

Flood Risk Assessment

Application No: DM/25/2588

**Site Address: Chatesgrove, Cross Colwood Lane, Bolney, Haywards
Heath, RH17 5RY**

This Flood Risk Assessment has been produced to accompany the above application. The proposal being put forward is for the erection of oak framed side and rear extensions to the existing dwelling.

The property is located within Flood Zone 1, as defined by the Environment Agency's Flood Map for Planning. There is therefore considered to be a very low risk of flooding from rivers and seas. The Environment Agency's most recent data confirms that the site is also at a very low risk of surface water flooding, with no identified flow paths or ponding within the curtilage.

Flooding from groundwater and reservoirs is also considered unlikely in this area. The site therefore lies within an area of minimal overall flood risk.

Although the overall risk is very low, the following mitigation and good practice measures will be incorporated into the development in accordance with guidance contained within the DCLG document *Improving the Flood Performance of New Buildings* (May 2007):

- The finished floor levels of the proposed extensions will be set no lower than existing ground levels, ensuring that the buildings are not positioned within any localised low spots.
- The structure will incorporate a solid ground-bearing concrete floor slab, providing good resistance to potential flood damage and aiding post-event drying performance.
- All electrical sockets and services will be installed above potential flood level, in line with Building Regulations good practice.
- Surface water drainage will include the provision of water butts to collect surplus rainwater for re-use and to reduce the rate of discharge to the existing drainage system.
- Where feasible, permeable paving and infiltration-based drainage solutions will be utilised to manage runoff sustainably within the site boundary.

Having regard to the above, it is concluded that the proposed development:

- Lies entirely within Flood Zone 1 (low probability of flooding);
- Is not at significant risk from surface water, groundwater, or other sources; and
- Incorporates proportionate measures to manage any residual flood risk.

Accordingly, the proposal is considered to be acceptable in flood risk terms and fully compliant with the requirements of the National Planning Policy Framework (2024) and the Mid Sussex District Council Local Plan.