

FLOOD RISK ASSESSMENT

21 BROOK LANE, LINDFIELD

HOUSEHOLDER PLANNING APPLICATION

To be read in conjunction with existing drawings

1 INTRODUCTION:

The application for a Householder Planning Application for a single storey rear extension, double storey extension and other works. There will be no change to the existing residential (C3) use of the property.

2 PROPERTY DETAILS:

21 Brook Lane is an existing detached residential property in Lindfield.

Lindfield is located within the wider Upper River Ouse catchment. Mid Sussex's Strategic Flood Risk Assessment identifies flood-warning areas associated with tributaries and small watercourses around Lindfield, including the **Scrase Stream**.

Consequently, although the wider area has relatively limited fluvial flood exposure, surface-water and small-watercourse flooding remain relevant considerations.

3. Flooding from rivers and the sea

Available postcode-level information for **RH16 1SF** indicates **very low flood risk** for the area.

There is no indication from the information reviewed that 21 Brook Lane lies within an area of significant tidal/coastal flood risk. The property is also well inland from the coast.

Assessment: Very Low risk from tidal/coastal flooding.

Fluvial flooding from the River Ouse and its tributaries should nevertheless be distinguished from coastal flooding. The Mid Sussex SFRA confirms that parts of the Lindfield area are covered by Environment Agency flood-warning areas associated with local tributaries.

Assessment: Low/very low risk from main-river flooding, subject to confirmation against the current Environment Agency property-level mapping.

4. Surface-water flooding

Surface-water flooding is the principal source that should be considered further at this property.

Heavy rainfall can exceed the capacity of highway drainage, gullies and private drainage systems, resulting in water flowing over roads and gardens towards lower-lying ground.

The Mid Sussex SFRA recognises surface-water and local watercourse flooding as an important consideration in the district, including around Lindfield.

The available postcode-level data nevertheless identifies the overall flood risk around RH16 1SF as **very low**.

Assessment: Very Low to Low, subject to confirmation from the Environment Agency's current Risk of Flooding from Surface Water mapping at the exact property.

Particular attention should be paid to:

- the fall of the garden and driveway;
- the relationship between the property and Brook Lane;
- existing highway drainage;
- roof-water discharge;
- any low points around doors, garages or extensions; and
- whether proposed development could obstruct an existing overland flow route.

5. Groundwater flooding

Groundwater flooding is not identified from the readily available postcode-level information as a significant constraint at the property.

Nevertheless, groundwater conditions can vary substantially over short distances, and the presence of groundwater should be considered if excavation, basements, retaining structures or infiltration drainage are proposed.

Assessment: Low, subject to site investigation where relevant.