

Rear of Chideock and Keepers, Valebridge Road, Burgess Hill.

Flood Risk Assessment



Document Control

Document Reference	26005-HOD-XX-XX-RP-C-5801
Project Name	Rear of Keepers and Chideock
Location	Rear of Chideock and Keepers, Valebridge Road, Burgess Hill
Client	Paul and Alea Holland
Title	Flood Risk Assessment

Revision	Purpose	Date	Author	Checked	Authorised
Z01	Initial issue	08/01/26	JRH	MJ	JRH
Z02	Location plan revised, appendices updated.	09/01/26	JRH	MJ	JRH

1 Introduction

- 1.1.1 Hodel Ltd have been instructed by Kauto Homes on behalf of Paul and Alea Holland to prepare a Flood Risk Assessment (FRA) to supplement two separate planning applications at the Rear of Chideock and Keepers, Valebridge Road, Burgess Hill.
- 1.1.2 An FRA is undertaken to establish the risk to a proposed development for its lifetime and, if required, propose suitable flood risk mitigation measures.
- 1.1.3 This FRA has been undertaken in accordance with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).
- 1.1.4 This report has been produced in consultation with relevant authorities, and referenced to established data, documents and guidance that is published by the Environment Agency (EA), the Lead Local Flood Authority (LLFA), the Local Planning Authority (LPA), the Water Authority and the Internal Drainage Board (IDB).

2 Existing Site

2.1 Description

2.1.1 The site is located at the rear of Keepers and Chideock, Valebridge Road, Burgess Hill; National Grid Reference 532396E, 120966N. A copy of the site location plan is shown in Figure A.

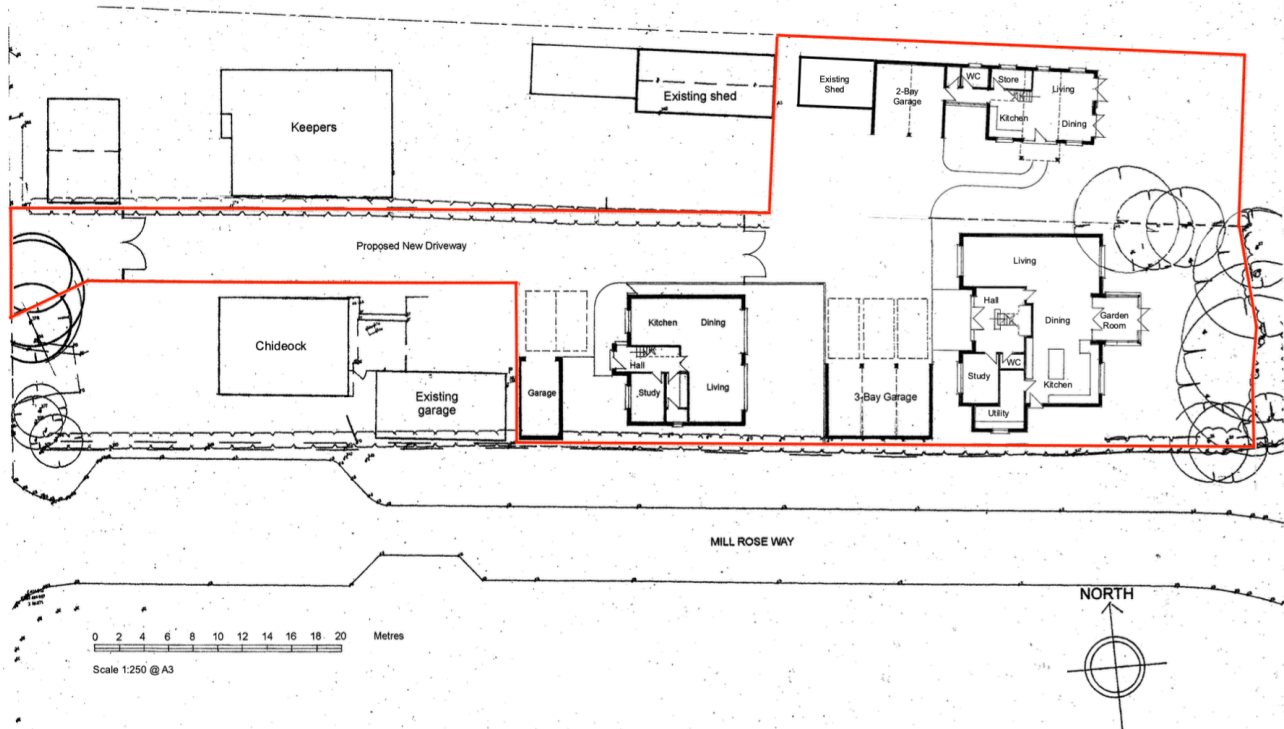


Figure A - Site Location Plan

2.1.2 The site comprises of two undeveloped gardens. The site is bounded by Keepers and Chideock and principal site access to the west, Mill Rose Way to the south. Residential properties are to the north and east. The site area measures approximately 0.12Ha for Chideock, and approximately 0.06Ha for the site behind Keepers.

2.2 Topography

2.2.1 A topographical survey has been undertaken, this survey shows that the existing ground levels range from circa 34.6mAOD in the NW corner at the east of the site, to circa 37.3mAOD in the SE corner of the site. There is a shallow valley running through the centre of the site in an approximate north south direction.

2.3 Existing Drainage

Sewer records for the site, from Southern Water, show there is a foul sewer past the rear of the site, crossing Mill Rose Way. A copy of the sewer records can be found in Appendix A.

3 Proposed Site

3.1 Description

- 3.1.1 It is proposed to build two properties behind Chideock and one property behind Keepers. Copies of the proposed drawings are provided within Appendix **B**.
- 3.1.2 The existing and proposed development (without basements) is classed as a More Vulnerable classification based on the Flood Risk Vulnerability Classification table with the NPPF guidance.
- 3.1.3 Additionally, given that the proposal is for new build, the Environment Agency's Flood Risk Standing Advice will be applicable. This advice is available here: [Preparing a flood risk assessment: standing advice - GOV.UK](#)

4 Environmental Setting

4.1 Hydrology

- 4.1.1 The EA Statutory Main River Map (extract in Figure B) shows that the nearest EA Main River is located circa 400m to the north of the site.



Figure B - Environment Agency Statutory River Map

4.2 Geology

- 4.2.1 British Geological Survey (BGS) records have been reviewed and shows that the site is underlain by the Weald Clay Formation.

4.3 Hydrogeology

Based on the online Magic Maps service, hydrogeological information has been obtained. The site is underlain by an unproductive aquifer within the Weald Clay Formation.

The site is not located within a groundwater Source Protection Zone (SPZ).

5 Sources of Flood Risk

5.1 Criteria

5.1.1 As assessment of the risk associated with various sources of flooding is required to comply with the NPPF and EA standing advice. This assessment is undertaken with the assumption that the development will have a design life of 100 years (residential).

In May 2022 the EA updated the climate change allowance guidance and this should be consulted to ascertain the appropriate peak river flow and rainfall intensities for the proposed development. This is based on the site location, lifetime of the development, flood zone and vulnerability of the end users. 'BS 8533:2017 – Assessing and managing flood risk in development – code of practice' identifies the forms of flooding as per the below list.

Flooding from rivers (fluvial)

Flooding from sea (tidal)

Flooding from land (surface water)

Flooding from groundwater

Flooding from sewers

Flooding from reservoirs, canals, and other structures

5.2 Flooding From Rivers (Fluvial)

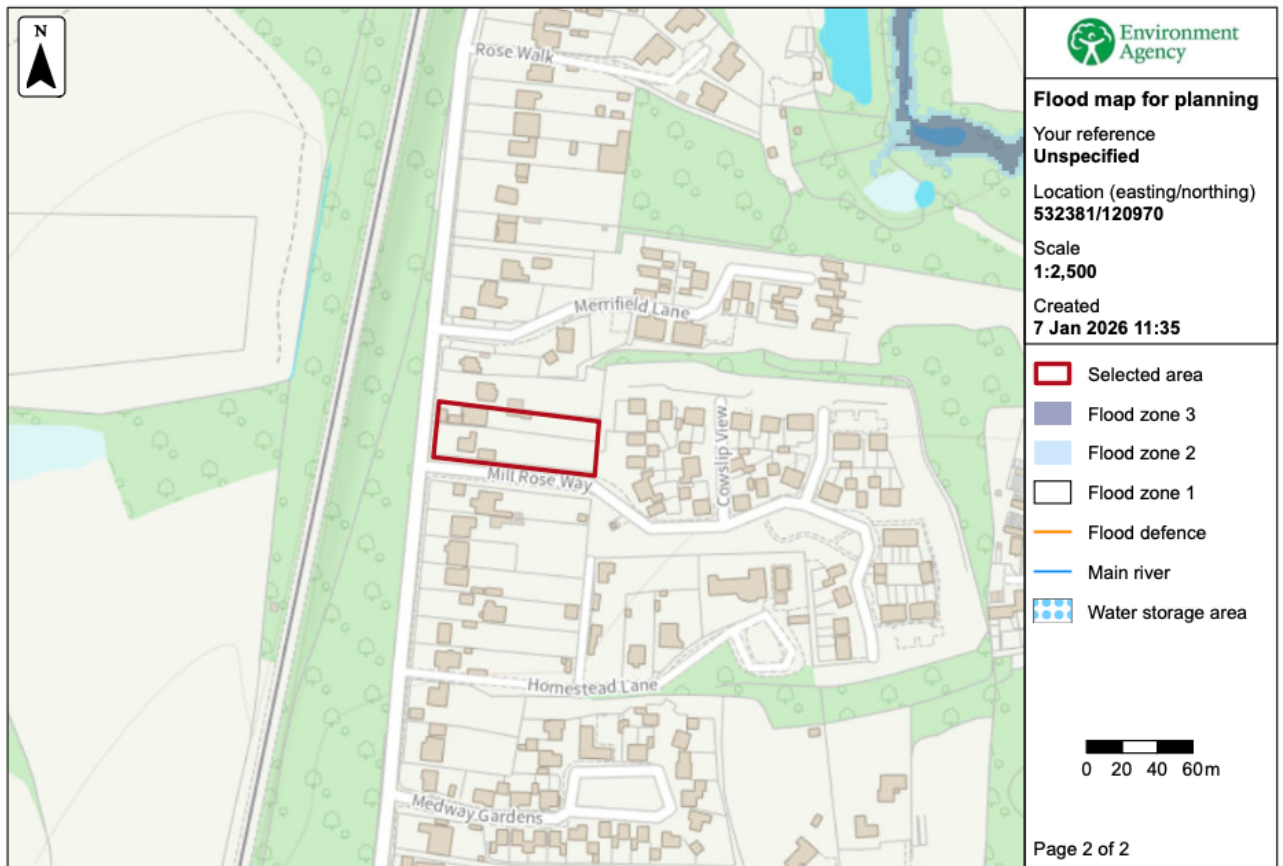
The latest EA flood zone map has been reviewed, and an extract can be found in Figure C. This shows that the site lies within Flood Zone 1 (low probability).

Flood Zone 1 comprises of land assessed as having less than 1 in 1,000 annual probability of river or sea flooding (less than 0.1%) in any year.

Flood Zone 2 comprises of land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% - 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% - 0.1%) in any year.

Flood Zone 3a comprises of land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability flooding from the sea (>0.5%) in any year.

Flood Zone 3b comprises of land assessed as having a 1 in 20 or greater annual probability of river flooding (>5%) and is often referred to as the functional floodplain.



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Figure C - Flood map for Planning

5.2.1 It is considered that the flood risk from rivers is very low.

5.3 Flooding From Sea (Tidal)

5.3.1 This is not considered to be a risk due to the inland location of the site.

5.4 Flooding From Land (Surface Water)

- 5.4.1 During intense rainfall events the ground can become saturated, or man-made drainage systems can be overwhelmed, and this can cause localised floods before reaching a watercourse or river.
- 5.4.2 ChideockThe EA’s Risk of Flooding from Surface Water map, shows what appears to be a flow path crossing the site behind Chideock and around Keepers, this flow path is categorised as Low – High risk,
- 5.4.3 The majority of the site is shown to be at very low risk, with the mapping highlighting 2 small, localised areas deemed to be at Low risk of flooding to a depth of 0.3m, emergency access to the site is not deemed to be impeded by these areas. The topographical survey shows a low point behind the Chideock garage to be 35.07, the existing levels around the nearest proposed dwelling are 35.48 and higher, therefore already above the anticipated SW flood level. Having the houses elevated above the modelled flood depths, whilst leaving a corridor so as to not impede the flow path of the surface water, the risk can be mitigated. The overall risk of surface water flooding at the site is considered to be high to low, with a low risk to the proposed dwellings.

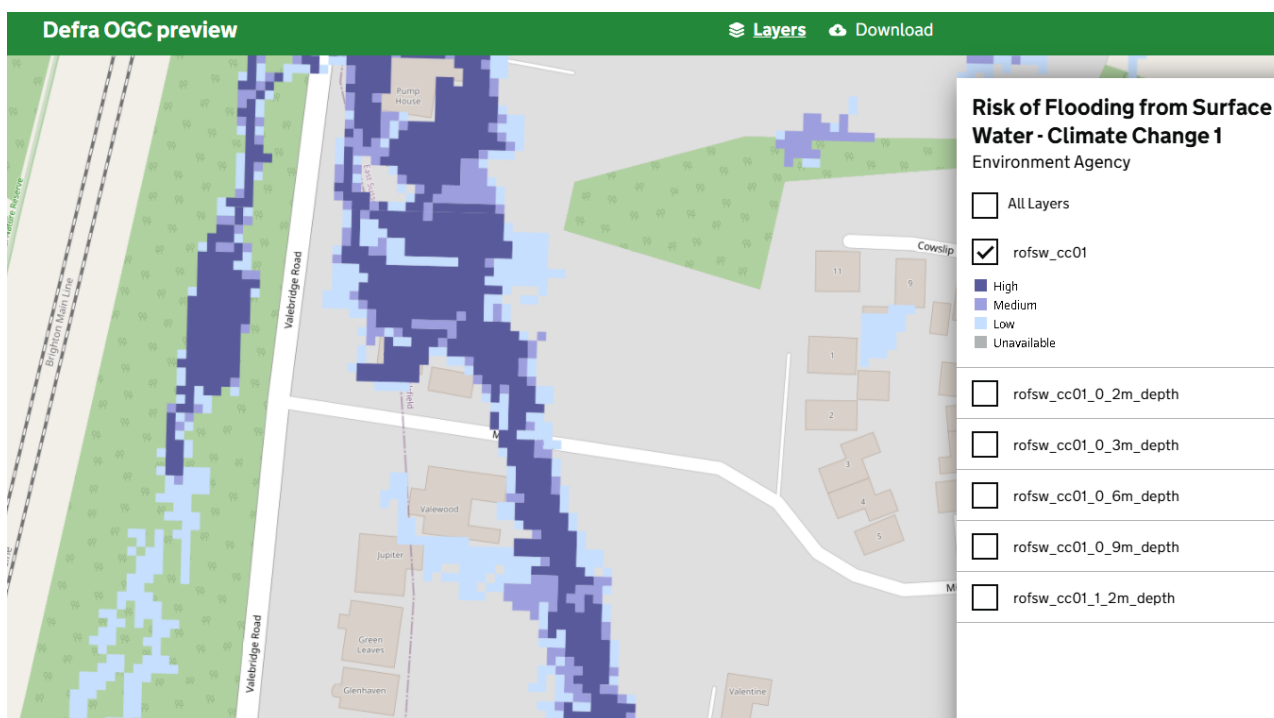


Figure D - Environment Agency Risk of Flooding from Surface Water Map

5.5 Flooding From Groundwater

- 5.5.1 During long periods of rainfall, the water table can rise and issue out of the ground's surface. This is dependent on average groundwater levels, extent of periods of rainfall and the ground strata.
- 5.5.2 The EA long term flood risk service notes that flooding from groundwater is unlikely in this area. The underlying Weald Clay bedrock is considered unlikely to contain significant quantities of groundwater.
- 5.5.3 It is therefore considered that the flood risk from groundwater is low.

5.6 Flooding From Sewers

- 5.6.1 Sewer flooding can occur when an artificial drainage system is overwhelmed, becomes blocked, or cannot discharge freely at its outfall. This can result in water exiting the system at locations such as gullies and manholes.
- 5.6.2 The Southern Water sewer records for the site are shown in Appendix A. These show there is no mapped sewer within the confines of the site.
- 5.6.3 It is therefore considered that the flood risk from sewer flooding is low.

5.7 Flooding From Reservoirs, Canals and Other Structures.

- 5.7.1 A large release of water from a reservoir may cause flooding. The EA reservoirs flood map is shown in Figure E.



Figure E - Environment Agency Reservoir Flood Map

- 5.7.2 The mapping has been updated in 2021 to show a modelled reservoir flooding when rivers are running at normal levels, as well as when flooding from rivers is occurring. The EA mapping shows that the site is located outside of an area that may flood from a reservoir in either modelled scenario.
- 5.7.3 Due to safeguards that are in place through legislation that reservoirs must be maintained, it is considered unlikely that a reservoir failure would occur.
- 5.7.4 It is therefore considered that the flood risk from reservoir flooding is low.
- 5.7.5 There are no Canal and River Trust owned canals near to the site.
- 5.7.6 No other artificial structures in the vicinity of the site are deemed to pose a potential risk that haven't already been explored previously in this report.

6 Mitigation Measures and Residual Risk

6.1 Overview

- 6.1.1 The site is located within Flood Zone 1 as shown by the EA flood mapping, and the proposed development will comprise of a 'more vulnerable' residential dwelling.
- 6.1.2 The surface water flood map shows some high to low risk flood risk in the vicinity of the of the proposals. The houses are to be elevated and laid out so as to not impede the route of the apparent surface water flow path. A robust drainage scheme, based on SuDS principles, is to be implemented as part of the development.
- 6.1.3 All other sources of flooding were deemed low or very low.

6.2 Flood Compensation

- 6.2.1 As the site is not within the fluvial floodplain, flood compensation is not required.

6.3 Safe Access/Egress

- 6.3.1 The site is not within the fluvial floodplain, therefore access and egress investigations are not required.

6.4 Flood Resistance and Resilience Measures

- 6.4.1 As the proposals are not within the fluvial floodplain, it is considered that flood resistance and resilience measures are not required. The risk of flooding from surface water is not considered significant enough to warrant considering any site-specific flood resilience or resistant measures, especially when the flow path is between the plot 1 garage and proposed house thus maintaining (not blocking) flows.

7 Conclusions and Recommendations

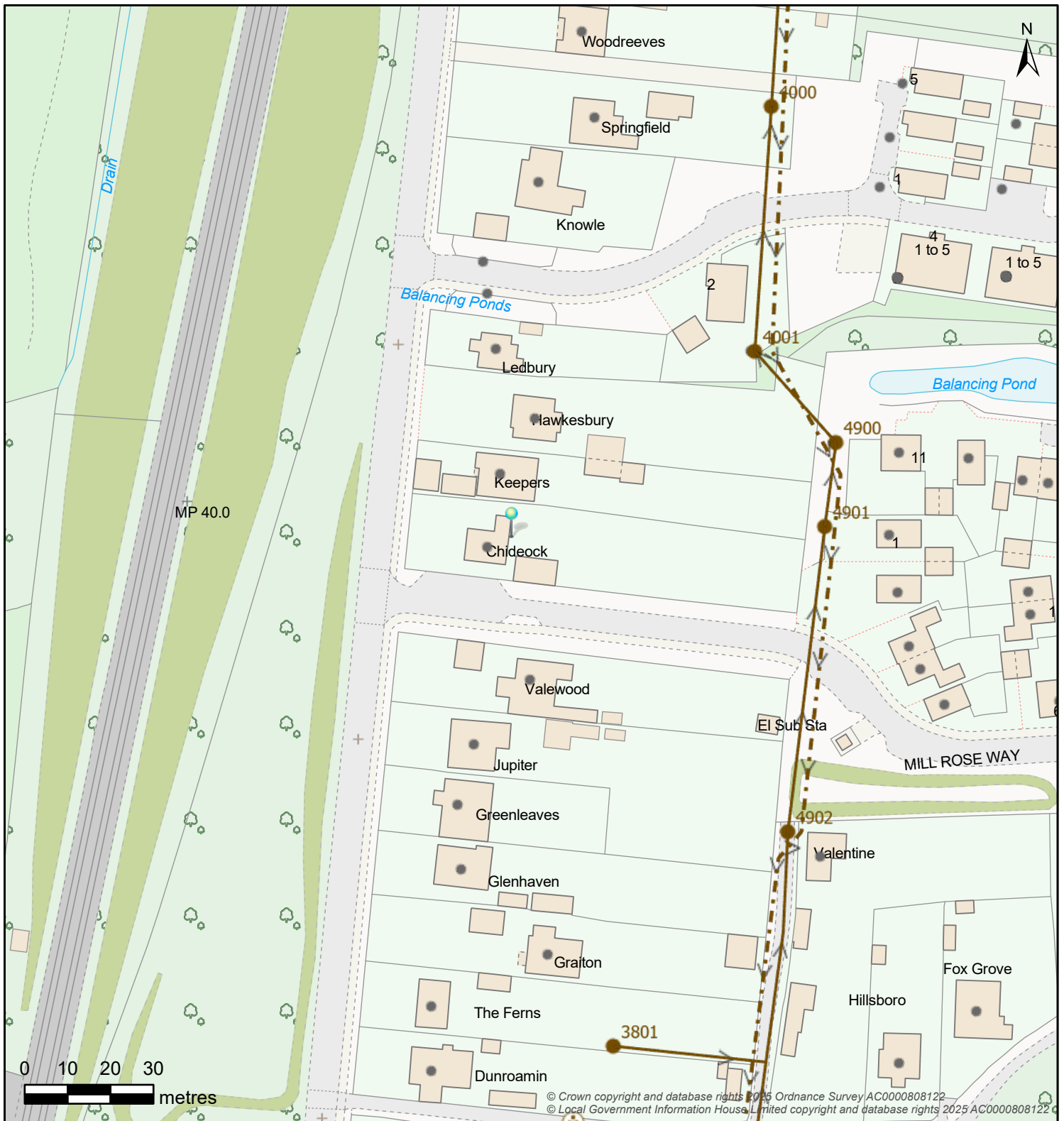
7.1.1 This FRA has been written to be compliant with the NPPF and PPG. It demonstrates that although a small section of the site is located within Flood Zone 2, this is not near the existing house or proposed extension.

Source	Level of Risk	Mitigation
Fluvial	Very Low	None required
Tidal	Very Low	None required
Surface Water	Low to High: Site Low: Properties	Houses sit at a higher level and positioned so as to not impede the apparent flow path. A SuDS led drainage scheme to be implemented
Groundwater	Low	None required
Sewers	Low	None required
Reservoirs, Canals and other Structures	Very Low	None required

Table A - Flood Risk Summary

7.1.2 Overall, considering the above points, the development of the site should not be precluded on flood risk grounds.

Appendix A - Sewer Records



Controllable Valve			Flow Control			Inlet-Outfall	
Damboards	Penstock	Valve	Anti Flood Device	Pumped Anti Flood Device	Reflux Valve	Inlet	Outfall
Manhole							
BIF Bifurcation	Cascade	CP Catchpit	Head Of Public Sewer	IC Interceptor Chamber	Manhole	S Soakaway	WO Washout
Outfall Headworks		Overflow Chamber		Pipe Bridge		Pumping Station	
Outfall Headworks	CSO Combined Sewer Overflow	EMO Emergency Overflow	Pipe Bridge	Micro Pumping Station	Pumping Station		
Sewer Level Monitor		Storage		Treatment Works		Weir	
Sewer Level Monitor	Storm Tank	Tidal Storage Tank	Treatment Works	Weir	Wastewater Site		
Wastewater Pipe			Wastewater Use		Developer Services		
Culverted Water Course	Syphon	Tank Sewer	Foul	Build Over Agreement	Section 104		
Drain	Trunk Sewer	Vacuum Main	Combined	Wastewater Area			
Outfall	Decommissioned Pipe	Treated Effluent	Sludge	Catchment			
Overflow		Surface Water	Private	Sub-Catchment			
Rising Main							
Sewer							

Map Title: SW Print

Printed By: Anne.McFarlane2

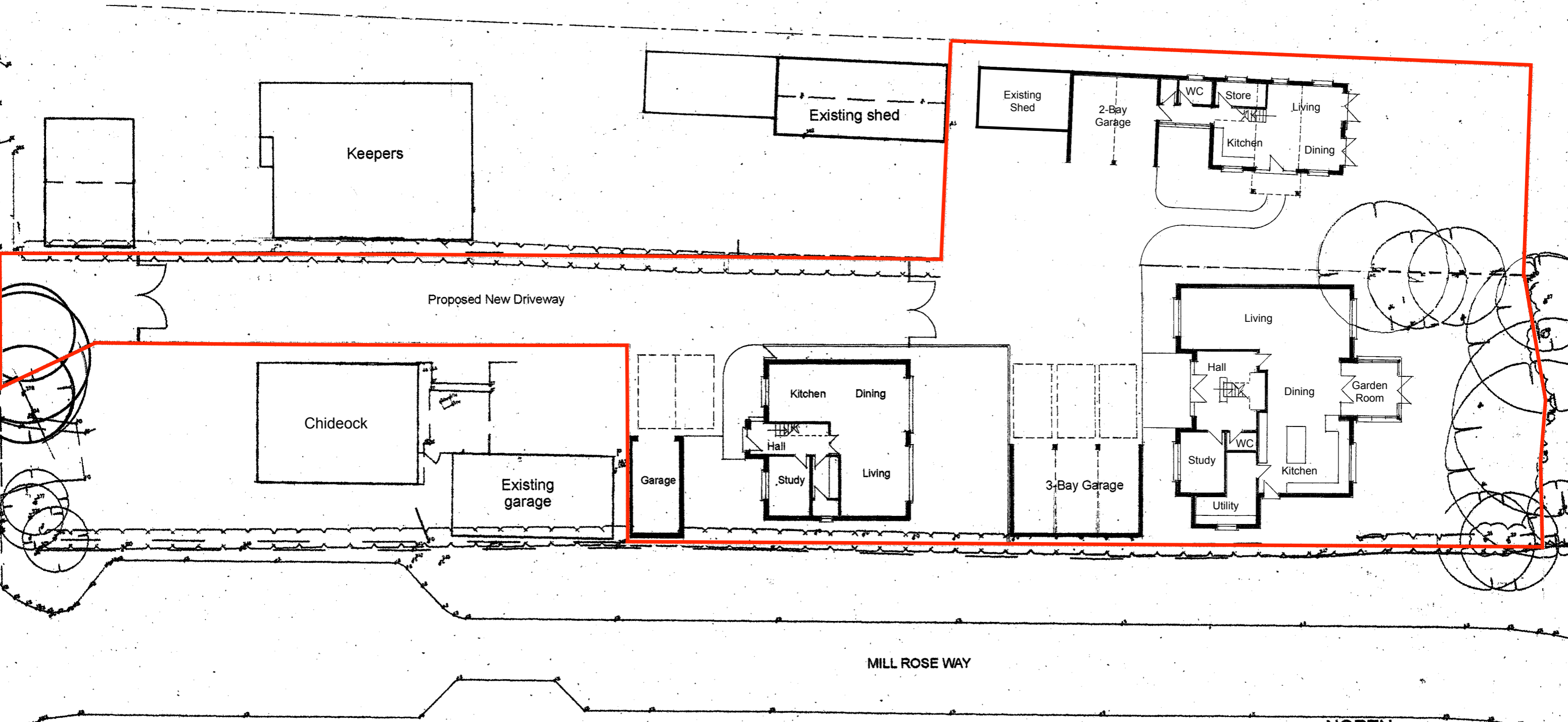
Date Printed: 08/09/2025

Map Scale: 1250

The information provided is believed to be correct but is provided on an 'as is' basis and without any warranty or condition express or implied, statutory or otherwise as to its quality or fitness for purpose. Actual positions of assets should always be determined on site.

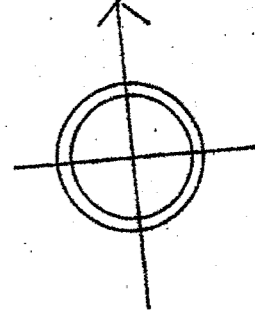


Appendix B - Proposed Drawings

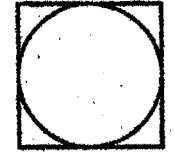


MILL ROSE WAY

NORTH



Scale 1:250 @ A3



Client: Paul Holland
 Project: Residential Development
 Location: Land to the Rear of Chideock and Keepers, Valebridge Road, Burgess Hill
 Drawing Title: Composite Site Plan

Drawing No: 2025-03-F-01
 Scale: 1:250 @ A3
 Date: 06/02/2025
 Paper Size: A3

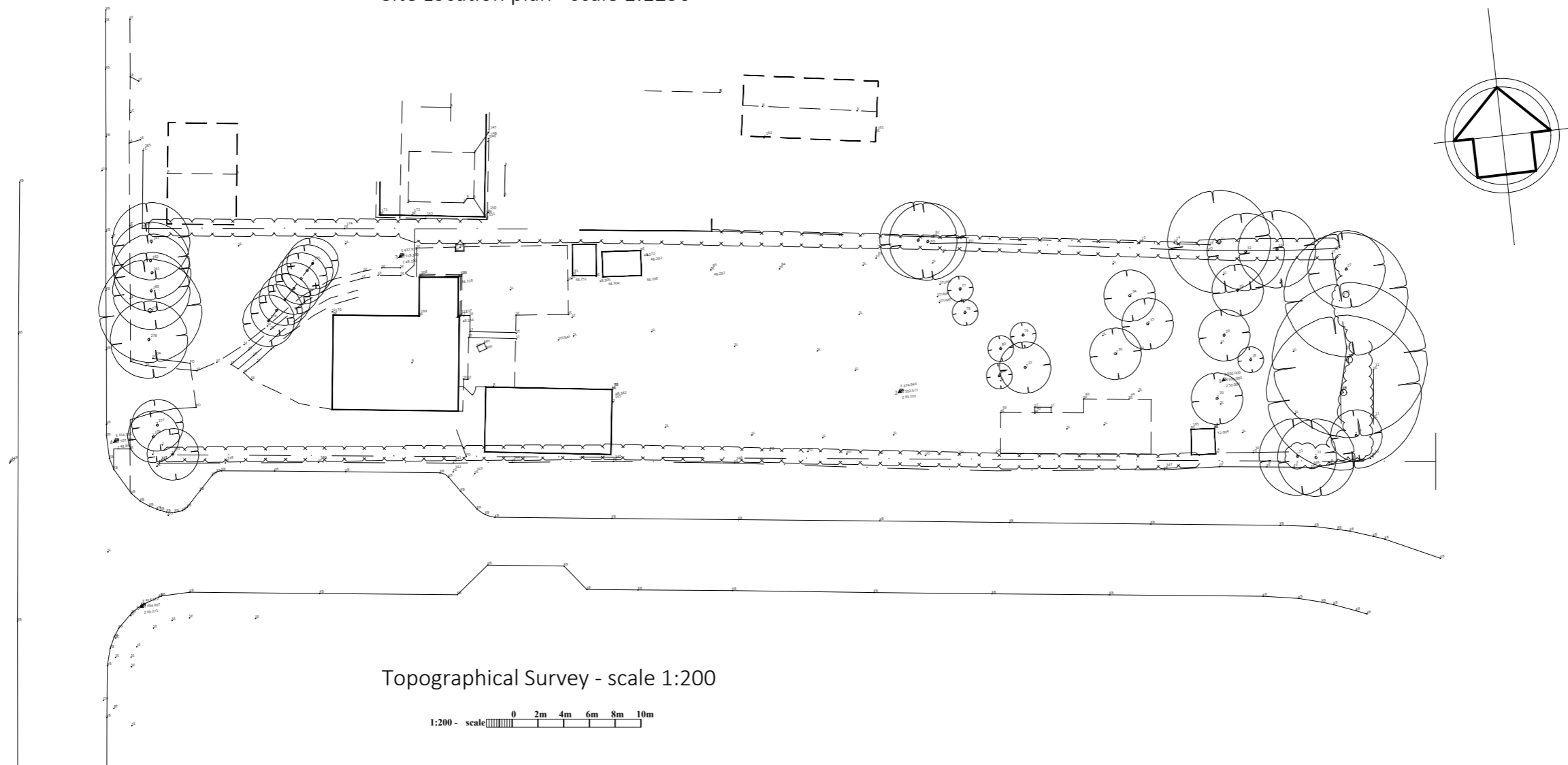
Rev: C

Appendix C – Topographical Survey



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Site Location plan - scale 1:1250



Topographical Survey - scale 1:200

NOTE:
DRAWINGS TO BE READ IN CONJUNCTION
WITH STRUCTURAL ENGINEERS
CALCULATION SHEETS AND DETAILS
TOGETHER WITH ALL INDEPENDENT
CONSULTANTS DRAWINGS AND DETAILS.

RELEVANT DIMENSIONS AND LEVELS TO
BE CHECKED ON SITE BY THE
CONTRACTOR BEFORE CONSTRUCTION.

DO NOT SCALE FROM THIS DRAWING.
IF IN DOUBT, ASK.

AMENDMENTS

Chideock
Valebridge Road
Burgess Hill RH15 0RT

Proposed 2no Dwellings

TOPO & LOCATION PLAN

JOB NO. DRG. NO

182393 51

DATE AMEND.

Dec 2020

SCALE

1:200/1250@A1

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Appendix D – Flood Mapping

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
532381/120970

Created
7 January 2026 11:34

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.

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Flood map for planning


Your reference
Unspecified

Location (easting/northing)
532381/120970

Scale
1:2,500

Created
7 Jan 2026 11:35

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 20 40 60m