

Flood Risk Assessment

Demolition of existing side extension and construction
of new side extension at 69 Downs View Road
Hassocks

Flood Risk Assessment
on Behalf of
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Crisp

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1. Introduction

- 1.1 This is a Flood Risk Assessment prepared to accompany a Householder Planning application at 69 Downs View Road Hassocks.

2. Use

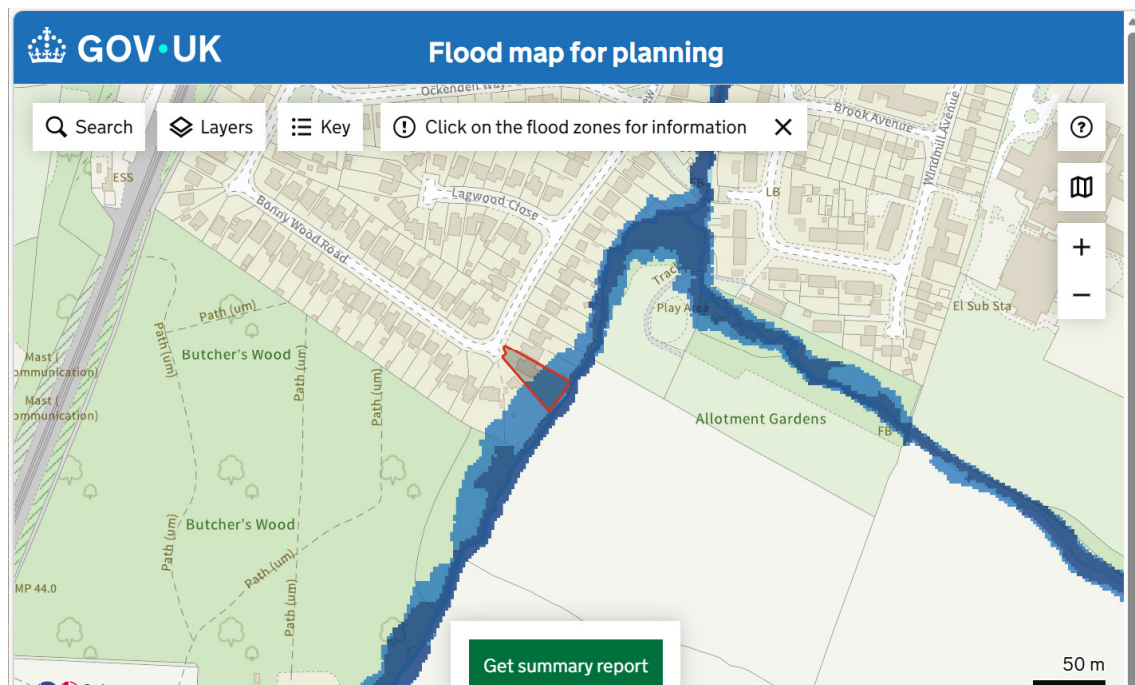
- 2.1 69 Downs View Road is a residential property and there will be no change to the existing residential (C3) use of the property.

3. Flood Risk

- 3.1 The Environment Agency Flood Risk Checker for the property highlights the following:

Rivers and sea risk Flood zone 2 and 3	Land within flood zone 3 has a high probability of flooding from the rivers and the sea A 1 in 100 or more chance of flooding from rivers
Surface water risk	The chance of surface water flooding in this area could be more than 3.3% (1 in 30 each year.

3.2 The Environment Agency Flood Risk from River Water Map can be seen below:



4. Mitigation

- 4.1 With the property being highlighted as within a surface water flooding risk area, mitigation measures should be provided.
- 4.2 The mitigation measures proposed do not extend beyond those usually provided and would include:
- Highest Flood zone level is 46m above sea level and floor level of proposed extension will be 47.7m above sea level so 1.7m above the flood zone.
 - Provision of a soakaway, sized by specialist, to serve extended areas, in accordance with Building Regulations.