

39 Brookway

BURGESS HILL

RH15 0LN

The property to which this report relates lies in an area of LOW RISK SURFACE WATER FLOODING ie between

0.1% and 1% each year. As below FROM Government web site

Flood risk summary

Your selected location: 39, Brookway, Burgess Hill, RH15 0LN

This information tells you the flood risk of the land around a building, not the building itself.

How we assess an area's flood risk

We use computer models to estimate flood risk, based on the best data we have available.

The models do not include every local feature like kerbs, fences and walls. That means we cannot tell you the flood risk of every individual property.

Neighbouring houses in a street may have different levels of flood risk. This could be because one is on higher land or is nearer water, for example.

An area can be at risk even if it has not flooded before. If an area has flooded before, any future flooding might not cover the same area.

Flooding is hard to predict, especially further into the future. Flood risks could be bigger or smaller than what we show, and could change over time.

Flood risk and climate change

Climate change is increasing the chances of flooding.

Climate models project we will see warmer and wetter winters, and more frequent and intense extreme weather events.

The models use projected rainfall, sea levels and river flows. They estimate flood risk in different ways, with different time periods.

Our flood risk data covers the following time periods:

- 2040 to 2060 for surface water
- 2036 to 2069 for rivers and the sea

But the models cannot predict exactly when the chance of flooding will go up. It could happen at any time during these time periods.

Surface water

- [More about your surface water flood risk](#)

Yearly chance of flooding

Very lowLowMediumHigh

Yearly chance of flooding between 2040 and 2060

Very lowLowMediumHigh

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

Why surface water flooding is a problem

Surface water flooding is a problem because:

- it often happens in places you don't expect, like up hills
- it's hard to predict, as heavy rain sometimes only affects a small part of an area
- where there's lots of tarmac and concrete the water has nowhere to go

Rivers and the sea

- [More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very lowLowMediumHigh

Yearly chance of flooding between 2036 and 2069

Very lowLowMediumHigh

Summary

No flooding has ever been recorded at the property

Flood/water resilient materials to be used throughout

Standard methods and good quality building materials will generally satisfy the criteria to protect against any flooding

Ground level to be a minimum of 150mm below the finished floor level and DPC

All service entry points to be properly sealed

Due to the relatively modest increase in plan area of the roof the proposed new extension is not considered to increase the flood risk elsewhere

As a requirement of Building Regulations, it will be a requirement to carry out a percolation test and construct a new crate system designed to a size related to the results of the percolation test

SUMMARY

The proposed single storey rear extension will only nominally increase the surface water run off. IF needed, The construction of a new crate system soakaway base on a percolation test will be an improvement on the existing and designed to accommodate any increase in surface water

The use of good quality building practices and materials will ensure that any nominal flooding will not affect the proposed new extension or the existing dwelling.