

32 West Common

Flood Risk Assessment

This Flood Risk Assessment Statement is submitted by FAB Architects Ltd in support of a planning application for the development of an existing property as described below.

Address

32 West Common, Lindfield, Haywards Heath, RH16 2AH

Introduction

The application has been identified by the Local Planning Authority as requiring flood risk information due to surface water flood risk at the site.

The proposal relates to a domestic residential property and comprises a modest single storey infill front extension and a new open pitched garage to the side of the dwelling. The works are limited in scale and do not create a new dwelling, basement accommodation, or a change of use.

The purpose of this assessment is to identify the relevant flood risk considerations and set out mitigation measures to ensure that the development remains safe and does not increase flood risk elsewhere.

Use

The existing property is a residential dwellinghouse.

The proposed development will remain in residential use. The proposal does not increase the vulnerability classification of the site and does not introduce a more vulnerable use than the existing dwelling.

The proposed garage is open in nature and will not provide habitable accommodation. The single storey front infill extension will form part of the existing dwelling.

Flood Risk

The site has been identified as being at risk of surface water flooding. The principal flood risk consideration for this application is therefore surface water flood risk rather than fluvial or tidal flooding.

The development is modest in scale and is located within the existing residential curtilage. The proposal does not involve the creation of a basement or any lower-ground-floor accommodation.

The works will not materially alter the wider flood risk characteristics of the site. The proposed extension and garage will be designed so that surface water is managed within the site and directed away from the dwelling and neighbouring properties.

Existing ground levels and external falls will be retained where possible. Finished floor levels to the extension will tie in with the existing dwelling, and external levels will be arranged to fall away from openings.

Surface water from new roof areas will be connected to the existing surface water drainage arrangement where suitable and lawful, or otherwise discharged to an appropriate soakaway solution within the site, subject to ground conditions and detailed construction design.

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The proposal will not discharge surface water onto the highway or neighbouring land. It will not increase flood risk to adjoining properties.

Safe access to and from the dwelling will remain as existing. The proposal does not create a new dwelling or intensify the use of the site.

Climate change has been considered proportionately given the domestic scale of the works. The proposed drainage and external-level arrangements will seek to ensure that increased rainfall intensity can be accommodated without increasing flood risk elsewhere.

Mitigation

The following mitigation measures will be incorporated as appropriate:

- Surface water from new roof areas will be collected and discharged to a suitable surface water drainage system, soakaway arrangement within the site.
- External ground levels will be formed to fall away from the dwelling, garage, door thresholds, and neighbouring boundaries where practicable.
- The proposed garage will remain non-habitable and open in nature.
- No basement or below-ground accommodation is proposed.
- Any new hardstanding associated with the works will be permeable where practicable, or otherwise drained within the site.
- The development will not obstruct existing surface water flow routes across the site.
- The proposed drainage arrangement will be checked during detailed design and construction to ensure that surface water is managed safely within the site.

Given the limited domestic scale of the proposed works, the continued residential use, and the mitigation measures set out above, the proposed development is considered acceptable in flood risk terms and will not increase flood risk elsewhere.