

Flood Risk Assessment (FRA) Proposed Single Storey Side & Rear Extension

**Site Address: POLICE HOUSE, NORTH STREET, TURNERS HILL, WEST SUSSEX,
RH10 4NP.**

Prepared for Planning Submission – Mid-Sussex District Council

1. Introduction

This Flood Risk Assessment (FRA) has been prepared to support a householder planning application for a proposed single storey side & rear extension at the above site. The assessment has been prepared in accordance with the National Planning Policy Framework (NPPF) and Planning Practice Guidance.

2. Site Description

The site comprises an existing detached residential dwelling and associated curtilage located within an established residential area. The proposals relate to modest domestic extensions with no change of use.

3. Flood Risk Context

The site lies within Flood Zone 1 (Low Probability) as defined by the Environment Agency, with less than a 0.1% annual probability of fluvial flooding.

4. Other Sources of Flood Risk

Fluvial risk is low. Surface water risk is typical of residential areas and not materially increased by the proposal. Groundwater, sewer and artificial sources are considered low risk.

5. Impact of Development

The development is minor and will not increase flood risk on site or elsewhere, nor will it affect floodplain storage.

6. Drainage Strategy

Surface water will continue to discharge via existing drainage arrangements. Where practicable, permeable materials and sustainable drainage principles will be incorporated to minimise runoff.

7. Sequential Test

In accordance with the NPPF, the Sequential Test is not required for householder developments located within Flood Zone 1.

8. Safe Access and Egress

The site benefits from existing safe access arrangements which will remain unchanged. The development will not impact access during extreme events.

9. Climate Change

Given the location within Flood Zone 1 and the modest scale of development, the proposal is considered resilient to future climate change impacts.

10. Conclusion

The proposed development is located in an area of low flood risk and will not increase flood risk on or off site. The development is therefore considered acceptable in flood risk terms and compliant with national and local planning policy.