

Flood Risk Assessment

REF DM/25/1655

Description of Works : A part double storey, part single storey rear extension, together with a partial garage conversion and alterations to the front garage roof line at 25 Fir Tree Way, Hassocks, BN6 8BU

Flood Risk Assessment on Behalf of Andy Deaville

July 2025

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1. Introduction

1.1 This is a Flood Risk Assessment prepared to accompany a Householder Planning application at 25 Fir Tree Way, Hassocks, BN6 8BU.

2. Use

2.1 there will be no change to the existing residential (C3) use of the property.

3. Flood Risk

3.1 The Environment Agency Flood Risk Checker for the property highlights the following:

Rivers and sea risk	Medium risk. Medium risk in this location means a 1% chance of flooding each year.
Surface water risk	Medium risk. Medium risk in this location means a 1% to 3.3% chance of flooding each year. Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is West Sussex.
Reservoir risk	Flooding from reservoirs is unlikely in this area.
Groundwater risk	Flooding from groundwater is unlikely in this area.

3.2 The Environment Agency Flood Risk from Surface Water Map can be seen below



3.3 The weir at the far north west of the garden is more than 30m from the proposed extension. The rear garden slopes away from the house and as far as known has never historically flooded.

4. Mitigation

4.1 With the property being highlighted as within a surface water flooding risk area, mitigation measures should be provided.

4.2 The mitigation measures proposed do not extend beyond those usually provided and would include:

- Provision of a soakaway, to serve extended areas, in accordance with Building Regulations.
- Provision of drainage channels at thresholds, connected into soakaway.
- Extended area ground floor level to be the same and not lower than the current house.