

FLOOD RISK ASSESSMENT
FOR
SINGLE STOREY REAR AND PART FIRST FLOOR
SIDE INFILL EXTENSION
AT

65 PENN CRESCENT
HAYWARDS HEATH
WEST SUSSEX
RH16 3HP

NOVEMBER 2024

1.0 SITE LOCATION

- 1.1 The application site is located within flood zone 1 [low risk flooding]; grid reference Easting 534286, Northing 124450. Consequently, in accordance with the Environment Agency Guidance, a flood risk assessment is not required.

The proposed development site is located at 65 Penn Crescent, Haywards Heath, West Sussex RH16 3HP [Fig 1]

2.0 PROPOSED DEVELOPMENT

- 2.1 The applicant proposes to erect extensions and to the property. There is an increase to the existing hardstanding by 10m².
- 2.2 *All surface water runoff generated from the development would be disposed via the existing surface water drainage system on the site.*

3.0 FLOOD ISSUES RELATING TO THE PROPOSED DEVELOPMENT

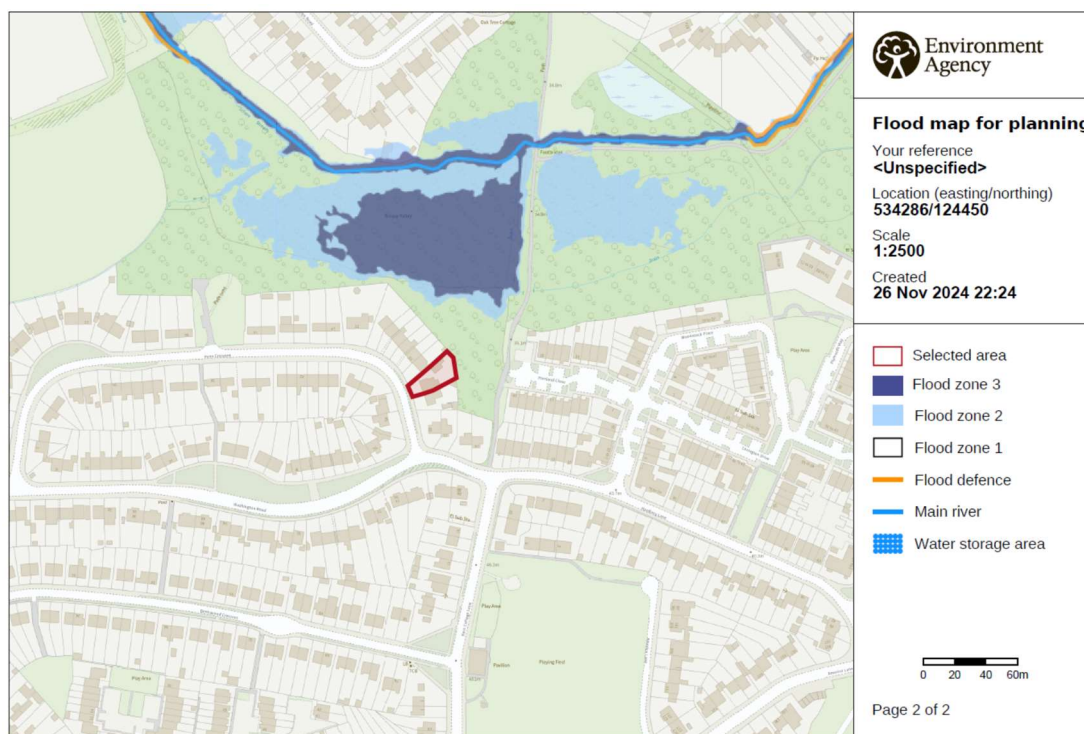
- 3.1 The Environment Agency considers that the proposed works site is located within an area at medium risk of surface water flooding resulting from heavy rainfall and flooding from Scrase Valley. [Fig. 2]
- 3.2 The design flood level for the areas to be remodelled on the ground floor should be no lower than that which exists on the existing building. The proposal will ensure that the proposed level is maintained as a minimum.

4.0 SCOPE FOR MITIGATION

- 4.1 The risk to the proposed development from pluvial or groundwater flooding is considered to be **minimal** on the road adjacent to the application site. The recommendation from the EA is as follows:
- To maintain the existing floor level at the very least.
 - Provision of a soakaway, sized by specialist, to serve extended areas, in accordance with Building Regulations.
 - Provision of drainage channels at thresholds connected into soakaway.
 - Retention of existing surface water drain between current garage and adjoining garages.

5.0 CONCLUSIONS

- 5.1 The floor level of the new extension at the front and rear of the ground floor would be set at the existing to provide the required standard of protection.
- 5.2 A rainwater butt will be installed at the property in order to reduce the risk of flooding to the future occupants.
- 5.3 It is not considered that the proposed development would have a significant adverse impact on flood risk elsewhere.



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Fig 1 - Flood Map of 65 Penn Crescent Haywards Heath RH15 3HP

Source: <https://flood-map-for-planning.service.gov.uk/>

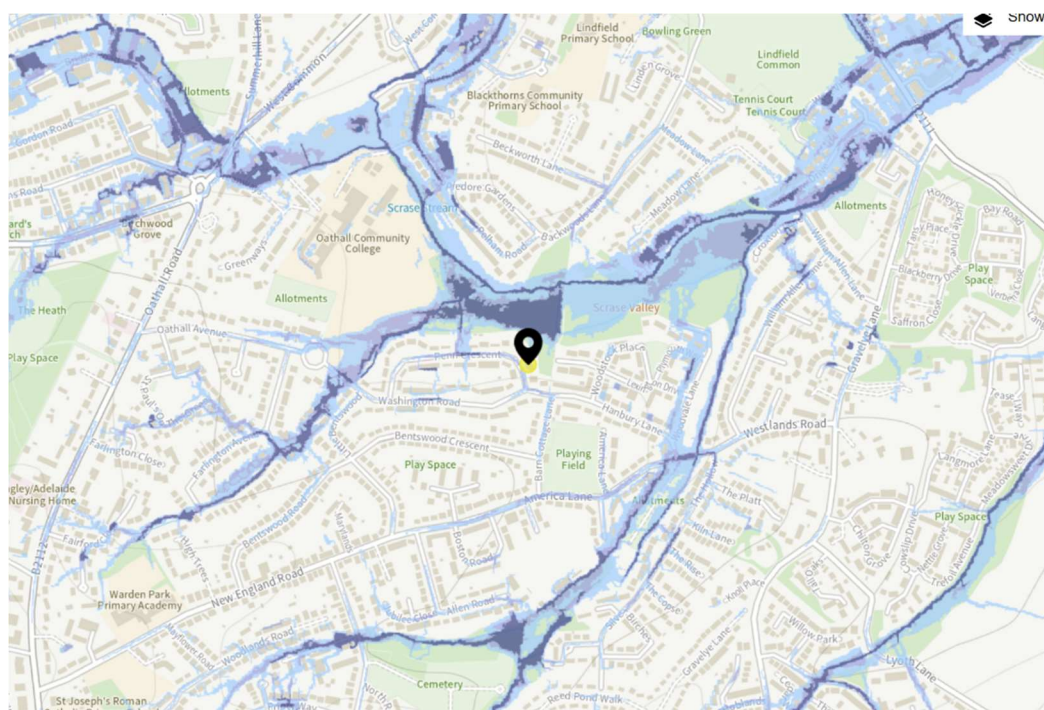


Fig 2 - Flood Risk from surface water at 7 Chestnut Grove South Croydon CR2 7LL

Source: <https://check-long-term-flood-risk.service.gov.uk/map?easting=534286&northing=124450.02&map=SurfaceWater>