

FLOOD RISK AND DRAINAGE STATEMENT

29 Chilton Grove, Lindfield

1. Introduction

This statement accompanies a householder planning application for the partial internal conversion of the existing integral garage at 29 Chilton Grove, Lindfield to habitable accommodation, with a front storage area retained.

- The proposal is confined to internal alterations only
- No new dwelling is proposed
- No increase in building footprint or external alterations are proposed
- No changes are proposed to site levels, access arrangements or drainage infrastructure

2. Flood Risk Context

The site is located within Flood Zone 1 (low probability of flooding) as defined by the Environment Agency Flood Map for Planning and has been reviewed against GOV.UK flood risk datasets.

This is evidenced by Environment Agency flood mapping and GOV.UK flood risk datasets included at Appendix A and Appendix B.

- The proposal does not increase impermeable area or introduce additional hardstanding
- The proposal does not alter existing surface water runoff characteristics
- The proposal does not alter ground levels
- The proposal does not affect overland flow routes
- The proposal does not involve any changes to existing drainage arrangements

Whilst national mapping identifies areas of surface water susceptibility within the wider locality, the proposed development is limited to internal alterations only and does not introduce any change to external surfaces or drainage, and therefore would not increase surface water flood risk.

The proposal is therefore considered to represent a very low flood risk development, proportionate to its scale and nature, and would not increase flood risk on site or elsewhere.

3. Sequential and Exception Tests

The proposal comprises householder development and does not create any new dwelling. Householder development with no new dwellings is exempt from the Sequential Test requirements. Accordingly, the Sequential and Exception Tests are not required.

4. Surface Water and Drainage

The proposal does not involve any increase in impermeable surfacing, any extension to the building footprint, any changes to existing drainage arrangements, or any new outfall arrangements. Existing drainage arrangements will therefore remain unchanged and no additional drainage measures are required.

5. Flood Resilience

Notwithstanding the low level of flood risk identified, proportionate resilience measures may be incorporated where reasonably practicable as part of the internal fit-out, including the use of moisture-resistant materials and resilient internal finishes where appropriate.

6. Conclusion

- Creates no new dwelling
- Does not increase the building footprint
- Does not increase impermeable area
- Does not alter drainage arrangements
- Does not alter site levels
- Would not materially increase flood risk on site or elsewhere

The proposal is therefore considered acceptable in flood risk and drainage terms and compliant with national and local planning policy relating to flood risk.

Appendix A – Flood Map for Planning Extract

Environment Agency Flood Map for Planning extract showing the site location within Flood Zone 1, with no Flood Zone 2 or 3 affecting the immediate site.

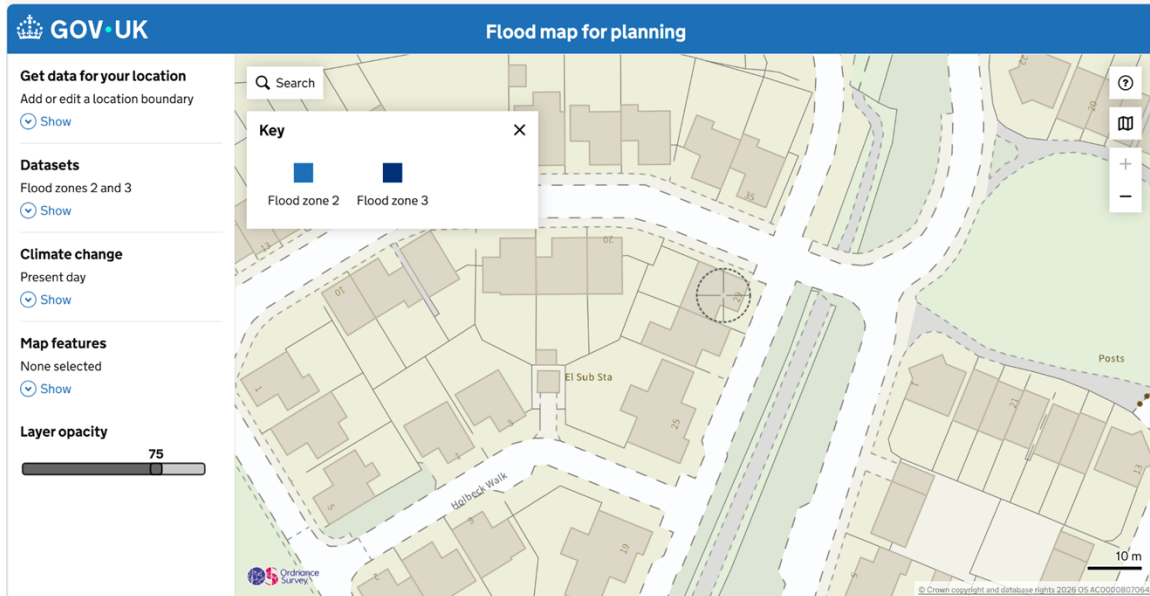


Figure A1: Environment Agency Flood Map for Planning showing site location in Flood Zone 1.

Source: Environment Agency Flood Map for Planning (GOV.UK). Contains public sector information licensed under the Open Government Licence v3.0.

Appendix B – Flood Risk Summary Output

GOV.UK flood risk summary demonstrating very low risk from surface water and rivers/sea, no groundwater flood alert area, and low reservoir risk.

Flood risk summary

Your selected location: 29, Chilton Grove, Lindfield, Haywards Heath, RH16 2BE

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.

Figure B1: GOV.UK flood risk summary output showing very low risk across all sources.

Source: GOV.UK Check Long Term Flood Risk service. Contains public sector information licensed under the Open Government Licence v3.0.