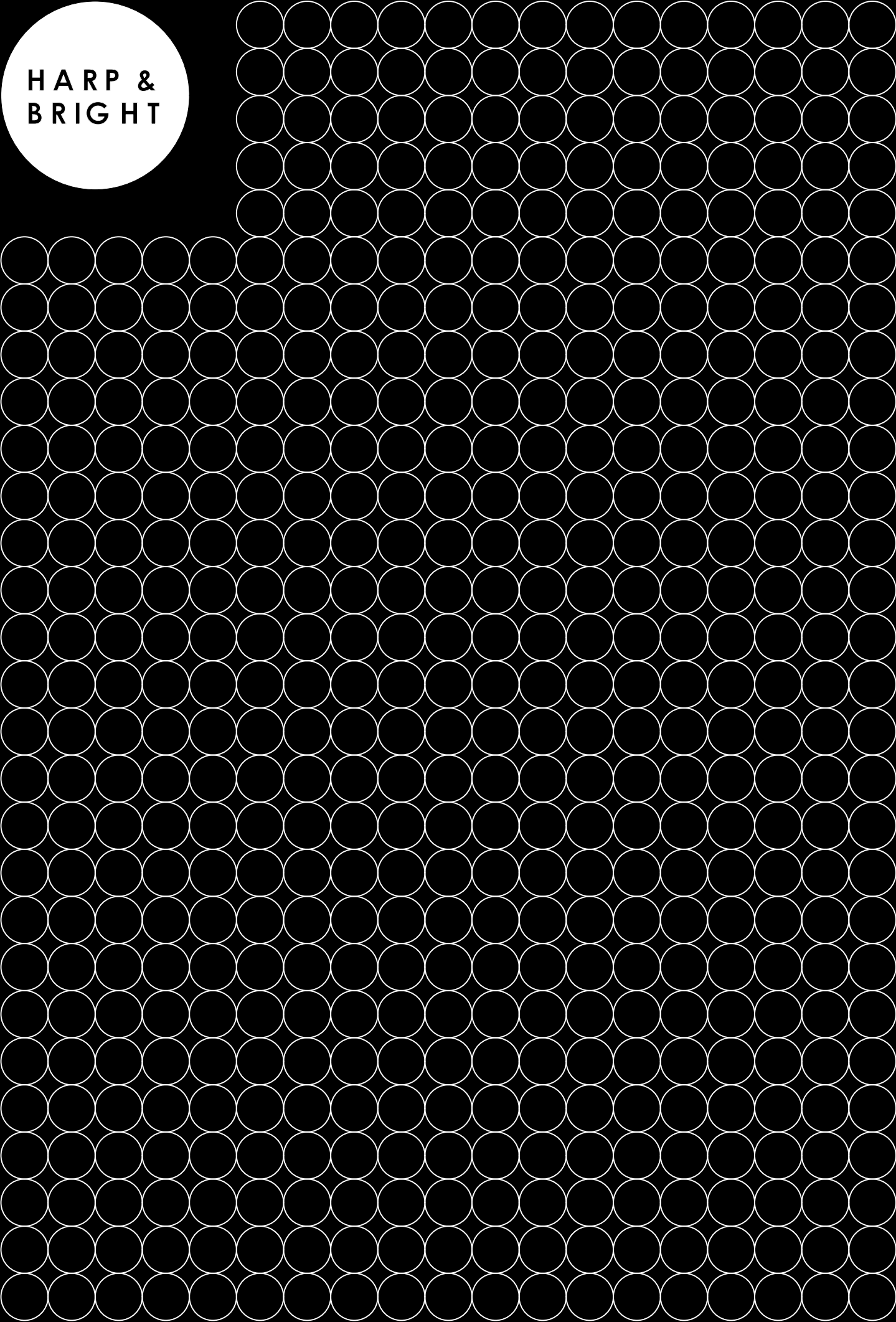
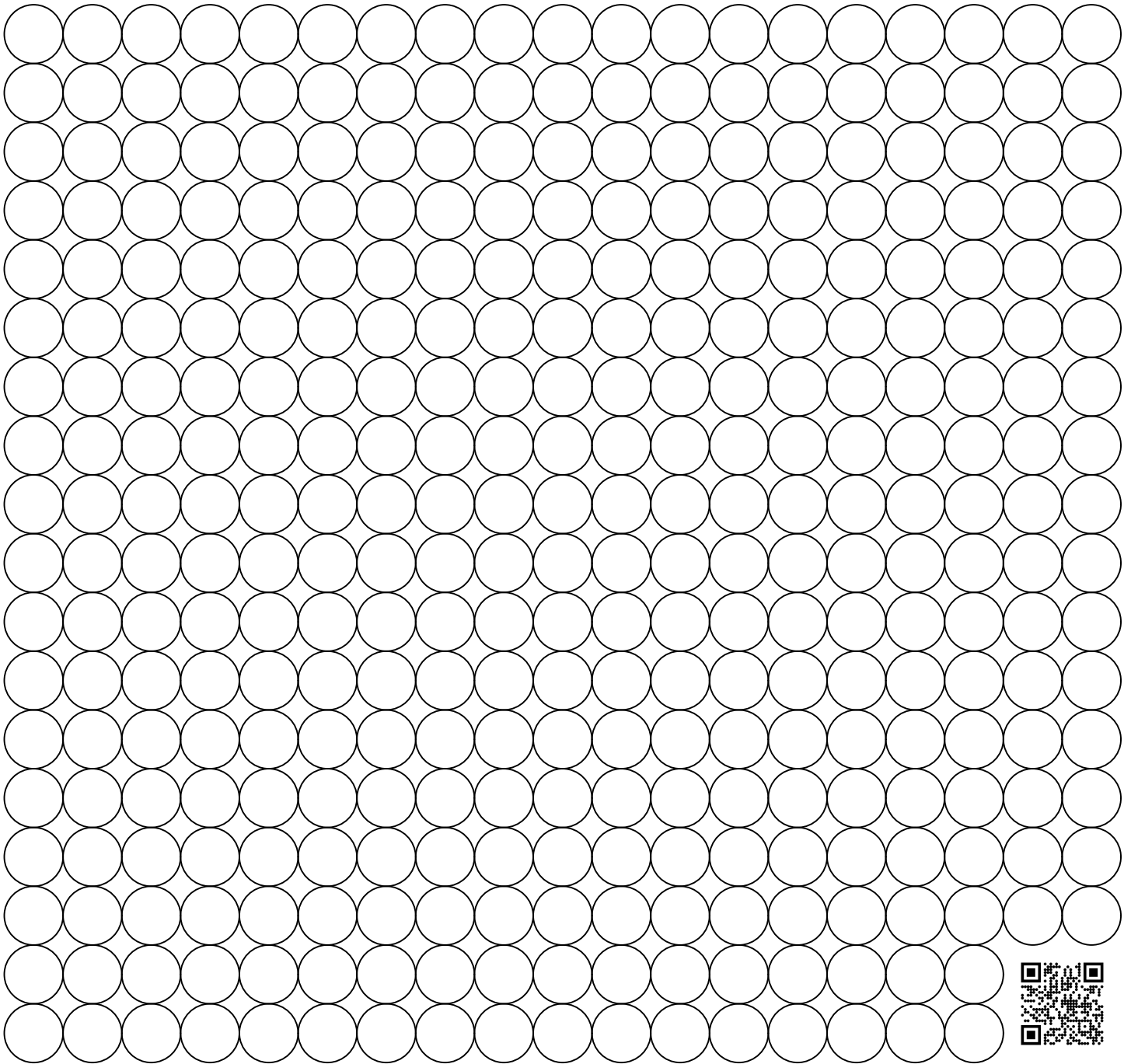






Flood Risk Assessment & Surface Water Drainage Strategy
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Flood Risk Assessment & Surface Water Drainage Strategy

Project Name:	Hassocks FC	Issued by:	Harp & Bright
Address:	Hassocks Football Club, The Beacon, Brighton Road, Hassocks, West Sussex, BN6 9QD	Address:	64 Byron Street, Hove, BN3 5BB
Reference:	1100	Employer:	Hassocks FC
Date of Issue:	16th February 2026	Address:	Hassocks Football Club, The Beacon, Brighton Road, Hassocks, West Sussex, BN6 9QD
Revision:	...		

Minor Non-Residential Development

1. Introduction

Site: Hassocks Football Club, The Beacon, Brighton Road, Hassocks

LPA: Mid Sussex District Council

LLFA: West Sussex County Council

Proposal: Single storey pitched roof extension to west elevation to enlarge existing kitchen

Additional Floor Area: Approx. 10.6m²

This document provides a proportionate Flood Risk Assessment (FRA) and Surface Water Drainage Strategy in support of a minor extension to an existing community sports pavilion.

The report has been prepared in accordance with:

- NPPF (Dec 2024)
- Planning Practice Guidance – Flood Risk and Coastal Change
- Policy DP41 – Mid Sussex District Plan 2014–2031
- Hassocks Neighbourhood Plan Policy 4
- Mid Sussex Flood Risk & Drainage Validation Checklist

The development constitutes minor non-residential development and does not involve change of use, ground level alteration, or an increase in impermeable area.

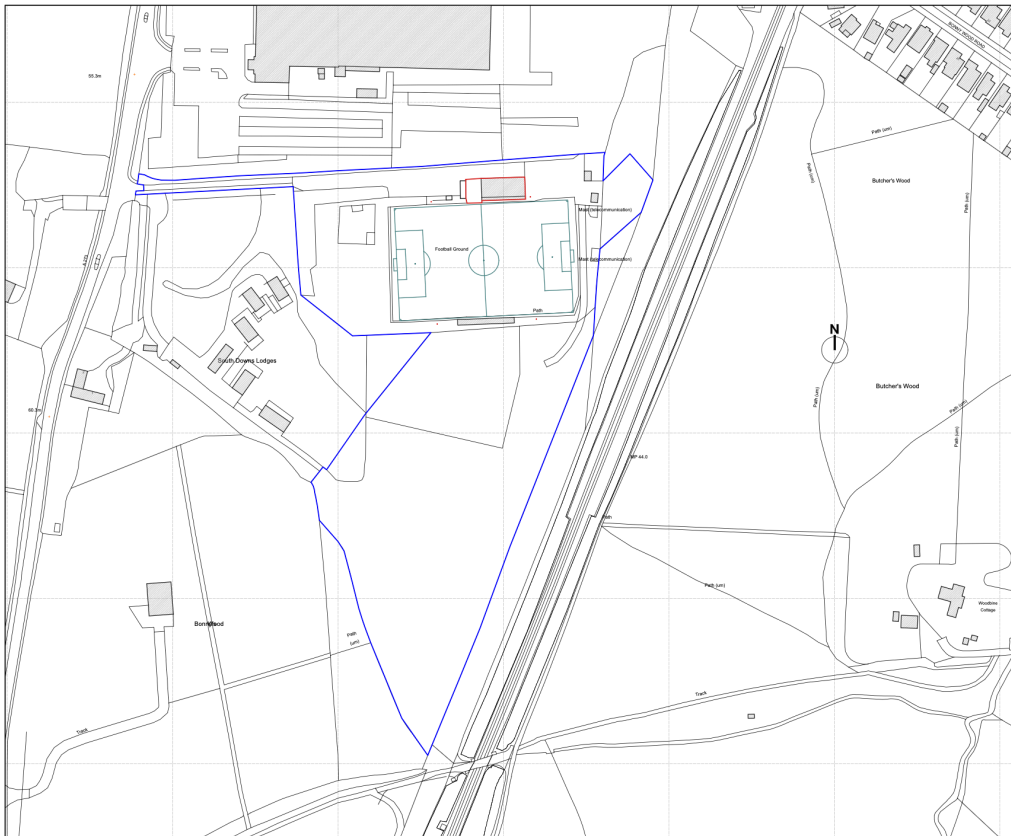
2. Site Description & Context

The site comprises an established football clubhouse pavilion serving a floodlit pitch and associated parking.

The clubhouse and car parking area lie outside, but immediately adjacent to, the boundary of the South Downs National Park.

The extension is located on the western elevation of the existing building within the established developed footprint of the clubhouse area.

There are no ordinary watercourses within or immediately adjacent to the extension footprint.



Location Plan - Not To Scale

3. Flood Risk Policy & Vulnerability

3.1 Flood Zone Classification

Environment Agency Flood Map for Planning confirms:

- Site located in Flood Zone 1 (Low Probability)
- Less than 0.1% annual probability of fluvial flooding

3.2 Development Vulnerability

The proposal constitutes Less Vulnerable development under national planning guidance.

Less Vulnerable development is appropriate in Flood Zone 1.

Sequential and Exception Tests are therefore not required.

4. Assessment of Flood Risk

4.1 Fluvial Flood Risk

There are no mapped Flood Zones 2 or 3 affecting the building footprint.

The development is not at risk from river flooding.

4.2 Surface Water Flood Risk

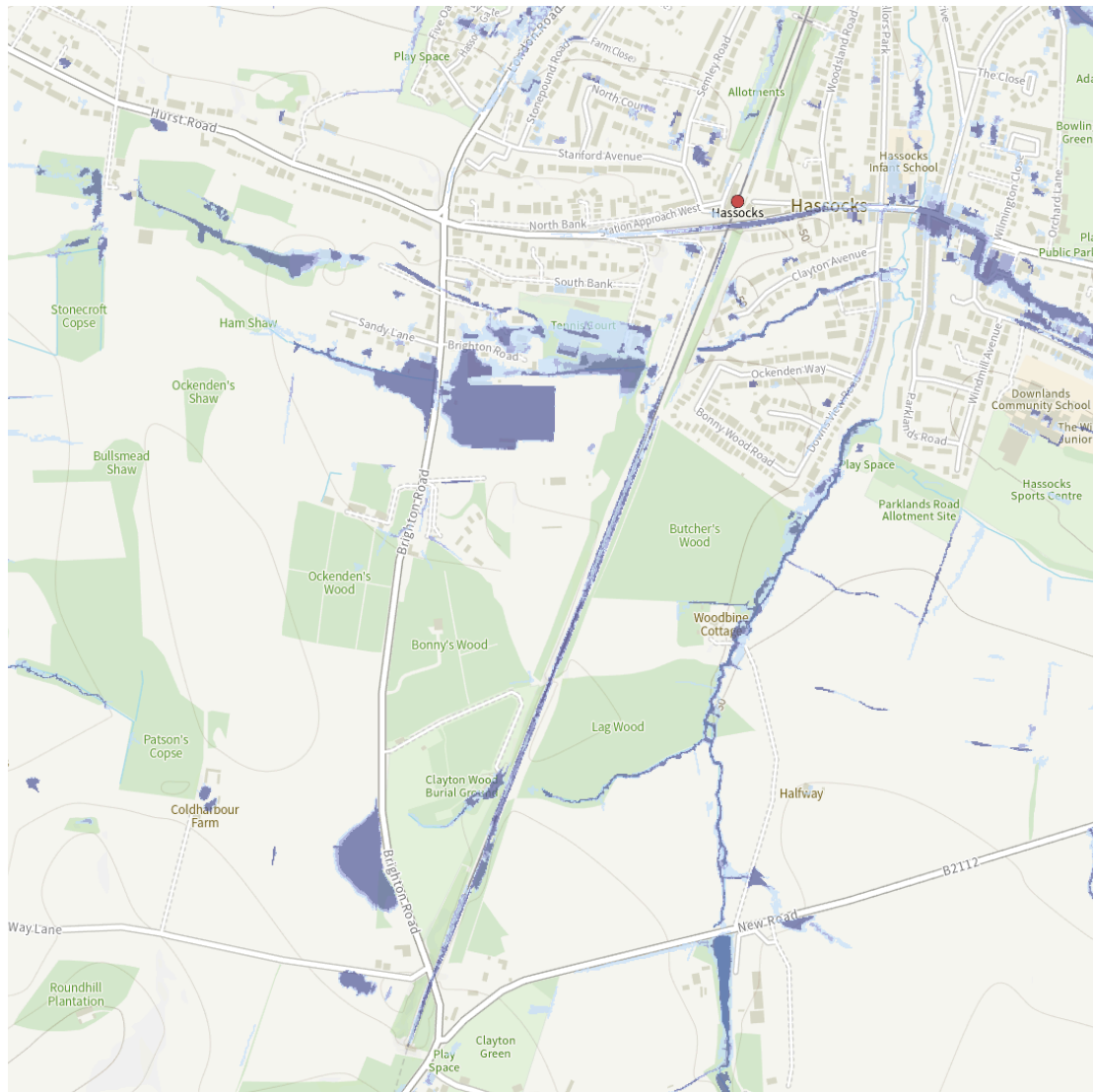
Environment Agency Risk of Flooding from Surface Water mapping identifies areas of surface water risk affecting part of the site access drive.

However:

- The proposed extension footprint is not located within an area of High Risk (1 in 30) surface water flooding.
- The proposal does not encroach into mapped overland flow routes.
- No changes to ground levels are proposed.
- No additional hardstanding is proposed.

There is no increase in impermeable area, the extension area is approximately 10.6m² of roof area over an area of existing hard landscaping.

This increase is negligible in hydrological terms and will not materially increase runoff rates or volumes.



Flood Risk Map - Not To Scale

4.3 Groundwater Flood Risk

There is no mapped groundwater emergence at the site and no historical evidence of groundwater flooding affecting the clubhouse footprint.

Risk is therefore considered low.

4.4 Sewer & Infrastructure Flooding

The development connects to the existing drainage network serving the clubhouse.

Given the negligible increase in roof area, the proposal will not materially increase discharge volumes or overload existing systems.

4.5 Climate Change

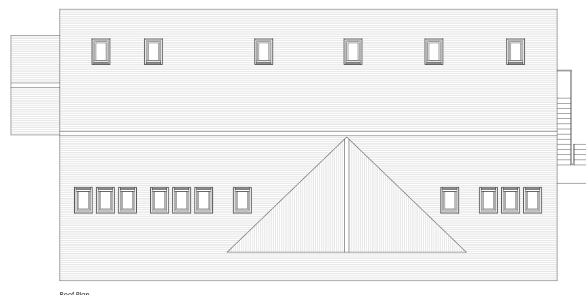
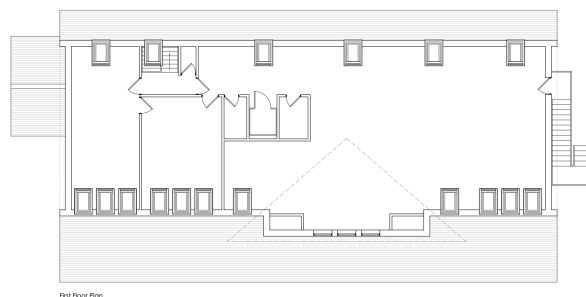
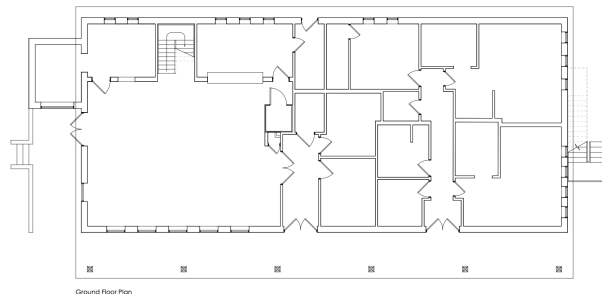
The design life of the development is assumed to be 60 years.

Given:

- Location in Flood Zone 1
- Absence of fluvial flood risk
- Very minor increase in impermeable area

The development will remain safe for its lifetime, including allowances for climate change.

Even with a 40% uplift in rainfall intensity (upper end climate allowance), the additional runoff from 10.6m² of roof area is negligible and can be accommodated within existing drainage arrangements.



5. Surface Water Drainage Strategy

5.1 Existing Drainage Regime

The existing clubhouse roof drains via established drainage infrastructure.

The building has operated without known drainage failure.

5.2 Proposed Drainage Arrangements

The proposed extension will:

- Be fitted with standard guttering and downpipes
- Discharge surface water to the existing surface water drainage system serving the clubhouse
- Not introduce new areas of hardstanding

No alteration to the wider site drainage regime is proposed.

5.3 Drainage Hierarchy Compliance

In accordance with Policy DP41 and national guidance, the drainage hierarchy has been considered:

- 1. Infiltration (preferred option)**
Existing site drainage arrangements already operate effectively.
Given the extremely limited additional roof area, separate infiltration testing (BRE365) is not considered proportionate.
- 2. Discharge to watercourse**
Not required or applicable.
- 3. Discharge to surface water sewer**
Existing arrangements retained.

Given the minimal scale of development, it is not reasonably practicable or proportionate to provide a standalone SuDS feature for 10.6m² of additional roof area.

5.4 Runoff Rates & Volumes

The proposal results in:

- No material increase in peak runoff rate.
- No material increase in runoff volume.
- No alteration of existing drainage catchments.

The increase in impermeable area represents a negligible percentage of the overall developed site area.

The development will therefore:

- Not increase flood risk elsewhere.
- Not adversely impact downstream receptors.
- Not prejudice existing drainage performance.

5.5 Long-Term Maintenance

The extension roof drainage will be maintained as part of the ongoing management and maintenance regime for the football clubhouse.

Maintenance responsibility remains with the site operator.

No additional management infrastructure is required.

6. Access & Emergency Considerations

Surface water flood mapping indicates some risk to part of the access drive.

The proposal:

- Does not alter the access route.
- Does not intensify site use.
- Does not introduce sleeping accommodation or vulnerable occupants.
- Does not increase flood hazard.

The clubhouse has operated historically under existing conditions without safety issues.

The minor extension does not materially alter risk to users.

7. Compliance with Policy DP41

The development:

- Follows a risk-based approach.
- Is safe for its lifetime.
- Does not increase flood risk elsewhere.
- Retains existing drainage systems.
- Does not require land safeguarding for flood management.

The proposal therefore complies with Policy DP41 and relevant national guidance.

8. Conclusion

This proportionate Flood Risk Assessment and Surface Water Drainage Strategy demonstrates that:

- The site is located within Flood Zone 1.
- The proposal constitutes Less Vulnerable development.
- Surface water flood risk is limited and unaffected by the proposal.
- The increase in impermeable area (10.6m²) is negligible.
- No increase in flood risk will occur on or off site.
- The development will remain safe for its lifetime, including climate change allowances.

It is concluded that the proposed extension is acceptable in flood risk and drainage terms and should not give rise to objection from the Local Planning Authority or the Local Lead Flood Authority.