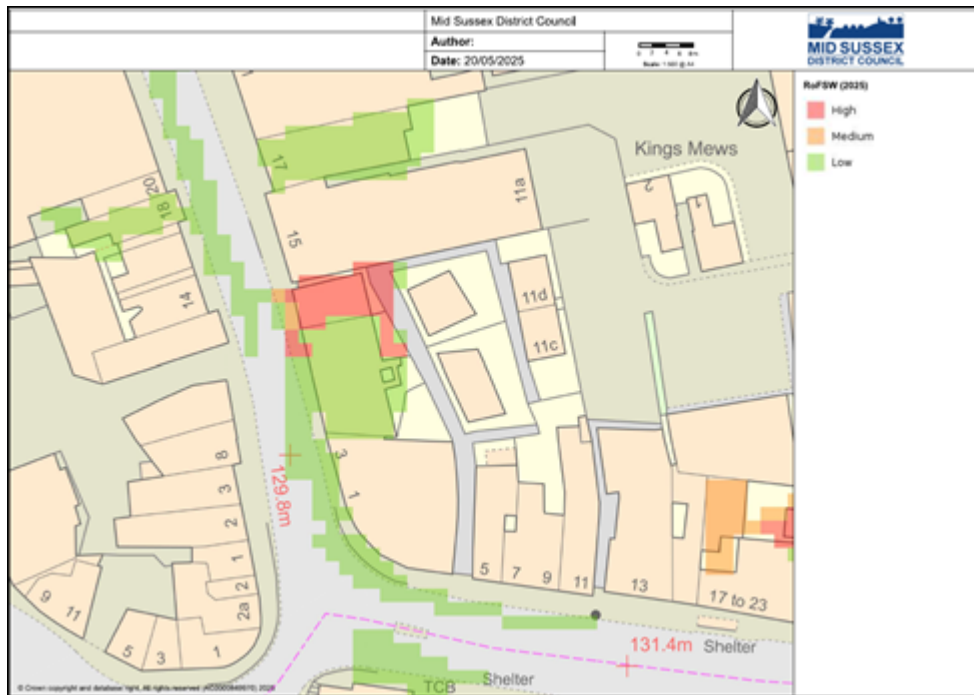


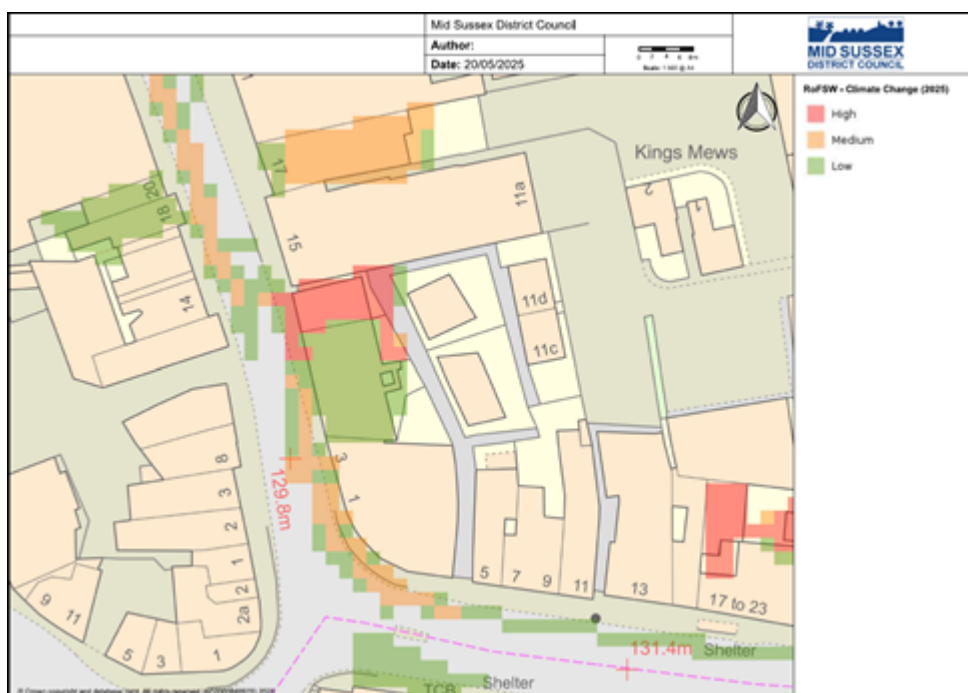
From: drainage <drainage@midsussex.gov.uk>
Sent: 21 May 2025 09:36:48 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: DM/25/1153 - First And Second Floor 5 - 11 London Road East Grinstead West Sussex RH19 1AL

Dear Caroline,

The flood risk and drainage team have reviewed the information submitted in support of this application and can provide the following initial comments.

The existing site is located within flood zone 1, at low fluvial flood risk. However, the site is located in an area at Low risk from surface water flooding at the present day and with Climate Change, and therefore considered to represent flooding equivalent of Flood Zone 2. The Environment Agency released updated flood risk mapping following the new National Flood Risk Assessment (NaFRA2) in early 2025. The updated mapping uses new and improved methods to assess flood risk.





For clarity Mid Sussex District Council's Flood Risk and Drainage Team (in line with advice from West Sussex Lead Local Flood Authority) utilise the below table when considering flood risk.

<i>Annual exceedance</i>	<i>Flood Zone</i>	<i>Surface Water Flood Risk</i>
<i>Greater than 3.3% (>1:30-year)</i>	<i>3b</i>	<i>High</i>
<i>Between 1% and 3.3% (1:100-year and 1:30-year)</i>	<i>3a</i>	<i>Medium</i>
<i>Between 0.1% and 1% (1:1,000-year and 1:100-year)</i>	<i>2</i>	<i>Low</i>
<i>Less than 0.1% (<1:1,000-year)</i>	<i>1</i>	<i>Very Low</i>

The applicant will need to provide a flood risk assessment which provides evidence that the proposed development will be safe for the lifetime of the development. The NPPF considers residential developments to have a minimum design life of 100 years.

We would also advise the applicant that we will require a drawing showing sections of the ground levels and floor levels, estimated flood depths, proposed finished floor level, any proposed external ground level alterations, any proposed flood management and mitigation measures, and a safe escape route for residential occupants.

The applicant should refer to the MSDC Flood Risk and Drainage Information Check List – Application Stage - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>

Following receipt of the additional information requested, we shall review and provide further comments on this application.

Receipt of the requested additional information does not mean further information will not be requested, nor does it guarantee that the Flood Risk and Drainage Team will not object to the development. Neither does it prevent the team from recommending a flood risk or drainage condition.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk