



Flood Risk Assessment

Demolition of existing Garage with erection of replacement Annexe.

Finches Corner
Hickmans Lane
Haywards Heath, Lindfield
West Sussex
RH16 2NZ.

1.0 Flood Risk Assessment.

Having reviewed the flood data for Finches Corner, RH16 2NZ, there is an indicated medium risk of surface water flooding in the locality.

The surface water risk primarily arises from the presence of hard, non-permeable surfaces, resulting in water acceleration over these areas (refer to Figure 1).

Surface Water Acceleration

Surface water acceleration is the increase in the speed and volume of water flow across surfaces, typically due to the presence of hard, non-permeable materials such as concrete, asphalt, or compacted soil.

Unlike permeable surfaces (e.g., grass or gravel), non-permeable surfaces prevent water from soaking into the ground, leading to the following:

1. Increased Runoff: Rainwater cannot infiltrate into the soil, causing it to flow quickly across the surface.
2. Higher Velocity: Smooth, hard surfaces provide minimal resistance, allowing water to accelerate as it moves downhill or along slopes.
3. Concentration of Water: Surface water can pool in low-lying areas or flow rapidly into drains, increasing the risk of localized flooding.

Surface water acceleration can be mitigated using design strategies such as permeable paving, vegetated areas, and drainage systems like soakaways and swales, which slow down and absorb runoff.

Site-Specific Observations

The existing house is a well-established property located at the lower end of the site, approximately 500mm above road level. Consequently, the risk posed to the premises from surface water is considered low.

Proposed Development

The proposed development site is unaffected by surface water flooding, as it is approximately 1.7 meters above the affected road level.

The design incorporates the following measures:

- Permeable surfaces to allow surface water from paved areas to infiltrate directly into the ground.
- Below-ground soakaways to manage surface water runoff from the roof.

These measures will improve the current situation and ensure the development does not contribute to existing surface water flooding risks.

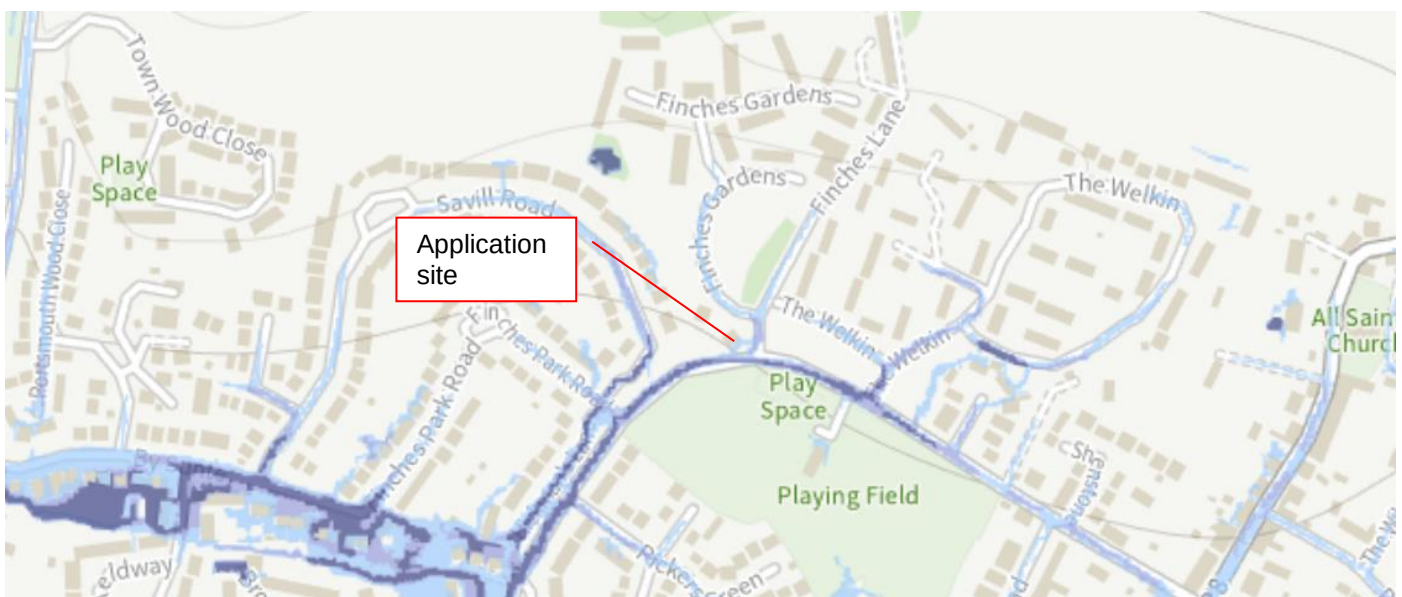


Figure 1 - Surface Water Flooding Map highlighting application site proximately from areas with increased likelihood of surface water flooding. (GOV.UK)