

Planning Reference DM/25/2946

Proposed ground and first-floor extensions, internal reconfiguration including garage conversion to habitable room, and new/altered window and door openings

23rd Nov 25

1. INTRODUCTION

This Flood Risk Assessment (FRA) has been prepared in response to the validation request issued by Mid Sussex District Council on 18 November 2025, which requires an FRA due to the site being within an area at risk of surface water flooding.

The FRA considers flood risk to the site at 49 Blount Avenue and the impact of the proposed development, and outlines appropriate mitigation measures.

Supporting information from the Environment Agency's "Flood Map for Planning" and "Surface Water Flooding" datasets is included as Appendices A–C.

The site area is approximately 0.05 ha.

2. SITE LOCATION AND EXISTING CONDITIONS

The property is a two-storey semi-detached dwelling on the southern side of Blount Avenue. The rear garden slopes gently southwards towards an area of public open space.

The dwelling is located in an established residential area with no identified fluvial (river) flood risk. There are no watercourses adjacent to or upstream of the site.

The existing house has a traditional construction with ground-bearing floors and is set above the surrounding rear garden level. The attached garage is currently on a slightly lower floor level than the main dwelling.

3. FLOOD RISK DESIGNATION

3.1 Flood Zone Category (Rivers and the Sea)

Environment Agency Flood Map for Planning confirms the site is located in Flood Zone 1, meaning it has a low probability of flooding from rivers or the sea. (Appendix A & B)

Flood Zone 1 land has an annual probability of fluvial/tidal flooding of less than 1 in 1,000.

3.2 Surface Water Flood Risk

Environment Agency "Surface Water Flooding" mapping indicates that parts of the rear garden, and small areas adjoining the proposed extension footprint, fall within zones considered to have:

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3. FLOOD RISK DESIGNATION Cont'd

- >3.3% annual probability (1 in 30) of surface water flooding, and
- lower-risk surface water extents along the public open space beyond the garden boundary.

These areas of risk do not affect the existing house itself, which sits above the lowest garden levels. (Appendices C: EA surface water flood extent maps.)

4. PROPOSED DEVELOPMENT

The application proposes:

- A small ground-floor rear extension.
- A first-floor extension above existing built form.
- Internal reconfiguration including conversion of the existing garage to a habitable room.
- Associated window and door alterations.

The development does not materially increase site coverage or generate any significant increase in impermeable area.

5. REQUIREMENT FOR FRA

For Flood Zone 1 sites under 1 ha, an FRA is required only when:

- there are identified critical drainage problems,
- the LPA's SFRA identifies increased flood risk, or
- the development is at risk from sources other than rivers or the sea.

In this case, the requirement arises due to mapping showing some surface water flood risk in parts of the garden.

6. ASSESSMENT OF FLOOD RISK

6.1 Fluvial/Tidal Flooding

No risk identified – the property lies fully within Flood Zone 1.

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6. ASSESSMENT OF FLOOD RISK

6.2 Surface Water Flooding

Surface water risk is limited to parts of the rear garden and the green space beyond. The Environment Agency mapping indicates that the existing building footprint is not affected.

The slope of the site means that any overland flow would track across the garden to the south-east, not towards the house.

6.3 Groundwater Flooding

No evidence of groundwater susceptibility at this location. The SFRA for the district does not identify this area as vulnerable.

6.4 Sewer/Drainage Flooding

No known flooding incidents reported. Development does not propose significant increases to runoff.

7. MITIGATION MEASURES

Although the level of risk to the dwelling is low, the following mitigation measures form part of the proposal and ensure that risk is reduced overall:

7.1 Finished Floor Levels

- The ground-floor extension will adopt finished floor levels no lower than those of the existing dwelling, which are already raised above garden level.
- The garage conversion will involve raising the existing garage floor to match the internal ground floor level of the house, therefore improving flood resistance compared with the existing lower garage slab.
- The first-floor extension is entirely above ground level and at no flood risk.

7.2 Ground-Bearing Slab Construction

The extension will use a modern ground-bearing insulated slab, providing robust resistance to water ingress and minimising any vulnerability.

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7. MITIGATION MEASURES

7.3 Permeable External Surfaces

Any affected external hardstanding will use permeable paving or gravel surfacing, ensuring that the proposal does not increase surface water runoff.

7.4 Overland Flow Routing

Existing site levels and the natural fall of the garden ensure that any overland flow continues to track away from the property. The development does not impede this route.

7.5 No Increase in Impermeable Area of Concern

The footprint increase is modest and does not materially alter drainage behaviour. Roof drainage will discharge into the existing system, with capacity for future installation of water butts or attenuation if required.

8. IMPACT ON FLOOD RISK ELSEWHERE

The development does not alter landform or introduce barriers to flow paths. The proposed works **do not increase flood risk elsewhere**.

9. CLIMATE CHANGE

Climate change uplifts for surface water are not provided by the EA at this scale; however, raising FFLs and using permeable materials ensures that the building remains resilient to future increases in storm intensity.

10. CONCLUSION

The following conclusions can be drawn:

- 10.**
 - The site is within Flood Zone 1, with low risk from rivers or the sea.
 - Some surface water risk exists in the garden only, and does not affect the dwelling or proposed main building footprint.
 - The proposed development does not increase flood risk and incorporates several positive mitigation measures, including:
 - Raising the garage floor level,

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CONCLUSION Cont'd

- Extension FFLs set no lower than existing house levels,
- Use of permeable external materials,
- Robust ground-bearing slab design.
- The scale of the development is small and does not impact overland flow routes.
- The proposals will improve overall resilience of the building compared to existing conditions.

On this basis, the development is considered acceptable in flood risk terms and compliant with NPPF and local planning guidance.

APPENDICES

A – Environment Agency Flood Zone 1 Confirmation

B – Environment Flood Zone Map

C - Surface Water Flood Risk Map (EA dataset, extract)

D – Copy of Validation Letter from MSDC 18/11/2025

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23rd Nov 25**APPENDIX A - Environment Agency Flood Zone 1 Confirmation**

This location is in flood zone 1

In your proposed development site there is a risk of flooding from:

- surface water

Flood risk assessments

Developments in flood zone 1 that are less than 1 hectare (ha) only need a flood risk assessment (FRA) where:

- land has been identified as having critical drainage problems
- land is identified in the local planning authority's (LPA) strategic flood risk assessment (SFRA) as being at increased flood risk in future
- it would increase the [vulnerability classification](#) and land may be subject to sources of flooding other than rivers or sea

The site you have drawn is 0.05ha.

If the flood risk to your site is affected by flood defences, you will also need to assess [residual risk](#) from flood defence breach in this location. If available, we will provide breach hazard mapping data to help you do this.

Review the flood risks for your location then complete the next steps for your planning application.

Rivers and the sea	See this risk on the map
What flood zone 1 means	Land within flood zone 1 has a low probability of flooding from rivers and the sea. Find out more about flood zones and what they mean.

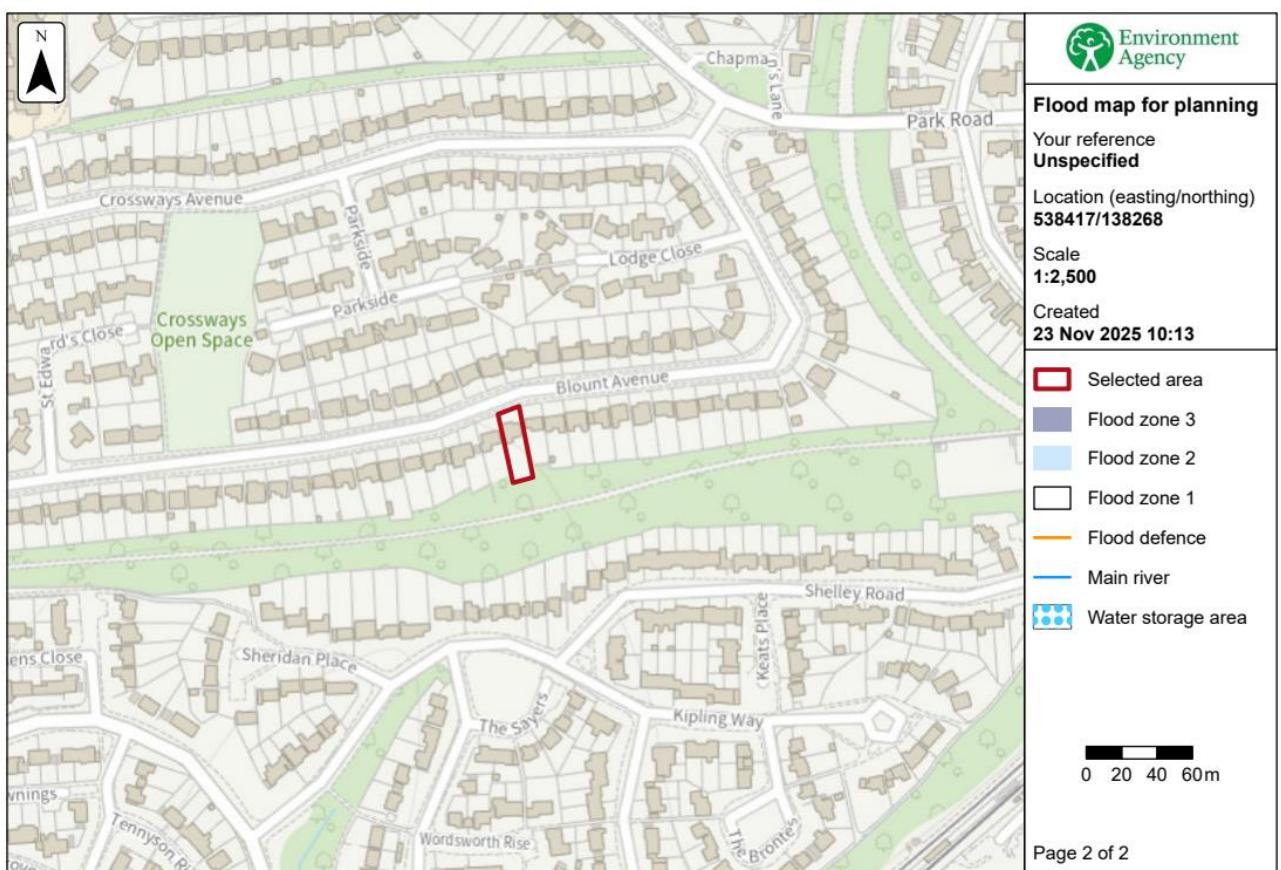
Surface water for planning	See this risk on the map
Climate change: projected chance of flooding	We do not currently show climate change scenarios for surface water. You can see climate change and depth scenarios on the check the long term flood risk for an area in England service. The data shown in that service fall short of what is required to assess planned development but may help to inform risk assessments. Read when and how to use climate change allowances in flood risk assessments
Present day chance of flooding	The chance of surface water flooding at this location could be more than 3.3% (1 in 30) each year.

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APPENDIX B - Environment Flood Zone Map



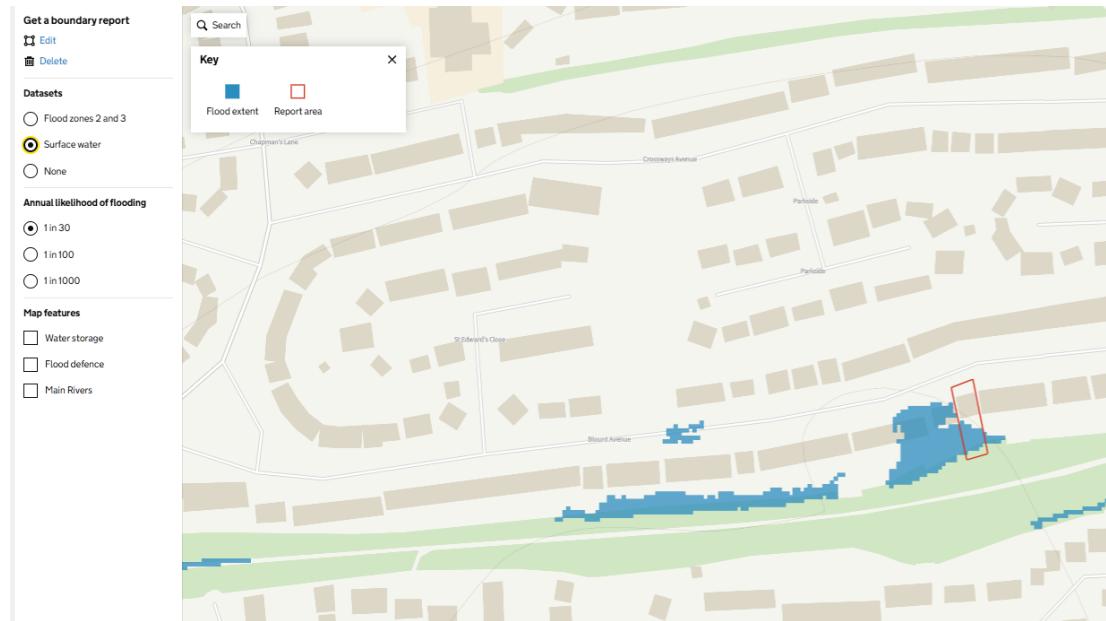
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APPENDIX C - Surface Water Flood Risk Map (EA dataset, extract)



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APPENDIX D - Copy of Validation Letter from MSDC dated 18/11/2025



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DATE: 18th November 2025

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England)
Order 2015

Dear Mr Tony Dance

REFERENCE: DM/25/2946

DESCRIPTION: PROPOSED GROUND AND FIRST-FLOOR EXTENSIONS, INTERNAL RECONFIGURATION INCLUDING CONVERSION OF GARAGE TO HABITABLE ROOM AND NEW/ALTERED WINDOW AND DOOR OPENINGS, WITH MATERIALS MATCHING EXISTING HOUSE.

LOCATION: 49 BLOUNT AVENUE EAST GRINSTEAD WEST SUSSEX RH19 1JJ

The application was received on 17th November 2025.

Having assessed the documents provided with this application, it has unfortunately been deemed invalid. To enable us to register your application, please address the following matters:

1. Because the site falls within an area at risk of flooding from surface water, please provide a Flood Risk Assessment.

Please submit a copy of the above documents to the address at the head of this letter. Alternatively, a single copy can be submitted electronically to **Christine Pound** on planningvalidation@midsussex.gov.uk. No further action will be taken until the information above has been received.

Please note: If the above matters are not addressed within 21 days from the date of this letter the application will be withdrawn and any fees paid for this application will be returned to you following confirmation of account details.

Note: If you have submitted your planning application via the planning portal please do not resubmit amended plans via this system. Any additional information should be submitted directly to the Validation Officer on the details above.

Planning Services Division

Ann Biggs
Assistant Director Planning and Sustainable Economy