

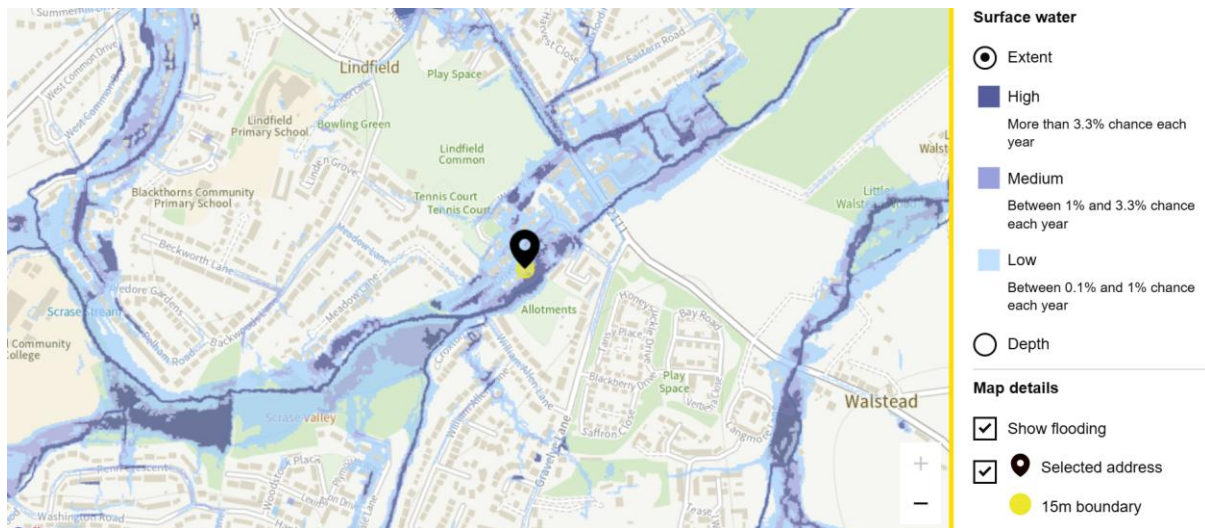
FLOOD RISK ASSESSMENT for:

29 Meadow Drive, Lindfield, RH16 2RS.

File name: FLOOD RISK ASSESSMENT for 29 MEADOW DRIVE, LINDFIELD, RH162RS.pdf

Date: 27/11/2024

FLOOD RISK ASSESSMENT –



1. Introduction

This statement has been prepared to accompany submission documents for a small front single storey extension, demolition of existing garage, two storey side extension and single storey rear extension, for a planning application at 29 Meadow Drive, Lindfield, RH16 2RS.

2. ZONE 3 : SINGLE DWELLING - Statement:

- i. The site is within Flood Zone 3 on the Environment Agency Flood Map. Essentially the levels at the Northern end of the site with buildings is flat and the plot falls away towards the southern end of the site adjacent to the flood risk concern, Scarse

- Stream. The closest part of the existing or proposed buildings on the applicant site is approximately 38m from the flood risk, Scarse Stream.
- ii. The FFL of the ground floor is approximately 250-300mm above the ground level. The ground level at the top of the site is approximately 700mm higher than the garden level adjacent to the stream at the bottom of the applicant site. Therefore this modest rear extension will not involve work within the flood risk area and the full extents of the rear extension would be within flood zone 1.
 - iii. It is recognised that flooding on the application site could occur in extreme weather conditions although as the site is so close to the water source, there is not a large catchment upstream. As a consequence of this it is unlikely to cause great extent or depth of flooding.
 - iv. The proposed development is to extend an existing family home, similar to other neighbouring properties.
 - v. The proposal will not increase the occupancy of the dwelling.
 - vi. Surface water will be dealt with by using sustainable drainage by discharging to soakaways

3. Conclusion

In conclusion, the two storey side extension or single storey front or rear extension are minor. The finished ground level will match the existing, approx. 250-300mm above ground level. All new hard landscaping will be of a permeable type. Rainwater harvesting and SUDS systems will be incorporated.

The End.

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
534872/124812

Created
28 Nov 2024 13:39

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

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.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
534872/124812

Scale
1:2500

Created
28 Nov 2024 13:39

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

