

Flood Risk Assessment.

Description of Works:

Extension of existing garden shed, single storey, timber construction cedar shake roof to match existing. 3.00x3.00 m, at

Rosmond Cottage, West View, Lindfield.
RH16 2LL.

1) Introduction.

30-1-25

This is a Flood Risk Assessment prepared to accompany a Householder Planning application at the above address.

2) Use.

It is a shed in the garden of a residential property and there will be no change 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:-

River & Sea risk - Very low risk - meaning that this area has a chance of flooding of less than 0.1% p.a.

Surface water risk - Very low risk - see above.

Reservoir risk - Unlikely in this area.

Groundwater risk - Unlikely in this area.

Flood Risk Assessment - Cont'd.

3.2 The Environment Agency Flood Risk from Surface Water Map is attached.

4. Mitigation

This location is in flood zone 1. The site area is ≈ 0.07 ha. Most development that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. - Please see attached Gov.UK. Flood map planning info. (A)

Existing and proposed roof run off falls directly on garden and hedge areas. The area of the proposed extension is largely hard paved and drains by the same means without problem.

I have lived at this property for 43 years, without any incidence of flooding.

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
534823/124903

Created
30 Jan 2025 12:55

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/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2024 OS AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
534823/124903

Scale
1:2500

Created
30 Jan 2025 12:55

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



Page 2 of 2

[< Back to select an address](#)

Flood risk summary

Your selected location: Rosmond Cottage, West View, Lindfield, Haywards Heath, RH16 2LL

This information tells you the flood risk of the land around a building, not the building itself.

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

► [Flood risk and climate change](#)

Surface water

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

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

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 \(/rivers-and-sea\)](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

No data available

This data is currently unavailable. We'll publish the data when it becomes available.

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](#)

Other flood risks

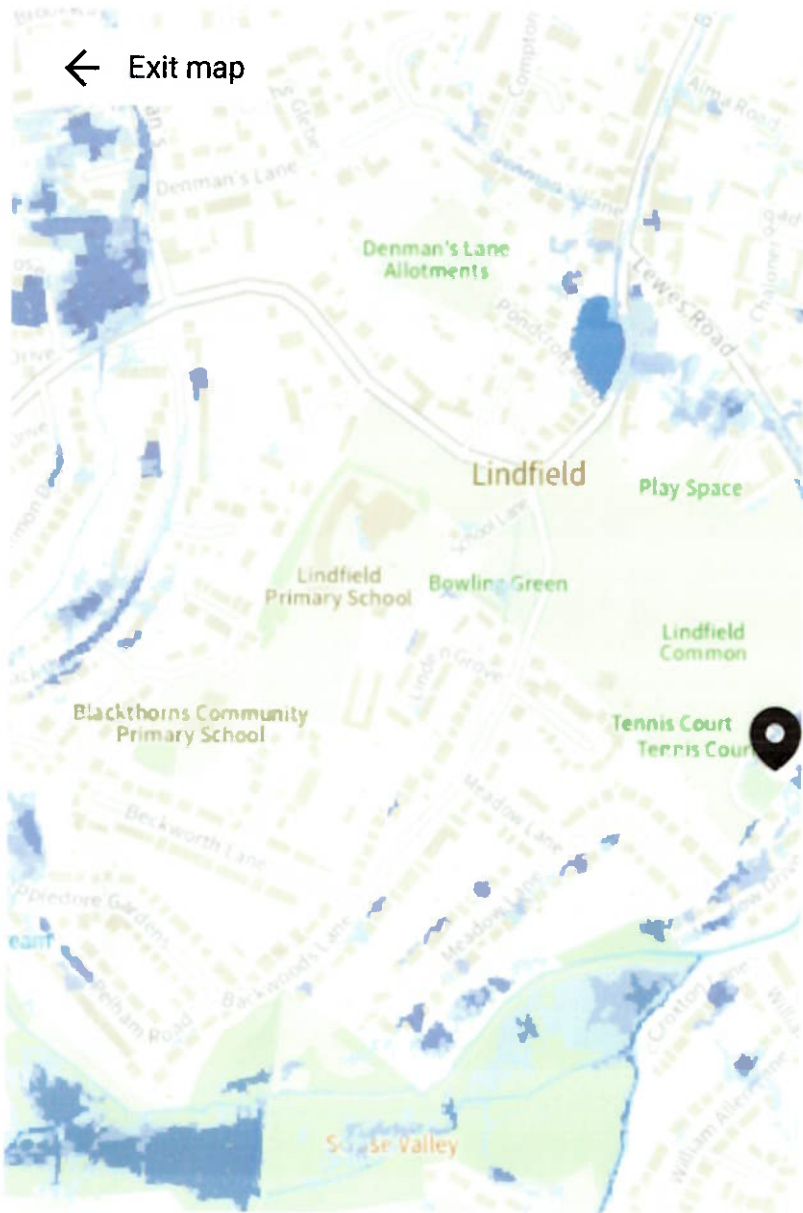
[More about groundwater and
reservoirs \(/ground-water\)](#)

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

Flooding from reservoirs is unlikely in this area.



+

-

 Key