

From: drainage <drainage@midsussex.gov.uk>
Sent: 11 May 2026 09:44:33 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.05.11 RE: DM/26/0481 - Natwest 15 London Road East Grinstead West Sussex RH19 1AJ

Dear Caroline,

Thank you for re-consulting the Flood Risk and Drainage Team on the above application.

We have reviewed the Flood Risk Assessment, prepared by Unda Consulting Limited(reference 97253-hghconsulting-LondonRd, Issue v1.1 dated 9th April 2026), submitted since our previous comments dated 11th March 2026, and provide the following updated response.

The site is located within an area identified as being at risk of flooding from surface water.

The submitted Flood Risk Assessment demonstrates that safe access and egress cannot be provided for the lifetime of the development due to the predicted depth and extent of surface water flooding affecting the site during the design flood event, including an allowance for climate change.

The Planning Practice Guidance requires development to remain safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere. The proposed development is classified as 'more vulnerable' development under Annex 3 of the National Planning Policy Framework.

The Planning Practice Guidance and Mid Sussex District Council Strategic Flood Risk Assessment (2024) require all sources of flood risk, including surface water flooding, to be considered consistently with fluvial flood risk.

Whilst the submitted FRA states that "safe escape will therefore be provided by a formal flood warning and evacuation plan", the information submitted does not adequately demonstrate that occupants would be able to safely access or leave the site during the design flood event for the lifetime of the development. Reliance on a flood warning and evacuation plan alone is not considered sufficient in this instance, given the identified surface water flood depths affecting the site.

The applicant has not submitted mapping to show the flood hazards along the residential access route to demonstrate that safe escape can be achieved.

Based on the information submitted, the development has therefore failed to demonstrate that:

- safe access and escape can be achieved during the design flood event for the lifetime of the development.

As such, the Flood Risk and Drainage Team **objects** to the application on the grounds that the proposal has failed to adequately demonstrate that the development will be safe for its lifetime in accordance with the National Planning Policy Framework, Planning Practice Guidance, Policy DP41 of the Mid Sussex District Plan,

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
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