

PREPARED BY BLAKDOG DESIGN AND PLANNING

FLOOD RISK

BUILDINGS B & C

**CARYLLS COUNTRY HOUSE,
FAYGATE LANE, FAYGATE, RH12 4SN**

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1. SITE CONTEXT AND FLOOD ZONE CLASSIFICATION

This statement sets out the existing conditions of the site and demonstrates that the proposed modifications to the building will have no adverse impact on flood risk.

Carylls Country House is in Faygate, within Horsham District, West Sussex. According to the Environment Agency's Flood Map for Planning, the site lies within Flood Zone 1, indicating a low probability of fluvial (river) flooding.

The proposed development is located within the grounds of Carylls Country House, a residential complex. The proposal involves:

- Replacement of two existing self-contained units (Units 28 and 29)
- Addition of one new residential unit
- Existing units will connect to the current mains drainage system
- The new unit will require a new connection to the existing mains water and sewage



FIGURE 1 - AERIAL VIEW OF THE SITE

2. FLOOD ZONE CLASSIFICATION

According to the Environment Agency's Flood Map for Planning:

- The site is situated in Flood Zone 1, indicating a low probability of flooding from rivers or the sea (less than 0.1% annual chance)
- No statutory requirement for a full Flood Risk Assessment under the National Planning Policy Framework (NPPF), unless the site exceeds 1 hectare or involves vulnerable uses

There are no major watercourses immediately adjacent to the property, and the nearest significant river, the River Mole, is some distance away and does not pose a direct flood risk to the site. The area is not known to be at significant risk of surface water flooding, although standard drainage measures should be maintained to manage runoff from impermeable surfaces. Groundwater flood risk is also considered low due to the local geology and topography. Overall, the site is considered to have a low risk from river, surface water, and groundwater flooding sources.

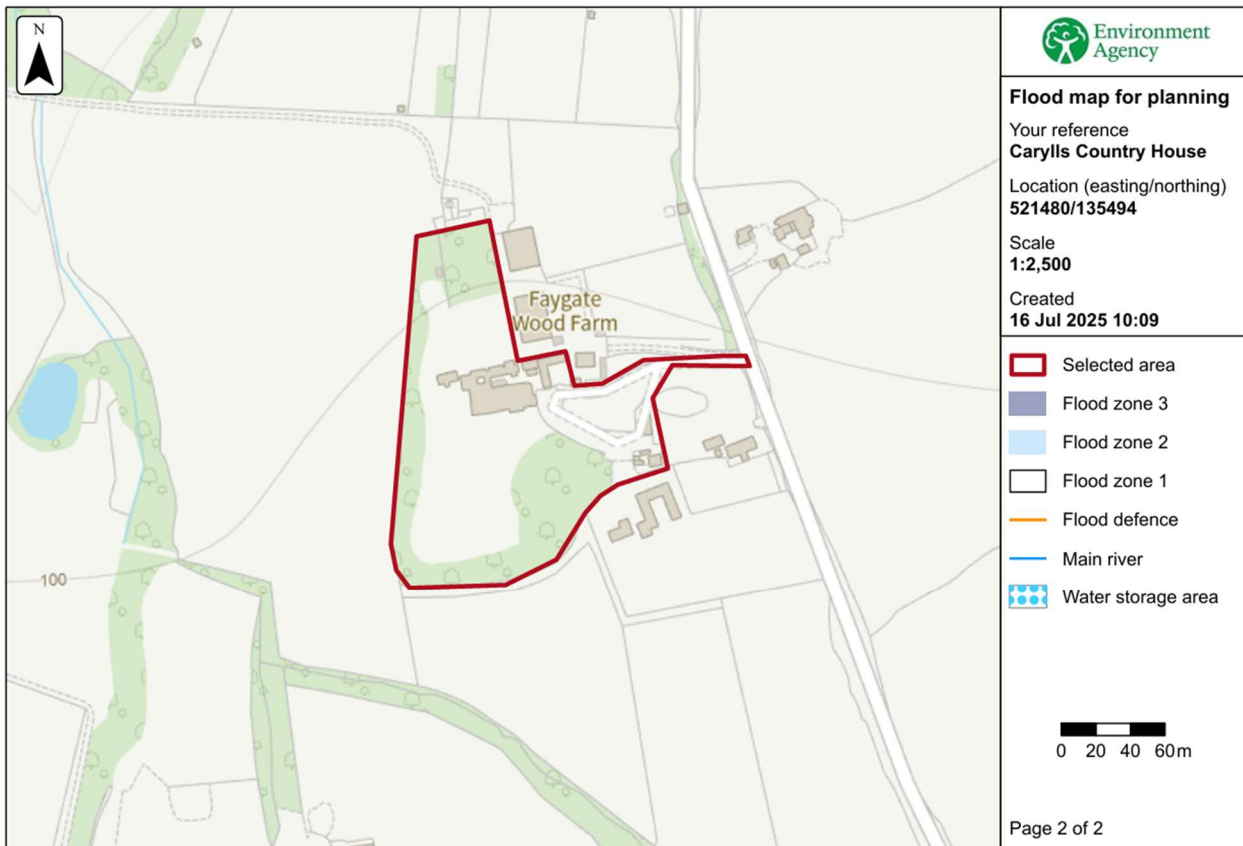


FIGURE 2 - DIAGRAM WITH APPROXIMATE BORDER

3. MITIGATION MEASURES (FINISHED FLOOR LEVELS, DRAINAGE, FLOOD RESILIENCE)

Environment Agency data indicates low to medium risk of surface water flooding in the surrounding area. No known history of surface water flooding at the site. Mitigation measures will be incorporated to manage runoff or similar system from the new unit as outlined below.

- Use of flood-resilient materials for ground floors
- Electrical sockets and services elevated above anticipated flood levels. This is further enhanced as both new outbuildings will be built on higher ground level from external ffl.
- Safe access and egress routes maintained during extreme rainfall events. This can be achieved by installing soak aways within the grounds within the gravel drive.

The Property has always utilised a private wastewater disposal system and has installed a replacement modern system recently, the works having been completed in July 2024.

Building B

For Building B, there are no new connections. The proposed accessible units will be connected into the existing sewage system and existing mains on site. The proposal does increase in footprint and occupancy allowing for two lots of 2-bedroom self-contained accommodation.

These units will be located above external FFL. The proposal will be to provide water butts to collect rainwater runoff from the roof of Building C for planting. Vegetation re-use.

Building C

This is currently a storage building which is uninhabited. Rainwater from the existing roof is soaked up in the pebble ground surface. There are no existing foul water connections. The proposed accommodation will create one dwelling providing a bedroom, bathroom and a kitchen which will need a new foul water connection to the existing system.

The rainwater from the roof will be addressed via two solutions, addressed in points 3 and 4 in the below table.

4. SUSTAINABLE DRAINAGE STRATEGY (SUDS)

To manage surface water runoff from the new unit, the following SuDS measures are proposed:

SuDS Feature	Description
1. Permeable Paving	Allowing infiltration of rainwater through driveways and paths
2. Soakaway System	Underground crates to collect and disperse roof runoff – proposed to the front of the site, proposed building C
3. Rainwater Harvesting	Water butts to collect roof runoff for reuse in irrigation – proposed for both Building B & C
4. Roof Drainage to Garden	Directing roof runoff to landscaped areas with good infiltration

Design Notes:

- Percolation testing will confirm soil suitability for soakaways
- Overflow routes will be included to prevent pooling
- All drainage works will comply with Building Regulations and local planning policies

5. OUTCOMES AND RESIDUAL RISK

Residual flood risks at the site primarily relate to potential surface water pooling during extreme rainfall events or localised drainage blockages. These risks will be mitigated through the implementation of sustainable drainage features where practicable, alongside regular maintenance of on-site drainage infrastructure.

Given the large area of land surrounding the development, surface water runoff is significant. An assessment will be undertaken to evaluate any increase in rainwater resulting from the proposed modifications. Where increased runoff is identified, the preferred mitigation strategy will involve the installation of soakaways. These will be positioned strategically in areas prone to flooding, particularly where water accumulation could obstruct safe ingress or egress from the building.

This approach will complement existing drainage systems, including a pump located at the turning circle gravel drive, which currently helps to eliminate surface water pooling.

To further enhance flood resilience, finished floor levels for the new unit will be set appropriately to prevent water ingress. All existing internal finished floor levels are currently above external ground levels, and this design principle will be maintained in the proposed modifications.

6. CONCLUSION

The proposed development at Carylls Country House is situated within an area classified as Flood Zone 1, indicating a low probability of flooding from rivers, the sea, and other major sources. The nature and scale of the works—replacing existing units and adding one new unit—are appropriate for the location and will not exacerbate flood risk either on-site or in surrounding areas.

A tailored Sustainable Drainage Strategy (SuDS) has been incorporated to effectively manage surface water runoff, with measures designed to mitigate residual risks and enhance site resilience. These provisions, alongside existing drainage infrastructure, ensure that the development aligns with national and local flood risk policy.

Based on current guidance and site conditions, no further detailed Flood Risk Assessment is required unless specifically requested by Horsham District Council