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FLOOD RISK ASSESSMENT

Planning Application Reference: DM/26/2532

Site Address: 51 Backwoods Lane, Lindfield, Haywards Heath, West Sussex

Proposed Development: Single Storey Side/Rear Extension and Garden Room

Date: 14 October 2026

1. Introduction

This Flood Risk Assessment has been prepared in support of the proposed single-storey side/rear extension and detached garden room at 51 Backwoods Lane.

The assessment is proportionate to the minor scale and domestic nature of the development and considers the site's flood risk, existing ground levels and proposed surface-water drainage arrangements.

2. Flood Risk

The Environment Agency Flood Map for Planning confirms that the site is located within **Flood Zone 1**, indicating a low probability of flooding from rivers and the sea.

The Environment Agency's Long-Term Flood Risk assessment identifies the property's annual surface-water flood risk as **Very Low**, both currently and for the projected period 2040–2060.

The existing dwelling occupies the higher part of the site, with ground levels falling towards the rear garden. The proposed extension is situated on the higher ground adjacent to the dwelling, while the garden room is positioned towards the lower end of the garden.

3. Flood Risk Mitigation and Drainage

The proposed extension will have a finished floor level matching the existing dwelling.

The proposed detached garden room will incorporate a raised finished floor level above the surrounding garden ground level to minimise the risk of surface-water ingress.

Rainwater from the proposed extension and garden room will discharge to a suitably designed soakaway in accordance with Building Regulations Part H.

External ground levels and drainage arrangements will direct surface water away from the proposed buildings, maintaining existing overland flow routes and avoiding increased runoff towards neighbouring properties.

4. Conclusion

The proposed development comprises minor domestic works within Flood Zone 1, with a very low annual probability of surface-water flooding identified by the Environment Agency.

The proposed floor levels, existing site topography and soakaway drainage arrangements provide appropriate measures to address the identified flood risk.

The development is considered appropriate in flood-risk terms and will not increase flood risk to the existing dwelling or neighbouring properties.