



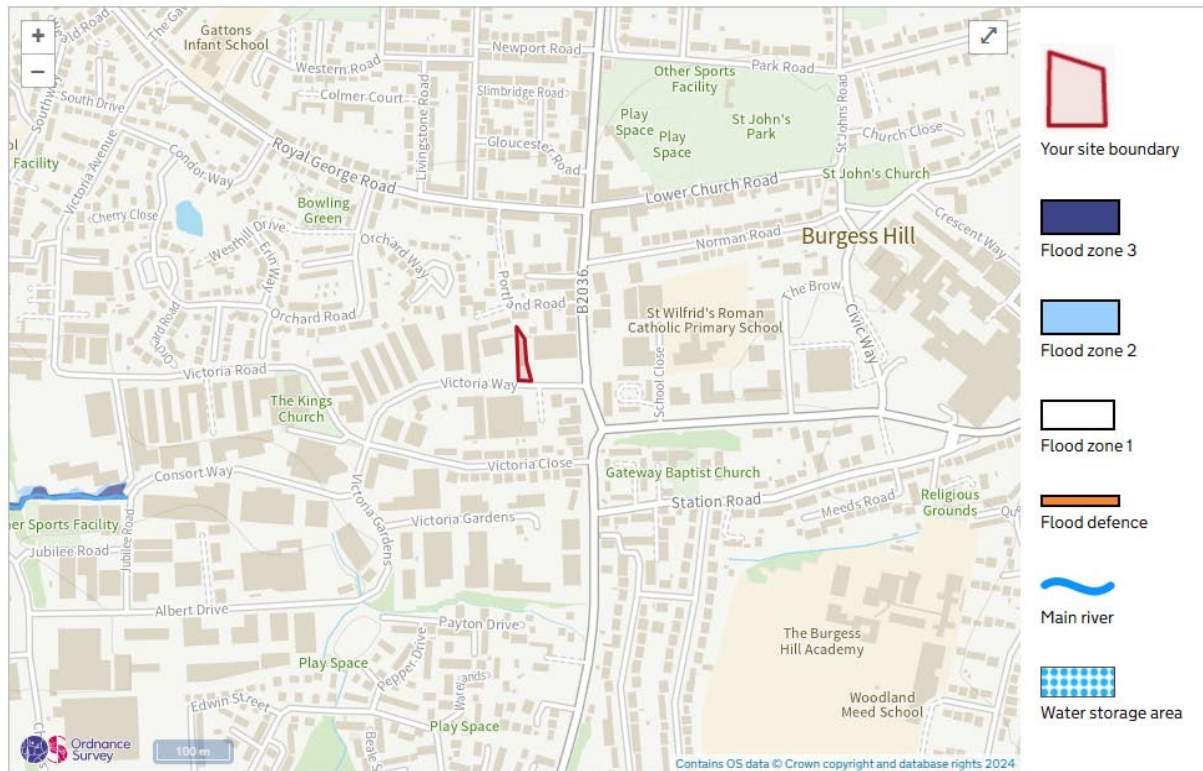
FLOOD RISK ASSESSMENT

10 Victoria Way, Burgess Hill, RH15 9NF

Project Number: 250010

29th September 2025

Figure 1 – Site Location



Flood Zone Classification

According to Environment Agency mapping, the site is located within Flood Zone 1, which represents land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding. This is the lowest category of flood risk.

Site Levels and Defences

Topographical survey information and Ordnance Survey mapping confirm that the property lies above Ordnance Datum. Existing engineered flood defences are located along the nearby riverbank, and combined with the natural slope of the land, provide effective protection against any rise in river levels. River levels in the locality are significantly lower than the site ground levels, further reducing risk.

The site is also at a substantial distance above mean sea level, and therefore has minimal risk of tidal flooding.

Proposed Development

The proposal relates to **recladding of the existing roof and façade**. No changes are proposed to the building footprint, site levels, or drainage surcharge. Accordingly, the development will not increase flood risk on-site or to neighbouring properties.

Flood Risk Considerations

- The property is non-residential and contains no habitable rooms.
- Finished floor levels (FFL) are above the surrounding river levels.
- Electrical wiring and services will be located above ground level to reduce vulnerability.
- The ground floor is of solid concrete construction, providing inherent flood resilience.

- Additional weatherproofing and waterproofing measures will be incorporated where appropriate.

Evacuation and Emergency Access

Two independent means of escape are available: to the front and rear of the property. These provide safe access to higher ground in the event of an emergency. The occupants can also connect to the Environment Agency's Floodline service, providing early warnings of flood events.

Drainage Context

Information from Mid Sussex District Council indicates that Thames Water Services are implementing long-term upgrades to the local sewage network to manage extreme rainfall events and reduce flood risk from surface water and drainage surcharge.

Conclusion

The site is located in Flood Zone 1 and is therefore at low risk of flooding. The building lies above river and sea levels and benefits from existing flood defences. The proposed recladding works will not increase flood risk either on or off-site.

With robust resilience measures, emergency evacuation routes, and Floodline early warning connection, the development is considered **safe and acceptable in flood risk terms**.

END