



Flood Risk Assessment

St. John's Lodge, 151 High Street, Lindfield, RH16 2HT

Replacement of later-addition single-storey rear extension with a new, single-storey rear extension. Removal of existing fireplace recess to the west elevation to allow for the construction of a bay window. Minor internal alterations at ground floor level to suit the proposed works. Demolition of modern garage and construction of a new, single-bay garage within the rear garden. Associated hard and soft landscaping works

at

St Johns Lodge, 151 High Street, Lindfield, RH16 2HT

Flood Risk Assessment

on Behalf of

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1. Introduction

- 1.1 This is a Flood Risk Assessment prepared to accompany a Listed Building and Householder Planning application at St. John's Lodge, 151 High Street, Lindfield.

2. Use

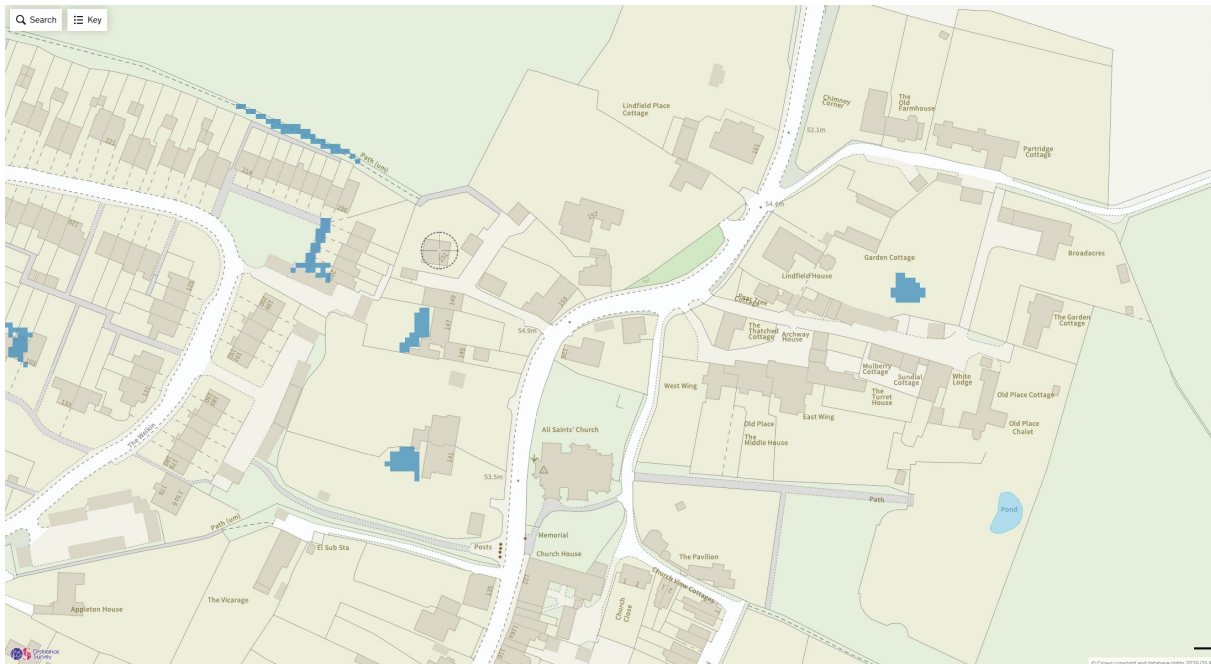
- 2.1 St. John's Lodge is a residential property and there will be no changes to the existing residential (C3) use of the property.

3. Flood Risk

- 3.1 The Environment Agency Flood Risk Checker for the property highlights the following:

St Johns Lodge, 151 High Street, Lindfield	
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	Very low risk Very low risk means that this area has a chance of flooding of less than 0.1% each year .
Reservoir risk	Flooding from reservoirs is unlikely in this area.
Groundwater risk	Flooding from groundwater is unlikely in this area.

3.2 The Environment Agency Flood Risk from Surface Water Map can be seen below:



4. Mitigation

- 4.1 While the above mapping does not identify any surface water flooding, there is a particular area within the driveway that periodically suffers with surface water flooding in times of heavy rainfall. For this reason, works will be required to mitigate this issue. However, it is proposed to cover the proposed drainage works within a separate planning application, which will be accompanied by a full scheme design from a Drainage Engineer. The separate application will also include the necessary archaeological assessments.
- 4.2 Accompanying this application submission is a brief commentary by the appointed Drainage Engineer, explaining the proposed drainage arrangement in light of previous soil testing returning negligible infiltration potential.
- 4.3 The existing drainage arrangement comprises shallow combined drains that route from the rear down the east of the dwelling and connect to existing drains within the shared access driveway(s) to the front of St John's Lodge. The new roof catchment area and reconfigured kitchen waste drains will connect to the existing chamber within the demise of St John's Lodge. The invert levels were checked and these support gravity flows. For the new detached car and bike store annexe, the new RWP's will need route directly to the existing chamber within the shared access driveway, which is deeper and can support gravity falls.

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- 4.4 Furthermore, the new driveway area will comprise permeable finishes, like those existing, namely gravel. The new catchment areas that are to be positively drained will assist the existing driveway condition by reducing the amount of run-off that current runs from the dwelling rear hardstanding areas that will be built over for the new extension and for the area that is currently bare clay soil where the new detached car and bike store is to be built. The resurfaced dwelling patio will also be provided with new gullies, which reduces run-off to the driveway and improves the existing condition.

5. Conclusion

- 5.1 The proposed extension, Garage and landscaping works will not contribute to the above issue as the surface water flows from the house are into the main sewer. Indeed, the proposals will reduce the surface water flows into the driveway area, thus helping to reduce the occurrence and severity of the surface water flooding within the driveway area. The forthcoming application for drainage works within the driveway area will mitigate any outstanding issues.