

FLOOD RISK ASSESSMENT

Robinshaw
Haywards Heath Road, Balcombe
Haywards Heath, West Sussex RH17 6NJ

Planning application [DM/26/1994](#)

Applicant	Greenleaf Properties Sussex Ltd
Development	Partial demolition, side extension and new first floor to create a two-storey dwelling
Document purpose	Proportionate, site-specific flood risk assessment and drainage statement
Prepared	26 August 2026
Status	Householder planning application for extension

1. Purpose and scope

This assessment supports planning application DM/26/1994. It responds to Mid Sussex District Council's validation request for an assessment of flood risk from all sources, the effect of the development on flood risk elsewhere, climate change and the proposed approach to drainage.

The proposal concerns an existing dwelling and comprises partial demolition, a side extension and a new first floor to create a two-storey dwelling. It does not introduce a new dwelling or a more vulnerable land use. The assessment is proportionate to the scale and nature of the householder development.

2. Site and development

Site	Robinshaw, Haywards Heath Road, Balcombe, Haywards Heath, West Sussex RH17 6NJ
Application reference	DM/26/1994
Existing use	Residential dwelling
Proposed use	Residential dwelling - unchanged
Site area	Less than 1 hectare, as confirmed by the applicant

3. Information reviewed

- Environment Agency Flood Map for Planning (Figure 1) and long-term flood-risk information, as supplied or reported by the applicant.
- Mid Sussex District Council local validation criteria and flood-risk/drainage guidance.
- Mid Sussex Strategic Flood Risk Assessment, as reviewed by the applicant.

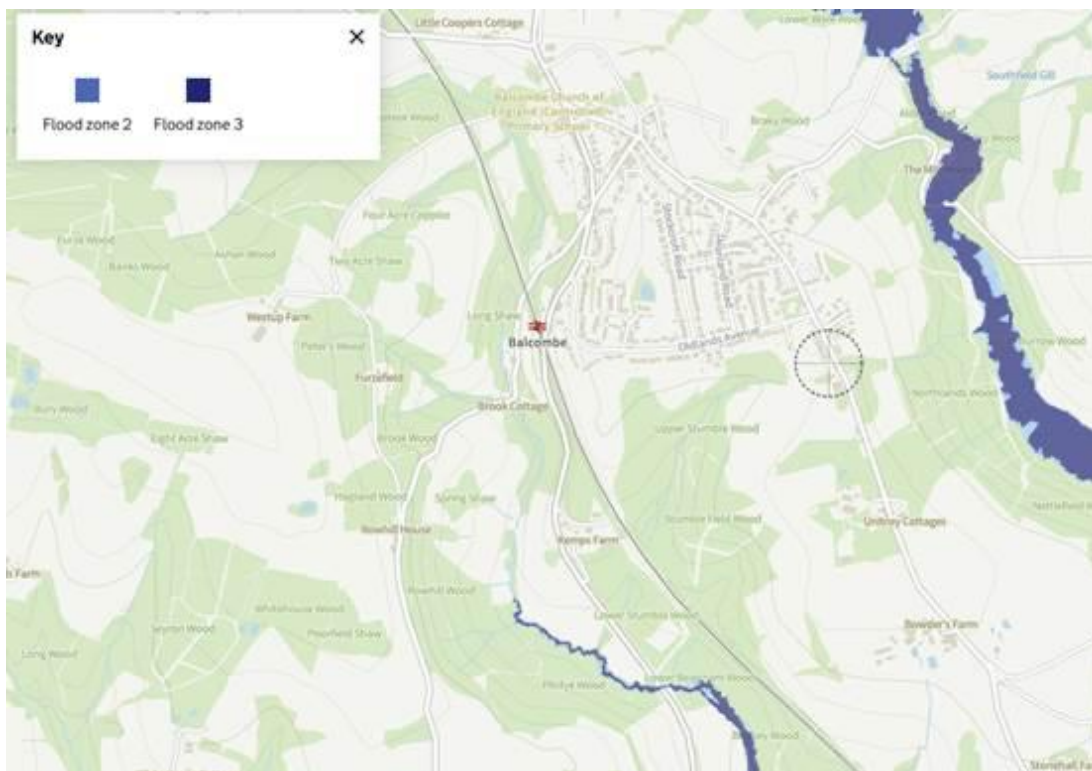


Figure 1. Environment Agency Flood Map for Planning supplied by the applicant. The site is indicated by the dashed circle and lies outside the mapped Flood Zones 2 and 3.

4. Planning and validation context

The Environment Agency advises that an FRA should be proportionate to the scale, nature and location of a development. An FRA is normally required in Flood Zones 2 or 3; on a site of 1 hectare or more in Flood Zone 1; or where mapping or the local Strategic Flood Risk Assessment identifies relevant present or future flood risk. Mid Sussex's validation criteria also refer to sites affected by surface-water or groundwater flooding.

5. Assessment of flood risk from all sources

Source	Assessed risk	Assessment
Rivers and sea	Very low	The applicant reports that the whole site lies in Flood Zone 1, the zone with the lowest mapped probability of flooding from rivers or the sea. The site is below 1 hectare.
Surface water	Very low	The applicant's surface-water drainage search identifies very low risk and reports that no part of the site is within an area at risk of surface-water flooding.
Groundwater	Low	The applicant reports no identified groundwater flood-risk area affecting the site. No evidence of groundwater flooding has been supplied.
Sewers	Low	No sewer-flooding issue has been identified in the supplied information. The proposal remains residential and is not expected materially to change foul-water demand.
Reservoirs and artificial sources	Low	No risk from reservoirs, canals or other artificial sources has been identified in the supplied information.
Overland flows	Low	No mapped surface-water flow path is reported across the site. Existing ground levels and exceedance routes should not be obstructed by construction.

6. Climate change

The applicant reports that the site is not identified by the Strategic Flood Risk Assessment as being at increased flood risk in future. The works retain the established residential use and do not place a new dwelling in a higher-risk location. Climate change may nevertheless increase the intensity of short-duration rainfall. The drainage approach should therefore avoid increasing runoff and should retain or improve infiltration and temporary storage where practicable.

7. Surface-water drainage strategy

The proposed works would use the existing lawful drainage arrangements.

- Retain permeable garden and landscaped areas wherever practicable.
- Direct roof water through similar drainage arrangement to the current roof
- Set finished levels and thresholds so that runoff is directed away from the dwelling and neighbouring property.
- Keep exceedance routes clear so that water from rainfall beyond the drainage system's design capacity can pass safely without increasing risk elsewhere.

8. Effect on flood risk elsewhere

The development is confined to an existing residential plot. Provided the drainage principles above are followed, the works should not materially increase surface-water discharge, obstruct a known flood route or displace floodwater onto neighbouring land. The proposed use and vulnerability classification remain unchanged.

9. Residual risk and mitigation

- Maintain gutters, downpipes and gullies throughout the life of the development.
- Avoid storing construction materials where they could block existing drainage paths or highway drainage.
- Use finished floor and external ground levels that shed water away from entrances.
- If previously unidentified groundwater, standing water or drainage defects are encountered during works, pause the affected work and obtain drainage advice before continuing.

10. Validation criteria review

Criterion	Position	Reason
Flood Zone 1 site of 1 hectare or more	Not triggered	The site is reported to be in Flood Zone 1 and less than 1 hectare.
Site within Flood Zone 2 or 3	Not triggered	The site is reported to be wholly within Flood Zone 1.
Any part at risk of surface-water or groundwater flooding	Not triggered on supplied evidence	The applicant reports no such mapped area affecting the site; the surface-water search records very low risk.
Future risk identified by the Strategic Flood Risk Assessment	Not triggered on supplied evidence	The applicant reports that the site is not identified as being at increased future risk.
Other sources plus a more vulnerable use	Not triggered	The existing and proposed uses are residential; no change to vulnerability is proposed.

11. Conclusion

The site is in Flood Zone 1, is less than 1 hectare and is not identified as being at material risk from surface water, groundwater or other sources. The proposal retains the existing residential use and does not introduce a more vulnerable use. Subject to the proportionate drainage and maintenance measures set out above, the development is not expected to be at unacceptable flood risk or to increase flood risk elsewhere.

Accordingly, the proposal is considered acceptable in flood-risk terms on the evidence.

References

- Environment Agency, Flood risk assessments: applying for planning permission (updated 28 May 2026).
- Environment Agency, Preparing a flood risk assessment: standing advice (updated 28 May 2026).
- Mid Sussex District Council, Validation criteria for planning applications (including Technical Details Consent).
- Mid Sussex District Council, Flood Risk and Drainage for Planning.