

Flood Risk Assessment

5 Baldwins Field, East Grinstead, West Sussex, RH19 2HE

Proposed Development: Single-storey rear extension (~40 m²)

1. Site and Proposal

The site is a residential property at 5 Baldwins Field, East Grinstead. The proposal is for a single-storey rear extension to provide additional kitchen/dining and living space. The total new footprint is approximately 20 m².

2. Flood Zone Classification

According to the Environment Agency Flood Map for Planning, the site lies within Flood Zone 1 (Low Probability), with a 1 in 100–1,000 annual chance of river flooding. Flood risk from tidal sources is not applicable.

3. Flood Risk from Other Sources

- Surface Water Flooding: The EA Long-Term Flood Risk Map shows the site is at very low risk of surface water flooding.
- Groundwater: Flooding from groundwater is unlikely.
- Reservoirs: Flooding from reservoirs is unlikely.

4. Flood Risk Vulnerability

The development is residential and therefore classed as “More Vulnerable” in the NPPF vulnerability classification. Extensions to existing dwellings are permissible in Flood Zone 1 subject to an FRA.

5. Flood Risk Management Measures

- Finished Floor Levels: The extension will be constructed with finished floor levels set no lower than the existing dwelling.
- Drainage Strategy (SuDS): Surface water runoff from the extension roof will be directed to a sustainable drainage system (e.g. soakaway, water butt, permeable paving), reducing discharge to mains drains.
- Flood Resilience: External works will ensure ground levels fall away from the property. Materials and construction will follow best practice for minimising internal flood damage.
- Safe Access/Egress: Skinners Lane provides dry pedestrian and vehicular access in the design flood event.

6. Climate Change

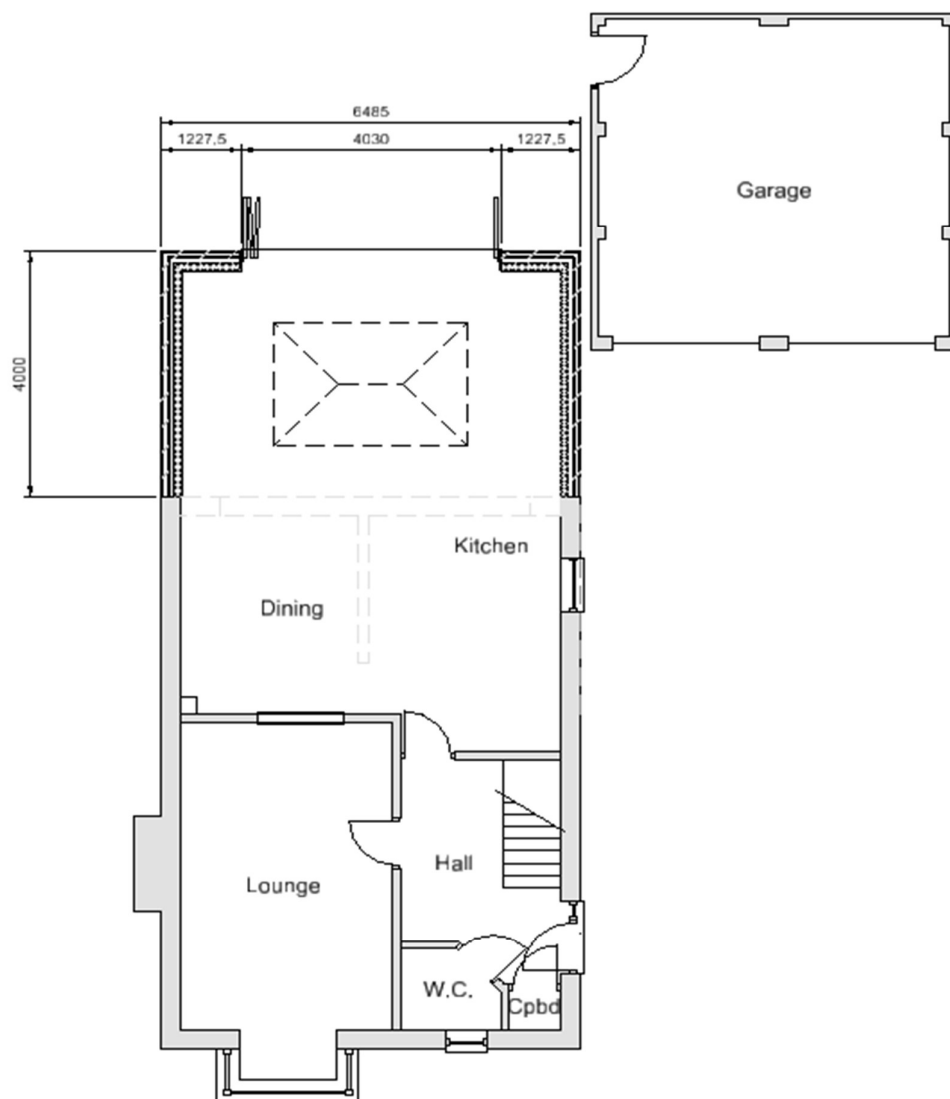
Climate change allowances have been considered. Increased rainfall intensity is mitigated through SuDS. River flood risk allowances do not materially affect this small-scale extension, as floor levels match the existing dwelling.

7. Conclusion

The proposed extension is small in scale and located within an established residential plot. While the site is within Flood Zone 1, the development:

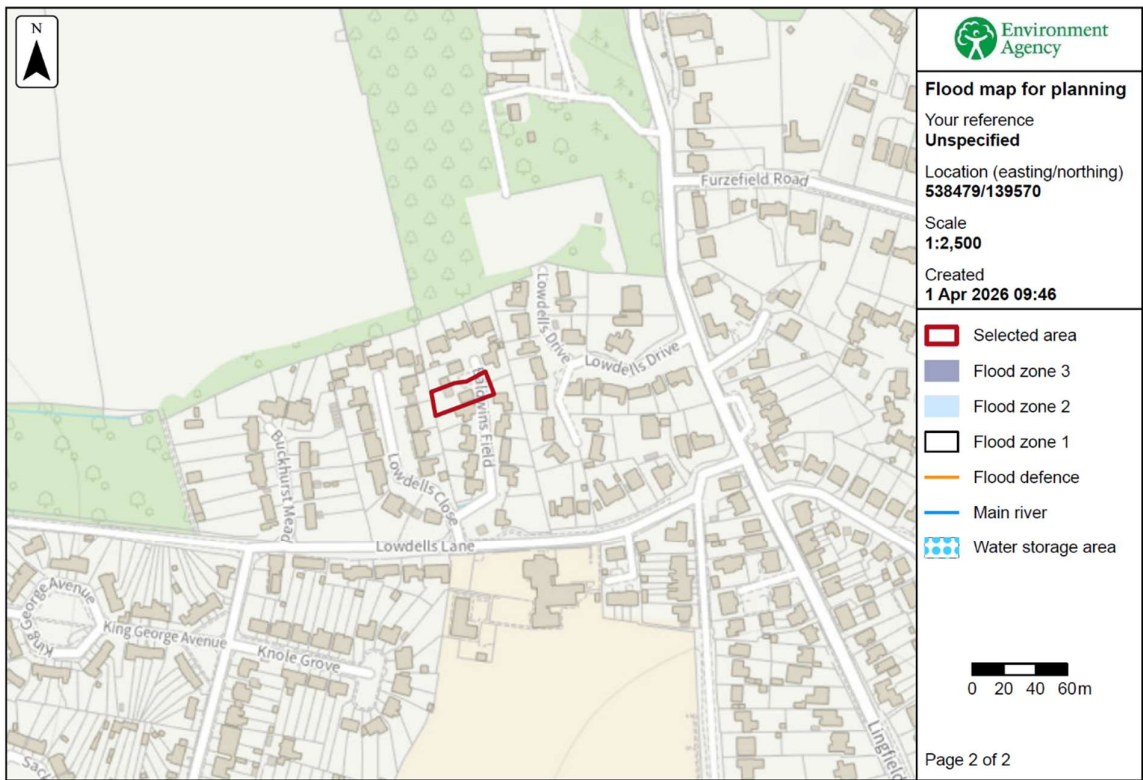
- Maintains finished floor levels at or above the existing property.
- Poses negligible impact on flood storage or flow routes.
- Incorporates appropriate surface water drainage via SuDS.- Provides safe access and egress via Skinners Lane.

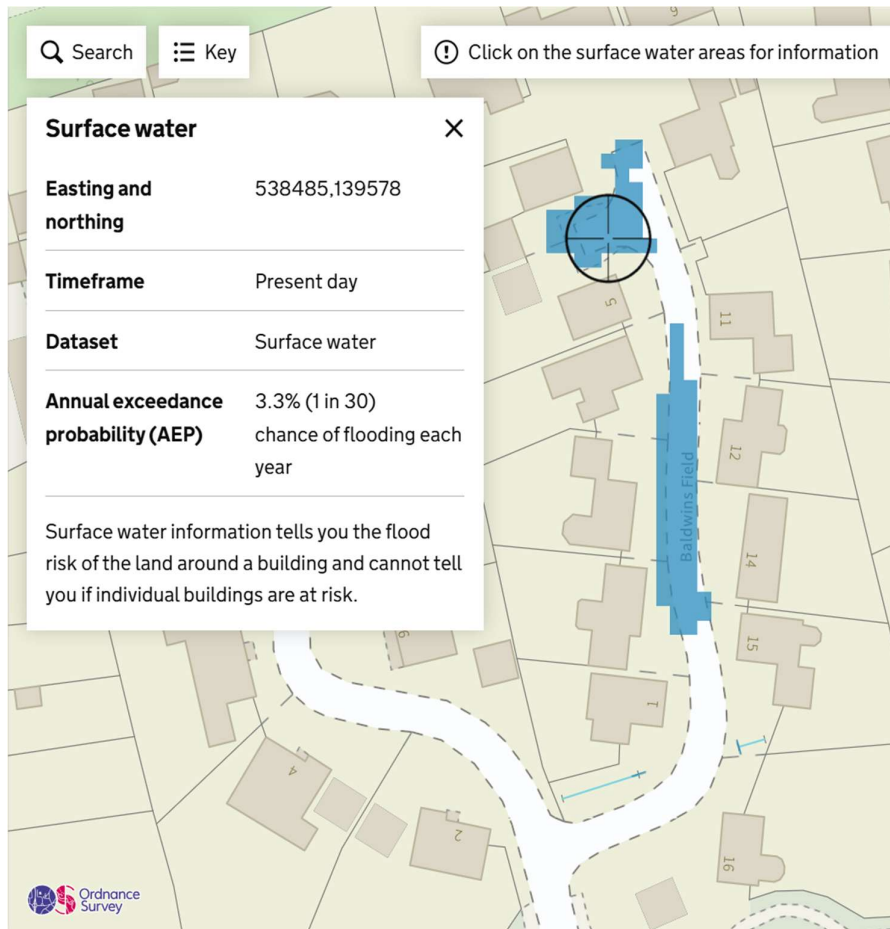
Accordingly, the development is considered appropriate in flood risk terms and compliant with the NPPF and local planning policy.



Proposed Ground Floor Plan

Scale 1:100





Rivers and the sea

[See this risk on the map](#)

What flood zone 1 means

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

[Find out more about flood zones and what they mean.](#)