

Flood Risk Assessment R1

48, Potters Lane, Burgess Hill, RH15 9JS



Construction of a single storey rear extension and
associated internal alterations at 48, Potters Lane,
Burgess Hill, RH15 9JS

Flood Risk Assessment

on Behalf of

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07th October 2025

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1. Introduction

- 1.1 This is a Flood Risk Assessment prepared to accompany a Householder Planning application at 48, Potters Lanes, Burgess Hill, RH15 9JS.

2. Use

- 2.1 48, Potters Lanes, Burgess Hill, RH15 9JS is a residential property and there will be no change to the existing residential (C3) use of the property.

3. Flood Risk

- 3.1 The Environment Agency Flood Risk Checker for the property highlights the following:

Rivers and sea risk	Very low risk Very low risk means that this area has a chance of flooding of less than 0.1% each year .
Surface water risk	High risk High risk means that this area has a chance of flooding more than 3.3% each year . Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. LLFA is West Sussex .
Reservoir risk	Flooding from reservoirs is unlikely in this area.
Groundwater risk	Flooding from groundwater is unlikely in this area.

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- 3.2 The Environment Agency Flood Risk from Surface Water Map can be seen below:



4. Mitigation

- 4.1 With the property being highlighted as within a surface water flooding risk area, mitigation measures should be provided.

We have taken site specific measures to identify and mitigate the flood risk based on the National Planning Policy document guidance section 181.

<https://www.gov.uk/guidance/national-planning-policy-framework/14-meeting-the-challenge-of-climate-change-flooding-and-coastal-change#note63>

Although the house falls under Zone 3b, the proposed extension is in areas of lowest flood risk. Please see below overlaid block plan for your kind consideration.

We will ensure that the proposed development is appropriately flood resistant and resilient.

Mitigation strategies:

Flood resistance measures are designed to keep floodwater out of the property:

- Incorporate SuDS: Design and integrate appropriate SuDS components like permeable surfaces and soakaways into extension plans from the start
- Provision of drainage channels at thresholds, connected into soakaway.
- Raised floor levels: Set the floor level at least 600mm above the estimated flood level, though this may be adjusted depending on the certainty of flood-level data.
- Flood-resistant materials: Use low-permeability materials for the floors and walls up to at least 600mm above the estimated flood level.
- Flood barriers: Fit doors, windows, and other openings with flood barriers.
- Sealed walls: Tanking, a waterproof layer buried within the wall and floor, can prevent water from seeping through.
- Non-return valves: Install these on drains and pipes to prevent floodwater and sewage from backing up.
- Flood-resistant air bricks: Use covers or self-closing air bricks to prevent water from entering through ventilation points.
- Infiltration testing is undertaken prior to any soakaway being sited.

Flood resilience measures are designed to limit damage and speed up recovery if water does enter the property:

- Electrical components: Raise all sensitive electrical equipment, sockets, and wiring to at least 600mm above the estimated flood level.
- Water-resistant finishes: opt for ceramic tiles instead of carpets and use plastic skirting boards, which are easier to clean.
- Quick-release doors: Install doors that can be easily removed to prevent them from swelling and becoming stuck.
- High-level appliances: Where possible, raise appliances to prevent damage.
- Internal drainage: Ensure there is a way for water to drain away after flooding, such as a sump and pump.
- Prepare emergency plans: Develop an emergency access and escape plan in case of a flood.

