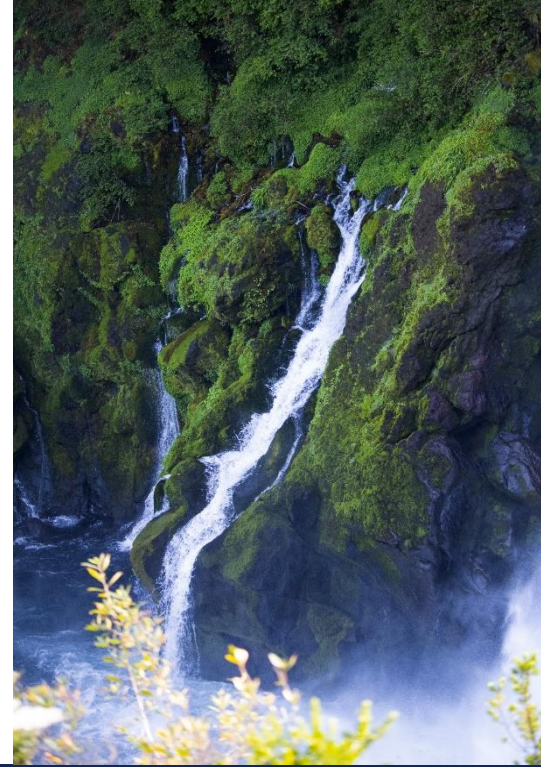




Flood Risk Assessment AEG6765_RH16_HaywardsHeath_01

Site Address: 32 Wood Ride
West Sussex
Haywards Heath
RH16 4NJ

UK Experts in Flood Modelling, Flood Risk
Assessments, and Surface Water Drainage Strategies



Document Issue Record

Project: Flood Risk Assessment

Prepared for: Daniel Amos

Reference: AEG6765_RH16_HaywardsHeath_01

Site Location: 32 Wood Ride, Haywards Heath, West Sussex, RH16 4NJ

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Summary

Development Description	Existing	Proposed
Development Type	Residential dwelling	The development is for the construction of a front and side extension to provide greater habitable space to the existing dwelling plus expansion of the rear (west of dwelling) decking.
EA Vulnerability Classification	More Vulnerable	More Vulnerable
Ground Floor Level	Based on 1m LiDAR, the ground elevation of the site varies between approximately 58.5m AOD and 61.0m AOD.	No change. FFLs of the proposed extension to remain as per existing FFLs.
Level of Sleeping Accommodation	First Floor	First Floor
Site Size	Approx. 255 m ²	No change
Risk to Development	Summary	Comment
EA Flood Zone	Flood Zone 1	Site is impacted in the 0.1% AEP surface water flood event.
Flood Source	Pluvial	
SFRA Available	Strategic Flood Risk Assessment of West Sussex (West Sussex County Council, 2010)	
Management Measures	Summary	Comment
Ground floor level above extreme flood levels	Yes	Development is not impacted in the 'design' 1 in 100 (1% AEP) pluvial scenario. Extension floor levels should be set no lower than existing.
Safe Access/Egress Route	Yes	Safe up to the 0.1% AEP pluvial and fluvial events. Access/egress will remain as existing scenario.

Flood Resilient Design	Yes	Flood resilience/resistance measures recommended in section 5.
Flood Warning and Evacuation Plan	N/A	Recommended that occupier monitor Met Office Weather Warnings for extreme weather events.
Offsite Impacts	Summary	Comment
Displacement of floodwater	Negligible	Development is classified as 'Minor Development' in terms of flood risk and therefore in isolation should not result in increase in flood risk elsewhere in accordance with Paragraph 051 of the PPG.
Increase in surface run-off generation	No	Paragraph 051 of the PPG states minor development will have a negligible impact on flood risk elsewhere. Small scale SuDS are recommended where possible in external areas to provided betterment.
Impact on hydraulic performance of channels	No	Nearest EA Main River is Eastern Adur river c.1.3km south of the site.

¹ not required for this assessment

² data not available.

1. Introduction

- 1.1. Aegaea were commissioned by Daniel Amos to undertake a Flood Risk Assessment (FRA) to facilitate a planning application for the proposed development. This FRA has been prepared in accordance with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance.
- 1.2. This FRA is intended to support a full planning application and as such the level of detail included is commensurate and subject to the nature of the proposals.

Site Overview

- 1.3. The site of the proposed development is 32 Wood Ride, Haywards Heath, West Sussex, RH16 4NJ (Figure 1).



Figure 1: Site Location (Base map and data from Google Satellite Imagery. Contains public sector information licensed under the Open Government Licence v3.0)

- 1.4. The existing site is a residential dwelling with associated amenity areas surrounding the property to the west and east.
- 1.5. The development is for the construction of a front and side extension to provide greater habitable space to the existing dwelling plus expansion of the rear (west of dwelling) decking. Proposed development plans are provided in Appendix A.
- 1.6. In the absence of a topographical survey, Environment Agency Light Detection and Ranging (LiDAR) data Digital Terrain Model has been used to review the topography of the site (Figure 2). The LiDAR data shows the ground elevation of the site range between approximately 58.5m AOD (metres Above Ordnance Datum) and 60.9m AOD. Analysis of topographic levels indicates that the site generally slopes with a fall to the west.
- 1.7. The proposed extension is shown to be located at a level between 60.2 and 60.0m AOD, the rear decking is at a level between c.59.0m AOD and 59.2m AOD.

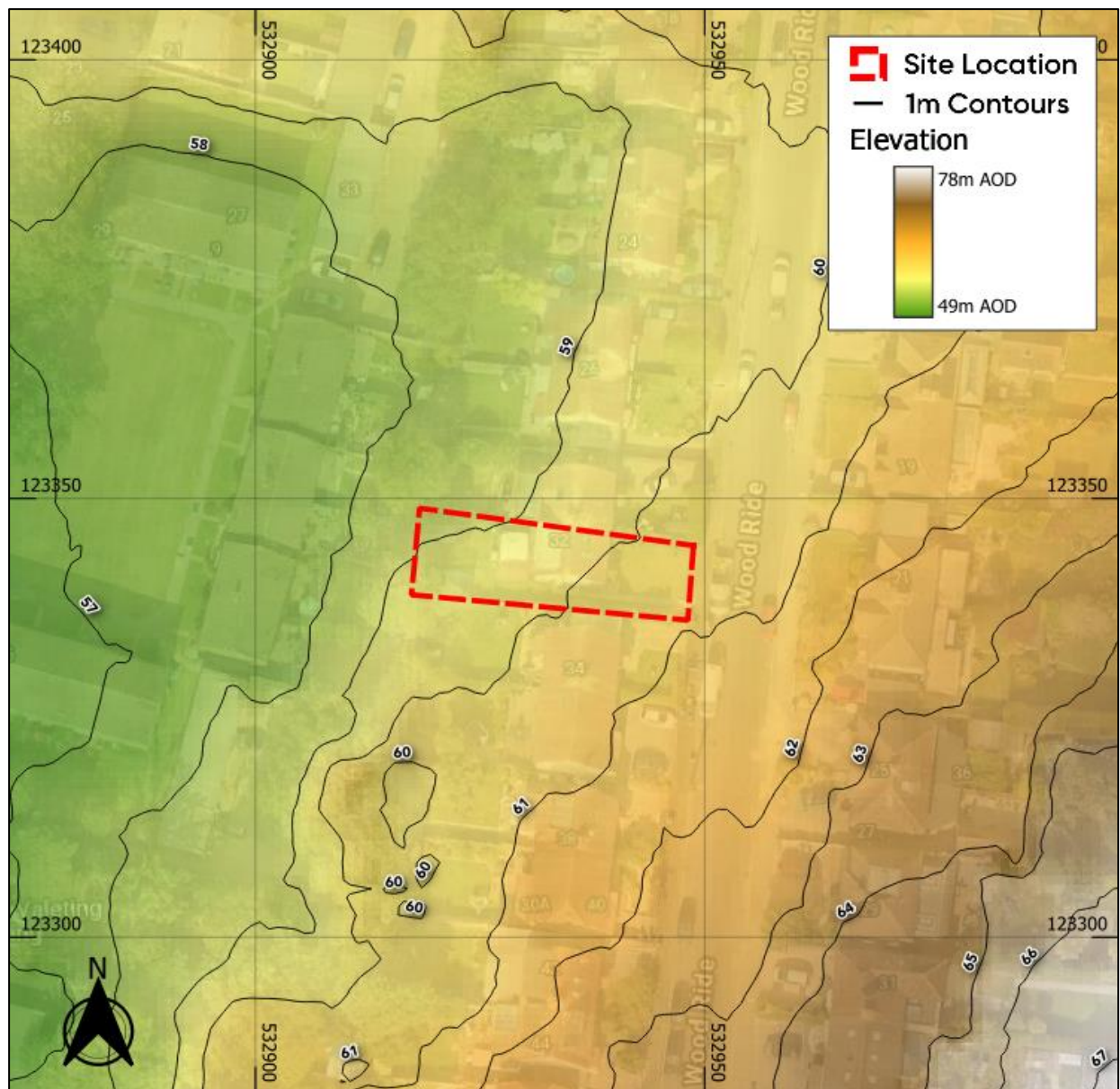


Figure 2: Site Topography (Base map and data from Google Satellite Imagery. Contains public sector information licensed under the Open Government Licence v3.0)

- 1.8. Mid Sussex District Council is the Local Planning Authority (LPA) for the site and West Sussex County Council is the designated Lead Local Flood Authority (LLFA). The site sits within the Environment Agency's Solent and South Downs region.

Planning Policy and Guidance

1.9. UK government planning guidance states¹ that an FRA is required for developments which are:

- *in flood zone 2 or 3 including minor development and change of use*
- *more than 1 hectare (ha) in flood zone 1*
- *less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)*
- *in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency*

1.10. The site is partially within the modelled 1 in 1000 year flood extent, thus triggering the need for an FRA under Mid Sussex District Plan 2014-2031 guidance. As such, an FRA is required to support the planning application for the proposed development in accordance with the NPPF and MSDC requirements.

1.11. The objective of this FRA is to demonstrate that the proposals are acceptable in terms of flood risk. This report summarises the findings of the study and specifically addresses the following issues in the context of the current legislative regime:

- Fluvial/tidal flood risk
- Surface water flood risk
- Risk of flooding from other sources

¹ <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-need-an-assessment>

2. Planning Policy

- 2.1. Inappropriate development in a flood risk area could pose significant risk in terms of personal safety and damage to property for the occupiers of the development or for people elsewhere. The approach taken in the assessment of flood risk at the planning stage is set out in national, regional, and local planning policy and associated guidance. This section summarises the key policies and guidance relevant to the proposed development.

National Planning Policy Framework (NPPF)

- 2.2. The National Planning Policy Framework² (NPPF) (DLUHC, 2024) which includes UK Government policy on development and flood risk states:

170. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

176. Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.

181. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*

² <https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf>, last updated Dec 2024

- b) *the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
- c) *it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) *any residual risk can be safely managed; and*
- e) *safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

2.3. Paragraph 051 of the Flood Risk and Coastal Change Planning Practice Guidance (PPG) states:

Minor development means:

- *minor non-residential extensions (industrial/commercial/leisure etc): extensions with a floorspace not in excess of 250 square metres.*
- *alterations: development that does not increase the size of buildings, e.g. alterations to external appearance.*
- *householder development: for example, sheds, garages, games rooms etc within the curtilage of the existing dwelling, **in addition to physical extensions to the existing dwelling itself.** This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling (eg subdivision of houses into flats) or any other development with a purpose not incidental to the enjoyment of the dwelling.*

2.4. As such, the proposal would be considered a Minor Development under the PPG.

2.5. Footnote 63 of the NPPF states:

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

2.6. Flood Zones in England are defined as follows:

Table 1: Flood Zone Definitions

Flood Zone	Definition
Zone 1 Low Probability	Land having less than 1 in 1,000 annual probability of river or sea flooding (all land outside Zones 2 and 3).
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

- 2.7. An FRA should be appropriate to the scale, nature, and location of the development. It should identify and assess the risk from all sources of flooding to and from the development and demonstrate how any flood risks will be managed over the lifetime of the development.
- 2.8. An assessment of hydrological impacts should be undertaken, including to surface water runoff and impacts to drainage networks in order to demonstrate how flood risk to others will be managed following development and taking climate change into account.

Local Plan

- 2.9. The Local Plan prepared by the Local Planning Authority, Mid Sussex District Council, sets out the policies for development in the local area.
- 2.10. The Mid Sussex District Plan 2014 – 2031³ prepared by the Local Planning Authority, Mid Sussex District Council, sets out the policies for development in the local area:

Policy DP41 Flood Risk and Drainage

Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change; and 2) To support sustainable communities which are safe, healthy and inclusive.

Evidence Base: Gatwick Sub Region Water Cycle Study; Strategic Flood Risk Assessment; Water. People. Places SuDS guidance.

Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.

Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.

Sequential and Exception Tests

- 2.11. The Sequential and Exception Tests are applied in specific cases defined by UK Government policy. Their purpose is to drive development to areas of low flood risk and to support developments which improve flood risk for developments in areas at risk of flooding.

³ <https://www.midsussex.gov.uk/planning-building/local-plan-2004/>

2.12. Under the NPPF all new planning applications should undergo a Sequential Test accordance with paragraph 172 and footnotes 63. This test should be implemented by local planning authorities with a view to location particularly vulnerable new developments outside of the floodplain.

2.13. However, paragraph 176 of the NPPF states:

*"176. Applications for some **minor development** and changes of use⁶² should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 63."*

Footnote 62: This includes householder development, small non-residential extensions (with a footprint of less than 250m²) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate.

Footnote 63: A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

2.14. As such, a site-specific Sequential Test and Exception Test for the proposed developments is not considered necessary in line with the NPPF given that the proposal is for a minor development.

3. Document Review

Documents and Online Mapping

- 3.1. Local Governments and Lead Local Flood Authorities provide documents which contain data and policies on flood risk and new development in their areas. These documents are introduced and briefly summarised below. For the purposes of this FRA, these documents have been reviewed for relevant information and any relevant data is discussed within the appropriate sub heading of this report.
- 3.2. The following sources of information have been reviewed for this assessment:
- Flood Map for Planning on the Environment Agency website⁴
 - Long Term Flood Risk Information on the Environment Agency website⁵
 - National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing and Communities, 2023)
 - Planning Practice Guidance - Flood Risk and Coastal Change (Department for Levelling Up, Housing and Communities, 2022)
 - Geoindex Onshore (British Geological Survey, 2023)⁶
 - Mid Sussex District Plan 2014-2031⁷ (Mid Sussex District Council, 2018)
 - West Sussex Preliminary Flood Risk Assessment⁹ (West Sussex County Council, 2011)
 - Strategic Flood Risk Assessment of West Sussex¹⁰ (West Sussex County Council, 2010)

⁴ <https://flood-map-for-planning.service.gov.uk/>

⁵ <https://www.gov.uk/check-long-term-flood-risk>

⁶ <https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/Core%20Strategy%202007.pdf>

⁷ <https://www.midsussex.gov.uk/media/3406/mid-sussex-district-plan.pdf>

⁹ https://www.westsussex.gov.uk/media/1626/west_sussex_pfra.pdf

¹⁰ http://www2.westsussex.gov.uk/mlp/eb017_vol_ii.pdf

- West Sussex Local Flood Risk Management Strategy (2013-2018)¹¹ (West Sussex County Council, 2014)

Preliminary Flood Risk Assessment (PFRA)

- 3.3. The PFRA, published in 2011, is a high-level appraisal of flood risk across Lead Local Flood Authority West Sussex County Council. The flood risk from all sources, including fluvial, surface water, groundwater, and surcharged sewers is evaluated. It is the basis upon which the Local Flood Risk Management Strategy is produced.
- 3.4. The PFRA summarises historical flood incidents in West Sussex County Council. The site is not recorded as having been affected by any flood event.

Strategic Flood Risk Assessment (SFRA)

- 3.5. The SFRA, published in 2010, provides the evidence base for the Local Planning Authority Mid Sussex District Council Local Plan and guidance for consideration when determining planning applications. The SFRA seeks to place new development into areas of lower flood risk taking into account current flood risk, future flood risk, and the effect a proposed development would have on the risk of flooding.
- 3.6. The SFRA mapping provided by Mid Sussex District Council has been used throughout production of this report as a source of information, particularly pertaining to historical flood incidents.

Local Flood Risk Management Strategy (LFRMS)

- 3.7. The Local Flood Risk Management Strategy sets out roles and responsibilities for flood risk management, assesses the risk of flooding in the area, where funding can be found to manage flood risk, and the policies, objectives, and actions of the Lead Local Flood Authority.
- 3.8. The West Sussex County Council LFRMS is used within this report to identify any flood management infrastructure and historical incidences of flooding.

¹¹ <https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/local-flood-risk-management-strategy/>

4. Sources of Flood Risk

Fluvial

- 4.1. Flooding from watercourses arises when flows exceed the capacity of the channel, or where a restrictive structure is encountered, resulting in water overtopping the banks into the floodplain.

Main Rivers and Ordinary Watercourses

- 4.2. There are no EA main rivers within 1km of the site. The nearest EA main river is the Eastern Adur river c.1.3km south of the site.
- 4.3. There is no other mapped ordinary watercourse within the vicinity of the site.

EA Flood Map for Planning

- 4.4. The site is located in Flood Zone 1 (Figure 3). Flood Zone 1 denotes a risk of flooding from fluvial and tidal sources less than 1 in 1,000 (0.1%) probability.



Figure 3: EA Flood Map for Planning (Base map and data from Google Satellite Imagery. Contains public sector information licensed under the Open Government Licence v3.0)

Historical Fluvial Flooding

- 4.5. According to the EA's Historical Fluvial and Tidal Flood Mapping, there is no recorded flood events on or in the vicinity of the site (Figure 4).

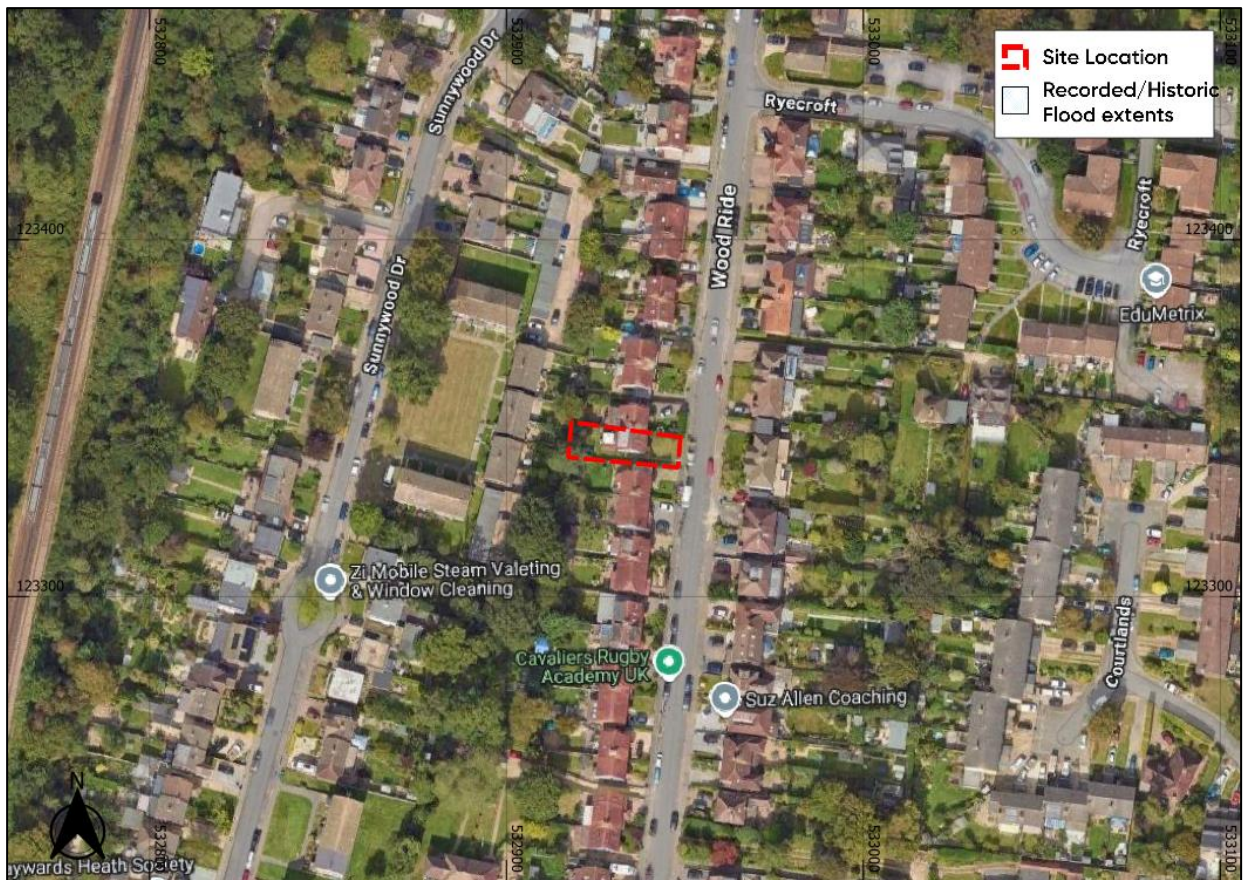


Figure 4: EA Historic Flood Mapping (Base map and data from Google Satellite Imagery. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.6. Based on this information, the site is considered to be at a low risk of fluvial flooding.

Tidal

- 4.7. Tidal flooding occurs when a high tide and high winds combine to elevate sea levels. An area behind coastal flood defences can still flood if waves overtop the defences or break through them. Tidal flooding can also occur a long way from the coast by raising river levels. Water may overtop the river bank or river defences when tide levels are high.
- 4.8. The site is a significant distance from any tidal source and above the anticipated extreme tidal levels, even when considering the impacts of climate change.
- 4.9. The risk of flooding from tidal sources is considered to be low.

Canals

- 4.10. The Canal and River Trust (CRT) generally maintains canal levels using reservoirs, feeders, and boreholes and manages water levels by transferring it within the canal system.
- 4.11. There is no CRT maintained canals detected within 1km of the site¹².
- 4.12. The risk of flooding to this site from canals is considered to be low.

Pluvial

- 4.13. Pluvial flooding can occur during prolonged or intense storm events when the infiltration potential of soils, or the capacity of drainage infrastructure is overwhelmed leading to the accumulation of surface water and the generation of overland flow routes.

EA RoFSW Data Analysis

- 4.14. Annual surface water flood risk is labelled by the EA as:
- 'High Risk'; >3.3% AEP (annual probability greater than 1 in 30).
 - 'Medium Risk'; 1.1% to 3.3% AEP (annual probability between 1 in 100 and 1 in 30).
 - 'Low Risk'; 0.1% to 1% AEP (annual probability between 1 in 1000 and 1 in 100).
 - 'Very Low Risk'; <0.1% AEP (annual probability less than 1 in 1000).
- 4.15. Examination of the EA's Flood Risk from Surface Water mapping shows c.10% of the site is at 'Low' a risk (Figure 5). The rest of the site (90%) is shown to be at a 'Very Low' risk.

¹² <https://canalrivertrust.org.uk/canals-and-rivers>



Figure 5: EA Surface Water Flood Risk Mapping (Base map and data from Google Satellite Imagery. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.16. Given the site is not located within an area of 'high' or 'medium' surface water flood risk, no flood depths have been recorded on site during the modelled 1 in 30 year (3.3% AEP) scenario or in the 'design' 1 in 100 (1% AEP) scenario, respectively.
- 4.17. As development is classified as 'Minor Development', access/egress will remain as existing.
- 4.18. Flood depths during the modelled 1 in 1000 year surface water event are estimated to be below 150mm and impact the proposed front extension (Figure 6). The side extension and rear decking is shown to not be impacted in the modelled 1 in 1000 year event, along with circa (c) 90% of the site.



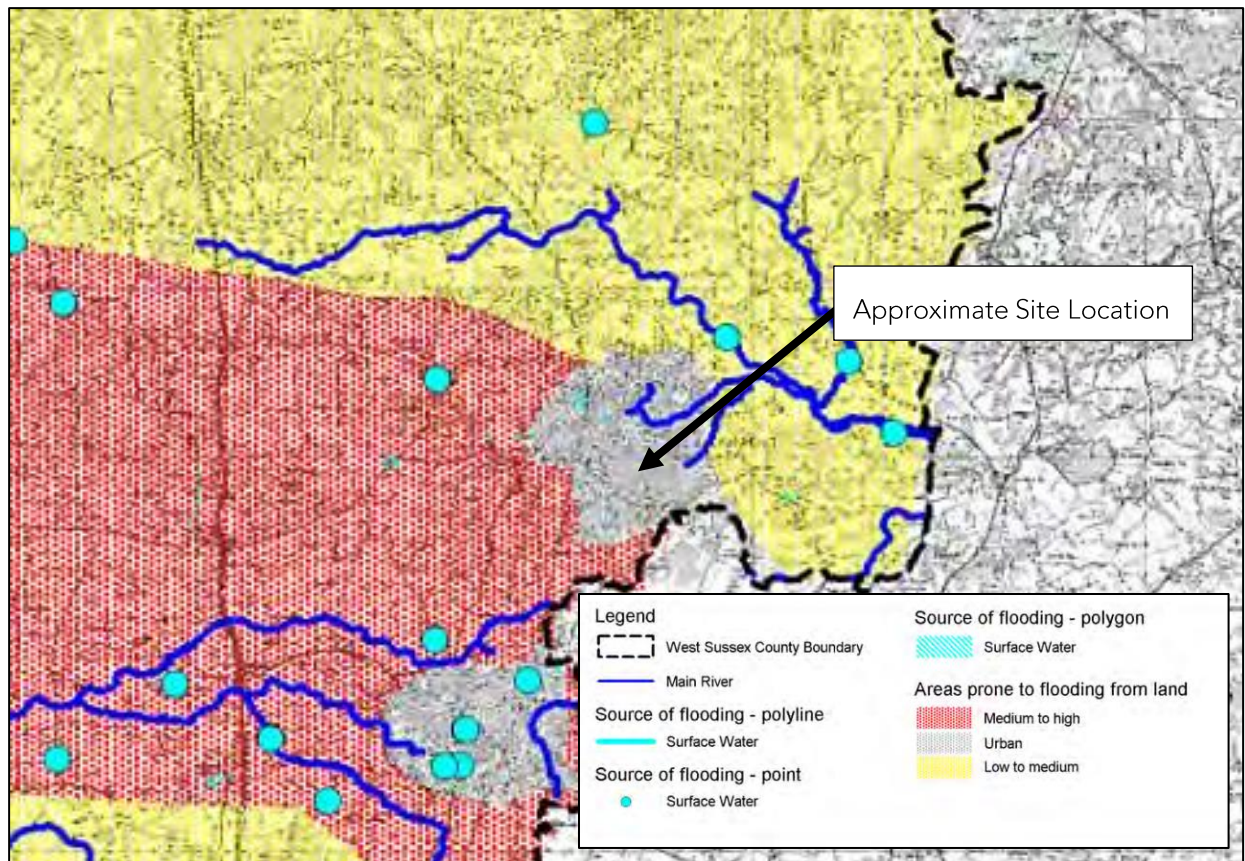


Figure 7: SFRA Mapping, Areas Prone to Flooding from land. Extract from West Sussex SFRA (2010)

- 4.20. Given the information above, the site, proposed extension and decking is considered to be at a low risk of surface water flooding.

Reservoirs

- 4.21. Large waterbodies or reservoirs that have walls built above the surrounding ground level pose a risk of flooding. Walls could fail due to old age, accident, or because excess flood water has been added to the reservoir. Although a breach is unlikely the consequences would be significant, leading to rapid inundation of the downstream floodplain.
- 4.22. According to the EA's Flood Risk from Reservoirs mapping the site is outside flood extents in the event of reservoir flooding (Figure 8).



Figure 8: EA Reservoir Flood Risk Mapping (Base map and data from Google Satellite Imagery. Contains public sector information licensed under the Open Government Licence v3.0).

- 4.23. The site is considered to be at a low risk of flooding as a result of reservoir failure.

Groundwater

- 4.24. Groundwater flooding occurs in areas where underlying geology is permeable and water can rise within the strata sufficiently to breach the surface.
- 4.25. The British Geological Survey's (BGS) mapping shows no superficial deposits underlying the site. The bedrock underlying the site is Upper Tunbridge Wells Sand comprised of sandstone and siltstone.
- 4.26. No Historical BGS boreholes were recorded within the vicinity of the site (400m radius).
- 4.27. The SFRA states:

Only a limited number of historical flood records, where the cause had been documented as groundwater flooding, were obtained.

4.28. The SFRA also details the following on groundwater flooding within the area of Haywards Heath:

*Land in this location overlies a minor aquifer and therefore **high groundwater vulnerability** will need to be addressed in any SuDS design.*

4.29. The SFRA presents the Areas Prone to Groundwater Flooding mapping (Figure 9), which assesses the risk of groundwater flooding. The site is within an area cell which is described as a 'Medium' potential for ground water flooding. Furthermore, no historical events have been recorded within the town of Haywards Heath.

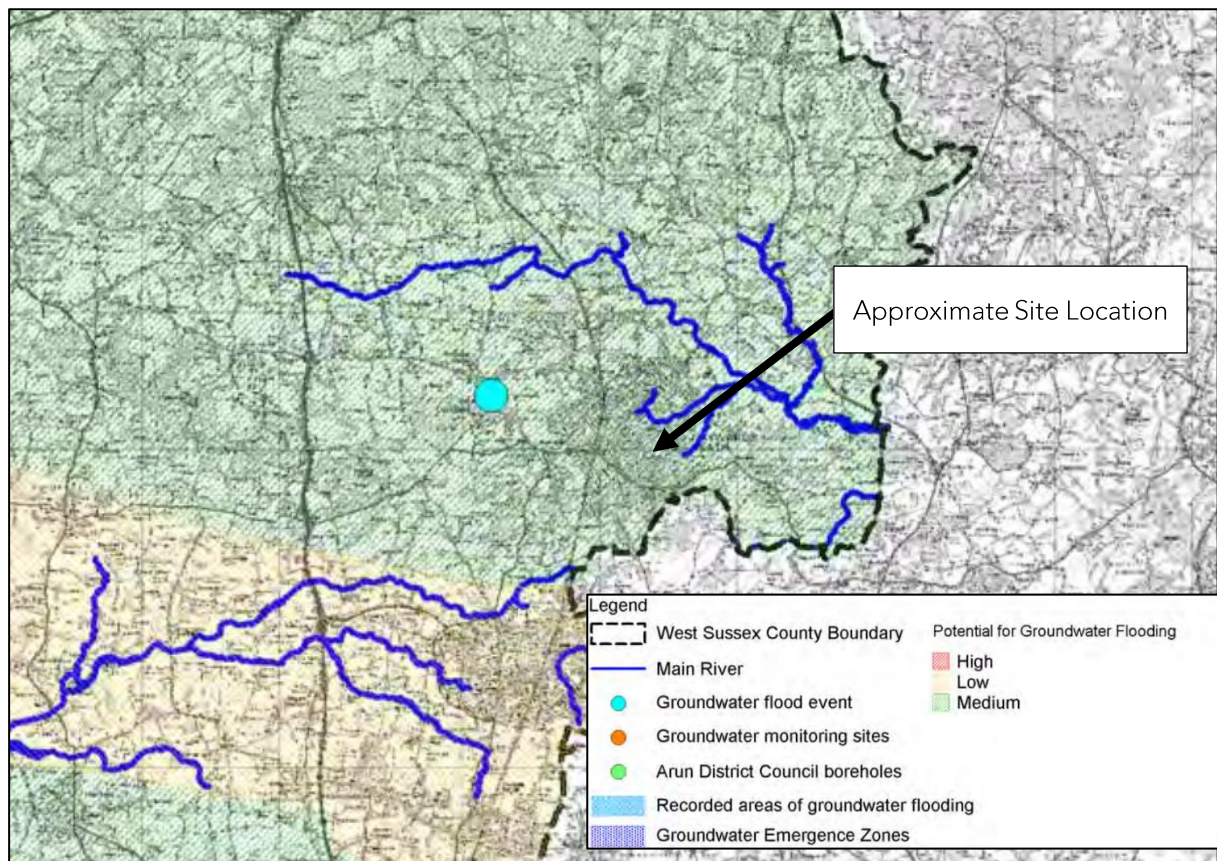


Figure 9: SFRA Mapping, Areas Prone to Groundwater. Extract from West Sussex SFRA (2010)

4.30. The development does not include any subterranean elements. As such, the risk from groundwater to the proposed development is considered to be low.

Sewers

4.31. Foul or surface water sewers can be a cause of flooding if the drainage network becomes overwhelmed, either by blockage or due to local development beyond the designed capabilities of the drainage system.

- 4.32. The West Sussex SFRA provides mapping of historical sewer flood incident records kept by the local authority (Figure 10). Flood incidents have been recorded with the town of Haywards Heath.
- 4.33. Due to quality and resolution of mapping it is unclear the exact location of the site and the proximity of the events north and west of the site.

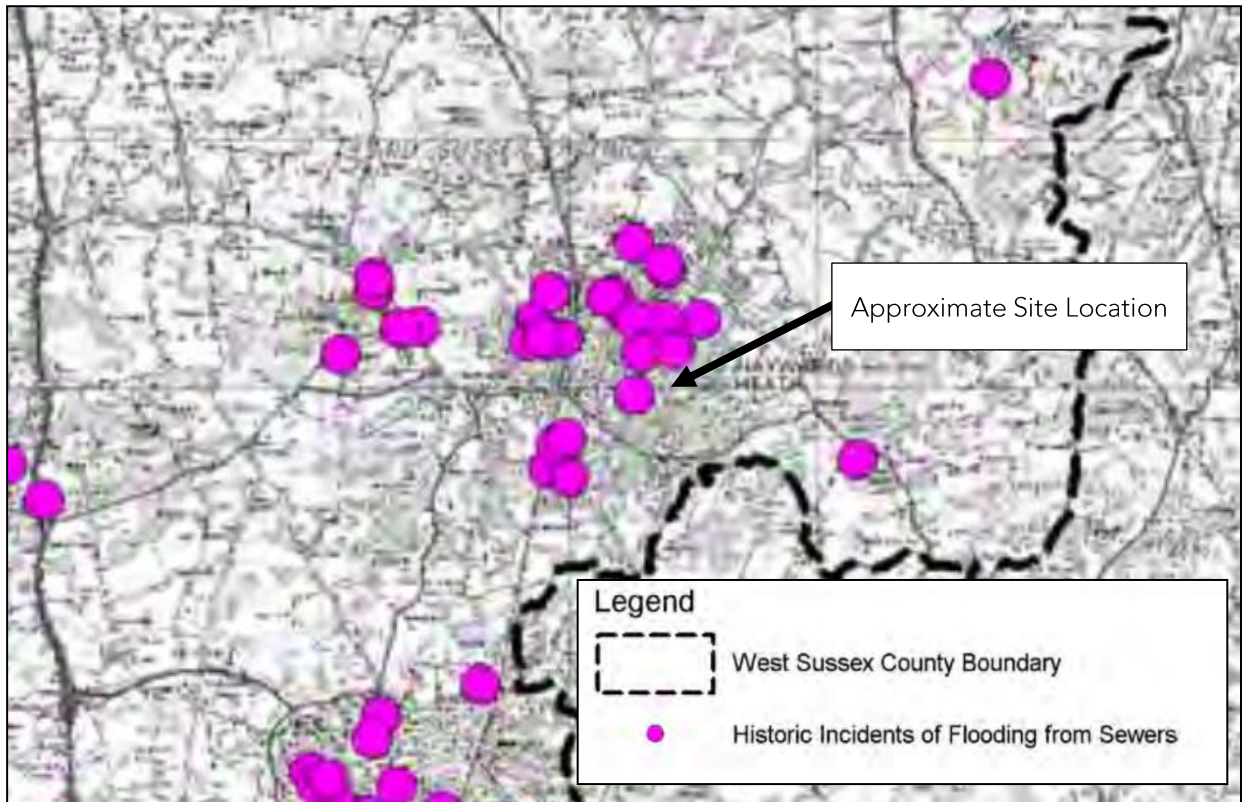


Figure 10: SFRA Mapping, Areas Prone to Flooding from Sewers. Extract from West Sussex SFRA (2010)

- 4.34. The development is therefore considered to be at low risk of flooding from sewers.
- 4.35. Mitigation will be provided in section 5.

5. Flood Risk Mitigation

Pluvial and Sewer

5.1. EA Standing Advice states¹³:

"We recommend floor levels are set at least 600 millimetres (mm) above the estimated flood level.

...

If you cannot raise the floor levels in this way, you will also need to include extra flood resistance and resilience measures"

- 5.2. As the proposal comprises of an extension to existing property, raising floor levels is limited by the existing fabric of the building and in this instance, it is not possible to raise the finished floor 600mm above the design flood level, whilst maintaining a level access throughout the property.
- 5.3. Therefore, as part of the development Finish Floor Levels of the extension are to be set no lower than the exiting levels, it is recommended that resilience/resistance measures are incorporated to reduce the risk in case of a flood event.
- 5.4. Resilience measures are recommended in accordance with 'Improving the Flood Performance of New Building - Flood Resistant Construction' (2007)¹⁴. Measures include but are not limited to:
- Finished floor levels of the extension should be set no lower than existing.
 - Ground floor to be solid (i.e. concrete floors), with waterproof membrane/screed.
 - External doors (front of dwelling) may be susceptible to ingress of flood water. Any door sills should be adequately sealed.

¹³ <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions>

¹⁴ https://assets.publishing.service.gov.uk/media/602d673ee90e0709e8d085d8/Improving_the_Flood_Resilience_of_Buildings_Through_Improved_Materials_Methods_and_Details_Technical_Report.pdf

- Non-return valves should be fitted to any new sewer connections to minimise the risk of internal sewer flooding.

5.5. Furthermore, it is recommended that small scale SuDS are implemented to reduce run off to nearby surface water risk areas. Such as rainwater planters and water butts at the base of downpipes. All SuDS features should be used where possible in external areas to provide betterment in terms of runoff rates and provide storage of rainwater in day-to-day rainfall events.

Other Sources

5.6. Flood risks from Fluvial, groundwater, reservoirs, and canals are considered to be low, therefore additional mitigation is not a requirement.

Increase to Flood Risk Elsewhere

5.7. The development is for the construction of a front and side extension to provide greater habitable space to the existing dwelling plus rear decking. As such, the proposal constitutes a Minor Development under the NPPF.

5.8. Paragraph 051 of the Flood Risk and Coastal Change Planning Practice Guidance (PPG) states:

Minor developments are unlikely to raise significant flood issues unless:

- *they would have an adverse effect on a watercourse, floodplain or its flood defences;*
- *they would impede access to flood defence and management facilities, or;*
- *where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.*

5.9. As such, the proposed development in isolation should have a negligible impact on flood risk elsewhere.

Flood Warnings

5.10. The site is not in an area where the EA provide specific flood alerts and warnings. The occupant of the dwelling should monitor Met Office Weather Warnings to be prepared for extreme weather events

5.11. Flood warnings/alerts can be enforced at any time of the day or night. Signing up for this service provides site owners some notice before a flood event. The amount of time afforded before a

flood occurs depends on the site-specific location (e.g. proximity to the source of flooding, topography of the surrounding area) and the flood mechanism (e.g. bank over topping versus a breach event). Flood alerts and warnings provide occupants with time to take necessary action, e.g. communication of the risk of flooding to occupants, evacuation of offsite or to a safe level, removal of valuable items out of reach of flooding and the mounting of site-specific flood defences.

6. Conclusions

- 6.1. This FRA has been undertaken with reference to the requirements of NPPF and Planning Practice Guidance with respect to the development at 32 Wood Ride, Haywards Heath, West Sussex, RH16 4NJ. It has been written to support a planning application and prepared with due consideration to the nature of the proposed development to provide the appropriate level of detail.
- 6.2. An assessment of the risk of flooding from all sources has been undertaken and is summarised in the table below:

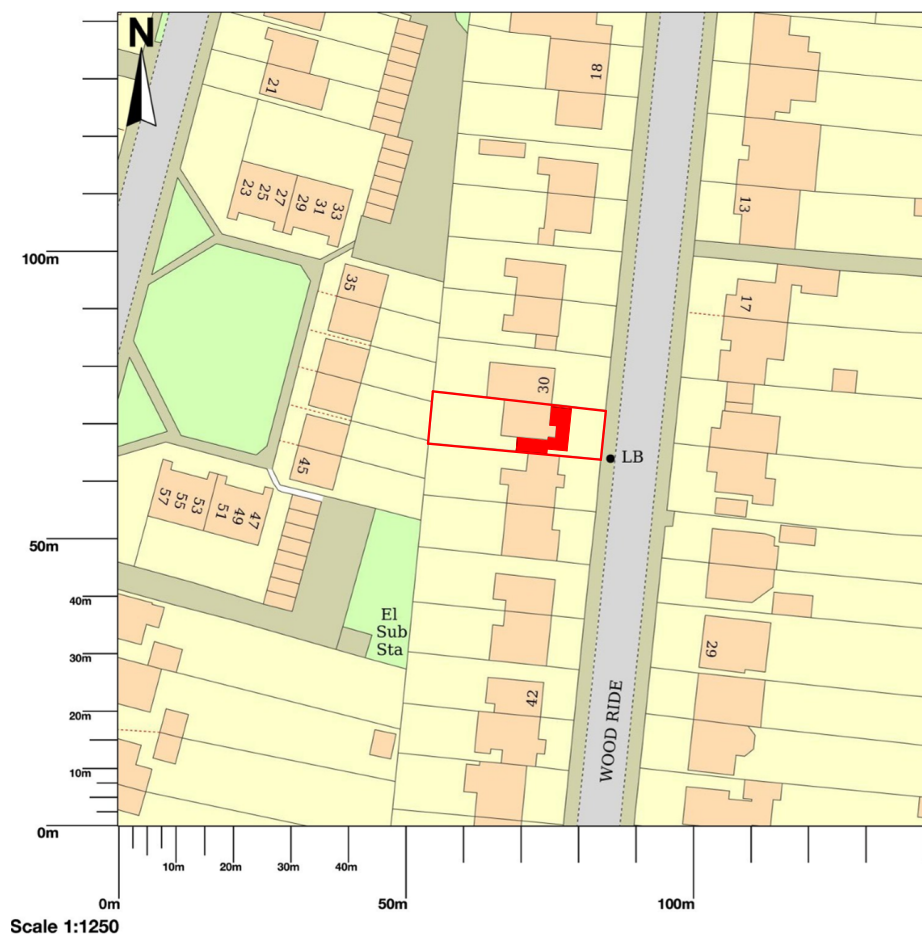
Source of Flooding	Flood Risk Summary
Pluvial	According to RoFSW mapping no flood depths have been recorded on site during the modelled 1 in 30 year (3.3% AEP) scenario or in the 'design' 1 in 100 (1% AEP) scenario. Flood depths during the modelled 1 in 1000 year surface water event are estimated to be below 150mm and only impact the proposed front extension. The rest of the site is shown not to be impacted. Given the information above, the site, proposed extension and decking is considered to be at a low risk of surface water flooding. Mitigation has been recommend in section 5.
Tidal Fluvial Reservoirs Groundwater Sewers Canals	The site is considered to be at low risk from other sources.

- 6.3. The FRA supports the planning application and demonstrates that there is an acceptable level of flood risk to the site if the mitigation strategies recommended are implemented in the scheme. The development does not increase flood risk off site or to the wider area.

- 6.4. This Flood Risk Assessment should be submitted as part of the planning application to satisfy the requirements under NPPF.

Appendix A - Development Proposals

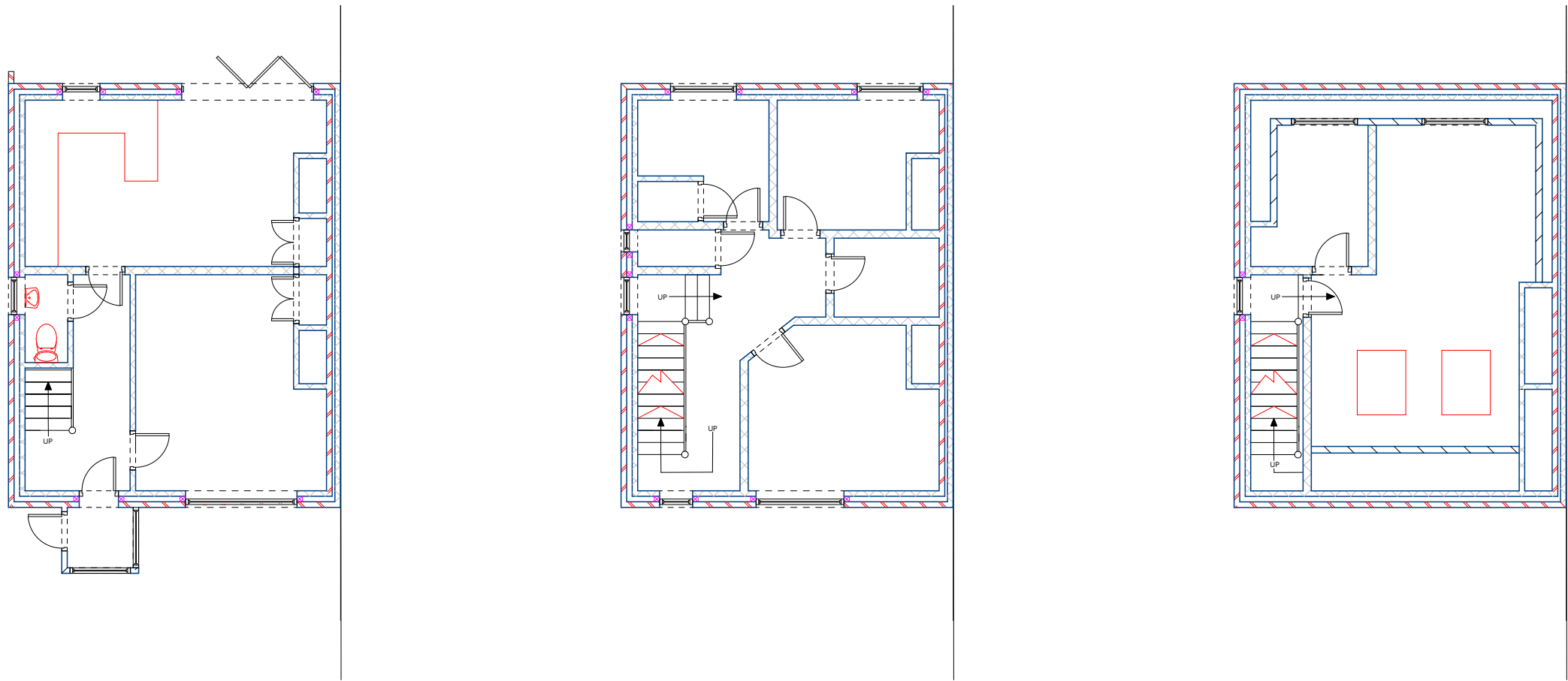
32 Wood Ride, Haywards Heath, RH16 4NJ



Planning Drawings

Existing Layout

Scale 1 : 100 2000mm



Elevations Existing

Scale 1 : 100 2000mm

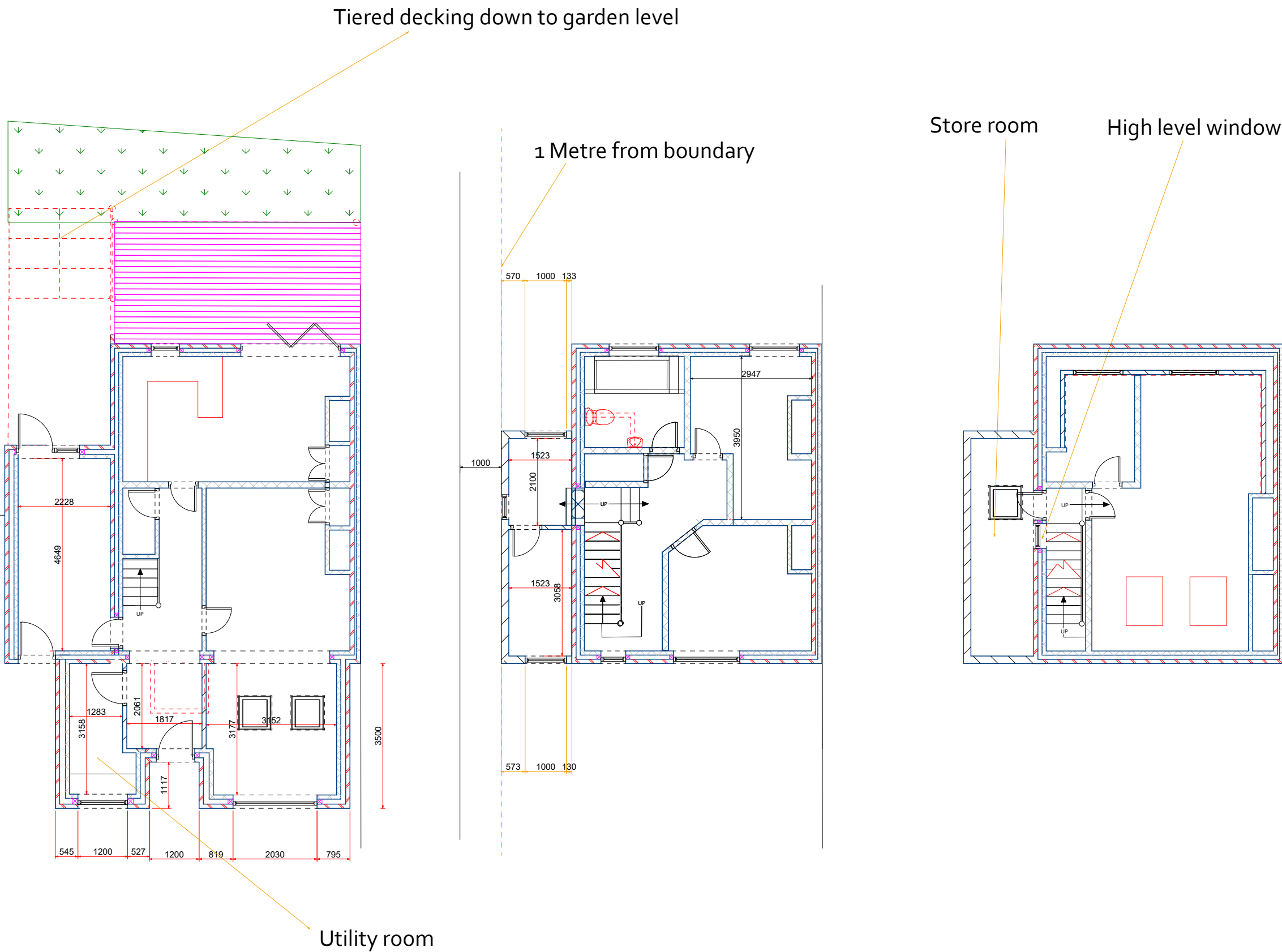


Photographic Survey



Proposed Layout

Scale 1 : 100 2000mm



Elevations Proposed

Scale 1 : 100 2000mm



Client - Mr & Mrs Amos

Address - 32 Wood Ride
Haywards Heath
RH16 4NJ

Page Size - A1 2000mm