

Flood Risk Assessment

Side & Rear Extensions at:

Braemar, Borers Arms Road, Copthorne, RH10 3LH

Flood Risk Assessment

on Behalf of

Mr. & Mrs. Kemp

May 2026

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1. Introduction

1.1 This is a Flood Risk Assessment prepared to accompany a Householder Planning application at Braemar, Borers Arms Road, Copthorne

2. Use

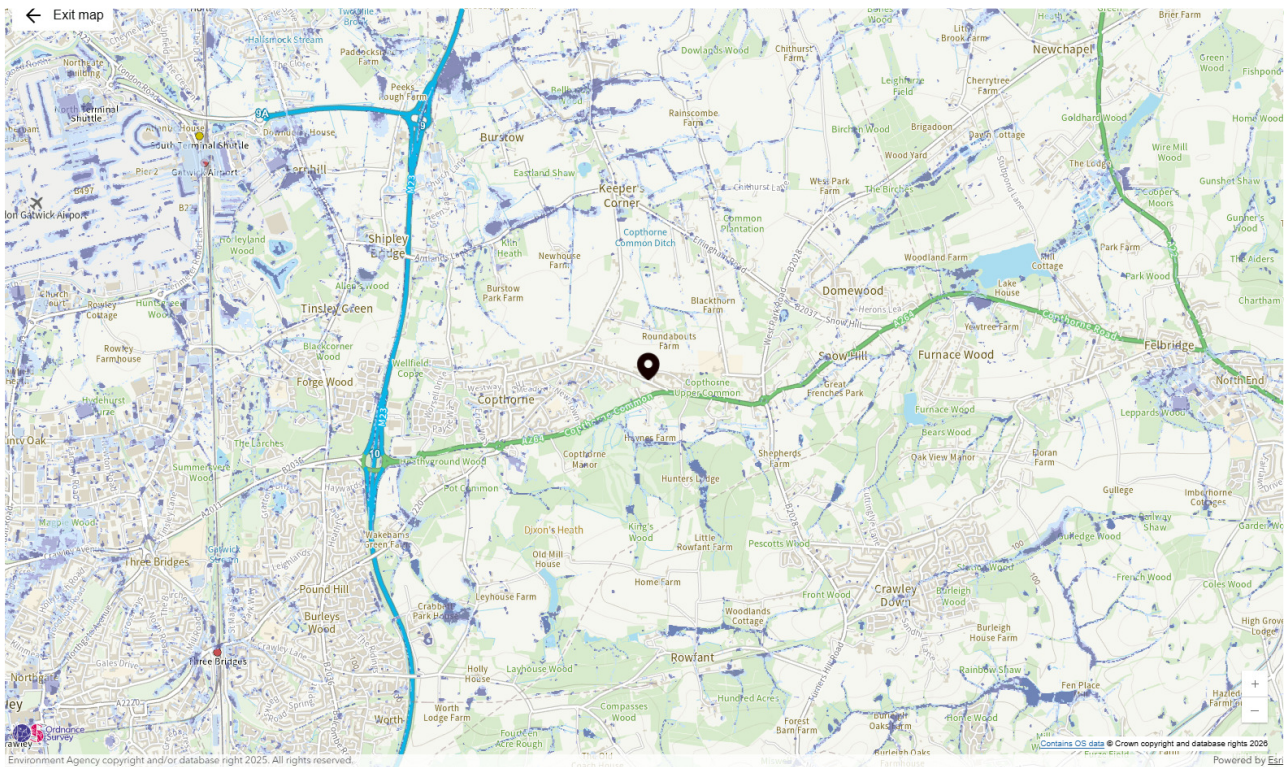
2.1 Braemar, Borers Arms Road, Copthorne is a residential property and there will be no change to the existing residential (C3) use of the property.

3. Flood Risk

3.1 The Environment Agency Flood Risk Checker for the property highlights the following:

Braemar, Borers Arms Road, Copthorne	
Surface water	Yearly Chance of Flooding Very low risk Very Low means that this area has a chance of flooding of less than 0.1% each year Yearly Chance of Flooding between 2040 & 2060 Very low risk
Rivers and sea	Very low risk Very low risk means that this area has a chance of flooding of less than 0.1% each year. Yearly Chance of Flooding between 2036 & 2069 Very low risk
Groundwater	Unlikely This area is outside of a groundwater flood alert
Reservoirs	Unlikely Flooding from reservoirs is unlikely in this area.

3.2 The Environment Agency Flood Risk from Surface Water Map can be seen below:



Mitigation

4.1 The mitigation measures proposed do not extend beyond those usually provided and would include:

- Provision of a soakaway, sized by a specialist, to serve extended areas. A porosity test will be carried out & details submitted to building control for approval.
- Provision of drainage channels at thresholds, connected into soakaways
- The proposed floor levels of the extension will match the existing