



Flood Risk Assessment

2 Pickers Green, Lindfield, RH16 2BS

Conversion of the existing garage into a habitable room, the construction of a new front bay window, the installation of a new open pitched-roof porch with a replacement front entrance door, the replacement of all existing windows throughout the property, and alterations to the conservatory fenestration and rear utility doors

at

2 Pickers Green, Lindfield, RH16 2BS

Flood Risk Assessment

on Behalf of

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1. Introduction

- 1.1 This is a Flood Risk Assessment prepared to accompany a Householder Planning application at 2 Pickers Green, Lindfield, RH16 2BS.

2. Use

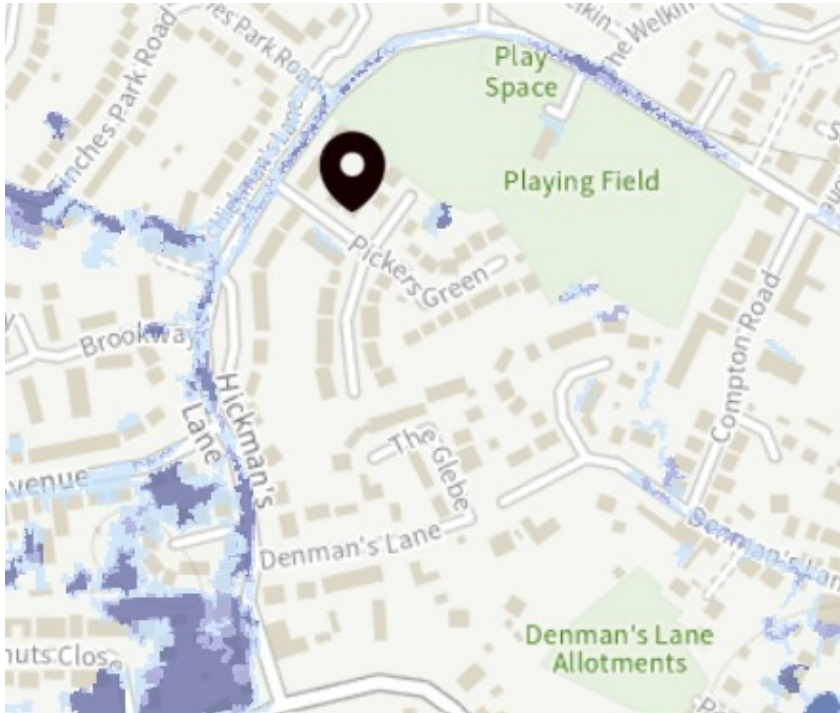
- 2.1 2 Pickers Green is a detached residential property and there will be no changes to the existing residential (C3) use of the property.

3. Flood Risk

- 3.1 The Environment Agency Flood Risk Checker for the property highlights the following:

2 Pickers Green, Lindfield, RH16 2BS.	
Rivers and sea risk	Very low risk Very low risk means that this area has a chance of flooding of less than 0.1% each year .
Surface water risk	Very low risk Very low risk means that this area has a chance of flooding of less than 0.1% each year .
Reservoir risk	Flooding from reservoirs is unlikely in this area.
Groundwater risk	Flooding from groundwater is unlikely in this area.

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- 3.2 The Environment Agency Flood Risk from Surface Water Map can be seen below:



4. Mitigation

- 4.1 With the property being highlighted as falling within a very low surface water flood risk area and no mitigation measures are required.
- 4.2 However to avoid any increase to surface water flooding we suggest the following:
- Provision of a soakaway, sized by specialist, to serve extended areas, in accordance with Building Regulations.