

Flood Risk Assessment
Proposal: single storey rear extension
Location: 35 Kings Drive, Hassocks
West Sussex BN6 8DY

1. Introduction:

This outline Flood Risk Assessment (FRA) has been requested by the LPA to accompany a Householder Planning Application at 35 Kings Drive, Hassocks

2. Location and setting:

The property is situated on the west side of Kings Drive, Hassocks. The property is a single storey bungalow with the front of the site sloping gently down from Kings Drive road level to the front entrance, the primary floor level is at approx. 1m below road level. There is a significant change of level of 2.4m from primary floor level down to the rear garden level. At the western boundary of the property, at the rear of the garden, there is a small stream, a tributary of the Herring Stream, which flows from south to north. The garden level (nearest to the house) is approx. 1.65m above the stream water level (as measured on 14.02.25 when appearing to run normally) and the stream has a higher bank along the eastern edge approx. 2.5m above the stream water level. This bank effectively creates a ‘bund’ along the eastern edge to the height of 1.0m above the rear of the garden. Refer to drawing KDT-PL-011 for illustration of the site section through the property and stream.

3. Use:

35 Kings Drive is an existing detached residential property, built c.1960 and there will be no change to the existing residential (C3) use. The site area of the property is < 1ha.

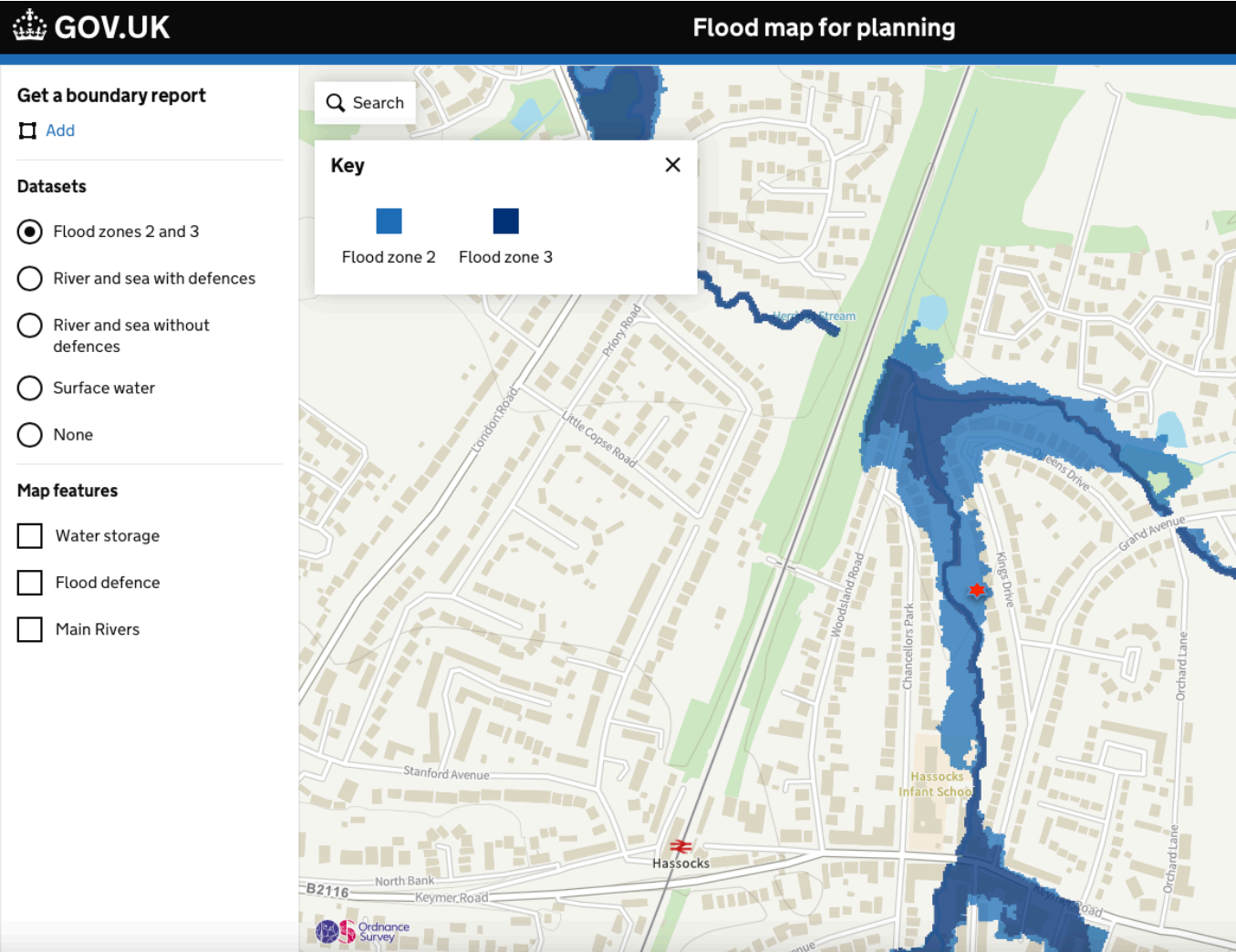
4. Flood Risk:

The GOV.UK Flood Map for Planning indicates that the property is located in Flood zone 2 (see Flood map for Planning – Map 1)

The GOV.UK Flood Map for Planning indicates that the property is not located in an area subject to surface water flooding with annual likelihood of 1 in 30 years) (see Flood map for Planning – Map 2)

The Environment Agency Flood Risk Checker (see extracts on following page) provides the Flood Risk highlights for this property:

Rivers and sea risk	Low risk
Surface water risk	Very low risk
Reservoir risk	Flooding from reservoirs is unlikely in this area
Groundwater risk	Flooding from groundwater is unlikely in this area



Map 1– GOV.UK Flood map for Planning – flood zones

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4. Flood Risk: cont.

The Environment Agency Flood risk summary for this property:

Flood risk summary

Your selected location: 35, Kings Drive, Hassocks, BN6 8DY

This information tells you the flood risk of the land around a building, not the building itself.

► [How we assess an area's flood risk](#)

The highest risk of flooding at this location is from **rivers and the sea**.

► Flood risk and climate change

Rivers and the sea[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Surface water[More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Other flood risks[More about groundwater and reservoirs](#)

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

Flooding from reservoirs is unlikely in this area.

The image is a screenshot of the GOV.UK 'Flood map for planning' interface. The top header features the GOV.UK logo and the title 'Flood map for planning'. On the left, there are three main sections: 'Get a boundary report' with an 'Add' button, 'Datasets' with radio button options for 'Flood zones 2 and 3', 'River and sea with defences', 'River and sea without defences', 'Surface water' (which is selected), and 'None'; and 'Annual likelihood of flooding' with radio button options for '1 in 30' (selected), '1 in 100', and '1 in 1000'. Below these are 'Map features' checkboxes for 'Water storage', 'Flood defence', and 'Main Rivers'. The main area is a map showing flood extent in blue. A 'Key' pop-up window is open, showing a blue square next to the text 'Flood extent'. The map includes labels for 'Herrings Stream', 'Stanford Avenue', 'Keymer Road', 'Hassocks', 'Hassocks Infant School', and 'Orchard Lane'. The bottom left corner has the Ordnance Survey logo.

Map 2– GOV.UK Flood map for Planning – surface water

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4. Flood Risk: cont.

The Environment Agency Flood surface water flood risk summary and possible flood depths for this property:

Surface water: understand your flood risk

Your selected location: 35, Kings Drive, Hassocks, BN6 8DY

This information tells you the flood risk of the land around a building, not the building itself.

How likely a surface water flood is

The yearly chance of surface water flooding is:

Very low staying at Very low between 2040 to 2060

[What the flood risk ratings mean](#)

[View a surface water map](#) to see where any flood water might spread to.

How deep any flood water could be

Even a small amount of water can cause serious damage so it's a good idea to know how deep any flooding could be.

Surface water: possible flood depths

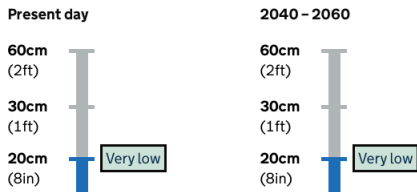
Your selected location: 35, Kings Drive, Hassocks, BN6 8DY

This information tells you the flood risk of the land around a building, not the building itself.

Flooding is hard to predict and there is always a chance any flood water could be deeper than what we show.

[What the flood risk ratings mean](#)

Chance of flooding to 20cm



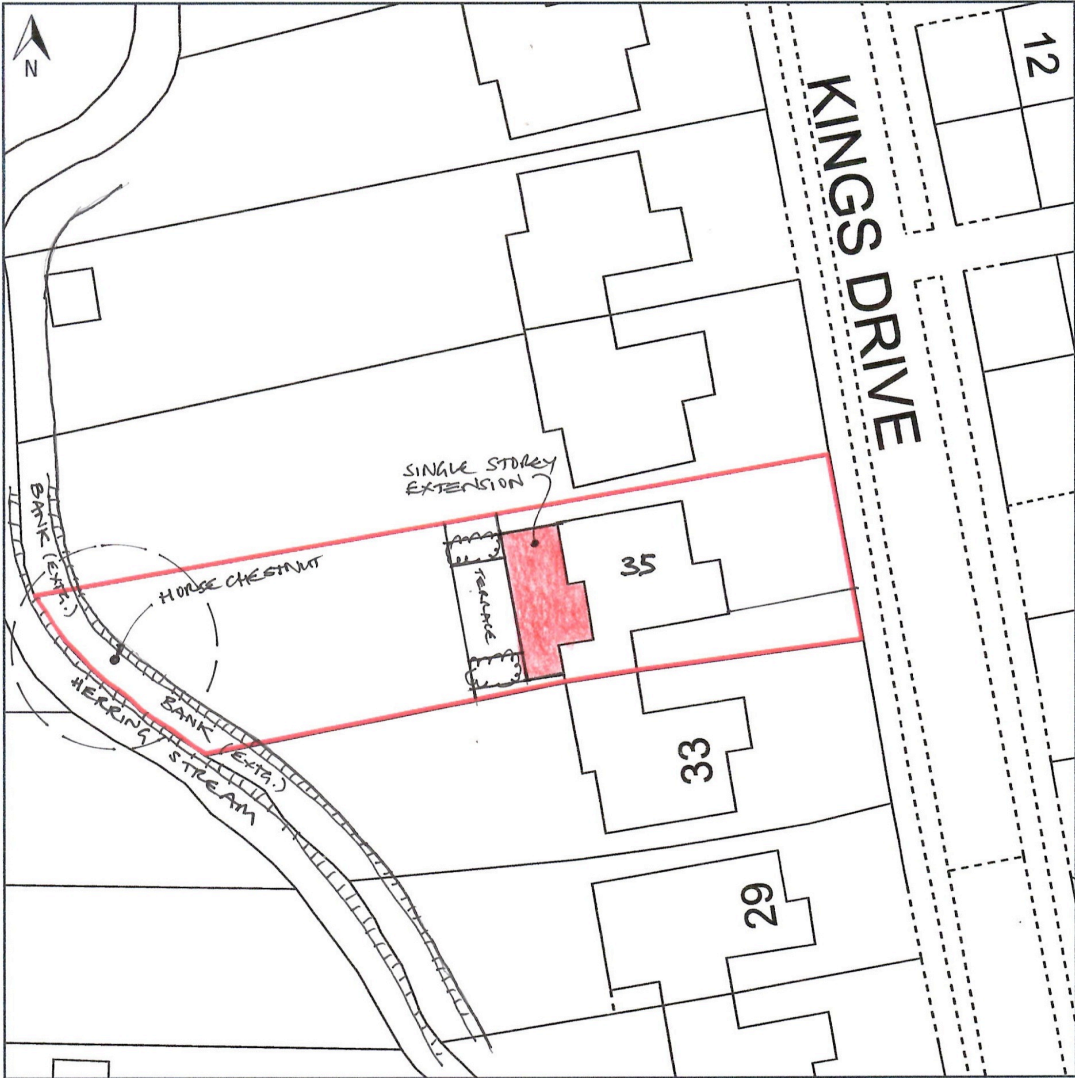
At this location there's a **Very low** chance of flooding to **20cm** (or 8 inches).

Between 2040 and 2060 this stays at a **Very low** chance of flooding to **20cm** (or 8 inches).

35, KINGS DRIVE, HASSOCKS, WEST SUSSEX, BN6 8DY

UPRN: 100061860172

HMLR Title No: SX29155



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0m 5m 10m 15m 20m 25m 30m 35m 40m

Scale: 1:500 Paper Size: A4

Notes:
Site Plan
KDH-PL-002 -A

Plan 1– site plan showing extent of proposed extension to property

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5. Mitigation:

Although the flood risk is identified as low for river flooding and very low for surface water, some mitigation towards potential future flooding is advisable in this location and as the proposed rear extension will sit at a lower level than the existing primary floor level of the property. The proposed floor level of the new rear extension is designed to be lower than the existing primary floor level (but above the garden level) for other Planning and aesthetic considerations. The following are existing and proposed mitigations to prevent flooding to the new extension;

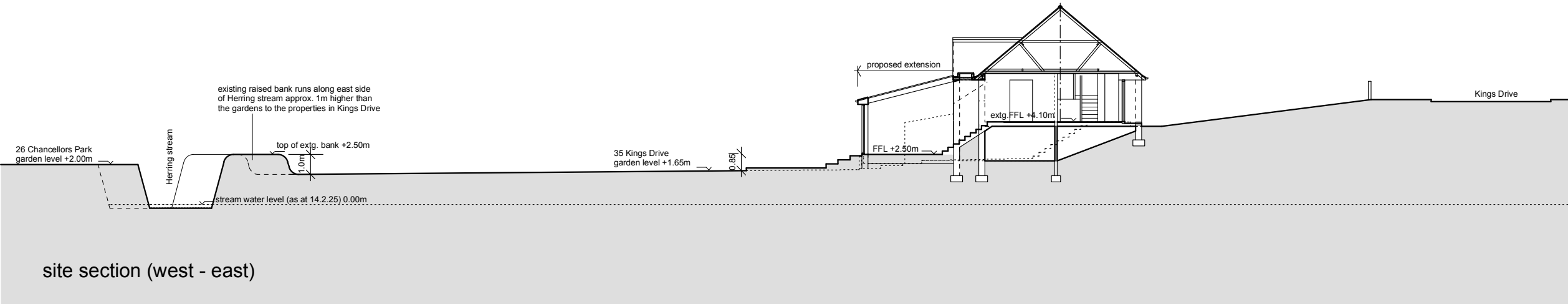
- rear garden area is protected by an existing raised bank or 'bund' to the edge of the stream and is approximately 1m above garden level
- the floor level of the proposed rear extension is set at 0.85m above the garden level (and 2.5m above the stream level) and this allows for the new floor level to be at least 0.6m above any potential flood (indicated at 0.2m in the garden at very low probability). Refer to drawing KDT-PL-011 for illustration of the site section through the property and stream.

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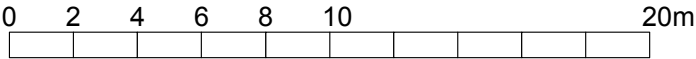
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6. appendix: application drawings

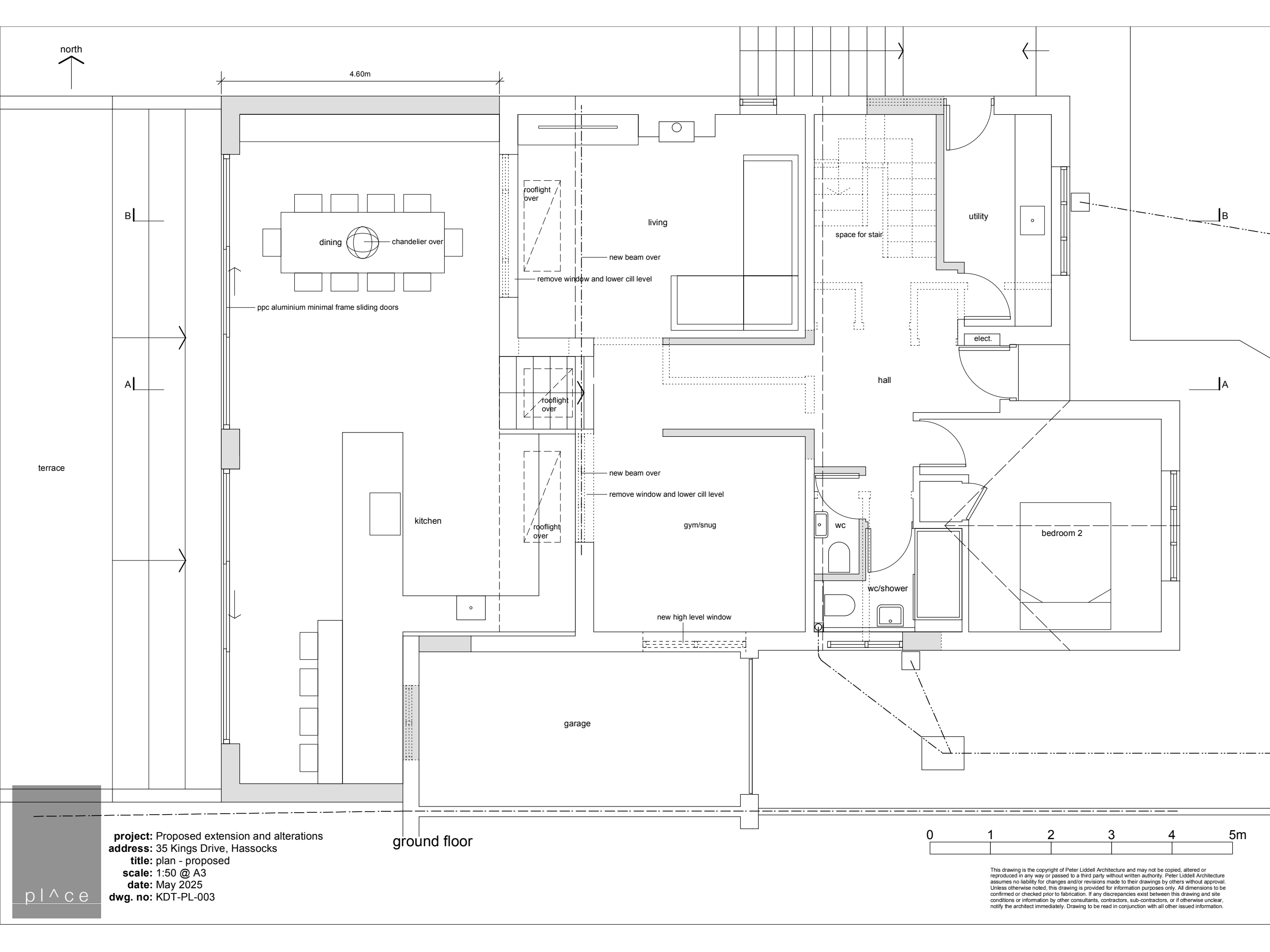


project: Proposed rear extension
address: 35 Kings Drive, Hassocks
title: site section - proposed
scale: 1:200 @ A3
date: May 2025
dwg. no: KDT-PL-011



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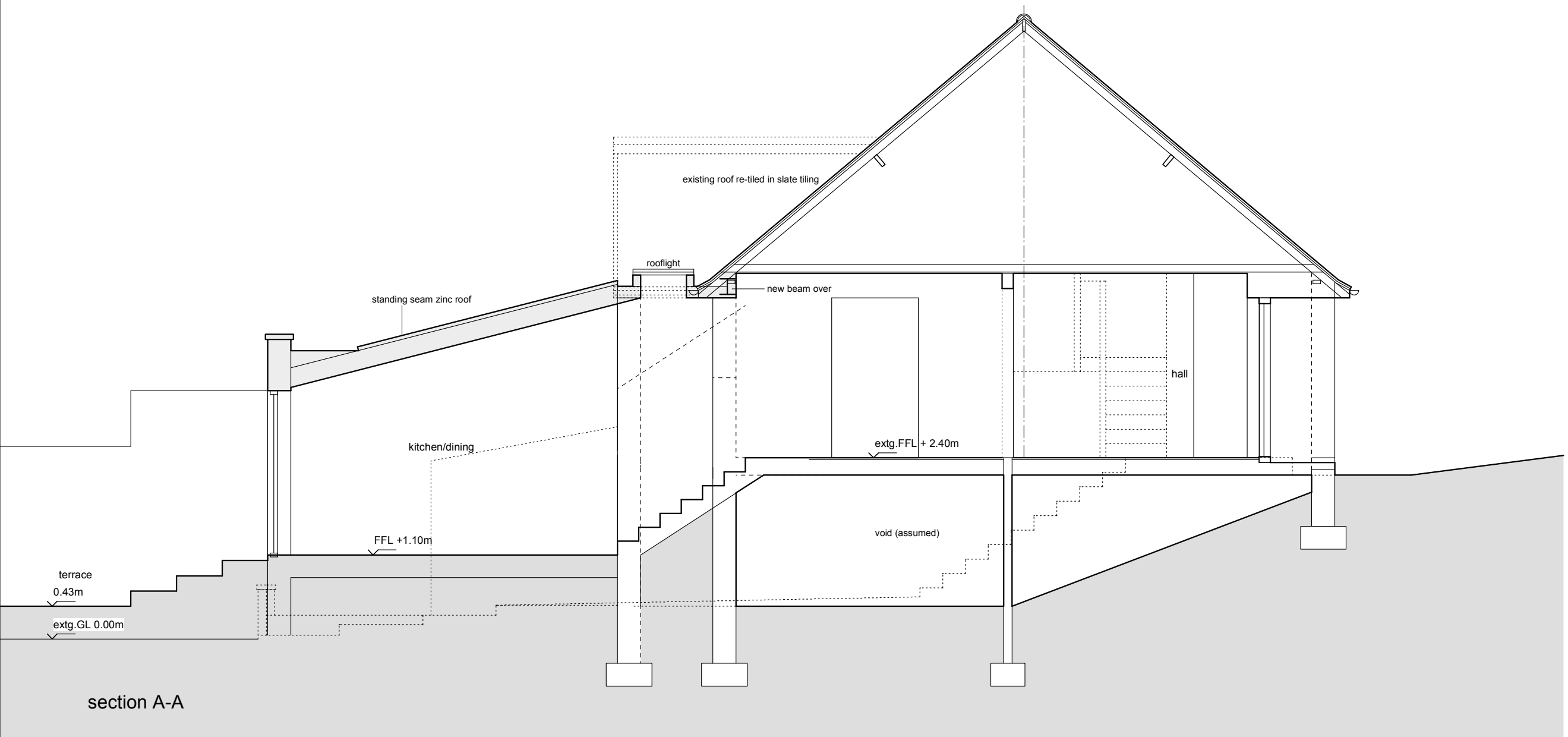




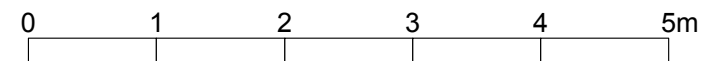
project: Proposed extension and alterations
address: 35 Kings Drive, Hassocks
title: plan - proposed
scale: 1:50 @ A3
date: May 2025
dwg. no: KDT-PL-003

place

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project: Proposed extension and alterations
address: 35 Kings Drive, Hassocks
title: section - proposed
scale: 1:50 @ A3
date: May 2025
dwg. no: KDT-PL-005



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