

1 The Dell

Flood Risk Assessment

May 2025 Rev 00

1. Introduction

This Flood Risk Assessment has been prepared in support of a householder planning application for the construction of a single-storey rear extension at Framlingham, 1 The Dell, Haywards Heath, West Sussex. The FRA has been completed in line with the requirements set out in the National Planning Policy Framework (NPPF, December 2023) and its accompanying Planning Practice Guidance on flood risk and coastal change.

2. Site Location and Description

- **Address:** Framlingham, 1 The Dell, Haywards Heath, RH16 [Insert full postcode]
- **Local Planning Authority:** Mid Sussex District Council
- **Site Area:** Approximately [insert m², e.g. 350m²]
- **Existing Use:** Residential (C3)
- **Proposed Development:** A single-storey rear extension to enlarge the kitchen and create additional living space.

3. Flood Zone Classification

According to the **Environment Agency Flood Map for Planning**, the application site is located within **Flood Zone 1**, which is defined as:

“Land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding.”

This is the lowest level of flood risk and the most appropriate location for new residential development under national guidance.

4. Surface Water Flooding

The Environment Agency's Long-Term Flood Risk Map shows the site has **very low risk of surface water flooding**, meaning that each year this area has a chance of flooding of less than 0.1%. There are no recorded instances of surface water flooding or overland flow paths affecting the property.

There are no nearby watercourses or culverts that would increase flood risk from fluvial or pluvial sources.

5. Drainage Strategy

The proposal will not significantly increase the impermeable area of the site. However, as a precautionary measure and in line with best practice:

- Surface water runoff from the new roof will be directed to **new soakaways** or connected to **existing drainage infrastructure**, subject to ground conditions.
- **Permeable paving** may be installed for any extended patio areas to manage runoff.
- **Gutters and downpipes** will be designed to meet Building Regulations requirements and provide adequate water dispersal.

These measures ensure no increased flood risk on-site or to neighbouring properties.

6. Sequential and Exception Test

As the development is located within Flood Zone 1 and is a **minor householder development**, neither the Sequential Test nor the Exception Test applies.

7. Mitigation Measures

Although the site is not at significant risk of flooding, the following mitigation measures will be included as good practice:

- Finished floor levels for the extension will match those of the existing dwelling.
- All electrical sockets and appliances will be installed at least **450mm above floor level** where possible.

- Materials used in construction will be **resilient to moisture**, including water-resistant insulation and damp-proof membranes.
- Drainage from the extension will be incorporated into the **existing system** to avoid any overloading or surcharge risk.

8. Conclusion

The proposed development at Framlingham, 1 The Dell, is appropriate in flood risk terms for the following reasons:

- The site is located in **Flood Zone 1**, the area of **lowest flood risk**.
- The proposed development is classified as a **minor householder extension** and is not subject to the Sequential or Exception Tests.
- There is **no increased risk of flooding** to the property or surrounding area as a result of the development.
- Sustainable drainage and resilient construction methods will be incorporated to further mitigate any residual risk.

Accordingly, the proposal is considered to comply with the NPPF (2023), Mid Sussex District Plan Policy **DP41: Flood Risk and Drainage**, and other relevant guidance.

End.