

Flood Risk Assessment

**Internal and external alterations including replacement of windows, small extension to
kitchen and parking area at:**

*Whitehouse Farm Cottage
Staplefield Lane
Haywards Heath
West Sussex
RH17 6AU*

March 2025

Mr Julian Date & Mr Philip Robinson

Listed Building Consent Application

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1. Introduction

This is a Flood Risk Assessment prepared to accompany a listed building consent planning application at Whitehouse Farm Cottage. Whitehouse Farm Cottage is in a rural location between Staplefield and Slough Green in Mid Sussex. It is situated on Staplefield Lane, which contains a series of rural detached houses. Staplefield Lane is surrounded by fields and interspersed with woodland. The closest neighbour is Whitehouse Cottage to the north-east and Whitehouse Farm to the south-east. The property is situated in close proximity to the A23. The proposal site does not lie in a conservation area, nor in a National Park.

2. Use

Whitehouse Farm Cottage is a residential property and there will be no change to the existing residential (C3) use of the property.

3. Flood Risk

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

3.1 Surface Water

Yearly chance of flooding:

High risk. The chance of surface flooding at this location could be more than 3.3% (1 in 30 each year). Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is West Sussex.

Yearly chance of flooding between 2040 and 2060:

High risk. The chance of surface flooding at this location could be more than 3.3% (1 in 30 each year). Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is West Sussex.

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Chance of Flooding to 20 cm

Chance of Flooding to 30cm

Chance of flooding to 60cm

The screenshot shows the Ordnance Survey map viewer interface. On the left, a sidebar displays the following information:

- Title:** (blank)
- Easting and northing:** 527178,125255
- Timeframe:** Present day
- Dataset:** Surface water

The map itself shows a rural landscape with green fields, blue water features, and brown buildings. A red rectangle highlights a specific area on the map. Labels on the map include 'Woodside Park', 'Whitton Farm', 'Mallon's Lane', and 'Hornet Wood'. The bottom of the map features the Ordnance Survey logo and the text 'Contains OS data © Crown copyright and database rights 2022'.

The Environment Agency Flood Risk from Surface Water Map showing an annual likely hood of surface water flooding Of 1 in 30 - Screenshot taken on 27.03.2025

3.2 Rivers and the sea

Yearly chance of flooding

Very low risk. *Very low risk means that this areas has a chance of flooding of less than 0.1% each year*

Yearly chance of flooding between 2036 and 2069

Very low risk. *Very low risk means that this areas has a chance of flooding of less than 0.1% each year*

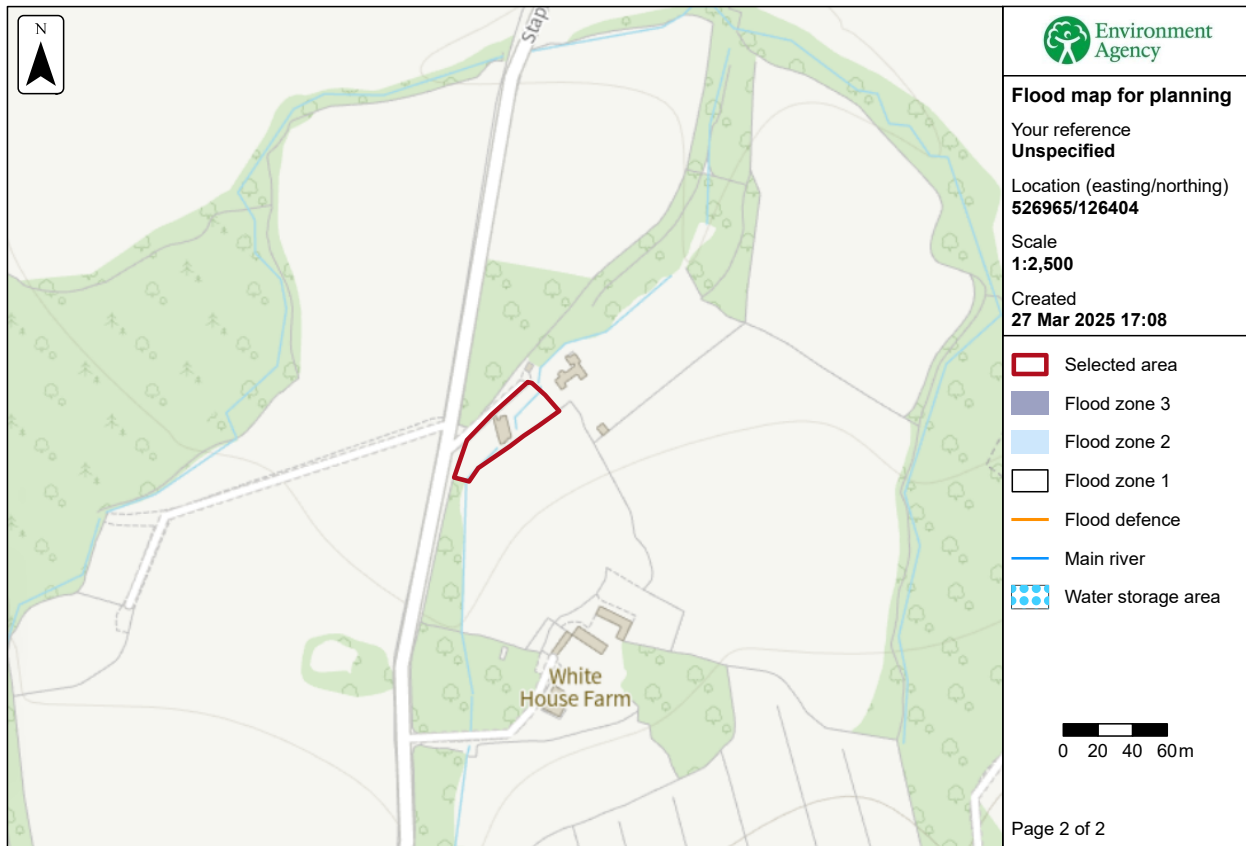
3.3 Groundwater

Flooding from groundwater is unlikely in this area

3.4 Reservoirs

Flooding from reservoirs is unlikely in this area

3.5 Environment Agency Flood Risk Map



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Map downloaded on 27.03.2025. Outline in red shows site boundary of Whitehouse Farm Cottage.

Whitehouse Farm Cottage lies in flood zone 1, which is an area with a low probability of flooding from rivers and the sea.

4. Mitigation

With the property being highlighted as within a surface water flooding risk area, mitigation provisions should be provided.

The mitigation measures proposed do not extend beyond those usually provided and would include:

- Staggered additional drainage channels along the sloping driveway connected into a soakaway
- Provision of a soakaway, sized by specialist, to serve proposed extended parking area in accordance with the building regulations
- A low level 450mm high retaining wall along the new extended driveway area and in front of the proposed utility room extension. This will help further to stop excessive water running from the main road down the driveway into the back garden.
- Retention of existing surface water drains
- Provision of drainage channels at door thresholds connected into soakaway at proposed utility room extension.
- The proposed extension is going to be utility room extension, where the boiler is going to be housed. The boiler is to be installed raised above the FFL.
- We have avoided large full-height window openings and instead opted for counter level
- We have avoided the installation of underfloor heating within the new proposed extension

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