

Flood risk assessment

Georgie Adams and Edwin Young
The Old House
Mill Lane
Sussex
Sayers Common

Description - Proposed detached open store

Flood Map for Planning:

Property is within flood zone 1

Rivers and the sea		See this risk on the map
What flood zone 1 means	Land within flood zone 1 has a low probability of flooding from rivers and the sea. Find out more about flood zones and what they mean.	

Mitigation

1. 4.1 With the property being highlighted as within a surface water flooding risk area, mitigation measures should be provided.
2. 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 garage and adjoining garages.
3. The proposal contains no habitable accommodation.

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
528047/119409

Created
1 April 2025 13:46

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)

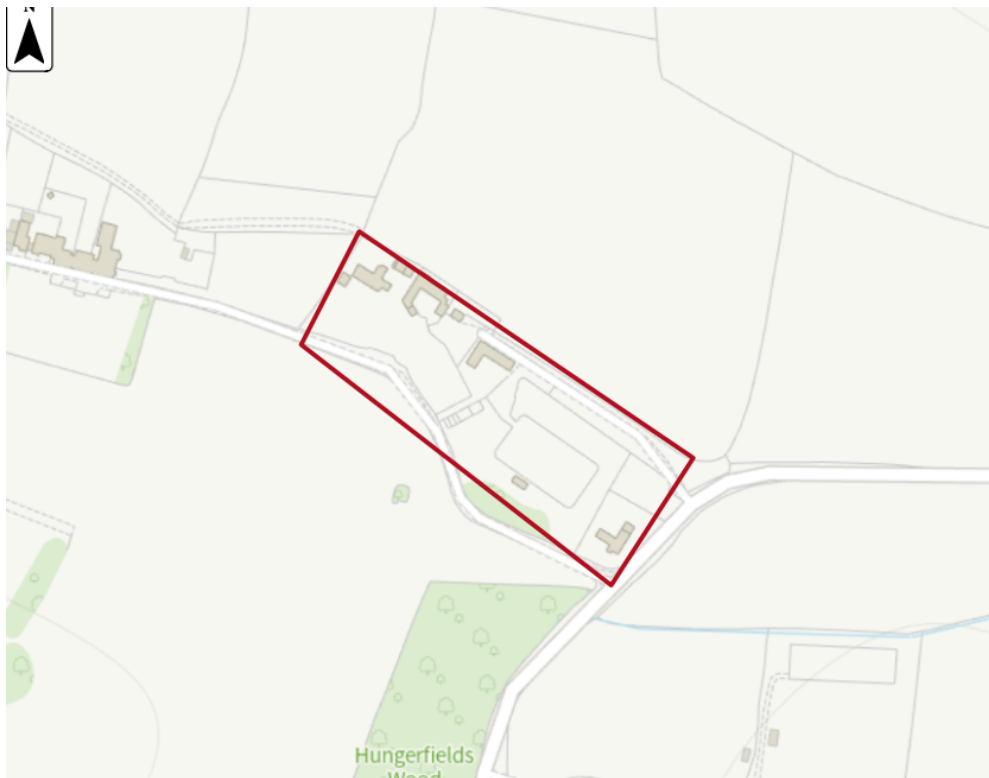
Notes

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 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)
528047/119409

Scale
1:2,500

Created
1 Apr 2025 13:46

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m