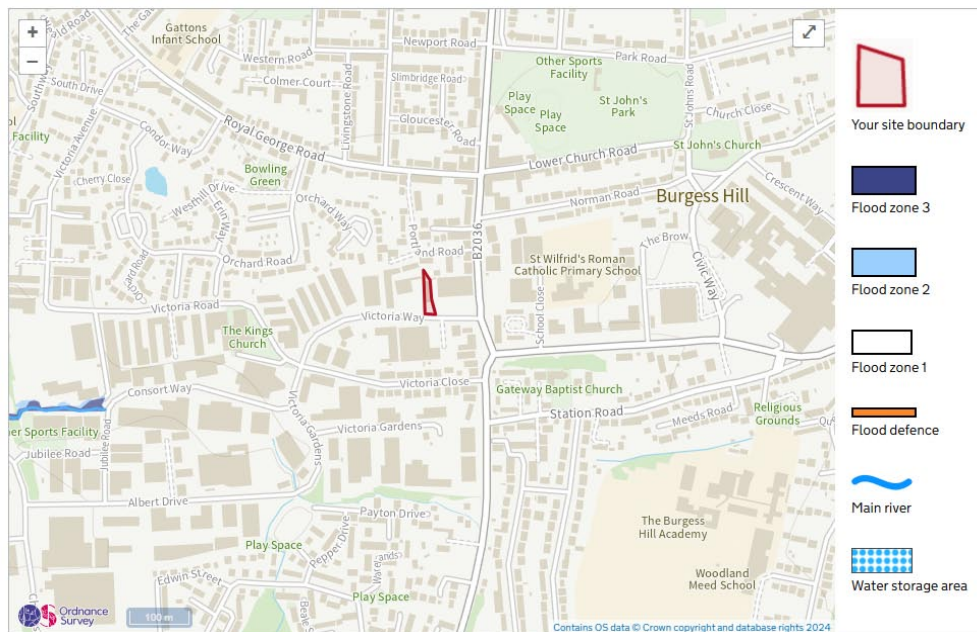


FLOOD RISK ASSESSMENT

Site Address – 10 Victoria Way, Burgess Hill West Sussex RH15 9NF



The property stated above falls within the Flood Risk Plain Zone 1. This represents the 1 in 1000 year probability of River flooding. Of the properties within the Flood Zone 1, only a small number are rated at having a significant like likelihood of Flooding. This is taken into account with the presence of rainfall, rise of river levels or climate change. Therefore the Site proposed for development has a small chance of Flooding.

Information obtained from surveys and Ordnance Survey maps indicates this property is already above Ordnance Datum. Also, it has been found effective Barriers are located along the River Bank, therefore, these provide sufficient Defences in case of an increase of the River. This, with contribution from the slope of the land indicates the property has a good protection from River level rise and flooding. These indicate the Defences in place provide suitable protection from Flooding and/or Rise in River Levels.

The development proposed at 10 Victoria Way involves a Two Storey Rear Extension similar to existing/neighbouring extensions. This ensures the development is not directly effected by Flooding. It has also been found, the property is a substantial distance above the existing Sea Level. This indicates there is only a small chance of flooding from Sea.

Additionally, River levels nearby are also much lower than the indicated Ground Level. With the property (FFL) being on high land, Flooding from Rivers and or Sea would not have any significant implications.

As the property is within a Flood Zone 1, there is a small risk of Flooding expected. However, the development is at Ground/First Floor levels, therefore the risk of flooding is minimal. Thus ensuring Flooding will have minimal impact on the dwelling and neighbouring properties. This Flood Risk Assessment ensures the occupants have a suitable place of evacuation.

It has been found Barriers located along the River Bank provide sufficient Defences in case of an increase of the River. This, with contribution from the slope of the land indicates the property has a good protection from River level rise and flooding.

The purpose of this exercise is to provide a suitable evacuation procedure. There are 2 escape routes from the Property; to the front and rear.

Information obtained from Mid Sussex Council has indicated Thames Water Services are in the process of creating a long-term scheme to improve the sewage drainage system to reduce the impact of major flash storms.

The property has been designed to provide an easy escape route in case of a flood evacuation. An escape route, located to the front of the property ensures the safest route away from the site

In addition to the above safety measures, a connection to the Environmental Agency Flood Line can be installed if needed. This gives an early warning of any flooding within the area. Electrical wiring and components will be installed above Ground level to ensure no damage is caused. Solid concrete flooring will provide a strong resilient material against flooding.

With the property being used as Commercial, there are no habitable rooms. As the proposed development is to be designed with respect of the neighbouring properties, the Ground Level has been made to match. Therefore, this indicates the risk of flooding is minimal.

Additional Water-proofing/Weather-proofing measures will be taken to ensure minimal impact in case of Flooding, where appropriate.

As noted above, the proposed development can be designed to provide adequate safety measures in case of Flooding, such as, a connection to the Environmental Agency Flood Line and above Ground Electrical Wiring.

With respect to the obtained information, we believe the property in discussion will not be affected during the rise of river level and flooding. Alternatively, the property has adequate means of escape and emergency access.

Also, as the site is already above the Sea Level, there is a minimal risk of Flooding from River Level. Many of the nearby properties have been developed in similar ways by providing additional habitable space following extensions.