

Flood Risk Assessment

Flood Risk Assessment on Behalf of Olivia Taylor and Jamie Muirhead

February 2026

For: Addition to the front garden of a block paved driveway of circa 35^m, including a drop curb to the road, matching in style to the adjacent drive at 37a (Planning Portal reference: PP-8842414)

1. Introduction

- a. This is a Flood Risk Assessment prepared to accompany a Householder Planning application at 35a Pelham Road, Lindfield, Haywards Heath, RH16 2EP.

2. Use

- a. 35a Pelham Road is a residential property and there will be no change to the existing residential (C3) use of the property.

3. Flood Risk

- a. The Environment Agency Flood Risk Checker for the property 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.

- b. The Environment Agency Flood Risk map for RH16 2EP, with the layer for Surface Water Map is shown below:



4. Mitigation

- a. With the property being highlighted as within a surface water flooding risk area, mitigation measures should be provided.
- b. The mitigation measures proposed do not extend beyond those usually provided and include:
- A linear drain into the outlet for the existing household downpipe, installed by a professional;
 - This is because a soakaway is not feasible nor is permeable paving, following a drainage test;
 - The section plan drawing shows a proposed planted bed with small shrubs and vegetation to break up the space of the contiguous footpath and driveway area between numbers 35a and 37a