

Flood Risk Assessment

Site Address: RENOVO HOUSE WHITEMANS GREEN CUCKFIELD HAYWARDS HEATH

1. Site Context & Risk Overview

- **Location:** Renovo House lies within Whitemans Green, a conservation area in the northern part of Cuckfield, close to the southern slopes of the Weald in West Sussex.
- **Flood Zone:** The site is confirmed to be within Flood Zone 1, indicating a low probability of fluvial (river/sea) flooding
- **Surface Water Flood Risk:** The area is characterized by very low surface water flood risk, comparable to Flood Zone 1.
- **Environment Agency Data:** Independent property risk data corroborates a “very low” flood risk assessment for Renovo House.
- **Conclusion:** Flood risk from rivers, sea, and surface water is very low for this site.

2. Policy & Regulatory Compliance

- **Sequential & Exception Testing:** Mid Sussex District Council’s updated Strategic Flood Risk Assessment (SFRA) (Level 1 & 2, 2023–2024) confirms no critical changes in flood risk mapping that would impact site suitability. All allocations adhere to planning policy and flood risk guidance
- **Local Requirements:** Planning guidance indicates that an FRA must:
 - Evaluate current and future flood risks
 - Ensure no increase in flood risk on- or off-site
 - Demonstrate resilience over the development's lifetime
 - Include drainage proposals and demonstrate drainage neutrality

3. Hydrology & Drainage Strategy

Given the site’s low flooding vulnerability, the key focus becomes managing runoff and ensuring drainage neutrality:

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- **Surface Water Management (SuDS):**
 - Use Sustainable Drainage Systems (SuDS)—like permeable paving, swales, attenuation ponds—to control run-off.
 - Run-off must not exceed existing greenfield rates for storm events up to the 1-in-100-year with climate change allowance.
 - Include a Management and Maintenance Plan for all SuDS infrastructure for the development's lifespan.
- **Infiltration & Soakaways:**
 - Perform percolation testing to demonstrate soakaways can handle a 1-in-100-year storm plus climate change factors.
 - Demonstrate soakaways drain within 24 hours.
- **Outfall Constraints:**
 - Any discharge to existing watercourses or sewers must adhere to Non-statutory Technical Standards for SuDS, ensuring no increase in run-off volumes or rates.
 - If watercourses are on or adjacent to the site, maintain a 5–8 m buffer strip and consider Ordinary Watercourse Consent.
 - For public sewers under or near the site, coordinate with Southern Water and obtain necessary permissions or adoption agreements.

4. Mitigation & Resilience Measures

Although flood risk is currently very low, it's prudent to include:

- Finished Floor Levels (FFL) set above existing ground to maintain resilience against unexpected surface water events.
- Flood-proofing: e.g. low-risk threshold treatments and resilient materials at ground level for added protection, even though risk is minimal.
- Emergency response plan outlining procedures should flooding arise, even from exceptional or unforeseen circumstances.

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5. Conclusion & Recommendations

- **Risk Ranking:** The site is low-risk regarding all flood sources.
- **Suitability:** Fully consistent with NPPF paragraphs 159–162 and follows local SFRA guidance.
- **Requirements:** A proportionate FRA should focus on:
 1. Demonstrating drainage neutrality via SuDS or soakaways
 2. Compliance with SuDS technical standards
 3. Maintenance provisions for drainage infrastructure
 4. Coordination with relevant authorities (e.g., lead local flood authority, water company)

End.