

Flood Statement

Prepared for: Mrs S Mitchell
13 Grange Road, Crawley Down, RH10 4JT
24th January 2025

As per the council's requirements for a flood risk statement I can confirm that:

Existing conditions:

The site of 13 Grange Road is not within a flood risk area where there is a risk of flooding from RIVERS or THE SEA. The risk from flood water is **Low risk** which means that this area has a chance of flooding less than between 0.1% and 1% **each year**. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. The existing site is a residential property. From inspection and survey of the property I can confirm that all surface water runoff is connected to existing soakaways



Key

Surface water

⦿ Extent

High risk

More than 3.3% chance each year

Medium risk

Between 1% and 3.3% chance each year

Low risk

Between 0.1% and 1% chance each year

13, Grange Road, Crawley Down, Crawley, RH10 4JT

The highest risk of flooding at this location is from **surface water**.

This information tells you the flood risk of an area, not a specific property.

We have [paused updates to information about flood risk](#) from rivers and the sea and surface water while we get ready for new data.

► [How we assess an area's flood risk](#)

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low **Low** Medium High

What surface water is
Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.
► [Why surface water flooding is a problem](#)

Rivers and the sea [More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low Low Medium High

What makes rivers and sea flooding more likely
Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.
This information takes into account any flood defences.
► [Why flood defences cannot completely prevent flooding](#)

Proposed:

As a requirement of Building Regulations, it will be a requirement to carry out a percolation test and construct a new crate system soakaway designed to a size related to the results of the percolation test.

The existing will remain the same but the proposed development will discharge into a newly designed and built soakaway which will be 5m from the rear of the property and discharge into the chalk which is approximately 1.2m from ground level. The soakaway will consist of a crate system, wrapped in a geotextile and surrounded with 150mm pea-shingle. Further to this to reduce discharge rates a water butt of at least 100L will be fitted to downpipes of the property.

Summary:

The proposed extensions will only nominally increase the surface water runoff due to the existing conservatory being removed. The construction of a new crate system soakaway design based on a percolation test will be an improvement on the existing and designed to accommodate the new surface water less the existing hard standings. Furthermore, with the addition of water butts on all downpipes this will reduce the discharge rates into the soakaway, Proposed and Existing

Due to this being a minor development I do not believe it's subject to sequential or exception tests. Hope this answers all questions on the surface water proposals. If there is anything else, please let me know.