

FLOOD RISK ASSESSMENT

1 Park Parade, South Road, Haywards Heath, West Sussex, RH16 4LX

Prepared For: Mr D. E. King re: MSDC request.
Date of Assessment: 15th July 2026
National Grid Reference: TQ 33261 23781 (Approximate)
Lead Local Flood Authority: West Sussex County Council

1. Executive Summary

This Flood Risk Assessment (FRA) has been prepared to evaluate the risk of flooding at 1 Park Parade, South Road, Haywards Heath, West Sussex, RH16 4LX. The assessment has been conducted in accordance with the National Planning Policy Framework (NPPF) and local planning policies.

The property is located within Flood Zone 1, representing land with the lowest probability of river or sea flooding. All potential sources of flooding, including fluvial, tidal, pluvial, groundwater, and sewers, have been analyzed. The overall flood risk to the site is classified as Very Low, with recommendations provided to address minor localized surface water events.

2. Site & Catchment Characteristics

Site Location & Description: The site consists of an end of parade property situated on the north-west side of South Road (A272) in central Haywards Heath. It is located opposite Victoria Park and operates within a busy retail/commercial and residential environment.

Topography & Drainage: The surrounding area is characterized by a high urban density. The regional topography is relatively flat to gently sloping downwards towards the south, at an approximate elevation of 80m to 84m Above Ordnance Datum (AOD). Drainage is primarily managed via public highway sewer systems.

Geological Conditions: Geological maps indicate that the bedrock geology underlying the site belongs to the interbedded clay, sandstone and siltstone. There are no recorded superficial deposits. The bedrock has variable permeability, but is not considered highly vulnerable to elevated groundwater tables in this specific elevated urban setting.

Local Watercourses: The Scrase Bridge Stream catchment lies approximately 1.2 km to the north and east. Given the significant distance and topographic separation, this watercourse presents zero direct fluvial flood threat to the subject property.

3. Planning Framework & Flood Zone Designation

Under the Environment Agency’s flood map for planning, the property sits entirely within **Flood Zone 1 (Low Probability)**, which is defined as land having a less than 1-in-1,000 annual probability of river or sea flooding (<0.1% annual probability).

According to the NPPF Technical Guidance, residential developments (including upper-floor flats) are classified as **'More Vulnerable'** development, and retail or commercial business uses are classified as **'Less Vulnerable'**. Both classifications are fully compatible and acceptable within Flood Zone 1 without the requirement to satisfy the Sequential or Exception Tests.

4. Assessment of Flood Risk Sources

Source of Flooding	Risk Level	Site-Specific Assessment & Context
River (Fluvial)	Very Low	The site is over 1 km away from any active open watercourses and sits over 80m AOD. Zero risk of fluvial flooding.
Surface Water (Pluvial)	Low	Generally very low risk of ponding, but heavy convective downpours can result in brief localized gutter/highway overload along South Road.
Groundwater	Very Low	The sandstone bedrock underlying the site features good natural drainage. There are no historical records of basement/groundwater flooding here.
Sewer Surcharging	Low	Managed urban drainage area. While local sewers may surcharge during high return-period storms, the slope of South Road sheds water away from the threshold.
Reservoirs & Canals	None	The property lies entirely outside of any potential reservoir inundation or failure paths. No canals exist in the area.

5. Mitigation & Recommendations

While the physical risk of flooding to the property is minimal, standard risk-reduction practices are recommended to maximize the climate resilience of the building structure over its lifetime:

- Finished Floor Levels:** Any ground-floor commercial layout modifications should ensure internal finished floor levels (FFL) are kept at least 150mm above the surrounding external street level.

- **Sustainable Drainage (SuDS):** If any rear yard renovations or modifications are made, the use of permeable paving or soft landscaping should be implemented to minimize local runoff volume.
- **Property Maintenance:** Incorporate routine annual clearance of private rainwater downpipes and gutter systems to avoid local pluvial ponding or ingress from building envelopes during intense storm events.

6. Conclusion

1A NE of Park Parade is situated within Flood Zone 1, which represents the lowest band of flood vulnerability. The risk of flooding from all primary modern sources is concluded to be **Very Low**. The property complies with the sequential requirements of the National Planning Policy Framework (NPPF) and is structurally suitable for ongoing commercial and residential use without further flood mitigation measures.