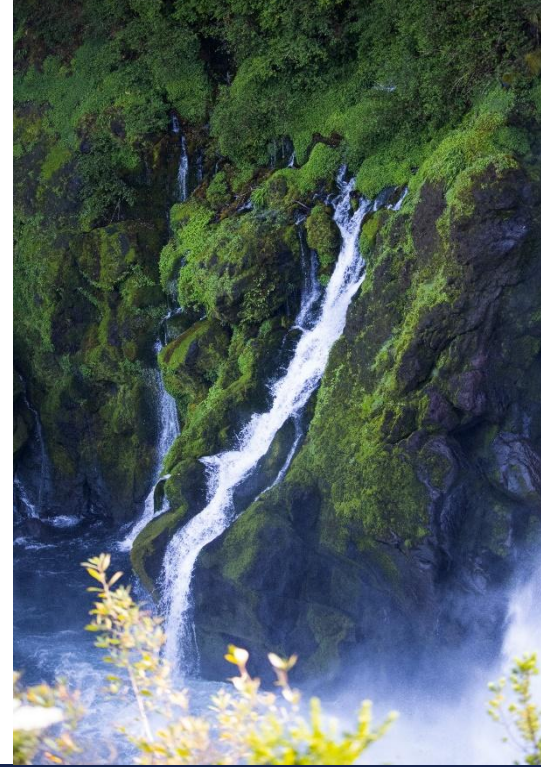




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Flood Risk Assessment AEG8551_RH19_EastGrinstead_01

Site Address: 5-11 London Road
East Grinstead
Mid Sussex
West Sussex
RH19 1AL

UK Experts in Flood Modelling, Flood Risk
Assessments, and Surface Water Drainage Strategies

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Document Issue Record

Project: Flood Risk Assessment

Prepared for: Ercan Cift dal

Reference: AEG8551_RH19_EastGrinstead_01

Site Location: 5-11 London Road, East Grinstead, Mid Sussex, RH19 1AL

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Summary

Development Description	Existing	Proposed
Development Type	Existing commercial building.	The conversion of the first and second floors from commercial to two residential flats.
EA Vulnerability Classification	Less Vulnerable	More Vulnerable
Ground Floor Level	Based on the EA LiDAR data, the ground levels of the site vary between 129.88m AOD and 132.6m AOD.	No change – proposed development is situated at the first and second floor and is therefore above ground floor levels.
Level of Sleeping Accommodation	No sleeping within building	First and second floors.
Surface Water Drainage	N/A ¹	Proposal is for a change of use; therefore, development should drain via existing system/arrangement on site.
Site Size	c. 110m ²	No change
Risk to Development	Summary	Comment
EA Flood Zone	Flood Zone 1	Proposed development is considered low risk from all analysed sources of flooding.
Flood Source	Pluvial	
SFRA Available	Level 1 Strategic Flood Risk Assessment (Mid Sussex District Council, 2024) and Strategic Flood Risk Assessment Level 1 (Mid Sussex District Council, 2015)	
Management Measures	Summary	Comment
Ground floor level above extreme flood levels	Yes	Given the proposed development is situated on the first and second floors, it is above all modelled fluvial and pluvial flood extents.
Safe Access/Egress Route	Safe access/egress remains possible.	Safe access and egress remains possible via travelling south from the

Flood Resilient Design Site Drainage Plan Flood Warning and Evacuation Plan		site to meet High Street road given High Street is outside the low, medium and high risks of experiencing surface water flood depths greater than 0.2m.
	Not required.	See details in Section 5.
	N/A ¹	Proposal is for a change of use; therefore, development should drain via existing system/arrangement on site.
	N/A ¹	Recommended that occupier monitor Met Office Weather Warnings for extreme weather events.
Offsite Impacts	Summary	Comment
Displacement of floodwater	No	Proposals are for a change of use, thus will not displace floodwater.
Increase in surface run-off generation	No	Proposals are for a change of use, therefore will not increase surface water run-off.
Impact on hydraulic performance of channels	No	There are no watercourses within a 500m radius of the site.

¹ not required for this assessment

² data not available.

1. Introduction

- 1.1. Aegaea were commissioned by Ercan Ciftidal to undertake a Flood Risk Assessment (FRA) to facilitate a planning application for the proposed development. This FRA has been prepared in accordance with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance.
- 1.2. This FRA is intended to support a full planning application and as such the level of detail included is commensurate and subject to the nature of the proposals.

Site Overview

- 1.3. The site of the proposed development is 5-11 London Road, East Grinstead, Mid Sussex, RH19 1AL (Figure 1).

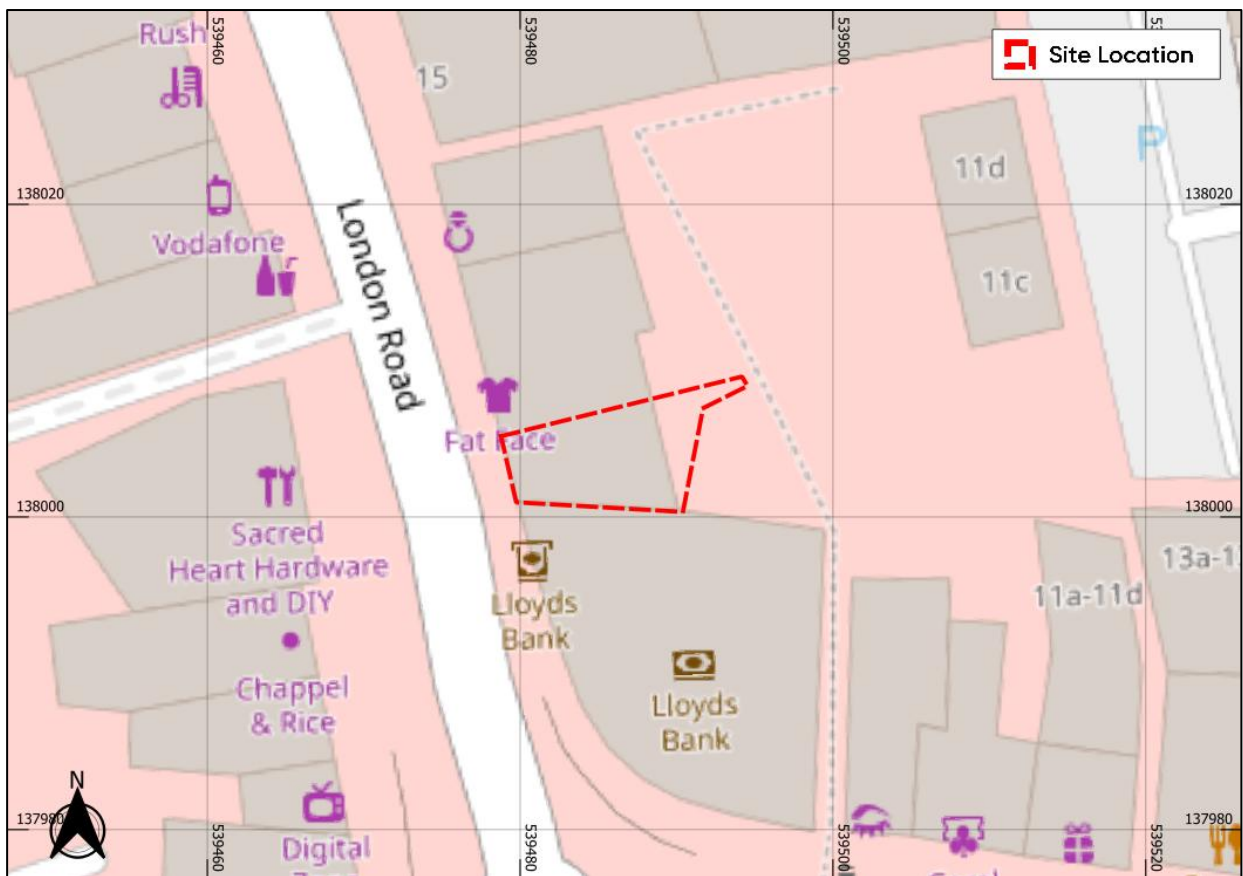


Figure 1: Site Location (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors)

- 1.4. The existing building is commercial use only across all floors. It is understood that the client is seeking to convert the first and second floors of the property to create two flats.
- 1.5. In the absence of a topographical survey, Environment Agency Light Detection and Ranging (LiDAR) data Digital Terrain Model has been used to review the topography of the site (Figure 2). Analysis of the LiDAR data shows that the site is situated on ground levels varying between 129.88 metres Above Ordnance Datum (m AOD) and 132.60m AOD with a gentle downwards slope travelling in the northwest direction.
- 1.6. However, it is important to note that the proposed development is situated on the first and second floors of the existing building and therefore is above ground levels.

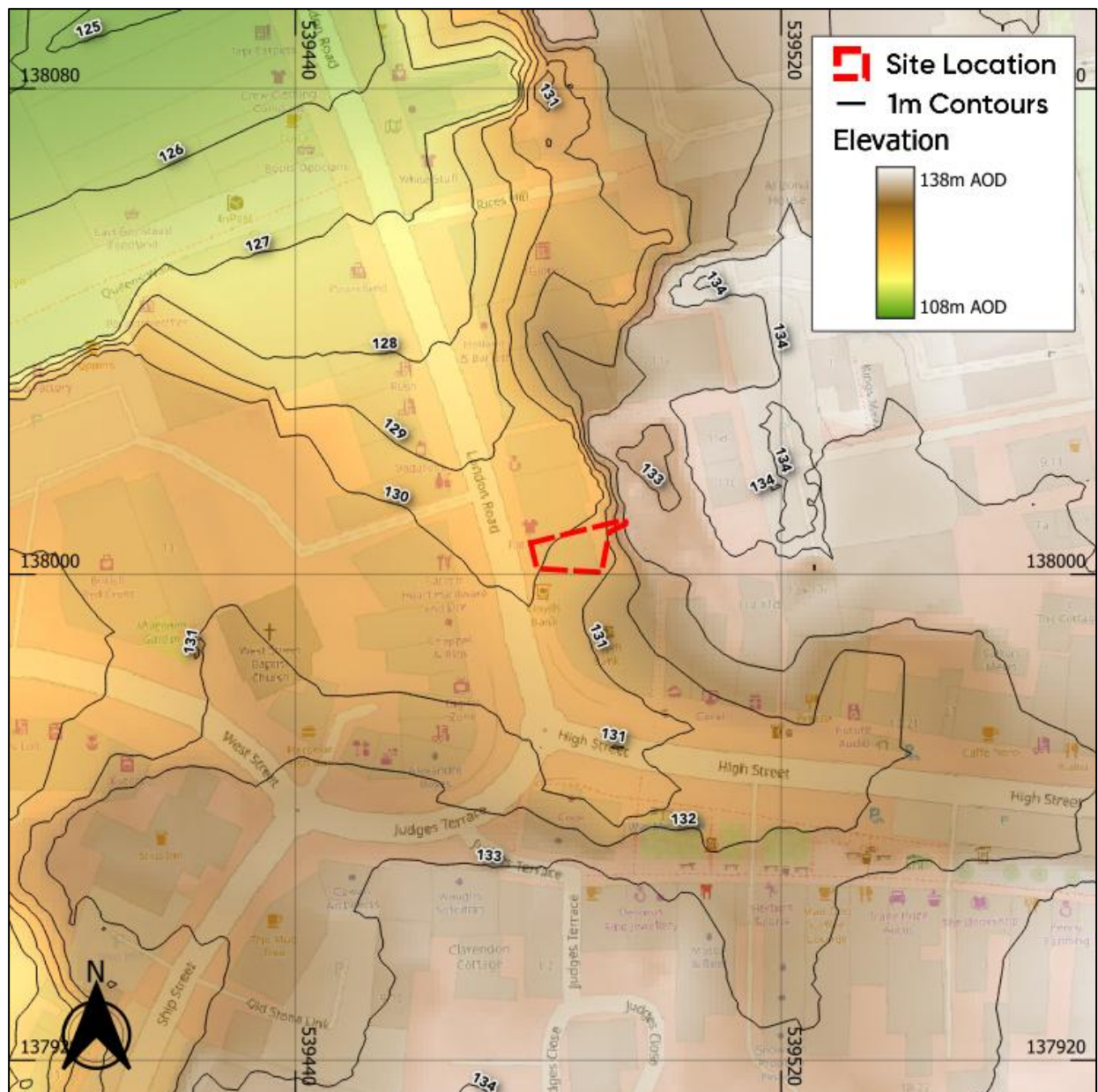


Figure 2: Site Topography (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 1.7. Mid Sussex District Council is the Local Planning Authority (LPA) for the site and West Sussex County Council is the designated Lead Local Flood Authority (LLFA). The site sits within the Environment Agency's Solent and South Downs region.

Planning Policy and Guidance

1.8. UK government planning guidance states¹ that an FRA is required for developments which are:

- *in flood zones 2 or 3 including minor development and change of use*
- *more than 1 hectare (ha) in flood zone 1*
- *less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)*
- *in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency*

1.9. An application has already been submitted to Mid Sussex District Council (MSDC) – reference DM/25/1153. The MSDC Drainage Team have stated:

The flood risk and drainage team have reviewed the information submitted in support of this application and can provide the following initial comments.

The existing site is located within flood zone 1, at low fluvial flood risk. However, the site is located in an area at Low risk from surface water flooding at the present day and with Climate Change, and therefore considered to represent flooding equivalent of Flood Zone 2. The Environment Agency released updated flood risk mapping following the new National Flood Risk Assessment (NaFRA2) in early 2025. The updated mapping uses new improved methods to assess flood risk.

For clarity MSDC's Flood Risk and Drainage Team (in line with advice from West Sussex Lead Local Flood Authority) utilise the below table when considering flood risk.

¹<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-need-an-assessment>

Annual exceedance	Flood Zone	Surface Water Flood Risk
<i>Greater than 3.3% (>1:30-year)</i>	<i>3b</i>	<i>High</i>
<i>Between 1% and 3.3% (1:100-year and 1:30-year)</i>	<i>3a</i>	<i>Medium</i>
<i>Between 0.1% and 1% (1:1,000-year and 1:100-year)</i>	<i>2</i>	<i>Low</i>
<i>Less than 0.1% (<1:1,000-year)</i>	<i>1</i>	<i>Very Low</i>

The applicant will need to provide a flood risk assessment which provides evidence that the proposed development will be safe for the lifetime of the development. The NPPF considers residential developments to have a minimum design life of 100 years.

We would also advise the applicant that we will require a drawing showing sections of the ground levels and floor levels, estimated flood depths, proposed finished floor level, any proposed external ground level alterations, any proposed flood management and mitigation measures, and a safe escape route for residential occupants.

- 1.10. As such, the MSDC have required a Flood Risk Assessment (FRA) due to the surface water flood risk.
- 1.11. The objective of this FRA is to demonstrate that the proposals are acceptable in terms of flood risk. This report summarises the findings of the study and specifically addresses the following issues in the context of the current legislative regime:
 - Fluvial/tidal flood risk
 - Surface water flood risk
 - Risk of flooding from other sources

2. Planning Policy

- 2.1. Inappropriate development in a flood risk area could pose significant risk in terms of personal safety and damage to property for the occupiers of the development or for people elsewhere. The approach taken in the assessment of flood risk at the planning stage is set out in national, regional, and local planning policy and associated guidance. This section summarises the key policies and guidance relevant to the proposed development.

National Planning Policy Framework (NPPF)

- 2.2. The National Planning Policy Framework² (NPPF) (MHCLG, 2024) which includes UK Government policy on development and flood risk states:

170. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

176. Applications for some minor development and changes of use should also not be subject to the sequential test, nor the exception test [set out below], but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.

181. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*

² <https://www.gov.uk/guidance/national-planning-policy-framework>, last updated Dec 2024

- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

2.3. Footnote 63 of the NPPF states:

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

2.4. Flood Zones in England are defined as follows:

Table 1: Flood Zone Definitions

Flood Zone	Definition
Zone 1 Low Probability	Land having less than 1 in 1,000 annual probability of river or sea flooding (all land outside Zones 2 and 3).
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

- 2.5. An FRA should be appropriate to the scale, nature, and location of the development. It should identify and assess the risk from all sources of flooding to and from the development and demonstrate how any flood risks will be managed over the lifetime of the development.
- 2.6. An assessment of hydrological impacts should be undertaken, including to surface water runoff and impacts to drainage networks in order to demonstrate how flood risk to others will be managed following development and taking climate change into account.

Local Plan

- 2.7. The Local Plan prepared by the Local Planning Authority, Mid Sussex District Council, sets out the policies for development in the local area.
- 2.8. Policy DP41 Flood Risk and Drainage outlines the requirements for new development within the area. It states:

Strategic Objectives:

- 1. To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change; and*
- 2. To support sustainable communities which are safe, healthy and inclusive.*

Evidence Base:

Gatwick Sub Region Water Cycle Study; Strategic Flood Risk Assessment; Water. People. Places SuDS guidance.

Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs. Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.

Sequential and Exception Tests

- 2.9. The Sequential and Exception Tests are applied in specific cases defined by UK Government policy. Their purpose is to drive development to areas of low flood risk and to support developments which improve flood risk for developments in areas at risk of flooding.
- 2.10. Under the NPPF, all new planning applications should undergo a Sequential Test in accordance with Paragraph 172 and Footnote 63. This test should be implemented by local planning

authorities with a view to location; particularly vulnerable new developments outside of the floodplain.

2.11. However, Paragraph 176 of the NPPF states:

*176. Applications for some minor development and **change of use** should also not be subject to the sequential test, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.*

2.12. As such, a site-specific Sequential and Exception Test for the proposed change of use is not considered necessary in line with the NPPF.

Summary

2.13. This flood risk assessment has been prepared with due consideration to the above local and national policy.

3. Document Review

Documents and Online Mapping

- 3.1. Local Governments and Lead Local Flood Authorities provide documents which contain data and policies on flood risk and new development in their areas. These documents are introduced and briefly summarised below. For the purposes of this FRA, these documents have been reviewed for relevant information and any relevant data is discussed within the appropriate sub heading of this report.
- 3.2. The following sources of information have been reviewed for this assessment:
- Flood Map for Planning on the Environment Agency website <https://flood-map-for-planning.service.gov.uk/>
 - Long Term Flood Risk Information on the Environment Agency website <https://www.gov.uk/check-long-term-flood-risk>
 - National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2024)
 - Planning Practice Guidance - Flood Risk and Coastal Change (Ministry of Housing, Communities and Local Government, 2022)
 - Geoindex Onshore (British Geological Survey, 2024)
 - Mid Sussex District Plan 2014-2031 (Mid Sussex District Council, 2018)³
 - Preliminary Flood Risk Assessment Addendum (West Sussex County Council, 2017)⁴ and West Sussex Preliminary Flood Risk Assessment (West Sussex County Council, 2011)⁵

³ <https://www.midsussex.gov.uk/media/3406/mid-sussex-district-plan.pdf>

⁴ https://assets.publishing.service.gov.uk/media/5acc9b9140f0b64ff0e694b0/PFRA_West_Sussex_County_Council_2017.pdf

⁵ https://www.westsussex.gov.uk/media/1626/west_sussex_pfra.pdf

- Level 1 Strategic Flood Risk Assessment (Mid Sussex District Council, 2024)⁶ and Strategic Flood Risk Assessment Level 1 (Mid Sussex District Council, 2015)⁷
- West Sussex Local Flood Risk Management Strategy (2013-2018) (West Sussex County Council, 2014)⁸

Preliminary Flood Risk Assessment (PFRA)

- 3.3. The PFRA, published in 2011 and 2017, is a high-level appraisal of flood risk across Lead Local Flood Authority West Sussex County Council. The flood risk from all sources, including fluvial, surface water, groundwater, and surcharged sewers is evaluated. It is the basis upon which the Local Flood Risk Management Strategy is produced.
- 3.4. The PFRA summarises historical flood incidents in West Sussex County Council. The site is not recorded as having been affected by any flood event.

Strategic Flood Risk Assessment (SFRA)

- 3.5. The SFRA, published in 2015 and 2024, provides the evidence base for the Local Planning Authority Mid Sussex District Council Local Plan and guidance for consideration when determining planning applications. The SFRA seeks to place new development into areas of lower flood risk taking into account current flood risk, future flood risk, and the effect a proposed development would have on the risk of flooding.
- 3.6. The SFRA mapping provided by Mid Sussex District Council has been used throughout production of this report as a source of information, particularly pertaining to historical flood incidents.

Local Flood Risk Management Strategy (LFRMS)

- 3.7. The Local Flood Risk Management Strategy sets out roles and responsibilities for flood risk management, assesses the risk of flooding in the area, where funding can be found to manage flood risk, and the policies, objectives, and actions of the Lead Local Flood Authority.

⁶ <https://www.midsussex.gov.uk/media/sl2jkh0z/env11-strategic-flood-risk-assessment-level-1-2024.pdf>

⁷ <https://www.midsussex.gov.uk/media/2609/strategic-flood-risk-assessment.pdf>

⁸ https://www.westsussex.gov.uk/media/1595/local_flood_risk_management_strategy.pdf

- 3.8. The West Sussex County Council LFRMS is used within this report to identify any flood management infrastructure and historical incidences of flooding.

4. Sources of Flood Risk

Fluvial

- 4.1. Flooding from watercourses arises when flows exceed the capacity of the channel, or where a restrictive structure is encountered, resulting in water overtopping the banks into the floodplain.

Main Rivers and Ordinary Watercourses

- 4.2. There are no watercourses within a 500m radius of the site. The nearest identified watercourses according to OS mapping are c. 800m southwest of the site and are considered to be culverted ditches that discharge into an ordinary watercourse.
- 4.3. There are no other mapped watercourses according to OS mapping.

EA Flood Map for Planning

- 4.4. The entirety of the site is situated within Flood Zone 1 according to the EA Flood Map for Planning, which was updated in March 2025 (Figure 3).

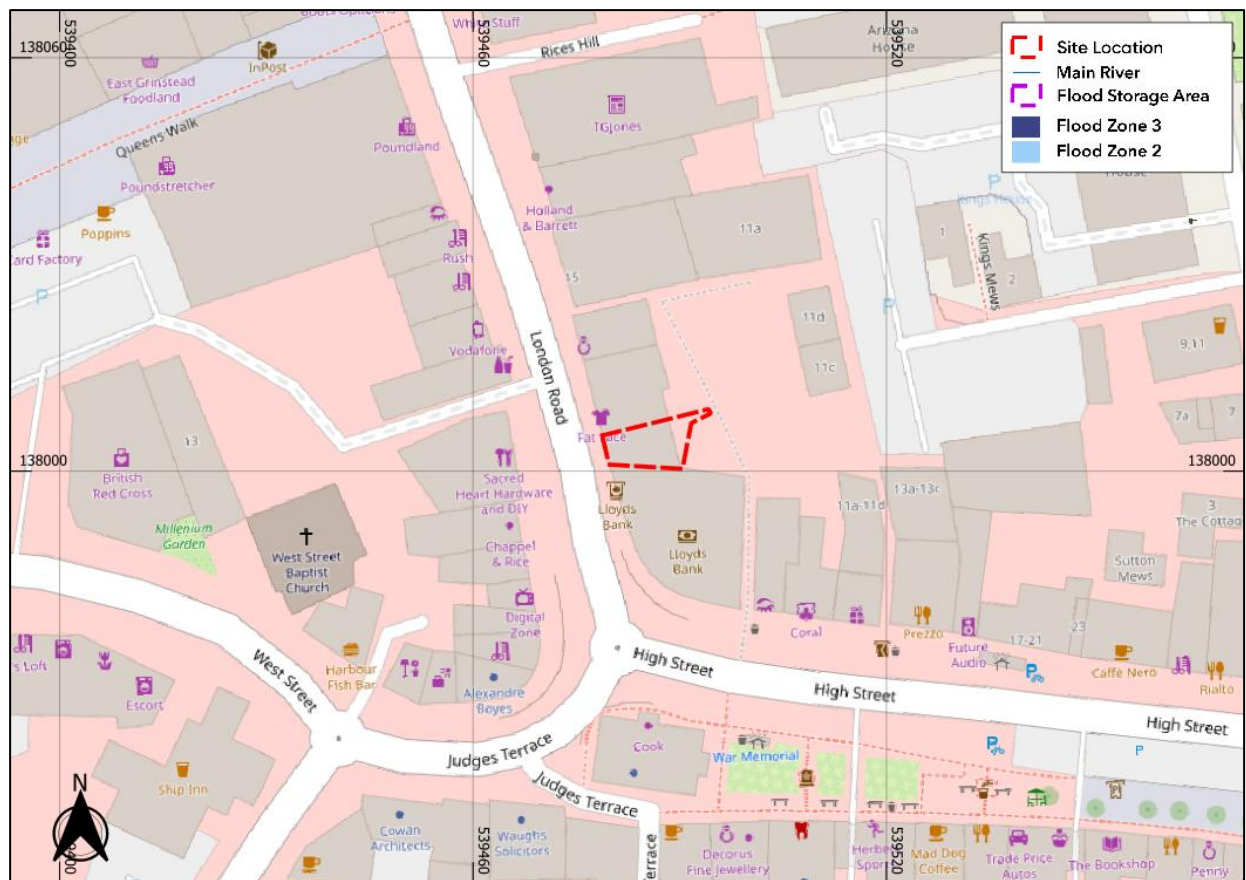


Figure 3: EA Flood Map for Planning (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Historical Fluvial Flooding

- 4.5. Review of the EA Historical Fluvial Flood Outline dataset shows that flooding has not occurred on or in the vicinity of the site previously (Figure 4).

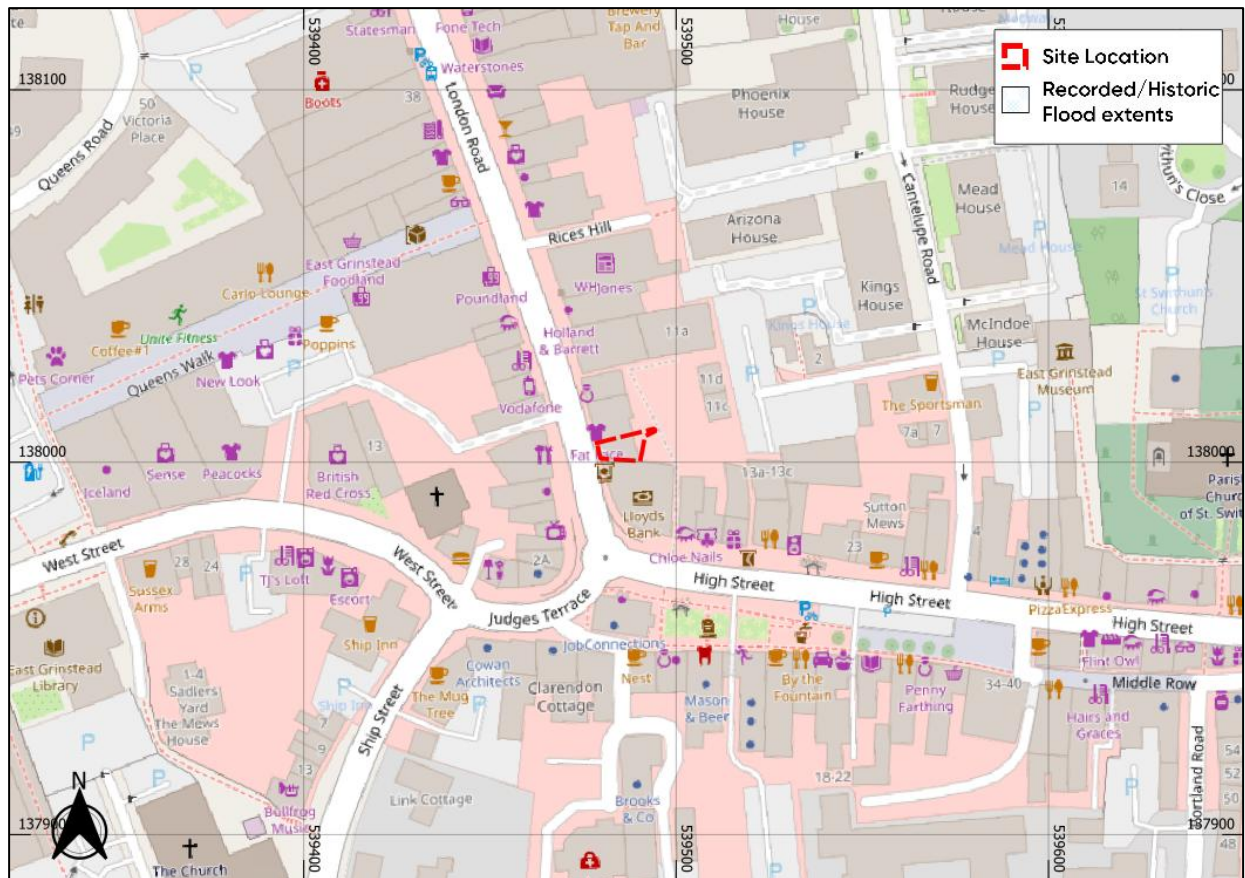


Figure 4: EA Historic Flood Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Fluvial Flooding Summary

- 4.6. Based on the EA data analysed above and coupled with the fact that the proposed development is situated on the first and second floors, the fluvial flood risk is considered to be low.

Tidal

- 4.7. Tidal flooding occurs when a high tide and high winds combine to elevate sea levels. An area behind coastal flood defences can still flood if waves overtop the defences or break through them. Tidal flooding can also occur a long way from the coast by raising river levels. Water may overtop the river bank or river defences when tide levels are high.
- 4.8. The site is a significant distance from any tidal source and above the anticipated extreme tidal levels, even when considering the impacts of climate change.
- 4.9. Therefore, the risk of flooding from tidal sources is considered to be low.

Canals

- 4.10. The Canal and River Trust (CRT) generally maintains canal levels using reservoirs, feeders, and boreholes and manages water levels by transferring it within the canal system.
- 4.11. There are no identified CRT maintained canals within a 1.0km radius of the site according to the UK CRT Network mapping⁹.
- 4.12. The risk of flooding to this site from canals is considered to be low.

Pluvial

- 4.13. Pluvial flooding can occur during prolonged or intense storm events when the infiltration potential of soils, or the capacity of drainage infrastructure is overwhelmed leading to the accumulation of surface water and the generation of overland flow routes.

RoFSW Data Analysis

- 4.14. The National Flood Risk Assessment (NaFRA2), published in January 2025, has updated the Risk of Flooding from Surface Water (RoFSW) products which show the chance of flooding from surface water to areas of land.
- 4.15. The RoFSW products are an assessment of where surface water flooding may occur when rainwater does not drain away through the normal drainage systems or soak into the ground but lies on or flows over the ground instead. It includes information about flooding extents and depths including the potential impact of climate change on flood risk, based on the latest UK Climate Projections (UKCP18).
- 4.16. Risk is displayed as one of three likelihood categories:
 - 'High Risk'; >3.3% AEP (annual probability greater than 1 in 30).
 - 'Medium Risk'; 1.1% to 3.3% AEP (annual probability between 1 in 100 and 1 in 30).
 - 'Low Risk'; 0.1% to 1% AEP (annual probability between 1 in 1000 and 1 in 100).

⁹ <https://canalrivertrust.org.uk/canals-and-rivers>

- 4.17. The RoFSW depth mapping shows the annual chance of flooding (based on the three risk categories listed above) beyond a specific depth, for depths at the following intervals from 20cm to 120cm (i.e. 0.2m, 0.3m, 0.6m, 0.9m, and 1.20m).
- 4.18. As well as present day risk of flooding from surface water, climate change scenarios have been produced to indicate the predicted impacts of climate change on future flood risk. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5. A near-term epoch (2040 – 2060 “2050s” epoch) and central allowances are being used initially, to support short and medium-term decisions informed by the highest flood likelihood projections.

RoFSW Present Day Scenario

- 4.19. The EA Online ‘Flood Risk from Surface Water’ map (published in January 2025) indicates that the site is at low risk of surface water flooding (Figure 5).
- 4.20. However, it is noted that the development is located on the first and second floors and therefore considered to be above any modelled flood extents and depths.

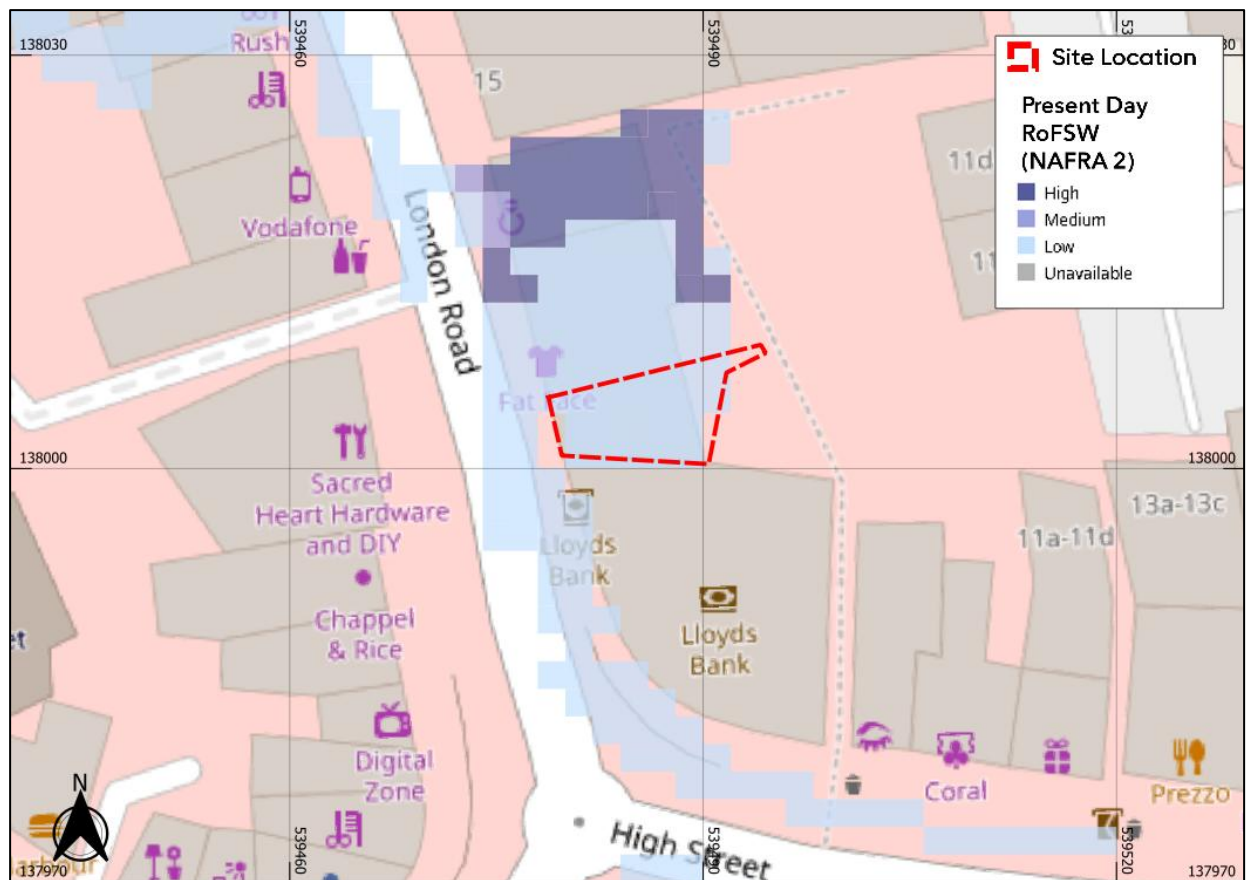


Figure 5: EA Present Day Surface Water Flood Risk Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.21. Analysis of the flood depth intervals 0.2m, 0.3m and up to and including the 0.6m flood depth interval shows that the site is at low risk.
- 4.22. Review of the 0.6m flood depth interval shows that the majority of the site is outside all modelled flood risk extents. It is noted that there is an area of low risk to the rear of the property; however, given the proposed development is located on the first and second floor the development is considered to be located above the modelled flood depths.

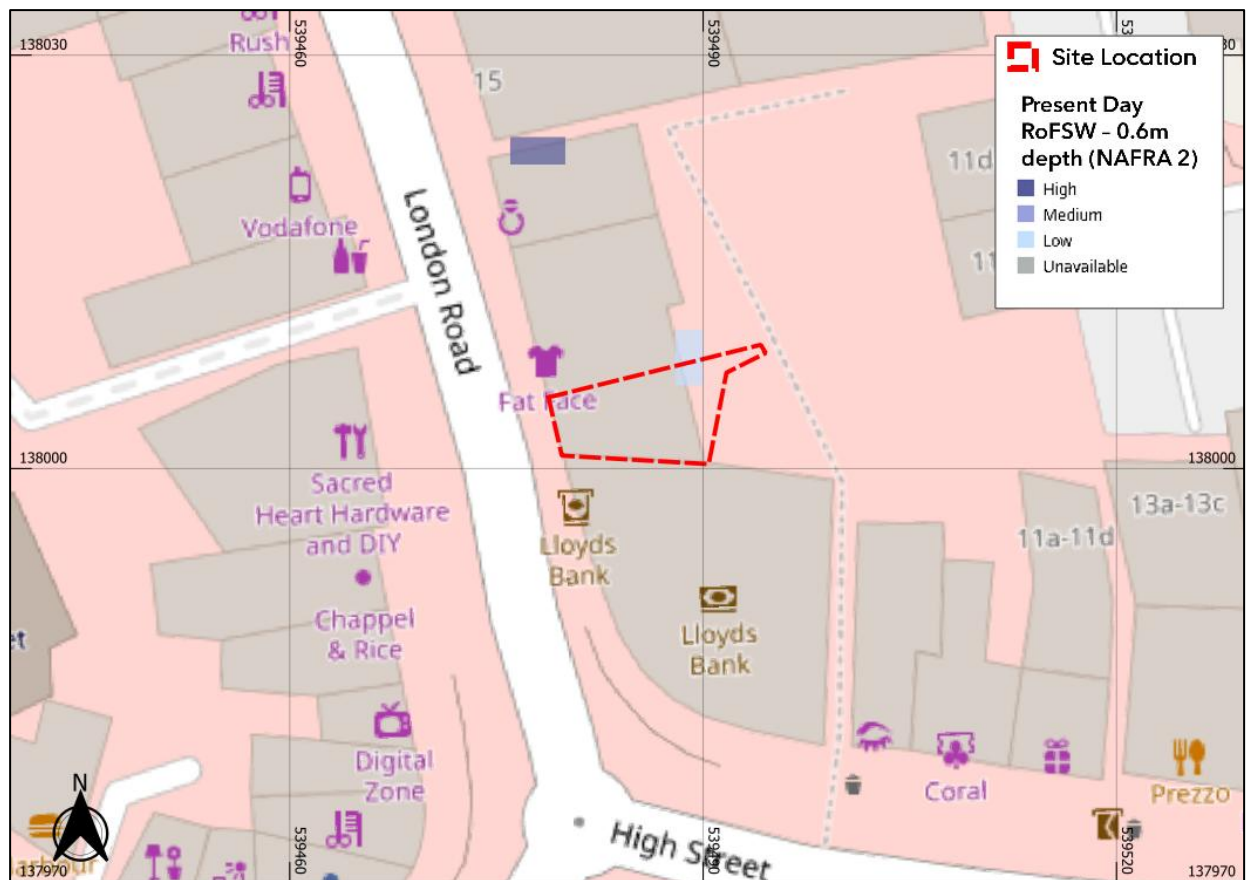


Figure 6: RoFSW Present Day Likelihood of Flood Depths Exceeding 0.6m (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.23. Review of the other surface water flood depth intervals during the present day scenario shows that the site is outside all modelled flood risk extents.

RoFSW Climate Change Scenario

- 4.24. The EA Online 'Flood Risk from Surface Water – Climate Change' map (published in January 2025) indicates that the site is at low risk of experience surface water flooding (Figure 7).
- 4.25. However, it is noted that the development is located on the first and second floors and therefore considered to be above any modelled flood extents and depths.

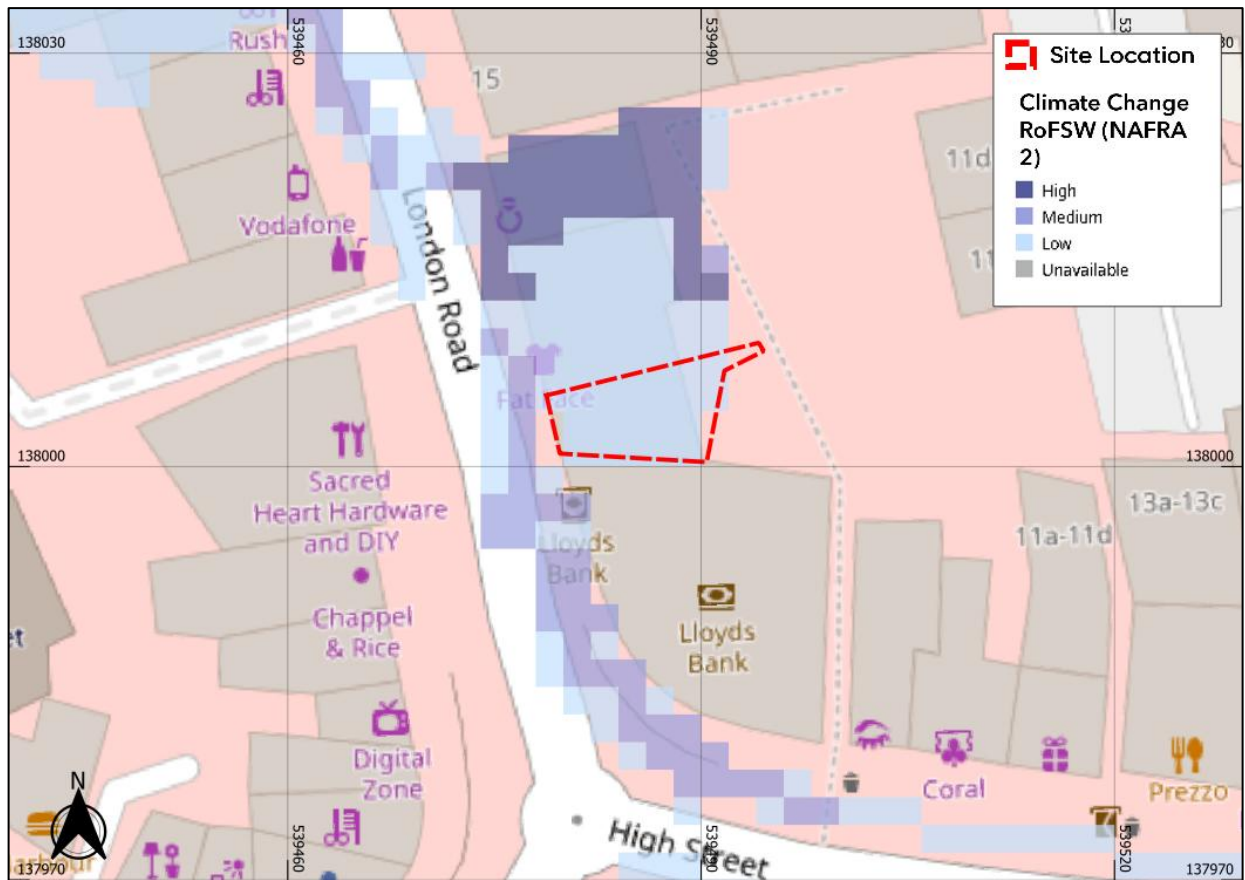


Figure 7: EA Climate Change Surface Water Flood Risk Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.26. Analysis of the flood depth intervals 0.2m, 0.3m and up to and including the 0.6m flood depth interval shows that the site is at low risk.
- 4.27. Review of the 0.6m flood depth interval shows that the majority of the site is outside all modelled flood risk extents. It is noted that there is an area of low risk to the rear of the property; however, given the proposed development is located on the first and second floor the development is considered to be located above the modelled flood depths.

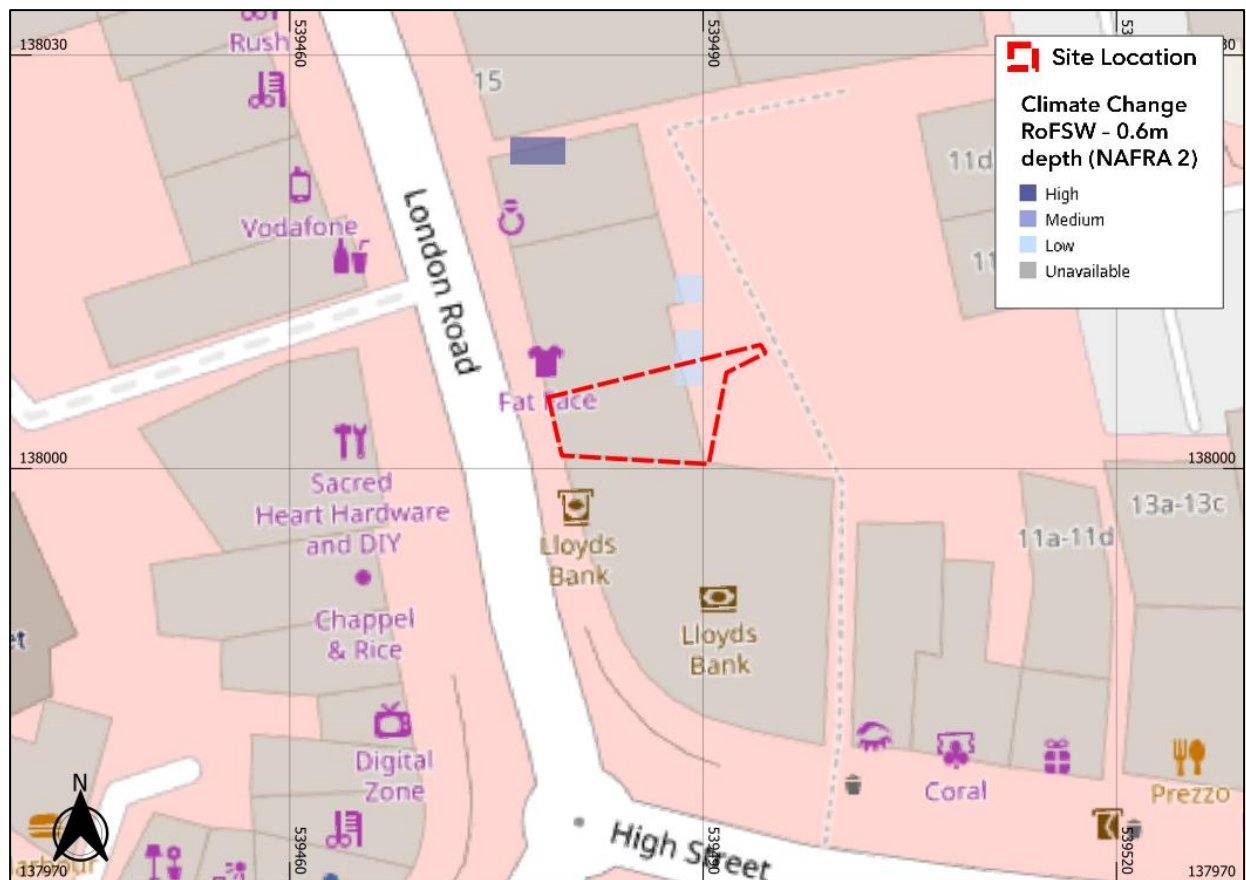


Figure 8: RoFSW Climate Change Likelihood of Flood Depths Exceeding 0.6m (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.28. Review of the other surface water flood depth intervals during the climate change scenario shows that the site is outside all modelled flood risk extents.

Access/ Egress

- 4.29. Review of the likelihood of flood depths exceeding 0.2m shows that safe access and egress remains possible by existing via the rear of the property and travelling south along a pathway to meet High Street even when considering the impacts of climate change (Figure 9). This is due to the site being at low risk of flood depths exceeding 0.2m.

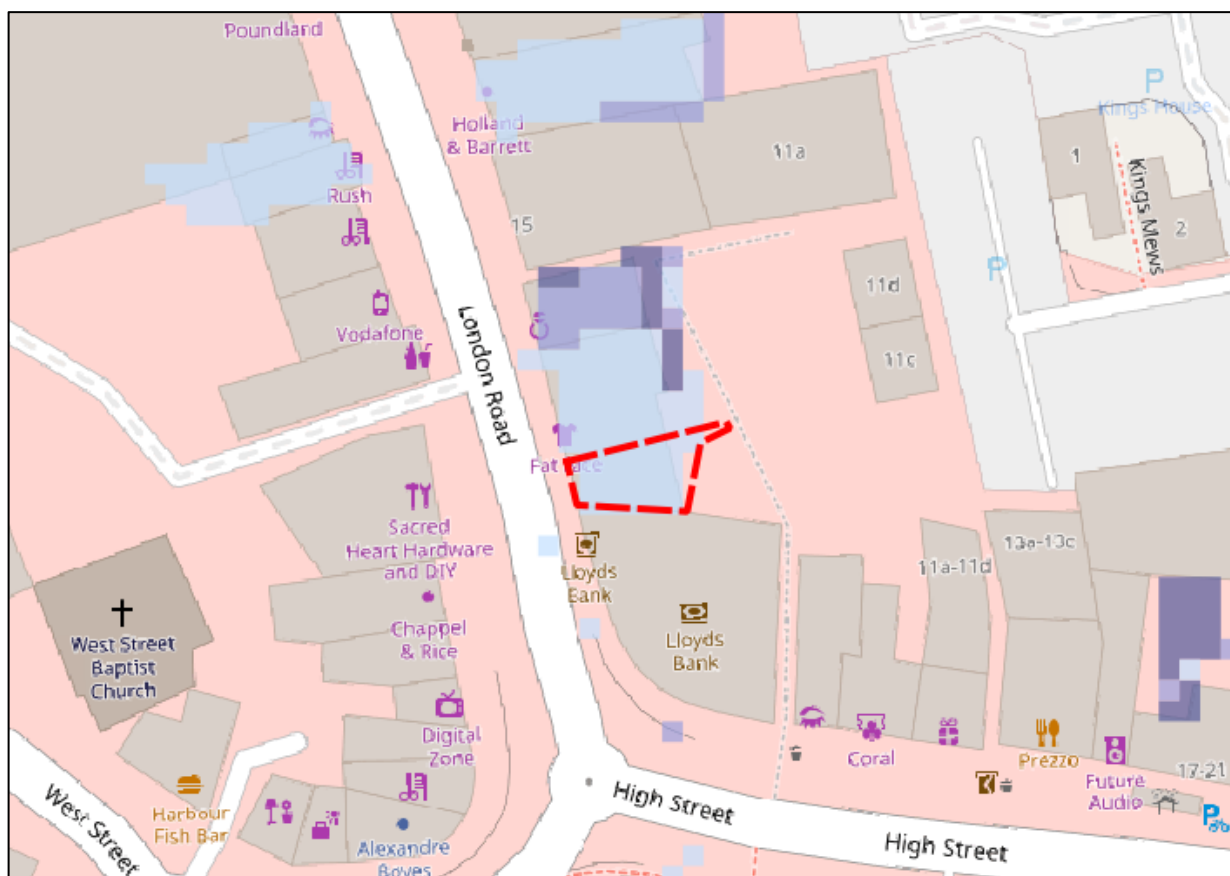


Figure 9: RoFSW Climate Change Likelihood of Flood Depths Exceeding 0.2m (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Pluvial Flood Risk Summary

- 4.30. Given that the proposed development is located on the first and second floors of the building, the development is considered to be located above all modelled surface water flood depths. Thus, the pluvial (surface water) flood risk is considered to be low.

Reservoirs

- 4.31. Large waterbodies or reservoirs that have walls built above the surrounding ground level pose a risk of flooding. Walls could fail due to old age, accident, or because excess flood water has been added to the reservoir. Although a breach is unlikely the consequences would be significant, leading to rapid inundation of the downstream floodplain.
- 4.32. According to the EA's Flood Risk from Reservoirs mapping the site is outside modelled flood extents in the event of reservoir flooding (Figure 10).

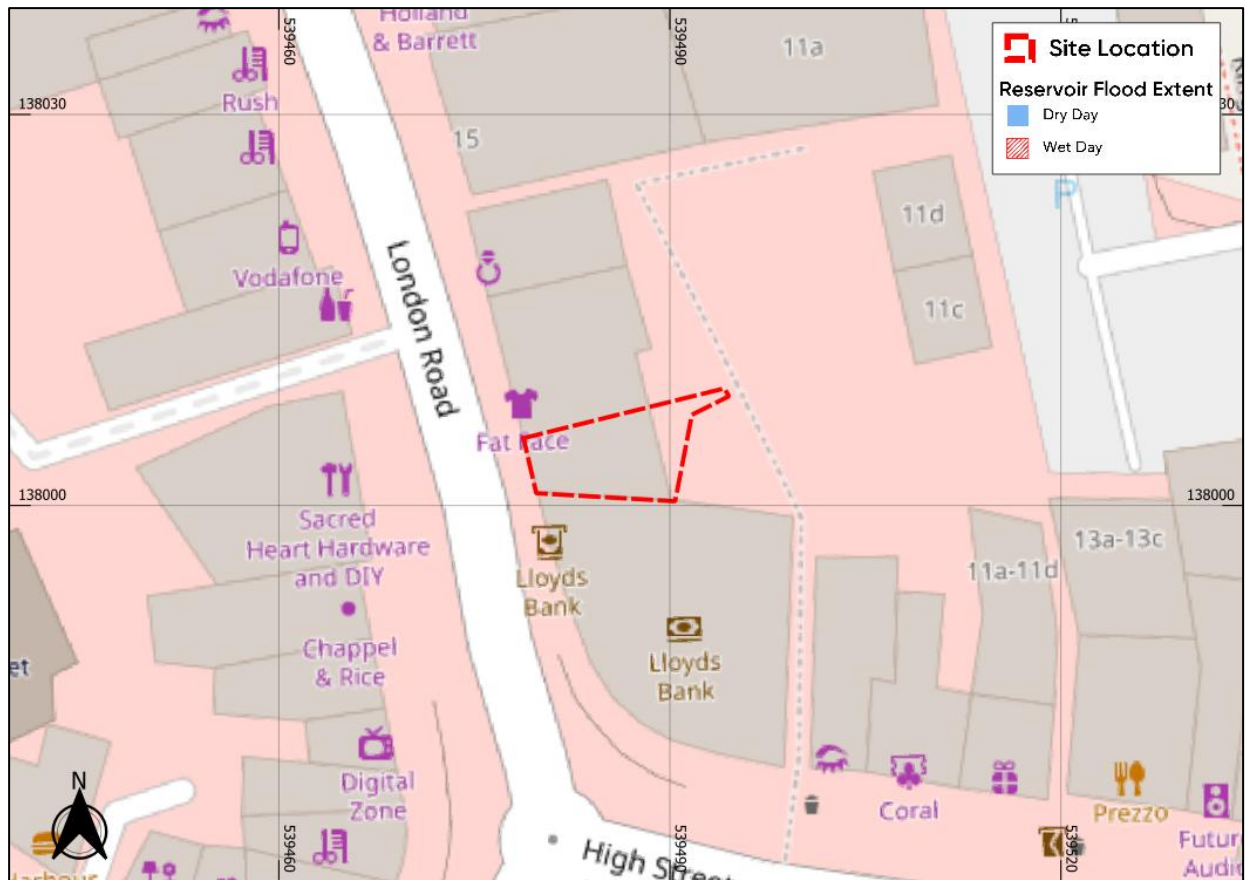


Figure 10: EA Reservoir Flood Risk Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). ©<https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

4.33. Therefore, the site is considered to be low risk of reservoir flooding.

Groundwater

- 4.34. Groundwater flooding occurs in areas where underlying geology is permeable and water can rise within the strata sufficiently to breach the surface.
- 4.35. The British Geological Survey's (BGS) mapping shows no superficial deposits underlying the site. The bedrock geology underlying the site is mapped as Ardingly Sandstone Member comprised of sandstone.
- 4.36. The nearest BGS borehole is c. 220m north of the site and is referenced TQ33NE25. Review of this borehole shows that it was bored to a total depth of 3m below ground level (bgl) and there is no indication of groundwater being struck at any given depth.
- 4.37. The Mid Sussex District Council SFRA (2015) details the following on groundwater flooding.

- *Area affected by groundwater flooding: 0.164km², 0.049% of Total Area.*
- *The majority of the district is considered to have medium potential for groundwater flooding.*
- *The West Sussex Strategic Flood Risk Assessment (2010), produced by Capita Symonds on behalf of West Sussex County Council, identified a single groundwater flooding event at Cuckfield.*

4.38. Furthermore, the updated SFRA (2024) states:

It is evident that majority of Mid Sussex is considered to have a low potential for groundwater flooding as a result of the underlying geology.

4.39. Considering the information above from the 2015 and 2024 SFRA, coupled with the fact that the development proposals are located on the first and second floor, the risk from groundwater flooding to the development is considered to be low.

Sewers

4.40. Foul or surface water sewers can be a cause of flooding if the drainage network becomes overwhelmed, either by blockage or due to local development beyond the designed capabilities of the drainage system.

4.41. It is noted that limited information was provided in the 2024 SFRA and therefore information from the predated 2015 SFRA has been used.

4.42. The SFRA (2015) includes mapping of internal and external sewer incidents provided by Southern Water DG5 database. The site is located within an area identified as being impacted by historical external sewer incidents (Figure 11). However, the number of external sewer incidents is unknown and the location is also unknown in relation to the site.

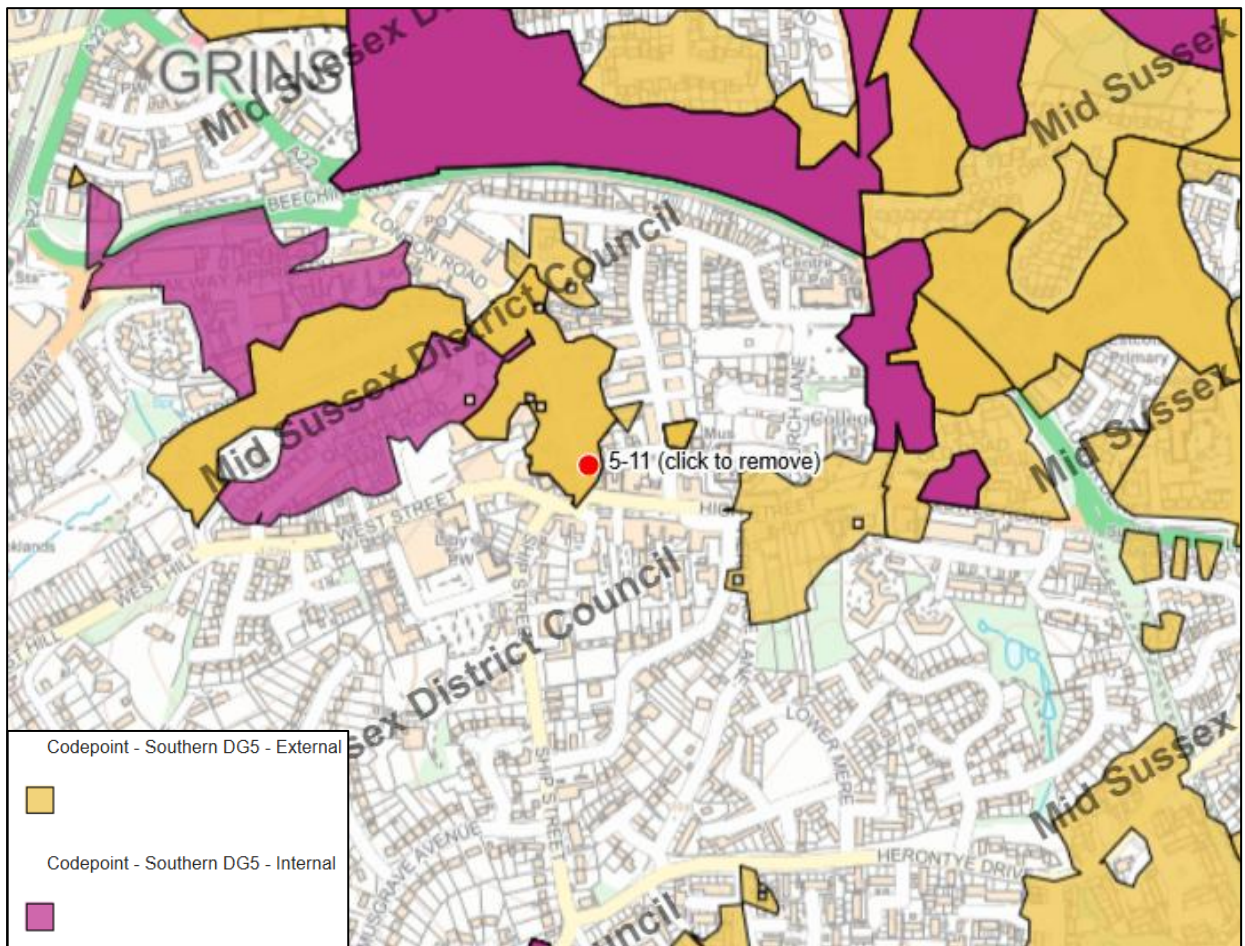


Figure 11: Southern Water Internal and External Flooding Incidents (Mid Sussex District Council SFRA, 2015). Site represented by red circle labelled '5-11 (click to remove)'

- 4.43. Given the proposed development is located on the first and second floors, it is considered that the sewer flood risk is low. However, it is recommended that any new sewer connects are fitted with non-return valves to limit the potential for backflow.

5. Flood Risk Mitigation

Analysed Sources of Flooding

- 5.1. Based on the data reviewed above in Section 4 of this report, flood risk to the proposed development from fluvial, tidal, canal, pluvial, reservoir, groundwater and sewer flood sources are considered low.
- 5.2. Therefore, mitigation measures are not required to be incorporated into the development.
- 5.3. It has been highlighted that the site is within an area that has experienced external sewer/foul flooding previously – therefore, it has been recommended that any new sewer connections are fitted with non-return valves.

Increase to Flood Risk Elsewhere

- 5.4. Given that the proposed change of use and therefore there is no built increase in footprint. Furthermore, the development is situated in Flood Zone 1 and not at risk of surface water flood depths exceeding 0.2m, the proposed development in isolation should have a negligible impact on flood risk elsewhere.

Flood Warnings

- 5.5. The site is not in an area where the EA provide specific flood alerts and warnings. The future occupants of the proposed flats should monitor Met Office Weather Warnings to be prepared for extreme weather events.
- 5.6. The Met Office issues weather warnings up to 5 days in advance, through the National Severe Weather Warning Service, when severe weather has the potential to bring impacts to the UK. It is also possible to stay up to date with weather warnings through the Met Office app (available on Apple and Android devices), social media e.g. X (formerly Twitter) and Facebook or email alerts.

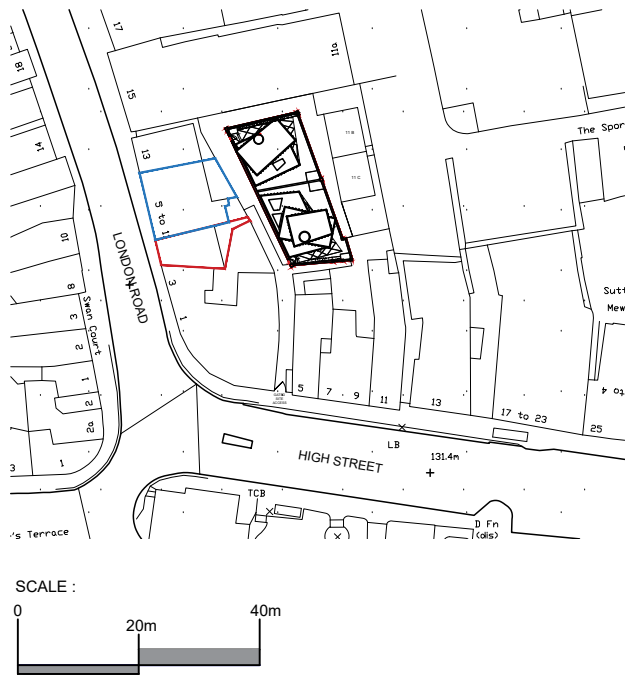
6. Conclusions

- 6.1. This FRA has been undertaken with reference to the requirements of NPPF and Planning Practice Guidance with respect to the development at 5-11 London Road, East Grinstead, Mid Sussex, RH19 1AL. It has been written to support a planning application and prepared with due consideration to the nature of the proposed development to provide the appropriate level of detail.
- 6.2. An assessment of the risk of flooding from all sources has been undertaken and is summarised in the table below:

Source of Flooding	Flood Risk Summary
Fluvial Pluvial Tidal Reservoirs Groundwater Sewers Canals	The proposed development is considered to be at low risk from all analysed sources of flooding.

- 6.3. The FRA supports the planning application and demonstrates that there is an acceptable level of flood risk to the site. The development does not increase flood risk off site or to the wider area.
- 6.4. This Flood Risk Assessment should be submitted as part of the planning application to satisfy the requirements under NPPF.

Appendix A - Development Proposals



SCALE :
0 20m 40m

location plan - scale 1:1250 @ A3



SCALE :
0 5m 10m 20m

site plan - scale 1:500 @ A3



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4 - This drawing is to be read in conjunction with relevant consultants and specialist drawings.
5 - All works to comply with the relevant Building Regulations, Code of Practice and Planning Regulations.

PROJECT :
part first floor above - 5-11
london road, east grinstead,
rh19 1al

DRAWING :
site location plan

DRAWING STATUS :
planning

JOB NO :
erc - 321

DRAWING NO :
100

SCALE :
as indicated @ A3

DATE :
april 2025

DRAWN BY :
pc

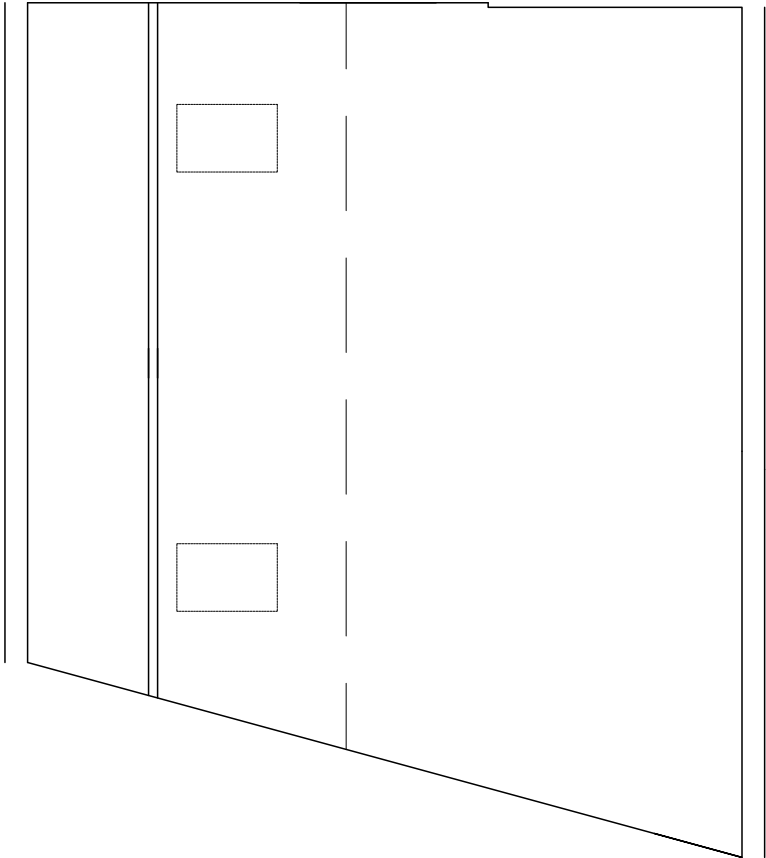
REVISIONS :
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B+C ARCHITECTURE

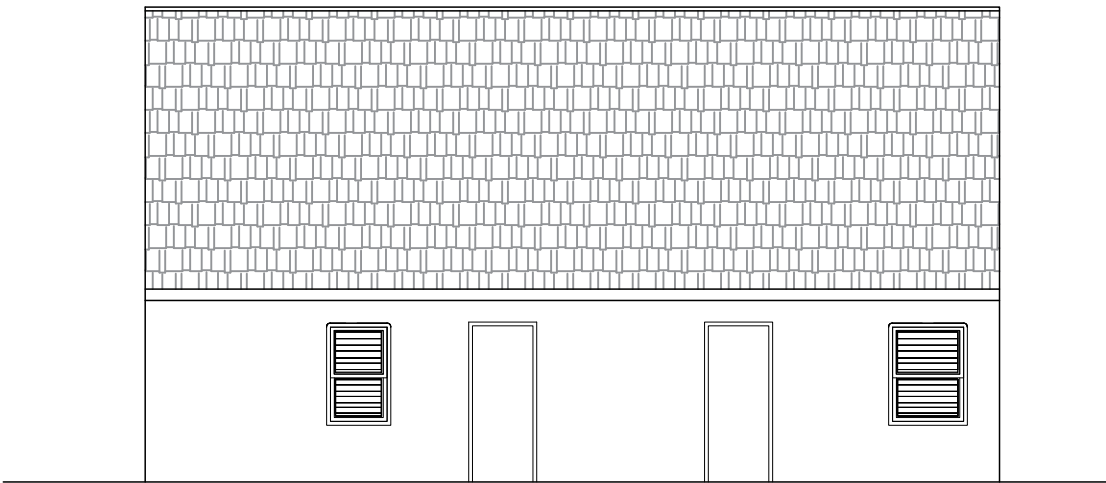
t: 07751 878897
e: pc@bandarchitecture.co.uk
w: www.bandarchitecture.co.uk

SECOND FLOOR



FRONT ELEVATION

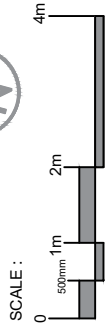
FIRST FLOOR



REAR ELEVATION



t: 07751 878897
e: pc@bandarchitecture.co.uk
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4 - This drawing is to be read in conjunction with relevant consultants and specialist drawings.
5 - Works to comply with the relevant Building Regulations, Code of Practice, and other applicable regulations.

PROJECT :
part first floor above - 5-11
london road, east grinstead,
rh19 1al

DRAWING :
existing - proposed drawings

DRAWING STATUS :
planning

JOB NO:
erc - 321

DRAWING NO:
200

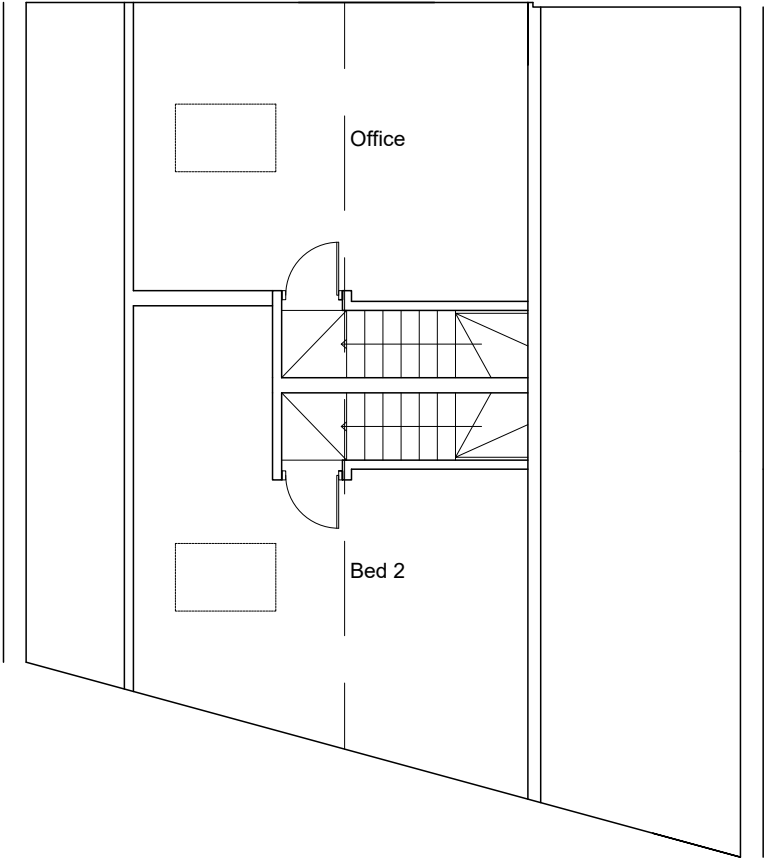
SCALE:
1/100@ A3

DATE:
april 2025

DRAWN BY:
pc

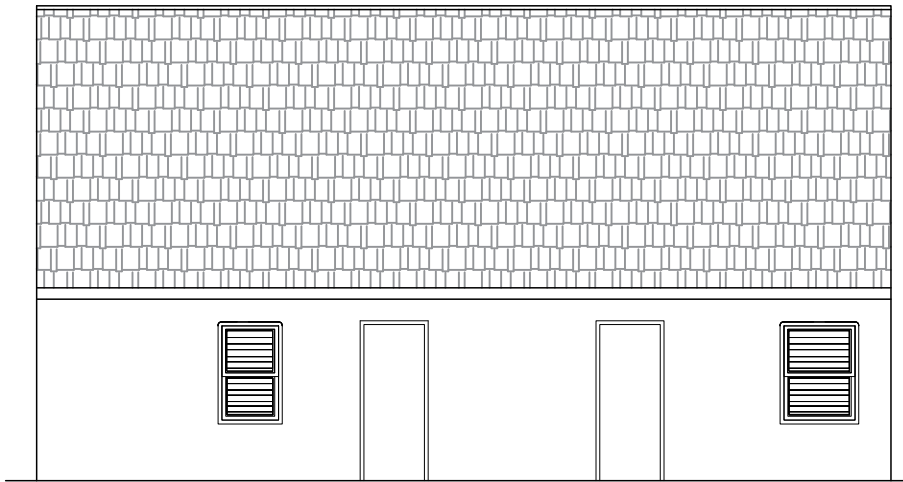
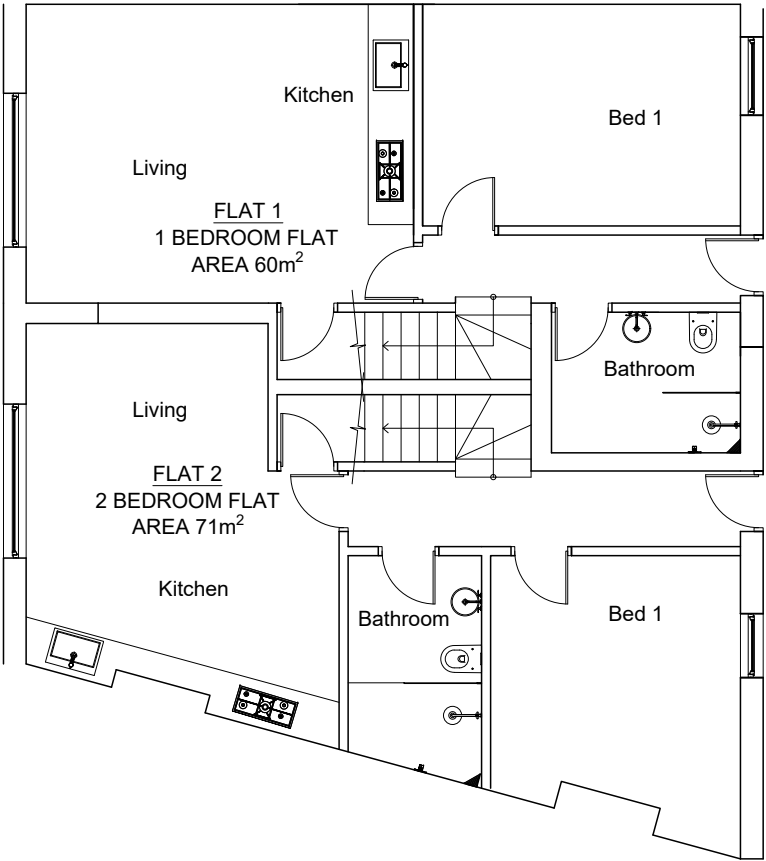
REVISIONS:
none

SECOND FLOOR



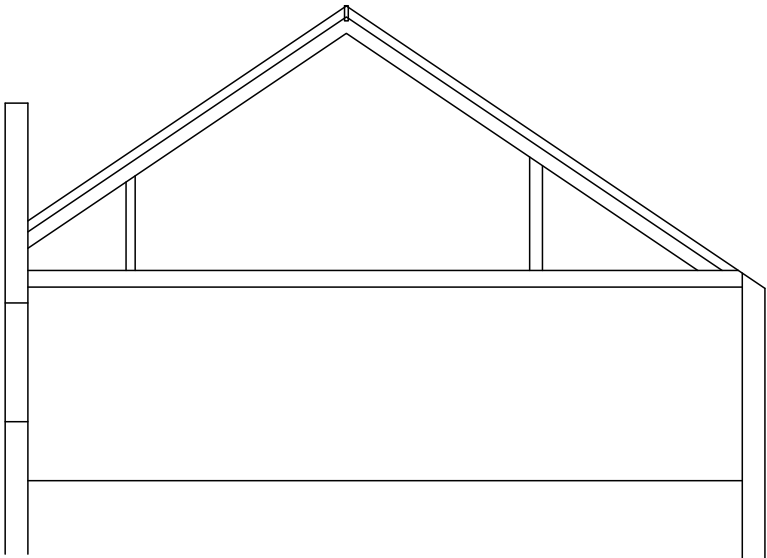
FRONT ELEVATION

FIRST FLOOR



REAR ELEVATION

SECTION





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SCALE :
0 1m 2m 4m
500mm

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4 - This drawing is to be read in conjunction with the relevant drawings.
5 - All works to comply with the relevant British Standards, Codes of Practice, Building Regulations.

PROJECT :
part first floor above - 5-11
london road, east grinstead,
rh19 1al

DRAWING :
proposed drawings

DRAWING STATUS :
planning

JOB NO:
erc - 321

DRAWING NO:
700

SCALE:
1/100@ A3

DATE:
april 2025

DRAWN BY:
pc

REVISIONS:
a