

Flood Risk Assessment (FRA)

**Proposed Village Hall, The Havens Sports Field, Hophurst Lane, Crawley
Down, RH10 4LJ**

Flood Zone 1 – Low Probability

Planning Application Ref: DM/25/3155

1. Introduction

This Flood Risk Assessment (FRA) has been prepared to accompany a planning application for the construction of a new Village Hall in Crawley Down, West Sussex. The proposed development site lies within an area designated by the Environment Agency (EA) as Flood Zone 1, representing low probability of fluvial or tidal flooding. This FRA has been produced in accordance with the National Planning Policy Framework (NPPF), Planning Practice Guidance on Flood Risk and Coastal Change, and Environment Agency Standing Advice.

2. Site Description

Site location: Crawley Down, West Sussex. Proposed development: Construction of a new Village Hall with associated parking, access, and landscaping. The site is currently undeveloped and there are no watercourses within the immediate vicinity, and the site is not located within or adjacent to any designated floodplain.

3. Flood Zone Classification

According to the Environment Agency Flood Map for Planning, the site is located in Flood Zone 1 – Low Probability. This corresponds to land having a less than 1 in 1,000 annual probability of river or sea flooding. Flood Zone 1 is considered appropriate for all land uses, including 'More Vulnerable' developments such as community facilities.

4. Sources of Flood Risk

Fluvial Flooding: The site is in Flood Zone 1 with no nearby rivers. Risk: Very Low.

Surface Water Flooding: EA mapping indicates low risk, with no significant surface water flow paths. Risk: Low.

Groundwater Flooding: No indication of groundwater emergence. Risk: Low.

Sewer Flooding: No known historic incidents. Risk: Low.

Reservoir Flooding: EA mapping shows no risk from reservoirs. Risk: Very Low.

5. Surface Water Drainage Strategy (SuDS)

The proposal incorporates Sustainable Drainage Systems to ensure post-development runoff does not exceed pre-development runoff rates. SuDS features may include permeable paving, on-site attenuation, filter trenches, rainwater harvesting, and controlled discharge to local drainage systems.

6. Climate Change Considerations

The SuDS system will be designed with capacity to manage increased rainfall intensity consistent with the 40% climate change allowance, in line with Environment Agency guidance for the region.

7. Flood Risk Mitigation Measures

Mitigation will include finished floor levels at least 150mm above surrounding ground levels, appropriately designed surface water drainage for extreme rainfall events, and provision for safe, dry access.

8. Emergency Access and Flood Response

Given the site's location in Flood Zone 1 and absence of any identified flood hazard, no specific flood evacuation plan is required. Access roads remain dry in all design scenarios.

9. Conclusion

The proposed Village Hall site is in Flood Zone 1, where the risk of flooding from all major sources is low. The development is appropriate for its location according to NPPF, incorporates SuDS measures, will not increase flood risk elsewhere, and will remain safe for users throughout its lifetime.

