



FLOOD RISK ASSESSMENT

SINGLE STOREY EXTENSION TO REAR AND TO THE SIDE. PART CONVERSION OF FOUR BAY
GARAGE INTO HABITABLE SPACE. REPLACEMENT WINDOWS TO GROUND FLOOR.
REPOSITIONING OF BOUNDARY PILLAR.
40 Hammerwood Road
Ashurst Wood
West Sussex
RH19 3TG

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March 2025

1. INTRODUCTION

1.1 This is a Flood Risk Assessment prepared to accompany a Householder Planning application at 40 Hammerwood Road, Ashurst Wood, West Sussex, RH19 3TG

2. USE

2.1 40 Hammerwood Road 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:

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

What surface water is
Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.
[Why surface water flooding is a problem](#)

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

What makes rivers and sea flooding more likely
Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.
This information takes into account any flood defences.
[Why flood defences cannot completely prevent flooding](#)

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.

Based on this assessment we would conclude that flood risk is minimal to unlikely. Notwithstanding mitigation measures have been taken as per below.

4. MITIGATION

4.1 With the property being highlighted as within a surface water flooding risk area, mitigation measures should be provided.

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

- Provision of a soakaway, sized by specialist, to serve extended areas, in accordance with Building Regulations.
- Provision of drainage channels at thresholds, connected into soakaway.
- Retention of existing surface water drain between current garage and courtyard area.