

Flood Risk Assessment

Land Adjacent to

‘Hurstmead’, 22 Lewes Road, Haywards Heath RH17 7SN

Proposed Dwelling

September 2026

Version 1

01 Background and Existing Site.

The site comprises an existing, dilapidated tennis court and an area of garden land within the grounds of Hurstmead, an existing residential dwelling. The site forms part of a subdivision of the original residential plot and encompasses the existing tennis court together with the associated garden area.

The site is located to the south of Lewes Road, on the eastern side of Haywards Heath, West Sussex. The site extends to approximately 0.18 hectares.

The proposal involves the redevelopment of the existing tennis court to provide a detached residential dwelling with an integral single garage, together with an associated driveway, parking area and private patio.

The existing garden area and tennis court are situated approximately 1.5 metres below the level of the existing dwelling, reflecting the gentle change in levels across the site. The tennis court has been formed through historic cut-and-fill works, resulting in a tiered landform. The site is broadly at a similar level to the existing access from Lewes Road, providing a relatively consistent relationship between the site and its access point. The tennis court is an impermeable surface with no existing drainage.

The proposed dwelling is designed as a part single-storey and part two-storey flat-roofed building. A proportion of the single-storey element incorporates a sedum roof.

The proposed development will introduce a new residential dwelling and associated areas of hardstanding within the existing residential grounds. The implications of the development in relation to flood risk, surface water drainage and the management of surface water runoff are considered within this Flood Risk Assessment.

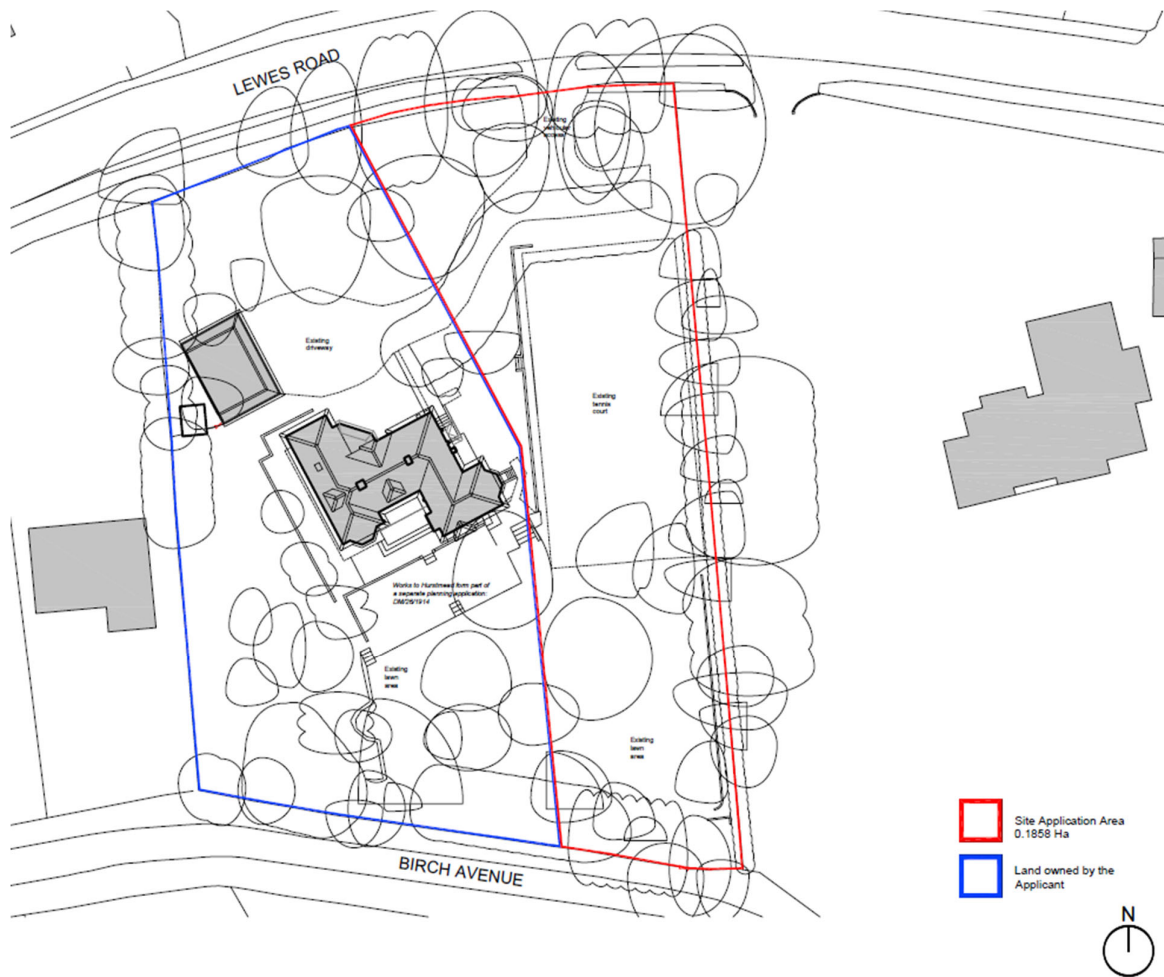


Figure 1: *Proposed block plan of the site area*



Figure 2: *Aerial view of the existing tennis court.*

02 Geology

The British Geological Survey (BGS) identifies the site lies within the Upper Tunbridge Wells Sand, comprising interbedded sandstone and siltstone sedimentary bedrock formed during the Cretaceous period.

The site falls within a groundwater vulnerability area.

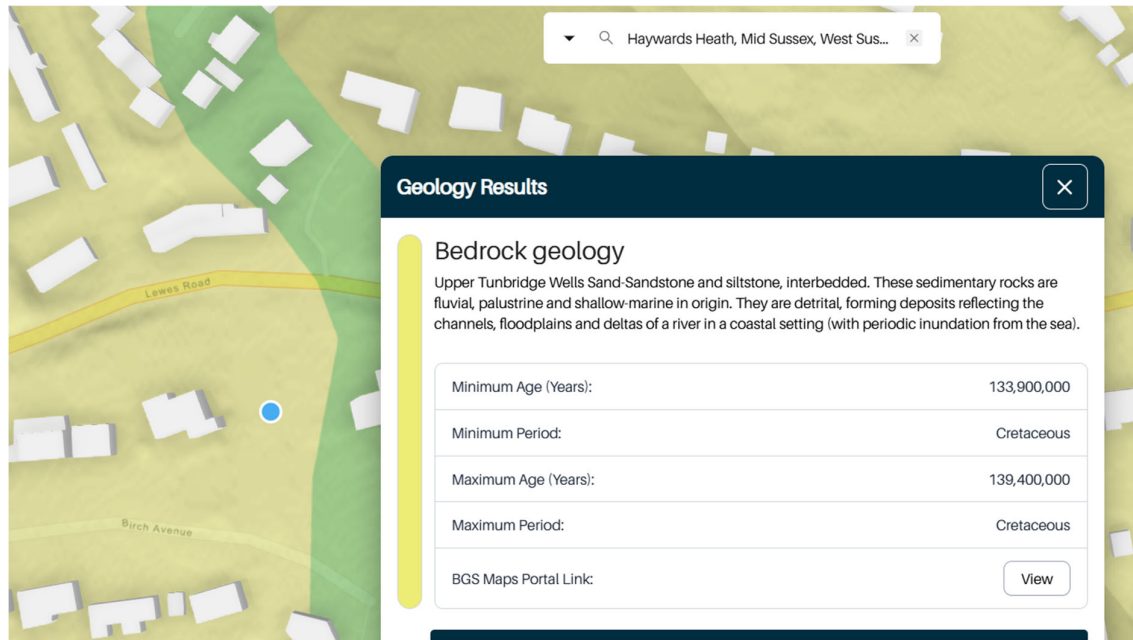


Figure 3: Blue dot marking the site location on the British Geological Survey interactive map.

The site is not located in close proximity to any watercourses. The nearest stream is situated over 500 metres from the site and ultimately drains into Pellingford Brook.

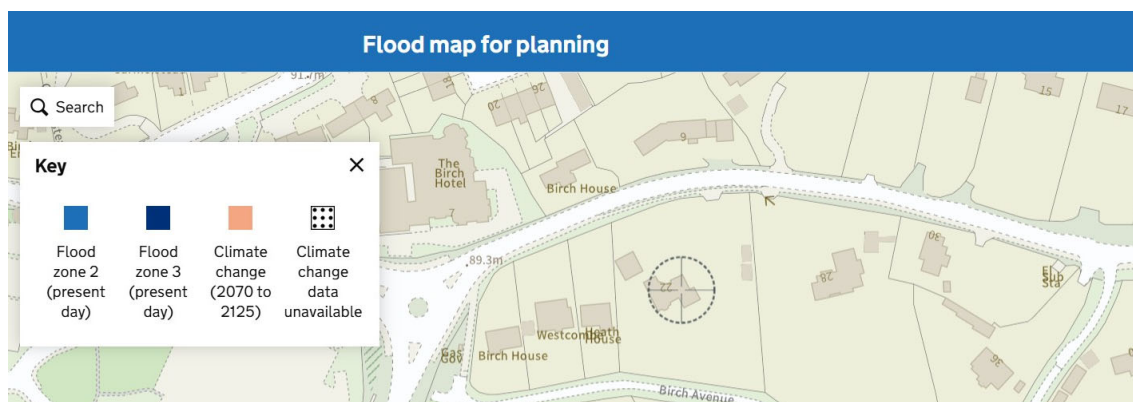


Figure 4: Gov.uk website flood map for planning.

03 Flood Risk Assessment

The site falls within Flood Zone 1.

The site is classified as having a Very Low risk of flooding, with the flood risk remaining at a Very Low level between 2040 and 2060. The site has a less than 0.1% annual chance of flooding.

Your selected location: 22, Lewes Road, Haywards Heath, RH17 7SN

This information tells you the flood risk of the land around a building, not the building itself.

► [How we assess an area's flood risk](#)

► [Flood risk and climate change](#)

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2040 and 2060

Very low Low Medium High

Rivers and the sea [More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2036 and 2069

Very low Low Medium High

Groundwater [More about your groundwater flood risk](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

► [What this means](#)

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.

Reservoirs [More about your reservoir flood risk](#)

Flooding from reservoirs is unlikely in this area.

The Mid Sussex District Council Strategic Flood Risk Assessment (Level 1, 2015) has also been reviewed. The assessment identifies no historical flood events affecting the site or its immediate surroundings. Furthermore, the site and the area along Lewes Road are not identified as being within an area at risk of flooding.

Figure 5: Gov.uk website flood map for planning.

04 The Proposals

The proposed dwelling is located predominantly on the footprint of the existing tennis court, with approximately 95% of the proposed dwelling footprint occupying the area of the existing court. The existing tennis court comprises an impermeable tarmac surface, with no existing drainage provision.

The proposals will result in a reduction in the overall extent of hardstanding across the site of more than 20%, increasing to approximately 30% when the proposed sedum roof area is taken into account. This reduction includes the proposed patio area. Additional areas of soft landscaping are also proposed to the front and eastern sides of the site, further reducing the extent of impermeable surfaces.

The proposed finished floor level (FFL) of the dwelling is set at a minimum of 150mm above the existing tennis court level. The proposed FFL is +85.35m OD.

The positioning of the dwelling within the existing tennis court footprint, together with the reduction in hardstanding and introduction of additional soft landscaping and a sedum roof, will reduce the extent of impermeable surface across the site.

On-site Infiltration Testing

Drainage testing has been undertaken in accordance with BRE 365 and confirms that the ground conditions are suitable for on-site infiltration.

A proposed drainage strategy has been prepared and accompanies this application (Appendix B). The strategy proposes the installation of a soakaway within the existing garden area of the site. The soakaway has been positioned to ensure that it is located more than 10 metres from the proposed dwelling and neighbouring properties, and outside the identified root protection areas of surrounding trees.

Impact on Flood Risk Elsewhere

As the site is already partially developed, the proposals will not result in an increase in the overall extent of hardstanding across the site. Consequently, the development will not increase surface water runoff or exacerbate flood risk to the proposed or neighbouring dwellings.

The proposed drainage strategy incorporates drainage measures to manage surface water arising from the driveway, dwelling and patio areas. Together with the reduction in existing impermeable surfacing and the introduction of additional soft landscaping, the proposals will provide an overall improvement in the management of surface water across the site.



Existing extent of tennis court:	565.4m ²
Proposed increase in hardstanding:	+82.1m ²
Proposed reduction in hardstanding:	-202.7m ²
21.31% reduction (444.8m ²)	
Proposed sedum roof:	-48.1m ²
29.84% Overall reduction	



Figure 6: Extract of proposed site plan- proposed and existing hardstanding comparison.

05 Foul Drainage

An existing public foul sewer runs from west to east along the rear of the site. The nearest inspection chamber is located within Birch Avenue. It is noted that this public sewer was not identified within the Southern Water sewer records/searches.

The invert level of the existing sewer is understood to be more than 1 metre below ground level, providing sufficient depth to achieve the required gradients and allow the proposed foul drainage to discharge by gravity.

The intention is to provide a new foul drainage system within the site and utilise the existing connection to the public sewer via the inspection chamber within Birch Avenue. Further technical information regarding the proposed foul drainage arrangement will be provided as part of the detailed technical design.

The proposed foul drainage strategy accompanies this application (Appendix B).

06 Summary

The site is located within Flood Zone 1 and is identified as having a Very Low risk of flooding.

On-site drainage testing has confirmed that the ground conditions are suitable for on-site infiltration through sustainable drainage measures. The proposed drainage strategy will manage surface water within the site and utilise the existing tennis court area as the principal location for the proposed dwelling.

Overall, the assessment demonstrates that the proposed development can be accommodated without increasing flood risk to the site or surrounding properties. The proposals will provide an overall drainage betterment, through the reduction in impermeable surfacing and the introduction of appropriate sustainable drainage measures, including on-site infiltration.

07 Appendices

A: Existing Block Plan. Drawing: *HLR_FA 601 Existing Block Plan*

B: Proposed Drainage Strategy. Drawing: *HLR_FA 780 Proposed Drainage Strategy*

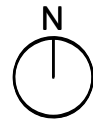
Appendix A



1. Existing Block Plan

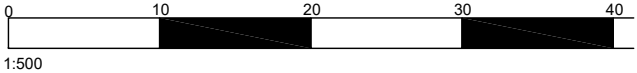
Site Application Area
0.1858 Ha

Land owned by the
Applicant



Planning Application

Issue Date Comments



Proposed New Dwelling,
Hurstmead, 22 Lewes Road, Haywards Heath

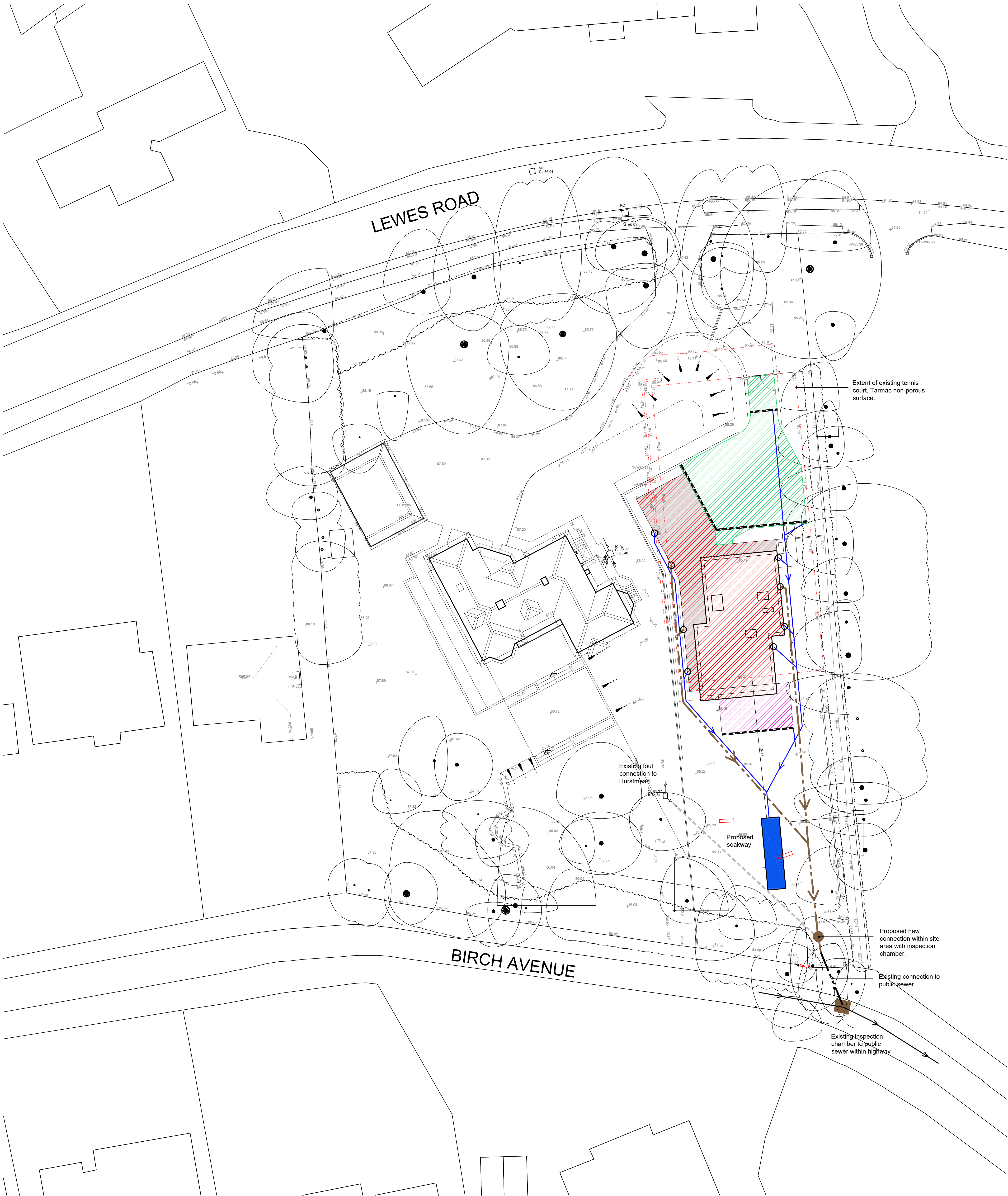
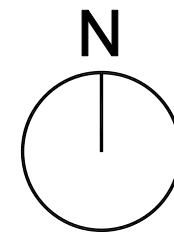
Existing Block Plan

Drawing Ref: HLR_FA_601

Date: Sept 2026
Scale: 1:500@ A3

Revision:

Appendix B



Soakaway designed in accordance with Building Regulations Part H

Catchment area: Proposed Dwelling: 228.6m²
(inc area for sedum roof)
Proposed Patio: 32.2m²
Proposed Driveway: 140.0m²

Maximum Daily Rainfall (assumed):
Dwelling: 40mm
Driveway: 40mm

BRE 365 Infiltration Testing results:
Test pits (1.6m x 0.35m x 1.2m deep)
Test 1: 41 mins
Test 2: 47 mins
Test 3: 47 mins

Infiltration rate: 142.4 mm/hr

Proposed soakaway size (crate system):
8.5m x 2m x 1m deep 16.5m³

Technical calculations to be submitted as part of building regulations approval.

- Key
- Infiltration test pit locations
 - Proposed stormwater route
 - Proposed foul drainage route
 - Existing foul route
 - Proposed Aco channels

- Proposed new dwelling 228.5m² (flat roof)
- Driveway 140m²
- Patio 32.3m²
- Proposed soakaway 16.5m³