

142 High Street Hurstpierpoint

Flood Risk Assessment

March 2025

Site:

2365_142 High Street Hurstpierpoint BN6 9PA

Project:

PROPOSED DEMOLITION OF EXISTING GARAGE AND REPLACEMENT
GARAGE BUILDING.



Rubix Planning Report Audit

Date	Rev	Author	Check by	Comment
17/03/25				



17 March 2025

Contents

Rubix Planning Limited

Call Us: 0333 444 0208 Email Us: info@rubixplanning.com Visit Us: www.rubixplanning.com
Registered Company in England & Wales. Company Number: 11613434 VAT Number 408072907

1. Rubix Planning – Chartered Town Planners.....	3
2. Introduction	4
3. Use	6
4. Flood Risk	7
5. Mitigation	9
6. Appendices	9

Figures

Figure 1 – Site Location	4
Figure 2 – Streetview (site second house from left).....	5
Figure 3 – Rear Access from South Avenue	6
Figure 4 – Garage.....	6
Figure 5 – Surface Water	7
Figure 6 – Rivers and Sea	8
Figure 7 – Other Flood Risks.....	8

Appencies

Flood Risk Map for Planning

1. Rubix Planning – Chartered Town Planners



Rubix Planning Limited

Call Us: 0333 444 0208 Email Us: info@rubixplanning.com Visit Us: www.rubixplanning.com
Registered Company in England & Wales. Company Number: 11613434 VAT Number 408072907

1.1. Rubix Planning Ltd offers a wide range of professional services. This statement is prepared under the supervision of an MRTPI Chartered Town Planner.

2. Introduction

2.1. Rubix Planning prepares this flood risk assessment to accompany an application for PROPOSED DEMOLITION OF EXISTING GARAGE AND REPLACEMENT GARAGE BUILDING.

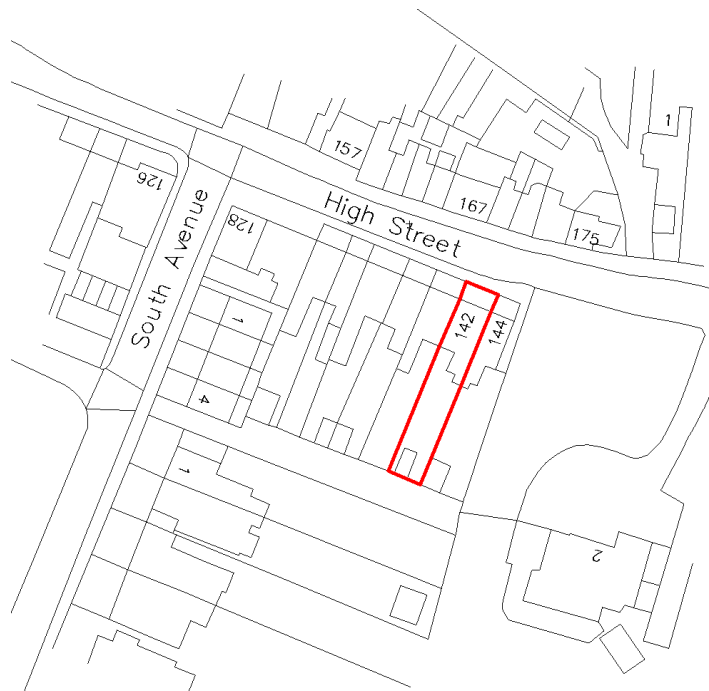


Figure 1 – Site Location

2.2. The application site is a late 19th-century, three-bedroomed mid-terrace house located along the southeast side of the High Street in Hurstpierpoint. It is within the Hurstpierpoint Conservation Area, specifically within the Hassocks Road area within the original conservation area boundary. This area of the High Street is primarily residential and dates from the 19th century onwards.

2.3. The front of the property features a modest 3.5m depth front garden set back from the pavement, a single-storey bay window with pitched slate roof adjacent to a recessed principal entrance within a red brickwork façade, and non-original UPVC sash windows to



Rubix Planning Limited

Call Us: 0333 444 0208 Email Us: info@rubixplanning.com Visit Us: www.rubixplanning.com
Registered Company in England & Wales. Company Number: 11613434 VAT Number: 408072907

ground and first floors. The property is handed with its neighbour 144, which marks the end of the terrace. The appearance of these handed properties varies from the remainder of the terrace to the west, which feature double-storey bays and lighter brickwork facades. Roof levels and eaves are uniform along the entire terrace, and chimneys straddle the middle of the roofs.

2.4. The site benefits from rear access, which is available on South Avenue. The rear access leads to a small garage and parking area at the rear of the garden, with a brickwork wall and gated rear access. The garage is more modern, with a rendered finish to the single skin wall and a low-pitched corrugated concrete sheet roof finish.

2.5. There are no listed buildings nearby that are relevant to the appearance of the application site. The site is within Flood Zone 1 with low risk to flooding.



Figure 2 – Streetview (site second house from left)



Rubix Planning Limited

Call Us: 0333 444 0208 Email Us: info@rubixplanning.com Visit Us: www.rubixplanning.com
Registered Company in England & Wales. Company Number: 11613434 VAT Number: 408072907



Figure 3 – Rear Access from South Avenue



Figure 4 – Garage

3. Use

3.1. The site is a C3 dwelling and this use is maintained.



Rubix Planning Limited

Call Us: 0333 444 0208 Email Us: info@rubixplanning.com Visit Us: www.rubixplanning.com
Registered Company in England & Wales. Company Number: 11613434 VAT Number: 408072907

4. Flood Risk

4.1. The following information is found on the government flood risk checker at <https://check-long-term-flood-risk.service.gov.uk/risk#>

4.2. A flood risk map for planning is included in the appendices.

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

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

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](#)

Figure 5 – Surface Water



Rubix Planning Limited

Call Us: 0333 444 0208 Email Us: info@rubixplanning.com Visit Us: www.rubixplanning.com
Registered Company in England & Wales. Company Number: 11613434 VAT Number: 408072907

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

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Figure 6 – Rivers and Sea

Other flood risks
[More about groundwater and reservoirs](#)

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

Flooding from reservoirs is unlikely in this area.

Figure 7 – Other Flood Risks



5. Mitigation

5.1. The property is not designated as being within a surface water flooding risk area. Mitigation measures do not need to be provided.

5.2. Nonetheless, measures are provided in line with building regulations and good building practice to ensure:

- Provision of a soakaways in accordance with Building Regulations.
- Provision of drainage channels at thresholds {ACO drains}, connected into soakaway.
- Retention of existing surface water drain between current garage and adjoining garages.

6. Appendices



Rubix Planning Limited

Call Us: 0333 444 0208 Email Us: info@rubixplanning.com Visit Us: www.rubixplanning.com
Registered Company in England & Wales. Company Number: 11613434 VAT Number: 408072907

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
528441/116296

Created
11 Mar 2025 15:29

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2024 OS AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>

