

2108 – 10 CLAYTON DRIVE

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 10 Clayton Drive, Burgess Hill, RH15 9HH.

Proposals

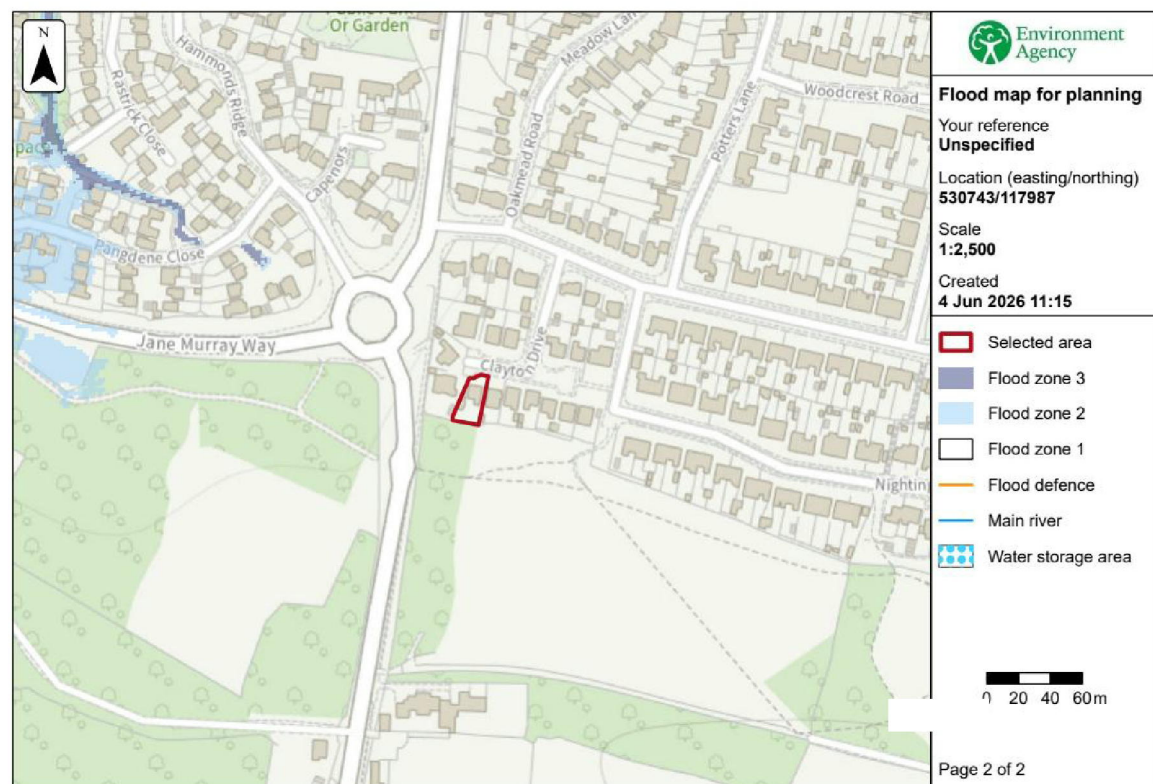
The planning application seeks approval for a single storey rear extension and garage conversion.

Use

10 Clayton Drive 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.

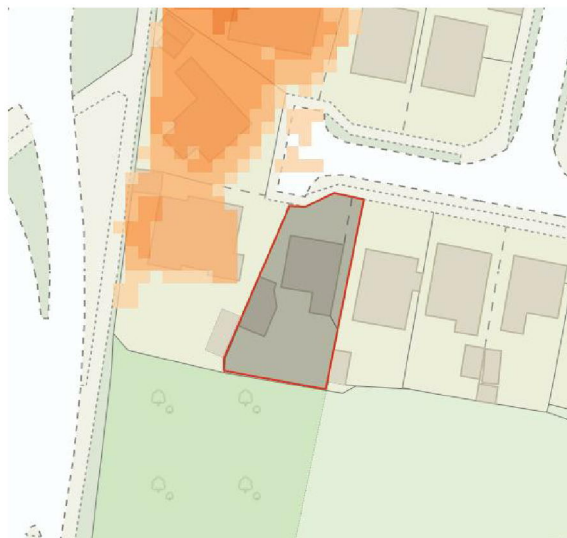


Flood map for planning provided by The Environment Agency

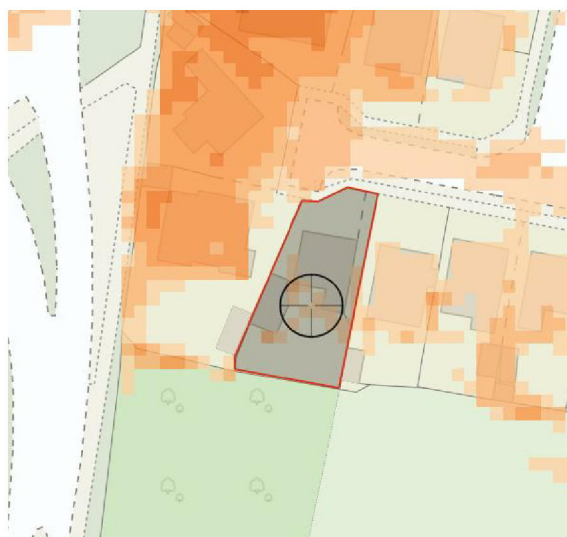
Flood Risk

Data from the government 'Flood Map for Planning'ⁱⁱ service:

10 Clayton Drive, Burgess Hill, West Sussex, RH15 9HH	
Rivers and sea risk	Very low risk , staying at very low between 2070 and 2125 (considering climate change). Low risk means that this area has a chance of flooding of <i>less than</i> 0.1% each year
Surface water risk	Presently the chance of flooding in this location is very low , <i>less than</i> 0.1% (1 in 1000) each year. The projected chance of flooding at this location between 2061 and 2125 due to climate change rises to low risk of 0.1% (1 in 1000) each year.
Reservoir risk	Flooding from reservoirs is unlikely in this area.
Groundwater risk	This location is outside of the government's groundwater flood alert area.



Very-low present day risk of surface water flooding



2061 – 2125 risk of surface water flooding due to climate change.

Annual exceedance probability (AEP)
0.1% (1 in 1000) chance of flooding
each year

Depth in millimetres 150-300mm

Mitigation of Flood Risk

The risk of surface water flooding at the site remains low (1:1000), even when taking climate change into consideration.

The mitigation measures proposed do not extend beyond those usually provided for all domestic extensions and would include:

- Retention of existing surface water drainage at the rear of the house.
- Provision of a soakaway, sized by specialist, to serve extended areas, in accordance with the Building Regulations.
- Encouragement of the use of water-butts for the collection of rainwater.
- External ground levels will be set to fall away from the extension to prevent ponding adjacent to walls.
- Finished floor levels of the extension and garage conversion will be raised a minimum of 150mm above adjacent external ground levels, in line with Building Regulations Part C.

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

ⁱⁱ Information found at <https://flood-map-for-planning.service.gov.uk/>. Data collected 04/06/2026