

Flood Risk Assessment In Support Of Planning Permission For
Single Storey Porch Extension, Two Storey Side
Extension And Replace Single Storey Rear
Extension At 11 Horsham Road
Pease Pottage, Crawley

Ref: 22-137.1 FRA

Client: Mrs MacNaughton

Statement Compiled By:

Sussex Architectural Services

Wicket View

Cuckfield Lane

Warninglid

West Sussex

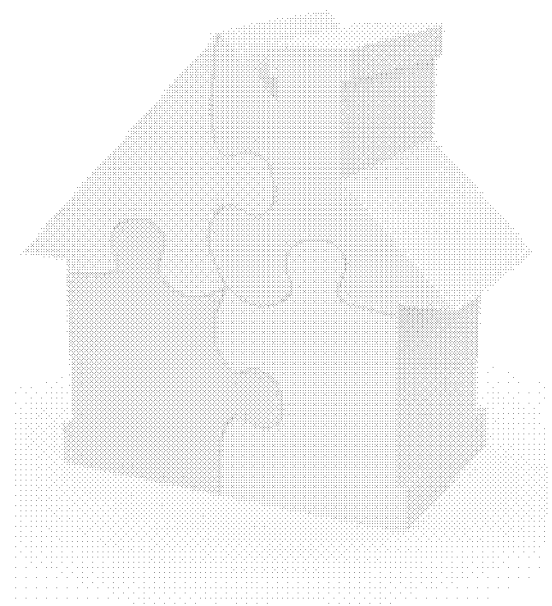
Date: May 2026

Revision:

Tel : 0 1 4 4 4 4 6 1 7 2 0

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1. Introduction

- 1.1 This is a Flood Risk Assessment prepared to accompany a Householder Planning application at 11 Horsham Road, Pease Pottage, Crawley

2. Use

- 2.1 11 Horsham Road, Pease Pottage is a residential property and there will be no change to the existing residential (C3) use of the property.

3. Flood Risk

- 3.1 The Environment Agency Flood Risk Checker for the property highlights the following available here: <https://check-long-term-flood-risk.service.gov.uk/risk#>

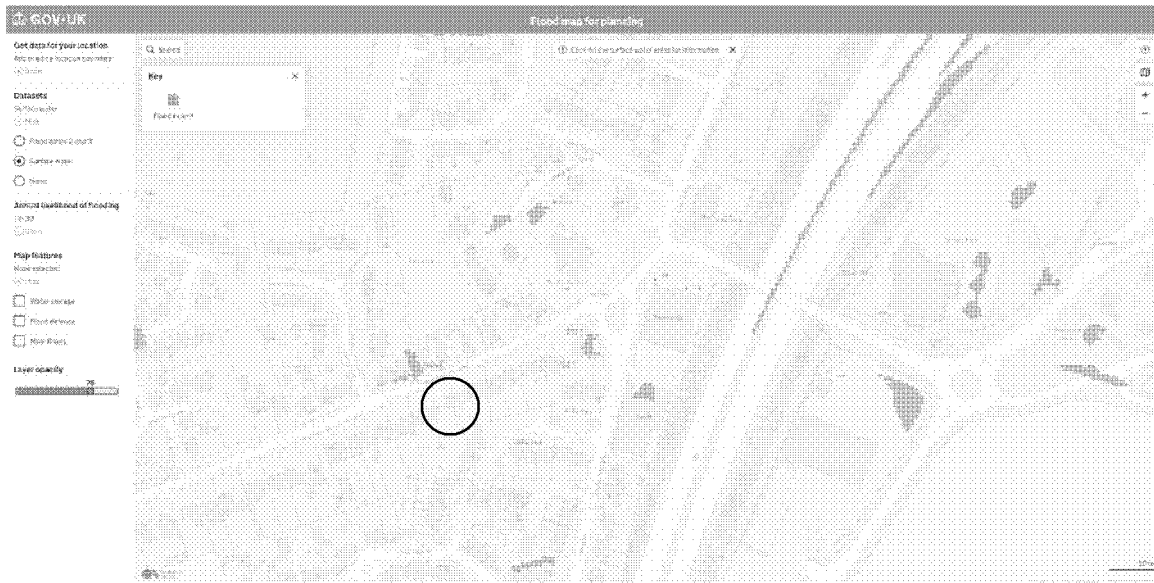
Address of Property: 11 Horsham Road, Pease Pottage, Crawley	
Rivers and sea risk	Yearly chance of flooding - Very low risk Yearly chance of flooding between 2036 and 2069 - Very low risk
Surface water risk	Yearly chance of flooding – Low risk Yearly chance of flooding between 2040 and 2060 – Medium risk
Reservoir risk	Flooding from reservoirs is unlikely in this area.
Groundwater risk	This location is outside of a groundwater flood alert area

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3.2 The Environment Agency Flood Risk from Surface Water Map can be seen below (site circled):



4. Mitigation

4.1 With the property being highlighted as being opposite a surface water flooding risk area, mitigation measures should be provided.

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

- Provision of soakaway/s to take rainwater run off from any proposed roofs, sized by specialist, to serve extended areas, and to be in accordance with the current Building Regulations (existing rainwater arrangement serving existing roofs to be retained).
- Provision of drainage channels at thresholds, connected into proposed soak ways.
- Modified driveway layout to be of permeable material
- New ground floor substructure to be either 'ground bearing slab' or suspended 'beam and block' floor. Both of which are more resilient to the ingress of water than traditional suspended timber floors.

END

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