

101 Dale Avenue FLOOD RISK ASSESSMENT

The site is located at 101 Dale Avenue, Hassocks, BN6 8LR.

The current use of the site is housing. (Single detached dwelling house)

Environment Agency records indicate that the above site is located in Flood Zone 3, land assessed as having medium risk of yearly fluvial flooding.

Environment Agency mapping indicates that the site is at high risk of surface water flooding, deemed equivalent Flood Zone 3 by MSDC.

A long-term flood risk check online indicates that flooding from groundwater and reservoirs is unlikely in this area.

This flood risk assessment accompanies a planning application seeking permission to construct a two storey front extension, and a part two storey, part single storey rear extension, together with the re-building of the garage in thermally efficient construction.

All extended areas are proposed to be constructed on areas of the property currently predominantly occupied by hard standing.

The vulnerability classification of the proposed development is 'more vulnerable.' (dwelling house) There is no change to the vulnerability classification - the development does not increase the site's vulnerability risk.

The expected lifetime of the proposed extensions is technically 100 years, (residential development) however the host dwelling, to which the proposed extensions are to be added, was built in the mid 1900s, and therefore a lifetime beyond 2100 is unlikely.

The proposed development is extensions to an existing residential property in this location; therefore the development cannot be relocated to an area of lower risk.

It is assumed that the existing roof of the house discharges to a below ground combined drainage system. The extensions are proposed to discharge into a new soakaway in the rear garden, dependant on filtration tests.

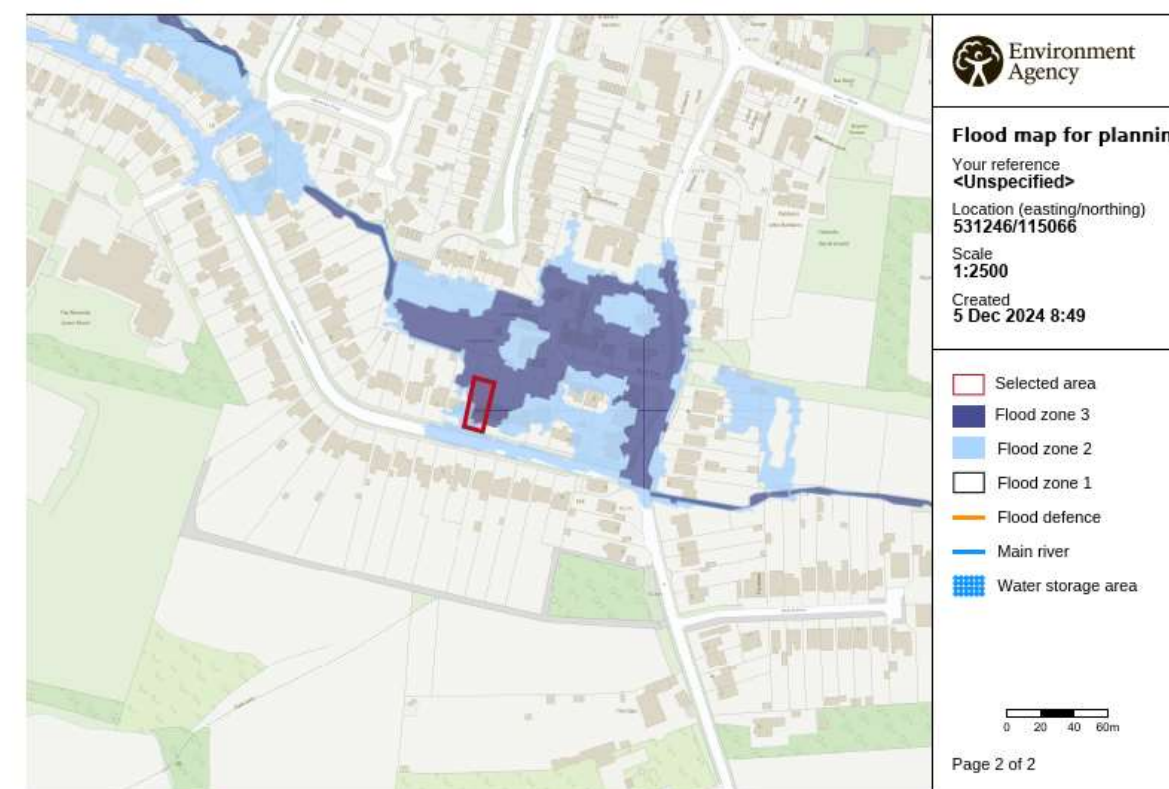
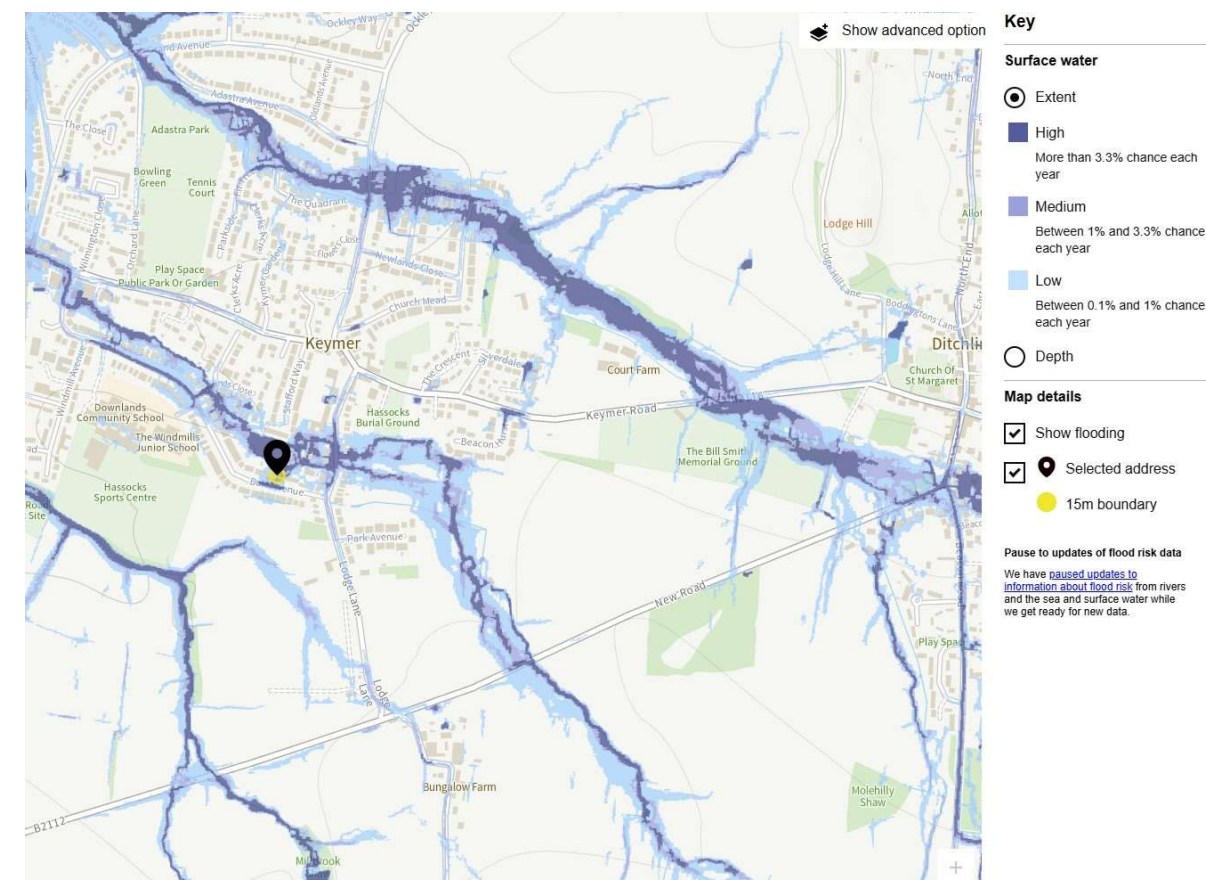
Floor levels within the proposed development will be set no lower than existing levels, and flood proofing of the proposed extension will be incorporated as appropriate. The floor level at the front of the property is set approximately 200mm above the adjacent external levels. The floor level at the front of the property is set approximately 150mm above the adjacent external levels.

Levels data has been requested and is awaited from ssdenquiries@environment-agency.gov.uk.

West Sussex County Council's 'Operation Watershed' funded reports into flooding in Hassocks and as part of these works, the culvert at the end of Lodge Lane was cleared, in addition to other green infrastructure projects across Hassocks. Since these measures were implemented, surface water flooding has not been experienced within the rear garden area of No. 101.

Top right: Long term risk surface water flood map from GOV.UK

Bottom right: Rivers and sea flood risk map from GOV.UK



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