

## Flood Risk Assessment

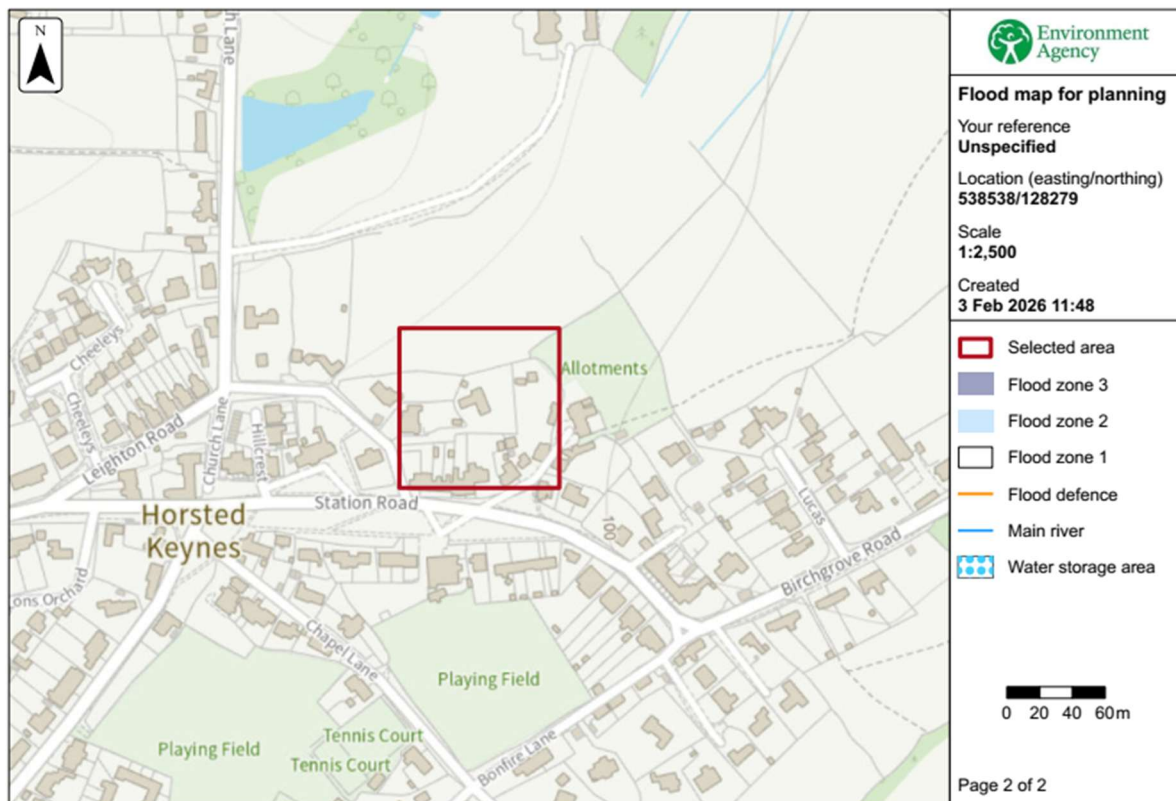
Ref: DM/26/0233

Grindens Orchard, Church Lane, Horsted Keynes, Haywards Heath RH17 7AR

The property is located within Flood Zone 1 with Very Low Risk of flooding from any sources within a 100 year period according to the Environment Agency mapping.

Maps indicate a low potential of surface water within a 1000 year period to the south-western side of the property.

The proposed extension is to an existing property, and new roofs and paved areas will be connected to a surface water soakaway. The proposals represent a very low risk against the established dwelling.



© Environment Agency copyright and/or database rights 2026. All rights reserved. © Crown copyright and database rights 2026 Ordnance Survey licence number AC0000807064.

Environment Agency Flood Map



Surface water map 1 in 1000 year event

## Flood risk summary

**Your selected location:** Grindens Orchard, Church Lane, Horsted Keynes, Haywards Heath, RH17 7AR

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

**What surface water is**

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

[Why surface water flooding is a problem](#)

### 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

**What makes rivers and sea flooding more likely**

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

[Why flood defences cannot completely prevent flooding](#)

### 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.

**What a reservoir is**

A reservoir is a large natural or artificial lake that is designed to collect and store water.

They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.

