

Flood Risk Assessment

48, Potters Lane, Burgess Hill, RH15 9JS



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

Flood Risk Assessment

on Behalf of

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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

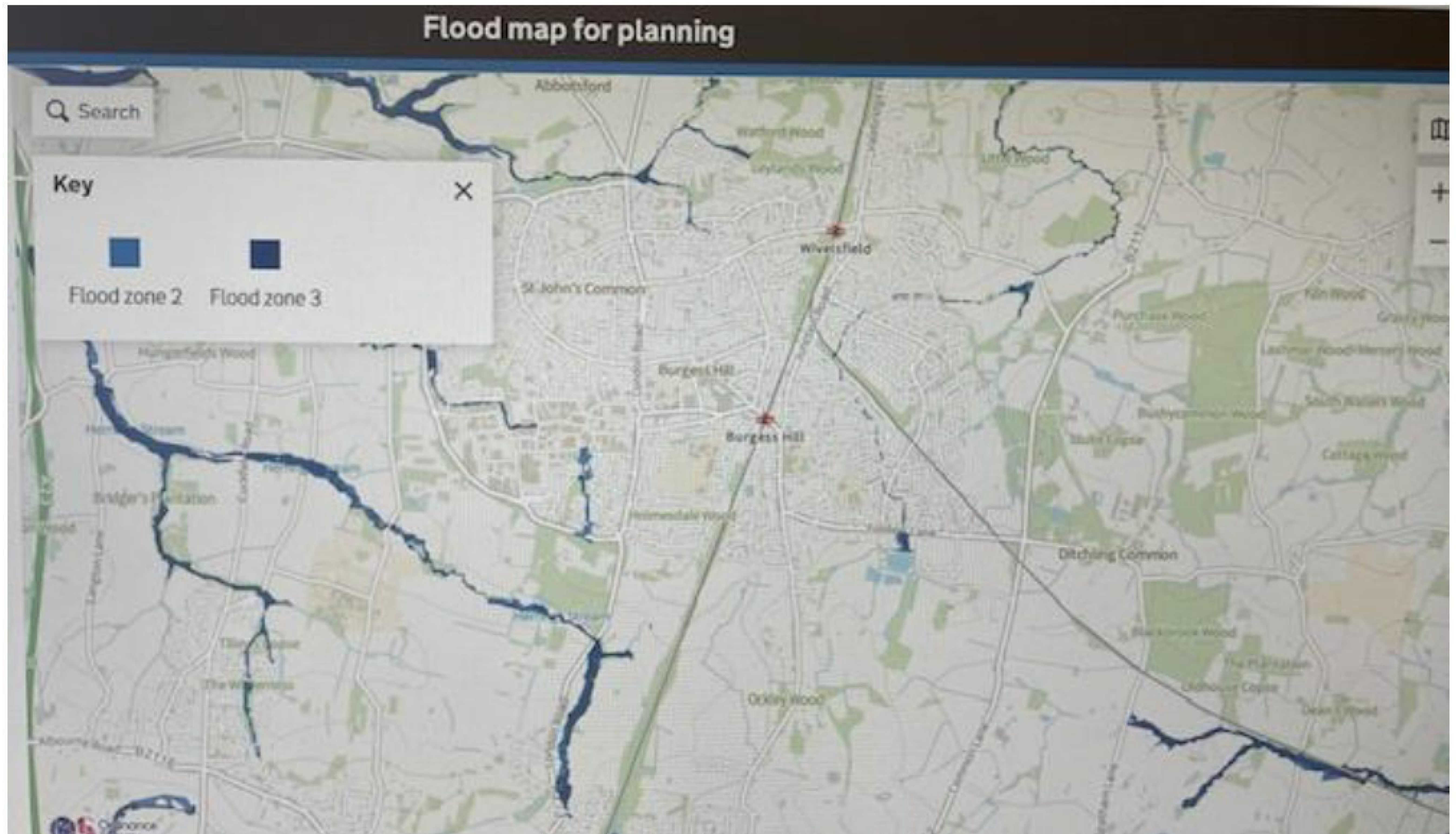
- 2.1 48, Potters Lanes, Burgess Hill, RH15 9JS is a residential property and there will be no change to the existing residential (C3) use of the property.

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.

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.
- 4.2 The mitigation measures proposed do not extend beyond those usually provided and would include:
- Provision of a soakaway, sized by specialist, to serve extended areas, in accordance with Building Regulations.
 - Provision of drainage channels at thresholds, connected into soakaway.
 - Retention of existing surface water drain between current property and new extension.