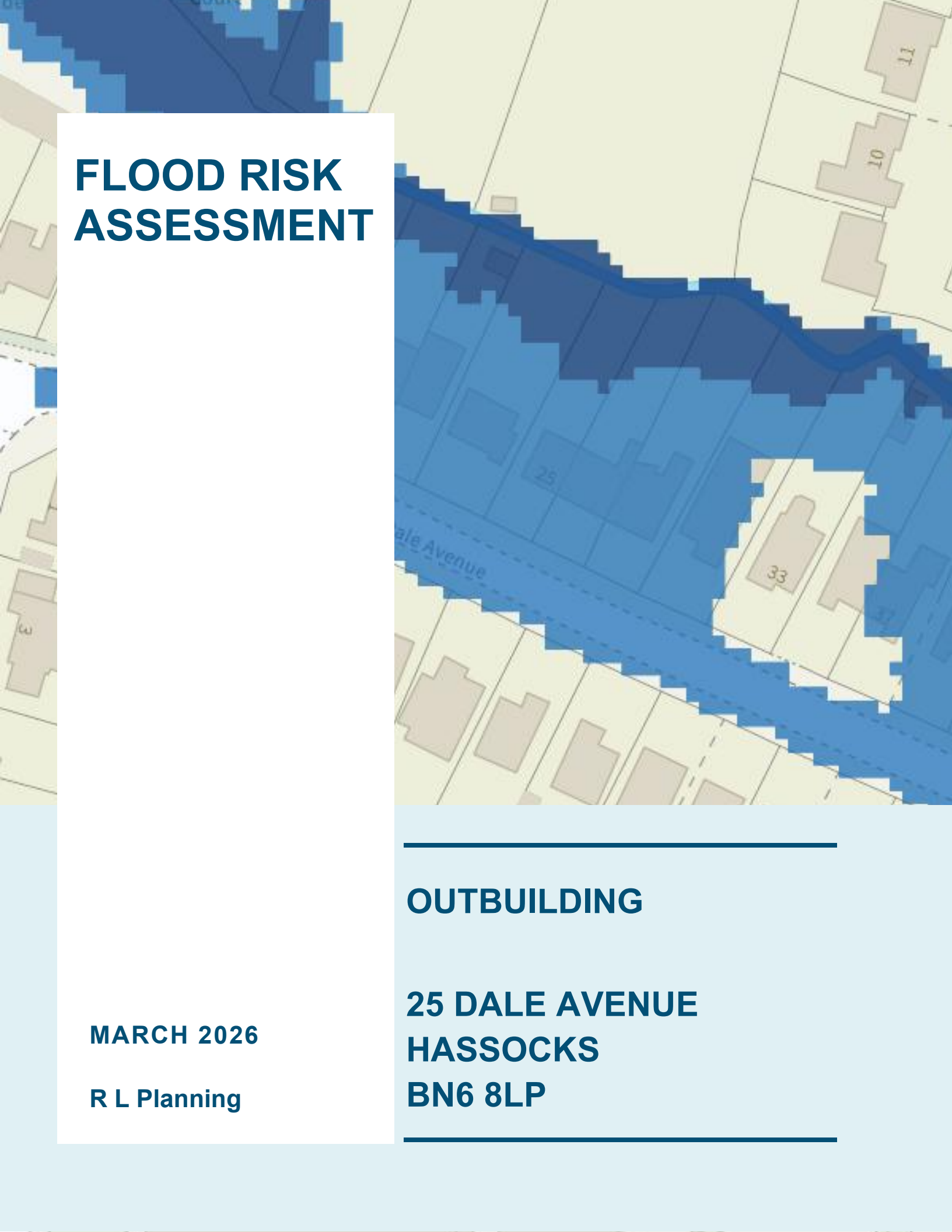


A map showing flood risk assessment for a residential area. The map features a grid of streets and property boundaries. A prominent blue area, representing flood risk, runs diagonally across the center. The text '25 DALE AVENUE' is visible on the map. The map is overlaid with a white box containing the title 'FLOOD RISK ASSESSMENT' and a light blue box containing the address '25 DALE AVENUE' and 'HASSOCKS BN6 8LP'.

FLOOD RISK ASSESSMENT

MARCH 2026

R L Planning

OUTBUILDING

**25 DALE AVENUE
HASSOCKS
BN6 8LP**

THE SITE

- The Application Site comprises a two-storey semi-detached house with a long rear garden
- There is a small watercourse to the North and the property falls within Flood Zones 2 and 3, as shown by the map on the cover sheet
- It is also subject to flood risks from surface water
- Consequently, this site-specific Flood Risk Assessment has been prepared to support the Planning Application
- It covers the level of risk posed by the new development

THE PROPOSED DEVELOPMENT

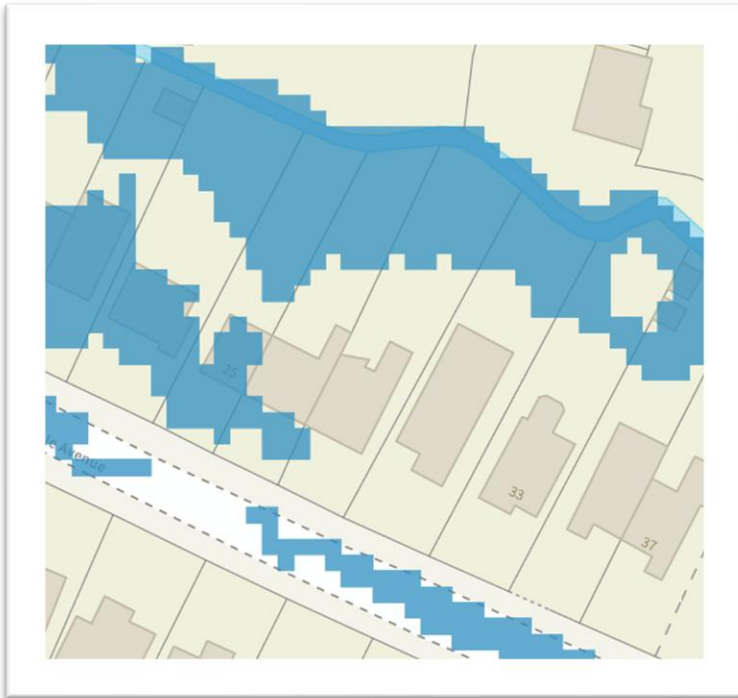
- The development proposal is for a new outbuilding within the private garden of no. 25, replacing an existing summerhouse and shed
- Notably, its GIA is only 16 sqm
- It will be used as a general relaxation space and garden store – these are both classed as ‘incidental’ to the enjoyment of the dwelling in Planning terms and do not form part of the primary accommodation
- The new building will be elevated on decking and so the finished floor level will be significantly higher than the existing outbuildings it will replace

ASSESSING FLOOD RISK

- The flood risk from **rivers and the sea** is currently classed as ‘low’, and stays at ‘low’ from 2036 (up to 2069)
- The ‘low’ category reflects a chance of between 0.1% and 1% each year and takes flood defences into account

- The risk of flooding from **surface water** is classed as 'high', with more than a 3.3% chance of a flood each year

Surface water: 1 in 30 yearly chance



- Flooding from a **reservoir** is confirmed as being 'unlikely'
- The Government's website for long term flood risk confirms that the property is outside of a **groundwater** flood alert area as levels are not monitored in this area
- The proposal does not present the problems associated with basements and is not vulnerable to the flooding of that type of low-lying development, including **sewer** flooding

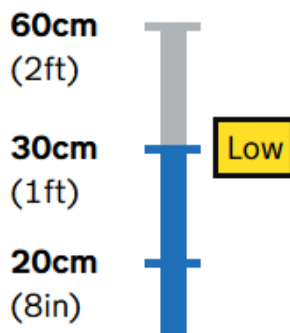
MANAGING AND MITIGATING FLOOD RISK

- With regard to water depth, there is currently a 'high' chance of surface water flooding to **20cm** but a 'low' chance to **30cm** (the latter increases to 'medium' from 2040 as shown in the image below)
- The chance of surface water flooding to **60cm** is 'very low' up to 2060

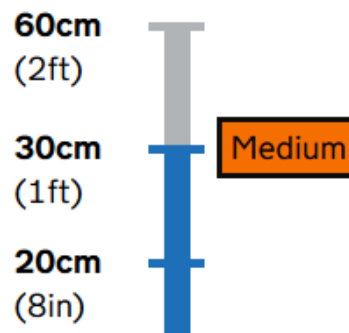
Surface water: possible flood depths

Chance of flooding to 30cm

Present day

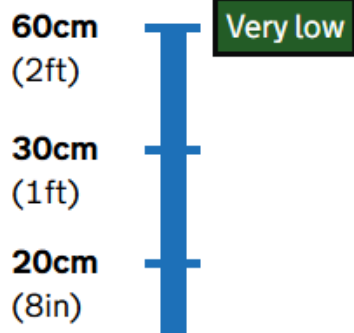


2040 – 2060

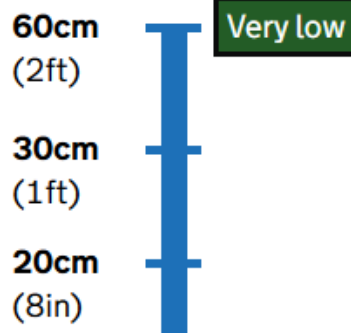


Chance of flooding to 60cm

Present day



2040 – 2060

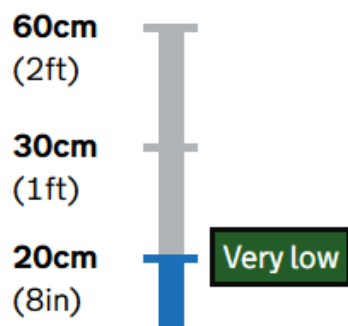


- As the next image confirms, there is currently a 'very low' chance of flooding to **20cm** from rivers up to 2069

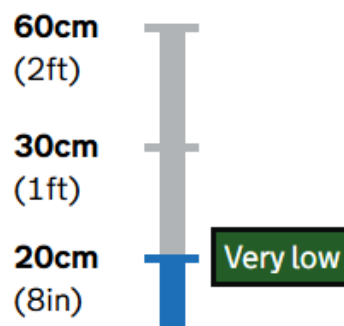
Rivers and the sea: possible flood depths

Chance of flooding to 20cm

Present day



2036 – 2069



-
- Following the purchase of the property, the Applicants installed a French drain across the lawn to improve garden drainage
 - There would be a significant overlap of the existing and proposed footprints
 - Unlike the existing outbuildings, the proposal is to be elevated on decking measuring 0.5m high
 - The garden is mainly laid to lawn (helping heavy rainfall drain away) and an adjacent water butt will manage any surplus run off from the roof in a sustainable manner
 - Taking into account the existing situation / outbuildings and the Permitted Development legislation, the above is considered appropriate for the management of water for this Site
 - The development will not increase the number of people present in an area at risk of flooding or contribute to a flooding issue
 - Overall, it adheres to the aims and requirements set out in **Policy DP41** of the District Plan

Resilience measures

- The following resilience measures will be incorporated into the build and help to reduce the amount of damage in the event that water does enter the new outbuilding:-
 - a supply of modern water-absorbent sandbag alternatives - for example FloodSax Sandless Sandbags or similar - will be kept at hand to help prevent water entering the garden building
 - electrical wiring will drop from the ceiling rather than being fed from floor level and electrical switches will be raised
 - plasterboard will be fitted with a horizontal layout

-
- The Applicant is aware that you cannot get flood warnings for surface water flooding
 - There is a quick external egress route from the proposed outbuilding to Dale Avenue and the wider local highway network
 - The two-storey house itself also provides quick and easy access to 'higher' floors if necessary

CONCLUSION

- In conclusion, the assessment shows that the incidental garden building will be safe for its users for its intended lifetime without increasing flood risk
- It will be sufficiently flood resistant and resilient to the level and nature of the risk