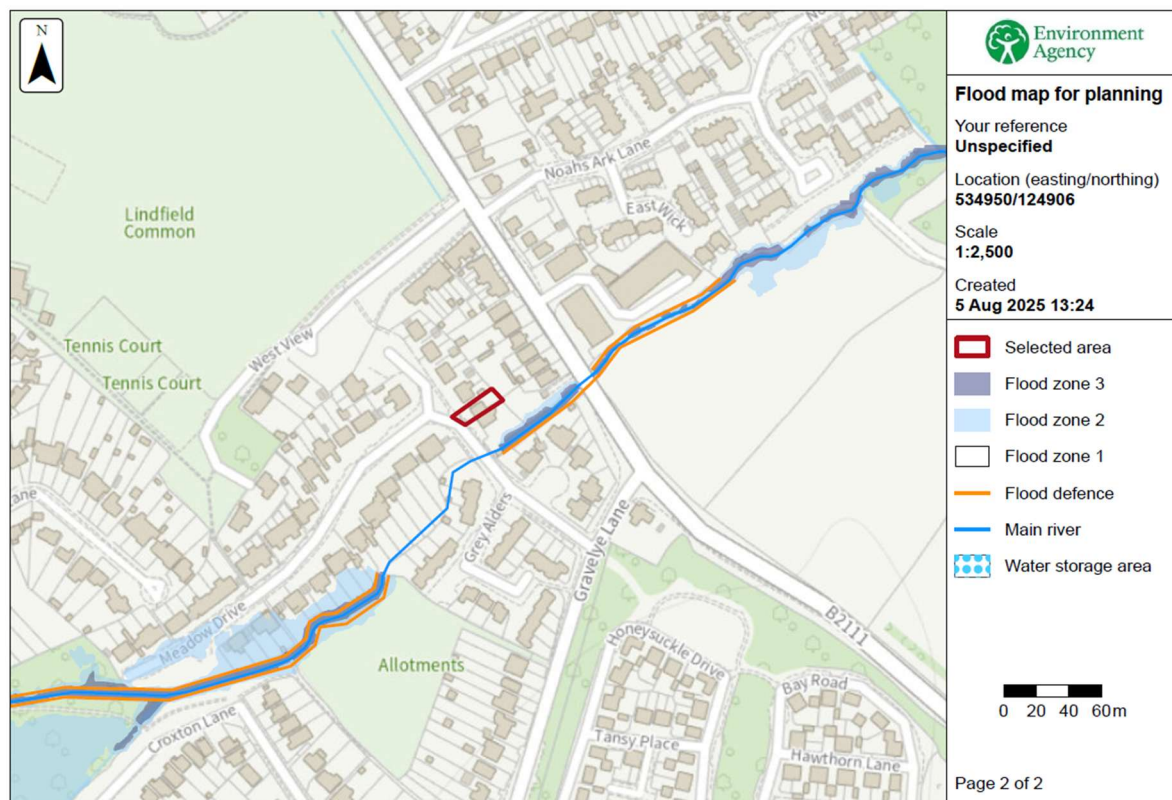


**FLOOD RISK ASSESSMENT for:
4 Meadow Drive, Lindfield, RH16 2RT.**

File name: FLOOD RISK ASSESSMENT for 4 MEADOW DRIVE, LINDFIELD, RH162RT.pdf
Date: 27/07/2025

FLOOD RISK ASSESSMENT –



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Introduction

This statement has been prepared to accompany submission documents for a two storey side extension and single storey rear extension, for a planning application at 4 Meadow Drive, Lindfield, RH16 2RT.

ZONE 1 : SINGLE DWELLING - Statement:

- i. The site is within Flood Zone 1 - Grid Ref: 534950/124906
(As identified on Environment Agency Flood Map)
- ii The 100 year flood level is approx. 4.1m AOD.
(Level obtained from Environment Agency)
- iii There are no flood defences protecting this site.
- iv. Existing minimum ground level is approx. 8.4metres AOD.
- v. The proposed development is to infill part of the existing footprint.
- vi The proposal will not increase the occupancy of the dwelling.
- Viii The proposal will not have any change on the areas of roof, run-off or permeable external finishes.
- vii. Surface water will be dealt with by using sustainable drainage by discharging to soakaways

Conclusion

In conclusion, the two-storey side extension presents no detrimental impact upon the risk of flooding.

Surface Water Flood Risk Assessment

Site Address: 4 Meadow Drive, Lindfield, Haywards Heath

Local Authority: Mid Sussex District Council

Flood Zone Classification: Surface Water Flood Extent Area (not in Fluvial Flood Zone 2 or 3)

1. Introduction

This Flood Risk Assessment has been prepared to support a planning application at 4 Meadow Drive, Lindfield, in accordance with the **National Planning Policy Framework (NPPF)** and **Planning Practice Guidance (PPG)**. The site is located within an area identified by the Environment Agency as being at risk of **Surface Water Flooding**, but **not within a fluvial Flood Zone**.

2. Site Description

- **Existing use:** Residential (Use Class C3)
- **Proposal:** Two storey side extension
- **Site area:** xxxxxx
- **Topography:** The site is relatively level, with slight localised depressions that could contribute to surface water pooling.
- **Geology/Soil Type:** Likely to consist of clay and loamy soils typical to the Weald Clay Formation, with low permeability.

• 3. Flood Risk Identification

- According to the **Environment Agency Surface Water Flood Map**, the site falls within a **low to medium risk zone** for surface water accumulation.
- No part of the site lies within **Flood Zone 2 or 3** (i.e., no fluvial or tidal flood risk).
- No nearby watercourses or culverts are known to directly affect the site.

4. Surface Water Management Mitigation

To mitigate any potential surface water flooding risk, the following measures will be incorporated into the proposed development:

- **Finished Floor Levels** will be set a minimum of **150mm above existing external ground levels**, where feasible.
- **Permeable paving** will be used for any new hardstanding or patio areas to promote infiltration.
- **Surface water drainage** will be managed using **soakaways or water butts**, subject to ground conditions and building regulations approval.
- **No development** will take place within the area shown to be at *high risk* of surface water flooding on Environment Agency maps.
- **New structures** will be located outside the areas most vulnerable to pooling.

5. Conclusion

The proposed development at 4 Meadow Drive lies within a mapped **surface water flood risk area**, but with a **low to medium level of risk** and **no fluvial flood risk**. The scheme includes **appropriate mitigation measures** to manage and reduce surface water risk and ensure compliance with national planning policy and local flood resilience strategies.

Therefore, the proposed development is considered to be **acceptable in terms of flood risk** and poses **no increased risk to occupants or surrounding properties**.