

FLOOD RISK ASSESSMENT & STATEMENT

Bolney Grange Farm

Stairbridge Lane,
Bolney
Haywards Heath
West Sussex
RH17 5PA

Appendix A: DWG 1184-101 Site Location & Block Plan

Appendix B: Gov.UK Long term flood risk summary

1. Introduction

This Flood Risk Assessment and Statement has been prepared in support of a planning application for:

REPLACEMENT OF THE EXISTING KITCHEN DOORS AND WINDOW WITH SLIDING GLASS DOORS TO THE REAR ELEVATION, CONSTRUCTION OF A COVERED VERANDA/LOGGIA, ERECTION OF AN OPEN-FRONTED TIMBER-FRAMED GARDEN BUILDING WITH ANCILLARY STORAGE, INSTALLATION OF SOLAR PANELS, AND ASSOCIATED SOFT AND HARD LANDSCAPING.

The application relates to an existing residential property known as Bolney Grange Farm, Stairbridge Lane, Bolney, West Sussex RH17 5PA.

The submitted Site Plan (***see Appendix A: DWG 1184-101 Site Location & Block Plan***) identifies the existing dwelling together with the proposed loggia and ancillary garden building within the established residential curtilage.

2. Site Description

The application site comprises an existing dwelling and domestic curtilage situated off Stairbridge Lane.

The site plan demonstrates that the proposed works are located wholly within the existing residential plot and do not extend into undeveloped land. The dwelling and proposed outbuilding occupy elevated ground above nearby ponds and lower-lying land.

The development is domestic in nature and includes no habitable accommodation within the proposed outbuilding.

3. Planning Policy Context

The National Planning Policy Framework (NPPF) requires development to be directed away from areas at highest risk of flooding and to avoid increasing flood risk elsewhere.

Mid Sussex District Council advises that flood risk should be assessed with reference to Environment Agency Flood Zone mapping, surface water flood mapping and the Strategic Flood Risk Assessment (SFRA).

The proposed development constitutes minor residential development within an established residential curtilage.

4. Flood Risk Review – See *Appendix B: Gov.UK Long term flood risk summary*

4.1 Flooding from Rivers and Watercourses

The site lies within the parish of Bolney and is not known to be affected by flooding from major rivers.

The site layout indicates that nearby water features and drainage channels are located at substantially lower levels than the application site. The dwelling and proposed structures are positioned on higher ground above these features.

No works are proposed within a watercourse, floodplain or flood storage area.

*The risk of fluvial flooding is therefore considered **very low**.*

4.2 Surface Water Flooding

Mid Sussex District Council identifies surface water flooding as a potential source of flood risk within the district.

The proposal comprises a relatively small increase in roofed area associated with:

- Covered veranda/loggia.
- Open-fronted timber garden building.

The increase in impermeable area is minor when compared with the size of the existing residential plot and is not expected to materially alter runoff characteristics.

*Surface water flood risk is therefore considered **very low**.*

4.3 Groundwater Flooding

There is no known history of groundwater flooding affecting the property.

*Groundwater flood risk is considered **very low**.*

4.4 Sewer Flooding

The proposals do not involve significant alterations to foul drainage infrastructure.

*Sewer flood risk is considered **very low**.*

4.5 Reservoir Flooding

There are no known reservoir flood constraints affecting the site.

*Reservoir flooding is considered an **unlikely** event.*

5. Historic Flooding

The applicant is not aware of any historic flooding affecting the dwelling, garden or proposed development area.

The Environment Agency Historic Flood Map records known flooding events where information is available; no evidence has been identified indicating historic flooding of the application site.

6. Impact of Development

The proposed development:

- Does not obstruct flood flows.
- Does not occupy floodplain.
- Does not reduce flood storage capacity.
- Does not divert watercourses.
- Does not materially increase impermeable area.

Consequently, the development will not increase flood risk on-site or elsewhere.

7. Drainage

No new drainage strategy is required due to the limited scale of the proposal.

Rainwater from the proposed structures will be managed through existing site drainage arrangements and natural infiltration within the established residential curtilage.

Given the modest scale of development, no adverse drainage impacts are anticipated.

8. Conclusion

The proposed development at Bolney Grange Farm consists of minor domestic alterations and a small ancillary garden building within an existing residential curtilage.

The site is situated on elevated land above nearby ponds and drainage features and is not known to have experienced flooding. The development does not encroach upon any floodplain or watercourse and will not increase flood risk elsewhere.

The risk from all identified flooding sources is considered low and the development is considered acceptable in flood risk terms.

FRA Conclusion

The proposed development is safe for its lifetime, will not increase flood risk elsewhere, and complies with the flood risk objectives of the National Planning Policy Framework and Mid Sussex District Council guidance.