

FLOOD RISK ASSESSMENT FOR

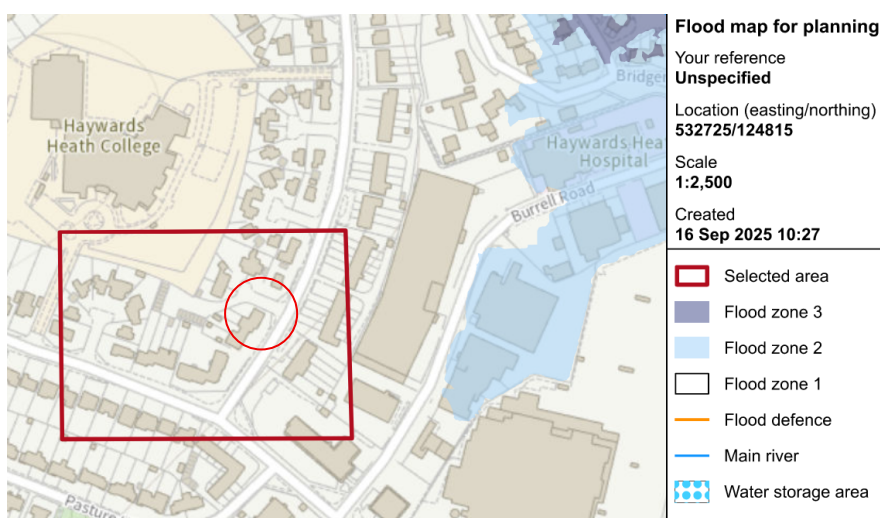
15 TURNERS MILL ROAD, HAYWARDS HEATH

1.00 INTRODUCTION

- 1.01 This Flood Risk Assessment has been prepared to accompany a Householder planning application for a 'Proposed side and rear extensions. Remove existing chimney. Loft extension and conversion with dormer windows to front and rear, roof light windows to side and rear. Existing hedge replaced with 1m fence and gate relocated. New hardstanding and parking space with new dropped kerb'
- 1.02 This Statement should be read in conjunction with the following documents:
 25574 P100-P1 (Existing Plans)
 25574 P101 (Existing Elevations)
 25574 P102-P1 (Proposed Plans)
 25574 P103 (Proposed Elevations)

2.00 BACKGROUND

- 2.01 This application seeks approval to construct a two storey side, and single storey rear extension at 15 Turners Mill Road, Haywards Heath. A loft conversion is also prepared but it not relevant to this assessment. The site postcode is RH16 1NW.
- 2.02 On examination of the Environment Agency Flood Risk mapping system, it appears the site is within Flood Zone 1 (for rivers and sea) and 1:30 Flood Risk area for Surface Water Flooding.



Flood Risk



Surface Water

3.00 FLOOD RISK ASSESSMENT

3.01 The Environment Agency Flood Risk mapping system highlights the following:

Rivers and sea risk	Very low risk Very low risk means that this area has a chance of flooding of less than 0.1% each year .
Surface water risk	Medium risk Medium risk means that this area has a chance of flooding of between 1% and 3.3% each year . Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is West Sussex .
Reservoir risk	Flooding from reservoirs is unlikely in this area.
Groundwater risk	Flooding from groundwater is unlikely in this area.

3.02 The EA mapping service has highlighted the site is within an area at risk from Surface Water Flooding. This risk is ranked as Medium Risk and has a chance of flooding between 1% and 3% each year.

3.03 The mitigation measures proposed do not extend beyond those usually provided and would include:

- Provision of a soakaway, sized by specialist, to serve extended areas, in accordance with Building Regulations.
- Provision of drainage channels at thresholds, connected into soakaway.
- All new floor levels to match the existing floor
- Provide permeable paving and hardstandings where possible

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	532725/124815	16 September 2025 10:27

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.

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Flood map for planning

Your reference

Unspecified

Location (easting/northing)

532725/124815

Scale

1:2,500

Created

16 Sep 2025 10:27

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



0 20 40 60m