

From: drainage <drainage@midsussex.gov.uk>
Sent: 11 March 2026 14:51:00 UTC+00:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.03.11 Re: DM/26/0481 - Natwest 15 London Road East Grinstead West Sussex RH19 1AJ
Attachments: MSDC002 - Detailed Drainage Design Checklist - v2.0 issued 071125.pdf, MSDC002 - Flood Risk and Drainage Information Checklist - Application Stage - v2.0 issued 071125.pdf

Dear Caroline,

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

We understand the proposed application is for the change of use of first and second storey floorspace of the existing building from commercial (Class E) use to 8 x HMO bedrooms (Sui Generis) use with associated communal facilities, double storey front extension, single storey rear extension, new rooflight, extension of existing wall and a new flat roof to the rear.

The site is located within an area identified as being at risk of flooding from surface water. The proposal increases vulnerability, as residential development is classified as 'more vulnerable' under the National Planning Policy Framework.

In accordance with national planning policy and guidance, all sources of flood risk must be considered when determining planning applications. The Planning Practice Guidance requires that surface water flood risk is considered in a comparable manner to fluvial flood risk when assessing development vulnerability and site safety.

At present, no Flood Risk Assessment has been submitted to demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere.

Given the mapped surface water flood risk and the proposed change to a more vulnerable use, the applicant must provide information to demonstrate that:

- The development will be safe for its lifetime, taking account of the risk of flooding from surface water;
- Safe access and egress can be achieved during flood events;

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

Once the required information has been received, we will be able to comment further.

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
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