

Flood Risk Assessment

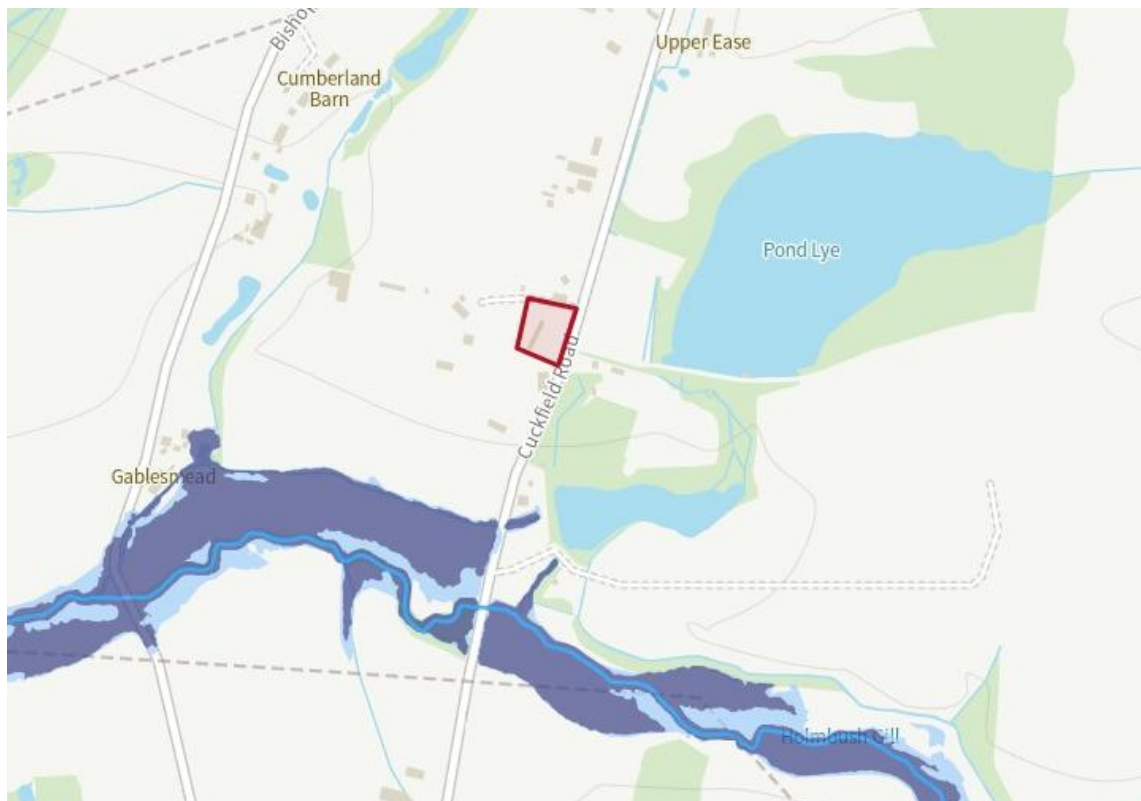
Lower Ease Barn, Cuckfield Road, Ansty, Haywards Heath, RH17 5AL

prepared by Julian Bluck BSC MRICS 6th March 2025

This flood risk assessment accompanies the planning application for the proposed new garage extension to the recently converted barn dwelling.

Using the Environment Agency website the 'flood map for planning' shows the site and surrounding areas to be in flood zone 1 (low risk). The website also confirms a very low risk from surface water, however the map indicated a small patch of surface water flood directly to the east of the barn. This is the result of a dip in the front lawn which collected water during prolonged rainy periods, this would then drain via a surface water drain running to the rear of the house. This drain had become blocked in recent years resulting pooling water which would then naturally disappear over time. This issue was allowed to continue as it did not cause any problem. However, following the conversion of the barn, new surface drains were installed (approved under condition) that take all surface water to the existing ditch at the southern end of the property. At the same time a new land drain was installed in this area and connected to the new surface drainage system. In addition, this area of lawn has been raised using spoil from the works on site, so the lawn does not dip down and water no longer collects there.

The proposed garage is situated at the north end of the site where ground levels are naturally higher and well above the lawn area in question. The floor level of the garage will be 150mm lower than that of the dwelling.



Environment Agency flood map shown site in Zone 1