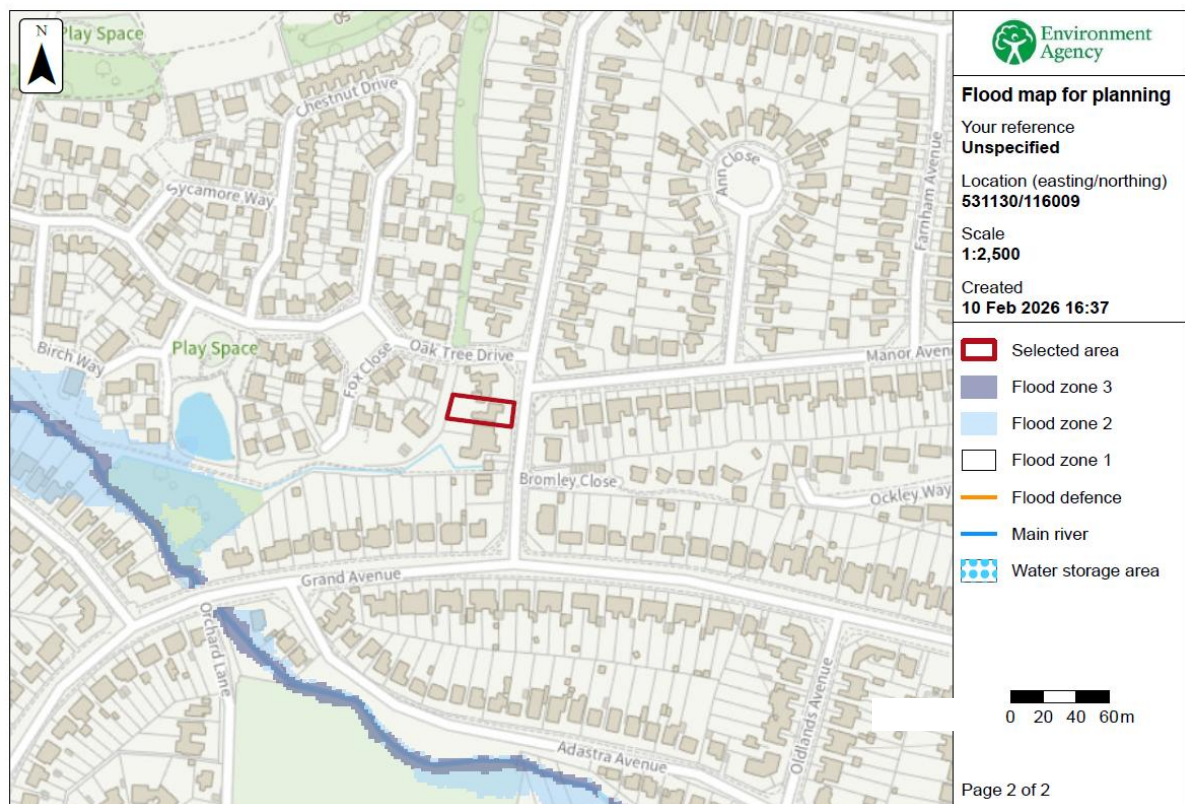
The planning application seeks approval for a single storey rear extension.

Use

9 Mackie Avenue is a residential property and there will be no change to the existing residential (C3) use of the property.

Flood Zone

The proposed development area is within Flood Zone 1 – an area with a low probability of flooding.



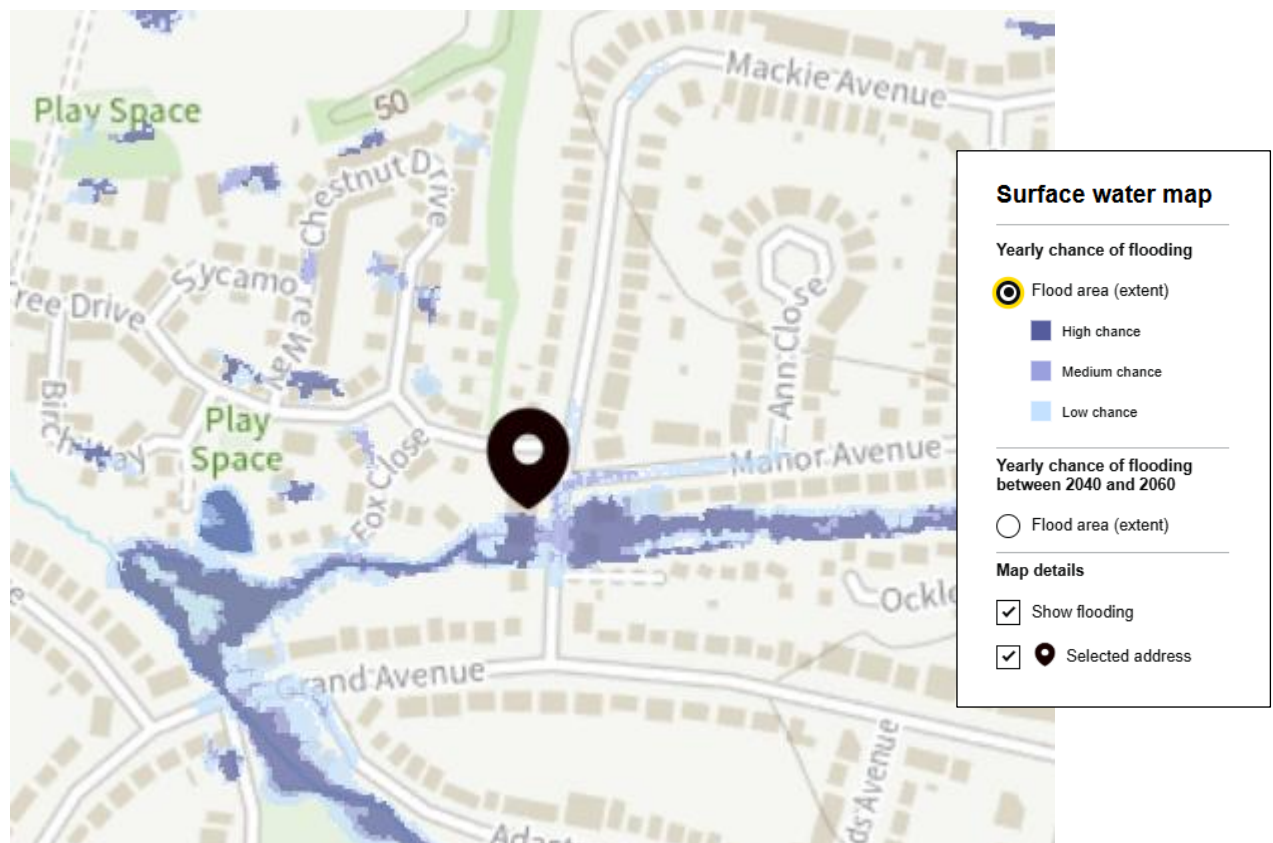
Flood map for planning provided by The Environment Agency 10/02/26

¹ In flood risk terms, the Environment Agency defines minor household extensions as less than 250 square metres.

Flood Risk

Data from the government service 'Check the long term flood risk for an area in England'²:

9 Mackie Avenue, Hassocks, West Sussex, BN6 8NH	
Rivers and sea risk	Very low risk, staying at very low between 2036 and 2069. Very low risk means that this area has a chance of flooding of less than 0.1% each year
Surface water risk	Very low risk, staying at very low between 2040 and 2060. Very low risk means that this area has a chance of flooding of less than 0.1% each year
Reservoir risk	Flooding from reservoirs is unlikely in this area.
Groundwater risk	This location is outside of the government's groundwater flood alert area.

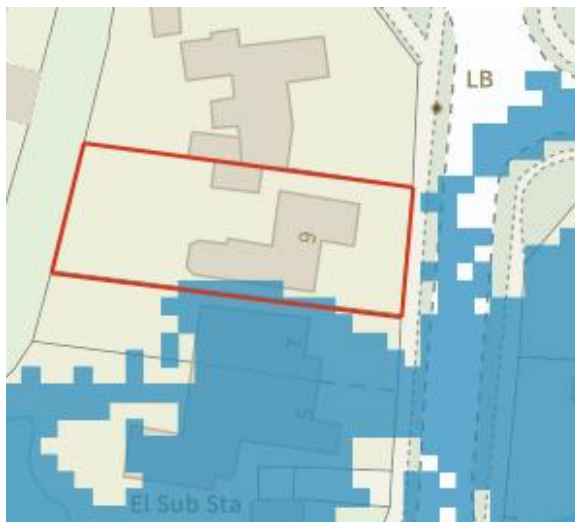


Gov.uk 'Check your long term flood risk' map 10/02/26

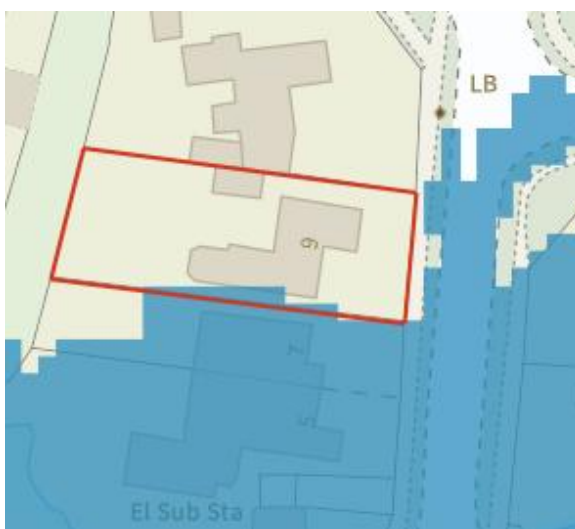
² <https://www.gov.uk/check-long-term-flood-risk>. Data obtained 10/02/26



1:30 annual likelihood of surface water flooding³



1:100 annual likelihood of surface water flooding



1:1000 (low) annual likelihood of flooding to the site

³ Data from <https://flood-map-for-planning.service.gov.uk> (10/02/26)

Mitigation of Flood Risk

A small section along the south boundary of the site has a 1:30 risk of surface water flooding, otherwise the remainder of the site and the development area has a very low 1:1000 risk of flooding.

The mitigation measures proposed do not extend beyond those usually provided for all domestic extensions and would include:

- Retention of existing surface water drainage at the rear of the house.
- Provision of a soakaway, sized by specialist, to serve extended areas, in accordance with the Building Regulations.
- Encouragement of the use of water-butts for the collection of rainwater.
- External ground levels will be set to fall away from the extension to prevent ponding adjacent to walls. Finished floor levels of the extension will be raised a minimum of 150mm above adjacent external ground levels, in line with Building Regulations Part C.