

Flood Risk Assessment

To allow project validation of a planning
application in relation to

Ducklys Farm Centre, Selsfield
Road, East Grinstead, RH19 4QY

Prepared by

Dr Robin Saunders CEng

Innervision Design Ltd

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1 Executive Summary

- A. There is no apparent flood risk to the proposed development on the site.
- B. The use of SuDS will form part of the surface water drainage provision for this proposal and hence will not increase flood risk elsewhere.

2 Introduction

2.1 Site location

The project is located at Duckyls Farm Centre, Selsfield Rd, East Grinstead RH19 4QY (see Figure 1).

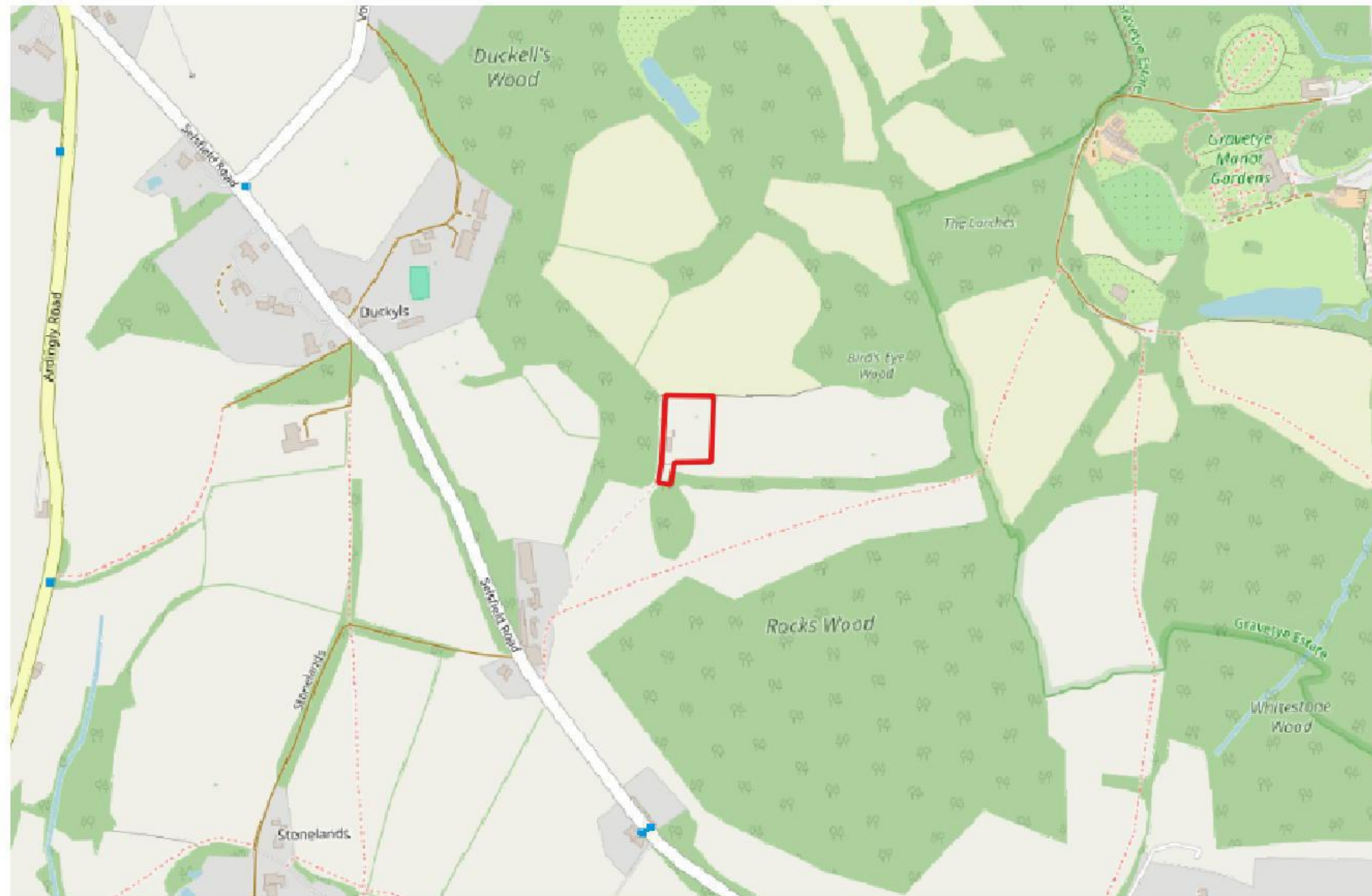


Figure 1: Site location plan, as indicated with North topmost.

2.2 Project details

All submitted under separate cover.

2.3 Scope

A FRA doesn't always need to be a very detailed or technical document. A lot of the scale of schemes really only need a covering letter setting out that someone has considered the risks, a bit of analysis as to how the design responds to this and whether anything such as building resilience is required and then a basic sustainable drainage scheme.

3 Flood risk analysis

3.1 Sources of potential flooding

Flood risk from various sources to the site are analysed in this section. It is concluded that there is no apparent flood risk to the proposed development on the site.

3.1.1 Flood risk from sea and rivers

The site is not at risk from tidal flooding.

With reference to the Environment Agency flood map, Figure 2, the site lays wholly within Flood Zone 1. This means that the site has a very Low risk of fluvial flooding.

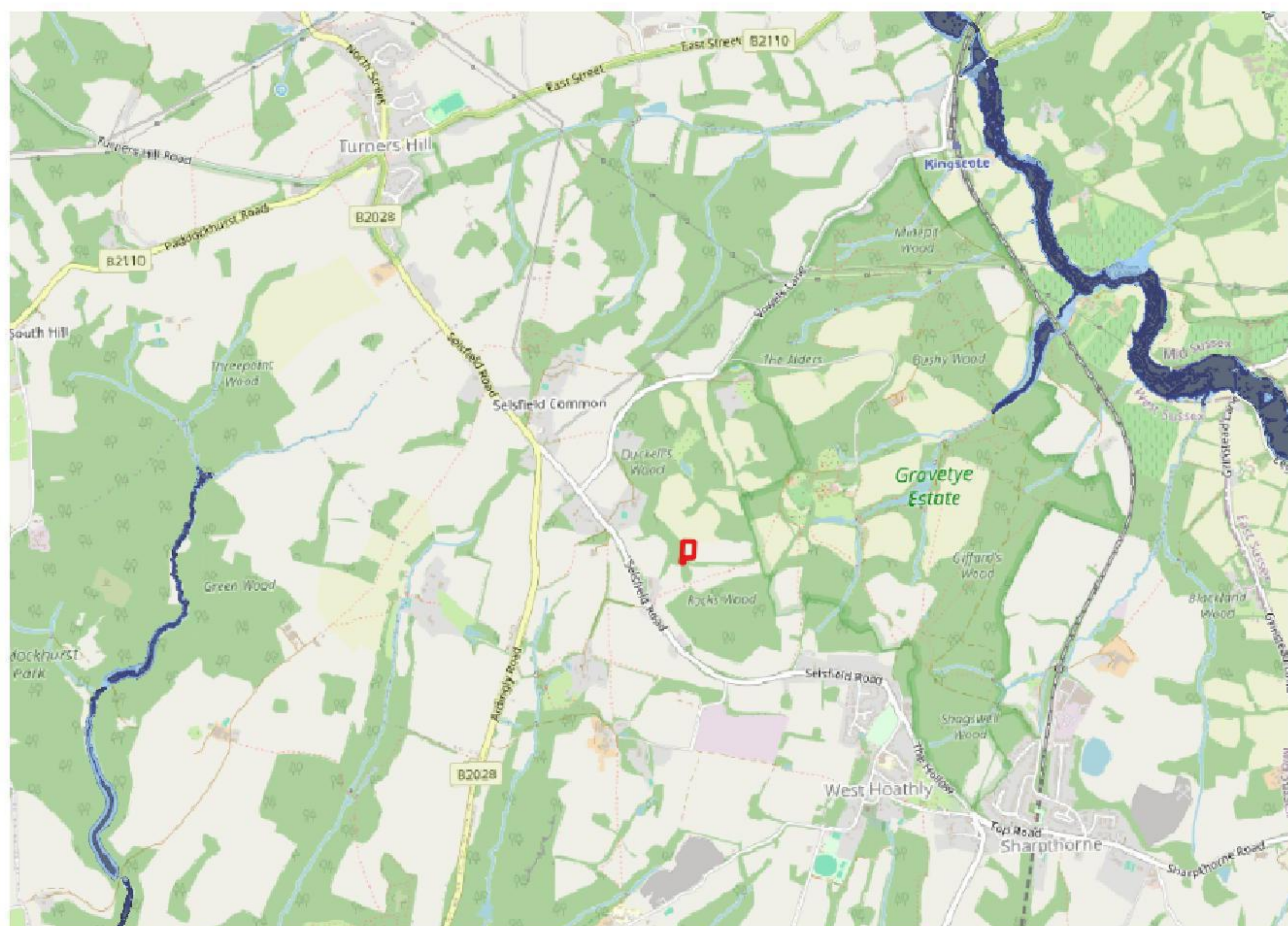


Figure 2: Flood mapping from the EA online data. The site falls wholly within Flood Zone 1

The development site is therefore not at flood risk from sea and rivers.

3.1.2 Flood risk from groundwater

The site is in an area of less than 25% of susceptibility to groundwater flooding. The proposed scheme doesn't involve basement elements, so groundwater will have no negative impact on the proposed site.

3.1.3 Flood risk from sewer and highway drains

The risk of sewer and highway flooding to the proposed site is considered to be negligible.

3.1.4 Flooding risk from surface water

Flooding occurs when rainfall fall on a surface (on or off the site) which acts as run-off which has not infiltrated into the ground or entered into a drainage system.

Present day risk With reference to the 25.03.2025 release of the Flood Map for Planning data set, Figure 3, the site is not at risk from surface water flooding.

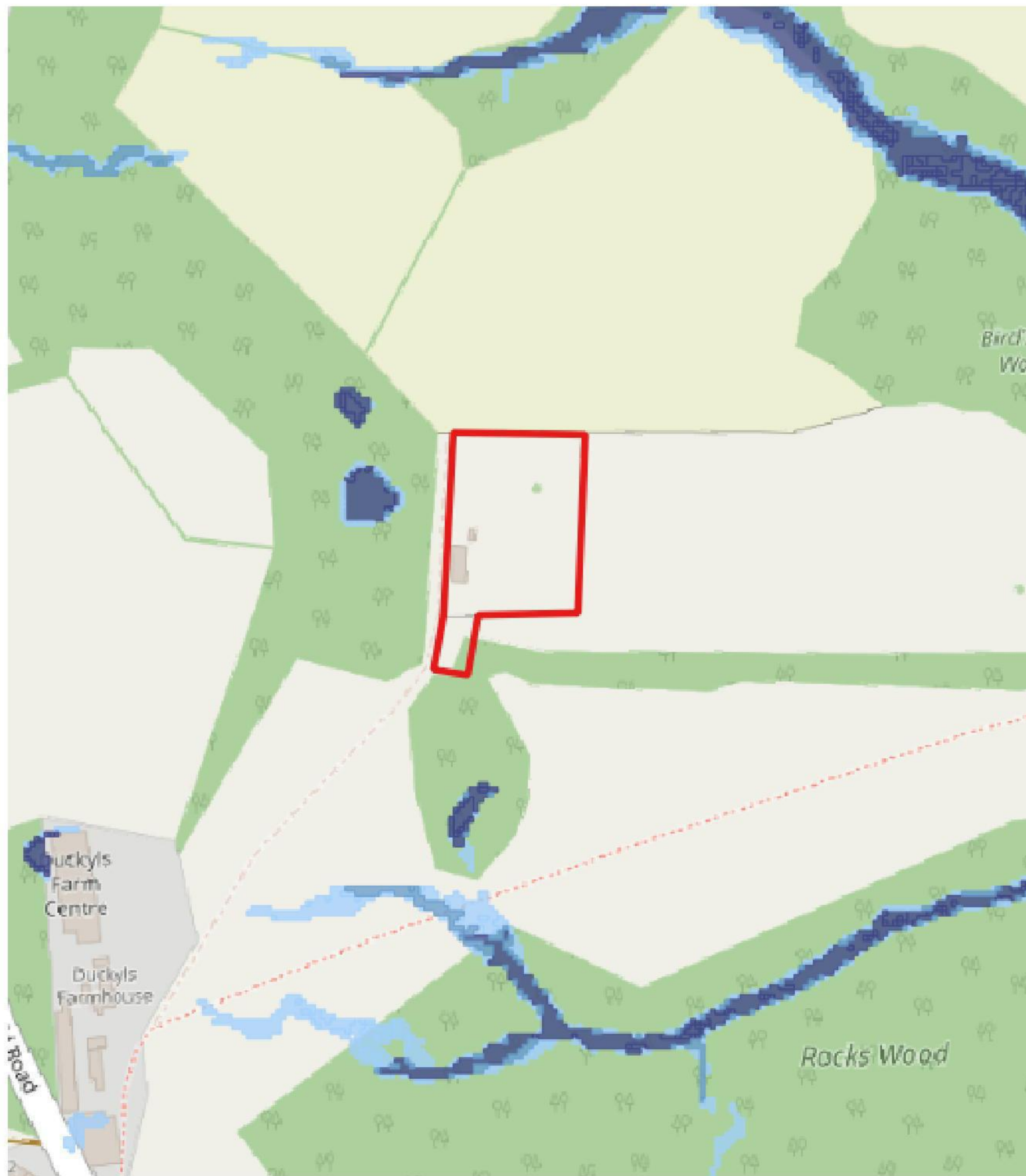


Figure 3: SW flood risk mapping of current risk. The site is not shown to be at risk.

Future risk With reference to the 17.09.2025 release of the E.A online SW data set, Figure 4, the site will remain at a negligible (less than 1 in 1000yr) from surface water flooding.

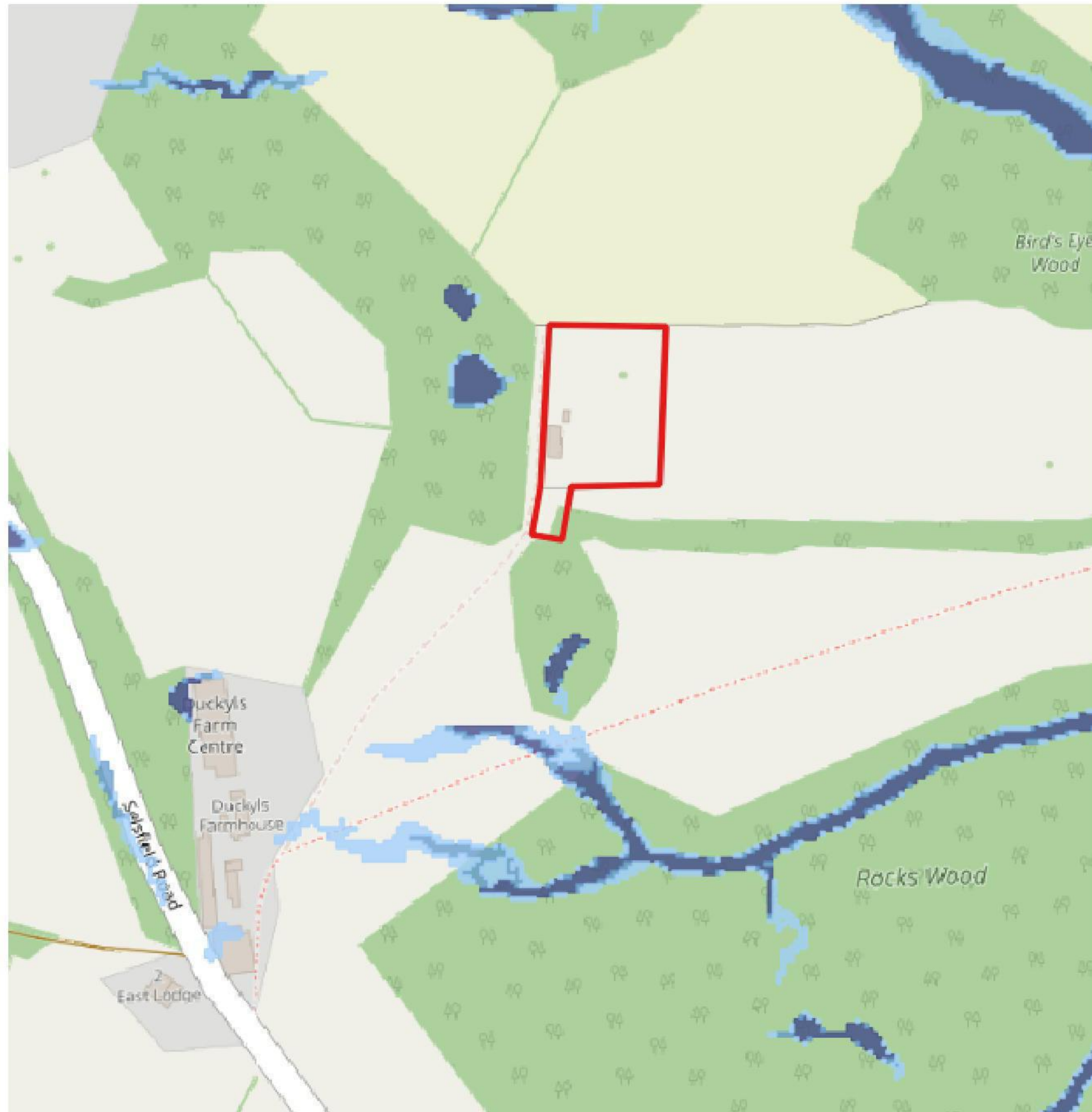


Figure 4: SW flood risk mapping including climate change. The site is in an area at Low, 1 in 1000yr, future risk

The development site is therefore not at risk from surface water flooding.

3.1.5 Flood risk from infrastructure failure

The site is not at flood risk from infrastructure failure.

3.1.6 SuDS Statement

Surface water will be managed in full alignment with the SuDS hierarchy as required under provisions made under the Town and Country Planning Act 1990.

While not required for Planning permission consent it can be confirmed that all SW on site will be also be designed, installed and tested in full accordance with Part H of the Building Regulations 2010 (as amended 2013), Requirement H3, as made under the Building Act 1984.

A full drainage report will be submitted under separate cover.

3.2 Access and Egress

Access and egress routes are safe and immediately available.

3.3 Flood risk summary

I can confirm that I have assessed all flood risks to this project, and can conclude that

- There is no apparent flood risk to the proposed development on the site.
- The use of SuDS will form part of the surface water drainage provision for this proposal, hence will not increase flood risk elsewhere.

