

Flood Risk Assessment (FRA)

Proposed Single & Double Storey Rear Extensions

Site Address 27 Erica Way Copthorne Crawley West Sussex RH10 3XG

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 & double storey rear extensions 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 is an existing residential dwelling within a suburban area. The proposal relates to extensions within the established curtilage and does not involve undeveloped land.

3. Flood Risk Context

The site is located within Flood Zone 1 (low probability) according to Environment Agency mapping, meaning a less than 0.1% annual probability of flooding from rivers or sea.

4. Other Sources of Flood Risk

The site is not identified as being at significant risk from surface water, groundwater, or sewer flooding.

5. Impact of Development

The development is domestic in scale and does not alter ground levels or drainage patterns significantly. It will not increase flood risk on-site or elsewhere.

6. Drainage Strategy

Surface water will be managed via existing drainage systems. Any additional runoff from new roof areas will be accommodated within existing infrastructure or managed in accordance with Building Regulations.

7. Sequential Test

As the site is within Flood Zone 1, the Sequential and Exception Tests are not required.

8. Conclusion

The proposal is appropriate in flood risk terms and complies with national and local planning policy. It will not increase flood risk and is therefore acceptable.