

Flood Risk Assessment

April 28th 2025

Application Site: 31 Overton Shaw, East Grinstead, RH19 2HN
Planning Portal Ref: PP-13696711
Description: Proposed works include the demolition of the existing rear single storey conservation, the development of a single storey rear extension at ground floor level, and the installation of a single skylight.

Introduction

This is a Flood Risk Assessment prepare to accompany the Householder Planning Application for works to 31 Overton Shaw, East Grinstead RH19 2HN

Use

31 Overton Shaw is a residential property and there will be no change to the existing residential (C3) use of the property.

Application Site Area

31 Overton Shaw has a site boundary measuring 0.03ha.

Flood Risk

The Environmental Agency Flood Risk Checker, as well as the LPA SFRA (Strategic Flood Risk Assessment) for the property and site address highlights the following:

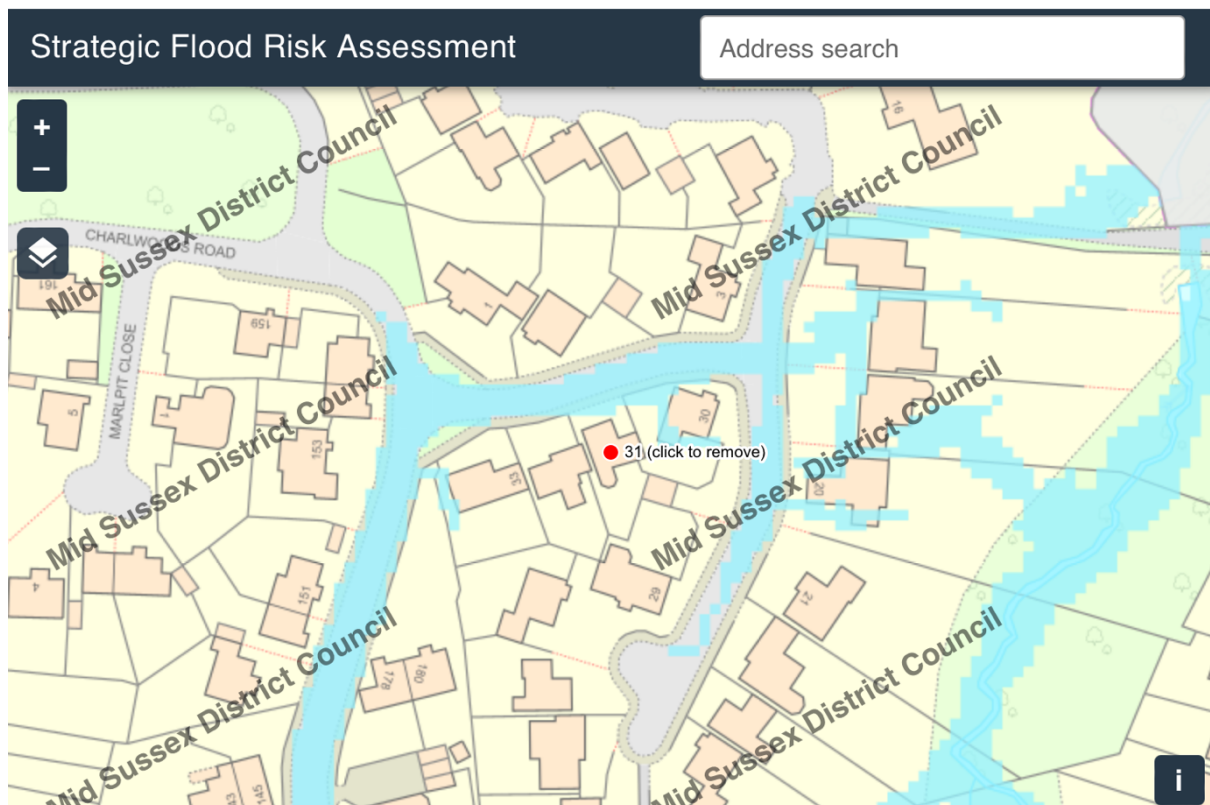
Rivers & Sea Risk	Very low risk. Very low risk means that this area has a chance of flooding of less than 0.1% each year.
Surface Water Risk	Very low risk. Very low risk means that this area has a chance of surface water flooding of less than 0.1% each year. In addition, the LPA SFRA outlines there is a 1 in 1000 risk of flooding from surface water (Pluvial Flood Risk) to the front section of the application site when joining the Overton Shaw highway. Note: the proposed location of works to the application site are not within the designated Pluvial Flood Risk Zone.
Reservoir Risk	Flooding from reservoirs is unlikely in this area.
Groundwater Risk	Flooding from reservoirs is unlikely in this area.

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

Note: this is nearest zoom of the map available for the site address, and therefore an orange dot is used to show the application site positioning.



The LPA SFRA Flood Risk from Surface Water Map can be seen below:



Mitigation

With the property being highlighted as within a very low risk of surface water flooding, mitigation measures are still advantageous, and are to be provided during the development of the proposed works. The mitigation measures proposed do not extend beyond those usually provided and would include:

- Provision of a soakaway, sized by specialist, to serve the extended footprint area, in accordance with Building Regulations and for approval by the appointed Approved Inspector. The provision of a soakaway would be provided to the rear garden 5m away from any building outline, and 2.5m from any adjacent boundary.
- The proposed extension finish floor level will not be any lower than the existing internal ground floor finished floor level.
- All existing surface water drainage to the front and rear of the property are to remain as existing.

Summary

We trust the proposed development will be viewed favourably and look forward to your assessment of the application in due course.

Yours sincerely,

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