



Project Title: 00627

Product: Level 2 Flood Risk Assessment

Date: 26 February 2026

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Report Revision Log

Report Reference	Date Issued	Issued To	Notes
00627	26/02/2026	Client	

1. INTRODUCTION

1.1. PURPOSE OF THE REPORT

FloodPlan have been commissioned on behalf of S. Bennett to produce a Flood Risk Assessment for 1 Withy Bush, Burgess Hill, RH15 8TT.

1.2. LOCATION OF SUBJECT SITE



Figure 1: Site Location

1.3. SITE PROPOSALS

The development proposes the construction of a residential use extension to an existing residential dwelling. The proposed extension will not include ground floor sleeping accommodation.

2. INTRODUCTION TO NPPF

2.1. INTRODUCTION TO NPPF

The National Planning Policy Framework (NPPF) document provides guidance to local planning authorities to ensure the effective implementation of the planning policy. The policy seeks to direct development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. For these purposes:

- “areas at risk of flooding” means land within Flood Zones 2 and 3; or land within Flood Zone 1 which has critical drainage problems, and which has been notified to the local planning authority by the Environment Agency.
- “flood risk” means risk from all sources of flooding – including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers, and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

Flood risk (from river and sea) are categorised into one of the below:

2.2. FLOOD RISK CLASSIFICATIONS

Flood Zone	Probability of flooding
Zone 1	Low probability
Zone 2	Medium probability
Zone 3a	High probability
Zone 3b	Functional Floodplain

2.3. FLOOD RISK VULNERABILITY CLASSIFICATION

NPPF categorises land by vulnerability. A summary of categories can be seen below:

Vulnerability Class	Infrastructure
Essential Infrastructure	Power stations, water treatment works, wind turbines etc.

Highly vulnerable	Police stations, basement dwellings, caravans, mobile homes etc
More vulnerable	Hospitals, residential buildings, landfill sites, drinking establishments etc
Less Vulnerable	Emergency services stations, shops and building that offer professional services etc
Water compatible development	Pumping stations, docks, marinas etc

2.4. SUITABLE DEVELOPMENT MATRIX

The below table outlines the suitable development type for the flood zone classification assigned by the Environment Agency flood maps.

Flood risk vulnerability classification	Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Zone 1					
Zone 2			Exception Test Required		
Zone 3a	Exception Test Required			Exception Test Required	
Zone 3b Functional floodplain	Exception Test Required				

Figure 2: Suitable Development Matrix

Key: Blue Development is appropriate; Red Development should not be permitted; Green Development is appropriate with the passing of an Exception Test.

3. NPPF SITE ASSESSMENT

3.1. FLOOD ZONE CLASSIFICATION

As per Figure 3, the site is entirely within flood zone 1.

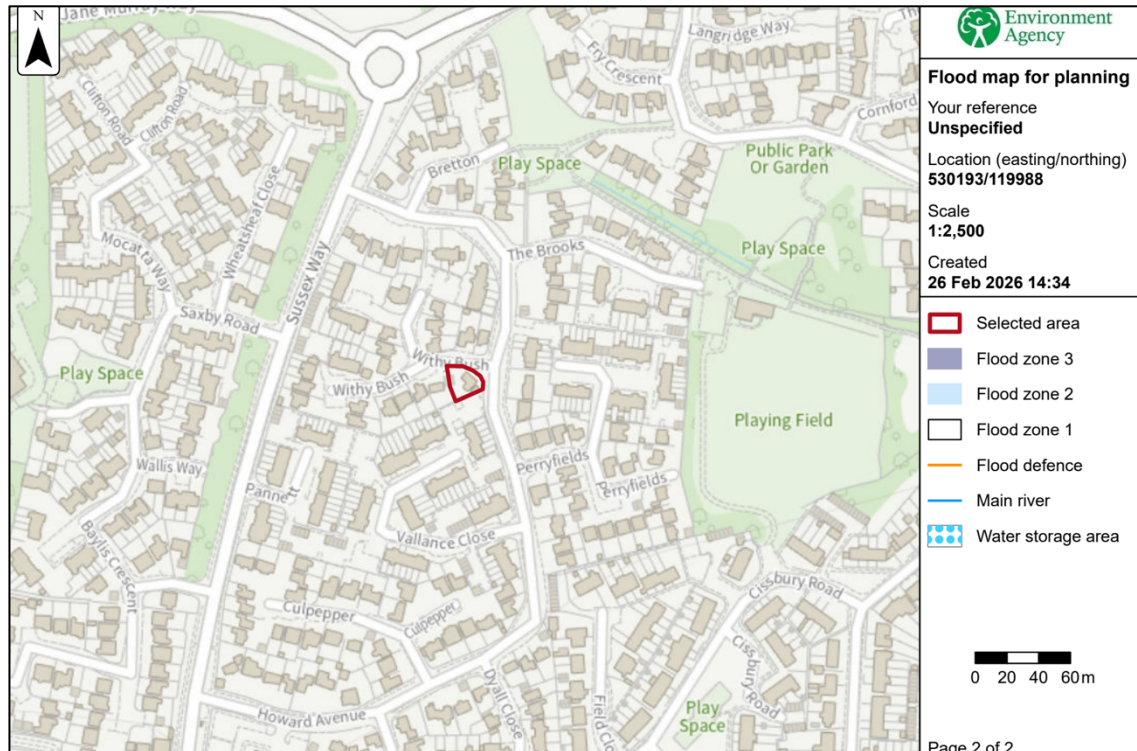


Figure 3: Flood Zone

3.2. LAND VULNERABILITY CLASSIFICATION

The project proposes the construction of a residential use extension serving the existing residential dwelling. The proposed extension is proposed on existing amenity area. Amenity areas are categorised as ‘less vulnerable’ development. Residential use structures are classified as ‘more vulnerable’ development as per NPPF. The proposed development increased the vulnerable classification of the land.

3.3. SITE SUITABILITY (NPPF)

‘More vulnerable’ development is suitable for flood zone 1, as per Figure 2.

4. SITE FLOOD RISK

4.1. THIRD PARTY FLOOD RISK DATA SUMMARY

A 'Groundsure' flood report has been acquired for advising this assessment. The full report can be found in Appendix B. The main findings are summarised below:

Type of Risk	Assessment of Risk
Overall Flood Risk	Moderate-High
Rivers and the Sea	Very Low
Surface Water	Significant
Groundwater	Negligible
Historic Flood	Not Identified
Flood Defences	No
FloodScore™ – insurance rating	High

4.2. SURFACE WATER FLOODING

The Environment Agency surface water flood map Figure 4, shows the site is within a 'high' area of flood risk, The site is also mapped as being within a 'high' area for surface water flooding for 2040-2060. The mapping suggests that the site has a naturally low ground level, which is encouraging surface water to pool on/near the site. The mapping suggests that the site is not part of an overland flow pathway.

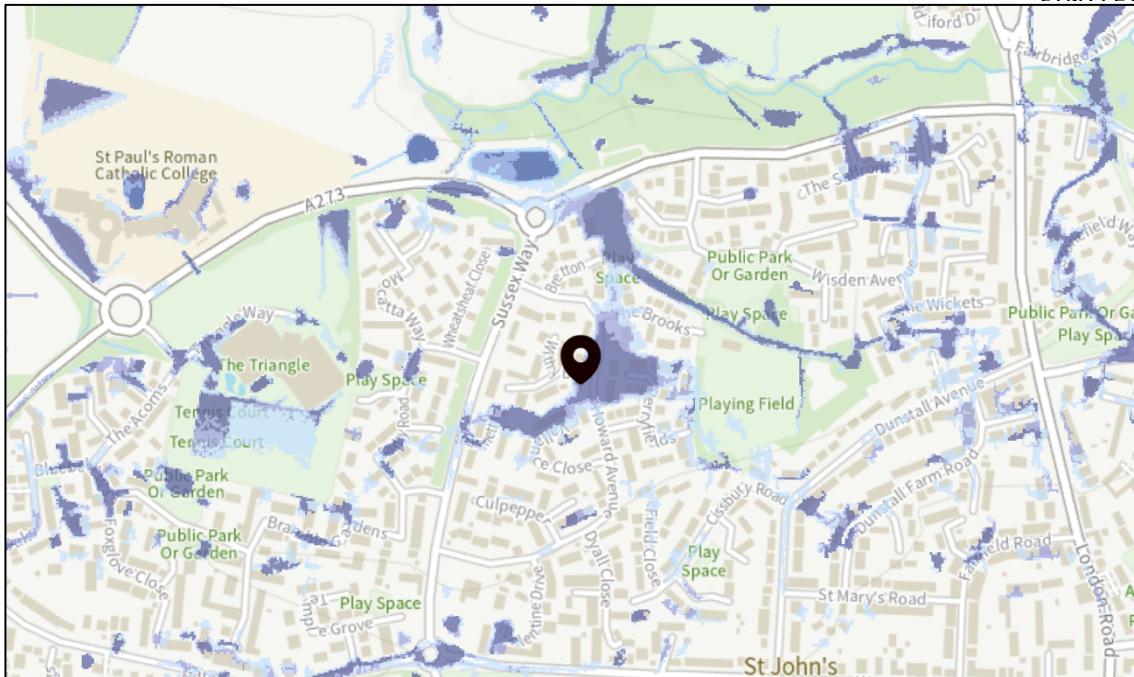


Figure 4: EA Surface Water Flood Map

Where the dark blue shaded area denotes high risk of tidal and pluvial flooding; the light blue denotes low risk with the lightest blue areas having a very low risk of flooding.

4.3. RoFSW 0.1%AEP 2040-2060 MAPPING

The Environment Agency publish the RoFSW mapping. The site is mapped to experience a maximum flood depth of 0.6m during the 0.1% (low chance) 2040-2060 event.

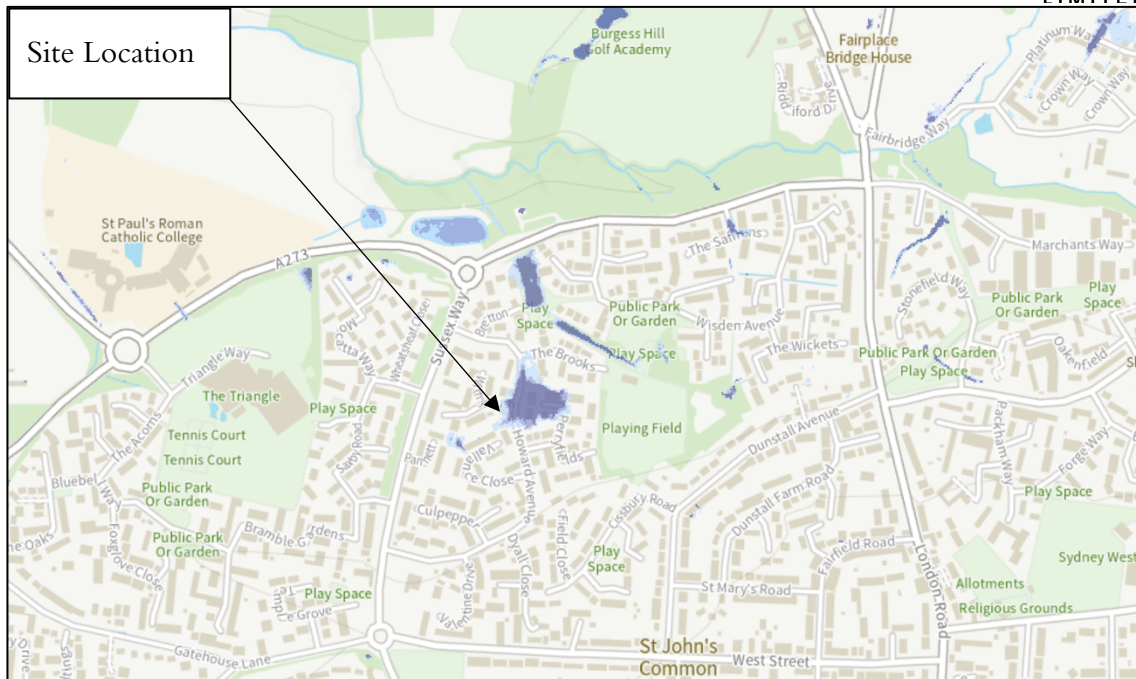


Figure 5: RoFSW EA Surface Water Flood Map

Where the dark blue shaded area denotes high risk of tidal and pluvial flooding; the light blue denotes low risk with the lightest blue areas having a very low risk of flooding.

Where the dark blue shaded area denotes high risk of pluvial flooding; the light blue denotes low risk with the lightest blue areas having a very low risk of flooding.

4.4. TIDAL AND FLUVIAL FLOODING

The Environment Agency fluvial and tidal flood map shows the site is within a 'very low' area of flood risk, The site is also mapped as being within a 'very low' area for 2036-2069.

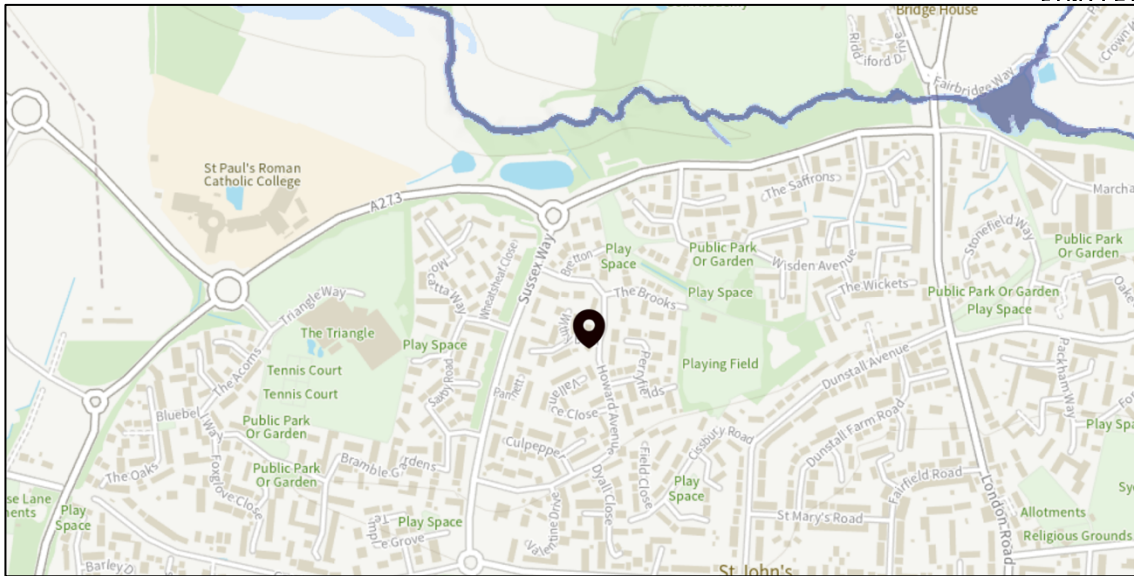


Figure 6: EA Tidal and Fluvial Flood Map

Where the dark blue shaded area denotes high risk of tidal and pluvial flooding; the light blue denotes low risk with the lightest blue areas having a very low risk of flooding.

4.5. GROUNDWATER FLOODING

The 'Groundsure' flood report indicates that the site has a negligible risk of groundwater flooding.

4.6. RESERVOIR FLOODING

Flooding from reservoir sources is considered 'unlikely'.

4.7. HISTORIC FLOODING

The 'Groundsure' flood report failed to identify any historic flood events.

4.8. FLOOD RESISTANCE MEASURES

Flood resistance measures will reduce the impact of a flood event and return the property back to operation with minimised cost and delay. The mitigation measures are identified within the proposed development drawings.

- Pipework should be fitted with non-return valves
- Plasterboard to be fitted horizontally.
- The proposed ground floor of the extension should be set no lower than the existing dwelling.
- Electrical components fitted 1.2m above floor level
- Flood barriers and/or gates recommended up to a maximum of 0.6m

5. FURTHER SITE ASSESSMENT

5.1. SITE ACCESS AND EGRESS ROUTES

Site access may become severed during extreme flood events. Safe refuge may be available within the property. This report recommends a flood evacuation management plan is created and maintained.

5.2. FLOOD COMPENSATION

The proposed extension is mapped to be within the 0.1%AEPC surface water RoFSW event. The proposed development may locally displace floodwater during extreme flood events. The displacement of floodwater is not expected to be significant but should be compensated for within the amenity area of the proposed dwelling.

An indicative calculation for the total displaced volume is as follows:

(Proposed increase in on site plan area) x (flood depth during the 0.1% RoSFWCC pluvial event) = Total Displaced Volume

$(24.325\text{m}^2) \times (0.6 \text{ m}) = \underline{14.60\text{m}^3}$.

The proposed extension is expected to displace a total volume of 14.60m^3 during the extreme pluvial flood event. A scrape within the amenity area of the property totalling 14.60m^3 should be considered to compensate for the potential for floodwater displacement.

5.3. FLOOD WARNING AREAS

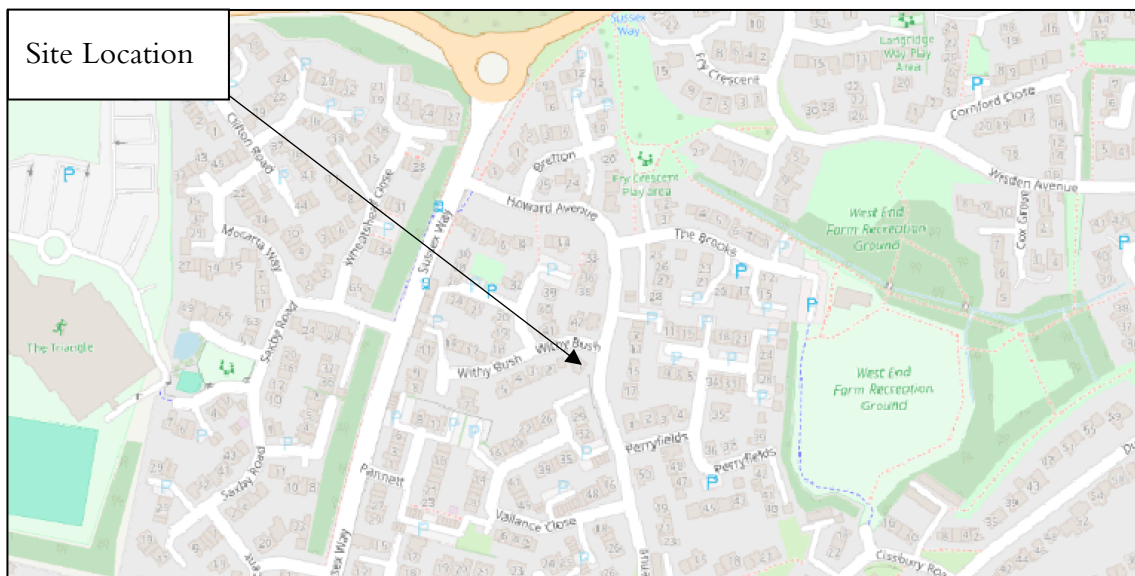


Figure 7: Flood Warning Areas

The site is outside of the EA flood warning areas.

5.4.AWARENESS OF FLOOD RISK

The developer should be aware that the site is not immune from flooding. It is recommended that all residents take the opportunity to develop emergency and non-emergency plans.

6. FINDINGS AND RECOMMENDATIONS

6.1. FINDINGS

The development proposes the construction of a residential use extension to an existing residential dwelling. The proposed extension will not include ground floor sleeping accommodation. The proposed use classification of the site may be acceptable for the mapped flood zone classifications.

6.2. RECOMMENDATIONS

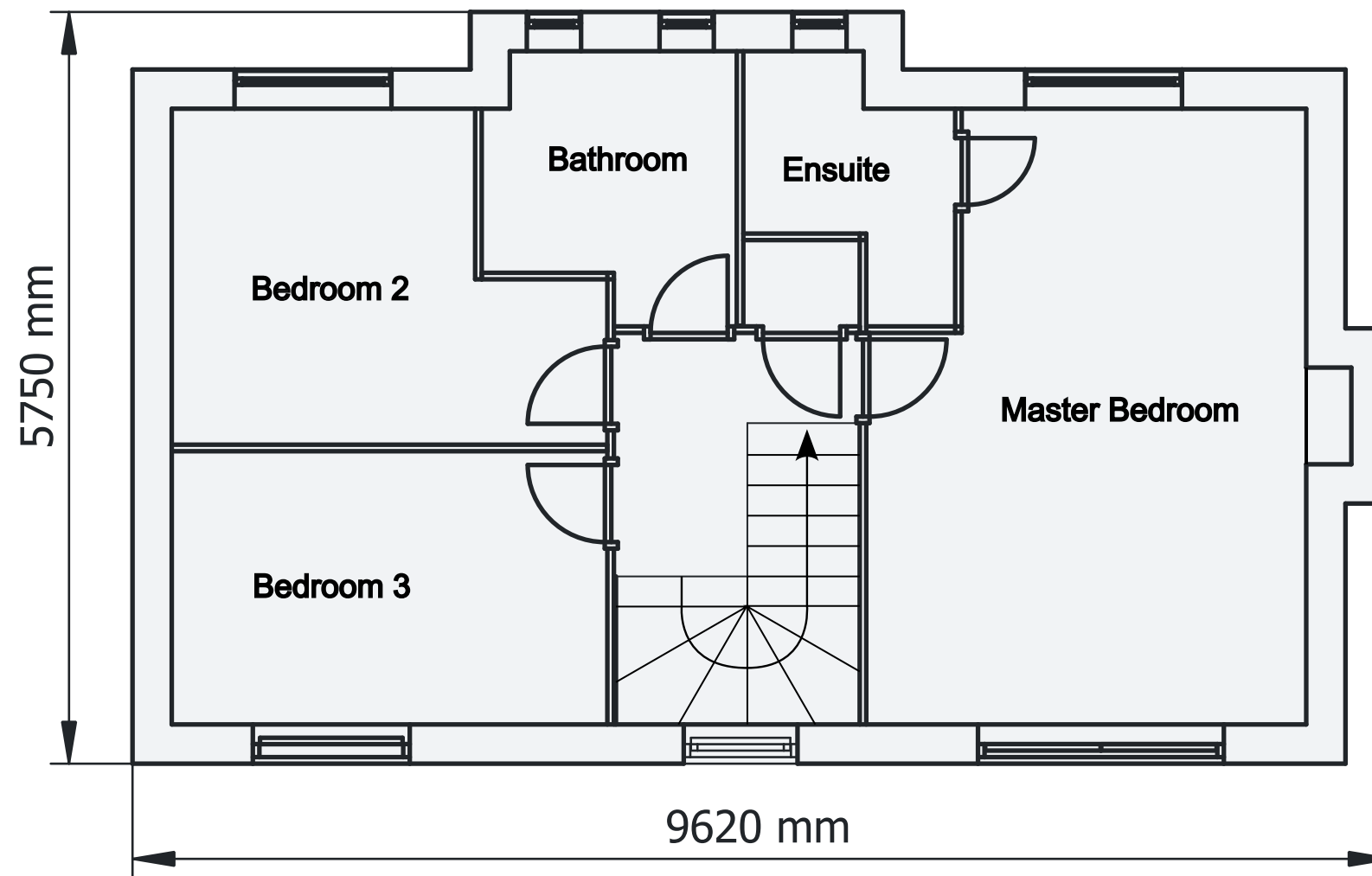
- Flood mitigation measures should be incorporated.
- A flood evacuation management plan should be created and maintained.

List of Appendices

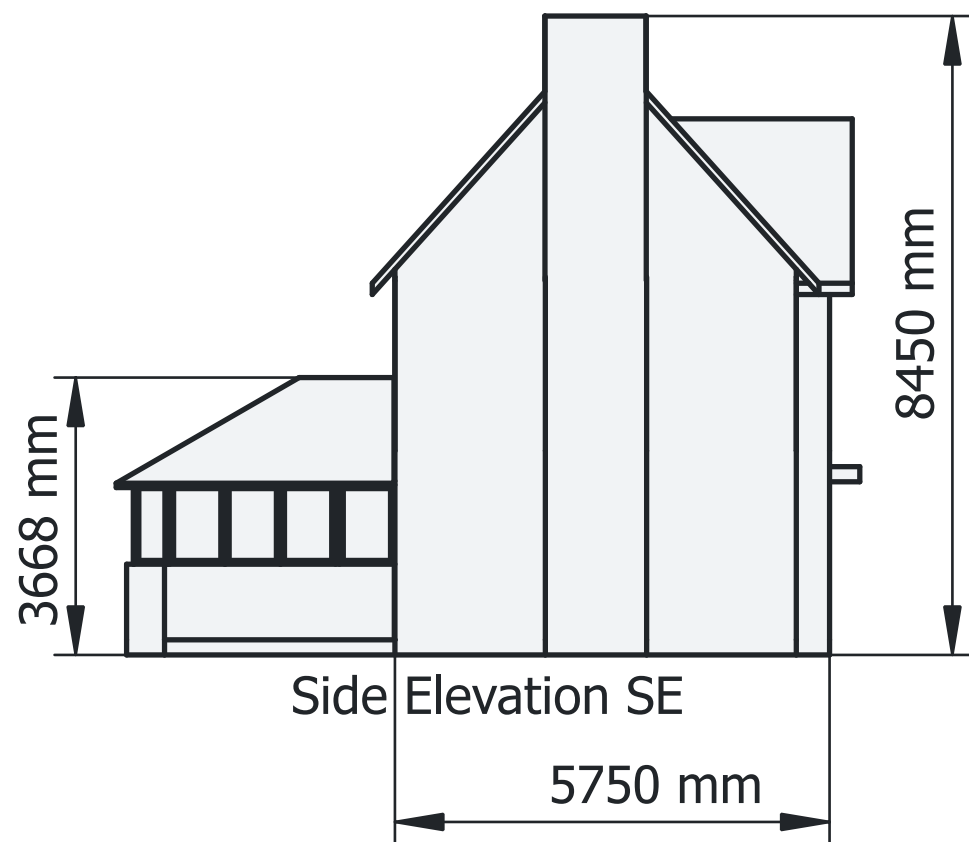
Appendix A: Development Plan

Appendix B: Groundsure Flood Report

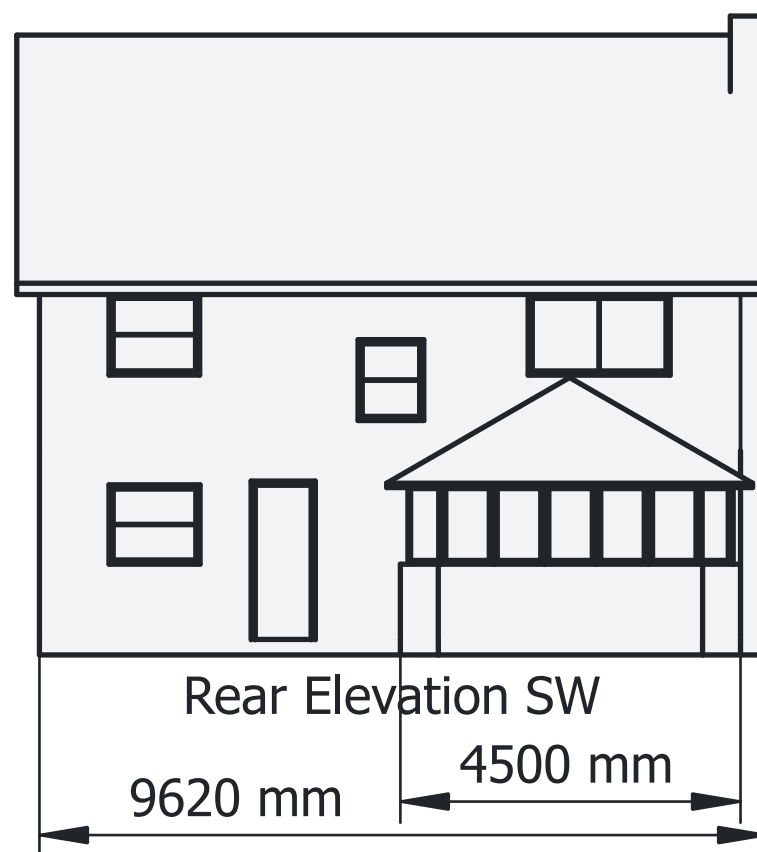
Appendix A: Development Plan



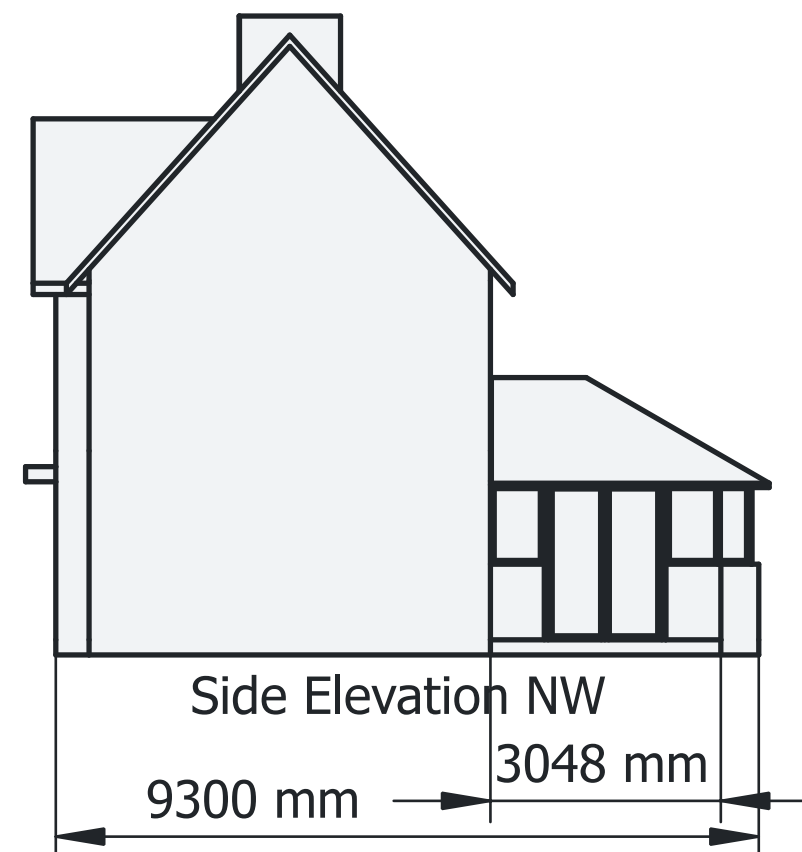
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Side Elevation SE



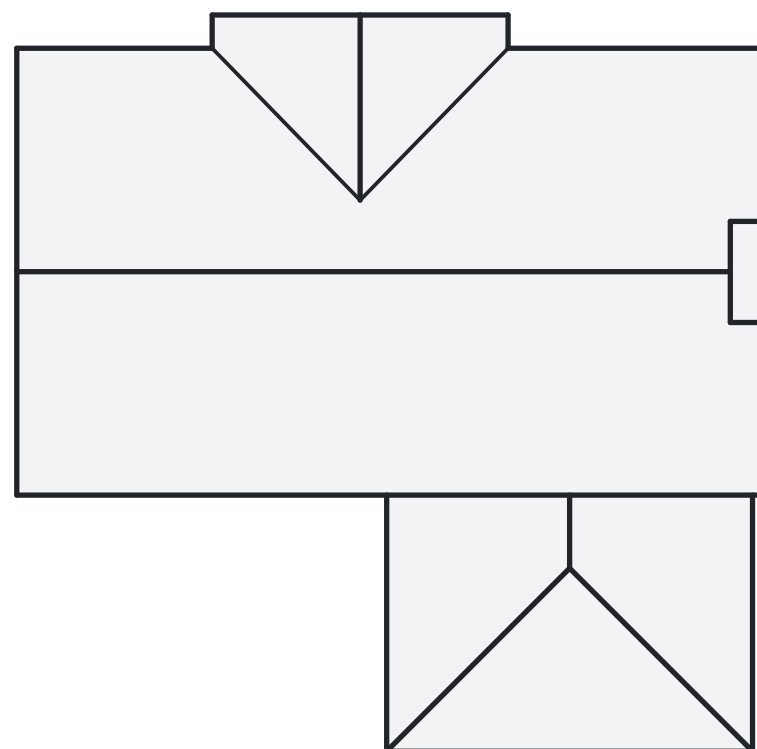
Rear Elevation SW



Side Elevation NW

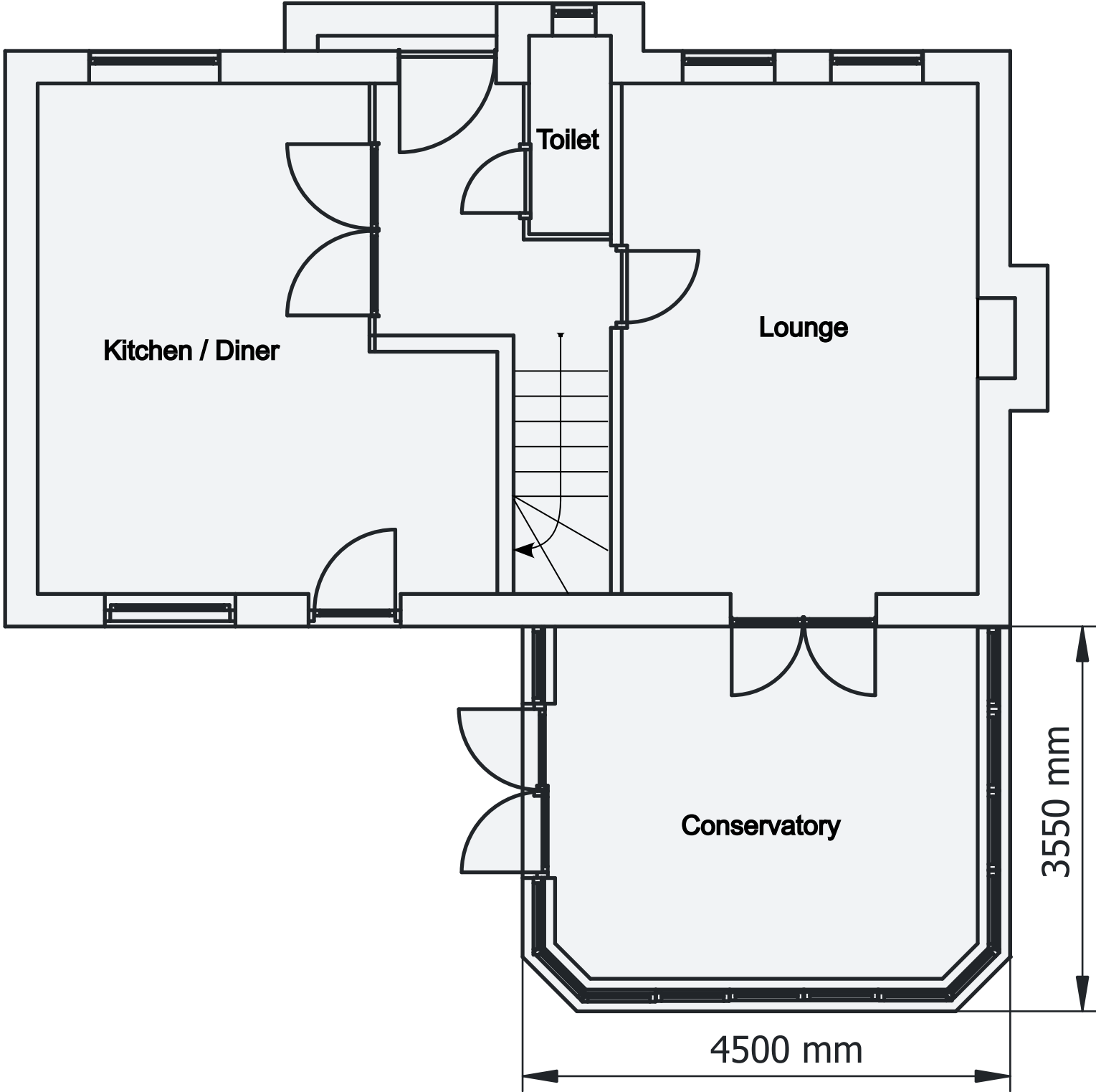


Front Elevation

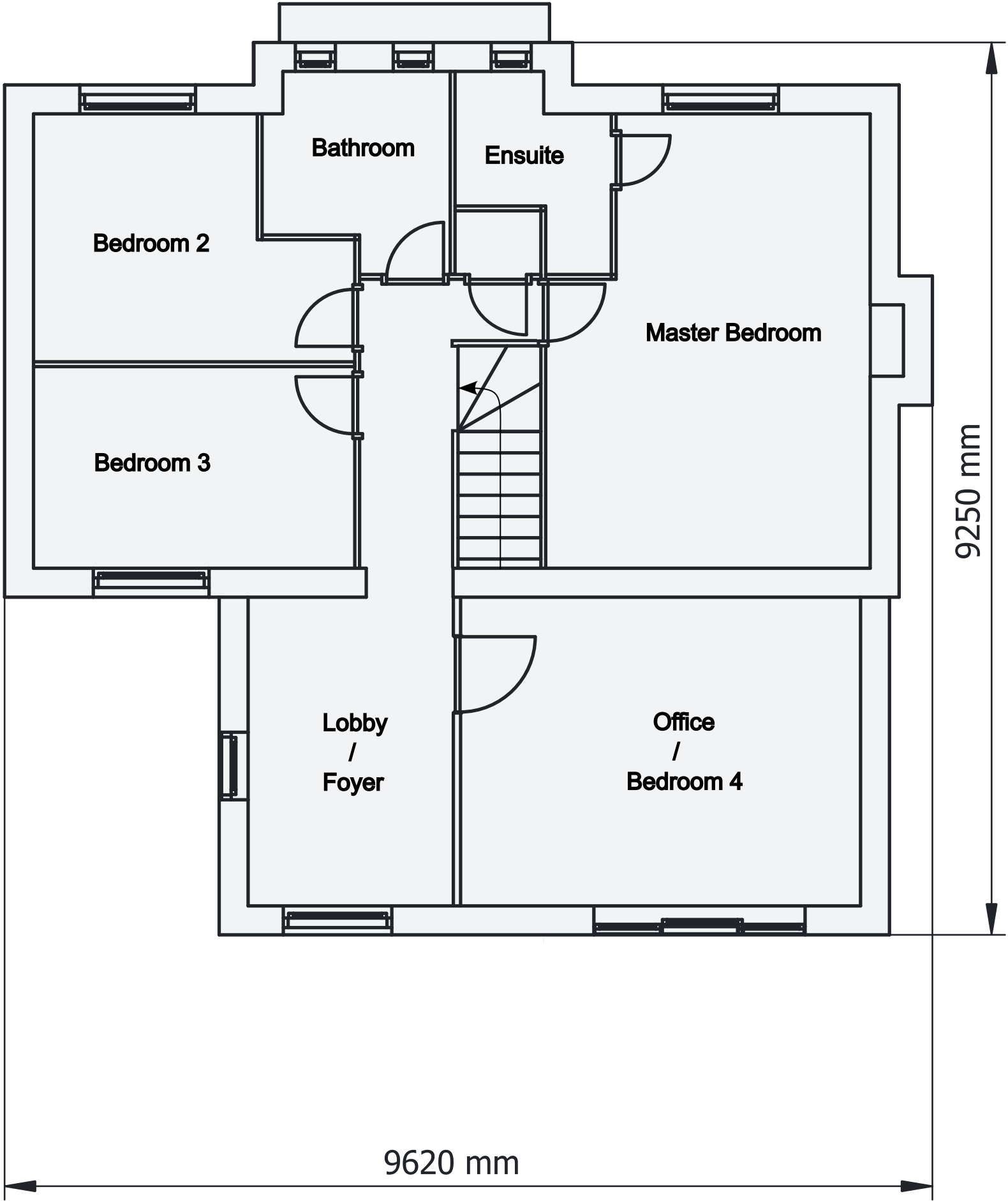


Top View

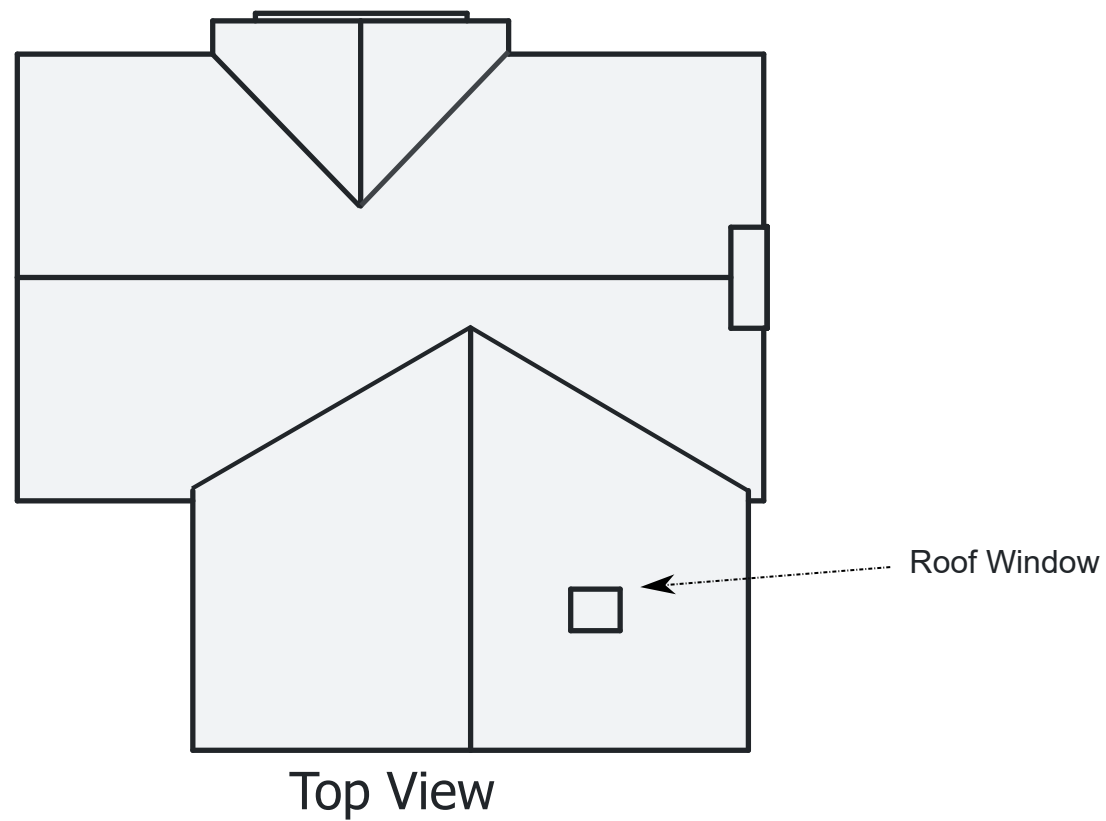
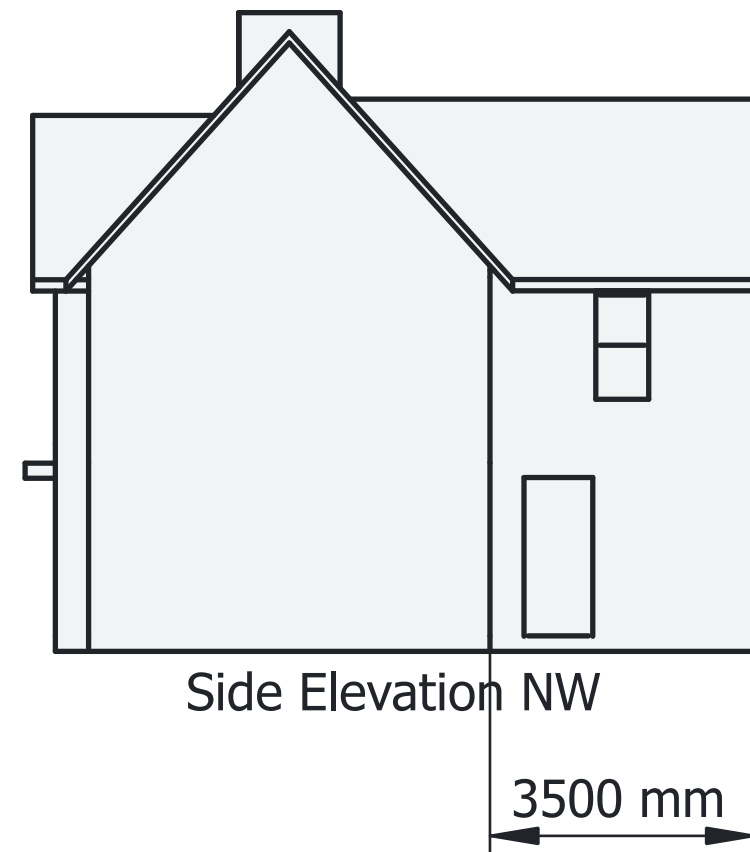
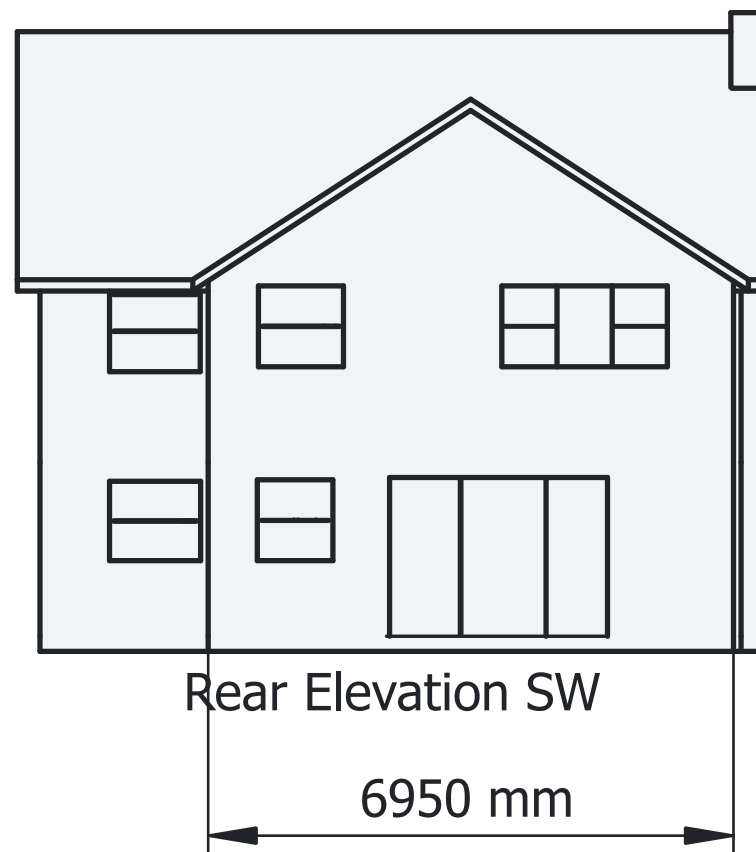
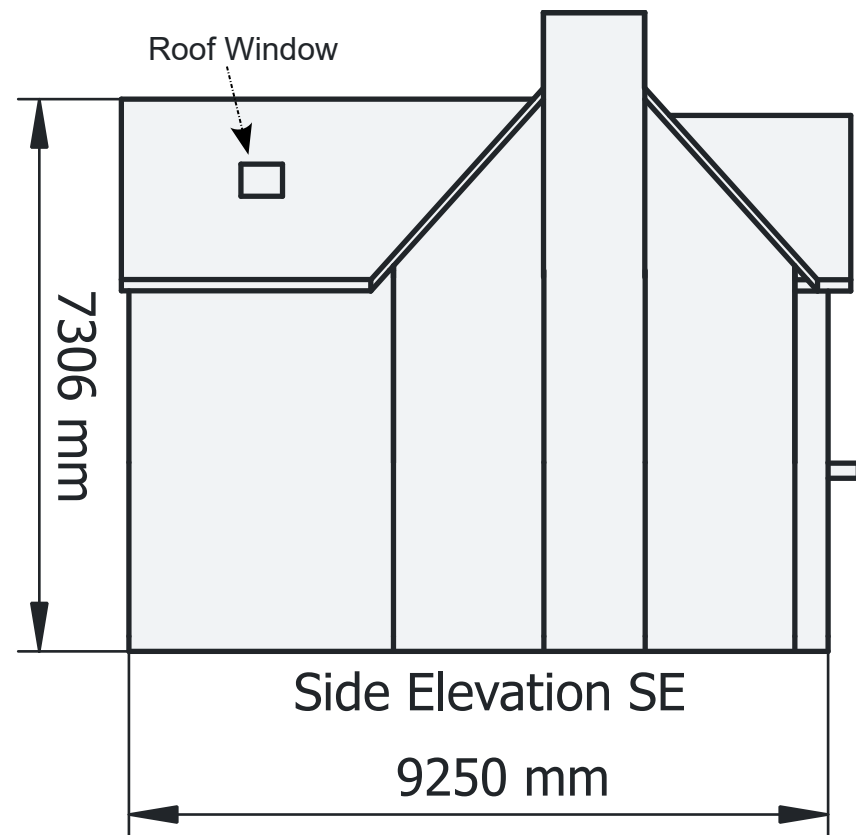
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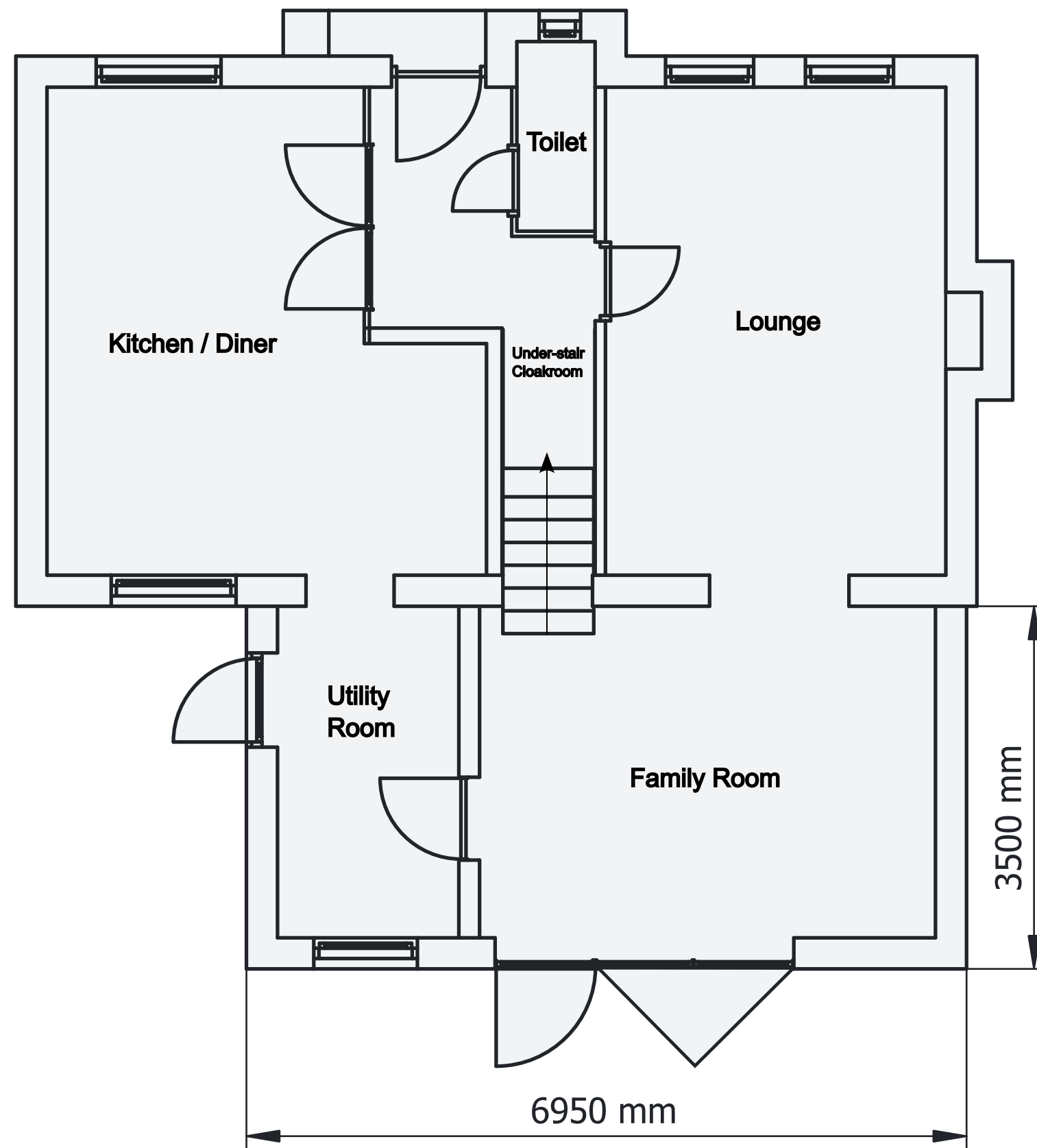
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Proposed 1st Floor Plan	
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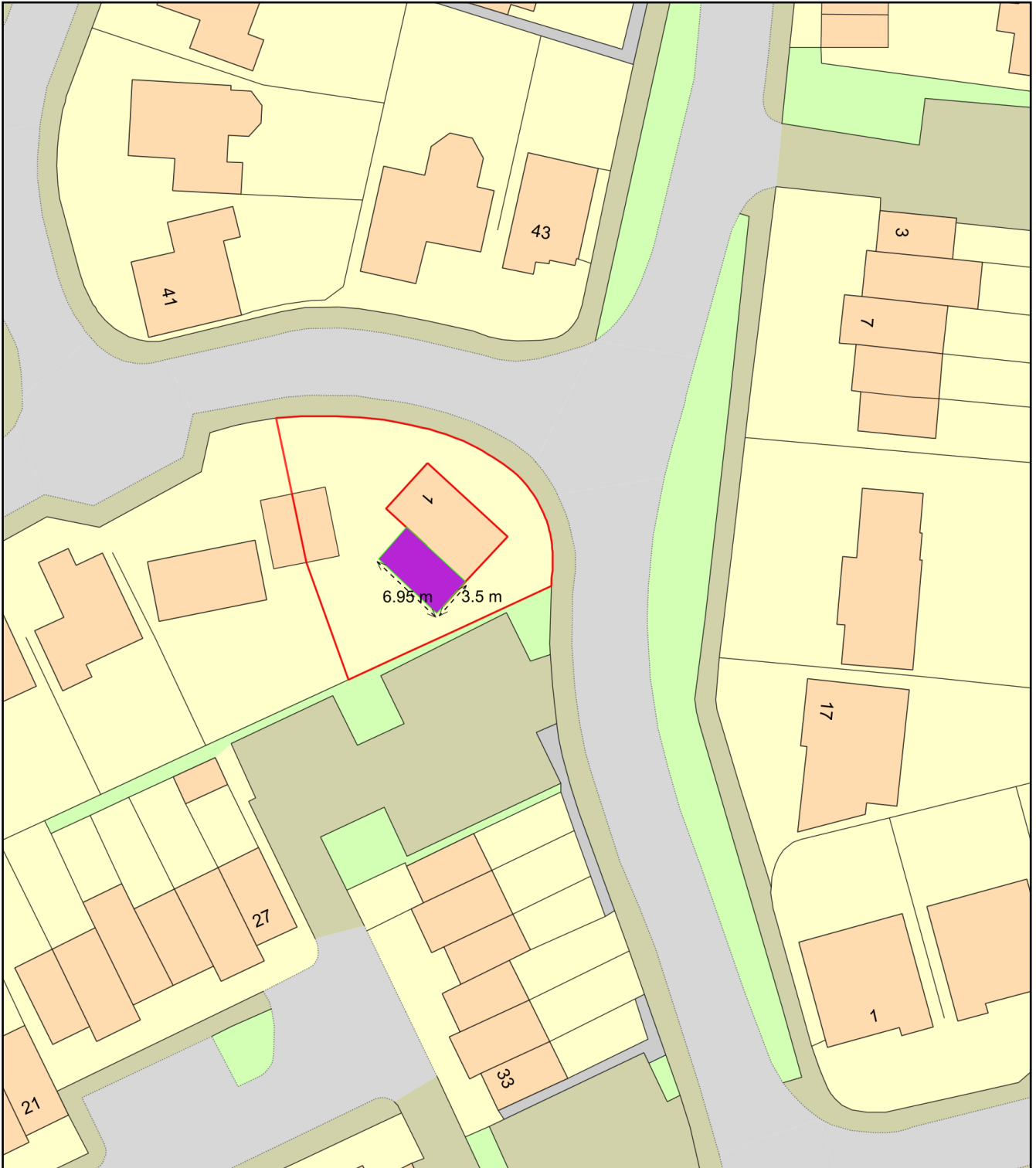


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Proposed Ground Floor Plan	
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1 Withy Bush - Proposed Rear 2 Storey Extension



0 20
Metres



Plan Produced for: Mr S J Bennett

Date Produced: 02 Jan 2026

Plan Reference Number: TQRQM26002145308554

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Appendix B: Groundsure Flood Report

1 Withy Bush, Burgess Hill, RH15 8TT

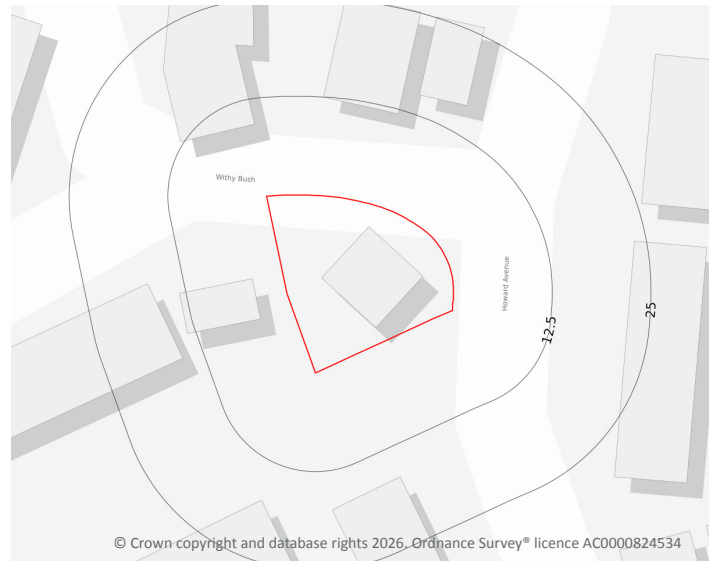
Overall Flood Risk



**MODERATE-
HIGH**

Groundsure Flood complies with relevant Law Society practice notes on flood risk in property transactions.

Site plan



Search Results



Rivers and the Sea
Very Low



Surface Water
Significant

[page 3 >](#)



Groundwater
Negligible



Historic Flood
Not identified



Flood Defences
No



FloodScore™ insurance rating
High

[page 5 >](#)

Full assessments for other environmental risks are available in additional Groundsure searches including the Groundsure Avista 7 in 1 report. Contact Groundsure or your search provider for further details.

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on [page 4](#) >.



Flooding

Flooding

An elevated level of flood risk has been identified at the property.

Next steps for consideration:

- Ensure buildings and contents insurance covering flood risk is available and affordable;
- Make enquiries of the seller (e.g. in the TA6) and other nearby residents on any flooding that may have occurred;
- Sign up to the government's Flood Warnings and Alerts <https://www.gov.uk/sign-up-for-flood-warnings> ↗;
- Create a flood plan <https://www.gov.uk/prepare-for-flooding> ↗;
- Investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood;
- If the property has recently been constructed, the risk assessment within this report will not take into account measures put in place by the developer. This should be factored in when making any purchase decisions;
- The assessment is based on the highest flood risk found within the site boundary. Whilst the maps within the report provide a visual representation, we are able to provide a flood reassessment report breaking down the risk to the buildings and selected structures together with the risk to the site as a whole. Please contact us at info@groundsure.com ↗.



Flooding / Surface water flood risk



— Site Outline
Search buffers in metres (m)

Surface water flood risk

- Highly significant
- Significant
- High
- Moderate to high
- Moderate
- Low to moderate
- Low

Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: www.floodre.co.uk/ ↗

The area in which the property is located has been assessed to be at a Significant risk of surface water flooding. This area is considered to have a 1 in 30 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiantal Risk Analytics maps.



[Back to Summary](#)

Contact us with any questions at:
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01273 257 755

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Your ref: CMAPS-CM-1265669-60191-260226
Grid ref: 530193 119988

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Flooding	
Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Surface water flood risk	Identified
Groundwater flooding	Not identified



Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Flood report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference ↗.

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- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

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↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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