

2099 – 1 THE RIDGEWAY

Flood Risk Assessment

Overview

This Flood Risk Assessment has been prepared in support of a Householder Planning Application for a minor¹ extension and internal alterations at 1 The Ridgeway, Burgess Hill, West Sussex, RH15 8BY.

Proposals

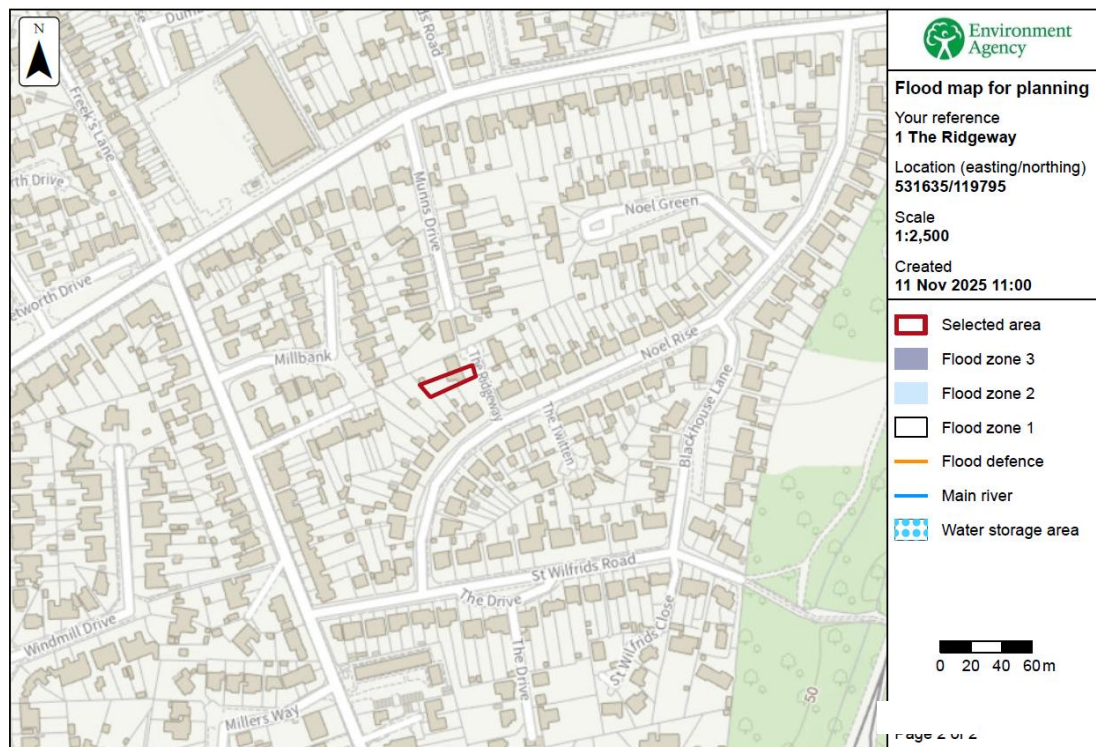
The planning application seeks approval for the removal of the existing conservatory, and the addition of a single-storey rear extension.

Use

1 The Ridgeway is a residential property and there will be no change to the existing residential (C3) use of the property.

Flood Zone

The proposed development area is within Flood Zone 1 – an area with a low probability of flooding.



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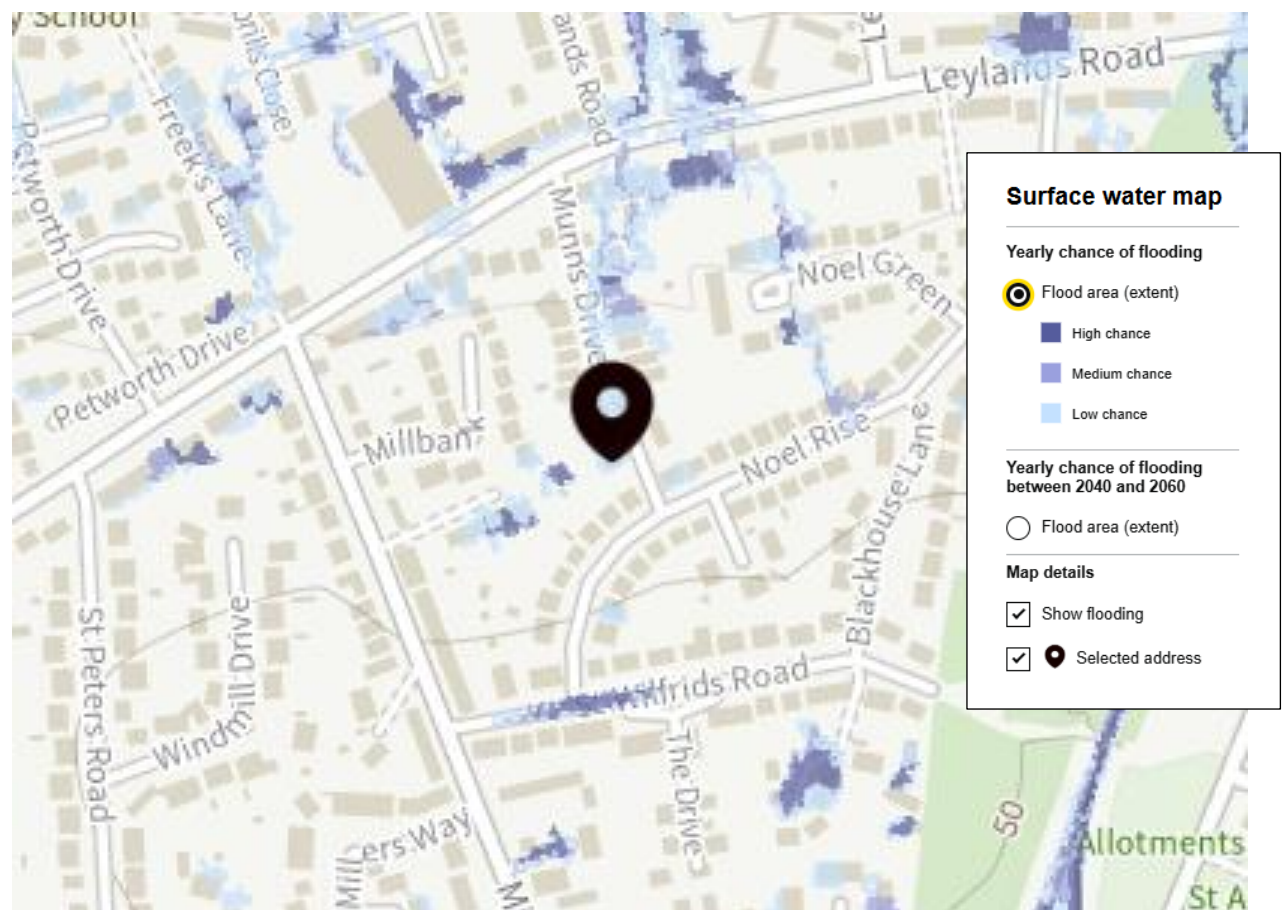
Flood map for planning provided by The Environment Agency 11/11/25

¹ In flood risk terms, the Environment Agency defines minor household extensions as less than 250 square metres.

Flood Risk

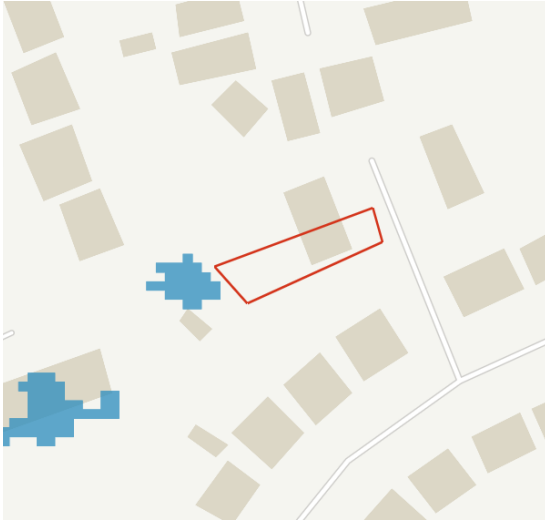
Data from the government service 'Check the long term flood risk for an area in England'²:

1 The Ridgeway, Burgess Hill, West Sussex, RH15 8BY	
Rivers and sea risk	Very low risk, staying at very low between 2036 and 2069. Very low risk means that this area has a chance of flooding of less than 0.1% each year
Surface water risk	Low risk, moving to medium between 2040 and 2060. Medium risk means that there's between 1% and 3.3% chance of a flood each year.
Reservoir risk	Flooding from reservoirs is unlikely in this area.
Groundwater risk	This location is outside of the governments groundwater flood alert area.

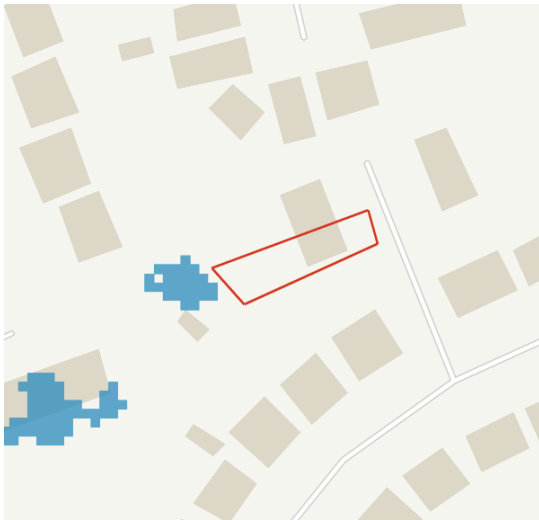


Gov.uk 'Check your long term flood risk' map 11/11/25

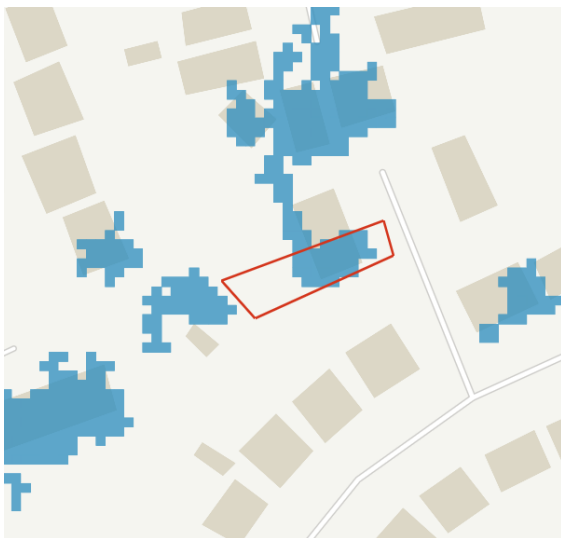
² <https://www.gov.uk/check-long-term-flood-risk>. Data obtained 11/11/25



1:30 annual likelihood of surface water flooding³



1:100 annual likelihood of surface water flooding



1:1000 (low) annual likelihood of flooding to the site

³ Data from <https://flood-map-for-planning.service.gov.uk> (11/11/25)

Mitigation of Flood Risk

The site has current low (1:1000) risk of surface water flooding, rising to a medium risk of from 2040 – 2060.

The mitigation measures to address this include:

- Retention of existing surface water drainage at the rear of the house.
- The use of water-butts for the collection of rainwater.
- Any new external patio areas will be designed to manage surface water runoff in accordance with the principles of sustainable drainage (SuDS).
- External ground levels will be set to fall away from the extension to prevent ponding adjacent to walls. Finished floor levels of the extension will be raised a minimum of 150mm above adjacent external ground levels, in line with Building Regulations Part C.
- Provision of a soakaway, sized by specialist, to serve extended roof areas, in accordance with the Building Regulations.

Or,

- With the approval of Southern Water and Building Control, discharge to the existing surface water drainage system.

It should be noted that the footprint of the extension is only a 10m² increase over the existing conservatory.