

ADC 1599

Extensions, 8 Chancellors Park, Hassocks, BN6 8EZ

Flood Risk Assessment

10th October 2024

1.0 Introduction

1.1 The purpose of this document is to consider the flood risk of the planning application proposal for a single storey rear extension and single storey first floor side extension to a detached house. Its intention is to demonstrate that steps have been considered or taken to manage flood risk as part of the proposal.

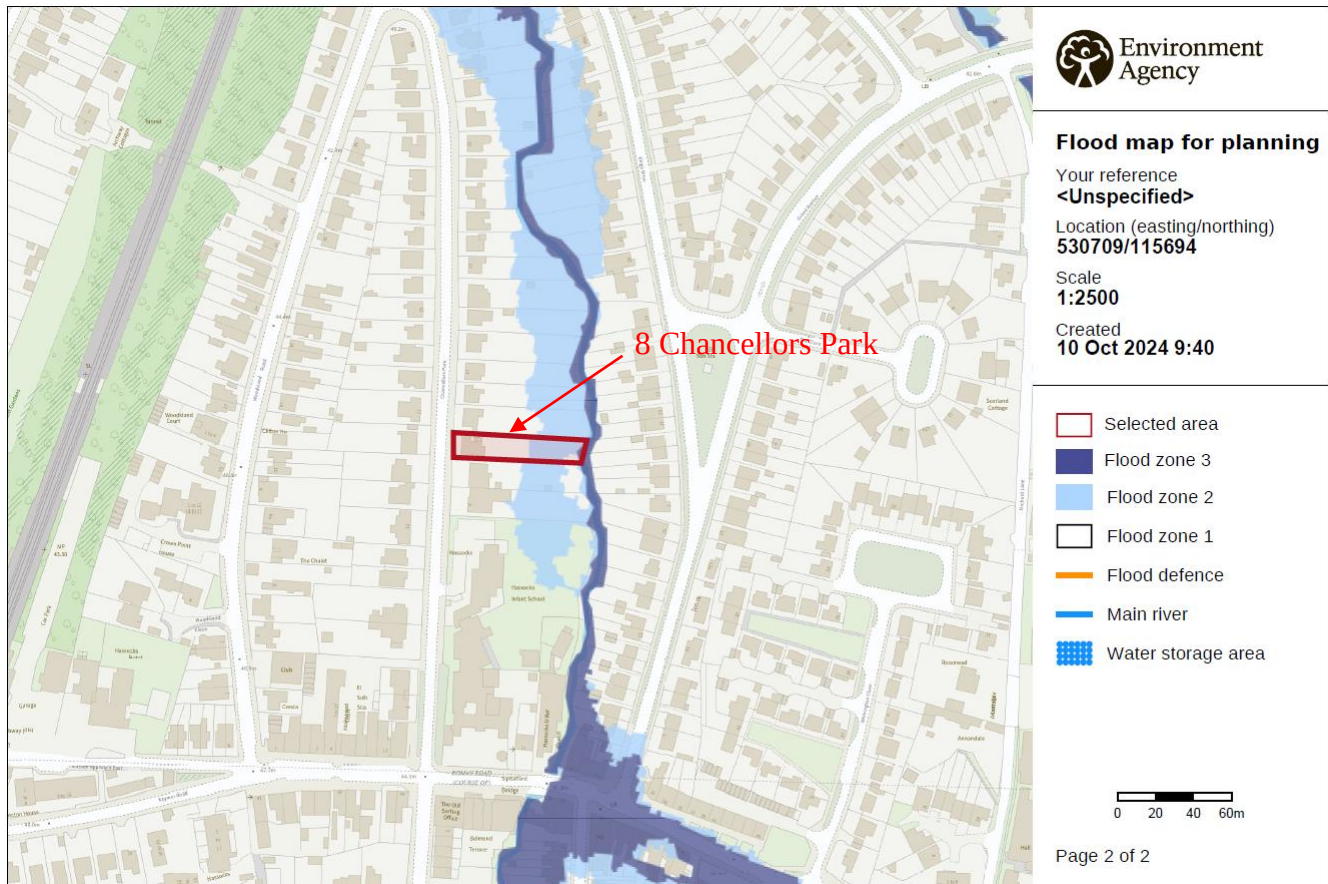
1.2 The site address is 8 Chancellors Park, Hassocks, BN6 8EZ.



Location Plan

2.0 Flood Risk Zone

2.1 One of the many streams that cover the south downs run along the east border of the property. The stream which cuts through the middle of the built-up area of Hassocks means the buildings within proximity of the stream are at high to medium risk of flooding (flood zone 3), see map extract.



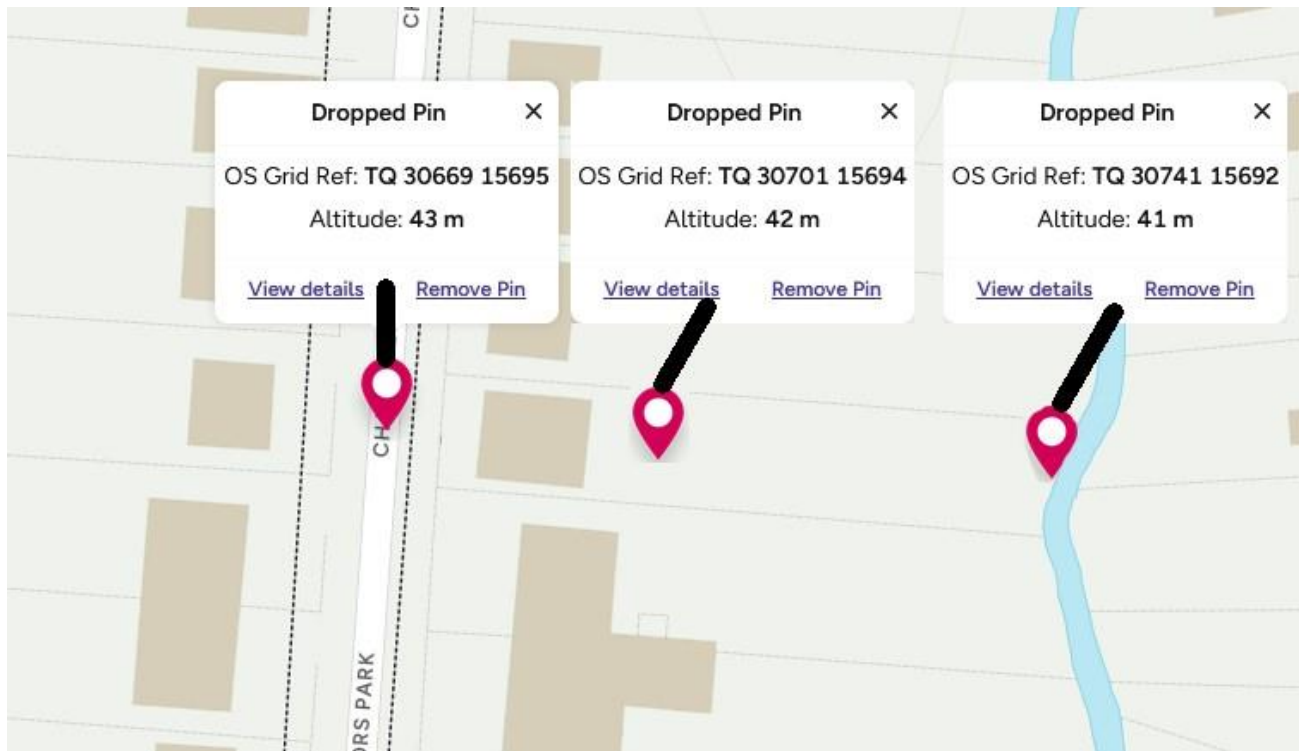
Flood Risk Map

3.0 Flood Risk Statement

3.1 The proposals include a single storey ground floor rear extension and a single storey first floor side extension. The proposals will provide a modernised kitchen/dining room and an additional bedroom at first floor level to a detached house.

3.2 As shown in the flood risk map above, 8 Chancellors Park has a long sloping garden that ends at the stream. Due to this long garden only the eastern edge of the garden bordering the stream is located in Flood zone 3, with the rear half of the garden located in Flood zone 2 and the existing and proposed building footprints are comfortably situated in Flood zone 1 (indicating the area has a low probability of flooding).

3.3 As shown by the map below, the natural land gently falls away to the stream on the eastern border from Chancellors Park at the western end of the sight. With the approximate height at the road being 43m above sea level and the approximate height at the stream being 41m.



Ordnance Survey map data showing the changes in ground level throughout the site

3.4 As the proposal is wholly located in Flood zone 1, land on the site falls away from the property to the stream to the east. Therefore we conclude the proposal has a low possibility of flooding.

3.5 Any flood mitigation measures would be targeted on the ground floor rear extension. However as highlighted above, the proposals footprint sits comfortably within Flood zone 1. Therefore, it is concluded no flood mitigation measure are required.

3.6 The ground floor level of the existing house is 42.5m. The ground level of the rear garden immediately outside the house is 41.8m

3.7 The proposed ground floor extension will have a matching of 42.5m which is 1.5m above the stream.



Front view of 8 Chancellors Park

4.0 Considerations

- 4.1 The site location has the O.S. grid reference Easting 530686, Northing 115694
- 4.2 There is a small stream at the rear of 8 Chancellors Park is 50 meters away. The ground floor level is approx. 1.5m higher than this stream.
- 4.3 According to the Environment Agency the area is at a low yearly risk of surface water flooding and very low yearly risk of flooding from rivers and the sea.

5.0 Conclusion

- 5.1 In conclusion, we believe the proposals pose a minimal increased flood risk. This is due to the elevated nature of the property. The existing building footprint is situated comfortably in flood risk zone 1 and the Environment Agency data showing the address is at low yearly risk of surface water flooding and very low yearly risk of flooding due to rivers and the sea. Therefore, we conclude this proposal has no adverse effect on the flood risk area and should be acceptable.

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