

Flood Risk Assessment

May 2026

Site address : **19 St Andrews Place, Hassocks, BN6 9QE**
MSDC Planning ref: **DM/26/1130**

The proposal being submitted to Mid Sussex District Council for planning permission, is a single storey rear extension to the existing house.

The proposed land use is not changing, it is remaining an existing established residential area.

Flood Risk Assessment data attached is taken from Environment Agency/GOV.UK website, with the following document name:

- 19 St Andrews Place Hassocks - flood-map-planning-2026-05-07T08_00_24.077Z.pdf

The following response is from the Environment Agency/GOV.UK website:

This location is in flood zone 1

In your proposed development site there is a risk of flooding from:

- *surface water*

Flood risk assessments

Developments in flood zone 1 that are less than 1 hectare (ha) only need a flood risk assessment (FRA) where:

- *land has been identified as having critical drainage problems*
- *land is identified in the local planning authority's (LPA) strategic flood risk assessment (SFRA) as being at increased flood risk in future*
- *it would increase the vulnerability classification and land may be subject to sources of flooding other than rivers or sea*

The site you have drawn is 0.03ha.

If the flood risk to your site is affected by flood defences, you will also need to assess residual risk from flood defence breach in this location. If available, we will provide breach hazard mapping data to help you do this.

Review the flood risks for your location then complete the next steps for your planning application.

Next steps

Download a flood map for this location

The flood map is suitable for a local planning authority to use when checking a planning application to see if a development is:

- *in flood zone 1, 2 or 3*
- *within 20 metres of a main river or a flood defence*
- *in a water storage area (also likely to be flood zone 3b in the strategic flood risk assessment)*

Add a reference to the flood map and set the scale

Order detailed flood risk data

Order detailed flood risk information to be used for a flood risk assessment as part of a planning application.

Your site is in flood zone 1, so it's unlikely we'll have any flood risk data for it. You can place an order and we'll email you if none is available.

The proposed extension floor level is to match the floor level to the existing dwelling. Therefore, the proposed floor level is higher than the ground level adjacent to the dwelling and increases resistance to flooding to the dwelling. And, because the proposed extension is situated in Flood Zone 1/High Surface Water Flood Risk, and is within a Very Low Risk area for flooding from Rivers, and is increasing the resistance to Surface Water flooding, no flood mitigation is proposed for the new extension construction.

Surface water drainage from the proposed extension will be taken to a new soakaway in the rear garden and will not contribute any additional rainwater to the existing drainage system.