

ref: 298

**Flood Risk Assessment
for
45 The Broadway, Haywards Heath, West Sussex, RH16 3AS**

Proposed New Build and re-configuration work to convert existing commercial use to Class E use; proposed 5No. residential dwellings together with associated refuse and cycle storage

Location is in Flood Zone 1

Land within flood zone 1 has a low probability of flooding from rivers and the sea and states the risk is low. This means the area has a chance of flooding of 0.1% each year.

The area of the plot is 0.03 hectare (ha) so the development concerned is less than 1.0 hectare in flood zone 1 and would not require a flood risk assessment (FRA) as part of the planning application.

However, Mid Sussex Planning Authority's strategic flood risk assessment (SFRA) includes future flood risk from surface water.

- The surface water flood risk shows a water depth in a **low-risk** scenario, with a flood depth between 0mm and below 300mm within a 15metre radius of this property. Low risk means this area has a chance of flooding between 0.1% and 1% each year. So, the following mitigation are as follows:
- DEFRA

OS10 K Grid from DEFRA Data Platform

Risk of Flooding from Surface Water: 1 in 1000 years (see on next page).

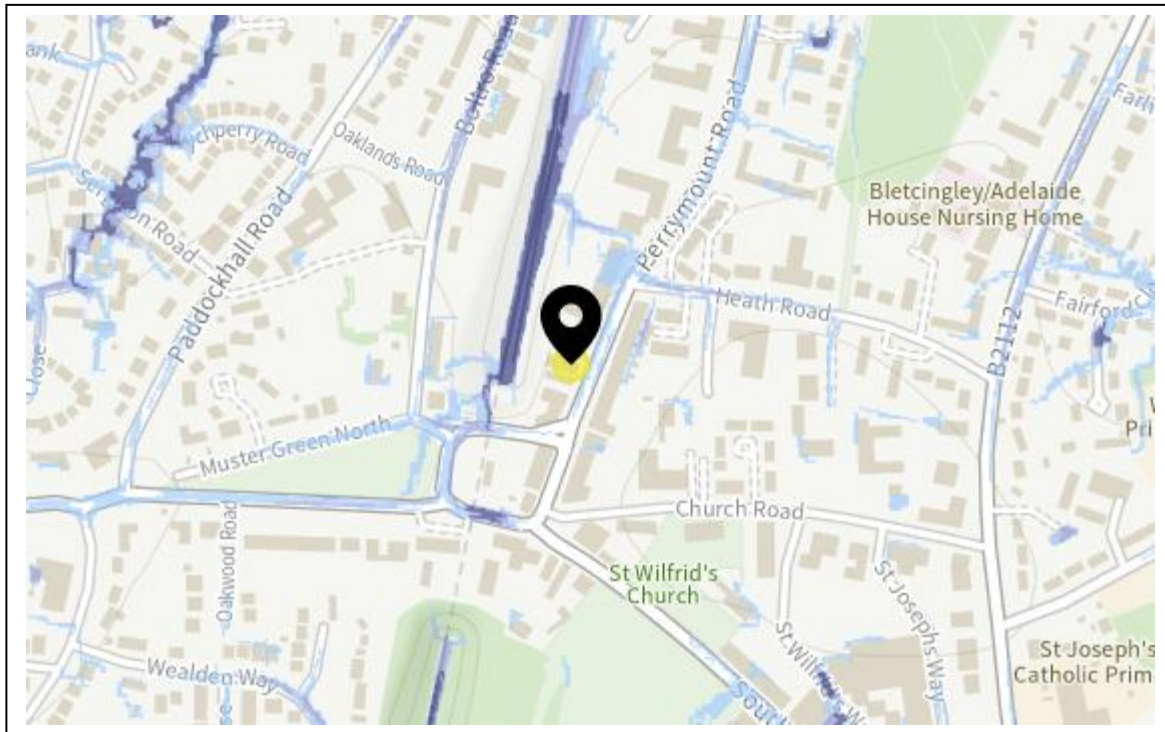
The proposals will create a small decrease in footprint area to the existing building/s, however the net decrease of 10m² is proposed.

- The floor levels will be equal to, and no lower than, the existing floor levels within the property
- The converted building floor levels will be kept as existing and a raised external seating area is removed
- Please refer to the drainage layout ref: 298 Drainage Layout
- Proposed patio areas will keep to same levels as existing and the rear doors to the patio will maintain the threshold as existing. All external areas to be porous with block paving

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OS10K Grid From DEFRA Data Platform



30 Year risk of surface water flooding

(Source <https://environment.data.gov.uk/rofsw>, Layers)



100 Year risk of surface water flooding

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1000 Year risk of surface water flooding



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