

Flood Risk Assessment

Proposed development: Single Storey Rear Extension

Site Address: 1 Pinehurst, Burgess Hill, RH15 0DG

Applicant: Penny Brearley

Site area: 388 square metres

Date: 16.11.25

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1. Introduction

This Flood Risk Assessment has been prepared to accompany a Planning application for 1 Pinehurst, Burgess Hill, RH15 0DG. The property falls within an area at risk of surface water flooding.

2. Site description

1 Pinehurst, Burgess Hill is a residential property. There will be no change of use to the existing property. The proposal is intended to provide additional living space for the residents. There will be no change to the impermeable area footprint within the existing hard surface. Therefore, the proposal will not increase the catchment area for the hard surface drainage.

The existing roof and paved areas drain to surface water gullies connected to the public surface water sewer. There are no nearby water sources. There is a pond opposite the property to the north. The highest risk of flooding at this location is surface water.

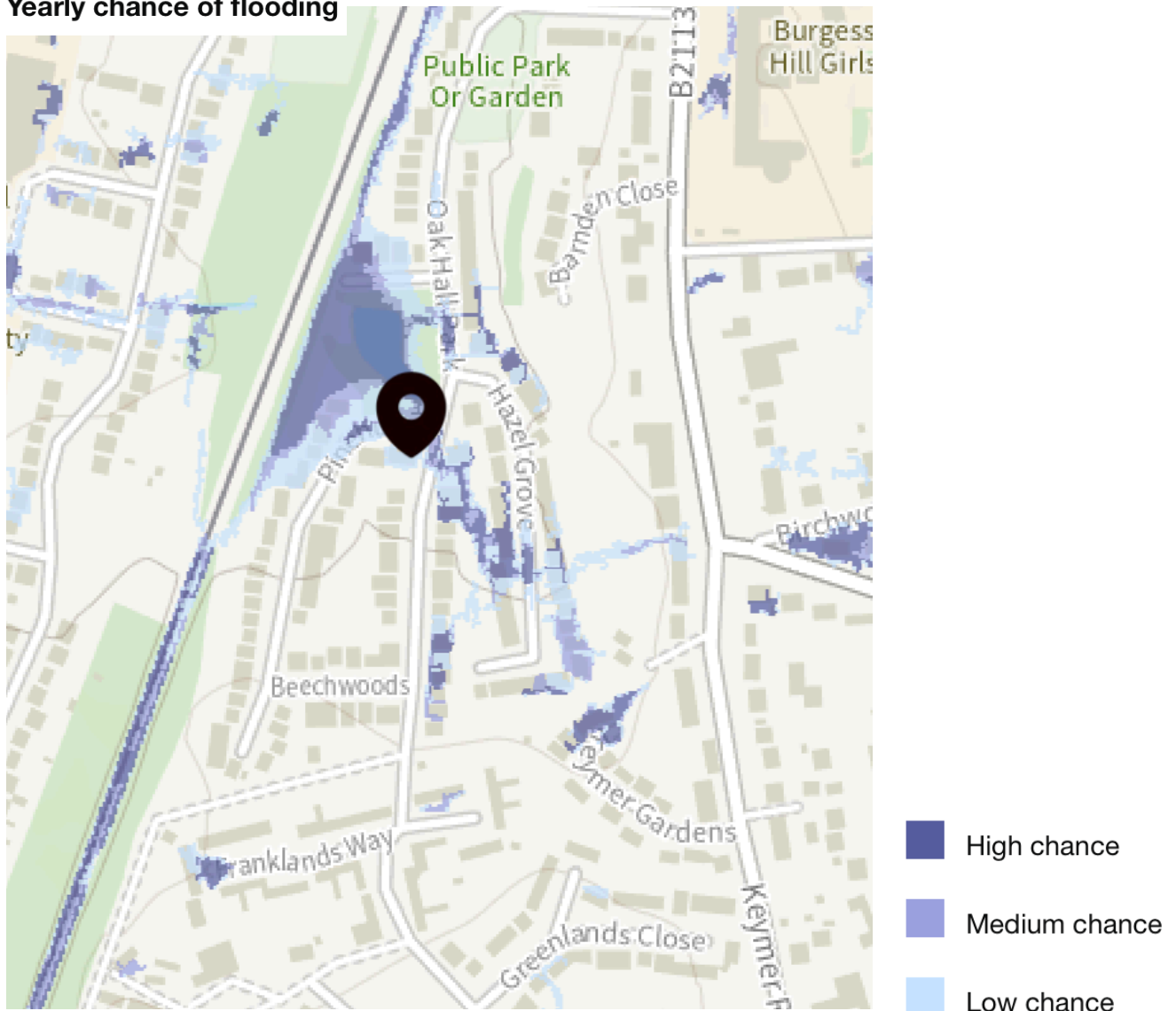
3. Flood Risk

The Environment Agency Flood Risk Checker for 1 Pinehurst highlights the following flood risks:

Surface water risk

- yearly chance of flooding is **Low** (the area has a between a 0.1% and 1% chance of flooding each year)

Yearly chance of flooding



- yearly chance of flooding between 2040 and 2060 is **Medium** (the area has a between a 1% and 3.3% chance of flooding each year)

Rivers and sea risk

- yearly chance of flooding is **Very Low**
- yearly chance of flooding between 2036 and 2069 is **Very Low**

Reservoirs

- Flooding from reservoirs is unlikely in this area

Groundwater

- Flooding from groundwater is unlikely in this area

4. Mitigation

The site is within a surface water flooding risk area, therefore mitigation measures should be provided to ensure risk is not increased. The mitigation measures are as follows:

- Retain existing floor level, at least 150mm above adjacent external ground.
- Surface water from the new roof to discharge via new downpipes to the existing public surface water sewer
- Extension to be build on existing paved patio area as to not increase the impermeable area

5. Conclusion

The proposed development incorporates appropriate floor level drainage and resilience measures. The listed mitigation measures will ensure that flood risk is not increased on or off site.