

Flood Risk Assessment

**Internal and external alterations including replacement of windows and widened parking
area at:**

*Whitehouse Farm Cottage
Staplefield Lane
Haywards Heath
West Sussex
RH17 6AU*

March 2025

Mr Julian Date & Mr Philip Robinson

Rev.A 07.05.25

Householder Application

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1. Introduction

This is a Flood Risk Assessment prepared to accompany a listed building consent planning application at Whitehouse Farm Cottage. Whitehouse Farm Cottage is in a rural location between Staplefield and Slough Green in Mid Sussex. It is situated on Staplefield Lane, which contains a series of rural detached houses. Staplefield Lane is surrounded by fields and interspersed with woodland. The closest neighbour is Whitehouse Cottage to the north-east and Whitehouse Farm to the south-east. The property is situated in close proximity to the A23. The proposal site does not lie in a conservation area, nor in a National Park.

Site Co-ordinates: 51.02301089655366, -0.191021117908936

Site are in hectare: 0.13

Flood risk zone: 3b, 3a and 2

2. Use

Whitehouse Farm Cottage is a residential property and there will be no change to the existing residential (C3) use of the property.

3. Flood Risk

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

3.1 Surface Water

Yearly chance of flooding:

High risk. The chance of surface flooding at this location could be more than 3.3% (1 in 30 each year). Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is West Sussex.

Yearly chance of flooding between 2040 and 2060:

High risk. The chance of surface flooding at this location could be more than 3.3% (1 in 30 each year). Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is West Sussex.

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Chance of Flooding to 20 cm

Chance of Flooding to 30cm

Chance of flooding to 60cm

Title

Eastings and northings 527178,125255

Timeframe Present day

Dataset Surface water

Map showing the area around Woodside Park, including the River Great Ouse and surrounding fields. A red rectangle highlights a specific area on the river.

Labels on the map include: Woodside Park, White Horse Farm, Millon's Lane, Millon's Farm, Horsted Wood, Polesmasters Farm, and Great Ouse.

Map scale: 1:10,000

Map data: Ordnance Survey

Contains OS data © Crown copyright and database rights 2022

The Environment Agency Flood Risk from Surface Water Map showing an annual likely hood of surface water flooding Of 1 in 30 - Screenshot taken on 27.03.2025

3.2 Rivers and the sea

Yearly chance of flooding

Very low risk. *Very low risk means that this areas has a chance of flooding of less than 0.1% each year*

Yearly chance of flooding between 2036 and 2069

Very low risk. *Very low risk means that this areas has a chance of flooding of less than 0.1% each year*

3.3 Groundwater

Flooding from groundwater is unlikely in this area

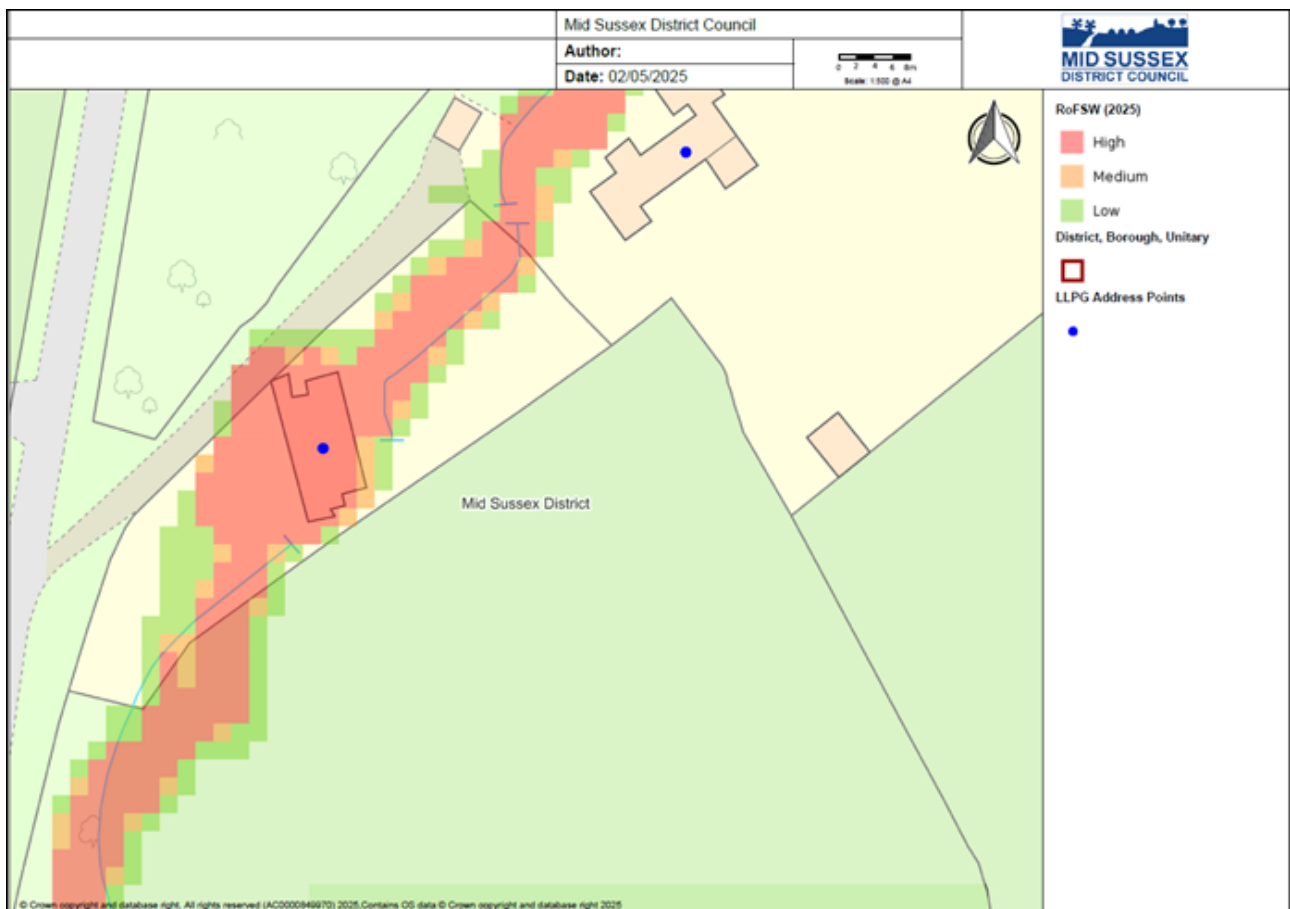
3.4 Reservoirs

Flooding from reservoirs is unlikely in this area

3.5 Flooding from Surface Water Mapping

Update as by 07.05.25

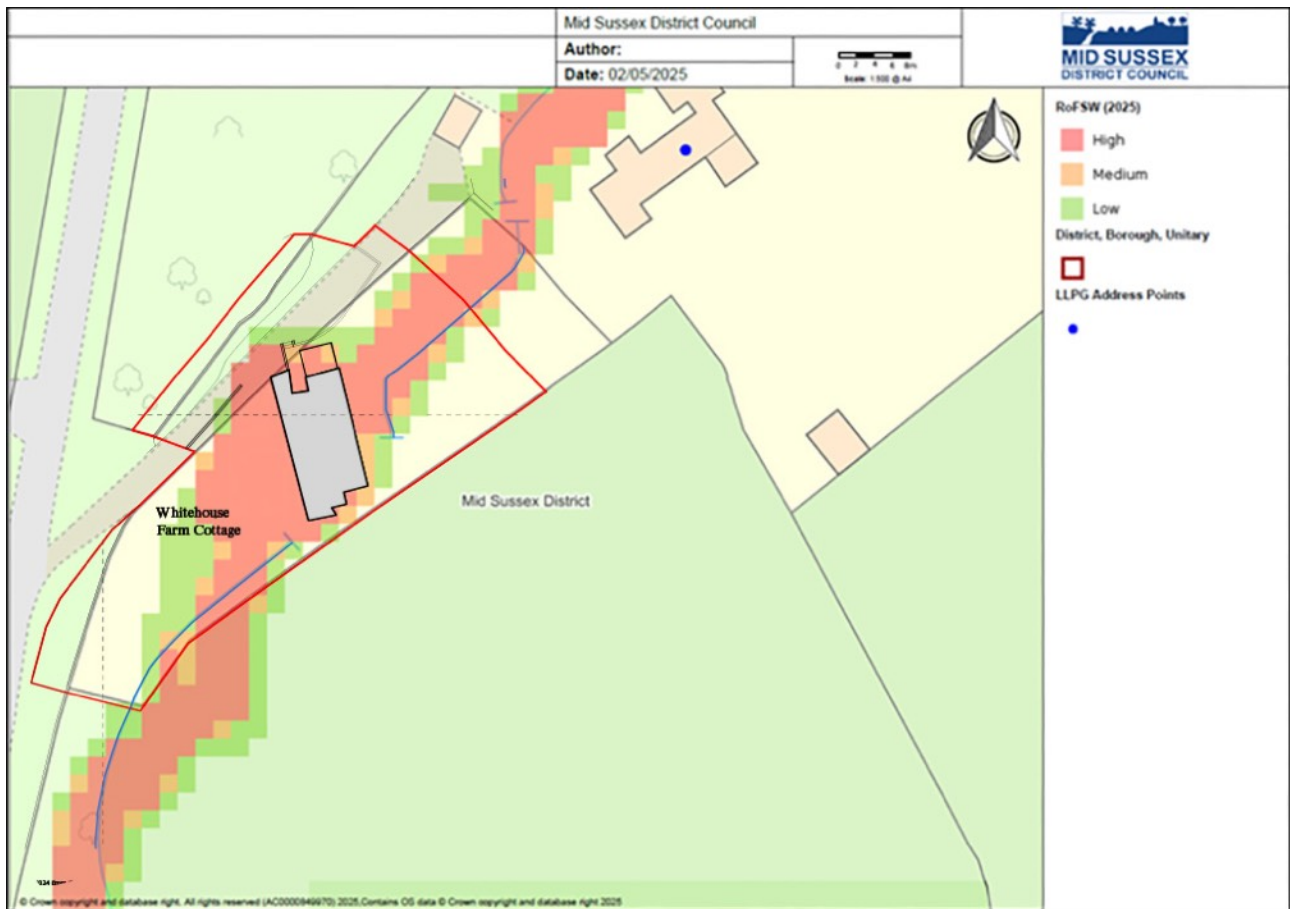
The proposed utility room has been eliminated from this application as it falls within flood zone category 3b. We were advised that as per the Environment Agency Standing advice for minor extensions, development within the 1:30 (3b) flood extent is not permissible.



Screenshot received from MDC of flooding from surface water mapping: *as existing*

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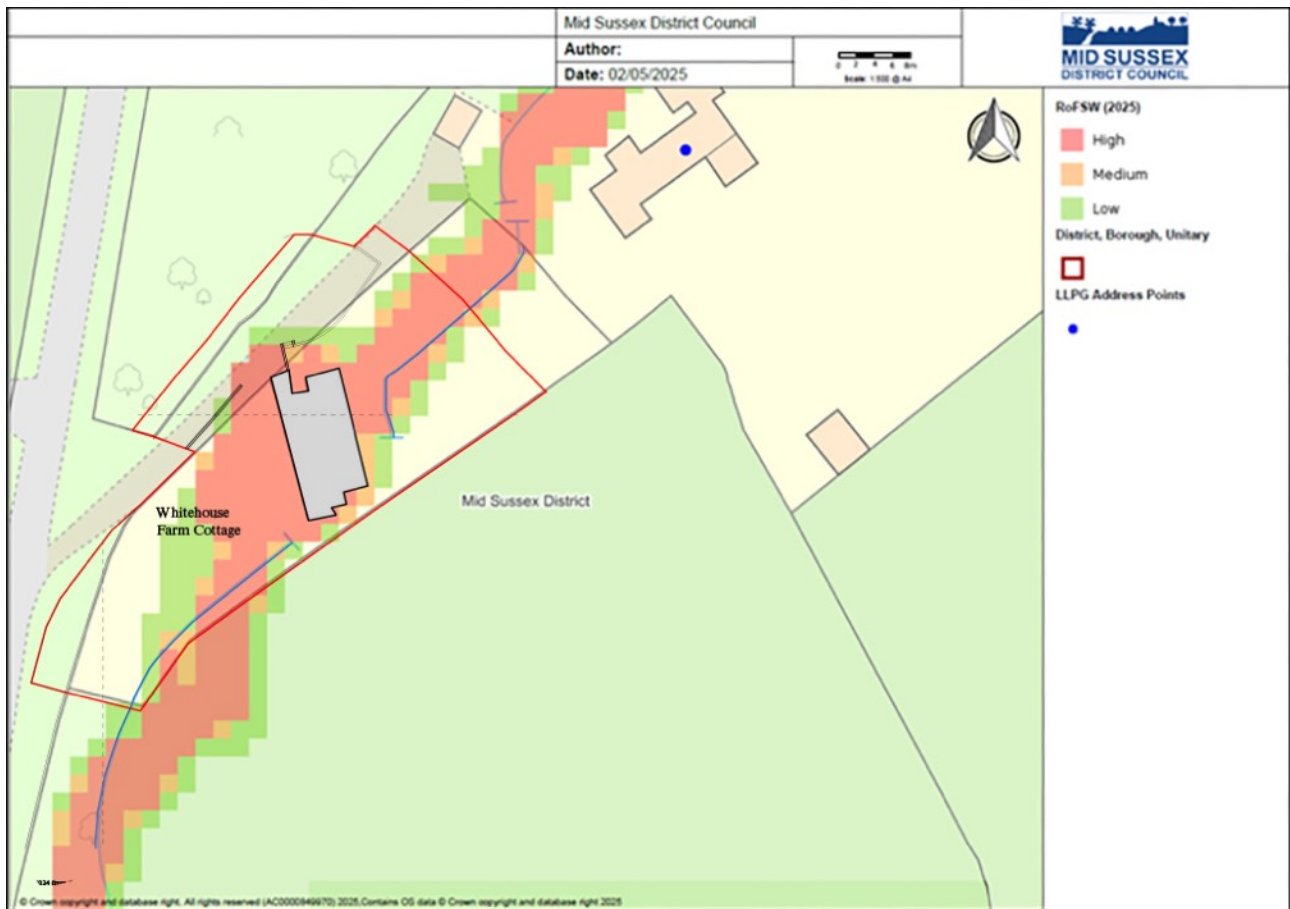
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Screenshot received from MDC of flooding from surface water mapping: *with original, proposed extension*

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Screenshot received from MDC of flooding from surface water mapping: as proposed. Proposed extension has been eliminated.

4. Mitigation

Following the advice from the Environment Agency, the proposed extension has been eliminated and therefore the new proposed footprint is the same as existing.

- We are still proposing for the existing drive to be widened on the north-western side of the proposal site. This falls within an area of low surface water flood risk, Flood Zone Risk 2. Permeable gravel set within gravel stabilisation grids to be used, which are overlying a granular sub-base layer. Furthermore to improve the drainage of the existing driveway, we are proposing for french drains to be installed within high-risk ponding areas. The drainage design of the driveway would be carried out by a specialist drainage consultant.
- Infiltration testing and soil surveys to be carried out by specialist drainage consultant
- Improved design to allow for additional french drains and channel drains to the front of the house, the north-eastern terrace area and grass area to the east of the house.
- Some of the existing RWP's may have not recently been cleared and may have become blocked. We are proposing for the existing RWP's to be replaced with new cast iron RWP. Drainage design by specialist consultant.

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