

FLOOD RISK ASSESSMENT

36 Finches Park Road
Lindfield
RH16 2DN

Proposal	Single-storey front and rear extensions, garage conversion and additional single-storey extension behind garage
Applicant	Sean Pickup
Planning Authority	Mid Sussex District Council
Prepared by	A.D. Architectural Design Ltd
Date	9 September 2026



Figure 1 - Front elevation and permeable gravelled frontage of No. 36.

1. Purpose and scope

This Flood Risk Assessment has been prepared by A.D. Architectural Design Ltd in support of a householder planning application at 36 Finches Park Road, Lindfield, RH16 2DN.

The assessment updates the Flood Risk Assessment prepared for the earlier 2023 householder application and considers the revised scheme now proposed. It is proportionate to the scale and nature of the domestic development and draws on the current Environment Agency flood-risk information supplied for the property, the existing and proposed planning drawings, and recent site photographs.

The purpose of the assessment is to identify the principal sources of flood risk relevant to the site, consider whether the proposed development would materially increase flood risk on or off the site, and identify appropriate mitigation measures.

2. Site and surroundings

No. 36 is a detached two-storey dwelling within the established residential area of Finches Park Road, Lindfield. The property has an existing attached garage to the side/front and a conservatory to the rear.

The front of the property is predominantly laid to permeable gravel with planted areas. To the rear there is a substantial domestic garden comprising lawn, planting and areas of existing paving immediately adjacent to the dwelling. The side/rear area behind the garage is already hard surfaced.

No detailed topographical survey has been undertaken. The planning drawings record ground levels and drainage features indicatively from site observation and available information; exact levels and below-ground drainage arrangements will be confirmed as necessary during detailed design.



Figure 2 - Rear of the dwelling showing the existing conservatory, paved terrace and retained soft-landscaped garden.

3. Proposed development

The current application retains the previously proposed single-storey front and rear extensions and extends the scope of the works to include conversion of the existing garage and a further single-storey extension behind the garage.

The rear extension replaces the existing conservatory. The garage conversion itself does not increase the building footprint. The additional extension behind the garage occupies an area that is presently largely hard surfaced, while the front extension is formed within/adjacent to the existing entrance and garage frontage.

The proposal therefore results in a modest increase in built footprint, but retains a substantial area of soft landscaping to the rear and the predominantly permeable gravelled frontage.



Figure 3 - Existing side/rear area behind the garage, within the area affected by the additional single-storey works.

4. Flood risk information

The Environment Agency's current flood-risk information for the selected location at 36 Finches Park Road has been reviewed. The Environment Agency notes that its location-based information describes the flood risk to the land around a building rather than the building itself.

4.1 Surface water

The current Environment Agency flood-risk summary identifies the yearly chance of flooding from surface water at the selected location as VERY LOW. The projected yearly chance of surface-water flooding between 2040 and 2060 also remains VERY LOW.

The wider surface-water mapping shows localised mapped areas in the surrounding road network and locality. These are acknowledged, but the property-specific Environment Agency assessment for No. 36 is very low.

Flood risk summary

Your selected location: 36, Finches Park Road, Lindfield, Haywards Heath, RH16 2DN

This information tells you the flood risk of the land around a building, not the building itself.

► [How we assess an area's flood risk](#)

► [Flood risk and climate change](#)

Surface water
[More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Figure 4 - Environment Agency flood-risk summary for 36 Finches Park Road: surface-water risk shown as very low, including the 2040-2060 assessment.

4.2 Rivers and the sea

The Environment Agency identifies the yearly chance of flooding from rivers and the sea at the selected location as VERY LOW. The projected risk between 2036 and 2069 also remains VERY LOW.

Current Environment Agency Flood Zone mapping places No. 36 outside Flood Zones 2 and 3. The mapped fluvial flood zones lie to the south/south-west of the application site.



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Figure 5 - Environment Agency Flood Zones 2 and 3 mapping. No. 36 lies outside the mapped flood zones.

4.3 Groundwater

The Environment Agency information confirms that the selected location is outside a groundwater flood alert area. On the information available, groundwater flooding is not identified as a material constraint to this householder proposal.

4.4 Reservoirs

The Environment Agency states that flooding from reservoirs is unlikely in this area.

5. Surface-water drainage and effect of the proposal

Surface water is the source of flooding most relevant to the consideration of the development, notwithstanding the Environment Agency's current very-low property-specific risk classification.

The proposal does not introduce a new dwelling or a more vulnerable land use. The garage conversion creates no additional footprint, the rear extension replaces an existing conservatory in part, and the additional side/rear works are located substantially over existing hard-surfaced domestic areas. A large proportion of the rear garden remains soft landscaped and the front drive is predominantly permeable gravel.

Roof water from the proposed extensions will be dealt with as part of the detailed Building Regulations drainage design. Where ground conditions and available space permit, surface water will be directed to suitable infiltration drainage/soakaways positioned away from foundations. Existing drainage runs and the final drainage arrangement will be verified during detailed design.

6. Flood resilience and mitigation

Having regard to the very-low Environment Agency risk classification and the modest scale of the domestic works, extensive flood-resistance measures are not considered proportionate. The following measures will nevertheless be incorporated or maintained as appropriate:

- Finished floor levels to the new accommodation will generally follow the existing dwelling floor level, subject to detailed design and Building Regulations requirements.
- Ground-floor construction will be of solid construction without flood-sensitive sub-floor voids.
- Service penetrations through external walls and floors will be appropriately sealed.
- Existing permeable areas, including the gravelled frontage, will be retained as far as practicable.
- A substantial area of soft-landscaped rear garden will remain following the works.
- New roof drainage will be designed to discharge surface water in a controlled manner, with infiltration drainage/soakaways used where feasible and appropriate.
- Final drainage routes, existing manholes and any necessary alterations will be confirmed as part of the Building Regulations design.

7. Conclusion

The proposed works comprise domestic extensions and alterations to an existing dwelling. The Environment Agency's current property-specific information identifies the risk from surface water as very low, both at present and for the 2040-2060 assessment period. Flood risk from rivers and the sea is also very low, including the 2036-2069 assessment period; the site is outside Flood Zones 2 and 3. The location is outside a groundwater flood alert area and flooding from reservoirs is identified as unlikely.

The development would result in only a modest increase in impermeable building footprint. The garage conversion does not increase footprint, part of the rear works replaces the existing conservatory, much of the additional side/rear footprint is over existing hard surfacing, and substantial permeable and soft-landscaped areas are retained.

Subject to the proposed drainage and resilience measures being incorporated through detailed design, the development is not expected to materially increase flood risk to the dwelling or elsewhere. The proposal is therefore considered acceptable in flood-risk terms.

8. Sources consulted

- Environment Agency - current flood-risk summary for 36 Finches Park Road, Lindfield, RH16 2DN, supplied September 2026.
- Environment Agency - current surface-water depth mapping supplied September 2026.
- Environment Agency - current Flood Zones 2 and 3 mapping supplied September 2026.