

Flood Risk Assessment

Proposed Village Hall – Crawley Down

1. Introduction

This Flood Risk Assessment (FRA) has been prepared to support the planning application for the proposed Village Hall in Crawley Down. The purpose of this FRA is to assess the potential flood risks to the site and demonstrate compliance with the requirements of the National Planning Policy Framework (NPPF) and associated guidance.

2. Site Description

- Location: Crawley Down, West Sussex
- Current Use: [Vacant parcel of land and car park]
- Proposed Development: A single-storey Village Hall with associated parking and landscaping.
- Topography: The site is generally level with minor variations in elevation.
- Drainage: Surface water currently drains via [existing drainage system or natural infiltration].

3. Flood Zone Classification

According to the Environment Agency Flood Map for Planning, the site lies within Flood Zone 1, which is defined as land having a less than 0.1% annual probability of river or sea flooding. This is the lowest category of flood risk.

4. Sources of Flood Risk

- Fluvial Flooding: No risk identified; site is outside any river floodplain.
- Tidal Flooding: Not applicable; site is inland.
- Surface Water Flooding: Low risk; Environment Agency mapping indicates minimal surface water accumulation.
- Groundwater Flooding: Low likelihood due to local geology and elevation.
- Sewer Flooding: No recorded incidents; risk considered negligible.

5. Climate Change Considerations

Although the site is in Flood Zone 1, climate change may increase rainfall intensity and surface water runoff. The proposed development will incorporate sustainable drainage measures (SuDS) to mitigate these risks.

6. Flood Risk Mitigation Measures

- Finished floor levels will be set at least 150mm above surrounding ground level.
- Incorporation of SuDS features such as permeable paving and soakaways to manage surface water.
- On-site drainage designed to accommodate 1 in 100-year storm event plus climate change allowance (40%).

7. Emergency Planning

Given the low flood risk, no specific evacuation plan is required. However, the site will maintain safe access and egress routes during extreme rainfall events.

8. Conclusion

The proposed development is located in Flood Zone 1 and is therefore at low risk of flooding from all sources. With the recommended mitigation measures, the development will remain safe for its lifetime and will not increase flood risk elsewhere.

Prepared by:

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Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	534747/138031	10 December 2025 16:57

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

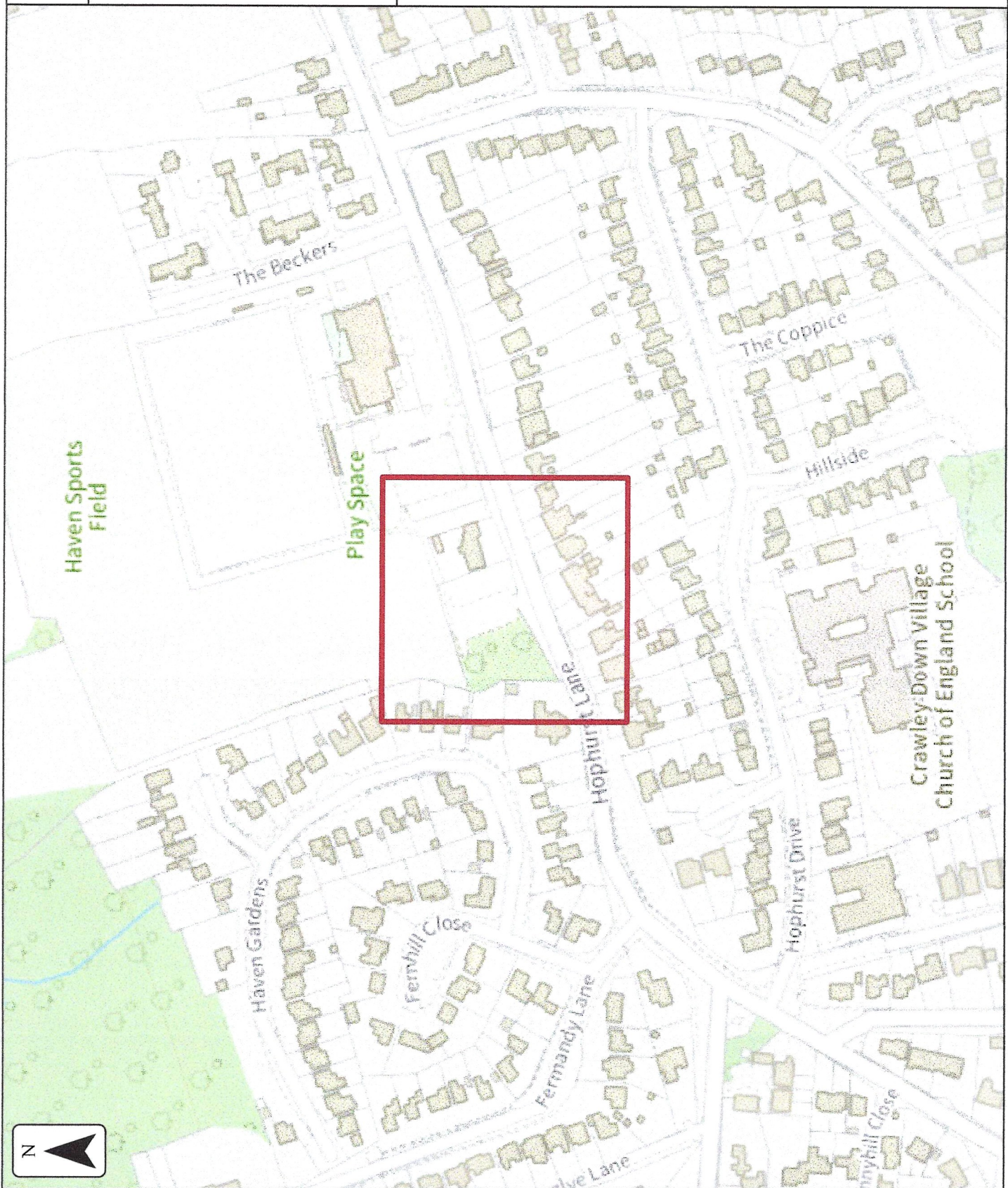
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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Flood map for planning

Your reference
Unspecified

Location (easting/northing)
534747/138031

Scale
1:2,500

Created
10 Dec 2025 16:57

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

