

Flood Risk Assessment

DESCRIPTION: TWO STOREY EXTENSION TO THE SIDE
OF THE EXISTING HOUSE, COMPRISING A GARAGE AND
STUDIO ROOM AT FIRST FLOOR, A;
12 LUCASTES LANE, HAYWARDS HEATH RH16 1LD

Flood Risk Assessment
on Behalf of LR Smith

March 2025

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1. Introduction

- 1.1 This is a Flood Risk Assessment prepared to accompany a Householder Planning application at 12 Lucastes Lane, Haywards Heath , RH16 1LD

2. Use

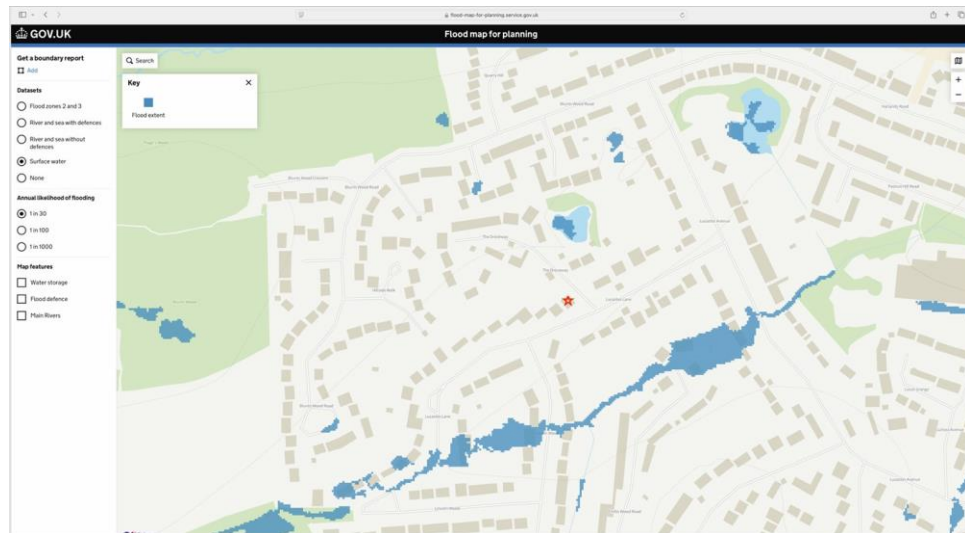
- 2.1 12 Lucastes Lane, Haywards Heath is a residential property and there will be no change to the existing residential (C3) use of the property.

3. Flood Risk

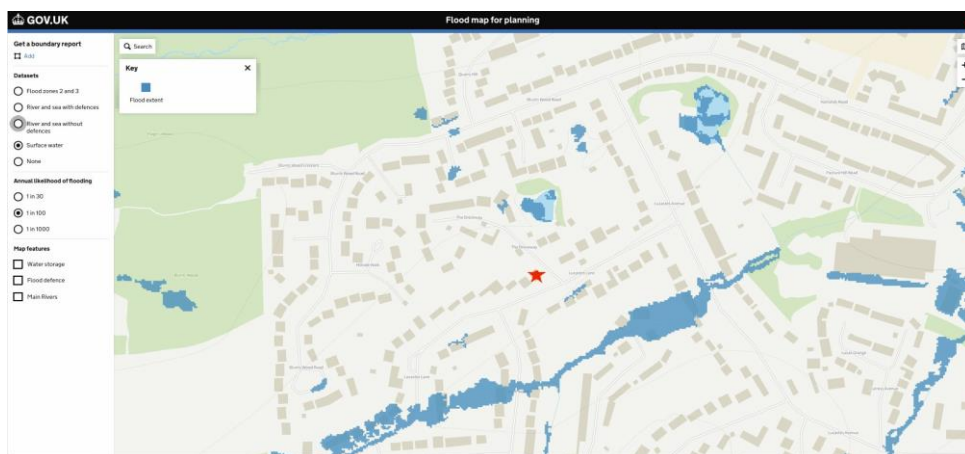
- 3.1 The Environment Agency Flood Risk Checker for the property highlights the following:

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.

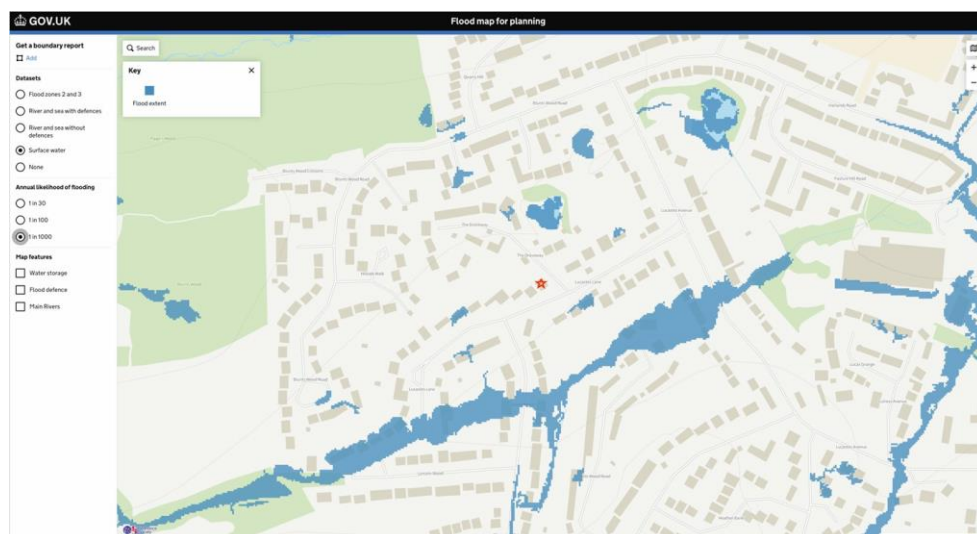
3.2 The Environment Agency Flood Risk from Surface Water Maps can be seen below (12 Lucastes Lane identified with a red star):



Annual Likelihood of Flooding 1-30



Annual Likelihood of Flooding 1-100



Annual Likelihood of Flooding 1-1000

4. Mitigation

- 4.1 With the property being identified by Government data as being in Flood Zone 1, and at very low risk from both Rivers and Sea and Surface Water, no mitigation measures are proposed in relation to these risks beyond those usually provided.
- 4.2 The drainage will be designed and constructed in accordance with the requirements of the current Building Regulations.