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FLOOD RISK ASSESSMENT

**Thornhill
Hamsey Road
Sharpthorne
RH19 4PA**

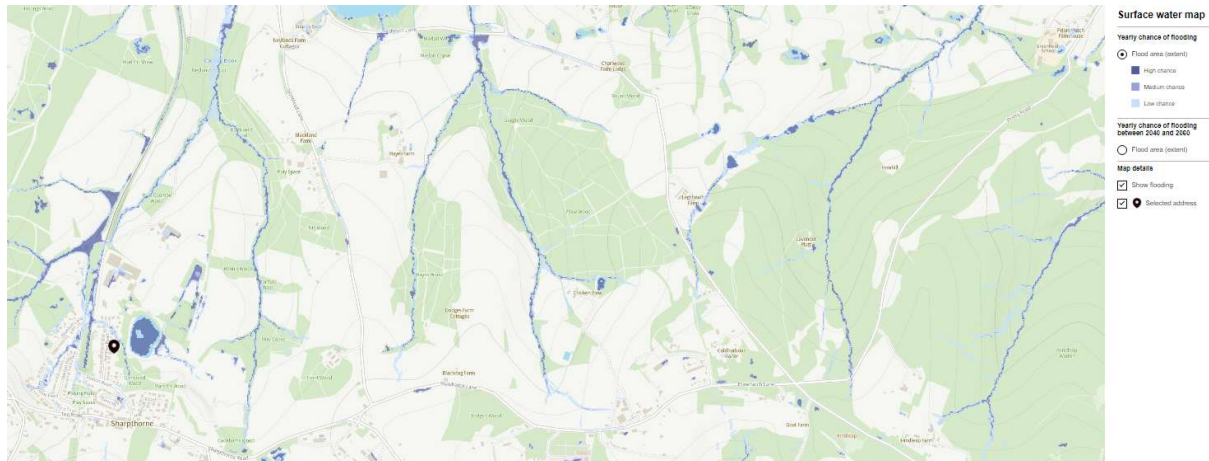
February 2025

Flood risk assessment accompany house holder planning application for a proposed single story rear extension.



According the environment agency data the application site is within flood zone 1 (rivers and sea) and with a low probability of flooding but close to an area of high risk surface water flooding although it doesn't appear that the actual site within the affected area.

See extract below and further information annexed to at the bottom.



The applicant has lived at the property for at least 7 years and has not experienced flooding issued within this period and has was not made aware of any issues, form the previous seller, when selling the property.

The proposal will not affect flooding elsewhere.

MITIGATION:

- Provision of a soakaway, appropriately specialist, to serve extended areas, in accordance with Building Regulations.
- Provision of drainage channels at thresholds, connected into soakaway.
- Retention of existing surface water drains where appropriate.
- Finished floor level 150mm above natural external ground level.

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
537236/132732

Created
28 Feb 2025 10:37

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.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
537236/132732

Scale
1:2500

Created
28 Feb 2025 10:37

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

0 20 40 60m

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