

Flood Risk Statement

**Small Rear Extension at 23 Downs View Road, Hassocks,
West Sussex. BN6 8HJ**

This proportionate statement supports a planning application for a small rear extension. It records the Environment Agency's current long-term flood-risk findings for the land around the property, considers the limited scale of the proposal, and sets out drainage and construction measures to ensure the works do not increase flood risk on or off site.

1 Site and proposal

Site address	23 Downs View Road, Hassocks, West Sussex, BN6 8HJ
Proposal	Small single-storey rear extension to the existing dwelling
Assessment date	3 October 2026

2 Flood risk evidence and appraisal

I checked the Environment Agency's Check Your Long-Term Flood Risk service for the selected location at 23 Downs View Road. The service expressly describes the risk of the land around a building rather than the building itself. Its current results are summarised below.

Source	Current result	Climate change result
Surface water	Very low	Very low between 2040 and 2060
Rivers and sea	Very low	Very low between 2036 and 2069

For both reported sources, "very low" means an annual chance of flooding of less than 0.1% (less than 1 in 1,000). The results are therefore consistent with a low-risk, domestic extension proposal. The Environment Agency planning map should nevertheless be retained with the planning submission as the authoritative spatial record for Flood Zone, surface-water mapping, future flood risk and any main-river consultation area.

3 Planning context

National planning guidance states that a flood risk assessment must be proportionate to the scale, nature and location of the development. It recognises that a shorter and simpler assessment will generally be sufficient for an extension to an existing house where the proposal does not significantly increase the number of people present in an area at risk. A small rear extension is minor development, provided its floor area does not exceed 250 square metres.

This statement should be read together with the Environment Agency Flood Map for Planning output and the local planning authority validation requirements. If that map or the local Strategic Flood Risk Assessment identifies Flood Zone 2 or 3, future river or sea risk, a significant surface-water flow route, critical drainage issues, or proximity to a main river or flood defence, further site-specific assessment may be required before determination.

4 Effect of the proposal

The proposed works are limited to a small rear extension to an existing dwelling and will not introduce a more vulnerable land use, create additional residential units or materially increase occupancy. Based on the information available, the extension is not expected to be affected by flooding from surface water, rivers, or the sea during its intended lifetime, and the development can be undertaken without increasing flood risk elsewhere, provided the drainage and finished-ground requirements below are observed.

5 Drainage and resilience measures

The extension roof drainage should discharge to a suitable lawful surface-water system. Check the existing system's condition, capacity, and outfall before connecting. No roof water should be directed toward neighbouring land or allowed to pond against the dwelling.

Any new permeable or impermeable surfacing should be set out so that exceedance runoff is directed away from the dwelling and does not increase flows to adjoining land. Where infiltration is proposed, it should be supported by appropriate ground investigation and percolation testing.

Finished external ground levels should remain below the damp-proof course and should not form raised barriers that obstruct existing overland drainage paths. The extension threshold and internal floor level should not be set below the adjoining building floor level without a separate level and drainage appraisal.

During construction, manage materials and excavations so temporary works do not block gullies, private drainage runs, or overland routes.

6 Conclusion

The available Environment Agency long-term flood-risk information identifies very low current and future risk from both surface water and rivers or the sea for the land around 23 Downs View Road. For the proposed small rear extension, a proportionate planning response is therefore appropriate. Subject to confirmation by the current Flood Map for Planning output and the drainage measures in this statement, the proposal is not expected to increase flood risk to the site or elsewhere.

Sources and limitations

Environment Agency, Check Your Long-Term Flood Risk, selected location 23 Downs View Road, Hassocks, BN6 8HJ, checked 7 October 2026.

Environment Agency, Flood Map for Planning, accessed 7 October 2026. The map is the authoritative source for planning Flood Zone, mapped surface-water risk, future river and sea risk, and proximity to main rivers or flood defences.

GOV.UK, Flood risk assessments applying for planning permission, current guidance accessed 7 October 2026; and GOV.UK, Flood risk and coastal change, current guidance accessed 7 October 2026.