





FLOOD RISK ASSESSMENT

11th March 2026

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Flood Risk Assessment & Drainage Strategy

Project: Two-Storey Side Extension

Location: 7 Kingsland Cottages, Reeds Lane, Sayers Common, BN6 9JG

1. Introduction & Site Context

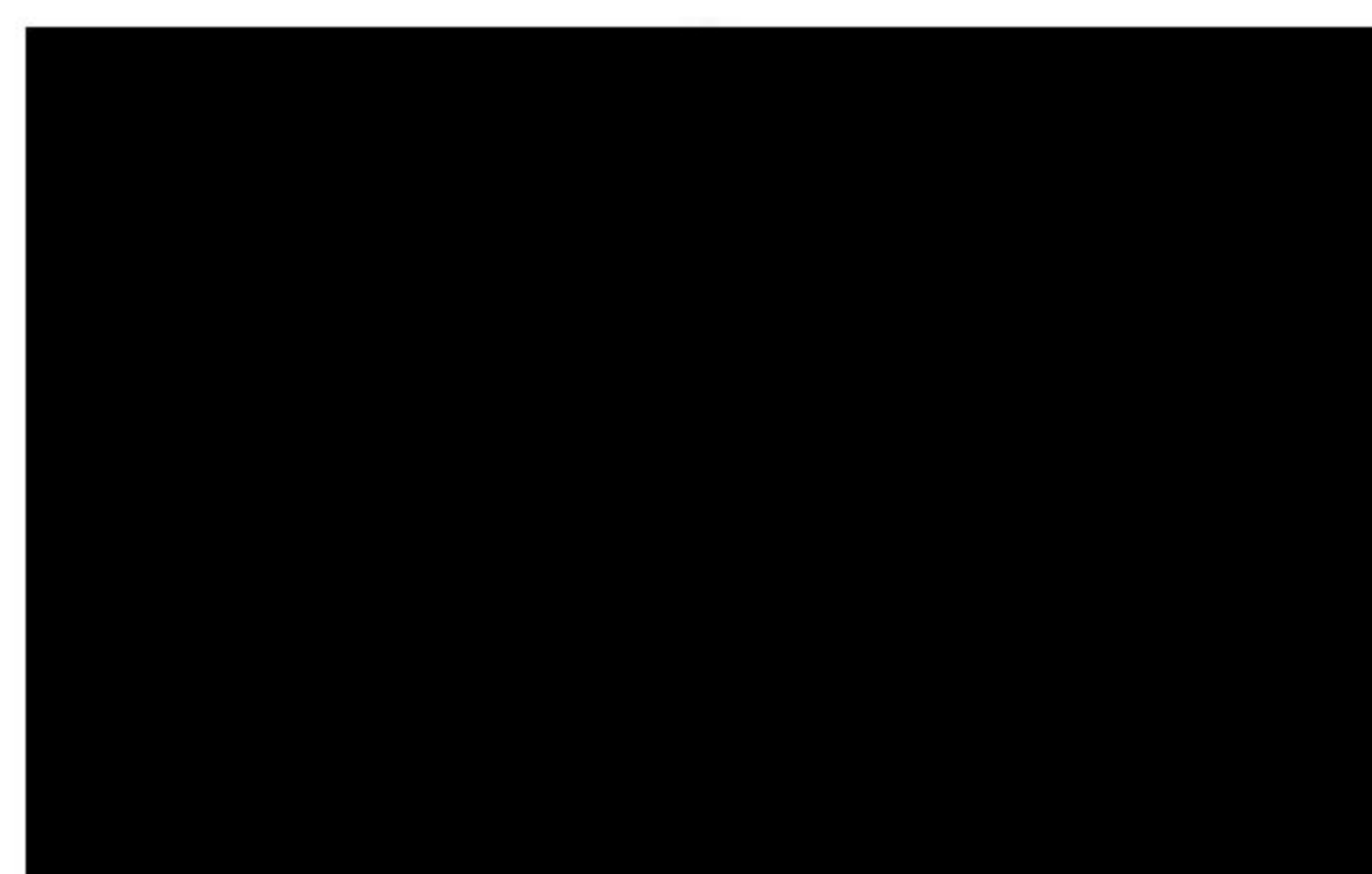
This report has been prepared to support the planning application for a two-story side extension. The site is situated within the Low Weald, characterized by proximity to the River Adur catchment and historically low-permeability soils. This assessment addresses the specific queries raised by the MSDC Flood Risk and Drainage Team regarding surface water flow, culvert infrastructure, and infiltration potential.

2. Existing Drainage Infrastructure

Based on CCTV surveys and topographical data provided by the Parish Council:

- **Culvert System:** A 100mm diameter clay drainage pipe has been identified running west under the front gardens.
- **Riparian Responsibilities:** The applicant acknowledges the findings of the September 2024 inspection, which noted resistance due to silt/clay build-up at 2–3m. The applicant commits to clearing this section of the private pipework to ensure optimal flow as part of the development works, the same to be inspected and verified at the building control stage in the event that permission is granted. The applicant is happy for permission to be granted subject to the same being conditioned.
- **External Watercourses:** The site is bordered by a ditch network on the Eastern boundary. In a previous application the Parish Council advised that they undertook works diverting approximately 2/3rds of the northern ditch flow toward an ephemeral pond to the east, reducing the hydraulic load on the western culvert serving Kingsland Cottages.

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3. Proposed Flood Mitigation Measures

To satisfy Environment Agency (EA) standing advice and MSDC requirements, the following resistance and resilience measures are proposed for the new extension:

3.1 Level Protection

- **Finished Floor Levels (FFL):** The FFL of the extension will be set no lower than the existing internal floor levels of the main dwelling.
- **External Grading:** Ground levels immediately adjacent to the extension will be regraded to fall away from the building, ensuring surface water is directed toward the garden/drainage system and not trapped against the leaf of the new cavity wall.

3.2 Property-Level Resilience (Resistance & Repair)

- **Water-Resistant Construction:** Closed-cell insulation will be used within the ground floor cavity walls to prevent water absorption.
- **Internal Finishes:** Use of lime-based plaster or hydraulic lime coatings on the ground floor to allow for faster drying and easier cleaning in the event of extreme surface water ponding.
- **Services:** All new electrical sockets and consumer units within the extension will be fixed at a minimum of 450mm above FFL. Non-return valves will be fitted to any new foul or surface water connections to prevent backflow.

4. Surface Water Drainage Strategy

The disposal of surface water follows the established "Drainage Hierarchy":

1. **Infiltration (Soakaways):** MSDC has noted the BGS Infiltration Potential Map shows "Low Potential" for this area.
 - *Action:* The applicant agrees only to use a soakaway if, prior to construction, a BRE 365 soil infiltration test is conducted and infiltration rates are considered acceptable to the reasonable satisfaction of BC.

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If infiltration rates are insufficient, a soakaway will not be used to avoid localized saturation.

2. **Attenuation & Controlled Discharge:** If infiltration fails, or no such test is conducted, surface water from the new roof area will be managed via a cellular attenuation tank (crate system).

- *Discharge Point:* This will discharge at a restricted "Greenfield" rate to the existing ditch on the Eastern boundary.

3. **SuDS Integration:** Any new hardstanding for the driveway or paths will be constructed using **permeable paving** over a granular sub-base to provide natural source control.

5. Summary of Compliance

- **Surface Water Management:** The strategy ensures no increase in runoff from the site, protecting neighboring properties.
- **Flow Routes:** The footprint of the side extension does not intercept the identified 100mm clay culvert route or the Eastern ditch.
- **Safety:** By matching existing FFLs and incorporating resilience measures, the extension is classified as safe for its lifetime in accordance with the National Planning Policy Framework (NPPF).

6. Conclusion & Recommendation

The applicant respectfully requests the LPA's permission for the scheme as proposed, subject to the above mitigation measures.

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