

Flood Risk Assessment

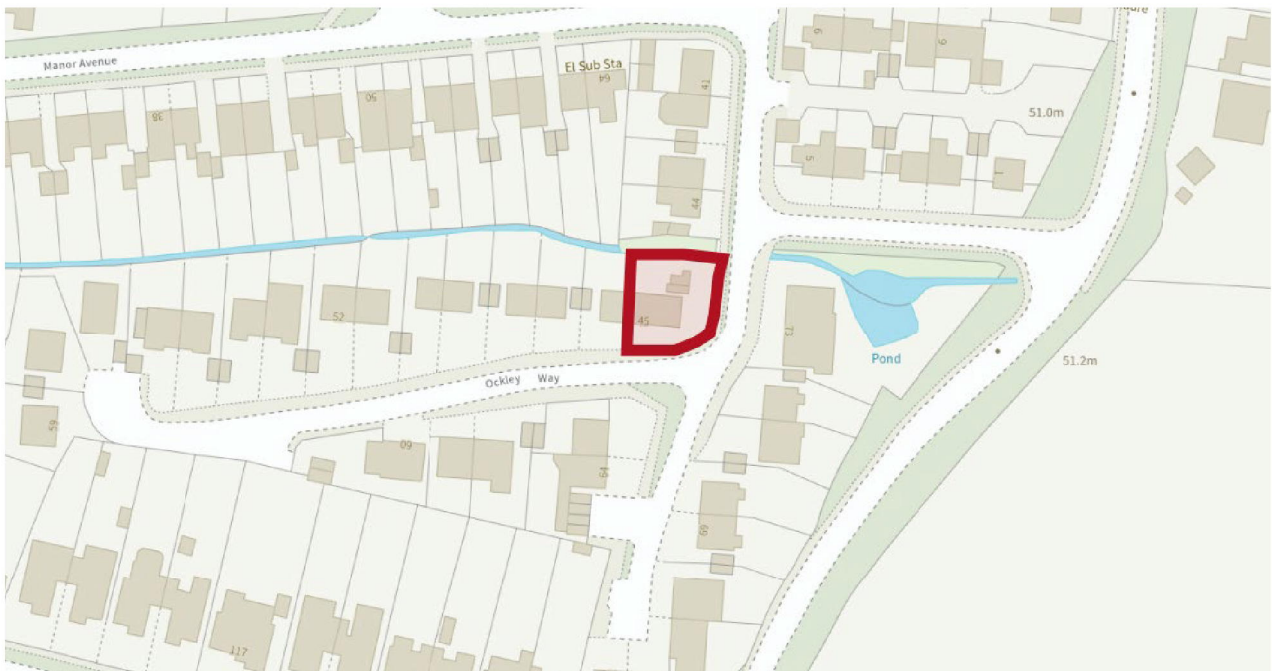
45 Ockley Way, Hassocks, BN6 8NF

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Appendix 1: The Environment Agency's Flood Map For Planning

1. The Site

This Flood Risk Assessment (FRA) has been requested by Mid Sussex District Council Planning Department (MSDC) to accompany the planning application for a side extension at first floor over existing ground floor area and modest rear extension with attached garage at 45 Ockley Way, Hassocks, BN6 8NF, Easting/Northing location 531457/115983 The plan below shows the extent of the site.

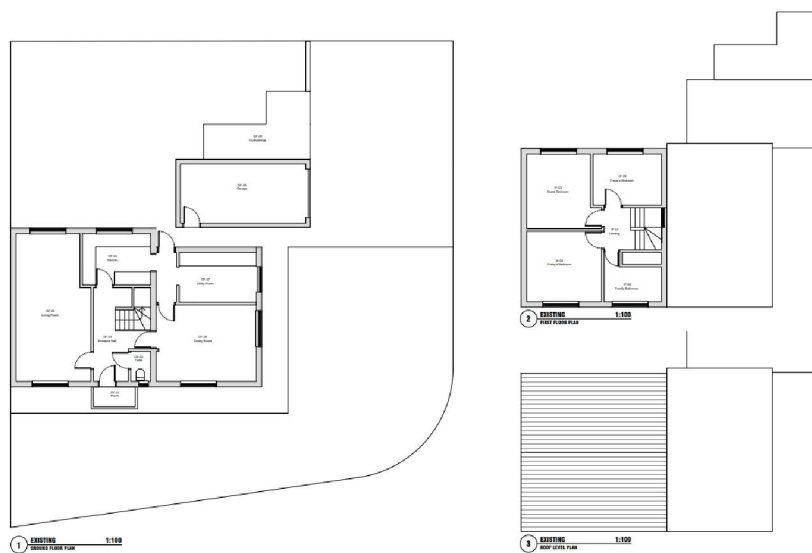


2. The Proposals

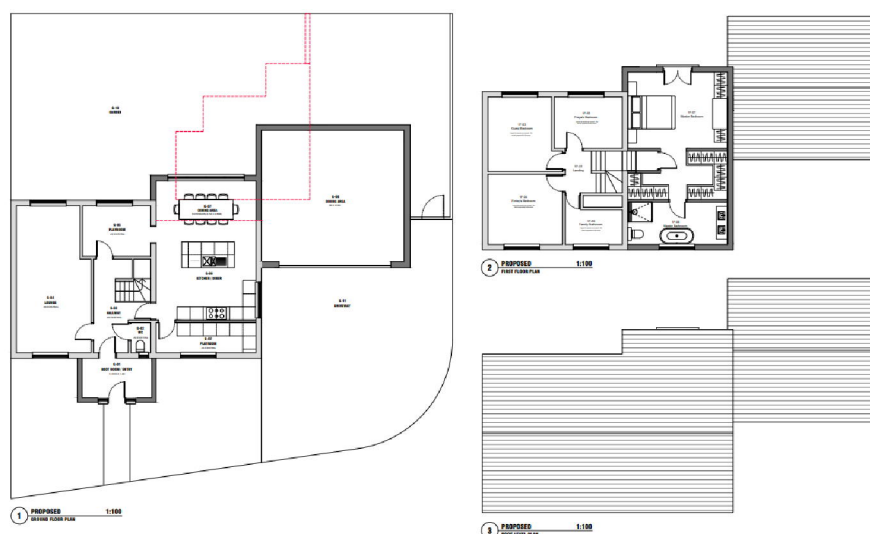
The description of development included with the planning application submitted to MSDC is as follows:

"Side extension at first floor over existing ground floor area. Rear extension at ground floor to rear. Clearance of existing ancillary garage and outhouse buildings and creation of a new attached garage. New porch."

The proposals see a side extension at first floor level over the extent of an existing ground floor area. There is a modest rear extension to provide a functional open plan kitchen / dining area. The ancillary outbuildings and garage are to be cleared and consolidated into a attached garage structure, thereby increasing "green space" within the back garden to the present condition. A snapshot of the proposals are shown below. For full details please refer to the existing and proposed drawings included with this application.



Existing general arrangement plans.



Proposed general arrangement plans.

3. Flood Risk Classification

The Environment Agency's Flood Map for Planning classifies the site as being in Flood Zone 1, an area with a low possibility of flooding (see Appendix 1). This zone comprises land assessed as having a less than 0.1% annual probability of river or sea flooding in any year.

The appended Flood Map Shows that the site is in Flood Zone 1. The Environment Agency classifies the site as having a 'Very Low' yearly chance of flooding from rivers and the sea and when taking into account the impacts of climate change between 2036 and 2069:

Rivers and the sea [More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2036 and 2069

Very low Low Medium High

The Environment Agency also classifies the site as having a 'Very Low' yearly chance of flooding from surface water rising to 'Low' when taking into account the impacts of climate change between 2040 and 2060:

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2040 and 2060

Very low Low Medium High

The Environment Agency also considers the site unlikely to flood because of groundwater or reservoirs:

Other flood risks [More about groundwater and reservoirs](#)

Groundwater
Flooding from groundwater is unlikely in this area.

Reservoirs
Flooding from reservoirs is unlikely in this area.

*Classifications taken from Gov.uk: [Where do you want to check? - Check your long term flood risk - GOV.UK](#)

4. The National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out when an FRA is needed to accompany a planning application:

1. In flood zones 2, 3 or 3b
2. Within flood zone 1 with a site area of 1 hectare or more
3. In areas with critical drainage problems Within flood zone 1 where the LPAs SFRA shows it will be at increased risk of flooding during its lifetime
4. That increases the vulnerability classification and may be subject to sources of flooding other than rivers or sea.

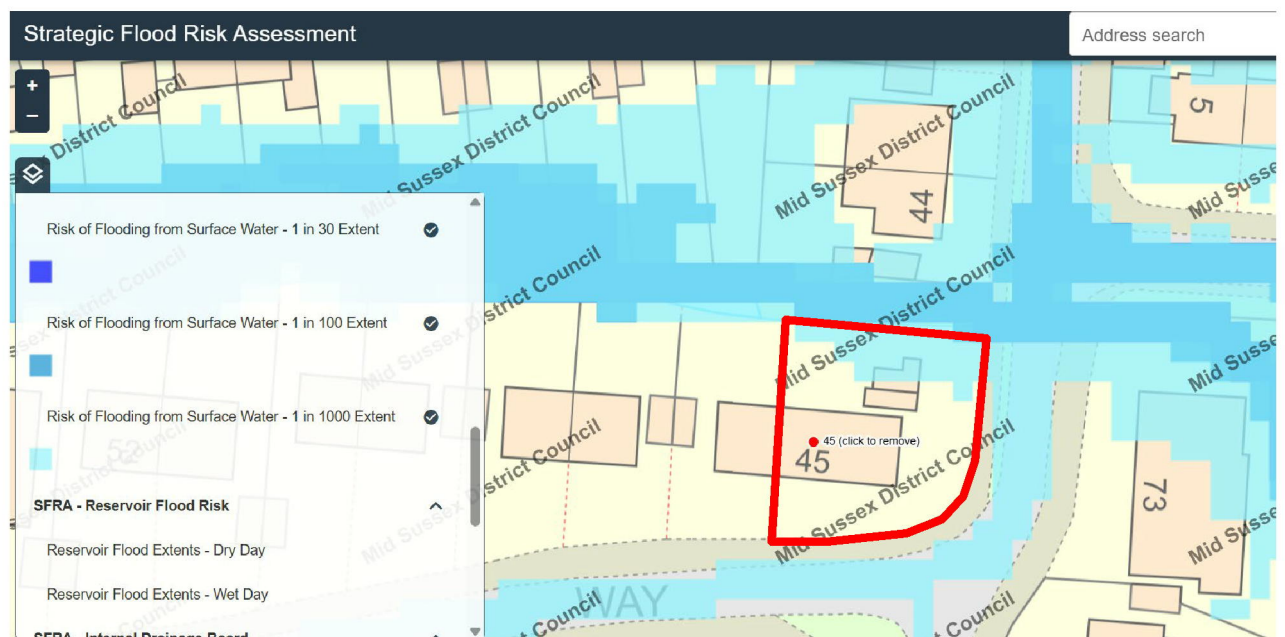
The site is classified as being in flood zone 1 and is smaller than 1 hectare. The site is currently classified as More Vulnerable as defined by Annex 3 of the NPPF, and the vulnerability classification is not proposed to change. According to the SFRA, the site is also not located in a Critical Drainage Area.

This FRA is therefore required under point 4; the LPAs SFRA shows an increase in flooding during its lifetime.

5. Strategic Flood Risk Assessment

The map below has been downloaded from the Mid Sussex Strategic Flood Risk Assessment. The property title and application boundary has been overlaid. It shows that the site at 45 Ockley Way has a small area directly to the north of the dwelling that is classified as being at 'Risk of Flooding from Surface Water – 1 in 1000 Extent'.

There are no proposed built forms in this location, which is garden with rainwater being managed naturally and infiltrating directly into the ground. As can be seen in the diagram below, there lies a small strip immediately abutting the property shown as being at risk from '1 in 30 extent' and '1 in 100 extent' but this is outside the title of the property and the application boundary and is located at a low ditch running across all properties abutting this area. None of the proposals made under this application interface with this area.



6. Existing Surface Water Drainage Arrangements

The level of surface water flood risk within the property title is 1:1000 years as indicated in the Mid Sussex SFRA and located in a small proportion of the garden due north of the house. The area of land where the modest ground floor extension and attached garage is proposed has a mix of hard standing and turf/lawn. Rainfall is managed naturally and immediately infiltrates into the ground. There is no record or evidence of surface water flooding here; so there is no run-off and therefore no rate can be calculated. All rainfall onto the dwelling is currently directed into the existing surface water drains through gutters and downpipes and soaks away into the permeable ground.

7. Proposed Surface Water Drainage Arrangements

The new proposed development would be sited on what is largely a paved / hardstanding area and would continue to be surrounded by existing garden. The current drainage regime is not proposed to be changed, save for localised drainage connections where required which can be managed via building regulations and building control as necessary.

This is sufficient to enable to current infiltration of surface water to manage any future surface water flood risk on and around the new structure. The proposed extension will have new gutters and downpipes which will direct rainfall into the existing surface water drains and therefore will have no impact on the risk of surface water flooding on site, or to the local area.

8. Conclusion

The site is at **Very Low** risk of fluvial flooding The

site is at **Very Low** risk of tidal flooding

The site is at **Very Low** risk of surface water flooding

The chance of groundwater flooding is **Unlikely** at this site. The

chance of flooding from reservoirs is **Unlikely** at this site.

Any residual risk indicated by the SFRA 1:1000 year risk of surface water flooding within the application boundary, which can be managed by installing gutters and downpipes to the new structure to direct rainfall to the existing drainage regime. The development would also be compliant with any drainage measures required by building regulations.

Appendix 1: EAs Flood Map for Planning

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
531457/115983

Created
12 Mar 2025 14:46

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)

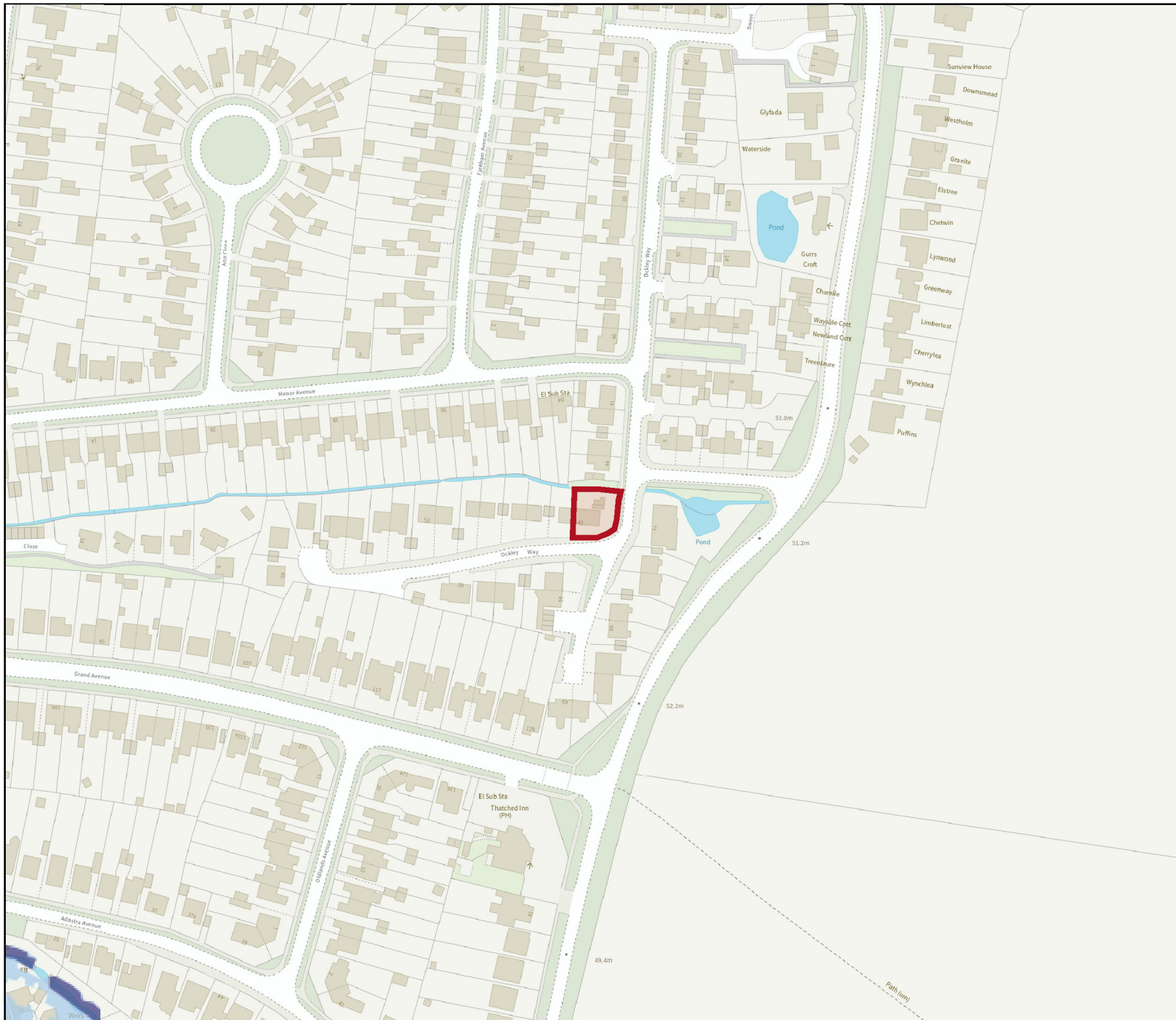
Notes

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.

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Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
531457/115983

Scale
1:2500

Created
12 Mar 2025 14:46

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

0 20 40 60m