

35 Finches Park Road, Lindfield, RH16 2DA

Flood Risk Assessment

1. Introduction

This concise Flood Risk Assessment (FRA) accompanies a planning application for minor residential development at 35 Finches Park Road. It assesses flood risk to and from the site and demonstrates compliance with national and local policy, informed by the Environment Agency Flood Risk Summary (GOV.UK).

2. Site & Proposal

The site is an existing dwelling within an established residential area. There are no watercourses or flood defences on or adjacent to the site.

The proposal comprises minor alterations/extensions to the existing dwelling. It does not introduce additional dwellings, basements, or significant changes to ground levels.

3. Policy Context

Prepared in accordance with:

- National Planning Policy Framework (NPPF) – Section 16
- Planning Practice Guidance: Flood Risk and Coastal Change
- Environment Agency Flood Map for Planning
- Mid Sussex District Plan flood risk and drainage policies

4. Flood Risk Assessment

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4.1 Rivers and the Sea (Fluvial)

- Flood Zone: 1 (Low Probability)
- Annual probability: <1 in 1,000
Residential development is appropriate in principle.

4.2 Surface Water (Corrected)

The Environment Agency identifies surface water as the highest potential source of flood risk at this location:

- Current risk: Low
- Future risk (2040–2060): Medium (climate change allowance)

No historic flooding incidents are recorded at the property.

4.3 Groundwater

- Site lies outside groundwater flood alert areas
- Risk considered low, with no basement works proposed

4.4 Reservoirs

- Flooding from reservoirs is unlikely at this location

5. Mitigation & Drainage Strategy

To ensure flood risk is not increased on or off site, the following proportionate measures will be implemented:

- No increase in surface water runoff rates up to the 1 in 100-year event plus climate change allowance, where feasible for a householder scheme
- Permeable paving for new/alterd hardstanding where practicable
- Roof water directed to soakaway/infiltration (subject to ground conditions) or controlled discharge to the surface water system
- Rainwater goods designed to prevent surcharge and localised ponding
- External levels to direct overland flow away from the dwelling
- Finished floor levels to remain at or above existing levels

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Architecture & Interior Design

6. Sequential & Exception Tests

As the site is within Flood Zone 1, the Sequential Test is satisfied and the Exception Test is not required.

7. Conclusion

The site is at low overall flood risk, with low current and medium future surface water risk appropriately addressed through proportionate mitigation. The proposed minor development is acceptable in flood risk terms, complies with policy, and will not increase flood risk elsewhere.