



RB Design

Corner Cottage, The Limes, Felbridge RH19

2QY

PHONE 01342 523 766

MOB 07988 998 928

email info@rossbowditchdesign.co.uk

FLOOD RISK ASSESSMENT

IN SUPPORT OF A FULL PLANNING APPLICATION FOR A GROUND FLOOR SIDE AND TWO STOREY REAR

EXTENSION TO ADAPT EXISTING 1-BED FLATS INTO 2-BED AT 38 BUCKHURST WAY, EAST GRINSTEAD RH19 2AJ

1. Site Details

Site Address: 38 Buckhurst Way, East Grinstead, RH19 2AJ

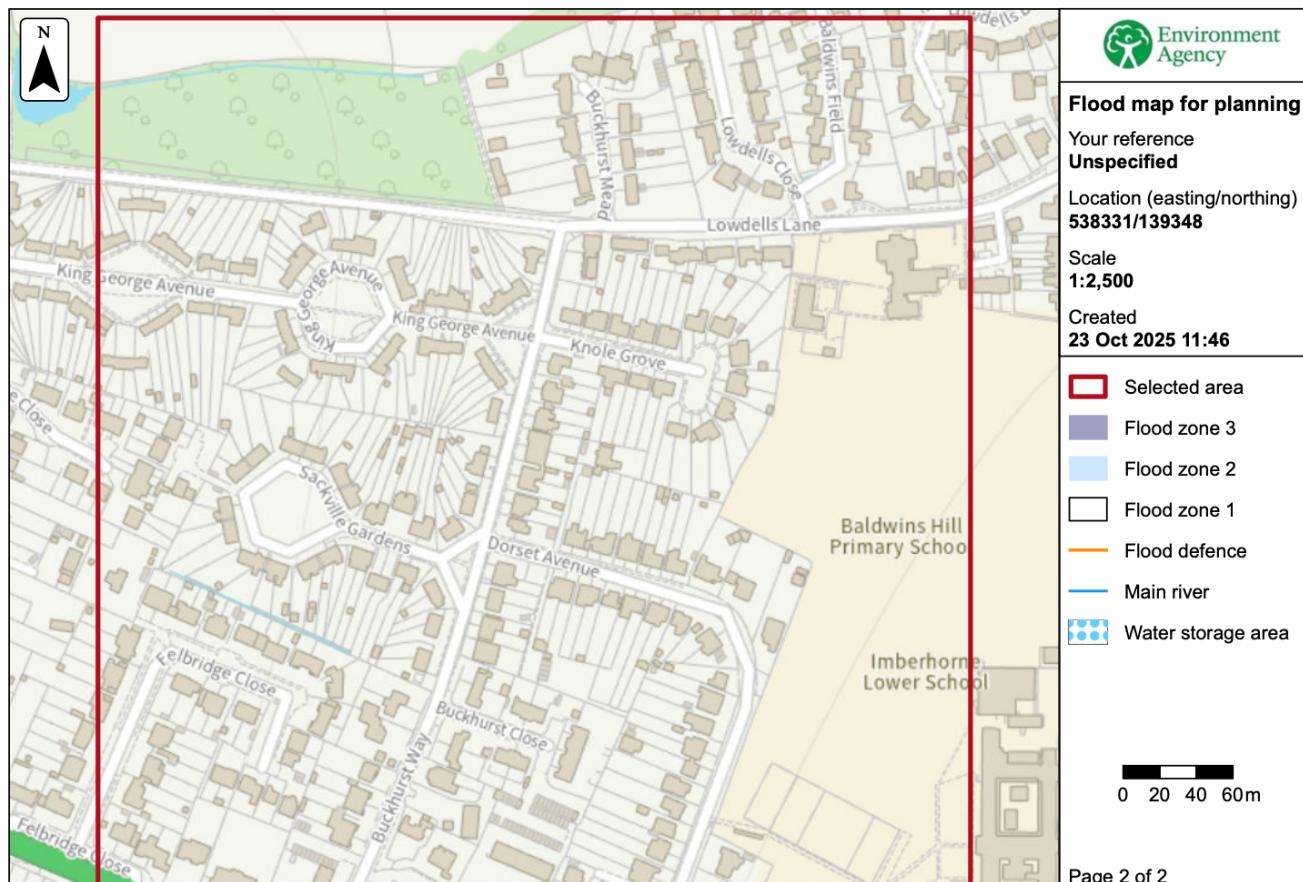
Local Authority: Mid Sussex District Council

Current Use: The site currently comprises two existing 1-bedroom residential flats within a two-storey semi-detached property.

Proposed Development: The proposal seeks full planning permission for a ground floor side extension and a two-storey rear extension to reconfigure and adapt the existing 1-bed flats into 2-bed units.

2. Flood Zone Classification

According to the publicly available sources for East Grinstead and Mid Sussex district, the site falls within a relatively low flood risk zone. The national map of flood risk from the Environment Agency indicates that for this postcode area the long-term flood risk from rivers or the sea is considered very low. Further, the Level 2 Strategic Flood Risk Assessment for Mid Sussex does not identify this site as lying within Flood Zones 2 or 3. Based on these sources: the site can be classified as Flood Zone 1 (low probability of flooding from main rivers or sea).



3. Flood Risk Sources

While the primary flood risk from main rivers or tidal sources appears minimal, the following other sources should be considered:

- Surface water / pluvial flooding: The Mid Sussex SFRA emphasises that surface water risk (run-off from heavy rainfall) is a significant consideration in the district.
- Groundwater flooding: The district geology suggests low potential for groundwater flooding in many parts of Mid Sussex.
- Access / egress risk: Although the site is at low flood zone classification, any development must ensure safe access and egress in heavy rainfall or surface water flow events.

4. Flood mitigation measures

Given the low flood zone classification and nature of the development, the proposed works will incorporate the following mitigation measures to minimise residual risk and satisfy planning expectations:

- Ensure that finished floor levels of the proposed extensions are not lower than the existing dwelling's ground floor to avoid creating a new low spot for water ingress.
- Maintain and where possible improve the drainage system around the property: ensure gutters, down-pipes, and soakaways (or connection to suitable drains) are clear and functional; avoid diverting surface water onto neighbouring properties.
- Retain or enhance any on-site surface water flow routes rather than blocking them; ensure landscaping allows water to flow away from the building.
- Confirm that internal changes resulting from the proposed alterations do not restrict any existing flood routes or drainage features around the site.
- Incorporate flood resilient materials and construction detailing in the garage conversion (e.g., water resistant plaster, raised electrical sockets, avoidance of vulnerable finishes at low level) as a precaution, albeit risk is low.
- Maintain safe access and egress for occupants in the event of an extreme rainfall event: ensure external steps, paths or driveways do not become channels for overland flow across the property.

5. Conclusion

The site at 38 Buckhurst Way, East Grinstead, RH19 2AJ lies within Flood Zone 1 (low probability of flooding from rivers or sea) according to available Environment Agency and local authority data. While the risk of fluvial or tidal flooding is minimal, the principal remaining risk relates to surface water run-off.

With the proposed proposal works, the development is appropriate in flood risk terms provided the mitigation measures listed above are implemented. The finished floor levels will not be lowered, drainage and surface water flow managed, and construction details should address possible ingress in very rare events.