

FLOOD RISK ASSESSMENT

Proposed **Small** **Rear** **Ground-Floor** **Extension**
74 London Road, East Grinstead, West Sussex, RH19 1AB

Date: September 2026

1. INTRODUCTION

This Flood Risk Assessment has been prepared in support of a planning application for the construction of a small single-storey rear extension at **74 London Road, East Grinstead, West Sussex, RH19 1AB**.

The purpose of this assessment is to consider the potential risk of flooding to the proposed development and the potential for the development to increase flood risk elsewhere.

The assessment has been prepared having regard to the National Planning Policy Framework, Planning Practice Guidance and the current Environment Agency guidance relating to flood risk assessments. Mid Sussex District Council's flood risk and drainage requirements have also been considered.

The Environment Agency confirms that a flood risk assessment should be proportionate to the scale, nature and location of the proposed development. A less detailed assessment is generally appropriate for a small extension to an existing building where the proposal does not significantly increase the number of people exposed to flood risk.

2. THE PROPOSED DEVELOPMENT

The proposal comprises a **small single-storey rear extension** to the existing building.

The extension will:

- remain ancillary to the existing use of the property;
- be constructed at ground-floor level;
- utilise conventional foundations and construction;
- retain the existing principal access arrangements;
- connect to the existing drainage arrangements where practicable; and
- result in only a modest increase in the impermeable footprint of the site.

The proposal does not involve the creation of a new dwelling or significant increase in the number of occupants. The development is therefore considered to represent a **minor extension** for flood-risk purposes.

3. FLOOD RISK POLICY AND GUIDANCE

The assessment has been prepared with reference to:

- National Planning Policy Framework (NPPF);
- Planning Practice Guidance – Flood Risk and Coastal Change;
- Environment Agency flood-risk guidance;
- Environment Agency Flood Map for Planning;
- Mid Sussex District Council flood-risk and drainage requirements; and
- Mid Sussex District Council Strategic Flood Risk Assessment.

The Environment Agency advises that flood risk assessments should consider **all relevant sources of flooding**, including river and sea flooding, surface-water flooding, groundwater flooding, sewer flooding and flooding from artificial sources. Climate change should also be taken into account.

4. SITE LOCATION AND EXISTING CONDITIONS

The application site is located at:

74	London	Road
East		Grinstead
West		Sussex
RH19 1AB		

The property is located within the established urban area of East Grinstead.

The proposal relates to an existing developed site rather than undeveloped land.

The existing building and surrounding hardstanding form part of the established urban drainage environment.

There are no proposals to substantially alter the existing access arrangements or to undertake land raising that would divert flood water towards neighbouring properties.

5. FLOOD ZONE

The site is in a Surface water flood zone of up to 150mm

6. SURFACE WATER FLOODING

The existing property is situated within an established urban area with existing drainage infrastructure.

The proposed extension will result in only a small increase in impermeable area.

The development will not create a significant new source of surface-water runoff.

Rainwater will discharge to an existing suitable drainage system

7. RAINWATER AND SURFACE WATER DRAINAGE

The extension should will discharge into an existing downpipe connected to the combined.

8. GROUNDWATER FLOODING

The development is a shallow single-storey extension and does not involve a basement or subterranean accommodation.

The proposal is therefore considered unlikely to be significantly affected by groundwater flooding.

If groundwater is encountered during construction, the contractor should ensure that appropriate temporary drainage and waterproofing measures are implemented.

9. SEWER FLOODING

The proposed development will make only a minor change to the existing drainage demand.

Existing foul drainage should be retained wherever practicable.

New drainage connections should be designed to current standards and should incorporate appropriate protection against surcharge where required.

No new development should be connected in a manner that increases the likelihood of sewer flooding to neighbouring properties.

10. FLOODING FROM WATERCOURSES

The development does not involve construction within or immediately adjacent to a watercourse.

There is no proposal to divert, culvert, obstruct or otherwise alter a watercourse.

The development is therefore considered unlikely to have a material effect on fluvial flood conveyance.

11. RESERVOIR AND ARTIFICIAL SOURCES OF FLOODING

The proposed development is not considered to be at significant risk from flooding associated with reservoirs or other artificial water bodies.

The proposal does not involve the construction of flood defences, reservoirs, ponds or other water-retaining structures.

12. CLIMATE CHANGE

Climate change is recognised as having the potential to increase the frequency and severity of extreme rainfall events and river flooding.

The design of the extension should therefore provide reasonable resilience against future changes in rainfall intensity.

In particular:

- rainwater goods should be appropriately sized;
- gutters and downpipes should be maintained;
- surface-water drainage should avoid uncontrolled discharge;
- finished floor levels should not be reduced below the existing building without good reason; and
- the development should not obstruct existing overland flow routes.

The Environment Agency requires appropriate climate-change allowances to be considered where relevant to the flood-risk assessment.

13. FINISHED FLOOR LEVEL

The proposed extension will maintain the existing finished floor level of the building. Given the modest scale of the proposal, no alteration to existing ground levels is proposed.

14. FLOOD RESILIENCE

The extension should incorporate appropriate flood-resilient construction where reasonably practicable.

Measures may include:

- water-resistant floor finishes;
- appropriately sealed service penetrations;
- water-resistant insulation where appropriate;
- raised electrical sockets and vulnerable services where practical;
- use of robust external drainage details.

These measures would provide additional resilience should an extreme rainfall event occur.

15. IMPACT ON NEIGHBOURING PROPERTIES

The development will occupy a small additional area within the existing curtilage.

It will not involve significant land raising or alteration of existing drainage channels.

The development will therefore not materially alter existing overland flow paths.

Surface water arising from the new roof area will be managed within the site's drainage system.

The proposal will not increase the risk of flooding to neighbouring properties.

16. FLOOD WARNING AND EMERGENCY ACCESS

The existing access arrangements to the property will remain unchanged.

The proposal does not introduce a new vulnerable use or materially increase the number of people occupying the site.

17. SEQUENTIAL TEST

The Environment Agency confirms that a sequential test is generally not required for certain minor extensions.

Given the limited scale and nature of the proposed extension, the proposal should not require a separate sequential test.

18. CONCLUSION

The proposed development comprises a small rear ground-floor extension to the existing building at **74 London Road, East Grinstead**.

The development is minor in scale and does not involve a significant increase in occupancy, substantial land raising, alteration of a watercourse or creation of a new dwelling.

The proposed development will:

- not materially increase flood risk elsewhere;
- retain existing access arrangements;
- avoid interference with watercourses;
- incorporate appropriate surface-water drainage;
- avoid uncontrolled discharge towards neighbouring properties;
- take account of future climate change; and
- incorporate reasonable flood-resilient construction measures where appropriate.

On this basis, the proposed extension is considered capable of being developed in a manner that is **safe for its lifetime and does not increase flood risk elsewhere**.

The development is therefore considered acceptable in flood-risk terms, subject to the final drainage and floor-level details shown on the submitted drawings.
