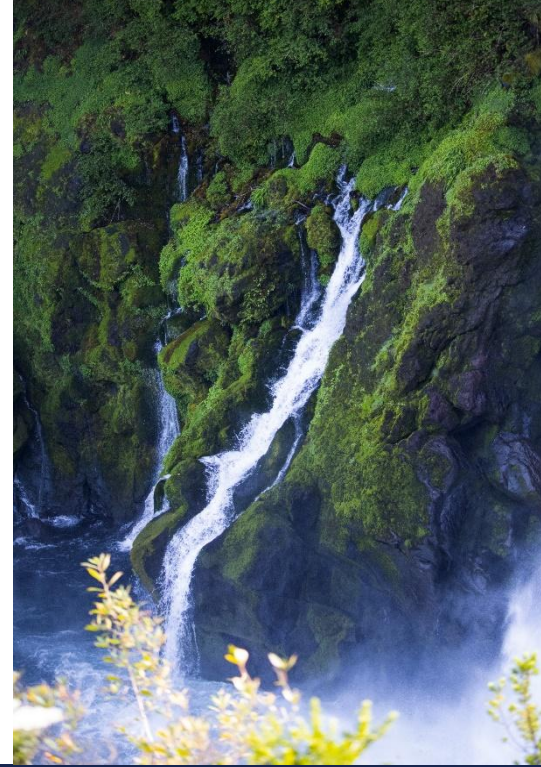




degadea
water, civils and environment

Flood Risk Assessment AEG11267_RH15_BurgessHill_01

Site Address: 7 Nye Road
Burgess Hill
Mid Sussex
West Sussex
RH15 0JY

UK Experts in Flood Modelling, Flood Risk
Assessments, and Surface Water Drainage Strategies

degadea
water, civils and environment

Document Issue Record

Project: Flood Risk Assessment

Prepared for: Toby Surtie

Reference: AEG11267_RH15_BurgessHill_01

Site Location: 7 Nye Road, Burgess Hill, Mid Sussex, West Sussex, RH15 0JY

Issue	Date	Author	Check	Auth.	Comments
1	10/07/2026	Daniel Cunningham	ML	OH	First issue

Please Note:

This report has been prepared for the exclusive use of the commissioning party and may not be reproduced without prior written permission from Aegaea Limited. All work has been carried out within the terms of the brief using all reasonable skill, care, and diligence. No liability is accepted by Aegaea Limited for the accuracy of data or opinions provided by others in the preparation of this report, or for any use of this report other than for the purpose for which it was produced. Where reference has been made to probability events, or risk probability, it does not ensure that there is no risk or that there is no residual risk from an extreme, unlikely or unforeseen flood event over the lifetime of the development.

Table of Contents

Summary	1
1. Introduction	3
Site Overview	3
Planning Policy and Guidance	5
2. Planning Policy	6
National Planning Policy Framework (NPPF)	6
Local Plan	9
Sequential and Exception Tests	9
Summary	10
3. Consultation and Review	11
Documents and Online Mapping	11
4. Sources of Flood Risk	14
Fluvial/Tidal	14
Canals	16
Pluvial	17
Reservoirs	20
Groundwater	21
Sewers	22
5. Flood Risk Mitigation	23
Pluvial	23
Fluvial, Tidal, Canals, Reservoirs, Groundwater and Sewers	24
Increase to Flood Risk Elsewhere	24
Flood Warnings	24
6. Conclusions	26
Appendix A - Development Proposals	27

Summary

Development Description	Existing	Proposed
Development Type	A residential dwelling	Construction of a single storey rear extension (minor development in terms of flood risk)
EA Vulnerability Classification	More Vulnerable	More Vulnerable
Ground Floor Level	EA 1m LiDAR data shows the ground elevation of the site varies between approximately 44.52m AOD and 44.75m AOD	No change – Finished Floor Levels to match existing
Level of Sleeping Accommodation	First and Second Floors	First and Second Floors
Surface Water Drainage	N/A ¹	It is proposed to manage surface water from the extension via existing surface water drains on site.
Site Size	Approximately 260m ²	No change
Risk to Development	Summary	Comment
EA Flood Zone	Flood Zone 1	
Flood Source	Pluvial	During the 'design' surface water 1 in 100+CC event flood depths are not considered to exceed 300mm.
SFRA Available	Level 1 Strategic Flood Risk Assessment (Mid Sussex District Council, 2024) and Strategic Flood Risk Assessment Level 1 (Mid Sussex District Council, 2015)	
Management Measures	Summary	Comment
Ground floor level above extreme flood levels	No	During the 'design' surface water 1 in 100+CC event flood depths are not considered to exceed 300mm.
Safe Access/Egress Route	Yes	Proposals are considered a minor development (extension to existing

Flood Resilient Design		dwelling) and as such, access/ egress arrangements will not change compared to the existing.
	Recommended	It is recommended that the proposed development incorporates flood resilient and resistance measures in accordance with <i>Improving the Flood Performance of New Buildings – Flood Resilient and Resistant Construction</i> .
	N/A ¹	It is proposed to manage surface water from the extension via existing surface water drains on site.
Site Drainage Plan	N/A	Recommended that occupier monitor Met Office Weather Warnings for extreme weather events.
Flood Warning and Evacuation Plan	N/A	
Offsite Impacts	Summary	Comment
Displacement of floodwater	Negligible	Development is classified as minor development in terms of flood risk and therefore in isolation should not result in increase in flood risk elsewhere in accordance with Paragraph 051 of the NPPG.
Increase in surface run-off generation	Negligible	It is proposed to manage surface water from the extension via existing surface water drains on site.
Impact on hydraulic performance of channels	Negligible	The nearest watercourse is approximately 140m from the site

¹ not required for this assessment

² data not available.

1. Introduction

- 1.1. Aegaea were commissioned by Toby Surtie to undertake a Flood Risk Assessment (FRA) to facilitate a planning application for the proposed development. This FRA has been prepared in accordance with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance.
- 1.2. This FRA is intended to support a full planning application and as such the level of detail included is commensurate and subject to the nature of the proposals.

Site Overview

- 1.3. The site of the proposed development is 7 Nye Road, Burgess Hill, Mid Sussex, West Sussex, RH15 0JY (Figure 1).



Figure 1: Site Location (Base map and data from Google Hybrid ©)

- 1.4. It is understood that the proposed development is for a single storey rear extension. The development proposals are presented in Appendix A.

- 1.5. In the absence of a topographical survey, Environment Agency (EA) Light Detection and Ranging (LiDAR) data Digital Terrain Model has been used to review the topography of the site. The EA LiDAR data shows the ground elevation of the site varies between approximately 44.52m AOD (Above Ordnance Datum) and 44.75m AOD (Figure 2).

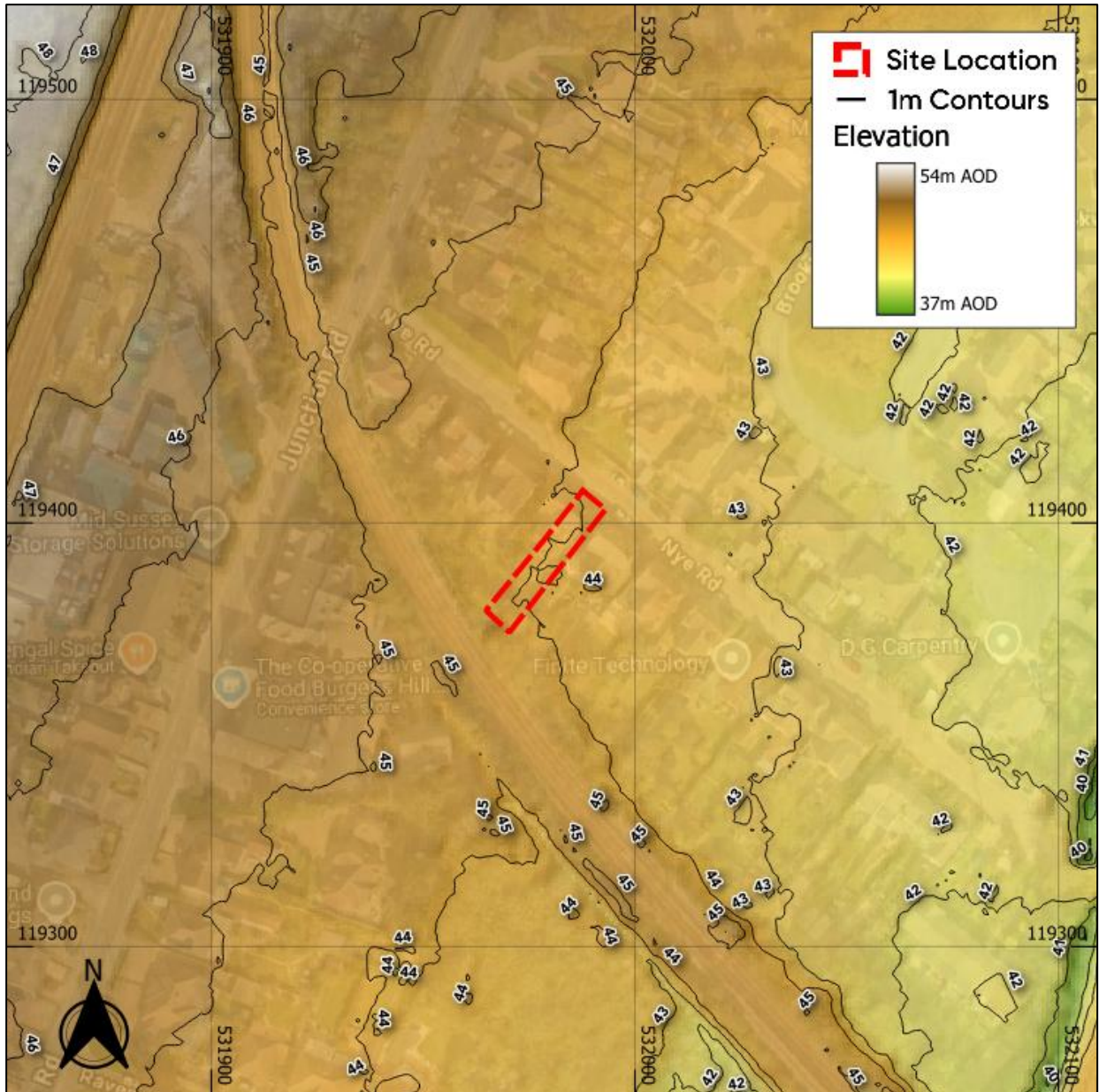


Figure 2: Site Topography (Base map and data from Google Hybrid© Contains public sector information licensed under the Open Government Licence v3.0)

- 1.6. Mid Sussex District Council is the Local Planning Authority (LPA) for the site and West Sussex County Council is the designated Lead Local Flood Authority (LLFA). The site sits within the Environment Agency's Solent and South Downs region.

Planning Policy and Guidance

1.7. UK government planning guidance states¹ that an FRA is required for developments which are:

- *in flood zones 2 or 3 including minor development and change of use*
- *more than 1 hectare (ha) in flood zone 1*
- *less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)*
- *in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency*

1.8. During communication, Mid Sussex District Council stated:

As this site is at risk of surface water flooding a flood risk assessment is required

1.9. As such, an FRA has been prepared.

1.10. The objective of this FRA is to demonstrate that the proposals are acceptable in terms of flood risk. This report summarises the findings of the study and specifically addresses the following issues in the context of the current legislative regime:

- Fluvial/tidal flood risk
- Surface water flood risk
- Risk of flooding from other sources

¹ <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-need-an-assessment>

2. Planning Policy

- 2.1. Inappropriate development in a flood risk area could pose significant risk in terms of personal safety and damage to property for the occupiers of the development or for people elsewhere. The approach taken in the assessment of flood risk at the planning stage is set out in national, regional, and local planning policy and associated guidance. This section summarises the key policies and guidance relevant to the proposed development.

National Planning Policy Framework (NPPF)

- 2.2. The National Planning Policy Framework² (NPPF) (MHCLG, 2024) which includes UK Government policy on development and flood risk states:

170. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

176. Applications for some minor development and changes of use should also not be subject to the sequential test, nor the exception test [set out below], but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.

181. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*

² <https://www.gov.uk/guidance/national-planning-policy-framework>, last updated Dec 2024

- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

2.3. Paragraph 051 of the Flood Risk and Coastal Change Planning Practice Guidance (PPG) states:

Minor development means:

- minor non-residential extensions (industrial/commercial/leisure etc): extensions with a floorspace not in excess of 250 square metres.*
- alterations: development that does not increase the size of buildings, e.g. alterations to external appearance.*
- householder development: for example, sheds, garages, games rooms etc within the curtilage of the existing dwelling, **in addition to physical extensions to the existing dwelling itself**. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling (e.g. subdivision of houses into flats) or any other development with a purpose not incidental to the enjoyment of the dwelling.*

2.4. As such, the proposal would be considered a Minor Development under the PPG.

2.5. Footnote 63 of the NPPF states:

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

2.6. Flood Zones in England are defined as follows:

Table 1: Flood Zone Definitions

Flood Zone	Definition
Zone 1 Low Probability	Land having less than 1 in 1,000 annual probability of river or sea flooding (all land outside Zones 2 and 3).
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

- 2.7. An FRA should be appropriate to the scale, nature, and location of the development. It should identify and assess the risk from all sources of flooding to and from the development and demonstrate how any flood risks will be managed over the lifetime of the development.
- 2.8. An assessment of hydrological impacts should be undertaken, including to surface water runoff and impacts to drainage networks in order to demonstrate how flood risk to others will be managed following development and taking climate change into account.

Local Plan

- 2.9. The Local Plan prepared by the Local Planning Authority, Mid Sussex District Council, sets out the policies for development in the local area.
- 2.10. Policy DP41 Flood Risk and Drainage outlines the requirements for new development within the area. It states:

Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change; and 2) To support sustainable communities which are safe, healthy and inclusive.

Evidence Base: Gatwick Sub Region Water Cycle Study; Strategic Flood Risk Assessment; Water. People. Places SuDS guidance.

Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.

Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.

Sequential and Exception Tests

- 2.11. The Sequential and Exception Tests are applied in specific cases defined by UK Government policy. Their purpose is to drive development to areas of low flood risk and to support developments which improve flood risk for developments in areas at risk of flooding.
- 2.12. Under the NPPF, all new planning applications should undergo a Sequential Test in accordance with Paragraph 172. This test should be implemented by local planning authorities with a view to location; particularly vulnerable new developments outside of the floodplain.
- 2.13. However, Paragraph 176 of the NPPF states:

*176. Applications for some **minor development** and change of use should also not be subject to the sequential test, nor the exception test, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.*

- 2.14. As such, a site-specific Sequential and Exception Test for the proposed minor development is not considered necessary in line with the NPPF.

Summary

- 2.15. This flood risk assessment has been prepared with due consideration to the above local and national policy.

3. Document Review

Documents and Online Mapping

- 3.1. Local Governments and Lead Local Flood Authorities provide documents which contain data and policies on flood risk and new development in their areas. These documents are introduced and briefly summarised below. For the purposes of this FRA, these documents have been reviewed for relevant information and any relevant data is discussed within the appropriate sub heading of this report.
- 3.2. The following sources of information have been reviewed for this assessment:
- Flood Map for Planning on the Environment Agency website <https://flood-map-for-planning.service.gov.uk/>
 - Long Term Flood Risk Information on the Environment Agency website <https://www.gov.uk/check-long-term-flood-risk>
 - National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2024)
 - Planning Practice Guidance - Flood Risk and Coastal Change (Ministry of Housing, Communities and Local Government, 2022)
 - Geoindex Onshore (British Geological Survey, 2024)
 - Mid Sussex District Plan 2014-2031³ (Mid Sussex District Council, 2018)
 - West Sussex Preliminary Flood Risk Assessment⁴ (West Sussex County Council, 2011) and Preliminary Flood Risk Assessment Addendum⁵ (West Sussex County Council, 2017)

³ <https://www.midsussex.gov.uk/media/3406/mid-sussex-district-plan.pdf>

⁴ https://www.westsussex.gov.uk/media/1626/west_sussex_pfra.pdf

⁵ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/698548/PFRA_West_Sussex_County_Council_2017.pdf

- Level 1 Strategic Flood Risk Assessment⁶ (Mid Sussex District Council, 2024) and Level 1 Strategic Flood Risk Assessment⁷ (Mid Sussex District Council, 2015)
- West Sussex Local Flood Risk Management Strategy (2013-2018)⁸ (West Sussex County Council, 2014)
- Local Flood Risk Management Strategy: 2025 - 2030⁹ (West Sussex County Council, 2025)

Preliminary Flood Risk Assessment (PFRA)

- 3.3. The PFRA, published in 2011 and 2017 (addendum), is a high-level appraisal of flood risk across Lead Local Flood Authority West Sussex County Council. The flood risk from all sources, including fluvial, surface water, groundwater, and surcharged sewers is evaluated. It is the basis upon which the Local Flood Risk Management Strategy is produced.
- 3.4. The PFRA summarises historical flood incidents in West Sussex County Council. The site is not recorded as having been affected by any flood event.

Strategic Flood Risk Assessment (SFRA)

- 3.5. The SFRA, published in 2015 and 2024, provides the evidence base for the Local Planning Authority Mid Sussex District Council Local Plan and guidance for consideration when determining planning applications. The SFRA seeks to place new development into areas of lower flood risk taking into account current flood risk, future flood risk, and the effect a proposed development would have on the risk of flooding.
- 3.6. The SFRA mapping provided by Mid Sussex District Council has been used throughout production of this report as a source of information, particularly pertaining to historical flood incidents.

⁶ <https://www.midsussex.gov.uk/media/sl2jkh0z/env11-strategic-flood-risk-assessment-level-1-2024.pdf>

⁷ <https://www.midsussex.gov.uk/media/2609/strategic-flood-risk-assessment.pdf>

⁸ https://www.westsussex.gov.uk/media/1595/local_flood_risk_management_strategy.pdf

⁹ https://www.westsussex.gov.uk/media/zxfdrox1/westsussex_lfrms.pdf

Local Flood Risk Management Strategy (LFRMS)

- 3.7. The Local Flood Risk Management Strategy sets out roles and responsibilities for flood risk management, assesses the risk of flooding in the area, where funding can be found to manage flood risk, and the policies, objectives, and actions of the Lead Local Flood Authority.
- 3.8. The West Sussex County Council LFRMS is used within this report to identify any flood management infrastructure and historical incidences of flooding.

4. Sources of Flood Risk

Fluvial/Tidal

- 4.1. Flooding from watercourses arises when flows exceed the capacity of the channel, or where a restrictive structure is encountered, resulting in water overtopping the banks into the floodplain.
- 4.2. Tidal flooding occurs when a high tide and high winds combine to elevate sea levels. An area behind coastal flood defences can still flood if waves overtop the defences or break through them. Tidal flooding can also occur a long way from the coast by raising river levels. Water may overtop the river bank or river defences when tide levels are high.

Main Rivers and Ordinary Watercourses

- 4.3. The nearest EA Main Rivers that Eastern Adur that is located approximately 140m east of the site at its nearest location. There are no recorded watercourses within 500m of the site based on OS mapping.

EA Flood Map for Planning

- 4.4. The site is located in Flood Zone 1 according to the EA Flood Map for Planning (Figure 3). Flood Zone 1 denotes a risk of flooding from fluvial and tidal sources less than 1 in 1,000 (0.1%) annual probability.

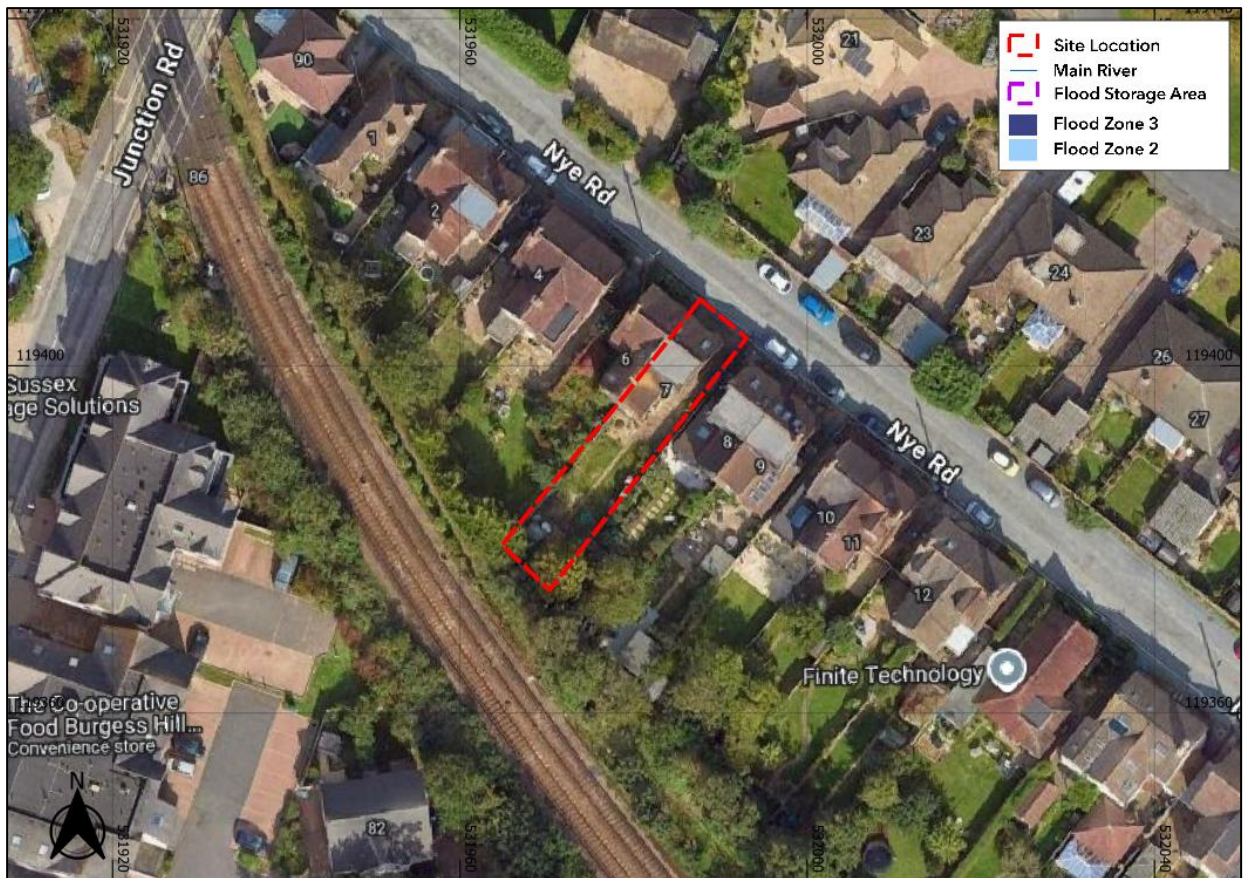


Figure 3: EA Flood Map for Planning (Base map and data from Google Hybrid© Contains public sector information licensed under the Open Government Licence v3.0)

Historical Fluvial/Tidal Flooding

- 4.5. According to the EA's Historical Fluvial and Tidal Flood Mapping, there is no record of flood events on or in 1km of the site (Figure 4).



Figure 4: EA Historic Flood Mapping (Base map and data from Google Hybrid © Contains public sector information licensed under the Open Government Licence v3.0)

Fluvial and Tidal Flood Risk Summary

- 4.6. Based on the data reviewed above, the risk of fluvial and tidal flooding to the site is considered to be low.

Canals

- 4.7. The Canal and River Trust (CRT) generally maintains canal levels using reservoirs, feeders, and boreholes and manages water levels by transferring it within the canal system.
- 4.8. The site is not located within the 1km of any canals as per the UK CRT Network mapping¹⁰.

¹⁰ <https://canalrivertrust.org.uk/canals-and-rivers>

4.9. The risk of flooding to this site from canals is considered to be low.

Pluvial

4.10. Pluvial flooding can occur during prolonged or intense storm events when the infiltration potential of soils, or the capacity of drainage infrastructure is overwhelmed leading to the accumulation of surface water and the generation of overland flow routes.

EA Flood Map for Planning Service – Surface Water

4.11. The EA Flood Map for Planning Service in relation to Surface Water was published in May 2026. The Surface Water Spatial Planning Extents and Depths have been used within this FRA to assess the surface water flood risk to the site and proposed development.

4.12. These datasets show the extent of land at risk of flooding from surface water to a defined annual exceedance probability (AEP) or chance of flooding each year, taking into account the possible effects of climate change.

4.13. These datasets include the following scenarios:

- 0.1% AEP (1 in 1000); 1% AEP (1 in 100) and 3.3% AEP (1 in 30)

4.14. Alongside the following depth bands:

- Up to 150mm; 150 – 300mm; 300 – 600mm; 600 – 900mm; 900 – 1200mm; 1200 – 2300mm and over 2300mm.

4.15. Alongside the present day scenarios, climate change scenarios have been produced to indicate the predicted impacts of climate change on future flood risk. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5. The 'Upper End' for the 2070s epoch (2061-2125) has been used for the climate change scenarios. The EA have chosen long-term epochs appropriate to support long-term planning and development decisions.

4.16. Both present day and climate change scenarios have been assessed below.

Present Day Extents

4.17. As can be seen in Figure 5, the site is within the 1 in 30, 1 in 100, and 1 in 1000 year extents. The site and the southern corner of the proposed development footprint is impacted in the 1 in 30 year extent (considered Flood Zone 3b). It is considered that the 1 in 30 year extent is originating

from low spots in the topography surrounding the neighbouring houses rather than part of a wider surface water flow path.

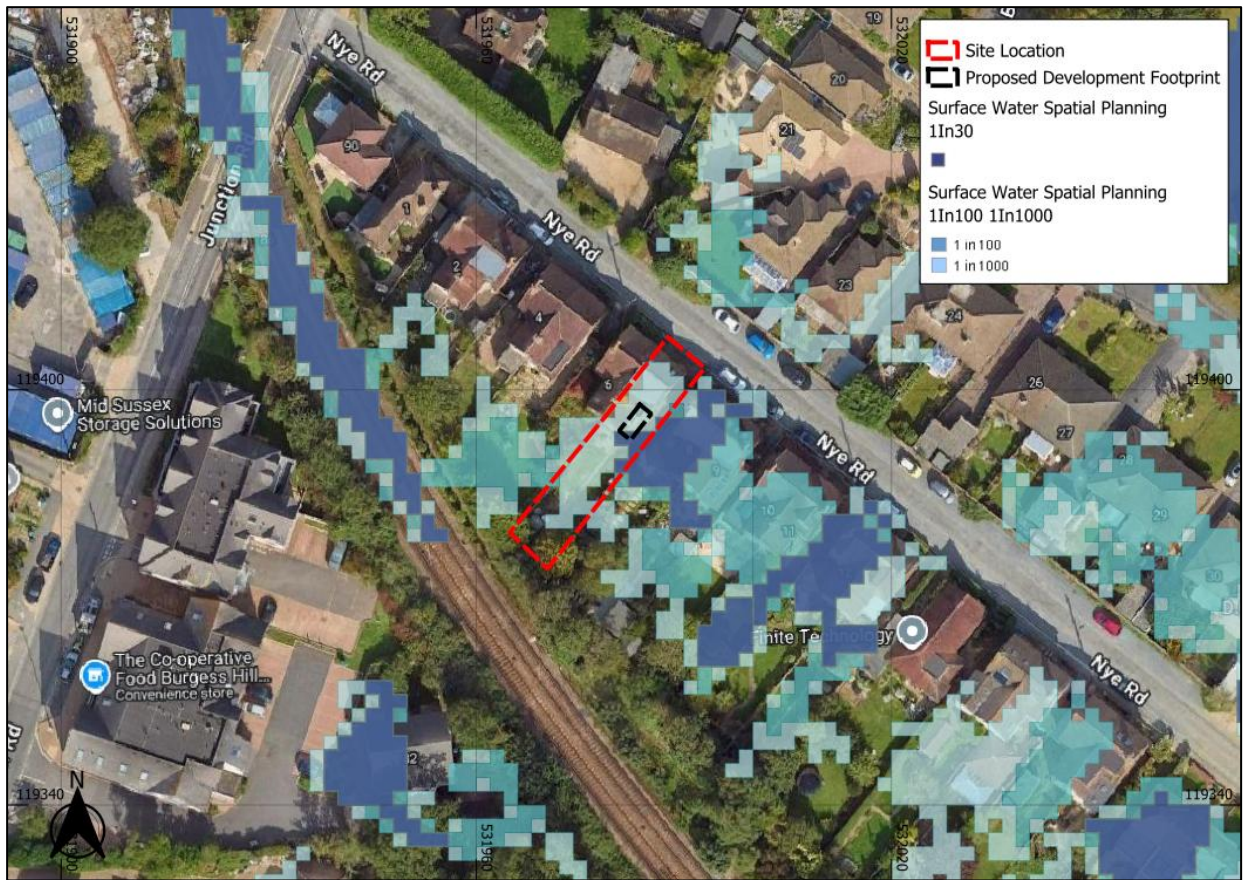


Figure 5: Surface Water EA Flood Map for Planning 1 in 30, 1 in 100 and 1 in 1000 Extents (Base map and data from Google Hybrid © Contains public sector information licensed under the Open Government Licence v3.0)

- 4.18. Examination of the EA's Surface Water Spatial Planning dataset (Figure 6) shows that the site is only affected by depths <150mm during the 1 in 30 year event which is considered negligible.



Figure 6: Surface Water EA Flood Map for Planning 1 in 30 Year Depth (Base map and data from Google Hybrid © Contains public sector information licensed under the Open Government Licence v3.0)

- 4.19. The proposed development footprint is affected in the 'design' 1 in 100 +CC event. As such, the 1 in 100 +CC depths will be assessed further below.

Climate Change Depths

- 4.20. Examination of the EA's Surface Water Spatial Planning Climate Change dataset (Figure 7) shows that the majority of the proposed development footprint is affected by depths up to <150mm with the southern corner of the footprint being within the 150mm – 300mm depths extent.

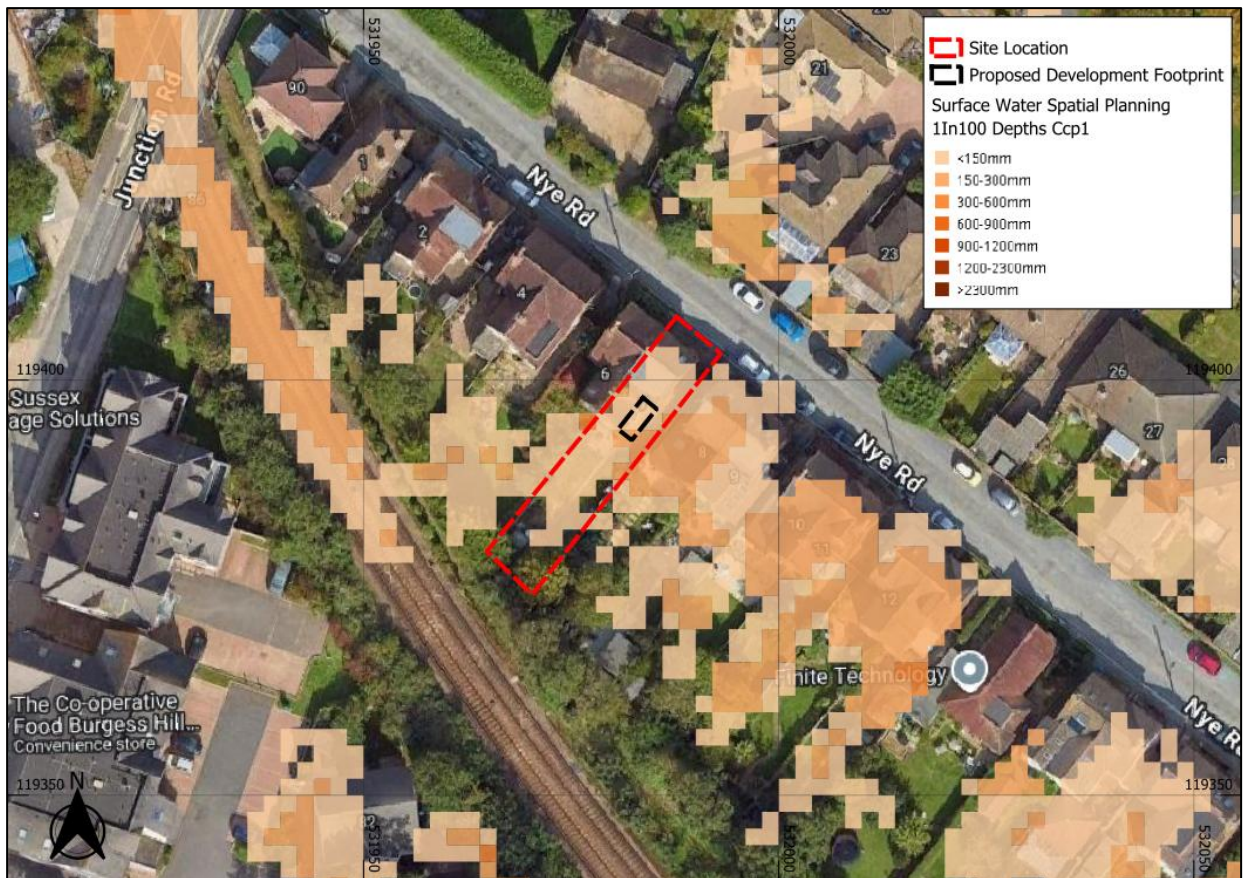


Figure 7: Surface Water EA Flood Map for Planning 1 in 100 +CC Depth (Base map and data from Google Hybrid © Contains public sector information licensed under the Open Government Licence v3.0)

Pluvial Flood Risk Summary

- 4.21. Based on the information reviewed, flood depths at the proposed development footprint during the 1 in 30 year event are <150mm which is considered negligible. During the 'design' 1 in 100+CC event flood depths are not considered to exceed 300mm. However, to take a precautionary approach and to mitigate the risk, flood mitigation measures will be included in Section 5 of this report.

Reservoirs

- 4.22. Large waterbodies or reservoirs that have walls built above the surrounding ground level pose a risk of flooding. Walls could fail due to old age, accident, or because excess flood water has been added to the reservoir. Although a breach is unlikely the consequences would be significant, leading to rapid inundation of the downstream floodplain.

- 4.23. According to the EA's Flood Risk from Reservoirs mapping the site is outside modelled flood extents in the event of reservoir flooding (Figure 8).



Figure 8: EA Reservoir Flood Risk Mapping (Base map and data from Google Hybrid © Contains public sector information licensed under the Open Government Licence v3.0)

- 4.24. The site has not been flagged as being at risk of flooding following a reservoir failure.

Groundwater

- 4.25. Groundwater flooding occurs in areas where underlying geology is permeable and water can rise within the strata sufficiently to breach the surface.
- 4.26. The British Geological Survey's (BGS) mapping shows no superficial deposits underlying the site. The bedrock underlying the site is mapped as Weald Clay Formation comprised of Mudstone.
- 4.27. There are no recorded Historical BGS boreholes within the 300m of the site based on BGS mapping.
- 4.28. The Mid Sussex District Council SFRA (2015) details the following on groundwater flooding.

- *Area affected by groundwater flooding: 0.164km², 0.049% of Total Area.*
- *The majority of the district is considered to have medium potential for groundwater flooding.*
- *The West Sussex Strategic Flood Risk Assessment (2010), produced by Capita Symonds on behalf of West Sussex County Council, identified a single groundwater flooding event at Cuckfield.*

4.29. Furthermore, the updated SFRA (2024) states:

It is evident that majority of Mid Sussex is considered to have a low potential for groundwater flooding as a result of the underlying geology.

4.30. Considering the information above from the 2015 and 2024 SFRA, coupled with the fact that the development proposals do not include any proposed basements, the risk from groundwater flooding to the development is considered to be low.

Sewers

4.31. Foul or surface water sewers can be a cause of flooding if the drainage network becomes overwhelmed, either by blockage or due to local development beyond the designed capabilities of the drainage system.

4.32. Table 10 of the SFRA (2024) includes information of internal and external sewer incidents provided by Southern Water and Thames Water DG5 database. Within the sites 5 digit postcode 'RH15 0', there has been 1 recorded incident of sewer flooding.

4.33. Given this covers a wide area and that there is no evidence to suggest that the site was affected during this event, the risk to the site from sewer flooding is considered to be at a low.

5. Flood Risk Mitigation

Pluvial

- 5.1. Based on the information reviewed, flood depths at the proposed development footprint during the 1 in 30 year event are <150mm which is considered negligible. During the 'design' 1 in 100+CC event flood depths are not considered to exceed 300mm. However, to take a precautionary approach and to mitigate the risk, flood mitigation measures are recommended.
- 5.2. Given the development is for an extension and level access is needed between the existing and proposed, the Finished Floor Levels (FFLs) cannot be raised, and they should be set no lower than existing. In line with guidance set out in EA Standing Advice, additional flood resilience measures are to be incorporated into the proposed development. As such, the proposed extension should be fitted with flood resistance and resilience measures in accordance with *Improving the Flood Performance of New Buildings – Flood Resilient Construction*¹¹. Such measures could include, but are not limited to:

- *Water resistant internal render and floor screed.*
- *Raising sockets and electrics above 300mm above FFLs.*
- *Damp proof membranes should be included within the design of the extension to minimise the passage of water through ground floors. Damp proof membranes to be incorporated into the ground floor to at least 300mm above threshold level.*
- *Non-return valves should be installed on all new drainage.*
- *All new plumbing insulation to be of closed cell design.*
- *A SMART Airbrick® (or similar) is to be installed to ensure water ingress does not occur into the buildings.*

¹¹ https://assets.publishing.service.gov.uk/media/602d673ee90e0709e8d085d8/Improving_the_Flood_Resilience_of_Buildings_Through_Improved_Materials_Methods_and_Details_Technical_Report.pdf

- *Windows and patio doors are vulnerable to flood water and similar measures to those used for doors should be taken. Particular care should be taken to ensure adequate sealing of any PVC window/door sills to the fabric of the house.*

Fluvial, Tidal, Canals, Reservoirs, Groundwater and Sewers

- 5.3. Flood risk from these sources is considered to be low, therefore further mitigation is not required.

Increase to Flood Risk Elsewhere

- 5.4. It is understood that the proposed development is for a single storey rear extension. As such, the proposal constitutes a Minor Development under the NPPF.
- 5.5. Paragraph 051 of the Flood Risk and Coastal Change Planning Practice Guidance (PPG) states:

Minor developments are unlikely to raise significant flood issues unless:

- *they would have an adverse effect on a watercourse, floodplain or its flood defences;*
- *they would impede access to flood defence and management facilities, or;*
- *where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.*

- 5.6. Therefore, the proposed development is considered to have a negligible increase in flood risk elsewhere.

Flood Warnings

- 5.7. Due to the proposed being classed as a minor development in terms of flood risk, the access/egress arrangements will remain the same. However, to take a precautionary approach the occupant of the dwelling should monitor Met Office Weather Warnings to be prepared for extreme weather events
- 5.8. Met Office is the national meteorological service for the UK; they issue weather warnings up to 5 days in advance, through the National Severe Weather Warning Service, when severe weather has the potential to bring impacts to the UK. It is also possible to stay up to date with weather

warnings through the Met Office app (available on both android and apple), social media e.g. X (formerly Twitter), Facebook or email alerts.

6. Conclusions

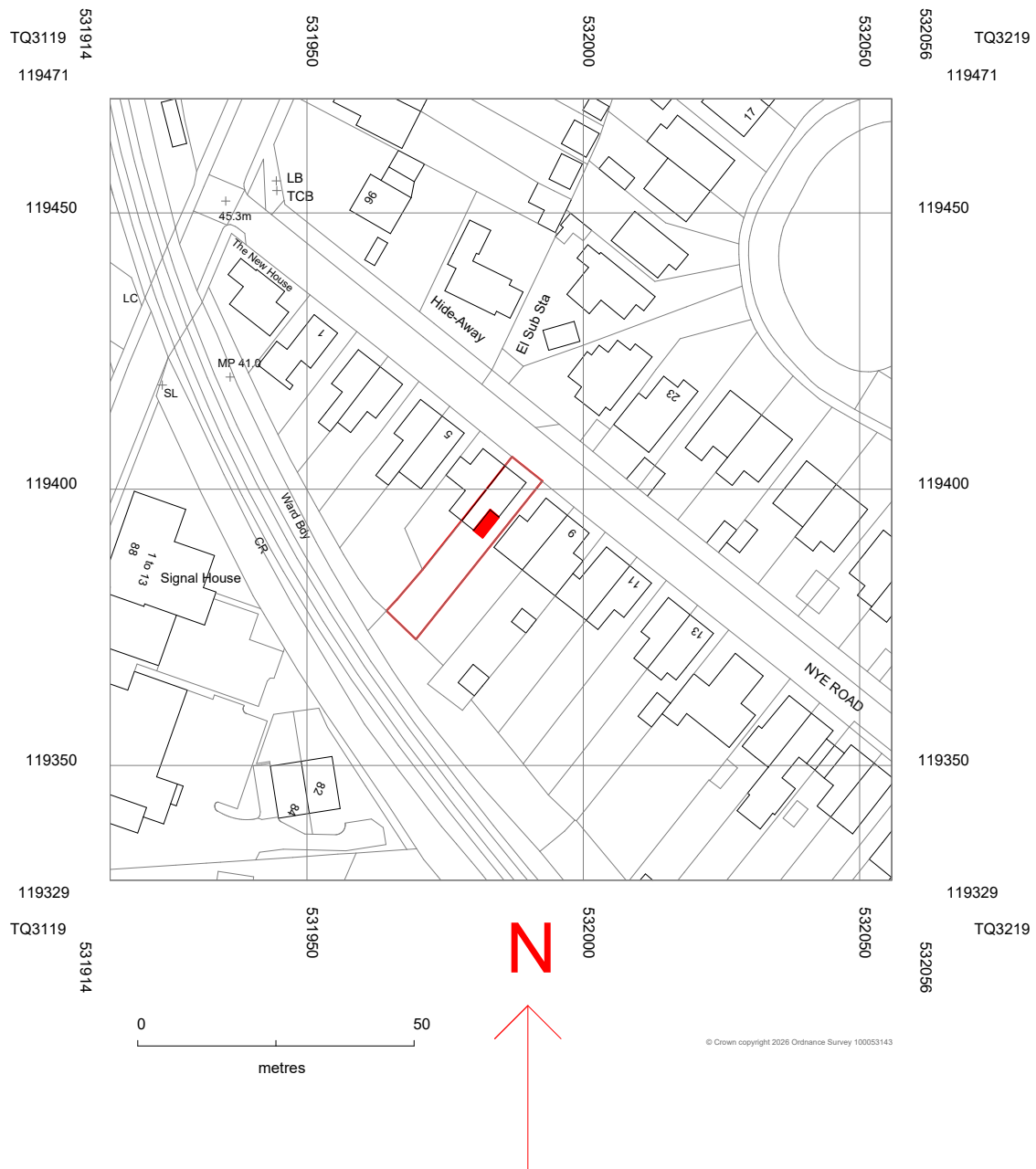
- 6.1. This FRA has been undertaken with reference to the requirements of NPPF and Planning Practice Guidance with respect to the development at 7 Nye Road, Burgess Hill, Mid Sussex, West Sussex, RH15 0JY. It has been written to support a planning application and prepared with due consideration to the nature of the proposed development to provide the appropriate level of detail.
- 6.2. An assessment of the risk of flooding from all sources has been undertaken and is summarised in the table below:

Source of Flooding	Flood Risk Summary
Pluvial	Based on the information reviewed, flood depths at the proposed development footprint during the 1 in 30 year event are <150mm which is considered negligible. During the 'design' 1 in 100+CC event flood depths are not considered to exceed 300mm.. However, to take a precautionary approach and to mitigate the risk, flood mitigation measures are recommended. As such, the proposed extension should be fitted with flood resistance and resilience measures in accordance with Improving the Flood Performance of New Buildings – Flood Resilient Construction.
Fluvial, Tidal, Canals, Reservoirs, Groundwater and Sewers	The site is considered to be at low risk from other sources.

- 6.3. The FRA supports the planning application and demonstrates that there is an acceptable level of flood risk to the site if the mitigation strategies recommended are implemented in the scheme. The development does not increase flood risk off site or to the wider area.
- 6.4. This Flood Risk Assessment should be submitted as part of the planning application to satisfy the requirements under NPPF.

Appendix A - Development Proposals

Location Plan - 1-1250 - Extension



Client - Toby and Grace Surtie

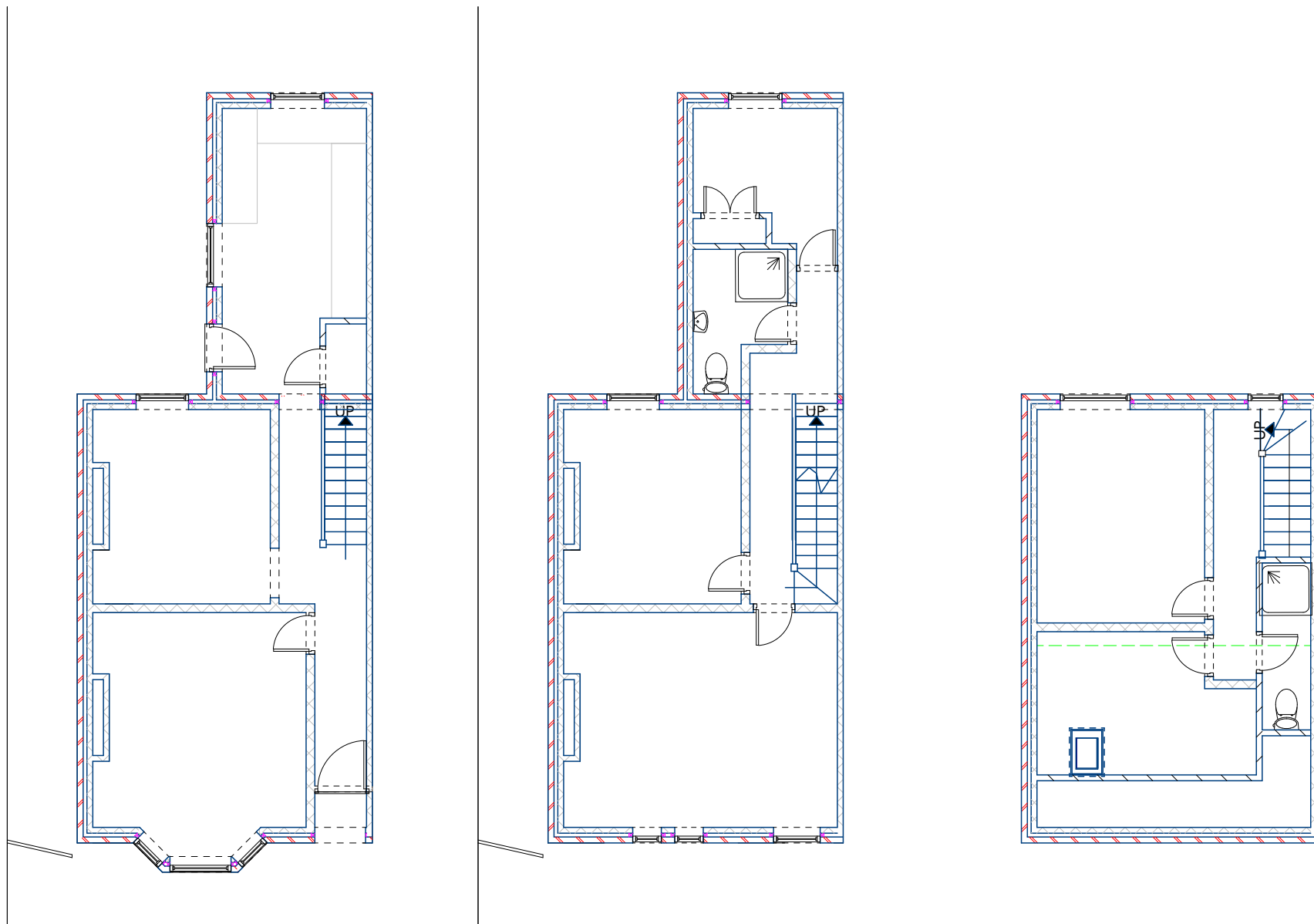
Address - 7 Nye Road,
Burgess Hill,
RH15 0JY



Planning Drawings

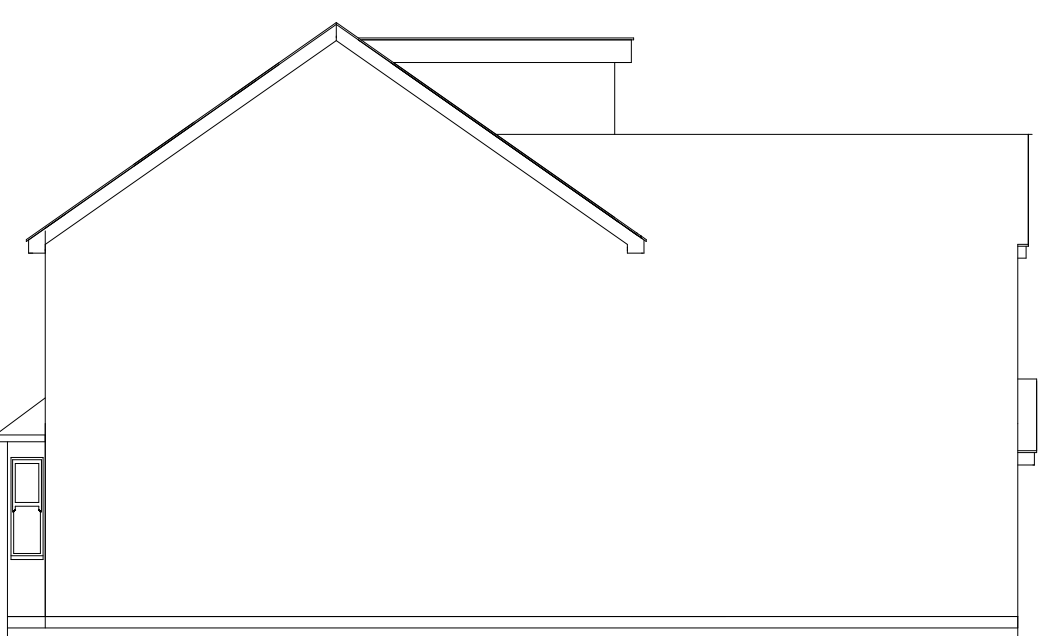
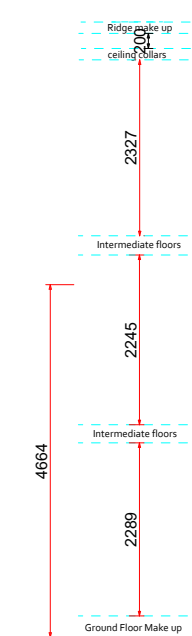
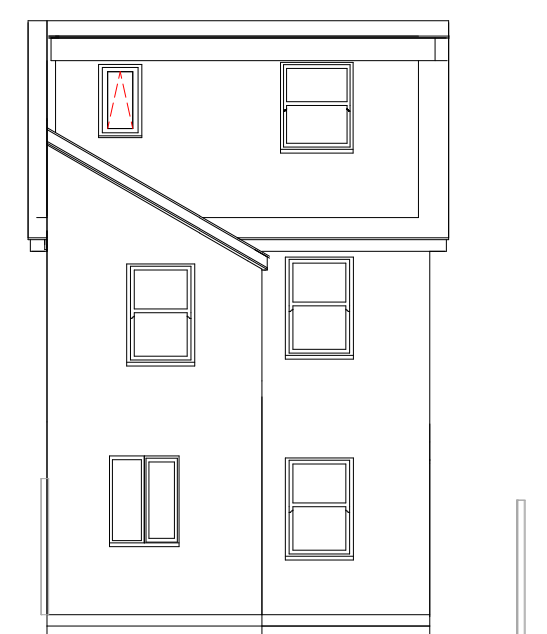
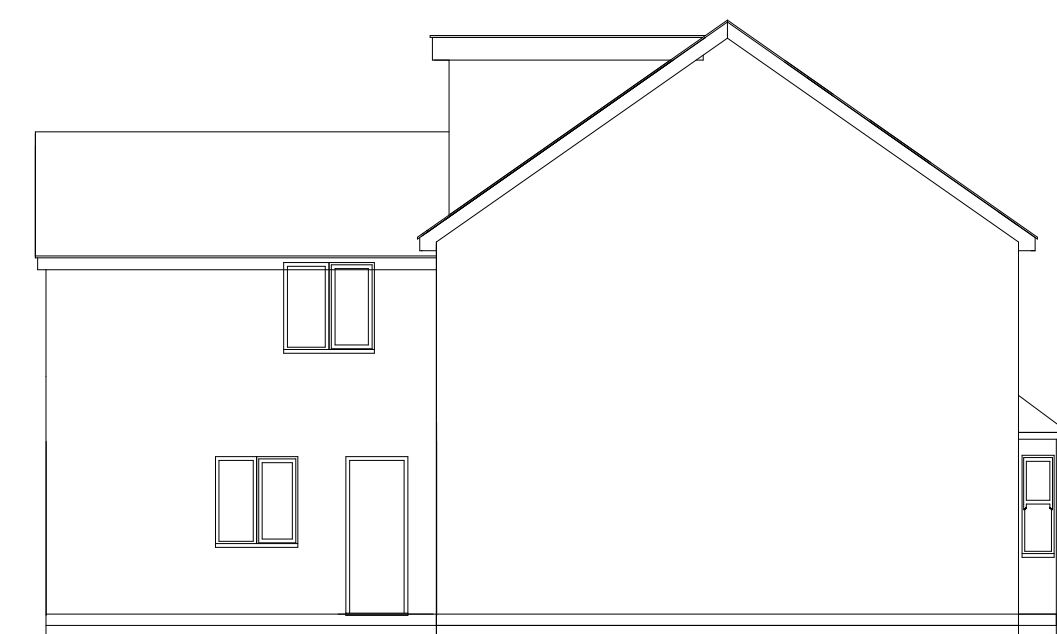
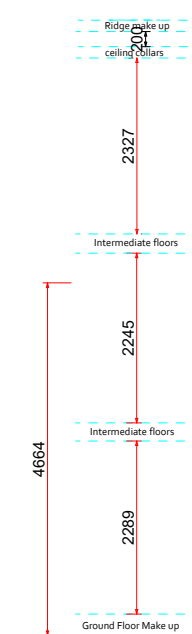
Existing Layout

Scale 1 : 100 2000mm



Elevations Existing

Scale 1 : 100 2000mm

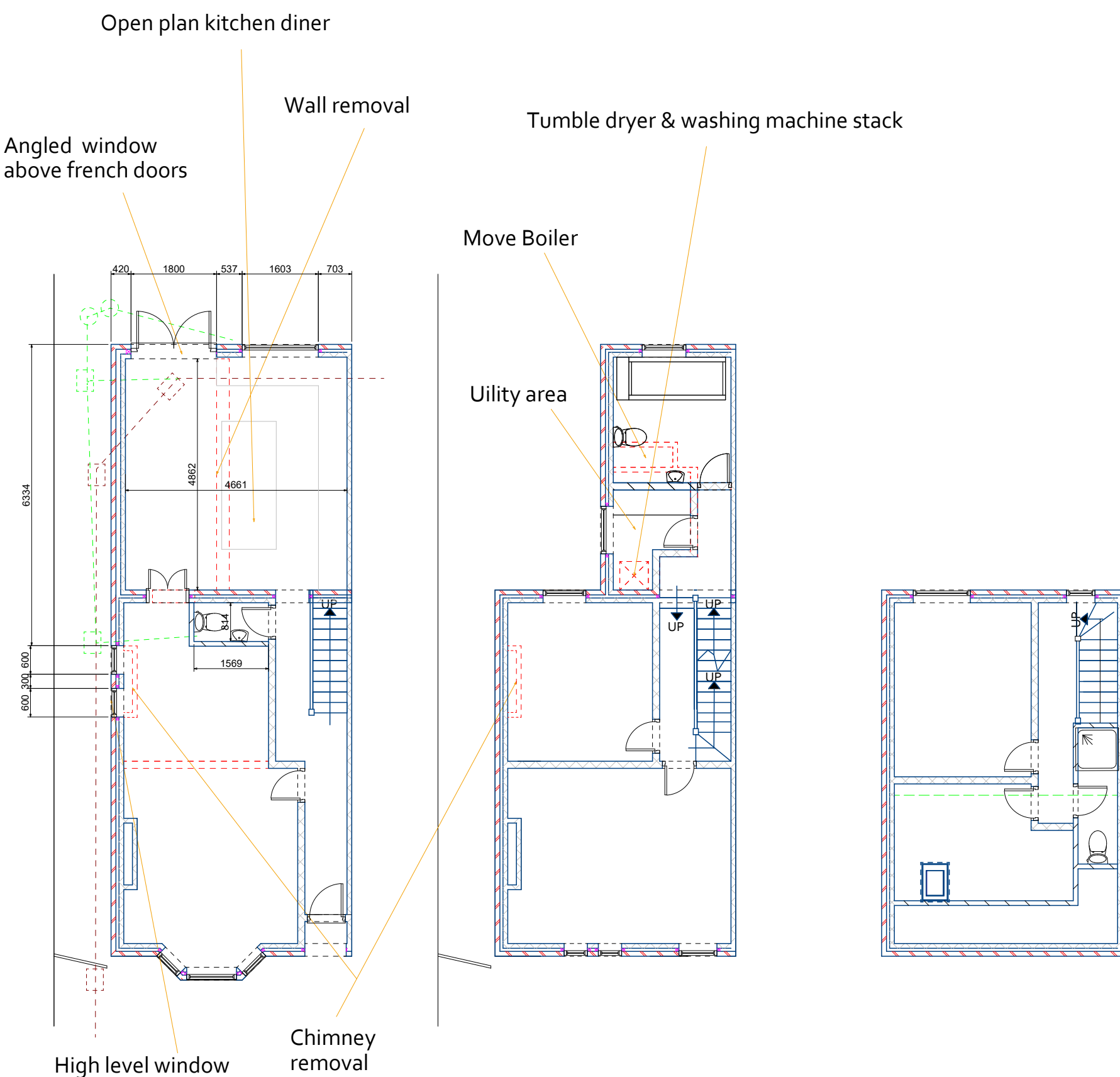


Photographic Survey



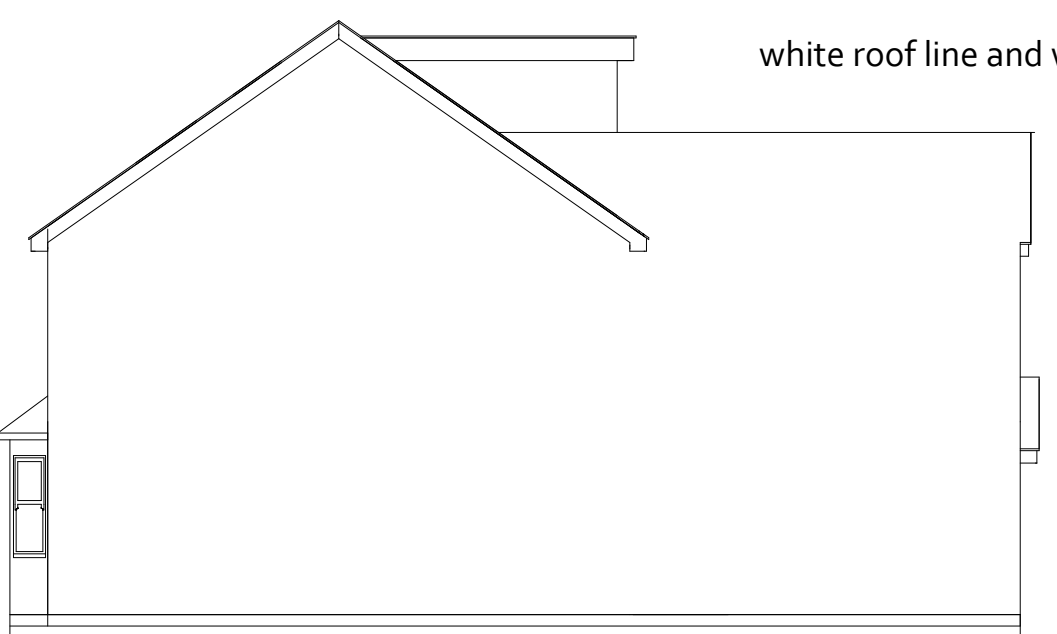
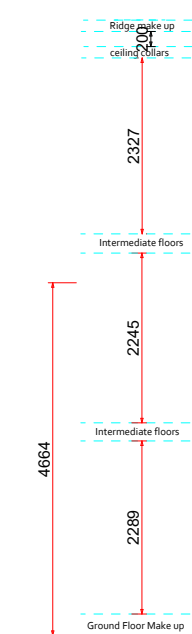
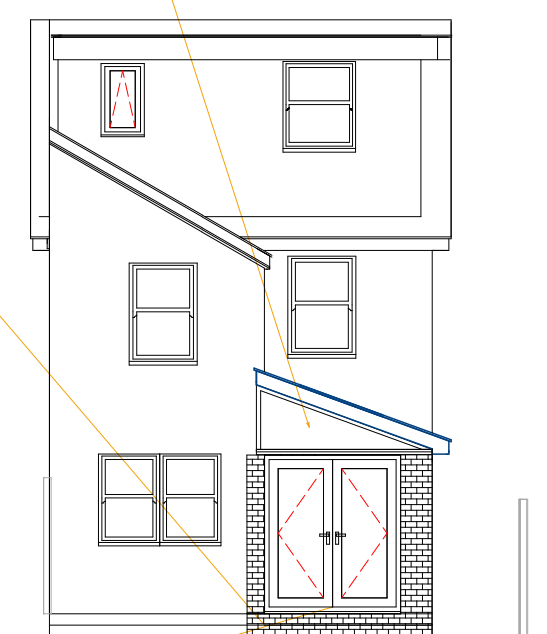
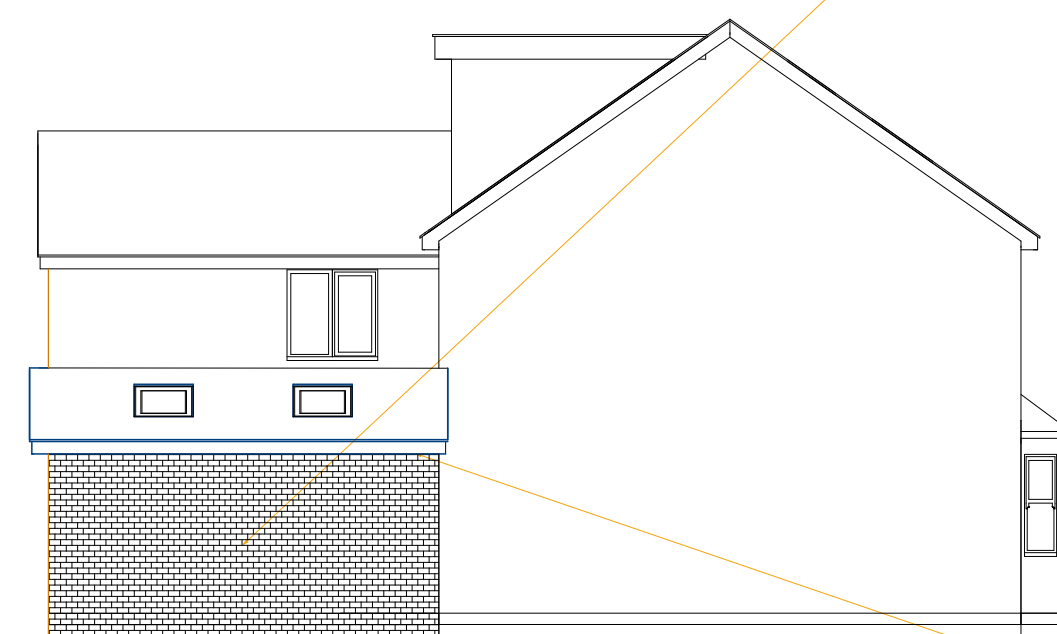
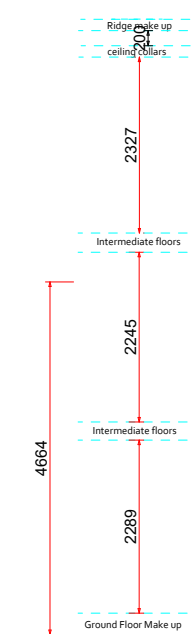
Proposed Layout

Scale 1 : 100 2000mm



Elevations Proposed

Scale 1 : 100 2000mm



THIS IS NOT A WORKING DRAWING.

The information provided is either for client information, planning consideration or shows compliance under the building regulations. It does not purport to provide all the information necessary to carry out construction works and could be subject to variation in detail.

ALL MEASUREMENTS TO BE CHECKED ON SITENOTE. FITMENT SUPPLIERS SHOULD TAKE SITE MEASUREMENTS

Prior to commencement of work on site, dimensions and particulars should be checked and any discrepancies reported immediately to Jones projects Architectural DO NOT SCALE.

Client - Toby and Grace Surtie

Address - 7 Nye Road,
Burgess Hill,
RH15 0JY

Page Size - A1

2000mm



1. All Dimensions In Millimetres Unless Otherwise Stated
2. New Roof Tiles to match existing in type, colour & face
3. New facing brickwork to match existing
4. The requirements of the party wall act should be observed
5. No part of the proposed extension, including Foundations and gutters, should encroach the property boundary

© All drawings are copyrighted & copying or using electronic versions of the drawings without permission is copyright infringement.