

Planning Service Support Team
Planning Services Division
Oaklands Road
HAYWARDS HEATH
West Sussex
RH16 1SS

16 September 2026

Dear Sirs,

Re: DM/26/2166 - PROPOSED ERECTION OF DOUBLE GARAGE TO FRONT OF PROPERTY - 18
HAWARDEN CLOSE CRAWLEY DOWN CRAWLEY WEST SUSSEX.

FLOOD RISK ASSESSMENT



This statement is to be read in conjunction with the drawing 2500/305 Block & Location plans



www.downlandsdarchitecture.co.uk
www.downlandssurveying.co.uk

Directors: A M JONES BSc (HONS) MRICS MPTs MASI MCIOB M&L
Downlands Design & Surveying Ltd Trading As Downlands Architectural Design & Surveying
Registered in England & Wales No. 9327968 VAT Reg No 249 8592 47

LABC

The above screen shot of the surface water flood risk for the site showing 150mm depth at an annual likelihood of 1 in 100. There is no risk of flooding from rivers in this area. It is assumed that the risk is from surface water running in the general down hill direct north to south and potentially accumulating against the existing built houses.

The proposed garage is in the area of the site at the north end and up hill from the area highlighted as being at risk.

The proposed building is outside the specific area at risk but could become a future risk if intercepting surface water running in that direction through the site. In addition there is the potential for increased surface water being collecting on additional surface treatment and the roof of the proposed garage.

In order to counter this the proposed extension to the drive to service the drive will be constructed with a porous surface treatment and a collecting channel at the intersection with the existing concrete drive surface. There is a future intention to resurface the existing concrete drive with a porous material also but this not part of this application.

All rainwater collected on the proposed roof will discharge via gutters, down pipes and underground drainage to the existing surface water sewers within the site.

Kind regards

