

Flood Risk Assessment (Screening)

Site: 14 Lynton Park Avenue, East Grinstead

Proposal: Domestic alterations including reconfiguration/extension works and associated external works (decking) as per submitted drawings.

Date	21 December 2025	Prepared for	Applicant / Agent
EA Flood Map for Planning ref	Unspecified (report provided)	Location (E/N)	539986 / 138833
Drawing information	Existing Plans Drg 01 Rev B; Proposed Plans Drg 02 Rev B (Nov 2025)	Assessment type	Proportionate FRA (screening) for householder works

Executive summary

- Environment Agency Flood Map for Planning confirms the selected location is in **Flood Zone 1** (low probability of river/sea flooding).
- The applicant-provided surface water mapping shows flood extent concentrated along the low-lying corridor / watercourse to the rear of the plots; this is the principal residual risk mechanism.
- The proposal is domestic in scale and can be made safe for its lifetime through good level/threshold detailing, maintaining overland flow routes, and a SuDS-led drainage approach that does not increase runoff off-site.

This assessment is based on the flood datasets and drawings supplied. It is not a hydraulic model and should be read as a planning-level screening FRA.

1. Introduction

This Flood Risk Assessment (FRA) provides a proportionate appraisal of flood risk to the site and sets out mitigation to ensure that the proposed development (i) is safe for its lifetime and (ii) does not increase flood risk elsewhere.

2. Site description

14 Lynton Park Avenue is an existing residential property in East Grinstead. The submitted drawings indicate the rear of the site falls toward a stream/watercourse corridor.

3. Proposed development

The proposal comprises householder alterations, including reconfiguration and building works shown on the Proposed Plans (Drg 02 Rev B, Nov 2025), together with external works such as rear decking. The development remains within the existing residential curtilage.

4. Flood risk datasets used

Dataset	Provider	What it represents
Flood Map for Planning (river/sea)	Environment Agency	Indicative fluvial/tidal flood zones for planning purposes.
Surface water flood extent map	Applicant-provided mapping	Indicative areas at risk from intense rainfall (overland flow/ponding).

5. Assessment of flood risk

5.1 River/sea (fluvial/tidal)

The Environment Agency Flood Map for Planning report for the selected location (Easting/Northing 539986/138833) confirms the site is within Flood Zone 1, an area with a low probability of river/sea flooding. The Flood Map for Planning dataset covers river and sea flooding only.

5.2 Surface water (pluvial)

The surface water mapping supplied shows flood extent focused along the low-lying corridor/watercourse line to the rear of the plots. This indicates that the principal residual risk is surface water flooding during extreme rainfall events, associated with overland flow and/or ponding in low areas.

5.3 Other sources (screening)

- Sewer flooding may occur during intense storms; suitable backflow protection and correct surface water connections are recommended.
- Groundwater flooding is not assessed in detail due to lack of site-specific investigation data; the submitted proposals do not indicate basements.
- Reservoir flooding is not assessed as no dataset was provided.

6. Summary of flood risk

Source of flooding	Risk level	Notes
River/sea (EA Flood Map for Planning)	Low (Flood Zone 1)	Indicative mapping for fluvial/tidal sources only.
Surface water (overland flow/ponding)	Residual risk (rear low corridor)	Flood extents shown along rear low corridor; manage through SuDS, levels and maintaining flow routes.
Sewer surcharge	Residual	Mitigate through appropriate drainage detailing and backflow prevention where feasible.

7. Mitigation and drainage strategy

Given the low river/sea flood risk and the identified residual surface water mechanism, mitigation focuses on ensuring the development does not increase runoff and that the dwelling remains resilient to intense rainfall events.

7.1 Layout and levels

- Where practicable, keep new built form and solid boundary features out of areas shown as surface water flood extent on the supplied mapping, particularly toward the rear low corridor.
- Avoid creating bunds, retaining upstands or other obstructions that could impede shallow overland flows. Decking should be detailed to remain permeable and should not block exceedance flow routes.
- Set any new finished floor levels above adjacent external ground and provide robust threshold detailing to external doors (subject to access requirements).

7.2 Surface water drainage (SuDS)

- Design in accordance with the SuDS hierarchy: infiltration first (subject to testing), otherwise attenuation with controlled discharge to an agreed outfall.
- Ensure post-development surface water runoff rates and volumes are no worse than existing. Any new roof area should discharge to soakaway/attenuation where feasible.
- Incorporate source control measures such as water butts, permeable paving or rain garden features where suitable.
- Provide an exceedance route so that, in extreme events beyond system capacity, overland flow is directed away from the dwelling and does not increase risk to neighbouring properties.

7.3 Resilience and resistance (proportionate measures)

- Consider non-return valves on foul drainage where appropriate, particularly if historical surcharge has been experienced.
- Use moisture-resistant finishes at low level in vulnerable areas where practicable.
- Maintain gutters, downpipes and drainage systems to reduce local ponding from blockage.

8. Conclusion

The Environment Agency Flood Map for Planning confirms the site is in Flood Zone 1 (low probability of river/sea flooding). The applicant-provided surface water mapping indicates the principal residual risk relates to intense rainfall causing overland flow/ponding along the low-lying corridor at the rear of plots. With the mitigation and SuDS-led drainage approach set out above, the proposed domestic development can be made safe for its lifetime and is not expected to increase flood risk elsewhere.

Limitations: This FRA is based on publicly available datasets and mapping provided by the applicant, without site investigation or hydraulic modelling. Detailed drainage design and levels should be confirmed at detailed design stage.

Appendix A – Flood mapping extracts

Figure A1: Environment Agency Flood Map for Planning – confirmation statement (page 1).



Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	539986/138833	21 December 2025 21:08

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

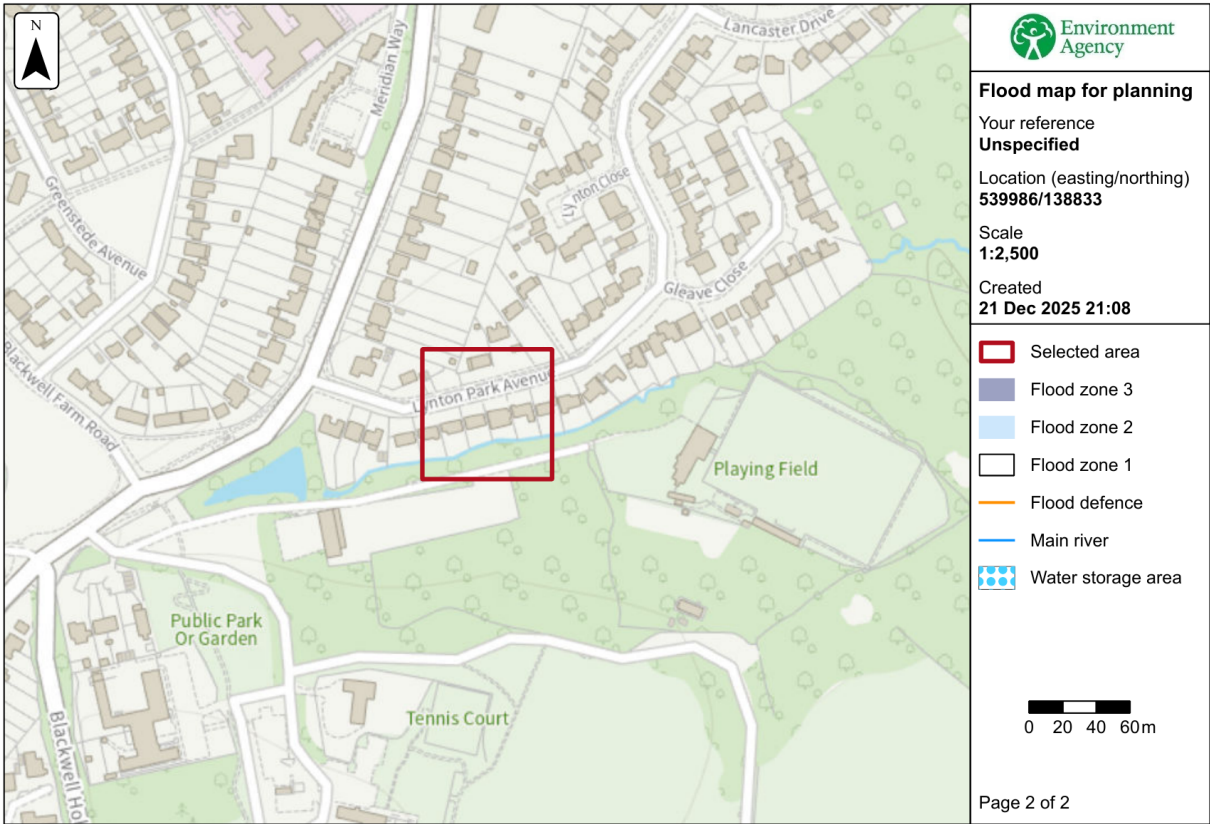
This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

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Appendix A – Flood mapping extracts (continued)

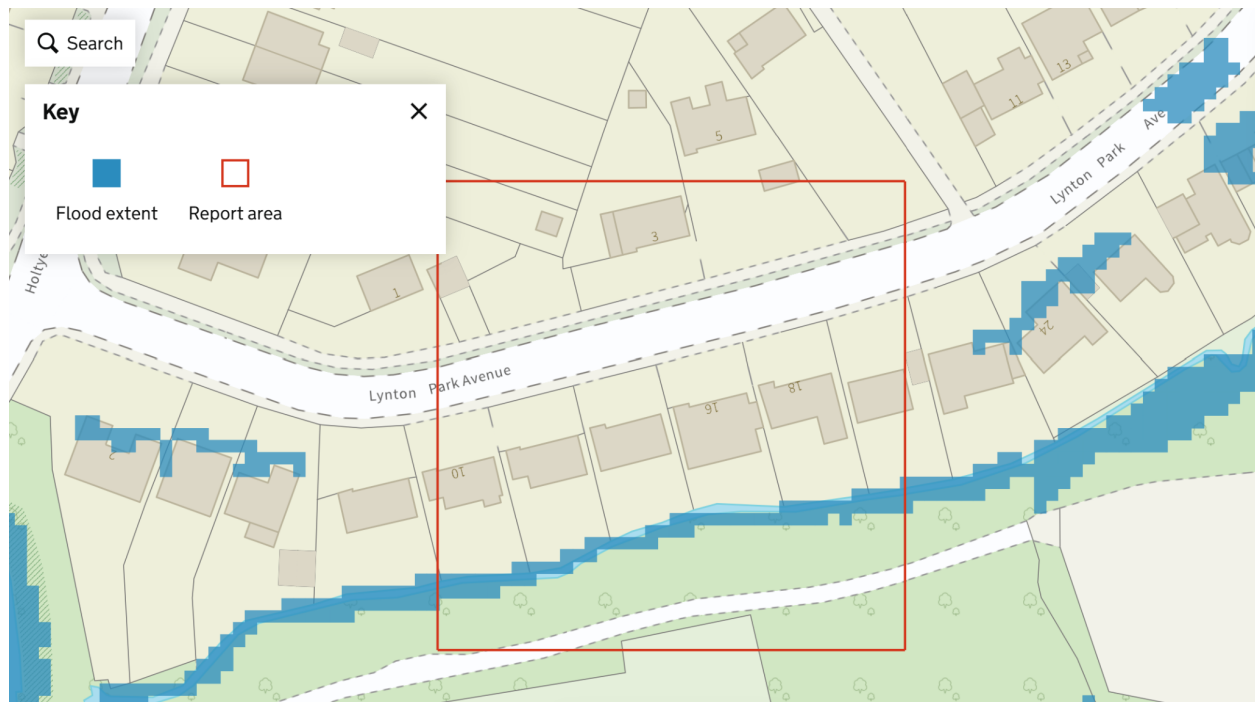
Figure A2: Environment Agency Flood Map for Planning – map extract (page 2).



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Appendix B – Surface water flood extent mapping (provided)

Figure B1: Surface water flood extent and report area as supplied.



Appendix C – Proposal extracts

Figure C1: Proposed ground floor plan extract (showing rear decking and kitchen arrangement).

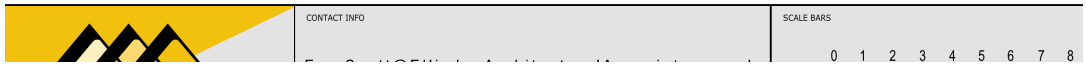
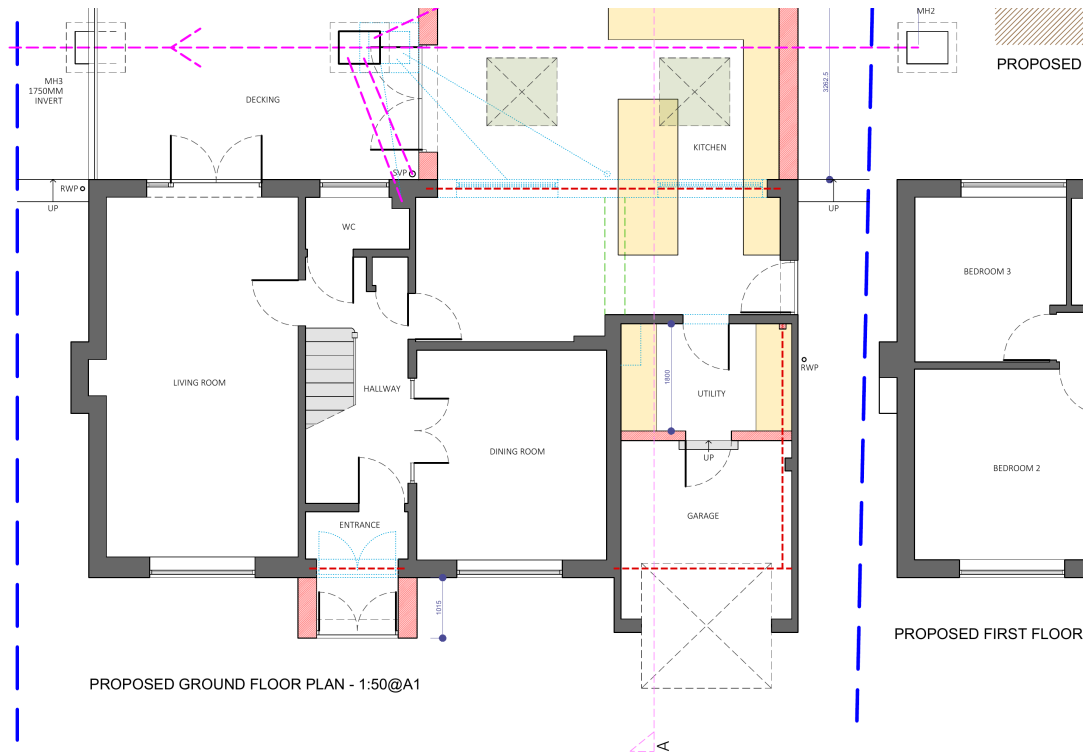


Figure C2: Proposed section extract (showing relationship to stream/watercourse corridor).

