

2101 – 23 BLACKTHORNS

Flood Risk Assessment

Overview

This Flood Risk Assessment has been prepared in support of a Householder Planning Application for a minor¹ extension and internal alterations at 23 Blackthorns, Lindfield, West Sussex, RH16 2AX.

Proposals

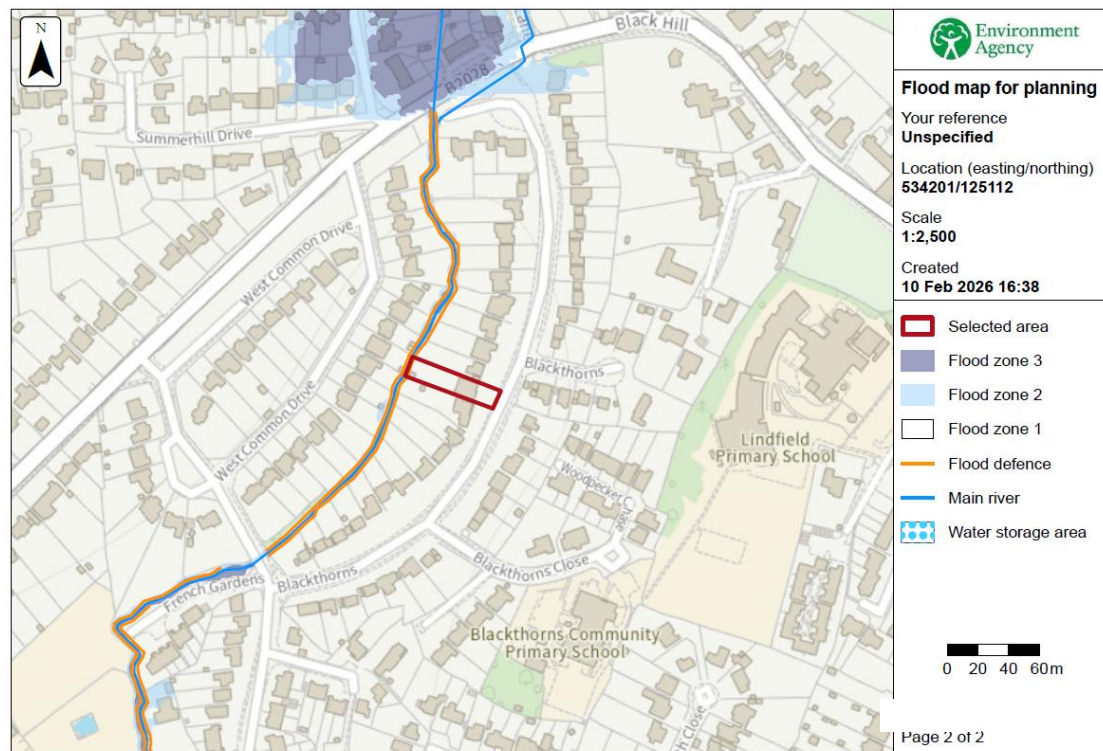
The planning application seeks approval for a single storey extension to the principal elevation.

Use

23 Blackthorns is a residential property and there will be no change to the existing residential (C3) use of the property.

Flood Zone

The proposed development area is within Flood Zone 1 – an area with a low probability of flooding. A *very small* area of the site (along the eastern boundary adjacent to Scrase Stream) is in Flood Zone 3.



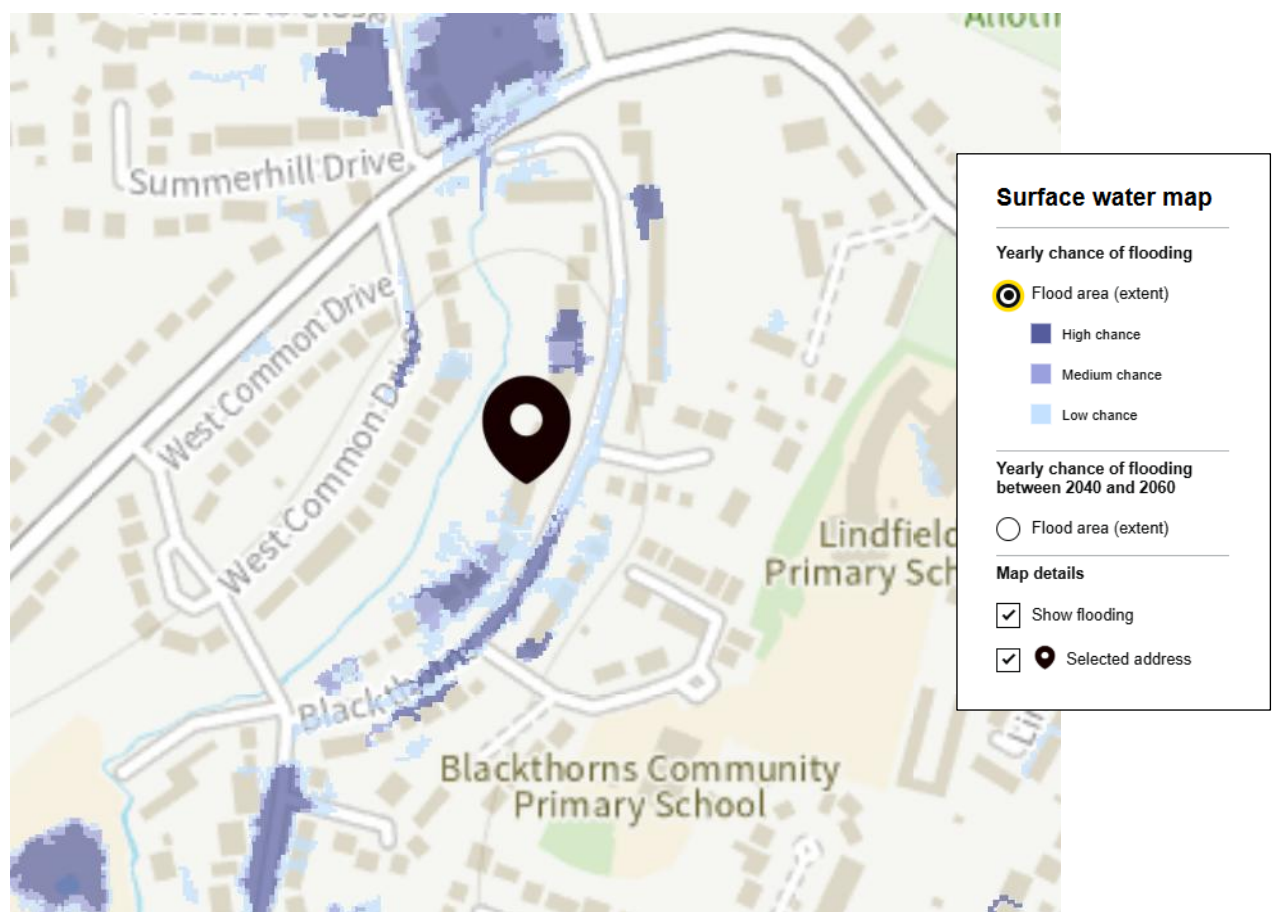
Flood map for planning provided by The Environment Agency 10/02/26

¹ In flood risk terms, the Environment Agency defines minor household extensions as less than 250 square metres.

Flood Risk

Data from the government service 'Check the long term flood risk for an area in England'²:

23 Blackthorns, Lindfield, West Sussex, RH16 2AX.	
Rivers and sea risk	The area of rear garden along the eastern boundary adjacent to Scrase Stream has a high risk of flooding. This means that in any year this small section of the site has a 1% or more chance of flooding. However, the development area of the site has a very low risk of flooding. This means that in any year the development area has a less than 0.1% chance of flooding.
Surface water risk	Very Low risk, staying at very low between 2040 and 2060. This means that in any year there is a less than 0.1% chance of flooding.
Reservoir risk	Flooding from reservoirs is unlikely in this area.
Groundwater risk	This location is outside of the government's groundwater flood alert area.

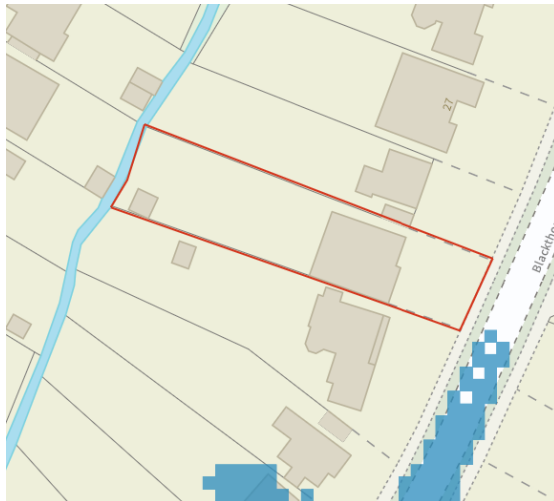


Gov.uk 'Check your long term flood risk' map 11/02/26

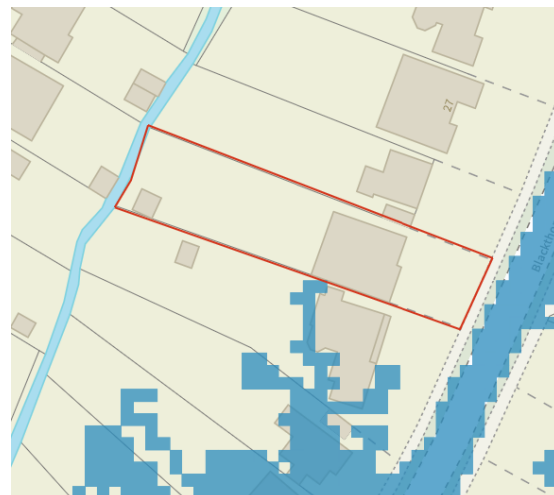
² <https://www.gov.uk/check-long-term-flood-risk>. Data obtained 11/11/25



1:30 annual likelihood of surface water flooding³



1:100 annual likelihood of surface water flooding



1:1000 (low) annual likelihood of flooding to the site

³ Data from <https://flood-map-for-planning.service.gov.uk> (11/02/26)

Mitigation of Flood Risk

The development area has very low (1:1000) risk of surface water flooding.

However, under a previous planning application DM/17/1351, MSDC drainage planning consultation identified the site as having possible pluvial flood risk. As a result, the consultee's advice was that:

"..measures of flood resistance and resilience are incorporated into the build of the proposed extension. And if not done so already, this build could be an opportunity to retrospectively install similar measures into the existing building."

As such, the proposed mitigation measures to address this include:

- Retention of existing surface water drainage.
- Encouragement of the use of water-butts for the collection of rainwater.
- It is suggested at any future external hardstanding areas should be designed to manage surface water runoff in accordance with the principals of sustainable drainage (SuDS).
- External ground levels will be set to fall away from the extension to prevent ponding adjacent to walls.
- Finished floor levels of the extension will be raised a minimum of 150mm above adjacent external ground levels, in line with Building Regulations Part C.
- Provision of a soakaway, sized by specialist, to serve extended roof areas, in accordance with the Building Regulations.