

Chideok, Valebridge Road, Burgess Hill.

Flood Risk Assessment



Document Ref: 25246-HOD-XX-XX-RP-C-5801

Document Control

Document Reference	25246-HOD-XX-XX-RP-C-5801
Project Name	Chideok
Location	Chideok, Valebridge Road, Burgess Hill
Client	Kauto Homes
Title	Flood Risk Assessment

Revision	Purpose	Date	Author	Checked	Authorised
Z01	Initial issue	14/10/25	JRH	MEC	JRH
Z02	Revised for smaller scheme	26/03/26	JRH	JRH	JRH

1 Introduction

- 1.1.1 Hodel Ltd have been instructed by Kauto Homes to prepare a Flood Risk Assessment (FRA) to supplement a planning application at Chideok, Valebridge Road, Burgess Hill.
- 1.1.2 An FRA is undertaken to establish the risk to a proposed development for its lifetime and, if required, propose suitable flood risk mitigation measures.
- 1.1.3 This FRA has been undertaken in accordance with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).
- 1.1.4 This report has been produced in consultation with relevant authorities, and referenced to established data, documents and guidance that is published by the Environment Agency (EA), the Lead Local Flood Authority (LLFA), the Local Planning Authority (LPA), the Water Authority and the Internal Drainage Board (IDB).

2 Existing Site

2.1 Description

- 2.1.1 The site is located at Chideok, Valebridge Road, Burgess Hill; National Grid Reference 532364E, 120968N. A copy of the site location plan is shown in Figure A.

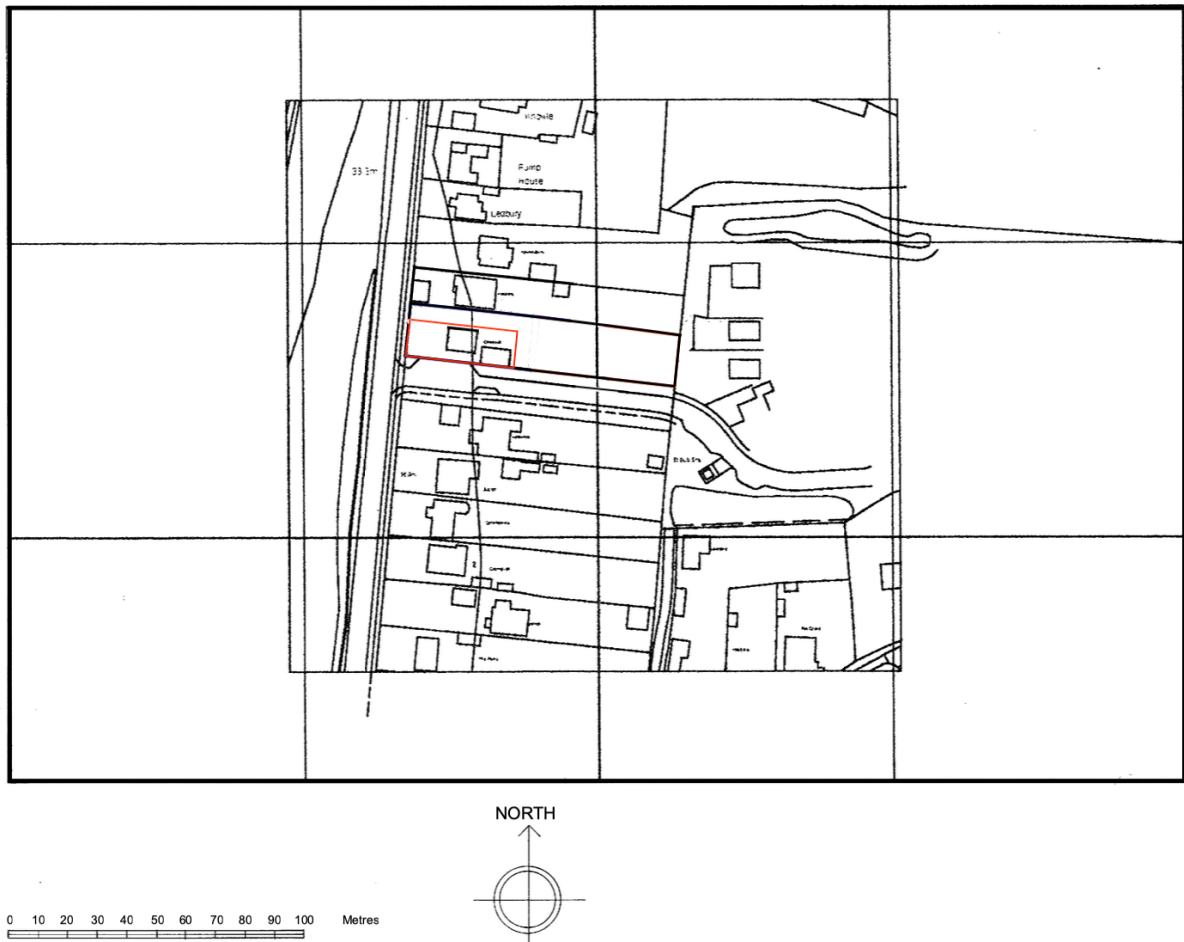


Figure A - Site Location Plan

- 2.1.2 The site comprises of a detached residential property and garden. The site is bounded by Valebridge Road to the West, Mill Rose way to the south with the principal access from Valebridge Road. Residential properties are to the north and east. The site area measures approximately 0.0524Ha as stated in the planning statement.

2.2 Topography

- 2.2.1 A topographical survey has been undertaken, this survey shows that the existing ground levels range from circa 34.6 in the NW corner at the east of the site, to circa 37.3 in the SE corner of the site. There is a shallow valley running through the centre of the site in an approximate north south direction.

2.3 Existing Drainage

Sewer records for the site, from Southern Water, show there is a foul sewer past the rear of the site, crossing Mill Rose Way. A copy of the sewer records can be found in Appendix A.

3 Proposed Site

3.1 Description

- 3.1.1 It is proposed to extend the existing property to the rear. A copy of the proposed drawings is provided within Appendix B.
- 3.1.2 The existing and proposed development (without basements) is classed as a More Vulnerable classification based on the Flood Risk Vulnerability Classification table with the NPPF guidance.
- 3.1.3 It is noted that as the proposal is for a residential extension it is exempt from the sequential test.
- 3.1.4 Additionally, given that the proposal is for a residential extension of less than 250 square metres, the Environment Agency's Flood Risk Standing Advice will be applicable. This advice is available here: [Preparing a flood risk assessment: standing advice - GOV.UK](#)

4.1 Hydrology

Figure B - Environment Agency Statutory River Map

4.2.1 British Geological Survey (BGS) records have been reviewed and shows that the site is underlain by the Weald Clay Formation.

Based on the online Magic Maps service, hydrogeological information has been obtained. The site is underlain by an unproductive aquifer within the Weald Clay Formation.

The site is not located within a groundwater Source Protection Zone (SPZ).

5 Sources of Flood Risk

5.1 Criteria

- 5.1.1 As assessment of the risk associated with various sources of flooding is required to comply with the NPPF and EA standing advice. This assessment is undertaken with the assumption that the development will have a design life of 100 years (residential).

In May 2022 the EA updated the climate change allowance guidance and this should be consulted to ascertain the appropriate peak river flow and rainfall intensities for the proposed development. This is based on the site location, lifetime of the development, flood zone and vulnerability of the end users. 'BS 8533:2017 – Assessing and managing flood risk in development – code of practice' identifies the forms of flooding as per the below list.

- Flooding from rivers (fluvial)
- Flooding from sea (tidal)
- Flooding from land (surface water)
- Flooding from groundwater
- Flooding from sewers
- Flooding from reservoirs, canals, and other structures

5.2 Flooding From Rivers (Fluvial)

The latest EA flood zone map has been reviewed, and an extract can be found in Figure C. This shows that the site lies within Flood Zone 1 (low probability).

Flood Zone 1 comprises of land assessed as having less than 1 in 1,000 annual probability of river or sea flooding (less than 0.1%) in any year.

Flood Zone 2 comprises of land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% - 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% - 0.1%) in any year.

Flood Zone 3a comprises of land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability flooding from the sea (>0.5%) in any year.

Flood Zone 3b comprises of land assessed as having a 1 in 20 or greater annual probability of river flooding (>5%) and is often referred to as the functional floodplain.

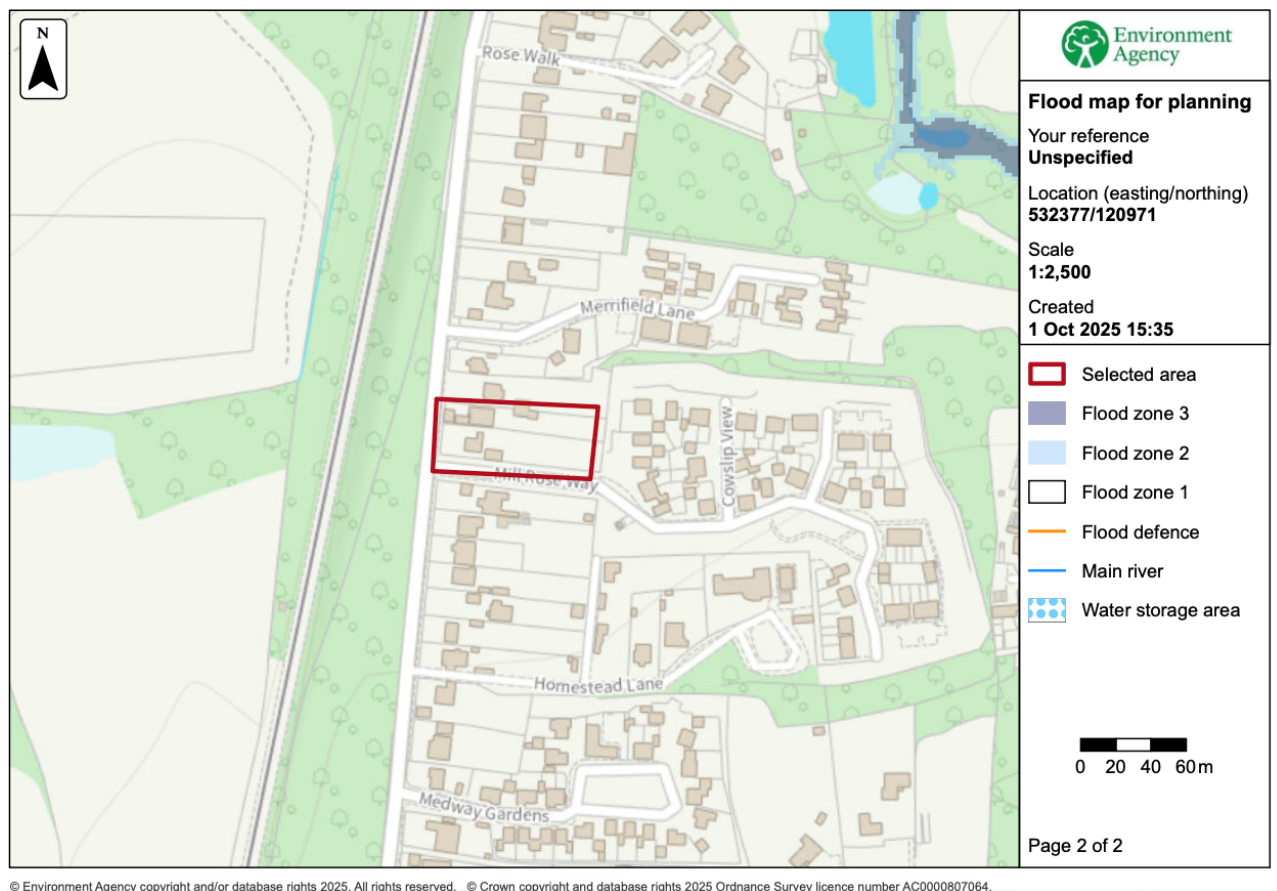


Figure C - Flood map for Planning

5.2.1 It is considered that the flood risk from rivers is very low.

5.3 Flooding From Sea (Tidal)

5.3.1 This is not considered to be a risk due to the inland location of the site.

5.4 Flooding From Land (Surface Water)

- 5.4.1 During intense rainfall events the ground can become saturated, or man-made drainage systems can be overwhelmed, and this can cause localised floods before reaching a watercourse or river.
- 5.4.2 The surface water flood map is shown in Figure D. This shows a section of the site is located within an area at risk of flooding during the 1 in 100 year flood event. This area of risk is associated with a small surface water flow path that originates a short distance to the south and flows offsite to the north, with the bulk of the flow path located to the east of the proposed extension.
- 5.4.3 Whilst this area of surface water flood risk could be classified as medium to high according to some mapping, reference to the site-specific topographic survey illustrates that flood depths would be shallow and limited in their extent.
- 5.4.4 The overall risk of surface water flooding at the site is considered to be medium to low.

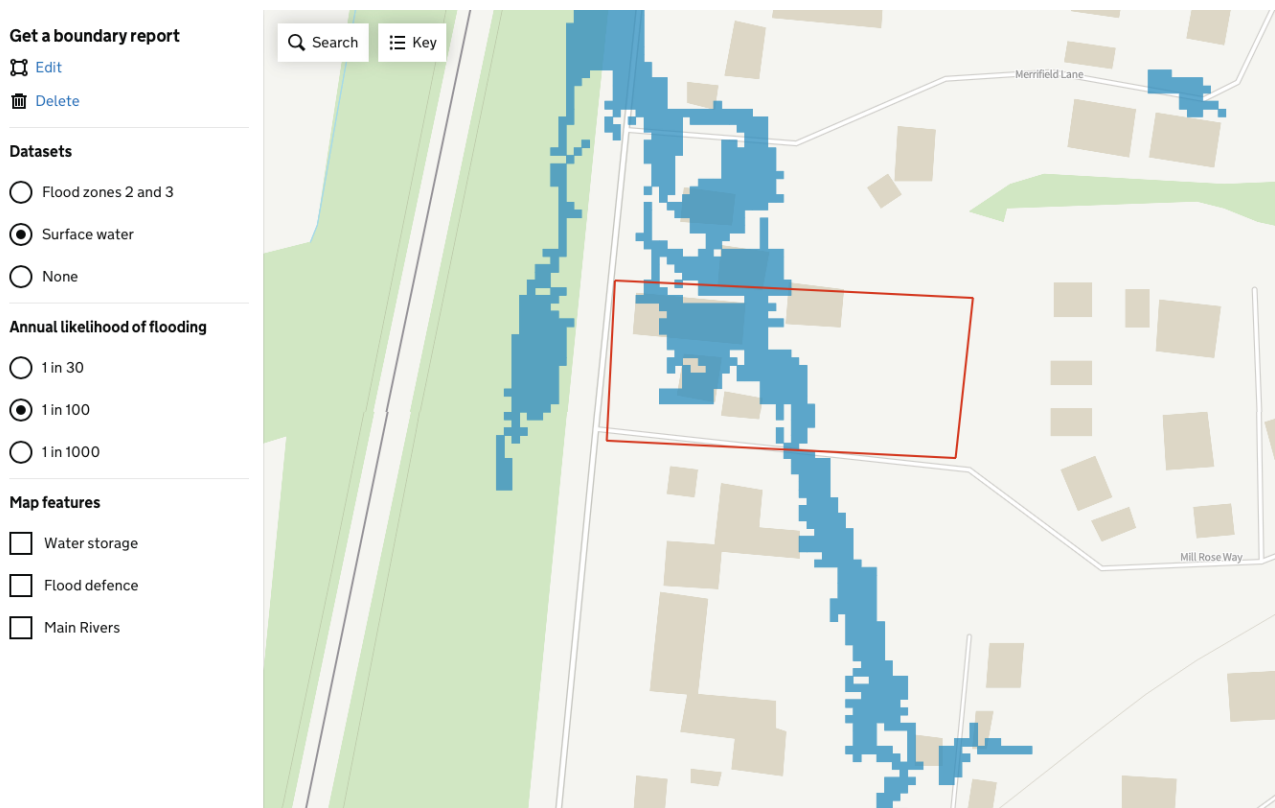


Figure D - Environment Agency Surface Water Flood Map

5.5 Flooding From Groundwater

- 5.5.1 During long periods of rainfall, the water table can rise and issue out of the ground's surface. This is dependent on average groundwater levels, extent of periods of rainfall and the ground strata.
- 5.5.2 The EA long term flood risk service notes that flooding from groundwater is unlikely in this area. The underlying Weald Clay bedrock is considered unlikely to contain significant quantities of groundwater.
- 5.5.3 It is therefore considered that the flood risk from groundwater is low.

5.6 Flooding From Sewers

- 5.6.1 Sewer flooding can occur when an artificial drainage system is overwhelmed, becomes blocked, or cannot discharge freely at its outfall. This can result in water exiting the system at locations such as gullies and manholes.
- 5.6.2 The Southern Water sewer records for the site are shown in Appendix A. These show there is no mapped sewer within the confines of the site.
- 5.6.3 It is therefore considered that the flood risk from sewer flooding is low.

5.7 Flooding From Reservoirs, Canals And Other Structures.

5.7.1 A large release of water from a reservoir may cause flooding. The EA reservoirs flood map is shown in Figure E.



Figure E - Environment Agency Reservoir Flood Map

- 5.7.2 The mapping has been updated in 2021 to show a modelled reservoir flooding when rivers are running at normal levels, as well as when flooding from rivers is occurring. The EA mapping shows that the site is located outside of an area that may flood from a reservoir in either modelled scenario.
- 5.7.3 Due to safeguards that are in place through legislation that reservoirs must be maintained, it is considered unlikely that a reservoir failure would occur.
- 5.7.4 It is therefore considered that the flood risk from reservoir flooding is low.
- 5.7.5 There are no Canal and River Trust owned canals near to the site.
- 5.7.6 No other artificial structures in the vicinity of the site are deemed to pose a potential risk that haven't already been explored previously in this report.

6 Mitigation Measures and Residual Risk

6.1 Overview

- 6.1.1 The site is located within Flood Zone 1 as shown by the EA flood mapping, and the proposed development will comprise of a 'more vulnerable' residential dwelling (consistent with its current use).
- 6.1.2 The surface water flood map shows some medium to low risk flood risk in the vicinity of the of the proposed extension.
- 6.1.3 All other sources of flooding were deemed low or very low.

6.2 Flood Compensation

- 6.2.1 As the site is not within the fluvial floodplain, flood compensation is not required.

6.3 Safe Access/Egress

- 6.3.1 The site is not within the fluvial floodplain, therefore access and egress investigations are not required.

6.4 Flood Resistance and Resilience Measures

- 6.4.1 As the proposed extension is not within the fluvial floodplain, it is considered that flood resistance and resilience measures are not required. The risk of flooding from surface water is not considered significant enough to warrant considering any site-specific flood resilience or resistant measures, especially when the existing building threshold and requirement to maintain a level threshold into the proposed extension are considered.

7 Conclusions and Recommendations

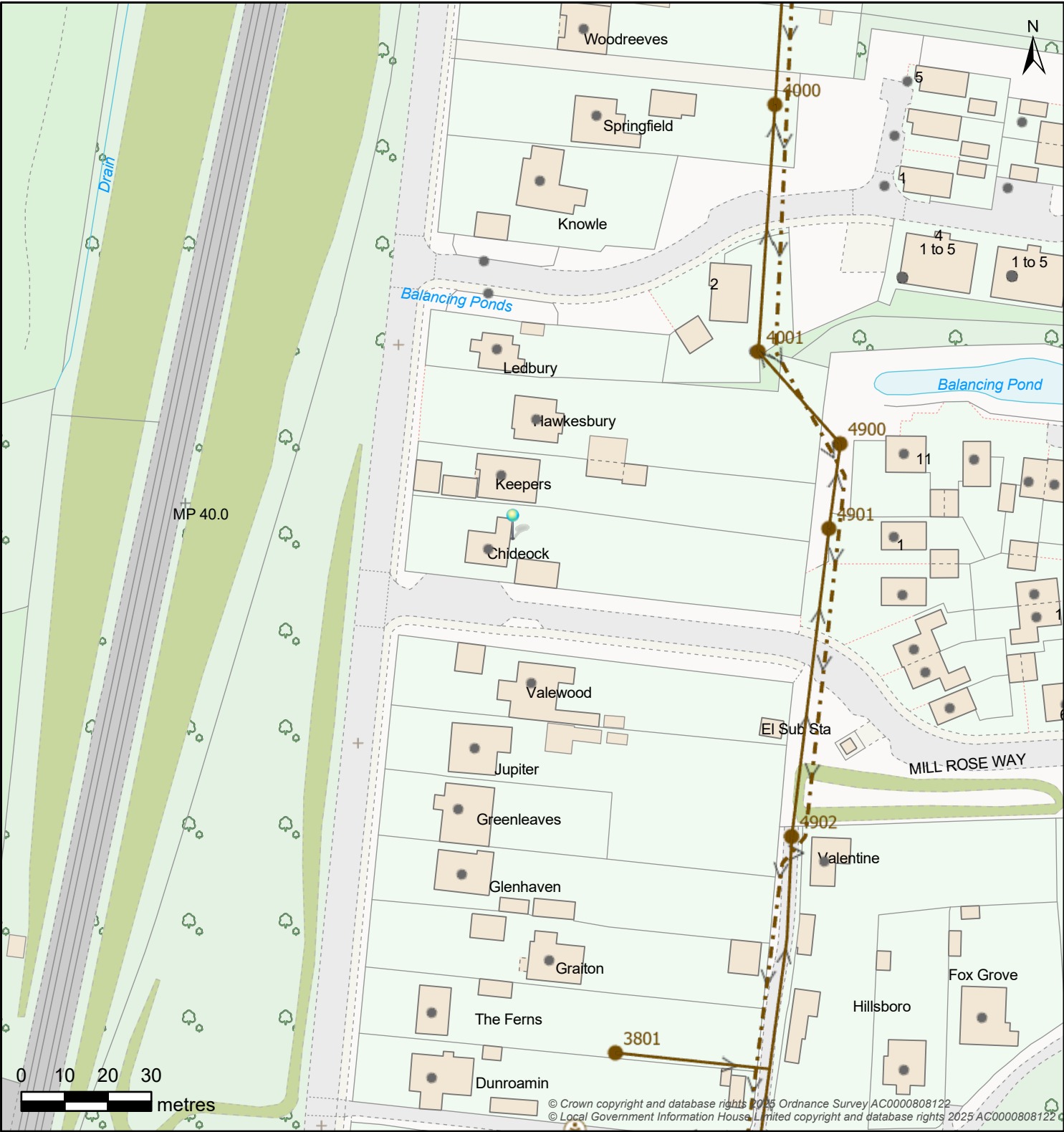
- 7.1.1 This FRA has been written to be compliant with the NPPF and PPG. It demonstrates that although a small section of the site is located within Flood Zone 2, this is not near the existing house or proposed extension.

Source	Level of Risk	Mitigation
Fluvial	Very Low	None required
Tidal	Very Low	None required
Surface Water	Low to Medium	Ensure building thresholds are at least 150mm above surrounding land levels. Areas to the south will be lowered accordingly.
Groundwater	Low	None required
Sewers	Very Low	None required
Reservoirs, Canals and other Structures	Very Low	None required

Table A - Flood Risk Summary

- 7.1.2 Overall, considering the above points, the development of the site should not be precluded on flood risk grounds.

Appendix A - Sewer Records



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Controllable Valve			Flow Control			Inlet-Outfall	
Damboards	Penstock	Valve	Anti Flood Device	Pumped Anti Flood Device	Reflux Valve	Inlet	Outfall
Manhole							
BIF Bifurcation	Cascade	CP Catchpit	Head Of Public Sewer	IC Interceptor Chamber	Manhole	S Soakaway	WO Washout
Outfall Headworks		Overflow Chamber		Pipe Bridge		Pumping Station	
Outfall Headworks	CSO Combined Sewer Overflow	Emergency Overflow	EMO Emergency Overflow	Pipe Bridge	Micro Pumping Station	Pumping Station	
Sewer Level Monitor		Storage		Treatment Works		Weir	
Sewer Level Monitor	Storm Tank	Tidal Storage Tank		Treatment Works		Weir	Wastewater Site
Wastewater Pipe				Wastewater Use		Developer Services	
Culverted Water Course	Syphon	Tank Sewer	Trunk Sewer	Foul	Combined	Build Over Agreement	Section 104
Drain	Vacuum Main	Decommissioned Pipe		Sludge	Treated Effluent	Catchment	Sub-Catchment
Outfall				Surface Water			
Overflow				Private			
Rising Main							
Sewer							

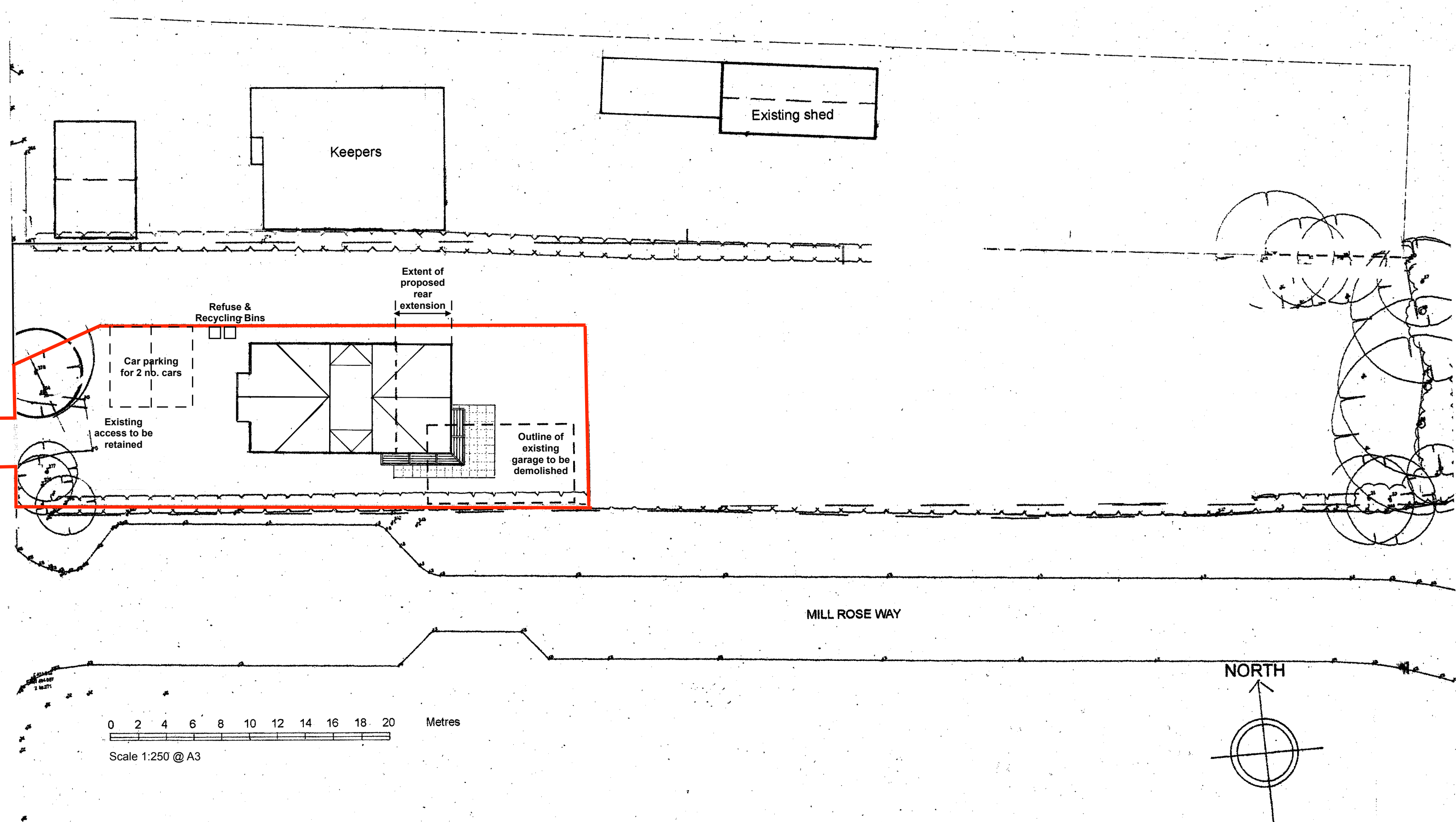
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Printed By: Anne.McFarlane2
Date Printed: 08/09/2025
Map Scale: 1250

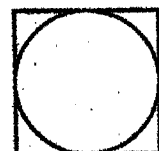
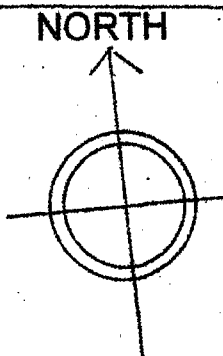
The information provided is believed to be correct but is provided on an 'as is' basis and without any warranty or condition express or implied, statutory or otherwise as to its quality or fitness for purpose. Actual positions of assets should always be determined on site.



Appendix B - Proposed Drawings



0 2 4 6 8 10 12 14 16 18 20 Metres
Scale 1:250 @ A3

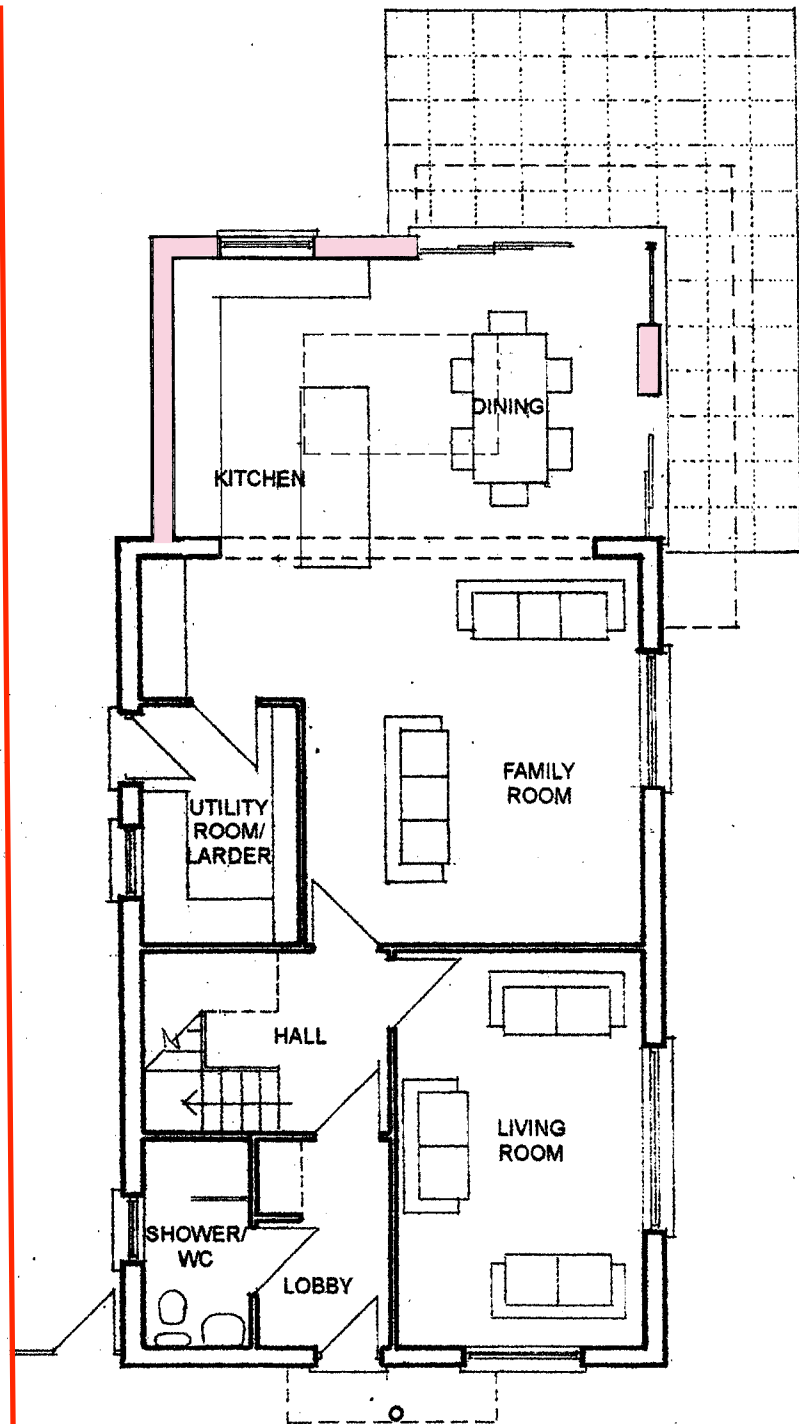


Client: Vander Homes Ltd
Project: Proposed Alterations and Extensions
Location: Chideock, Valebridge Road, Burgess Hill
Drawing Title: Proposed Site Plan

Drawing No: 2026-04-P-004
Scale: 1:250 @ A3
Date: 25/03/2026
Paper Size: A3

Rev:

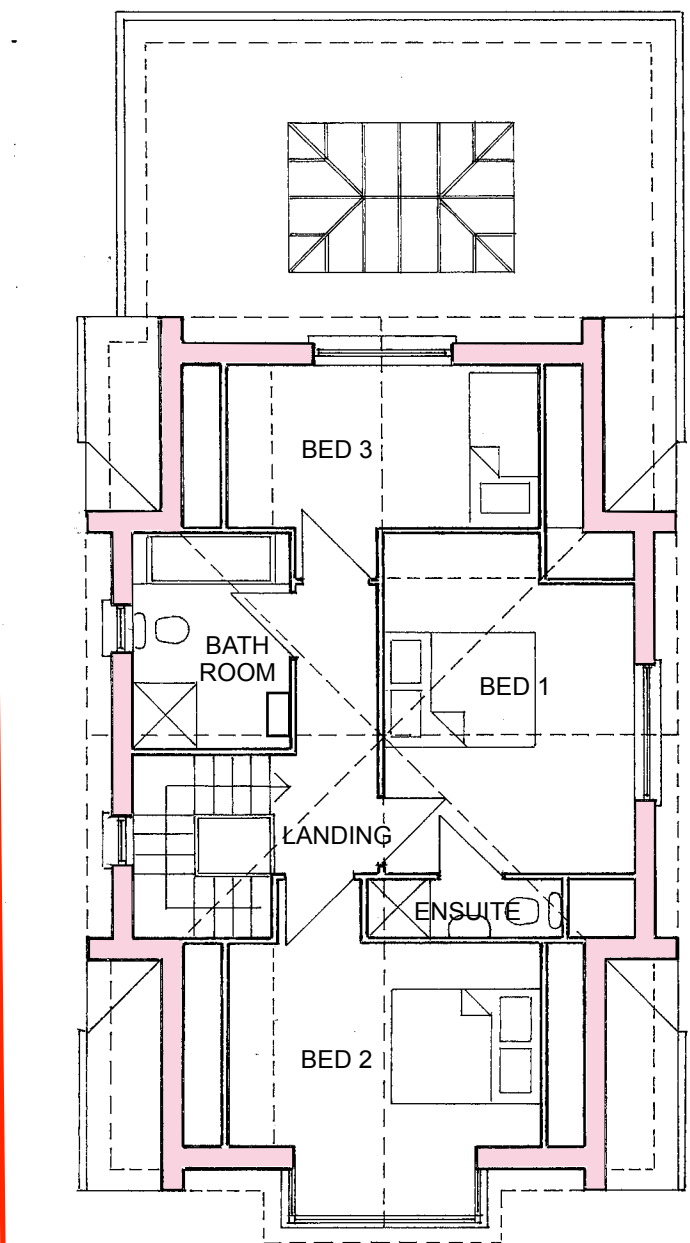
PROPOSED GROUND FLOOR PLAN



Site Boundary

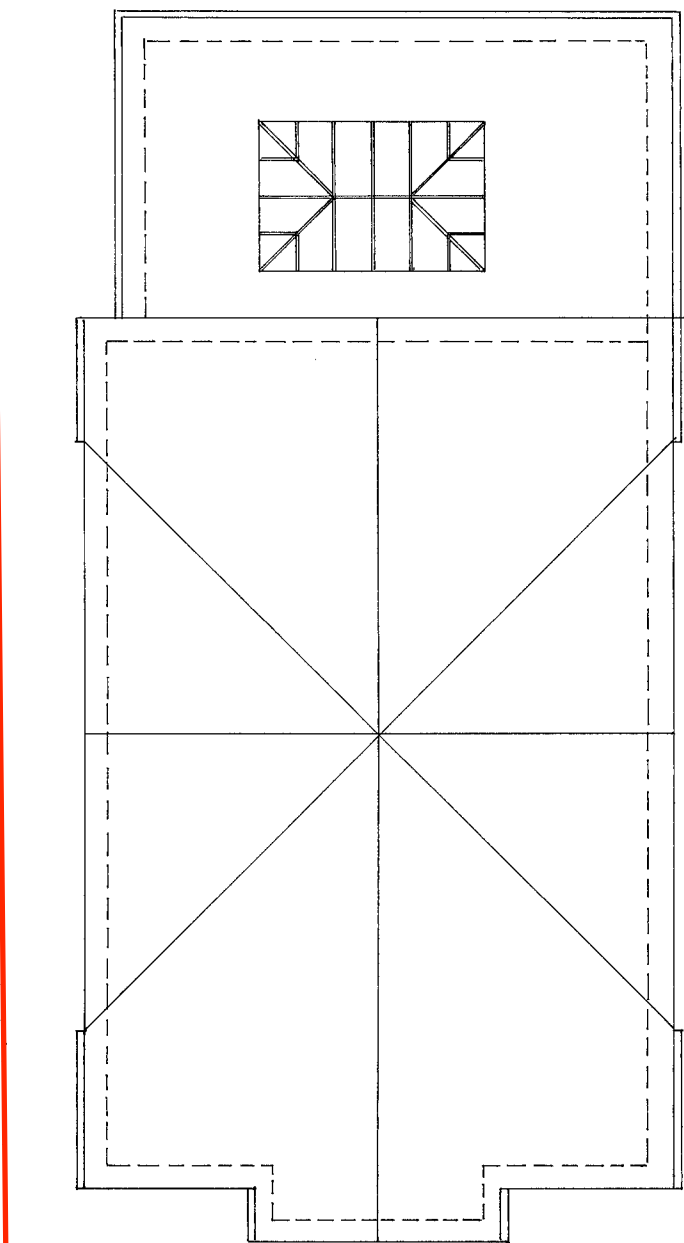


PROPOSED FIRST FLOOR PLAN

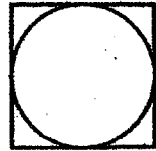


Site Boundary

PROPOSED ROOF PLAN



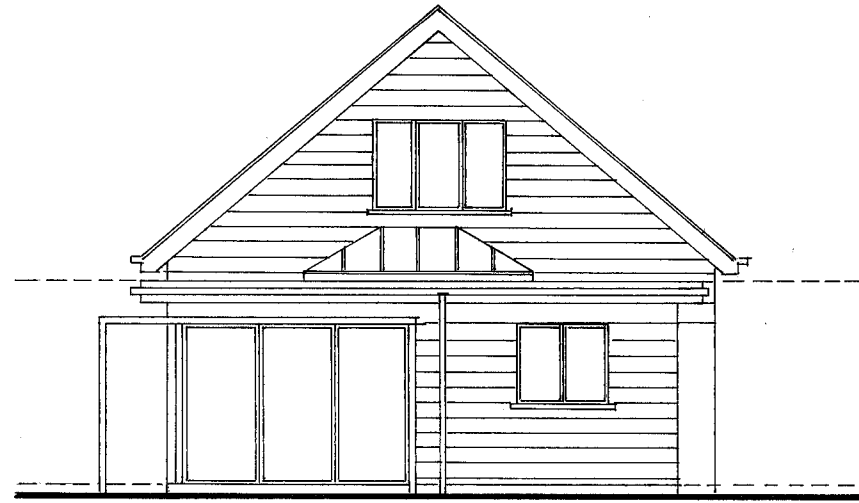
Site Boundary



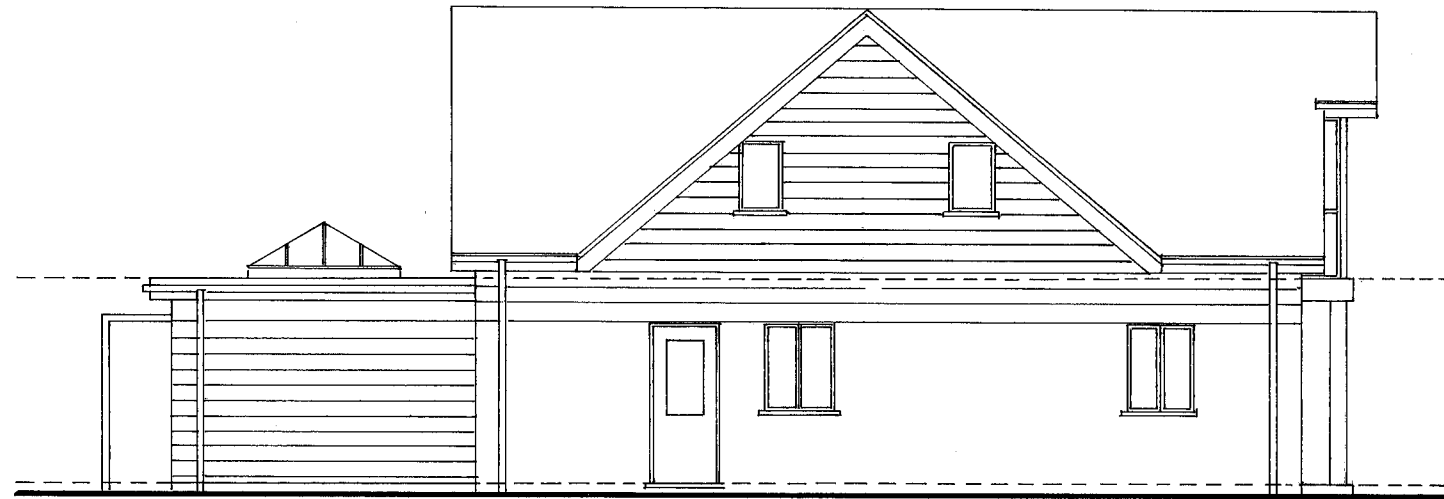
Client: Vander Homes Ltd
Project: Proposed Alterations and Extensions
Location: Chideock, Valebridge Road, Burgess Hill
Drawing Title: Proposed Floor and Roof Plans

Drawing No: 2026-04-P-007
Scale: 1:100 @ A3
Date: 25/03/2026
Paper Size: A3

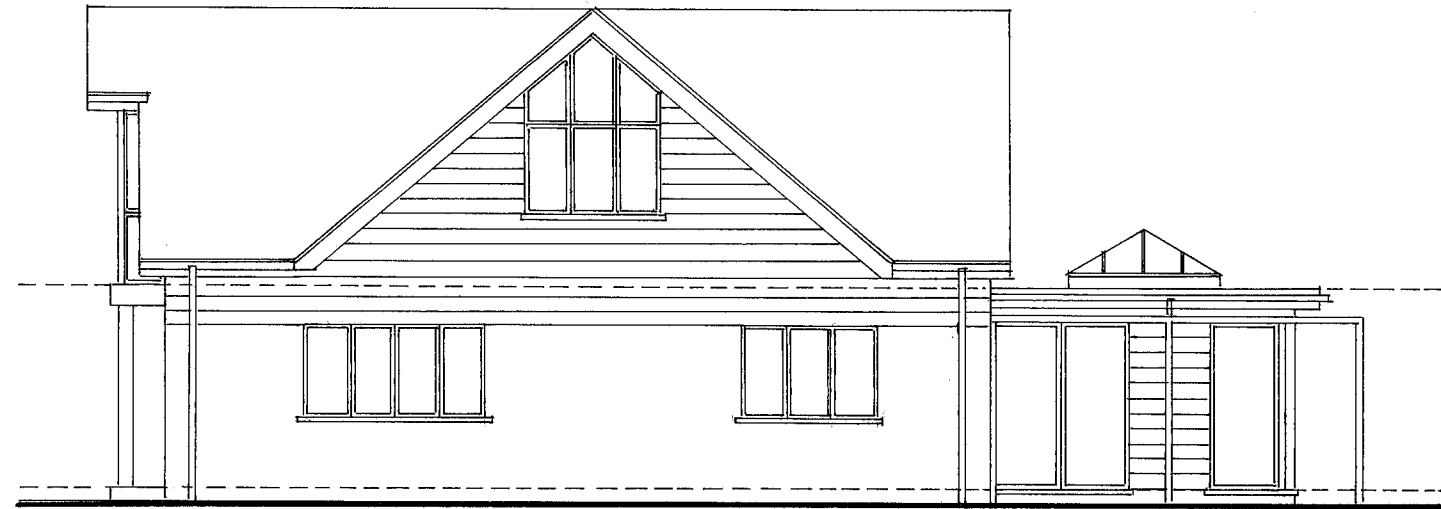
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PROPOSED EAST ELEVATION



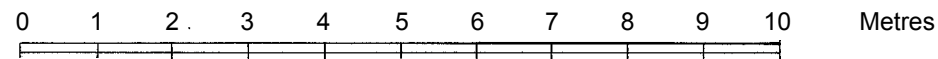
PROPOSED NORTH ELEVATION



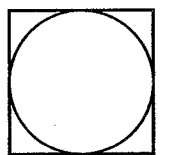
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



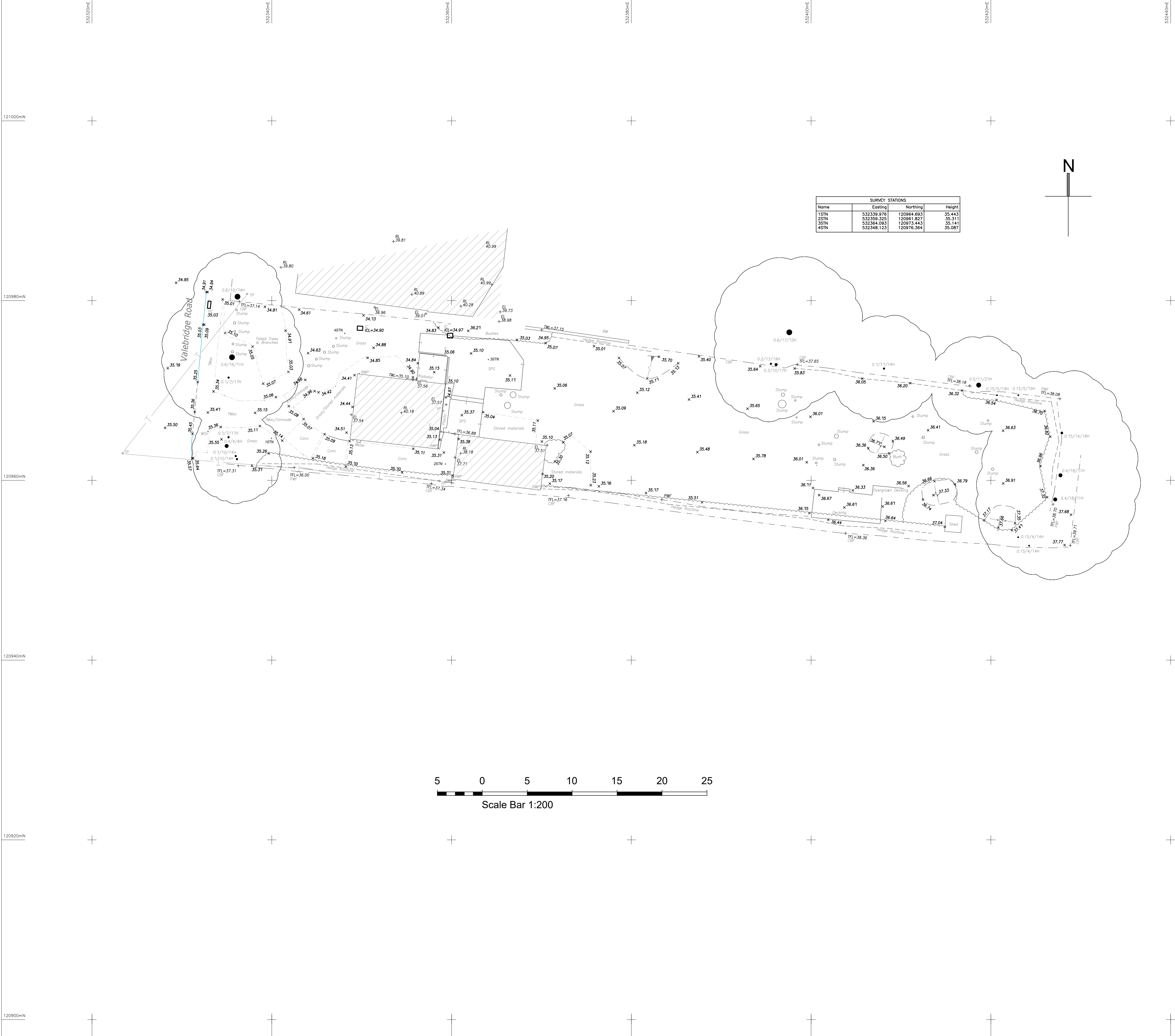
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Client: Vander Homes Ltd
Project: Proposed Alterations and Extensions
Location: Chideock, Valebridge Road, Burgess Hill
Drawing Title: Proposed Elevations

Drawing No: 2026-04-P-008
Scale: 1:100 @ A3
Date: 25/03/2026
Paper Size: A3
Rev:

Appendix C – Topographical Survey



NOTES

- DO NOT SCALE OFF THIS DRAWING EXCEPT FOR PLANNING
- PURPOSES**
- CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED
- ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE
- COPYRIGHT OF THIS DRAWING IS RETAINED BY THE ARCHITECT AND IT MUST NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

SURVEY GRID:
All information relates to an arbitrary grid and datum and does not relate to Ordnance Survey.

SURVEY DATUM:
All level information relates to TBM/OSBM located on XSTN, value=.

- NOTES:**
- Surveyed boundaries may not be legal boundaries.
 - Dimensions should not be scaled. All information contained in the drawing should be checked and verified on site prior to any fabrication/construction.
 - All utilities have been identified to the best of the surveyors knowledge but cannot be guaranteed. Due to non entry of inspection chambers all pipe sizes should be checked and verified before any works commence.
 - Services such as Inspection Chambers and Water Meters etc may be obscured by parked cars or debris.

Topo Key

STREET FURNITURE	LEVELS & DEPTHS	INSPECTION CHAMBERS
AB	AB	AB
AC	AC	AC
AD	AD	AD
AE	AE	AE
AF	AF	AF
AG	AG	AG
AH	AH	AH
AI	AI	AI
AJ	AJ	AJ
AK	AK	AK
AL	AL	AL
AM	AM	AM
AN	AN	AN
AO	AO	AO
AP	AP	AP
AQ	AQ	AQ
AR	AR	AR
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BW	BW	BW
BX	BX	BX
BY	BY	BY
BZ	BZ	BZ
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OG	OG	OG
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OJ	OJ	OJ
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ON	ON	ON
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PJ	PJ	PJ
PK	PK	PK
PL	PL	PL
PM	PM	PM
PN	PN	PN
PO	PO	PO
PP	PP	PP
PQ	PQ	PQ
PR	PR	PR
PS	PS	PS
PT	PT	PT
PU	PU	PU
PV	PV	PV
PW	PW	PW
PX	PX	PX
PY	PY	PY
PZ	PZ	PZ
QA	QA	QA
QB	QB	QB
QC	QC	QC
QD	QD	QD
QE	QE	QE
QF	QF	QF
QG	QG	QG
QH	QH	QH
QI	QI	QI
QJ	QJ	QJ
QK	QK	QK
QL	QL	QL
QM	QM	QM
QN	QN	QN
QO	QO	QO
QP	QP	QP
QQ	QQ	QQ
QR	QR	QR
QS	QS	QS
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QU	QU	QU
QV	QV	QV
QW	QW	QW
QX	QX	QX
QY	QY	QY
QZ	QZ	QZ
RA	RA	RA
RB	RB	RB
RC	RC	RC
RD	RD	RD
RE	RE	RE
RF	RF	RF
RG	RG	RG
RH	RH	RH
RI	RI	RI
RJ	RJ	RJ
RK	RK	RK
RL	RL	RL
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RQ	RQ	RQ
RR	RR	RR
RS	RS	RS
RT	RT	RT
RU	RU	RU
RV	RV	RV
RW	RW	RW
RX	RX	RX
RY	RY	RY
RZ	RZ	RZ
SA	SA	SA
SB	SB	SB
SC	SC	SC
SD	SD	SD
SE	SE	SE
SF	SF	SF
SG	SG	SG
SH	SH	SH
SI	SI	SI
SJ	SJ	SJ
SK	SK	SK
SL	SL	SL
SM	SM	SM
SN	SN	SN
SO	SO	SO
SP	SP	SP
SQ	SQ	SQ
SR	SR	SR
SS	SS	SS
ST	ST	ST
SU	SU	SU
SV	SV	SV
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SX	SX	SX
SY	SY	SY
SZ	SZ	SZ
TA	TA	TA
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TS	TS	TS
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TU	TU	TU
TV	TV	TV
TW	TW	TW
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TY	TY	TY
TZ	TZ	TZ
UA	UA	UA
UB	UB	UB
UC	UC	UC
UD	UD	UD
UE	UE	UE
UF	UF	UF
UG	UG	UG
UH	UH	UH
UI	UI	UI
UJ	UJ	UJ
UK	UK	UK
UL	UL	UL
UM	UM	UM
UN	UN	UN
UO	UO	UO
UP	UP	UP
UQ	UQ	UQ
UR	UR	UR
US	US	US
UT	UT	UT
UU	UU	UU
UV	UV	UV
UW	UW	UW
UX	UX	UX
UY	UY	UY
UZ	UZ	UZ
VA	VA	VA
VB	VB	VB
VC	VC	VC
VD	VD	VD
VE	VE	VE
VF	VF	VF
VG	VG	VG
VH	VH	VH
VI	VI	VI
VJ	VJ	VJ
VK	VK	VK
VL	VL	VL
VM	VM	VM
VN	VN	VN
VO	VO	VO
VP	VP	VP
VQ	VQ	VQ
VR	VR	VR
VS	VS	VS
VT	VT	VT
VU	VU	VU
VV	VV	VV
VW	VW	VW

Appendix D – Flood Mapping

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
532377/120971

Created
1 October 2025 15:34

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)

532377/120971

Scale

1:2,500

Created

1 Oct 2025 15:35

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



0 20 40 60m