

Flood Risk Assessment (Screening)

14 Lynton Park Avenue, East Grinstead

Amended proposal: Raising of rear garden level and construction of retaining wall

Site	14 Lynton Park Avenue, East Grinstead
Proposal	Raising of rear garden level and construction of retaining wall, with associated drainage and landscaping works within the existing residential curtilage.
Date	05 June 2026
Prepared for	Applicant / Agent
EA Flood Map for Planning ref	Unspecified (report provided)
Location (E/N)	539986 / 138833
Drawing information	To be read with the amended proposed levels / retaining wall drawings submitted with the resubmission.
Assessment type	Proportionate FRA (screening) for householder external works

Executive summary

- This FRA has been amended for resubmission so that it assesses only the raising of the rear garden level and the construction of a retaining wall. It does not assess, or rely upon, any separate domestic extension, internal reconfiguration or rear decking works.
- The Environment Agency Flood Map for Planning confirms the selected location is in Flood Zone 1, meaning a low probability of river/sea flooding.
- The applicant-provided surface water mapping shows flood extent concentrated along the low-lying corridor / watercourse to the rear of the plots. This remains the principal residual risk mechanism for the proposal.
- Because the amended works involve land raising and a retaining structure, the key flood-risk matter is to ensure the works do not obstruct shallow overland flow, displace local flood storage, or divert runoff toward adjoining properties.
- Subject to the level, drainage, exceedance-flow and retaining-wall mitigation set out in this report, the external works can be made safe for their lifetime and are not expected to increase flood risk elsewhere.

1. Introduction

This Flood Risk Assessment (FRA) provides a proportionate appraisal of flood risk to the site and sets out mitigation to ensure that the amended proposed development is safe for its lifetime and does not increase flood risk elsewhere.

The scope of the resubmitted application is limited to external garden works: raising of the rear garden level, construction of a retaining wall, and associated drainage / landscaping details. References to previous householder alterations, extension works, internal reconfiguration and rear decking are excluded from this amended assessment.

2. Site description

14 Lynton Park Avenue is an existing residential property in East Grinstead. The rear of the site falls toward a low-lying stream / watercourse corridor beyond the rear garden area. The wider rear corridor is identified on the supplied surface water flood mapping as the area where flood extent is most concentrated.

3. Proposed development

The amended proposal comprises the raising of the rear garden level and construction of a retaining wall, with associated drainage, landscaping and making-good works. The works remain within the existing residential curtilage and do not introduce a new dwelling, basement, sleeping accommodation, habitable floorspace, or a change of use.

For flood risk purposes, the proposal is therefore considered as external residential curtilage works. The assessment focuses on the potential for the altered garden levels and retaining structure to affect surface water movement, local storage, watercourse-interface conditions and runoff to neighbouring land.

4. Flood risk datasets used

Dataset	Provider	What it represents
Flood Map for Planning (river/sea)	Environment Agency	Indicative fluvial / tidal flood zones for planning purposes.
Surface water flood extent map	Applicant-provided mapping	Indicative areas at risk from intense rainfall, overland flow and ponding.
Existing and proposed levels / retaining-wall drawings	Applicant / Agent	Application-level information identifying the extent of land raising, wall alignment, wall height and drainage details. To be read alongside this FRA.

5. Assessment of flood risk

5.1 River / sea (fluvial / tidal)

The Environment Agency Flood Map for Planning report for the selected location (Easting / Northing 539986 / 138833) confirms the site is within Flood Zone 1, an area with a low probability of river / sea flooding. The Flood Map for Planning dataset covers river and sea flooding only and does not assess surface water flood risk.

5.2 Surface water (pluvial)

The surface water mapping supplied with the original FRA shows flood extent focused along the low-lying corridor / watercourse line to the rear of the plots. This indicates that the principal residual risk is surface water flooding during intense rainfall events, associated with shallow overland flow and / or ponding in low areas.

For the amended proposal, the main flood-risk sensitivity is not the introduction of new habitable accommodation, but the potential physical effect of raising land levels and constructing a retaining wall. Poorly detailed land raising could reduce shallow local storage, create a bunding effect, obstruct exceedance flows, increase water depth on adjoining land, or divert runoff toward neighbouring gardens or the dwelling. The mitigation in Section 7 is therefore directed at preserving conveyance, maintaining or compensating local storage where necessary, and ensuring controlled drainage of the retained ground.

5.3 Watercourse interface

A stream / watercourse corridor lies to the rear of the plot. The amended works should not encroach into the watercourse channel, alter the bank, culvert the channel, place fill within the channel corridor, or impede maintenance access. If any element of the works would affect the watercourse, its banks, or the passage of flow, separate land drainage / ordinary watercourse consent may be required from the relevant authority before works commence.

5.4 Other sources (screening)

- Sewer flooding may occur during intense storms; suitable backflow protection and correct surface water connections are recommended where relevant.
- Groundwater flooding has not been assessed in detail due to the absence of site-specific investigation data. The amended proposal does not include a basement.
- Reservoir flooding has not been assessed as no dataset was provided with the original report.

6. Summary of flood risk

Source of flooding	Risk level	Notes
River / sea (EA Flood Map for Planning)	Low (Flood Zone 1)	Indicative mapping for fluvial / tidal sources only.

Surface water (overland flow / ponding)	Residual risk focused toward rear low corridor	Flood extents shown along rear low corridor. The retaining wall and raised garden level must be detailed so they do not block flow routes, displace flood storage, or direct runoff to neighbouring land.
Watercourse interface	Residual / design control required	No encroachment, obstruction, filling, bank alteration or culverting should occur unless separately consented. Maintain flow and maintenance access.
Sewer surcharge	Residual	Mitigate through appropriate drainage detailing and backflow prevention where feasible.

7. Mitigation and drainage strategy

Given the low river / sea flood risk and the identified residual surface water mechanism, mitigation focuses on ensuring that the raised garden level and retaining wall do not increase runoff, obstruct overland flow, reduce effective flood storage, or worsen flood risk to neighbouring properties.

7.1 Scope and design principles

- The FRA relates only to the amended external garden-level raising and retaining-wall works. No new habitable accommodation, basement, extension, or decking is assessed in this amended report.
- The submitted levels plan and retaining-wall details should clearly show existing levels, proposed levels, the wall alignment, wall height, fall directions, and the exceedance route for surface water in an extreme event.
- Avoid land raising or solid walling within the mapped surface water extent and rear low corridor where practicable. If any unavoidable encroachment occurs, the detailed design should demonstrate that local storage and conveyance are preserved or appropriately compensated.

7.2 Layout, levels and exceedance flow

- The finished garden profile should fall away from the dwelling and should not shed uncontrolled runoff toward neighbouring gardens, adjoining structures, or the watercourse bank.
- The raised garden and retaining wall should not form a continuous bund that traps water on one side or prevents shallow overland flow from following its existing low-level route.
- Provide a positive exceedance route so that, in events beyond the drainage system capacity, water is safely directed away from the dwelling and toward the existing low corridor without increasing risk to neighbouring properties.
- Maintain existing thresholds and air bricks / sub-floor ventilation above adjacent external ground levels. Where external levels are raised near the dwelling, appropriate separation, drainage channels, retaining upstands and damp-proofing details should be provided by the detailed design.

7.3 Retaining wall drainage

- The retaining wall should include free-draining granular backfill, a geotextile separator where appropriate, and a collector drain / land drain at the rear or toe of the wall, subject to detailed design.
- Weep holes, drainage slots or other flow-through details should be incorporated where necessary so the wall does not retain surface water or create a hydrostatic barrier during intense rainfall.
- Collected water should discharge to a suitable SuDS feature, infiltration device or other agreed outfall. It should not be discharged in an uncontrolled manner onto neighbouring land or directly into the watercourse unless this is lawful, technically justified and agreed where required.
- The retaining wall should be structurally designed to account for hydrostatic pressure, surcharge and saturated backfill conditions. This is a detailed design matter, but it supports the flood-risk objective of avoiding failure, blockage or uncontrolled release of water.

7.4 Surface water drainage (SuDS)

- Design in accordance with the SuDS hierarchy: infiltration first, subject to ground conditions and testing, otherwise attenuation with controlled discharge to an agreed lawful outfall.

- Ensure post-development surface water runoff rates and volumes are no worse than existing. The raised garden should not increase the speed or volume of runoff leaving the site.
- Use source-control measures where suitable, such as permeable surfacing, planted / landscaped areas, rain-garden features, gravel trenches, filter drains or soakaways.
- Drainage features should be maintainable and should include simple inspection / cleaning access where practicable, particularly to wall drains, gullies, channels and outfalls.

7.5 Watercourse and boundary protection

- No spoil, fill, concrete washout, retaining-wall material or construction debris should enter the rear watercourse corridor.
- Any works affecting the watercourse, its banks or its flow should be agreed with the relevant authority and should not proceed until any necessary separate consent has been obtained.
- Boundary levels should be detailed to avoid directing water toward adjoining land. Where the proposed level change approaches a boundary, a drainage channel, filter strip or equivalent intercepting feature should be provided where necessary.

7.6 Construction-phase controls

- During construction, temporary stockpiles and imported fill should be located away from the low corridor and should not obstruct existing overland flow paths.
- Temporary silt control should be used to prevent sediment entering gullies, drains, neighbouring land or the watercourse corridor.
- Existing drains, gullies, channels and watercourse edges should be protected from damage and blockage during the works.

8. Conclusion

The Environment Agency Flood Map for Planning confirms the site is in Flood Zone 1, with a low probability of river / sea flooding. The supplied surface water mapping indicates that the principal residual risk relates to intense rainfall causing overland flow and / or ponding along the low-lying corridor at the rear of the plots.

The amended proposal is limited to raising the rear garden level and constructing a retaining wall within the existing residential curtilage. The works do not introduce new habitable floorspace, a basement, a new dwelling, or a more vulnerable use. The key design requirement is therefore to ensure that the change in levels and retaining structure do not obstruct surface water movement, displace local storage, or divert runoff to neighbouring land.

Subject to the mitigation and SuDS-led drainage approach set out in this FRA, including appropriate levels, retaining-wall drainage, exceedance routing and protection of the rear watercourse corridor, the amended domestic external works can be made safe for their lifetime and are not expected to increase flood risk elsewhere.

Limitations: This FRA is based on publicly available datasets, applicant-provided mapping and application-level drawing information, without site investigation or hydraulic modelling. Detailed levels, structural retaining-wall design and drainage design should be confirmed at detailed design stage.

Appendix A - Flood mapping extracts

Figure A1: Environment Agency Flood Map for Planning - confirmation statement (page 1).



Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	539986/138833	21 December 2025 21:08

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

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.

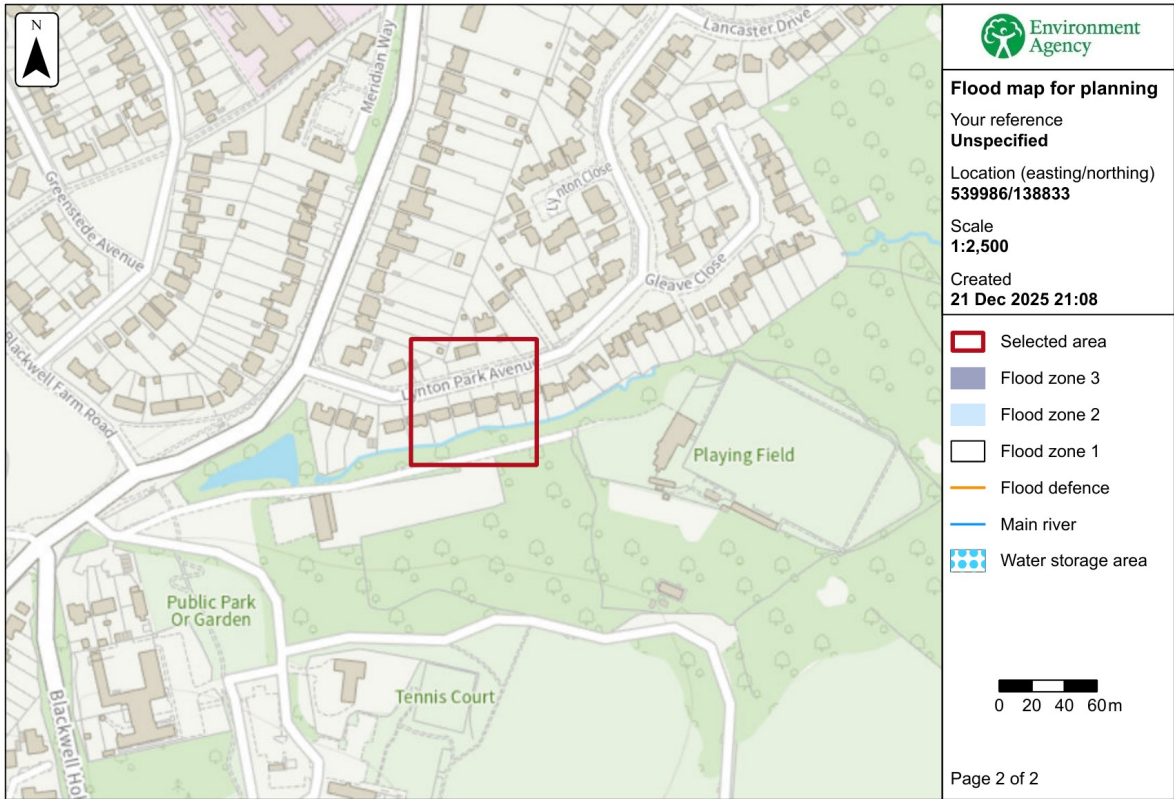
This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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Appendix A - Flood mapping extracts (continued)

Figure A2: Environment Agency Flood Map for Planning - map extract (page 2).



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Appendix B - Surface water flood extent mapping

Figure B1: Surface water flood extent and report area as supplied.



Appendix C - Amended proposal drawing information

The amended proposal drawings should be read alongside this FRA. The following information should be shown on, or submitted with, the resubmission drawings so that the flood-risk mitigation can be verified at detailed design stage.

Drawing / detail item	Flood-risk purpose
Existing and proposed garden levels	Confirms the extent of land raising and demonstrates that runoff is not directed toward neighbouring properties or the dwelling.
Retaining wall location, height and section	Confirms whether the wall could obstruct overland flow and allows review of the wall drainage strategy.
Retaining wall drainage: granular backfill, land drain, weep holes / drainage slots and outfall	Demonstrates that the wall will not retain water or create a hydrostatic barrier during intense rainfall.
Exceedance flow route	Shows where water will travel during storm events beyond drainage system capacity.
Relationship to rear watercourse corridor	Confirms that the works do not encroach into the watercourse, alter the bank, block access or impede flow.
SuDS / infiltration or attenuation details	Demonstrates that post-development runoff rates and volumes will be no worse than existing.