

Flood Risk Assessment

02nd January 2025

Application Site: 83 Cuckfield Road, Hurstpierpoint, Hassocks BN6 9RR
 Ref: DM/23/3107
 Description: Proposed works include the demolition of the existing rear single storey extensions; the development of a single storey rear and side extension at ground floor level; the installation of skylights to the ground floor extensions; the demolition of the existing rear and side dormer extensions at roof level; the development of a hip to end gable roof extension; the development of a replacement rear dormer extension to the rear roof slope; the installation of two operable skylights to the front elevation roof slope.

Introduction

This is a Flood Risk Assessment prepare to accompany the Householder Planning Application at 83 Cuckfield Road, Hurstpierpoint.

Use

83 Cuckfield Road is a residential property and there will be no change to the existing residential (C3) use of the property.

Flood Risk

The Environmental Agency Flood Risk Checker, as well as the LPA SFRA (Strategic Flood Risk Assessment) for the property and site address highlights the following:

Rivers & Sea Risk	Very low risk. Very low risk means that this area has a chance of flooding of less than 0.1% each year.
Surface Water Risk	Low risk. Low risk means that this area has a chance of flooding between 0.1% and 1% each year. In addition, the LPA SFRA outlines there is a 1 in 1000 risk of flooding from surface water (Pluvial Flood Risk).
Reservoir Risk	Flooding from reservoirs is unlikely in this area.
Groundwater Risk	Flooding from reservoirs is unlikely in this area.

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

Note: this is nearest zoom of the map available for the site address

Mitigation

With the property being highlighted as within a low risk of surface water flooding, mitigation measures are to be provided during the development of the proposed works. The mitigation measures proposed do not extend beyond those usually provided and would include:

- Provision of a soakaway, sized by specialist, to serve the extended footprint area and reconfigured roof areas, in accordance with Building Regulations and for approval by the appointed Approved Inspector.
- Provision of surface water drainage channels at thresholds, which are to connect into the provided soakaway.
- All existing surface water drainage to the front of the property (where no extension takes place) are to remain as existing.

Summary

We trust the proposed development will be viewed favourably and look forward to your assessment of the application in due course.

Yours sincerely,

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