

FLOOD RISK ASSESSMENT

49 WILLIAM ALLEN LANE, LINDFIELD

HOUSEHOLDER PLANNING APPLICATION

To be read in conjunction with existing drawings

1 INTRODUCTION:

The application for a Householder Planning Application for proposed works to a detached house. There will be no change to the existing residential (C3) use of the property.

2 PROPERTY DETAILS:

No.49 William Allen Lane is a 3 bedroom detached house.

3 FLOOD RISK:

The Environment Agency Flood Risk Checker for the property highlighted the following:

Rivers and sea risk - Very Low Risk *(Very low risk means that this area has a chance of flooding of less than 0.1% each year)*

Surface water – Low Risk of Flooding *(Low risk means that this area has a chance of flooding of between 0.1% and 1% each year)*

Groundwater – Flooding from groundwater is unlikely in this area

Reservoirs – Flooding from reservoirs is unlikely in this area

4 CONCLUSION:

As the property is located in a low risk flooding area, then only minor mitigation measures need to be provided. These include; drainage to join existing underground drainage system, provision of drainage channels at thresholds.