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FLOOD RISK ASSESSMENT

**‘Springfield’
Turners Hill Road,
Turners Hill**

August 2024

Flood risk assessment accompany house holder planning application for a proposed two storey front extension.



Springfield, Rashes Farm, Selsfield Road, Turners Hill, Crawley, RH10 4PR

The highest risk of flooding at this location is from **surface water**.

This information tells you the flood risk of an area, not a specific property.

We have [paused updates to information about flood risk](#) from rivers and the sea and surface water while we get ready for new data.

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

Surface water

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

Yearly chance of flooding

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](#)

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

The ground floor of the proposal consists of a storm porch supported on posts and therefore in the extremely unlikely event of surface water flooding the new extension will not be affected and the existing structure made no worse.

The proposal will not affect flooding elsewhere.

MITIGATION:

- Provision of a soakaway, appropriately specialist, to serve extended areas, in accordance with Building Regulations.
- Provision of drainage channels at thresholds, connected into soakaway.
- Retention of existing surface water drains where appropriate.

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
534539/135297

Created
1 Sep 2024 10:50

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

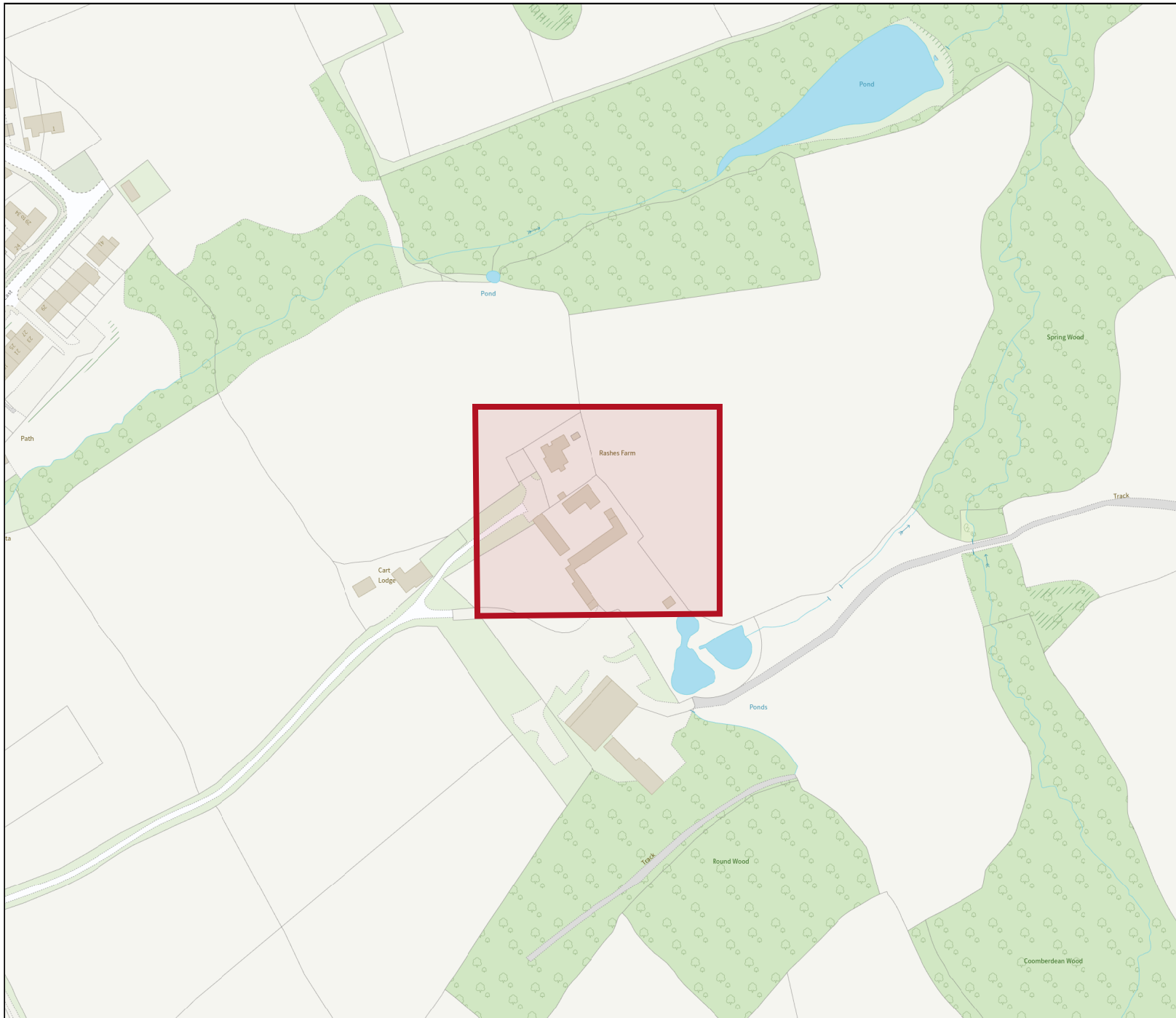
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
534539/135297

Scale
1:2500

Created
1 Sep 2024 10:50

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m