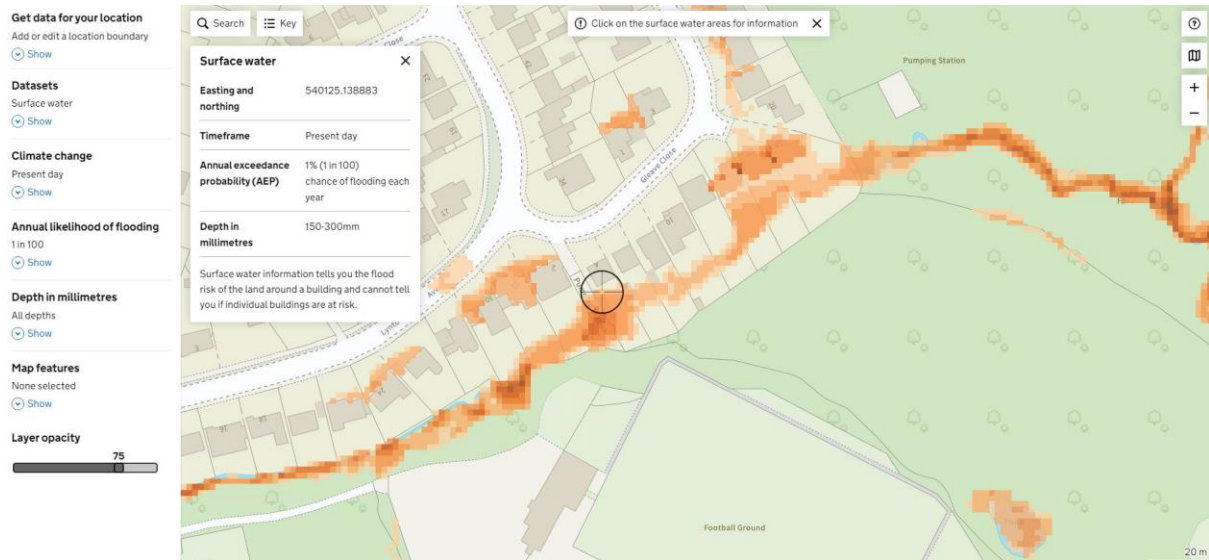


Flood Risk Assessment, 4 Gleave Close, East Grinstead, RH19 3XD.

Surface Water UK.GOV Flood Map for Planning Extract.



Surface Water flooding in this area largely results, I understand, from storm-debris blockage at the entry to the Southern Water SW culvert running across the rear gardens of the adjacent properties. This culvert conveys a stream and it was most probably constructed when the properties were first built. It starts to the South East of No. 30 Lynton Park Avenue and runs NE to once again become an open stream to the East of No. 18 Gleave Close. I am informed that Southern Water are aware of this issue and will, in due course, undertake works to address the problem - it also affects the FW drainage. The culvert entry is currently unblocked, as and when required, by local residents, minimising disruption.

Reference to Drawing No. 26-01-07TP will show that the finished floor level of No. 4 Gleave Close is in the area of 1.1 to 1.2m above the upper level, (150 to 300mm), of the 1% chance of flooding each year, as indicated on the GOV.UK Flood Map for Planning. It will also be seen that the proposed extension will not have a lower floor level than the existing house.

It will further be noted that the removal of the existing garage will beneficially largely alleviate localised flooding to the site as this currently provides an obstacle in the drainage path, causing the greater concentration to the SW of the site as shown on the map.