



Flood Risk Assessment

12 Brook Lane, Lindfield, RH16 1SG

Householder Application to allow for a two storey side extension, two storey and single store rear extension, new front porch and new car port with new entrance gates

AT

12 Brook Lane, Lindfield, RH16 1SG

Flood Risk Assessment

on Behalf of

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1. Introduction

1.1 This is a Flood Risk Assessment prepared to accompany a Householder Planning application at 12 Brook Lane, Lindfield, RH16 2SG.

2. Use

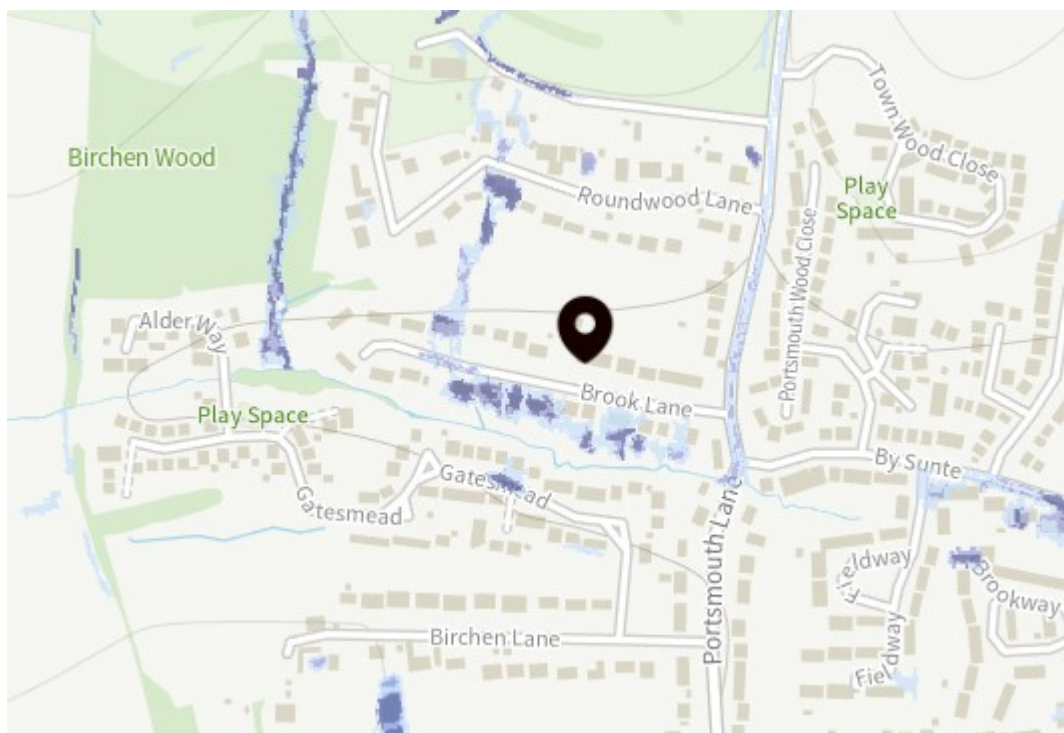
2.1 12 Brook Lane is a detached residential property and there will be no changes to the existing residential (C3) use of the property.

3. Flood Risk

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

12 Brook Lane, Lindfield, RH16 1SG	
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 risk	Very low risk Very low risk means that this area has a chance of flooding of less than 0.1% each year .
Reservoir risk	Flooding from reservoirs is unlikely in this area.
Groundwater risk	Flooding from groundwater is unlikely in this area.

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- 3.2 The Environment Agency Flood Risk from Surface Water Map can be seen below:



4. Mitigation

- 4.1 With the property being highlighted as falling within a very low surface water flood risk area and no mitigation measures are required.
- 4.2 However to avoid any increase to surface water flooding we suggest the following:
- 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.