

Flood Risk Assessment Report

Dec 2024

Property Address: 6 Fulmar Drive, East Grinstead, West Sussex RH19 3XL

Proposed single storey extension to existing CW dwelling

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1. Introduction

This is a Flood Risk Assessment prepared to accompany a Householder Planning application at 6 Fulmar Drive, East Grinstead

The Environment Agency Flood Risk Checker for the property indicates that the property is in flood zone 1 and highlights the following:

Rivers and 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	High. The EA map indicates that within the highway Sunte Avenue there is a high risk meaning there is more than 3.3% chance of flooding each year. Within the application site there is a low risk meaning there is between 0.1 and 1% chance of flooding each year. It should be noted that the EA website states that the information provided for surface water flooding is

	indicative and should not be used at property level.
Reservoir Risk	Flooding from reservoirs is unlikely in this area. considered to be low.
Ground Water Risk	Flooding from groundwater is unlikely in this area. considered to be low.

Ground water:

There are no proposed changes to the finished floor level of the property, therefore the risk to the site remains unchanged. There is no known recorded history of groundwater flooding within the site and therefore the risk of groundwater flooding at the development is considered low.

The Environment Agency's Flood Map for Planning below shows the site and proposed dwelling to lie within a Zone 1. Assessed as having a less than 1 in 1000 (0.1%) annual probability of flooding from rivers and sea in any year ignoring the presence of defences. NPPF states that all land uses are appropriate within a Zone 1 area. An area with a low probability of flooding.

The Mid Sussex District Council Strategic Flood Risk Assessment which is based on the Environment Agency's flood zone map confirms these finding and also shows the site is susceptible to surface water flooding. However, there is minor surface water flooding in Sunte Avenue. According to 'Groundsure Location Intelligence Surface Water at the location is Negligible'.

The proposal would have a nil effect on the overall impermeable surface areas at the site and as a result, will not increase the surface water runoff or flood risk. The proposals will utilise existing drainage connections. The car parking space out the front is on an existing impermeable area of the site.

Surface water:

The internal alterations and renovation to the property does not alter the overall footprint of the building or increase the impermeable contributing area, therefore the alterations are considered to be minor development and will not increase the flood risk to the property or

the surrounding area. surface water flooding at the development is considered low.

Flood Risk Analysis:

Property Elevation: The floor level is elevated more than 30cm above the lowest external ground point in the street.

The development does not increase the impermeable surface area, therefore not increasing the flood risk per the National Planning Policy Framework (NPPF) and Environment Agency's standing advice.

Mitigation Measures:

With the property being highlighted within a surface water flooding risk area, mitigation measures should be provided. Building controls to outlines additional measures to follow.

Flood-Proof Air Bricks: Installation of self-sealing air bricks to prevent water ingress through these openings during floods. Where airbricks are required in the existing structure, flood proof airbricks will be utilised.

The driveway and surrounding perimeter area round the building had been poorly maintained previously with existing drains overgrown contributing to surface water, the refurbishment aims to combat this, with all drains being professionally cleaned and modern fixtures adding as required by building control.

Provision of Aco drains around the perimeter of the building. as recommended by specialist to better manage surface water and flood risk.

At the point the driveway is a replaced, it will be replaced using permeable materials used in the new driveway surrounding property as recommended by specialist to better manage surface water and flood risk.

Conclusion:

This report serves to review and assess the sources of potential flooding to, the impact of the proposed development and the impact on existing property in the vicinity of the site.

The proposed finished floor levels (FFL) of the proposed development remain unchanged and will not result in an increase of the flood risk. The internal alterations/renovation to the property does not alter the overall footprint of the building or increase the impermeable contributing area, therefore the alterations are considered to be minor development and

will not increase the flood risk to the property or the surrounding area. The drainage strategy utilises the existing drainage system at the site. There will be no increase in the impermeable surface area or surface water runoff at the site.

This report concludes that the proposed development can be done without being at an unacceptable risk of flooding and without increasing the risk to the site itself or other sites in the vicinity, in line with the NPPF and Environment Agency standing advice for developments of this type.