

2110 – 8 GATESMEAD

Flood Risk Assessment

Overview

This Flood Risk Assessment has been prepared in support of a Householder Planning Application for a minor¹ extension and internal alterations at 8 Gatesmead, Haywards Heath, West Sussex, RH16 1SN.

Proposals

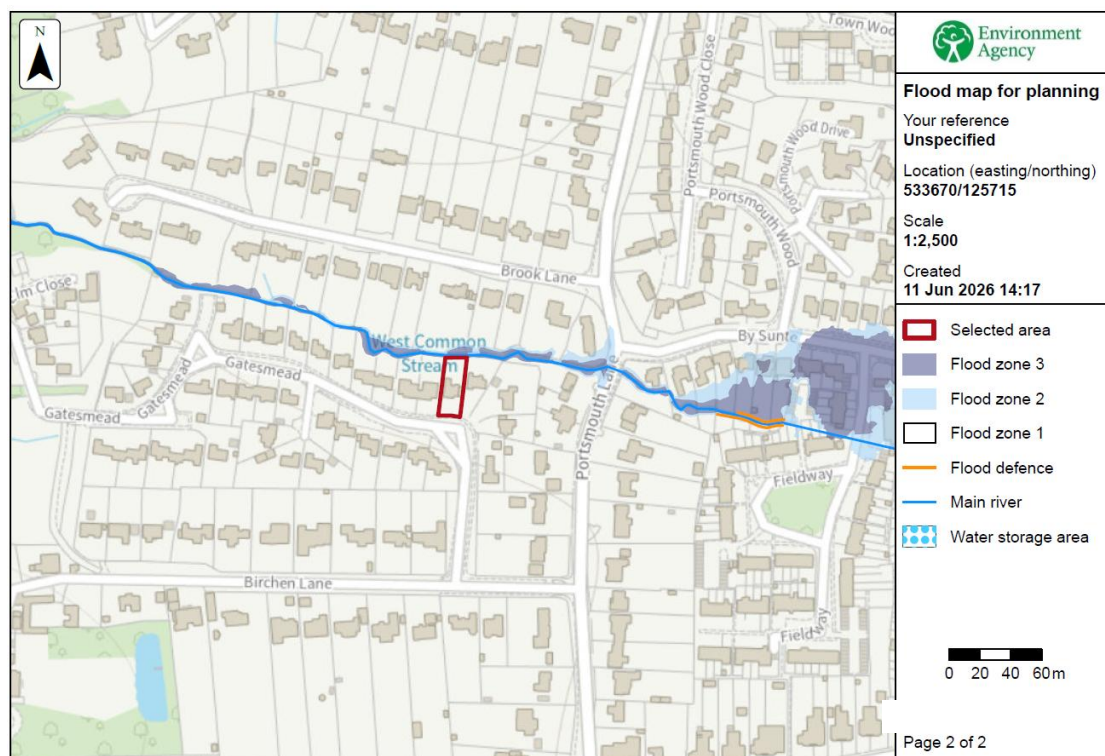
The planning application seeks approval for a single storey rear extension.

Use

8 Gatesmead is a residential property and there will be no change to the existing residential (C3) use of the property.

Flood Zone

The proposed development area is within Flood Zone 1 – an area with a low probability of flooding.



Flood map for planning provided by The Environment Agency 11/06/2026

¹ In flood risk terms, the Environment Agency defines minor household extensions as less than 250 square metres.

Flood Risk

Data from the government service '*Check the long term flood risk for an area in England*'²:

8 Gatesmead, Haywards Heath, West Sussex, RH16 1SN	
Rivers and sea risk	Very low risk, staying at very low between 2036 and 2069. Very low risk means that this area has a chance of flooding of <i>less than</i> 0.1% each year
Surface water risk	Very low risk, staying at very low between 2040 and 2060. Very low risk means that this area has a chance of flooding of <i>less than</i> 0.1% each year
Reservoir risk	Flooding from reservoirs is unlikely in this area.
Groundwater risk	This location is outside of the government's groundwater flood alert area.

Climate Change 2061 - 2125

Rivers and sea

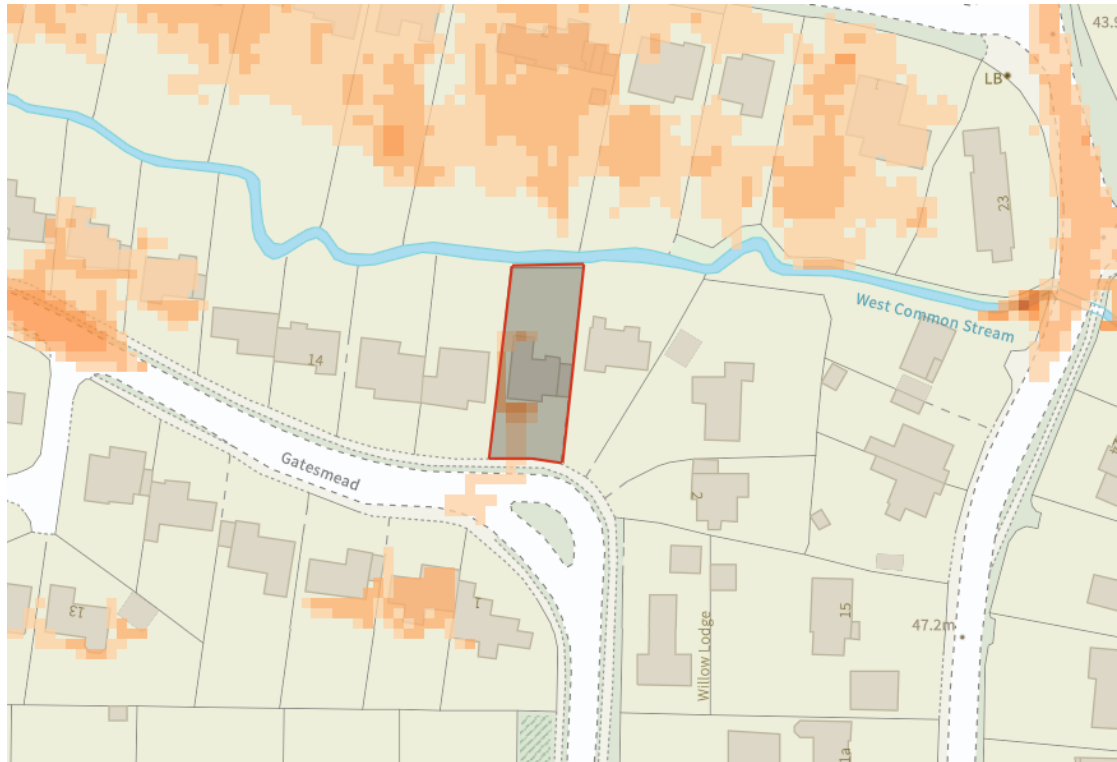
The site is adjacent to West Common Stream, which runs along the northern boundary of the site. As of the time of this report, there is no published data indicating the extent of possible fluvial flooding at this site due to climate change.

It should be noted that the site slopes downward considerably from south to north, meaning that the finished floor level of the house is approximately 2m higher than the current stream level.

Surface Water

Between 2061 and 2125 the site has a slightly increased risk of surface water flooding. The Annual Exceedance Probability (AEP) rises to a 0.1% (1 in 1000) chance of flooding each year but remains **low risk**.

² <https://www.gov.uk/check-long-term-flood-risk>. Data obtained 11/06//26



Climate change (2061 – 2125) surface water flooding risk, using a 'peak rainfall intensity' model. Site areas shaded in the darkest orange indicate a surface water depth of 300-600mm. This is **low risk**.

Mitigation of Flood Risk

The flood risk mitigation measures proposed are:

- Retention of existing surface water drainage at the rear of the house.
- Provision of a soakaway, sized by specialist, to serve extended areas, in accordance with the Building Regulations.
- Encouragement of the use of water-butts for the collection of rainwater.
- External ground levels will be set to fall away from the extension to prevent ponding adjacent to walls. Finished floor levels of the extension will be raised a minimum of 150mm above adjacent external ground levels, in line with Building Regulations Part C.