

## 1 The Dell Haywards Heath West Sussex

### Flood Risk Assessment

Site Address: 1 The Dell, Haywards Heath, West Sussex, RH16 1JG

Proposal: Residential development (domestic scale works)

Flood Zone: Flood Risk Zone 1 – Low Probability

Date: [Insert date]

#### 1. Introduction

This Flood Risk Assessment has been prepared to accompany a planning application for residential works at 1 The Dell, Haywards Heath. The purpose of this statement is to confirm the flood risk status of the site and demonstrate that the proposed development will be safe for its lifetime and will not increase flood risk elsewhere, in accordance with the National Planning Policy Framework (NPPF) and Planning Practice Guidance.

#### 2. Site and Flood Zone

The site comprises an existing residential dwelling located within an established residential area. According to the Environment Agency Flood Map for Planning, the site lies entirely within Flood Risk Zone 1, defined as land having a low probability of flooding (less than a 0.1% annual probability of flooding from rivers or the sea).

Residential development is appropriate within Flood Zone 1 and a detailed FRA is not required; this statement is provided for confirmation.

#### 3. Flood Risk from All Sources

- **Fluvial and Tidal Flooding:**  
The site is not at risk from river or tidal flooding. There are no watercourses adjacent to the site.
- **Surface Water Flooding:**  
Environment Agency surface water mapping indicates a low risk of surface water flooding. There is no known history of flooding at the property.

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## Architecture & Interior Design

- Groundwater Flooding:  
The site is not located within an area identified as susceptible to groundwater flooding.
- Sewer Flooding:  
There are no known records of sewer flooding affecting the site.
- Artificial Sources:  
The site is not affected by reservoir or infrastructure-related flooding.

### 4. Drainage and Flood Risk Management

- Surface water will be managed in accordance with the drainage hierarchy.
- The development will not significantly increase impermeable area.
- Existing drainage arrangements will be retained or improved where necessary.
- The proposals will not increase flood risk to neighbouring properties or elsewhere.

### 5. Sequential and Exception Tests

- The Sequential Test is satisfied as the site is located within Flood Risk Zone 1.
- The Exception Test is not required.

### 6. Conclusion

This Flood Risk Assessment confirms that:

- The site at 1 The Dell, Haywards Heath is located within Flood Risk Zone 1.
- The risk of flooding from all sources is low.
- The proposed development will be safe for its lifetime and will not increase flood risk elsewhere.

The proposal is therefore acceptable in flood risk terms and compliant with national and local planning policy.