

Dear Sirs,

FLOOD RISK DETAILING

REFERENCE: DM/26/0157

DESCRIPTION: PROPOSED SINGLE STOREY FRONT, SIDE & REAR EXTENSIONS.

LOCATION: 66 MEADOW DRIVE LINDFIELD HAYWARDS HEATH WEST SUSSEX

It would appear that the property is located within a designated Flood Risk area. The risk is classified low risk in Zone 2 Area.

The proposal covered by this application is for a rear/side and front ground floor extension.

The floors of the proposed extensions will be set no lower than the level of the existing property

Floor levels are set 150mm above the surrounding ground levels.

The suggested details for external walls, internal walls, ground floors and building services and fittings will be incorporated as appropriate when the detailed design of the project is undertaken.

Typical detailed arrangements are set out below:-

- The use of good quality materials, with good workmanship to form traditional details.
- The use of a continuous 1600 gauge polythene DPM (radon quality) continuous across the cavity with a cavity tray above will protect against water up to 300mm above ground level.
- The use of closed cell insulation in floor construction and wall.
- Any service penetrations will be sealed with Radon quality tape.
- Avoid the use of perforated bricks in wall construction.

We believe that this level of protection is more than adequate, however this is now our standard detail in such areas.

Yours sincerely

Steve Bull

PROPERTY INFORMATION

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

CURRENT FLOOD RISK INFORMATION

[Redacted]

Flood Zone: Flood Zone 2

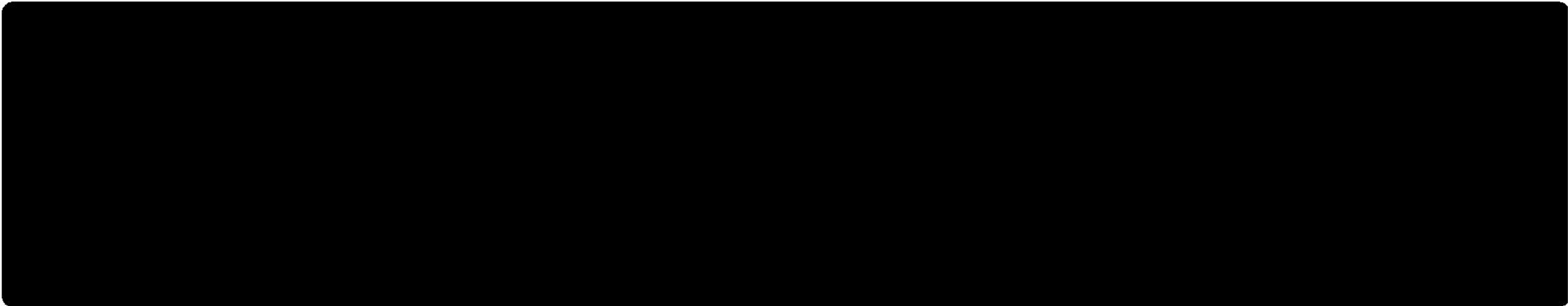
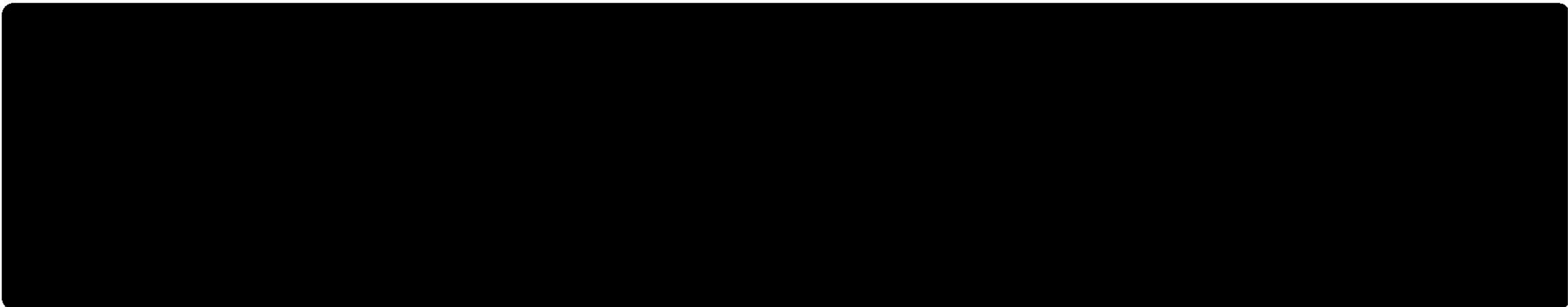
There is a moderate long-term risk of flooding in this wider area. It is sensible to plan for resilience and consider property-level flood protection.

HIGH RISK ZONES DETECTED NEARBY

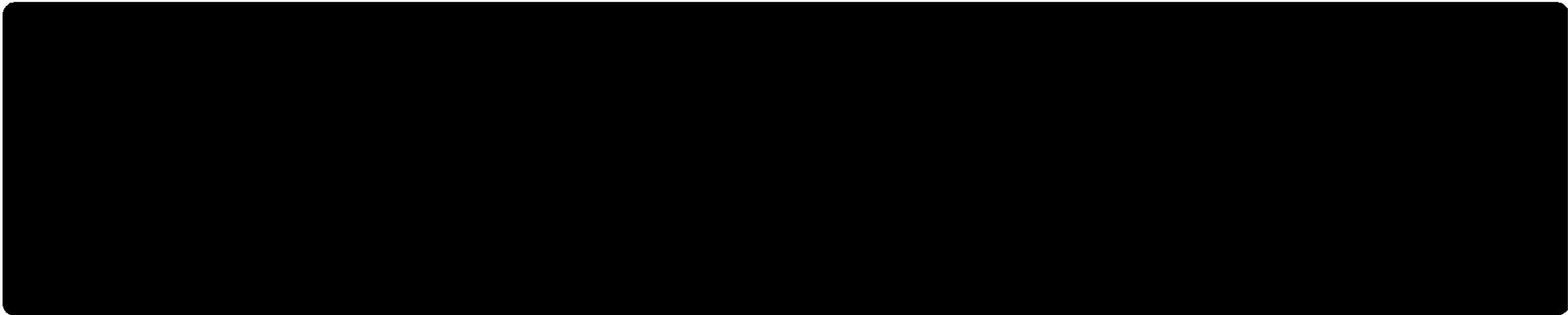
Surface Water Flooding
High risk flood zone detected only 1m from your property.

Contact GDCG for your FREE Flood Defence Quote
01476 833131

ACTIVE FLOOD WARNINGS (2)



SOIL & GROUND CONDITIONS



Soil drainage characteristics significantly affect flood risk. Poorly drained soils can exacerbate flooding by reducing water absorption and increasing surface runoff.

NEARBY MONITORING STATIONS (3)

Scrasebridge

River: Salfords Stream • Town: Lindfield

Monitoring: Water Level

SCRASE BRIDGE RL

River: N/A • Town: N/A

Monitoring: Water Level

WITCH INN SLUICE

River: N/A • Town: N/A

Monitoring: Water Level

NEARBY FLOOD RISK AREAS (4)

Scrase Bridge and West Common Streams

Scrase Bridge Stream, West Common Stream • West Sussex

Upper Ouse

River Ouse • East Sussex, West Sussex

Lindfield on the Scrase Bridge and West Common Streams

Scrase Bridge Stream, West Common Stream • West Sussex

River Adur East Branch

Adur • East Sussex, West Sussex

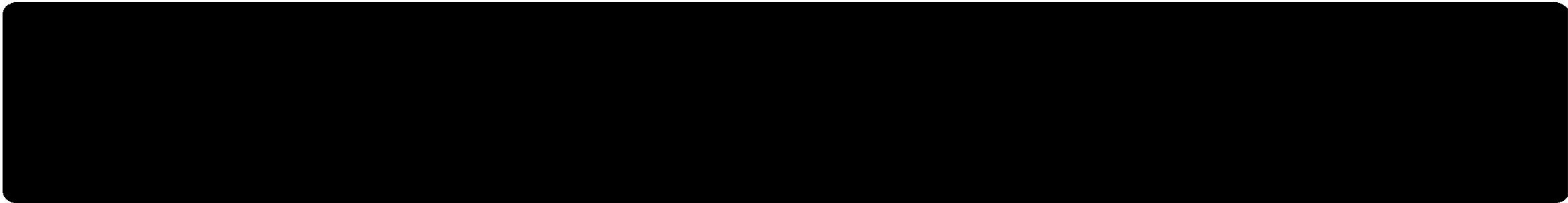
HISTORICAL FLOOD INFORMATION

This location is in or near an area with a medium probability of flooding. Some historical flood events may have affected the wider area.

Historical Likelihood: MEDIUM

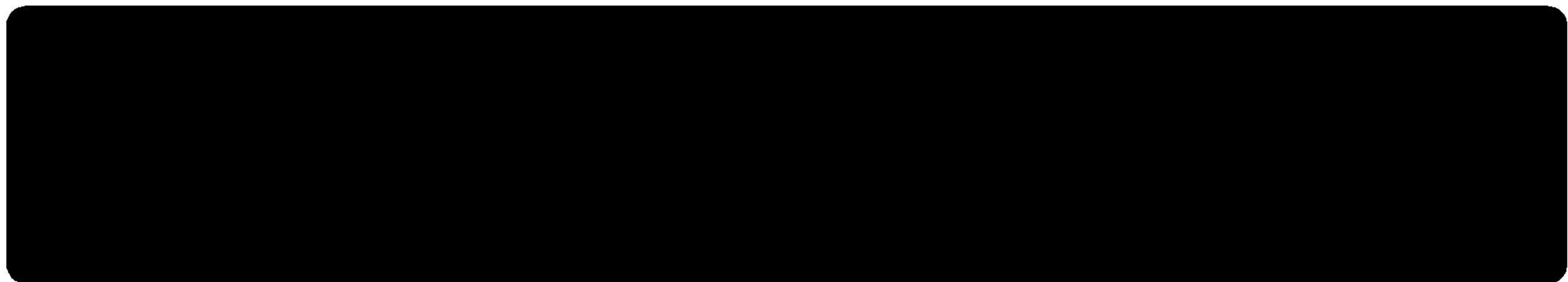
FLOOD DEFENSE INFORMATION

Flood defences may be present nearby, but property-level resilience is still important.

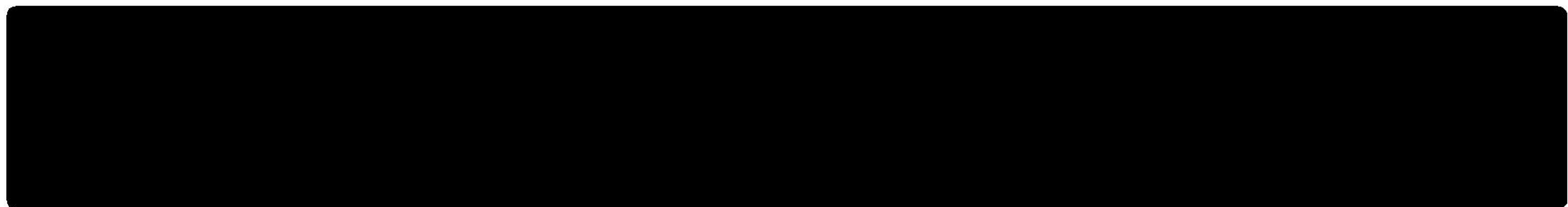
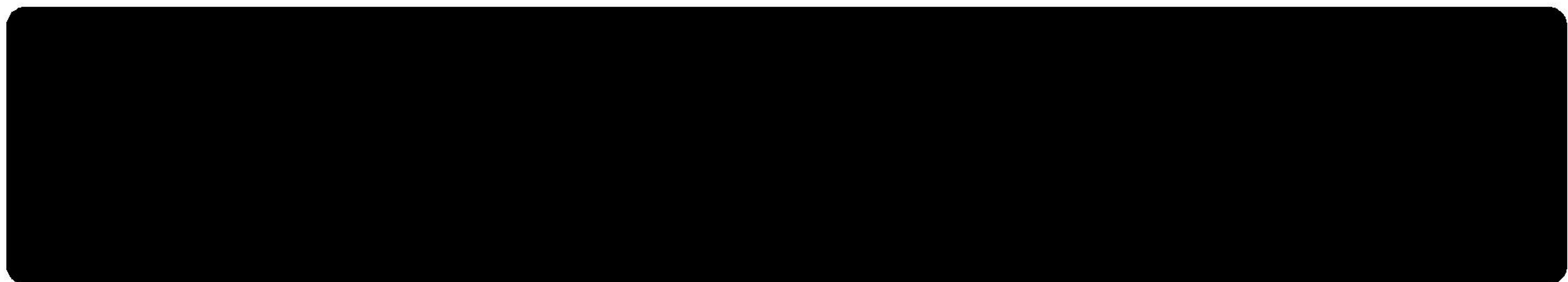


WARNING: Climate change is increasing flood risk across the UK. This analysis compares current risk with future climate change scenarios.

Rivers and Seas Flooding



Surface Water Flooding



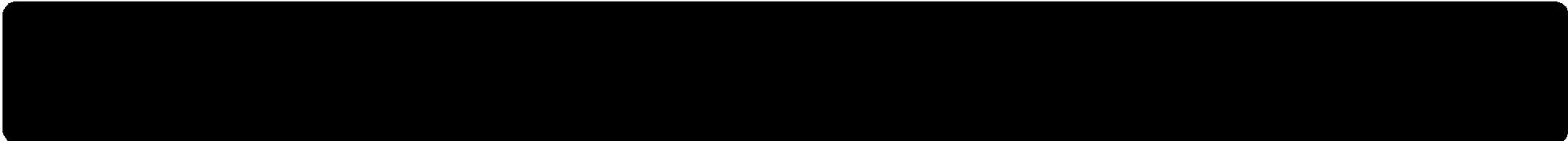
LOCAL FLOOD NEWS & HISTORICAL REPORTS

MEDIUM
INDICATOR

2025-08

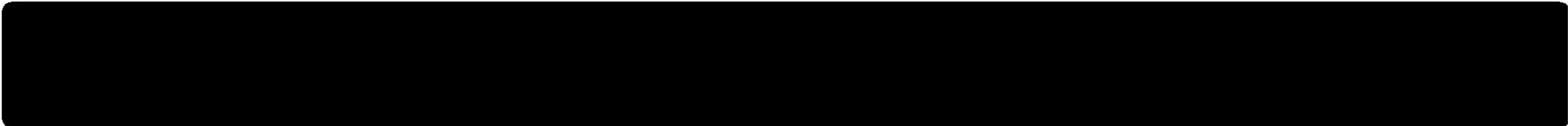
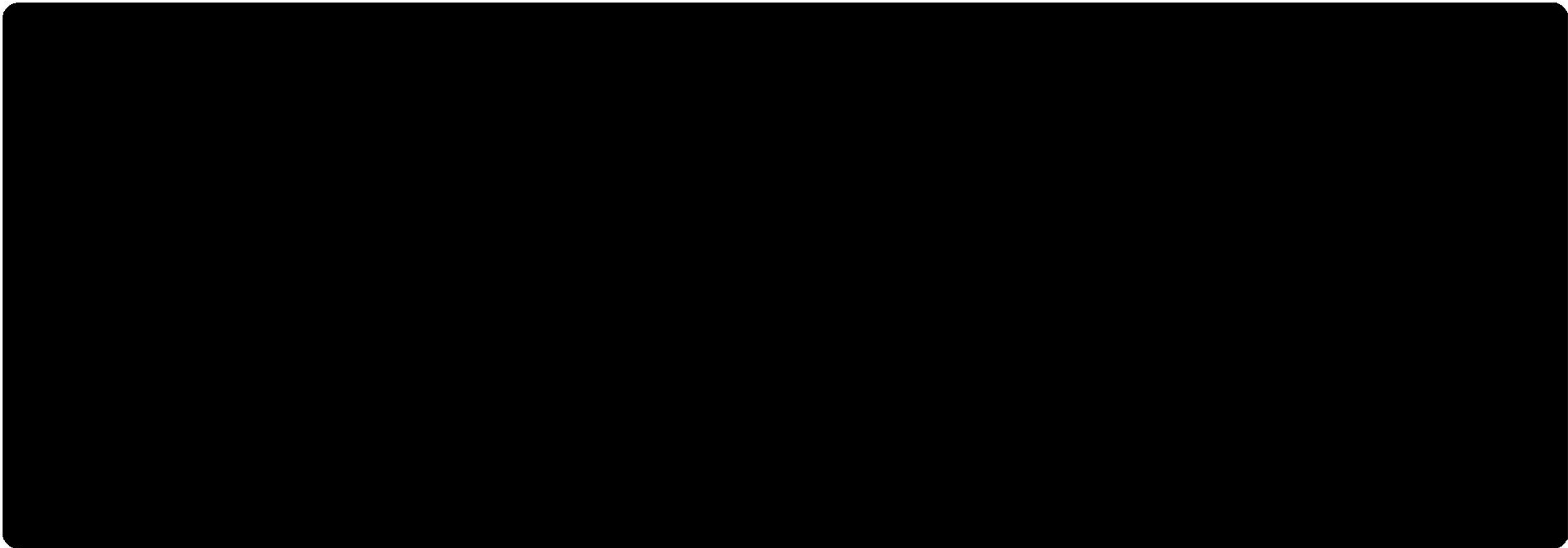


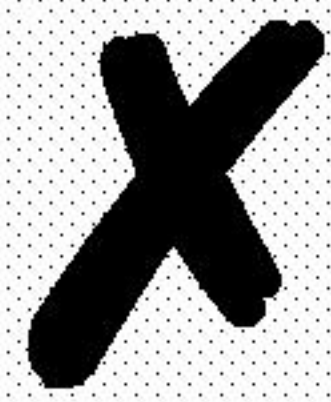
Flooding of properties on Meadow Drive in Haywards Heath due to high river levels



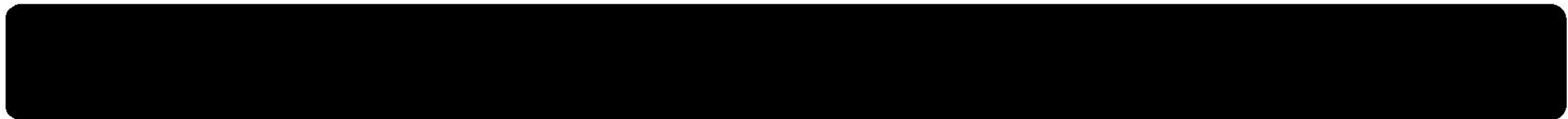
SOURCES

- <https://www.theargus.co.uk/news/25425283.sussex-flood-alerts-rain-issued-environment-agency/>
- <https://www.sussexexpress.co.uk/news/weather/travel-disruption-warning-amid-heavy-rainfall-in-sussex-and-surrey-flood-alert-issued-5301057>





NO FLOOD DEFENCE PROTECTION



CRITICAL NOTE: GDCG offers comprehensive property-level flood protection solutions including flood doors, barriers, airbrick covers, and bespoke flood defence systems tailored to your specific requirements.

