

FLOOD RISK ASSESSMENT

Proposed Extension

25 Newtown, Copthorne, RH10 3LY

1. Introduction

This Flood Risk Assessment (FRA) has been prepared in support of a householder planning application for a proposed domestic extension at 25 Newtown, Copthorne, RH10 3LY. The report identifies flood risk affecting the site and demonstrates that the proposal will not increase flood risk and is safe for its lifetime.

2. Site Description

The property comprises an existing two-storey dwelling with a single storey rear projection within an established residential terrace. The site forms part of a continuous built frontage along Newtown and lies within an established residential curtilage.

3. Proposed Development

The proposal comprises extension over an existing single-storey rear projection. No material increase in footprint beyond the established residential curtilage is proposed. No ground raising is proposed and no encroachment into undeveloped floodplain will occur.

4. Flood Zone Classification

Environment Agency Flood Map for Planning data confirms Flood Zone 3 is mapped in the vicinity of the site. However, it is critically important to note that No. 25 itself is not located within Flood Zone 3 but lies adjacent to the mapped extent. The dwelling falls outside the high probability flood boundary.

5. Flood Risk Assessment

Fluvial Flooding: The site is outside Flood Zone 3 and therefore not within a high probability flood area. The proposal does not extend development into the mapped flood zone.

Surface Water: No known history of surface water flooding. The proposal does not materially increase impermeable area.

Groundwater & Sewer Flooding: Risk considered low. The site is served by existing drainage infrastructure.

Reservoir & Artificial Sources: The site is not located within a mapped reservoir inundation area.

6. Floodplain & Storage

The proposal builds over an existing structure and does not remove permeable land within a mapped floodplain. There is no loss of floodplain storage and no obstruction of flow paths.

7. Drainage

The development maintains existing drainage connections and does not significantly increase runoff rates. Surface water characteristics remain broadly consistent with existing conditions.

8. Residual Risk & Resilience

Although the site lies outside Flood Zone 3, proportionate resilience measures may be incorporated as good practice including use of water-resistant materials at ground floor level and raised electrical services where practical.

9. Conclusion

This assessment confirms that 25 Newtown is not located within Flood Zone 3, although Flood Zone 3 lies nearby. The proposal does not increase flood risk, does not result in floodplain encroachment, and is considered safe for its lifetime. The development complies with national planning policy relating to flood risk.

Appendix A – Environment Agency Flood Map Extract

This appendix includes the official Environment Agency Flood Map for Planning extract confirming that while Flood Zone 3 is mapped nearby, 25 Newtown itself lies outside the mapped high probability flood extent.



Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	531875/139093	12 February 2026 09:05

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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