

Flood Risk Assessment for Planning

June 2026

Prepared for:

Harradine & Co Ltd

Location:

15 London Road

East Grinstead

RH19 1AJ

Our reference:

97253-hghconsulting-LondonRd



Document Issue Record

Project Details	
Project:	Flood Risk Assessment for Planning
Prepared for:	Harradine & Co Ltd
Application:	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
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1. Key Facts

Flood Risk Posed:

- The site is located within Flood Zone 1 (Low Probability), which means it is defined as land having a less than 1:1000 annual probability of river or sea flooding. The nearest watercourse to the site is an unnamed watercourse located approximately 440m west.
- No Flood Storage Areas located in close proximity to the site.
- The site partially 1:30 year (3.3%), 1:100 year (1% AEP) and 1:1000 year (0.1% AEP) events for the present day and with climate change (2061 - 2125).
- The EA states that this location is outside of a groundwater flood alert area. No information has been provided to suggest that the site has flooded historically due to groundwater.
- According to the 2024 Mid Sussex District Council SFRA and Southern Water, the site is located within a postcode area (RH19 1) where there has been 2 internal and 5 external recorded incidents of sewer flooding.
- The site is located outside of the maximum inundation extent on the EA Reservoir Inundation Map. The EA also advise on their website that reservoir flooding is extremely unlikely.
- The EA hold no records of historic flooding having affected the site or surrounding area.
- The 2024 Mid Sussex District Council SFRA has recorded 3 accounts of flooding along London Road in East Grinstead during 2011, 2012 and 2014. These flood incidents appear to be attributed to heavy rainfall within the area. The records do not specify whether specific properties, including the site, were affected.

Flood Risk Mitigation:

- 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.
- There is no increase vulnerability classification or increase to impermeable areas as part of this proposal.
- All sleeping accommodation is located upon the first and second floors of the building.
- Post development, the site will be classified as "more vulnerable" (residential).
- There will be no loss of fluvial floodplain storage.
- Safe escape can be achieved from the site during the pluvial 1:100 year flood event (2061 - 2125).
- The applicant will register with the National Severe Weather Warning Service.

Assuming accordance with these flood risk management measures, Unda Consulting Limited consider the proposed application to be suitable in flood risk terms.

2. Introduction

- 2.1. Unda Consulting Limited have been appointed by Harradine & Co Ltd (hereinafter referred to as “the applicant”) to undertake a Flood Risk Assessment for the proposed development at 15 London Road, East Grinstead, RH19 1AJ (hereinafter referred to as “the site”). The purpose of the study is to support a planning application for the proposed development.
- 2.2. This report presents our findings based on the readily available information and data relating to the site and surrounding drainage area.
- 2.3. The site appears to be located within Flood Zone 1 as defined by the Environment Agency (EA) on their Flood Map for Planning. Under the National Planning Policy Framework (NPPF), a FRA is required for all development or changes of use proposed:
 - In Flood Zones 2 or 3 or see flood map for planning;
 - Within Flood Zone 3b;
 - Within Flood Zone 1 with a site area of 1 hectare or more;
 - Within ‘Flood Zones plus Climate Change’, showing it is at increased risk of flooding from rivers or sea in future - see flood map for planning;
 - With Flood Zone 1 and the flood map for planning shows it is at risk of flooding from surface water;
 - In areas with critical drainage problems;
 - Within Flood Zone 1 where the LPA's strategic flood risk assessment (SFRA) shows it will be at increased risk of flooding during its lifetime;
 - That increases the vulnerability classification and may be subject to sources of flooding other than rivers or sea.
- 2.4. Given that the proposed development is located within Flood Zone 1 (Low Risk of flooding from rivers or the sea) and the site is under 1ha in area, a FRA would not normally be required under the NPPF. However, it is understood that the site falls within an area at potential risk of surface water flooding.
- 2.5. The assessment should demonstrate to the Local Planning Authority (LPA) and EA how flood risk will be managed now and over the development's lifetime, taking climate change into account, and with regard to the vulnerability of its potential users.
 - Whether the proposed development is likely to be affected by current or future flooding from any source;
 - Whether it will increase flood risk elsewhere;
 - Whether the measures proposed to deal with these effects and risks are appropriate.

3. Existing Site

- 3.1. The first and second floors are currently used for commercial purposes (Class E).
- 3.2. The site is understood to have lawful planning permission for commercial use.
- 3.3. The surrounding area is characterised by residential properties and commercial buildings.
- 3.4. Existing plans are provided in the report Appendix.

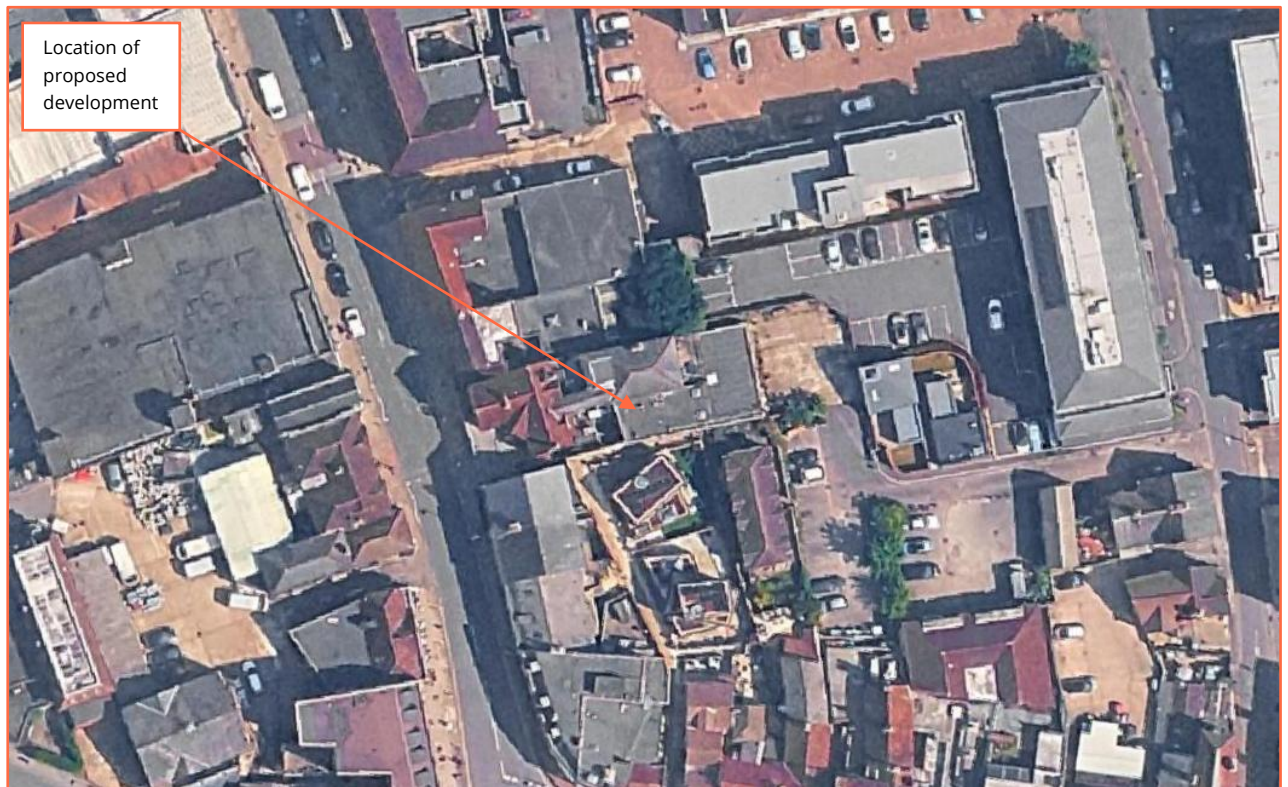


Figure 1: Aerial imagery of site and surrounding area (Source: Google Earth)

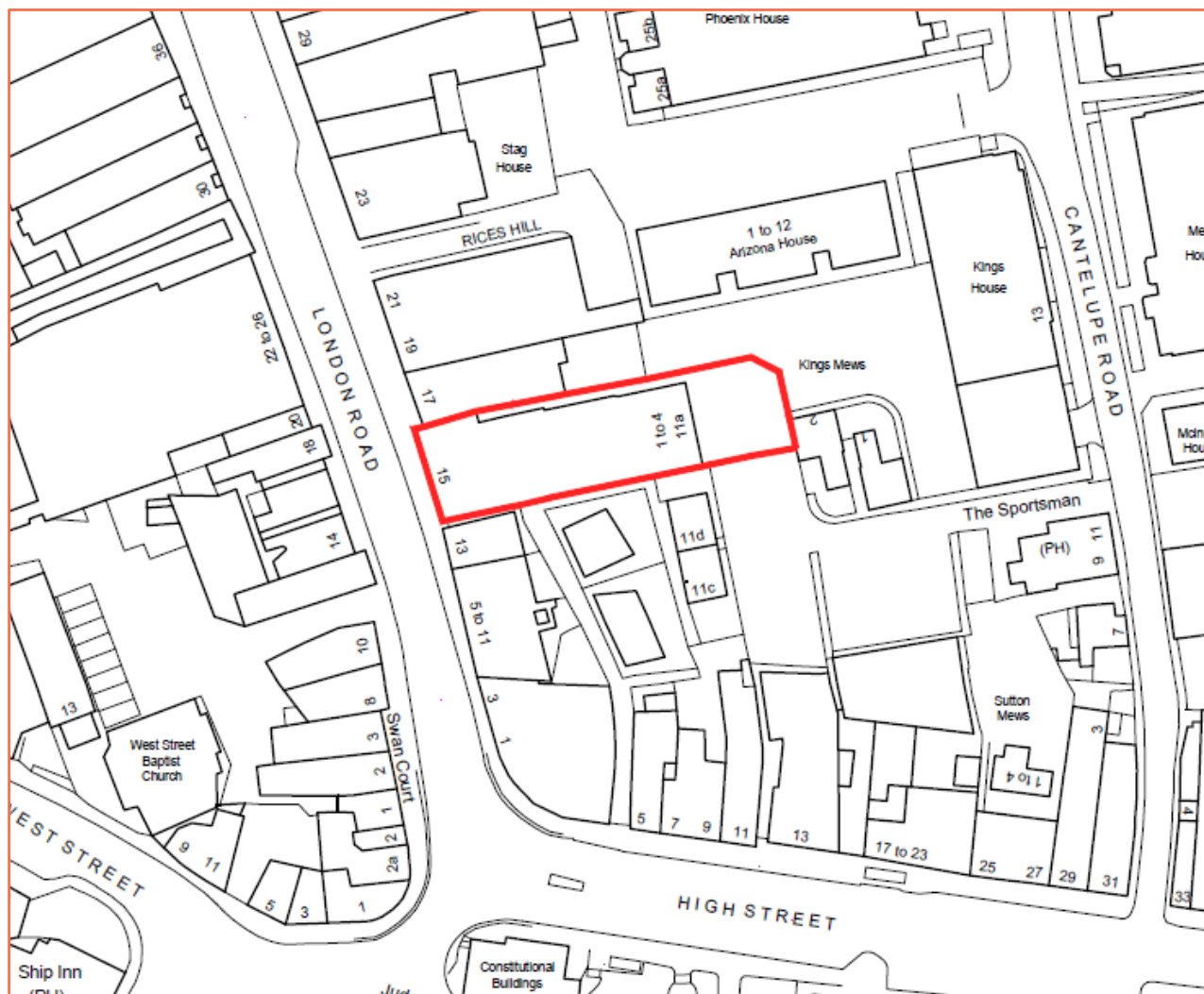


Figure 2: Site location plan (Source: Applicant)



Figure 3: Existing first floor plan (Source: Applicant)

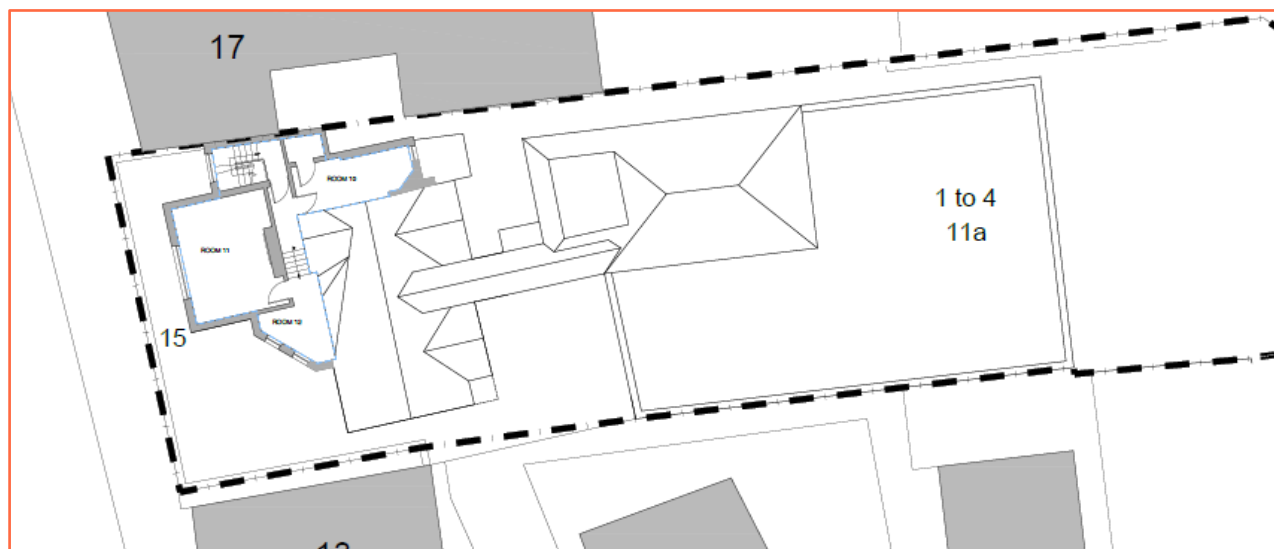


Figure 4: Existing second floor plan (Source: Applicant)

Site Topography:

- 3.5. Environment Agency LiDAR has been used to assess the topography across the site and wider area. Light Detection and Ranging (LiDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground surface. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated at high spatial resolutions. The EA's LiDAR data archive contains digital elevation data derived from surveys carried out by the EA's specialist remote sensing team. Accurate elevation data is available for over 70% of England. The LiDAR technique records an elevation accurate to +/-5cm to 15cm with spatial resolutions ranging from 25cm to 2 metres. This dataset is derived from a combination of the full dataset which has been merged and re-sampled to give the best possible coverage. The dataset can be supplied as a Digital Surface Model (DSM) produced from the signal returned to the LiDAR (which includes heights of objects, such as vehicles, buildings and vegetation, as well as the terrain surface) or as a Digital Terrain Model (DTM) produced by removing objects from the Digital Surface Model. 1.0m horizontal resolution DTM LiDAR data has been used for the purposes of this study.
- 3.6. LiDAR remotely sensed digital elevation data suggests that the ground topography on site ranges from approximately 128.40mAOD to 134.30mAOD.

Existing Ground Conditions:

- 3.7. The 1:50,000 BGS map shows that the bedrock underlying the site is Ardingly Sandstone Member – Sandstone.
- 3.8. The BGS mapping shows no superficial deposits underlying the site.
- 3.9. The soil type taken from the UKSO Soil Map Viewer, shows the site to be located upon relatively intermediate to deep soils of Sandstone soil parent material with a soil texture of sand to sandy loam.

Nearby Watercourses / Drainage Features:

- 3.10. The nearest watercourse to the site is an unnamed watercourse located approximately 440m west.

4. Development Proposal

- 4.1. 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.
- 4.2. There will be no increase to impermeable areas as part of this proposal.
- 4.3. All sleeping accommodation is located upon the first and second floors of the building.
- 4.4. Proposed plans are provided in the report Appendix.

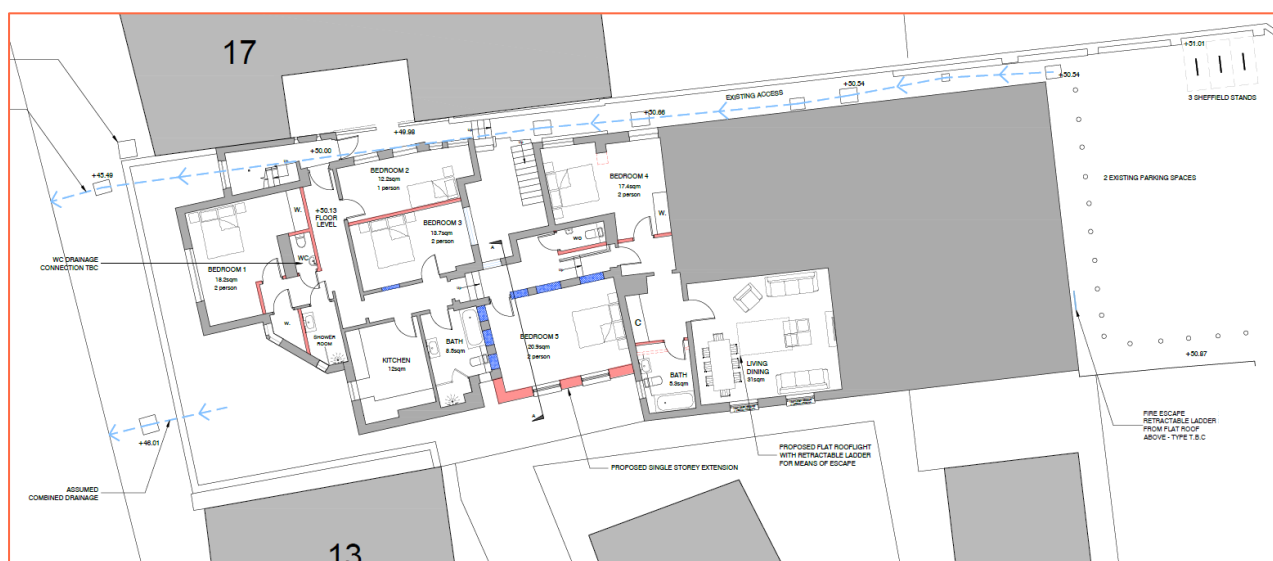


Figure 5: Proposed first floor plan (Source: Applicant)

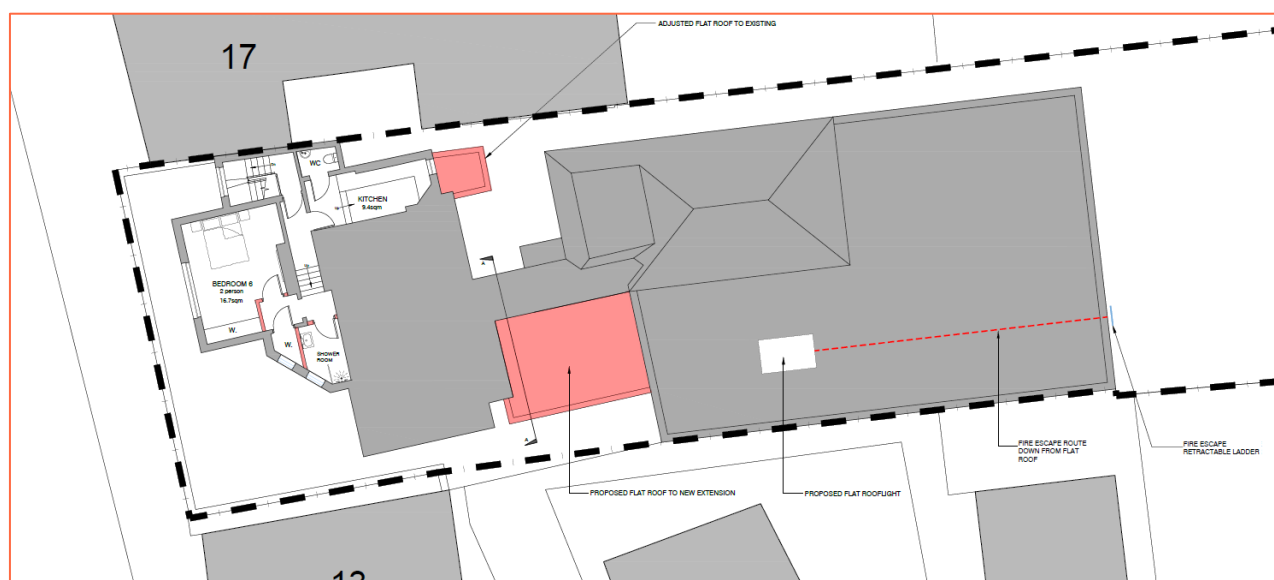


Figure 6: Proposed second floor plan (Source: Applicant)

5. Flood Risk Assessment

EA Flood Zones:

- 5.1. Within planning, Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency's Flood Map for Planning (Rivers and Sea), available on the Environment Agency's website.

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 0.1% annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b)
Zone 2 Medium Probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: - land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or - land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Table 1: Environment Agency Flood Map for Planning (Rivers and Sea) (Source: EA)

- 5.2. The Flood Zones are created using local flood model outputs, recorded flood outlines and national flood model information. These are combined to generate extents of land at flood risk, with the aim of using the best available flood risk information in any one location. The Flood Zones shown on the Environment Agency's Flood Map for Planning (Rivers and Sea) do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding.



Figure 7: Environment Agency Flood Map for Planning (Rivers and Sea) (Source: EA)

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- 5.3. The site is located within Flood Zone 1 (Low Probability), which means it is defined as land having a less than 1:1000 annual probability of river or sea flooding.

EA Flood Zones plus Climate Change:

- 5.4. The Flood Zones plus climate change dataset shows how the combined extent of Flood Zones 2 and 3 could increase with climate change over the next century, ignoring the benefits of any existing flood defences. The EA have assumed no changes to flood defences or land-use that could occur in future. The effects of climate change on flood risk which may be seen in the future could be different to those currently considered.
- 5.5. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5.
- 5.6. The datasets shown on Flood Map for Planning are aimed at supporting planners and developers to make long-term decisions about the location and design of development and the use of land. Such decisions need to account for the full anticipated lifetime of the development being planned.
- 5.7. The EA have therefore chosen:
- The 'Central' allowance for the 2080s epoch (2070-2125) for risk of flooding from rivers
 - The 'Upper End' allowance for risk of flooding from the sea, accounting for cumulative sea level rise to 2125
- 5.8. The Flood Zones plus climate change dataset is created using local flood model outputs, recorded flood outlines and national flood model information, and by adding climate change scenarios from local and national modelling, using the maximum extents from:
- Rivers and sea with defences 3.3%, 1%/0.5% and 0.1% AEPs
 - Rivers and sea without defences 1%/0.5% and 0.1% AEPs
- 5.9. The extents are merged to create a single outline.
- 5.10. The site is shown to be outside of the EA Flood Zones plus climate change (2070 to 2125) extent.

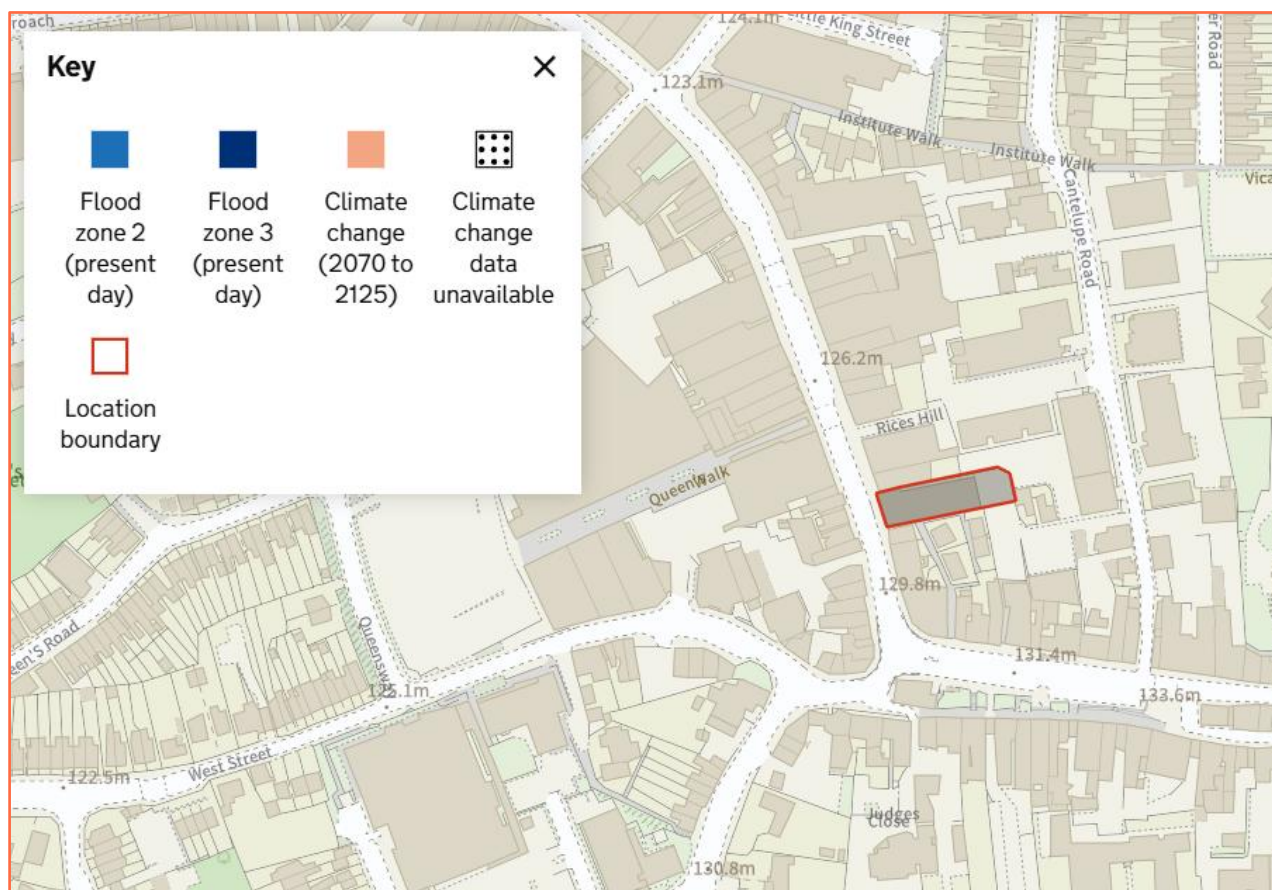


Figure 8: Environment Agency Flood Map for Planning – Flood Zones with Climate Change (Source: EA)

Alternative Flood Zones:

- 5.11. Within their Strategic Flood Risk Assessment (SFRA), 2024 Mid Sussex District Council differentiates Flood Zone 3a from Flood Zone 3b, the functional floodplain. Flood Zone 3b comprises land where water is required to flow or be stored in times of flood. The functional floodplain designation encompasses land which would flood with an annual probability of 1 in 30 or greater in any year; and includes areas of land required for water conveyance routes.
- 5.12. According to the 2024 Mid Sussex District Council SFRA, the site is located within Flood Zone 1, entirely outside of the functional floodplain.



Figure 9: Flood Zones (Source: 2024 Mid Sussex District Council SFRA)

Fluvial:

- 5.13. The site is situated entirely in Flood Zone 1 (Low Probability), defined as land having a less than 1:1000 year probability of river or sea flooding.
- 5.14. The nearest watercourse to the site is an unnamed watercourse located approximately 440m west.

Detailed Flood Modelling:

- 5.15. Product 4 modelled flood levels and extents have been requested from the Environment Agency for use within this report.

Flood Storage Areas:

- 5.16. Flood Storage Areas are areas that act as a balancing reservoir, storage basin or balancing pond. Their purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. Flood storage areas do not completely remove the chance of flooding and can be overtopped or fail in extreme weather conditions.
- 5.17. According to EA data, there are no Flood Storage Areas located in close proximity to the site.

Flood Defences:

- 5.18. Flood defences are typically raised structures that alter natural flow patterns and prevent floodwater from entering property in times of flooding. They are generally categorised as either 'formal' or 'informal' defences. A 'formal' flood defence is a structure that was built specifically for the purpose of flood defence, and is maintained by its respective owner, which could be the EA, Local Authority, or an individual. An 'informal' flood defence is a structure that has not been specifically built to retain floodwater, and is not maintained for this specific purpose, but may afford some protection against flooding.

- 5.19. Asset inspections are undertaken on average every six months, although some critical assets are assessed on a more regular basis. It is possible that adjacent assets are inspected on different dates, which may result in two assets of a similar state of repair having different condition ratings. It is unclear when both assets were last inspected.
- 5.20. Condition ratings of assets may also be affected by the time of year the surveys are conducted, as vegetation may obscure the asset in the summer months, or accessibility may be an issue during winter months. These factors would not usually affect the recorded condition rating of an asset unless the asset is on a borderline between two ratings.
- 5.21. According to the EA, there are no formal raised flood defences owned or operated by the EA protecting the site.

Residual Risk (breach or overtopping of flood defences):

- 5.22. Breaching of flood defences can cause rapid inundation of areas behind flood defences as flow in the river channel discharges through the breach. A breach can occur with little or no warning, although they are much more likely to occur with extreme river levels or tides when the stresses on flood defences are highest. Flood water flowing through a breach will normally discharge at a high velocity, rapidly filling up the areas behind the defences, resulting in significant damage to buildings and a high risk of loss of life. Breaches are most likely to occur in soft defences such as earth embankments although poorly maintained hard defences can also be a potential source of breach.
- 5.23. Overtopping of flood defences occurs when water levels exceed the protection level of raised flood defences. The worst case occurs when the fluvial or tidal levels exceed the defence level as this can lead to prolonged flooding. Less severe overtopping can occur when flood levels are below defence levels, but wave action causes cyclic overtopping, with intermittent discharge over the crest level of the defence. Flood defences are commonly designed with a freeboard to provide protection against overtopping from waves. The risk from overtopping due to exceedance of the flood defence level is much more significant than the risk posed by wave overtopping. Exceedance of the flood defence level can lead to prolonged and rapid flooding with properties immediately behind the defences at highest risk.
- 5.24. The site is not shown to be defended by formal flood defences.

Tidal Flooding:

- 5.25. Due to the site topography and distance to the nearest coast/tidal watercourse, the risk of tidal flooding is considered to be very low.

Pluvial (Surface Water):

- 5.26. Pluvial (surface water) flooding occurs when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.
- 5.27. The mapping below shows the Environment Agency Surface Water Spatial Planning dataset. The Environment Agency advise that the dataset is designed to provide an indication of flood risk from surface water to an area of land and is not suitable for determining whether an individual property is at risk of flooding. The mapping is intended to support planning assessments and inform planning decisions and may indicate where further investigation is required.
- 5.28. As of May 2026, the Surface Water Spatial Planning datasets provide an assessment of the extent and depths of flooding that may occur from surface water during a range of modelled rainfall events.
- 5.29. The datasets show the total extent of an area at risk of flooding from surface water and the extent of areas at risk of flooding from surface water to defined depth bands for different scenarios.

- 5.30. The mapping shows the risk of flooding from surface water, for annual exceedance probabilities (AEP) expressed as a return period. These are produced for both the present day risk of flooding from surface water, and climate change scenarios have been produced to indicate the predicted impacts of climate change on future flood risk.
- 5.31. These datasets show the risk of flooding from surface water for the following annual exceedance probability (AEP) scenarios:
- 1 in 30 year annual probability event (3.3% AEP).
 - 1 in 100 year annual probability event (1% AEP).
 - 1 in 1000 year annual probability event (0.1% AEP).
- 5.32. The EA climate change surface water mapping is based upon the UK Climate Projections 2018 (UKCP18) and utilises the Representative Concentration Pathway (RCP) 8.5 emissions scenario. The updated mapping incorporates climate change allowances to represent the predicted impacts of climate change on surface water flood risk over the period 2061 to 2125. The 'Upper end' (based on the 95th percentile) for the 2070s epoch (2061-2125) has been used for the climate change scenarios.
- 5.33. The EA Surface Water Spatial Planning mapping indicates that parts of the site are affected by surface water flooding during the 1:30 year (3.3% AEP), 1:100 year (1% AEP) and 1:1000 year (0.1% AEP) events under present day conditions.
- 5.34. The EA Surface Water Spatial Planning Extents mapping indicates that parts of the site are affected by surface water flooding during the 1:30 year (3.3% AEP), 1:100 year (1% AEP) and 1:1000 year (0.1% AEP) events with climate change (2061 to 2125).

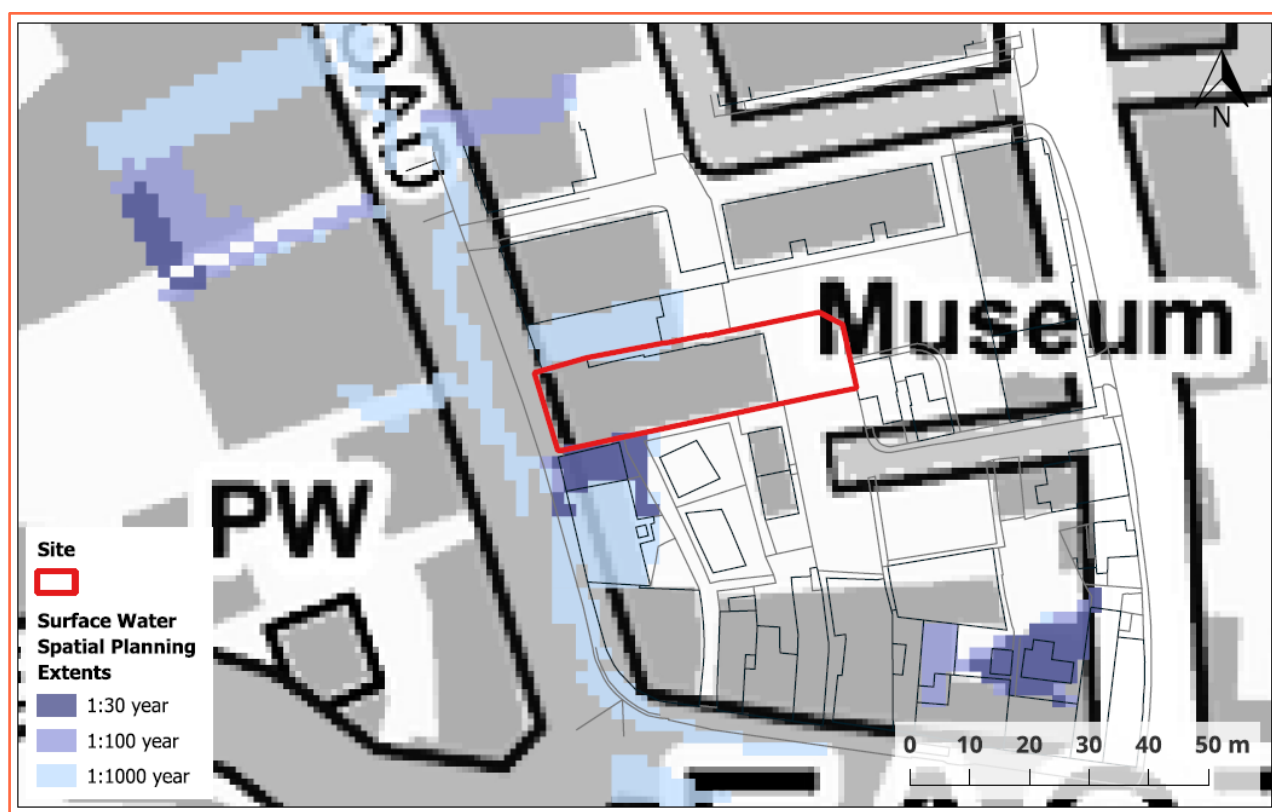


Figure 10: EA surface water spatial planning extents map – present day (Source: EA)

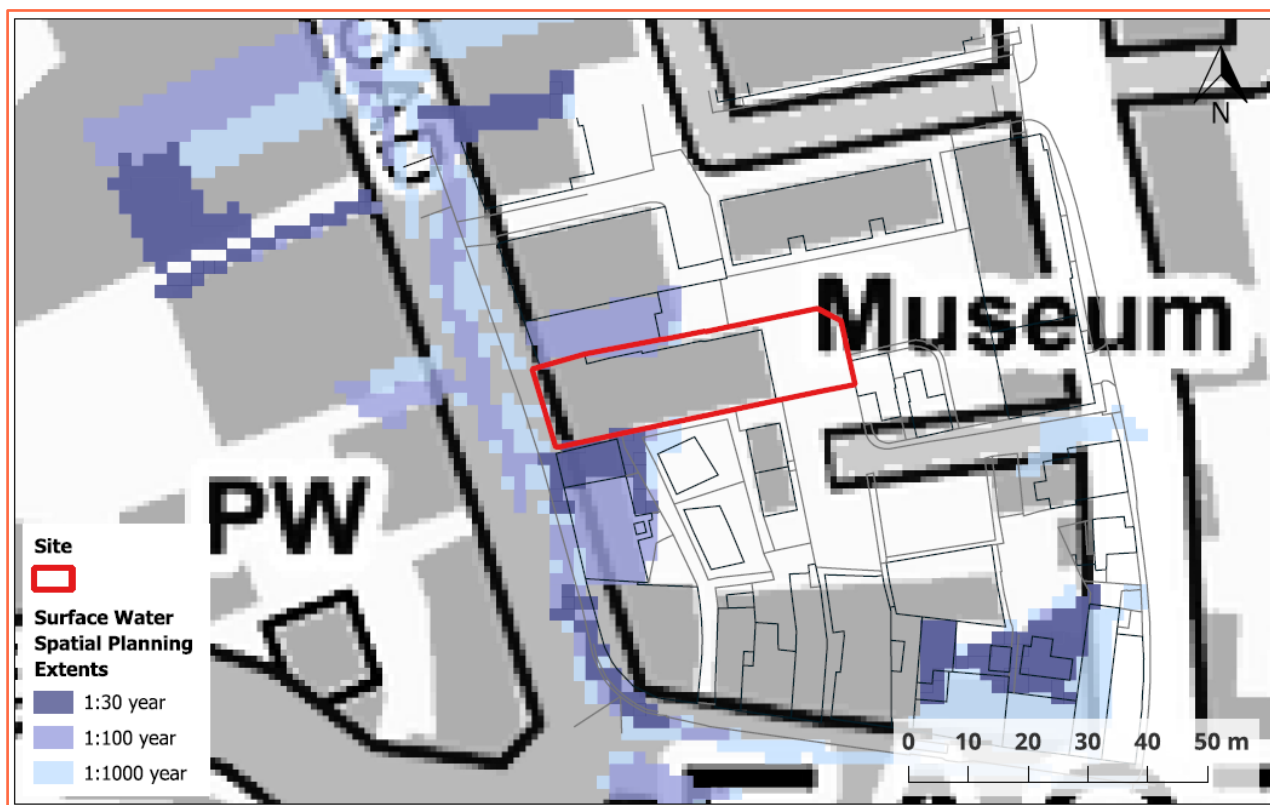


Figure 11: EA surface water spatial planning extents map – between 2061 and 2125 (Source: EA)

Depth of Surface Water Flooding:

5.35. The Environment Agency Surface Water Spatial Planning dataset shows the extent of flooding to a defined depth band for the 1:30 year (3.3% AEP), 1:100 year (1% AEP) and 1:1000 year (0.1% AEP) rainfall events under both present day conditions and future climate change scenarios (2061 to 2125). The depth datasets show the extent of flooding to the following seven depth bands:

- <0.15m
- 0.15m – 0.30m
- 0.3m – 0.6m
- 0.6m – 0.9m
- 0.9m – 1.2m
- 1.2m – 2.3m
- >2.3m

5.36. A detailed review of the Environment Agency Surface Water Spatial Planning mapping has been undertaken to identify the extent of areas at risk of flooding from surface water to defined depth bands on site during the modelled present day and climate change scenarios.

Depth of Surface Water Flooding at Present Day:

5.37. For the 1:30 year event, the site is shown to be affected by a minimum surface water flood depth of <150mm. The maximum flood depth at the site is shown to be 900 – 1200mm at the southwestern corner.



Figure 12: Surface water flood depths during the 1:30 year event - Present Day (Source: EA, OS mapping)

- 5.38. For the 1:100 year event, the site is shown to be affected by a minimum surface water flood depth of 150 - 300mm. The maximum flood depth at the site is shown to be 900 - 1200mm at the southwestern corner.

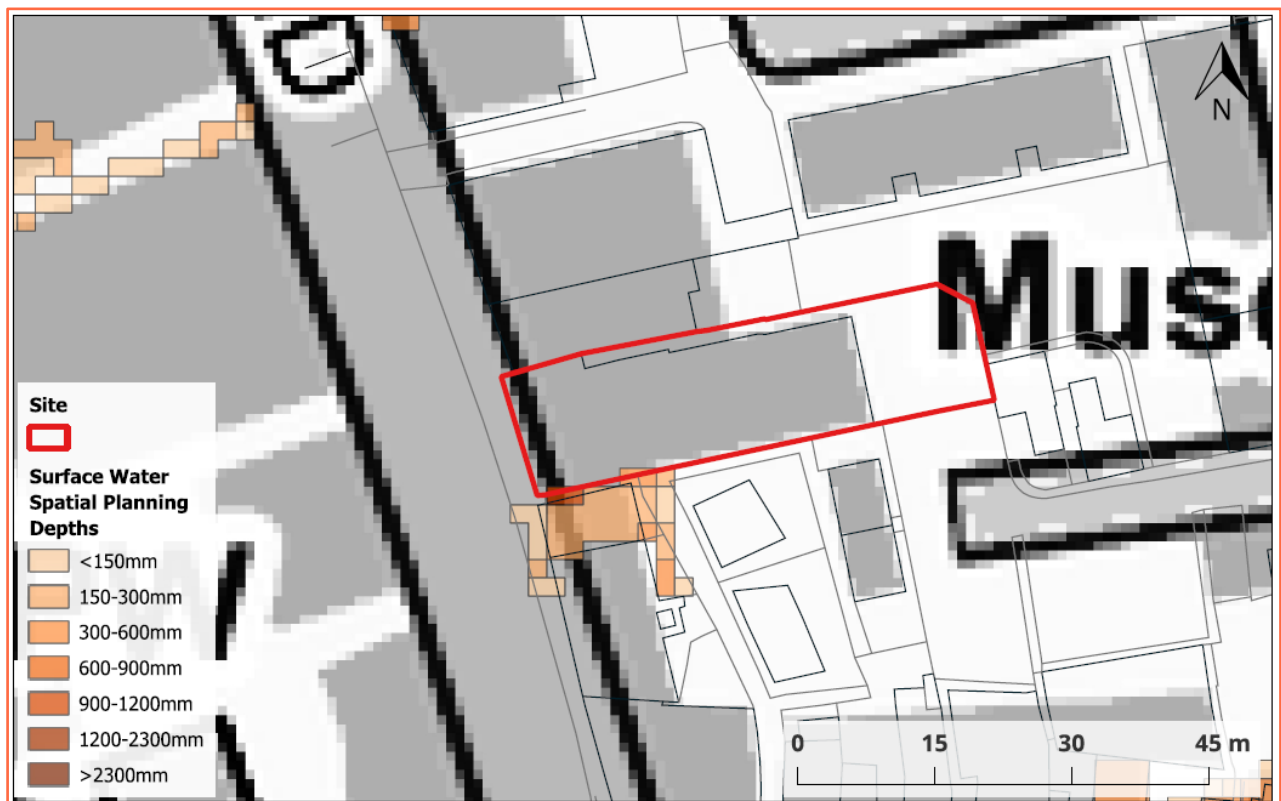


Figure 13: Surface water flood depths during the 1:100 year event - Present Day (Source: EA, OS mapping)

- 5.39. For the 1:1000 year event, the site is shown to be affected by a minimum surface water flood depth of 150 - 300mm. The maximum flood depth at the site is shown to be 900 – 1200mm at northern boundary and at the southwestern corner.

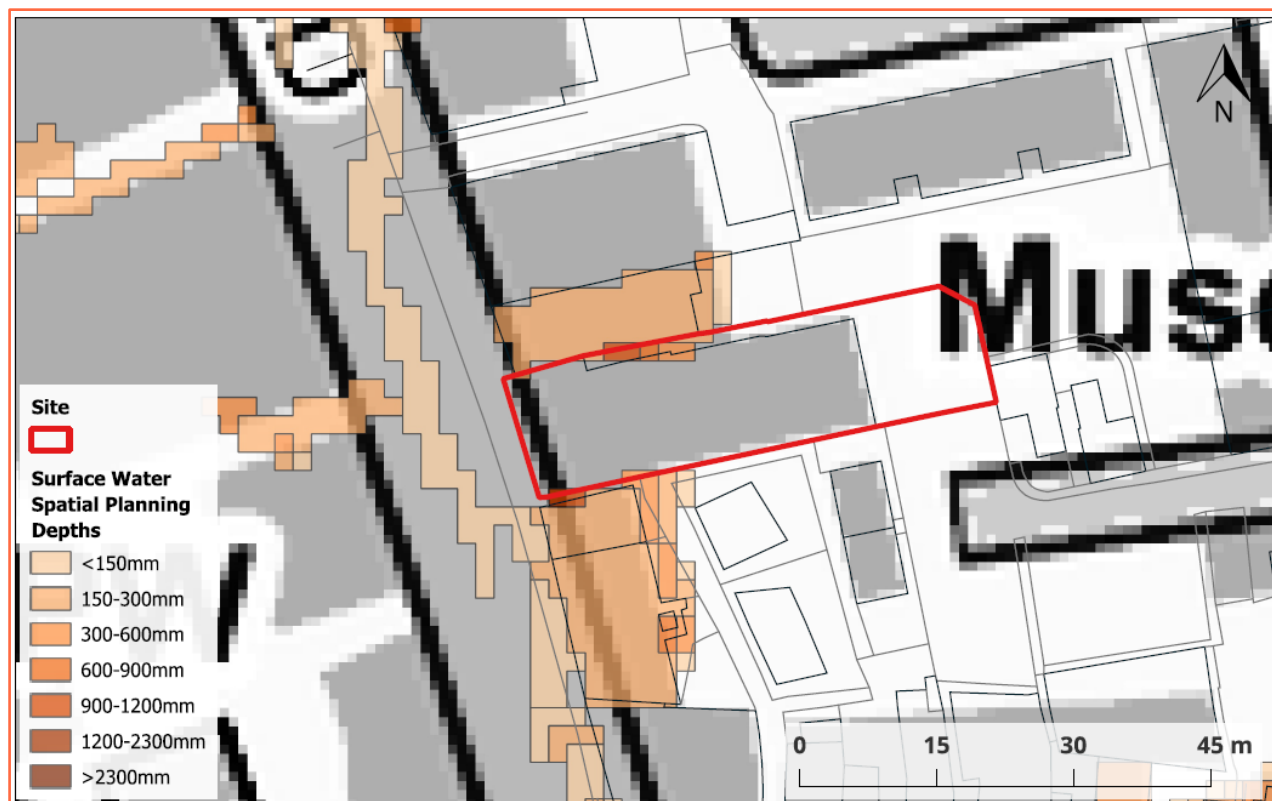


Figure 14: Surface water flood depths during the 1:1000 year event – Present Day (Source: EA, OS mapping)

Depth of Surface Water Flooding between 2061 – 2125:

- 5.40. For the 1:30 year event, the minimum depth on site is 150 – 300mm at the southwestern boundary of the site. The maximum depth shown is to range from 900 – 1200mm also at the southwestern corner of the site boundary.



Figure 15: Surface water flood depths during the 1:30 year event - Climate Change (Source: EA, OS mapping)

- 5.41. For the 1:100 year event, the minimum depth on site is 150 – 300mm to the north and south boundaries of the site. The maximum depth shown is to range from 900 – 1200mm also at the southwestern corner of the site boundary.



Figure 16: Surface water flood depths during the 1:100 year event - Climate Change (Source: EA, OS mapping)

Groundwater:

- 5.42. Groundwater flooding occurs as a result of water rising up from the underlying rocks or from water flowing from abnormal springs. This tends to occur after much longer periods of sustained high rainfall. Higher rainfall means more water will infiltrate into the ground and cause the water table to rise above normal levels. Groundwater tends to flow from areas where the ground level is high, to areas where the ground level is low. In low-lying areas the water table is usually at shallower depths anyway, but during very wet periods, with all the additional groundwater flowing towards these areas, the water table can rise up to the surface causing groundwater flooding.
- 5.43. Groundwater flooding is most likely to occur in low-lying areas underlain by permeable rocks (aquifers). These may be extensive, regional aquifers, such as chalk or sandstone, or may be localised sands or river gravels in valley bottoms underlain by less permeable rocks. Groundwater flooding takes longer to dissipate because groundwater moves much more slowly than surface water and will take time to flow away underground.
- 5.44. The EA states that this location is outside of a groundwater flood alert area.
- 5.45. No information has been provided to suggest that the site has flooded historically due to groundwater.

Sewer:

- 5.46. Sewer flooding occurs when the sewer network cannot cope with the volume of water that is entering it. It is often experienced during times of heavy rainfall when large amounts of surface water overwhelm the sewer network causing flooding. Temporary problems such as blockages, siltation, collapses and equipment or operational failures can also result in sewer flooding.
- 5.47. All Water Companies have a statutory obligation to maintain a register of properties/areas which have reported records of flooding from the public sewerage system, and this is shown on the DG5 Flood Register. This includes records of flooding from foul sewers, combined sewers and surface water sewers which are deemed to be public and therefore maintained by the Water Company. The DG5 register records of flood incidents resulting in both internal property flooding and external flooding incidents. Once a property is identified on the DG5 register, water companies can typically put funding in place to address the issues and hence enable the property to be removed from the register. It should be noted that flooding from land drainage, highway drainage, rivers/watercourses and private sewers is not recorded within the register.
- 5.48. According to the 2024 Mid Sussex District Council SFRA and Southern Water, the site is located within a postcode area (RH19 1) where there has been 2 internal and 5 external recorded incidents of sewer flooding.
- 5.49. No further information has been presented to suggest that the site is susceptible to sewer flooding.

Other Sources:

- 5.50. Reservoirs with an impounded volume in excess of 25,000 cubic metres (measured above natural ground level) are governed by the Reservoirs Act and are listed on a register held by the Environment Agency. The site is located outside of the maximum inundation extent on the EA Reservoir Inundation Map. The EA also advise on their website that reservoir flooding is extremely unlikely. There has been no loss of life in the UK from reservoir flooding since 1925. All major reservoirs have to be inspected by specialist dam and reservoir Engineers. In accordance with the Reservoirs Act 1975 in England, these inspections are monitored and enforced by the EA themselves. The risk to the site from reservoir flooding is therefore minimal and is far lower than that relating to the potential for fluvial / tidal flooding to occur. The Environment Agency Reservoir Flood Map illustrated below, illustrates the largest area that might be flooded if the storage area were to fail and release the water it is designed to hold during a flood event.

-
- A detailed map of East Grinstead, West Sussex, showing the location of proposed development. The map features a network of roads, including the A22 (Sandy Lane) running horizontally across the top. A red arrow points from a text box in the top left corner to a specific location on the map, near the intersection of the A22 and a road labeled 'London Road'. The text box contains the text: 'Location of proposed development'. The map also shows various landmarks such as 'Kings Play Centre Space', 'The Parish Church Of St Swithun', 'Public Park Or Garden', and 'East Grinstead Tennis Squash And Racketball Club'. A legend in the top right corner indicates that the red arrow points to the location of the proposed development when river levels are normal, and the blue arrow points to the location when there is also flooding from rivers.

Historical Flood Events:

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6. Flood Risk Management

Vulnerability to Flooding:

- 6.1. The NPPF classifies property usage by vulnerability to flooding.
- 6.2. The existing site usage is classified as “less vulnerable” (commercial).
- 6.3. Post development, the site will become classified as “more vulnerable” (residential) on the first and second floor, as the 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.
- 6.4. Accordingly, it is considered that the vulnerability of the site as a whole will increase post development.

EA Standing Advice for Minor Extensions:

- 6.5. EA Standing Advice guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250m². It should not be applied if an additional dwelling is being created, e.g. a self-contained annexe or additional commercial unit.
- 6.6. 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.

Physical Design Measures:

- 6.7. The site lies entirely outside of Flood Zone 3 according to the EA Flood Map for planning (Rivers and the Sea).
- 6.8. The site partially 1:30 year (3.3%), 1:100 year (1% AEP) and 1:1000 year (0.1% AEP) events for the present day and with climate change (2061 - 2125).
- 6.9. To help protect against flooding during extreme events, the applicant has agreed to implement flood resistant design measures into the development where practical and feasible, in consultation with the Local Authority building control department. These measures can include the following:
 - Solid concrete ground floor slab, with waterproof membrane;
 - Closed-cell foam used in wall cavities;
 - Waterproof ground floor internal render;
 - Waterproof screed used on ground floors;
 - Damp proof membranes;
 - External walls rendered resistant to flooding to at least 600mm above ground floor level;
 - Exterior ventilation outlets, utility points and air bricks fitted with removable waterproof covers;
 - Raised wiring and power outlets at least 600mm above ground floor level;
 - Ground floor electrical main ring run from first floor level; and on separately switched circuit from first floor;
 - Electrical incomer and meter situated at least 600mm above ground floor level;
 - Boilers, control and water storage / immersion installed at least 600mm above ground floor level;
 - Gas meter installed at least 600mm above ground floor level;
 - Plumbing insulation of closed-cell design;
 - Non-return valves fitted to all drain and sewer outlets;
 - Manhole covers secured;
 - Kitchen units of solid, water resistant material at ground floor level;

- Use of MDF carpentry (i.e. skirting, architrave, built-in storage) avoided at ground floor level;
- Stairs of solid hardwood construction with wood faces treated to resist water penetration at ground floor level.

6.10. It is recommended that flood proof doors and windows are installed for all ground floor external doors and windows.

Safe Escape:

- 6.11. The Flood Risk and Coastal Change Planning Practice Guidance (PPG) states that access considerations should include the voluntary and free movement of people during a design flood, as well as the potential for evacuation before a more extreme flood, considering the effects of climate change for the lifetime of the development. Emergency access and escape plans are needed if any part of a development is below the estimated design flood level, which connects the site to an area away from current or future flood risk.
- 6.12. The site is located entirely within Flood Zone 1 according to the EA Flood Map for planning (Rivers and the Sea), however lies partially 1:30 year (3.3% AEP), 1:100 year (1% AEP) and 1:1000 year (0.1% AEP) events for the present day and with climate change (2061 - 2125).
- 6.13. The flood hazard along an escape route can be calculated using flood depth, flood velocity and an associated debris factor using the FD2320 analysis.
- 6.14. To calculate a hazard rating using FD2320 along the escape route, both flood depth and flood velocity are required.
- 6.15. The Environment Agency Surface Water Spatial Planning datasets provide flood extent and flood depth information for the 1:30 year, 1:100 year and 1:1000 year annual exceedance probability events under present day and future climate change conditions. However, flood velocity and flood hazard data are not currently provided within the published datasets.
- 6.16. A review of the Environment Agency Surface Water Spatial Planning mapping has therefore been undertaken to identify the extent of areas at risk of flooding from surface water to defined depth bands along the proposed escape route during the modelled present day and climate change scenarios.
- 6.17. For the purpose of this assessment, the 1 in 100 year climate change scenario (2061 to 2125) has been reviewed as it represents the principal planning event used to assess future surface water flood risk and provides a conservative assessment of the long term flood risk affecting the site and surrounding area.

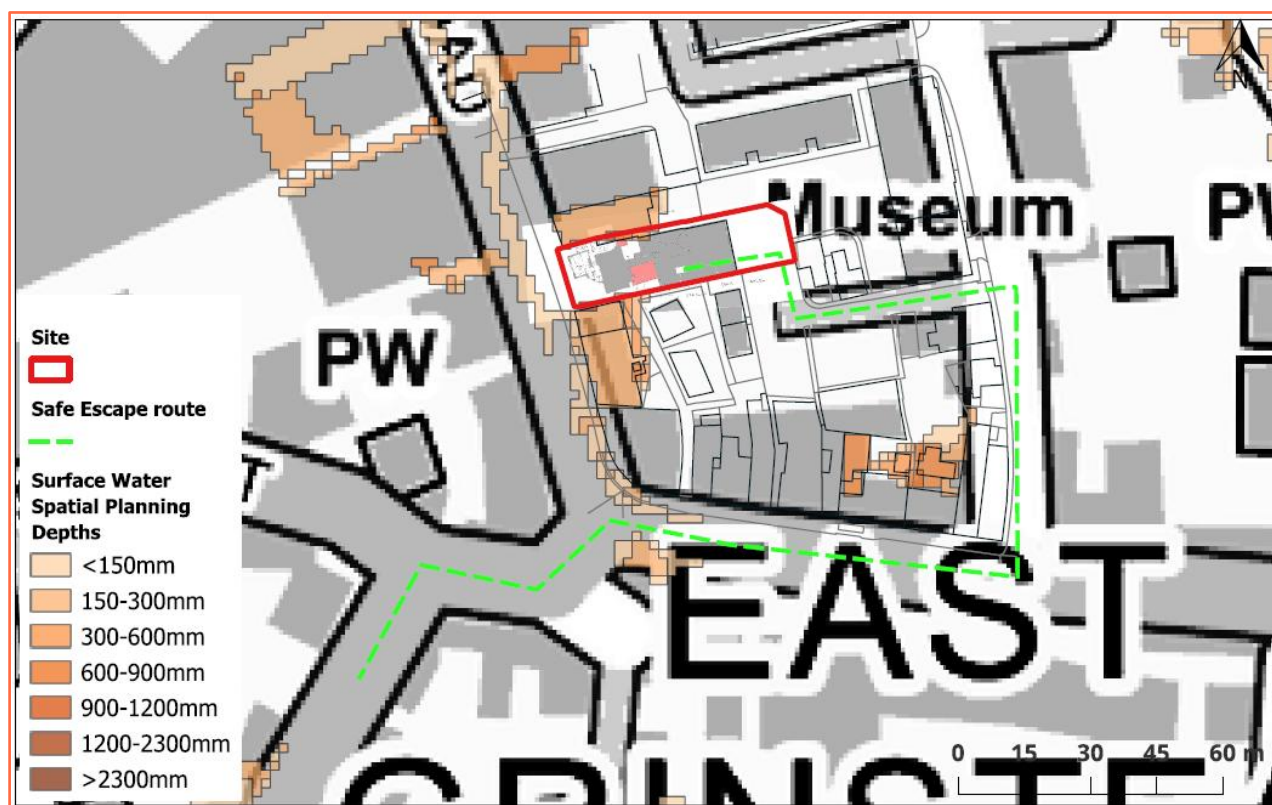


Figure 18: Safe escape during the pluvial 1:100 year flood event with climate change (Source: EA)

- 6.18. The applicant has confirmed that the designated safe escape route will be via a rooflight window located within the communal living/dining room on the first floor. Occupants will access the first floor flat roof with an internal pulldown ladder and subsequently down to the rear parking area via a retractable escape ladder.
- 6.19. The depth mapping shows the following for the site and along the escape route (exiting from the rear of the site, heading south on Cantelupe Road before heading west onto the High Street, west onto West Street and then south onto Ship Street):

Location	Maximum Flood Depth during the 1:100 year AEP (2061 - 2125)
Site	900 – 1200mm
Escape route	Outside of all modelled surface water flood depths

Table 2: Maximum modelled surface water flood depths during the 1 in 100 year climate change event (2061 to 2125)

- 6.20. The Environment Agency Surface Water Spatial Planning mapping indicates that the site is partially affected by depths reaching between 900 – 1200mm during the 1 in 100 year climate change event. The escape route is shown to be outside of all of the modelled surface water flood depths, providing a dry and flood free escape route.
- 6.21. Therefore, safe escape can be provided from the proposed development.

Flood Warning:

- 6.22. As the UK's official weather service, the Met Office is responsible for issuing weather warnings, which warn of impacts caused by severe weather. The Met Office provide warnings up to seven days ahead for rain, thunderstorms, wind, snow, lightning, ice and fog.

- 6.23. Met Office weather warnings are available in a number of ways, which make it easy to get the very latest information wherever you are. These include the Met Office app and website, social media, email alerts, TV, radio and RSS.
- 6.24. It is recommended that the site owner sign up to the National Severe Weather Warning Service. More information can be found here: <https://www.metoffice.gov.uk/weather/guides/warnings>.
- 6.25. The Met Office issues weather warnings, through the National Severe Weather Warning Service, when severe weather has the potential to bring impacts to the UK. These warnings are given a colour (yellow, amber or red) depending on a combination of both the impact the weather may have and the likelihood of those impacts occurring.

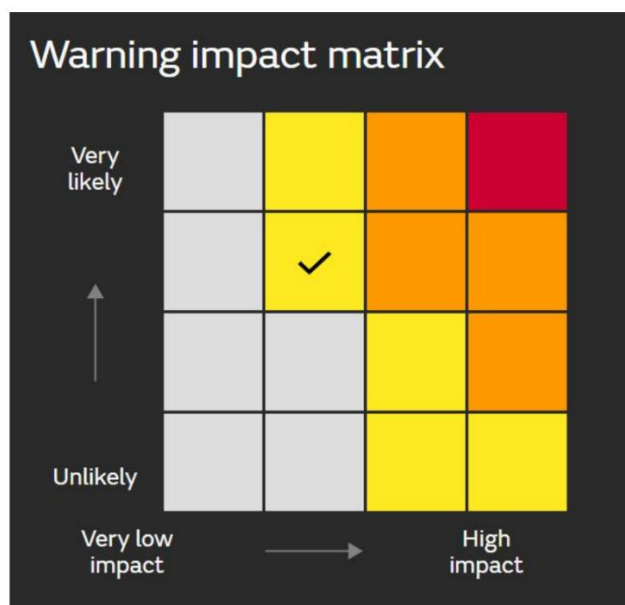


Figure 19: Met Office Weather Warning Impact Matrix (Source: Met Office)

- 6.26. **Yellow Warning:** Yellow warnings can be issued for a range of weather situations. Many are issued when it is likely that the weather will cause some low level impacts, including some disruption to travel in a few places. Many people may be able to continue with their daily routine, but there will be some that will be directly impacted and so it is important to assess if you could be affected. Other yellow warnings are issued when the weather could bring much more severe impacts to the majority of people but the certainty of those impacts occurring is much lower. It is important to read the content of yellow warnings to determine which weather situation is being covered by the yellow warning.
- 6.27. **Amber Warning:** There is an increased likelihood of impacts from severe weather, which could potentially disrupt your plans. This means there is the possibility of travel delays, road and rail closures, power cuts and the potential risk to life and property. You should think about changing your plans and taking action to protect yourself and your property. You may want to consider the impact of the weather on your family and your community and whether there is anything you need to do ahead of the severe weather to minimise the impact.
- 6.28. **Red Warning:** Dangerous weather is expected and, if you haven't already done so, you should take action now to keep yourself and others safe from the impact of the severe weather. It is very likely that there will be a risk to life, with substantial disruption to travel, energy supplies and possibly widespread damage to property and infrastructure. You should avoid travelling, where possible, and follow the advice of the emergency services and local authorities.

Flood Plan:

- 6.29. It is recommended that the applicant and future owners, occupiers and Landlords of the properties prepare a flood plan to protect life and property during a flood event:

Action	
Before a flood	- Find out if you are at risk of flooding. - Find out if you can receive flood warnings. - Prepare and keep a list of all your important contacts to hand or save them on your mobile phone. - Think about what items you can move now and what you would want to move to safety during a flood such as pets, cars, furniture, and electrical equipment. - Know how to turn off gas, electricity and water supplies. - Prepare a flood kit of essential items and keep it handy. It can include copies of important documents, a torch, a battery-powered or wind-up radio, blankets and warm clothing, waterproofs, rubber gloves and a first aid kit including all essential medication. - Consider buying flood protection products such as flood boards and airbrick covers to help reduce flood water getting into your property.
During a flood	- Tune into your local radio station on a battery or wind-up radio. - Fill jugs and saucepans with water. - Grab your flood kit - if you have prepared one. - Collect blankets, torch, first aid kit, medication and food. - Move important documents, personal items, valuables, and lightweight belongings upstairs or to high shelves. - Raise large items of furniture, or put them in large bags if you have them. - Move people, outdoor belongings, cars and pets to higher ground. - Switch off water, gas and electricity at mains when water is about to enter your home. Do not touch sources of electricity when standing in water. - Fit flood protection products, if you have them, for example flood boards, airbrick covers, sandbags. - Put plugs in sinks and baths. Weigh them down with a pillowcase or plastic bag filled with soil. - If you do not have non-return valves fitted, plug water inlet pipes with towels or cloths. - Move your family and pets upstairs or to a high place with a means of escape. - Listen to the advice of the emergency service and evacuate if told to do so. - Avoid walking or driving through flood water. Six inches of fast-flowing water can knock over an adult and two feet of water can move a car.
After a flood	- If you have flooded, contact your insurance company as soon as possible. - Take photographs and videos of your damaged property as a record for your insurance company. - If you don't have insurance, contact your local authority for information on grants and charities that may help you. - Flood water can contain sewage, chemicals and animal waste. Always wear waterproof outerwear, including gloves, wellington boots and a face mask. - Have your electrics, central heating and water checked by qualified engineers before switching them back on.

Table 3: Flood plan

Off Site Impacts:

Fluvial Floodplain Storage:

- 6.30. The NPPF requires that where development is proposed in undefended areas of floodplain, which lie outside of the functional floodplain, the implications of ground raising operations for flood risk elsewhere needs to be considered. Raising existing ground levels may reduce the capacity of the floodplain to accommodate floodwater and increase the risk of flooding by either increasing the depth of flooding to existing properties at risk or by extending the floodplain to cover properties normally outside of the floodplain. Flood storage capacity can be maintained by lowering ground levels either within the curtilage of the development or elsewhere in the floodplain, in order to maintain at least the same volume of flood storage capacity within the floodplain.

- 6.31. In undefended tidal areas, raising ground levels is unlikely to impact on maximum tidal levels so the provision of compensatory storage should not be necessary.
- 6.32. For development in a defended flood risk area, the impact on residual flood risk to other properties needs to be considered. New development behind flood defences can increase the residual risk of flooding if the flood defences are breached or overtopped by changing the conveyance of the flow paths or by displacing flood water elsewhere. If the potential impact on residual risk is unacceptable then mitigation should be provided.
- 6.33. The site is located within Flood Zone 1 according to the Environment Agency Flood Map for Planning (Rivers and Sea) and therefore there will be no loss of fluvial floodplain storage.

Surface Water Drainage:

- 6.34. The development will utilise Sustainable drainage systems (SuDS) design in accordance with the NPPF for Planning Applications and the drainage hierarchy as follows:
1. Store rainwater for later use;
 2. Infiltration techniques;
 3. Attenuate rainwater by storing in tanks for gradual release;
 4. Discharge rainwater direct into watercourse;
 5. Discharge rainwater into surface water sewer;
 6. Discharge rainwater into a combined sewer.
- 6.35. Due to the small scale of the development, a full Surface Water Drainage Strategy is not required at this stage of planning. However, SuDS features will be incorporated into the development where practically possible or will utilise the existing arrangement on site, if appropriate.

7. Sequential and Exception Test

- 7.1. The Sequential Test aims to ensure that development does not take place in areas at high risk of flooding when appropriate areas of lower risk are reasonably available.
- 7.2. The Sequential Test is applied to developments in areas identified as being at risk of any source of flooding now or in the future. The Sequential Test ensures that a sequential, risk-based approach is followed to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account.
- 7.3. The sequential approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding. Other forms of flooding need to be treated consistently with river and tidal flooding in mapping probability and assessing vulnerability, so that the sequential approach can be applied across all areas of flood risk.
- 7.4. The site is situated within Flood Zone 1 when using the Environment Agency Flood Map for Planning (Rivers and Sea). The site partially 1:30 year (3.3%), 1:100 year (1% AEP) and 1:1000 year (0.1% AEP) events for the present day and with climate change (2061 - 2125).
- 7.5. Post development, the site will be classified as “more vulnerable” on the first and second floor, as the 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.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	Exception Test required	X	Exception Test required	✓	✓
Zone 3b	Exception Test required	X	X	X	✓

Table 4: Flood risk vulnerability and flood zone ‘compatibility’ (Source: NPPF Table 3 Technical Guidance)

- 7.6. Using the table above, the proposed application (“more vulnerable”) is considered to be suitable within Flood Zone 1.

8. Discussion and Conclusion

- 8.1. Unda Consulting Limited have been appointed by Harradine & Co Ltd to undertake a Flood Risk Assessment for the proposed development at 15 London Road, East Grinstead, RH19 1AJ. The purpose of the study is to support a planning application for the proposed development.
- 8.2. The first and second floor are currently used for commercial purposes (Class E). The site is understood to have lawful planning permission for commercial use. The surrounding area is characterised by residential properties and commercial buildings.
- 8.3. 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.
- 8.4. There will be no increase to impermeable areas as part of this proposal.
- 8.5. All sleeping accommodation is located upon the first and second floors of the building.
- 8.6. The existing site usage is classified as “less vulnerable” (commercial). Post development, the site will become classified as “more vulnerable” (residential) on the first and second floor, as the 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. Accordingly, it is considered that the vulnerability of the site as a whole will increase post development.
- 8.7. The site is located within Flood Zone 1 (Low Probability), which means it is defined as land having a less than 1:1000 annual probability of river or sea flooding. The nearest watercourse to the site is an unnamed watercourse located approximately 440m west.
- 8.8. The site is shown to be outside of the EA Flood Zones plus climate change (2070 to 2125) extent.
- 8.9. According to the 2024 Mid Sussex District Council SFRA, the site is located within Flood Zone 1, entirely outside of the functional floodplain.
- 8.10. Product 4 modelled flood levels and extents have been requested from the Environment Agency for use in this report.
- 8.11. According to EA data, there are no Flood Storage Areas located in close proximity to the site.
- 8.12. According to the EA, there are no formal raised flood defences owned or operated by the EA protecting the site.
- 8.13. The site partially 1:30 year (3.3%), 1:100 year (1% AEP) and 1:1000 year (0.1% AEP) events for the present day and with climate change (2061 - 2125).
- 8.14. A detailed review of the Environment Agency Surface Water Spatial Planning mapping has been undertaken to identify the extent of areas at risk of flooding from surface water to defined depth bands on site during the modelled present day and climate change scenarios.

Surface Water Flooding at Present Day:

- 8.15. For the 1:30 year event, the site is shown to be affected by a minimum surface water flood depth of <150mm. The maximum flood depth at the site is shown to be 900 – 1200mm at the southwestern corner.

- 8.16. For the 1:100 year event, the site is shown to be affected by a minimum surface water flood depth of 150 - 300mm. The maximum flood depth at the site is shown to be 900 – 1200mm at the southwestern corner.
- 8.17. For the 1:1000 year event, the site is shown to be affected by a minimum surface water flood depth of 150 - 300mm. The maximum flood depth at the site is shown to be 900 – 1200mm at northern boundary and at the southwestern corner.

Surface Water Flooding between 2061 – 2125:

- 8.18. For the 1:30 year event, the minimum depth on site is 150 – 300mm at the southwestern boundary of the site. The maximum depth shown is to range from 900 – 1200mm also at the southwestern corner of the site boundary.
- 8.19. For the 1:100 year event, the minimum depth on site is 150 – 300mm to the north and south boundaries of the site. The maximum depth shown is to range from 900 – 1200mm also at the southwestern corner of the site boundary.
- 8.20. The EA states that this location is outside of a groundwater flood alert area. No information has been provided to suggest that the site has flooded historically due to groundwater.
- 8.21. According to the 2024 Mid Sussex District Council SFRA and Southern Water, the site is located within a postcode area (RH19 1) where there has been 2 internal and 5 external recorded incidents of sewer flooding.
- 8.22. The site is located outside of the maximum inundation extent on the EA Reservoir Inundation Map. The EA also advise on their website that reservoir flooding is extremely unlikely.
- 8.23. The EA hold no records of historic flooding having affected the site or surrounding area.
- 8.24. The 2024 Mid Sussex District Council SFRA has recorded 3 accounts of flooding along London Road in East Grinstead during 2011, 2012 and 2014. These flood incidents appear to be attributed to heavy rainfall within the area. The records do not specify whether specific properties, including the site, were affected.

In Summary:

- 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.
- There is no increase vulnerability classification or increase to impermeable areas as part of this proposal.
- All sleeping accommodation is located upon the first and second floors of the building.
- Post development, the site will be classified as “more vulnerable” (residential).
- There will be no loss of fluvial floodplain storage.
- Safe escape can be achieved from the site during the pluvial 1:100 year flood event (2061 - 2125).
- The applicant will register with the National Severe Weather Warning Service.

Assuming accordance with these flood risk management measures, Unda Consulting Limited consider the proposed application to be suitable in flood risk terms.

**Unda Consulting Limited
June 2026**

Appendix

A – Development Plans:

- Site location, existing and proposed plans – Applicant.

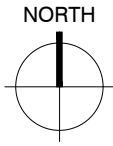
B – EA Flood Map for Planning:

- Flood Map for Planning – Environment Agency.

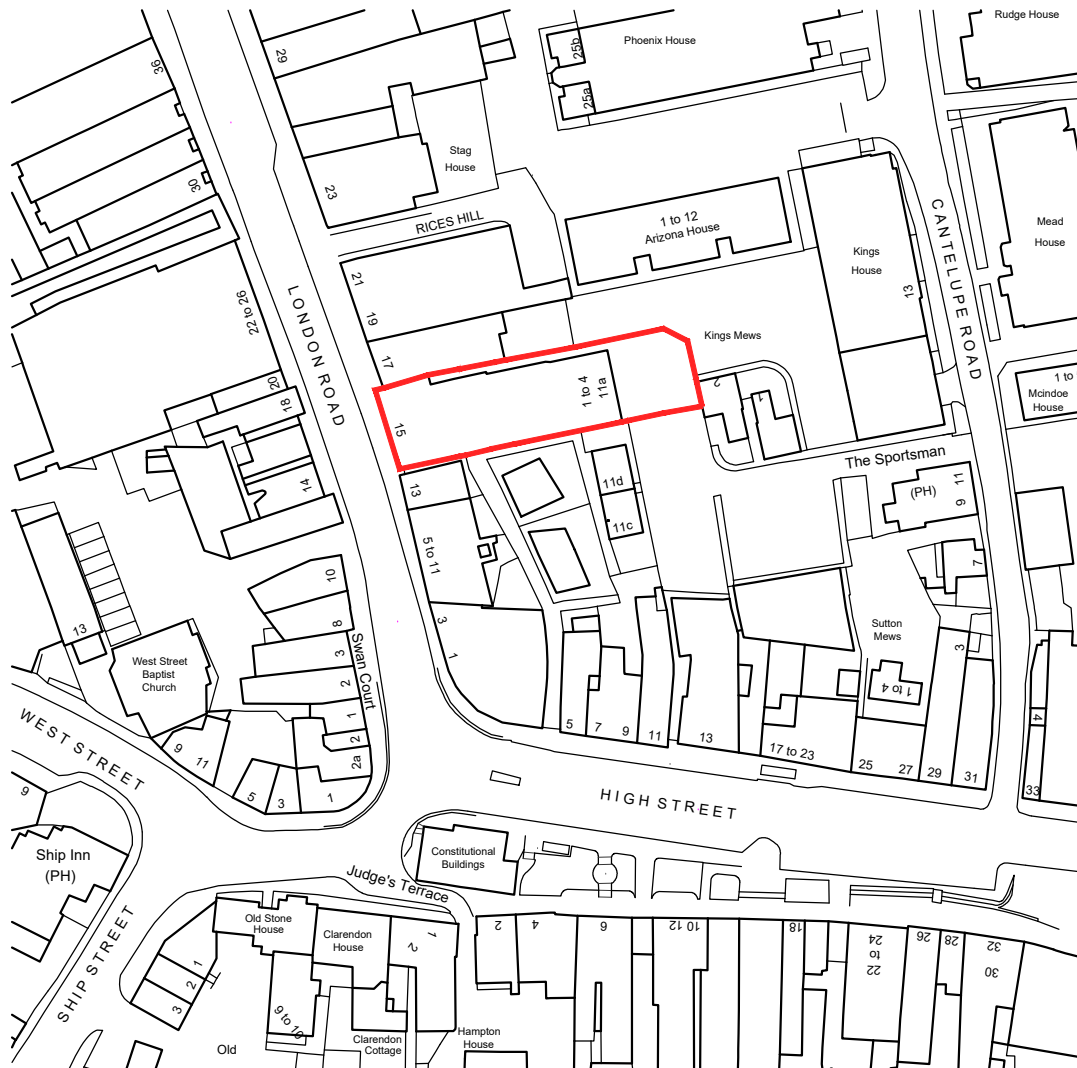
C – NPPF Annex 3:

- NPPF Annex 3: Flood risk vulnerability classification table.

Appendix A

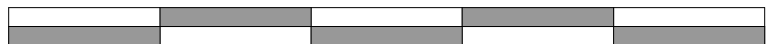


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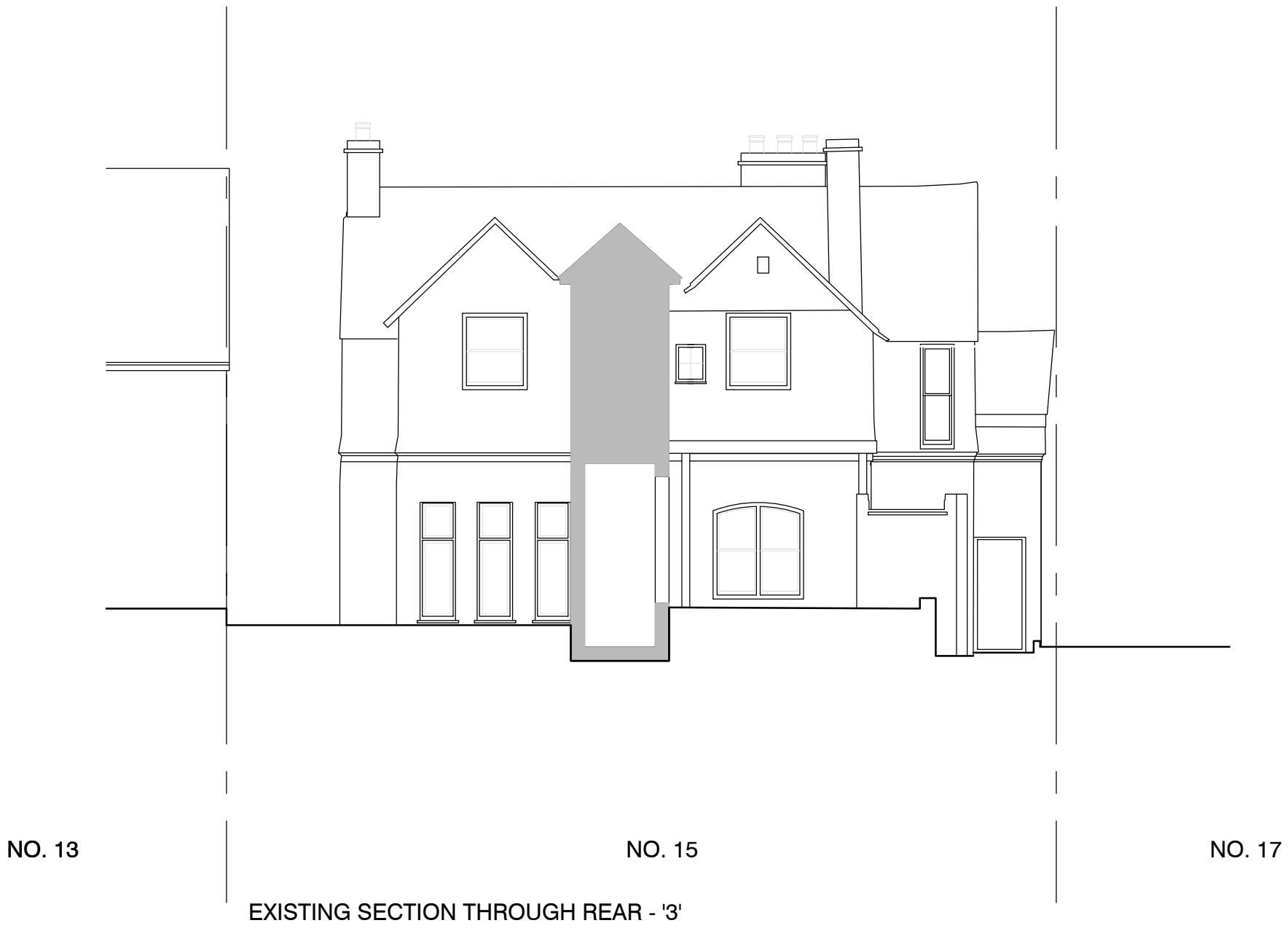
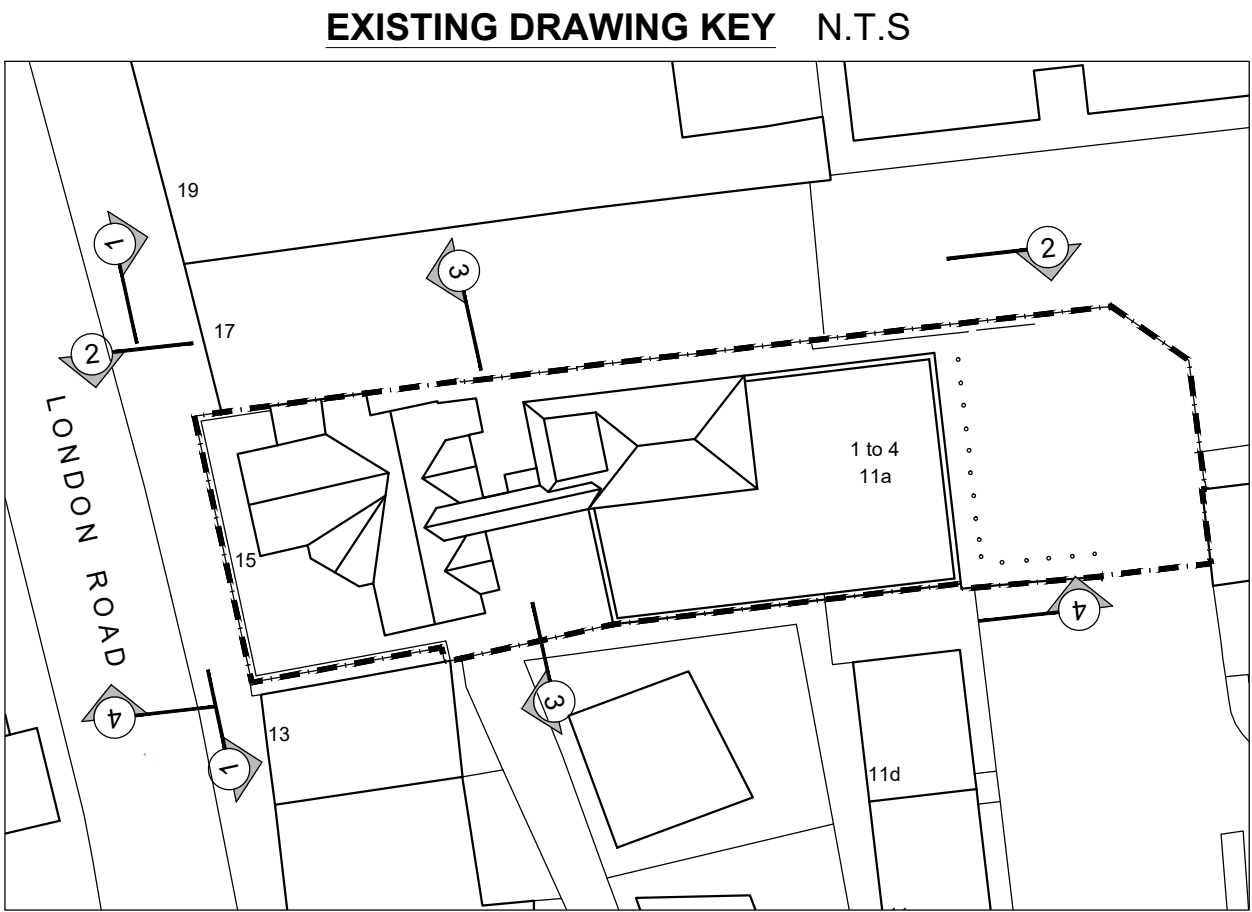
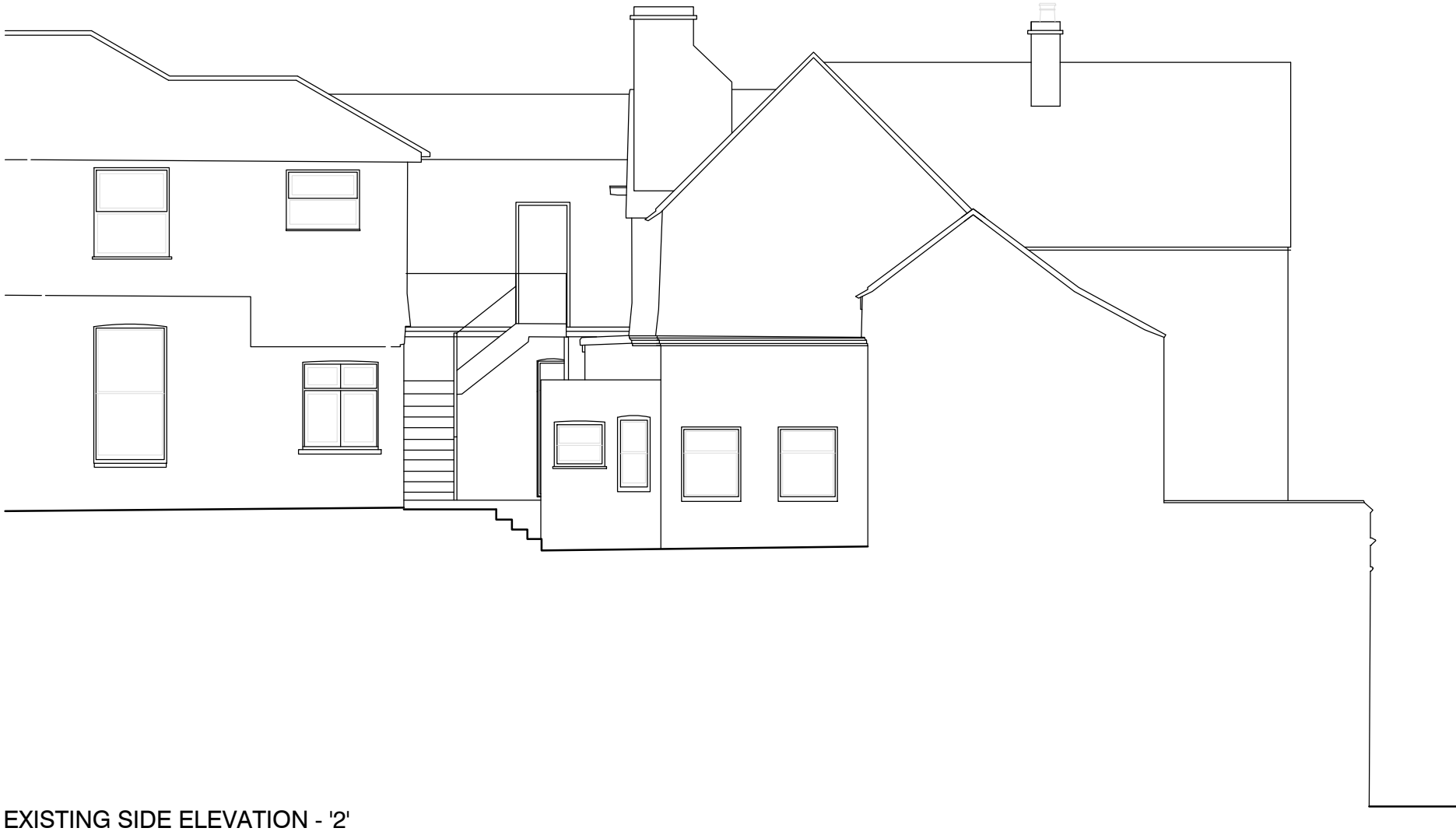
    

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LOCATION PLAN				
Scale	Date	Drawn	Rev	
1:1250 @ A4	FEB '26	DQ		
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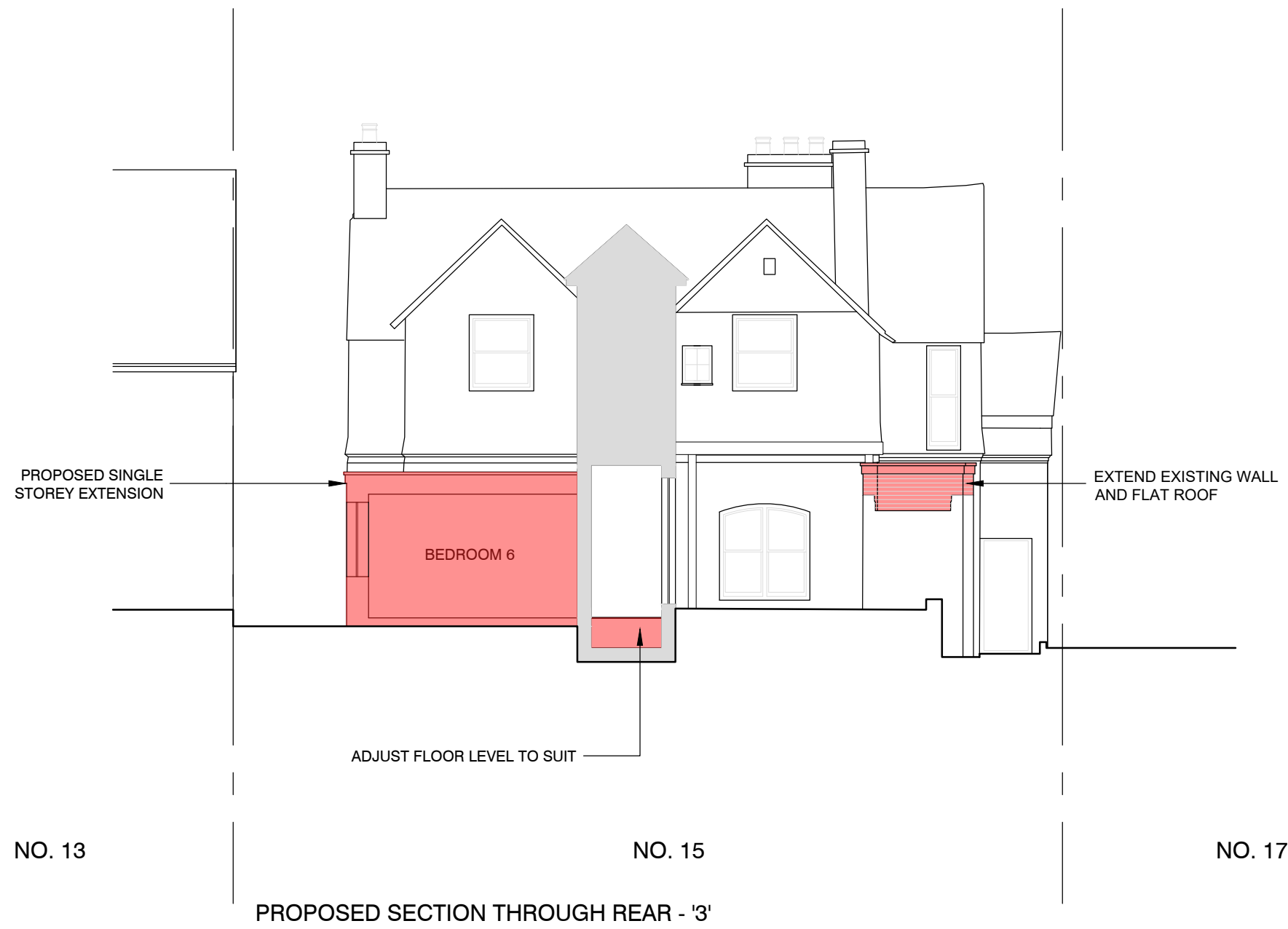
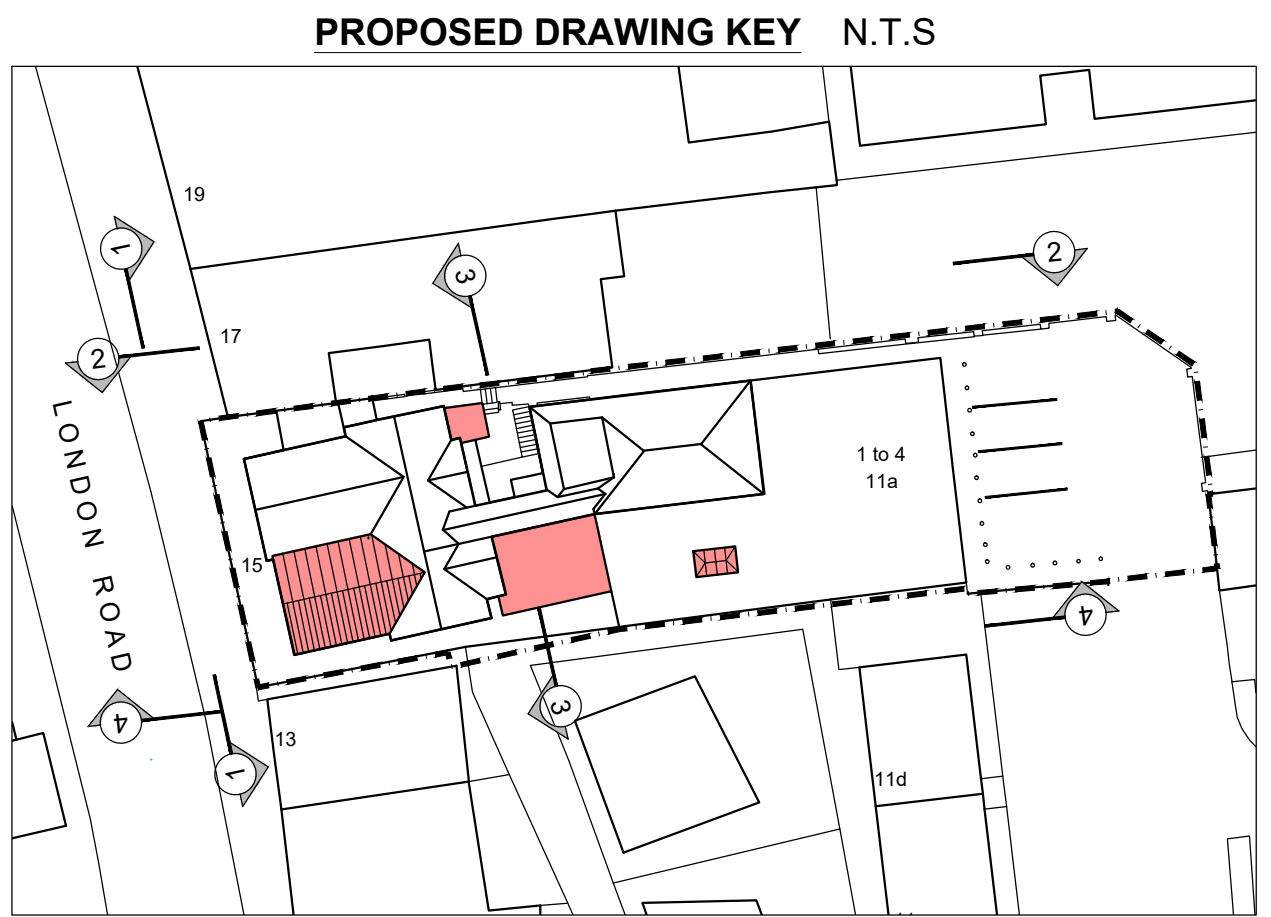
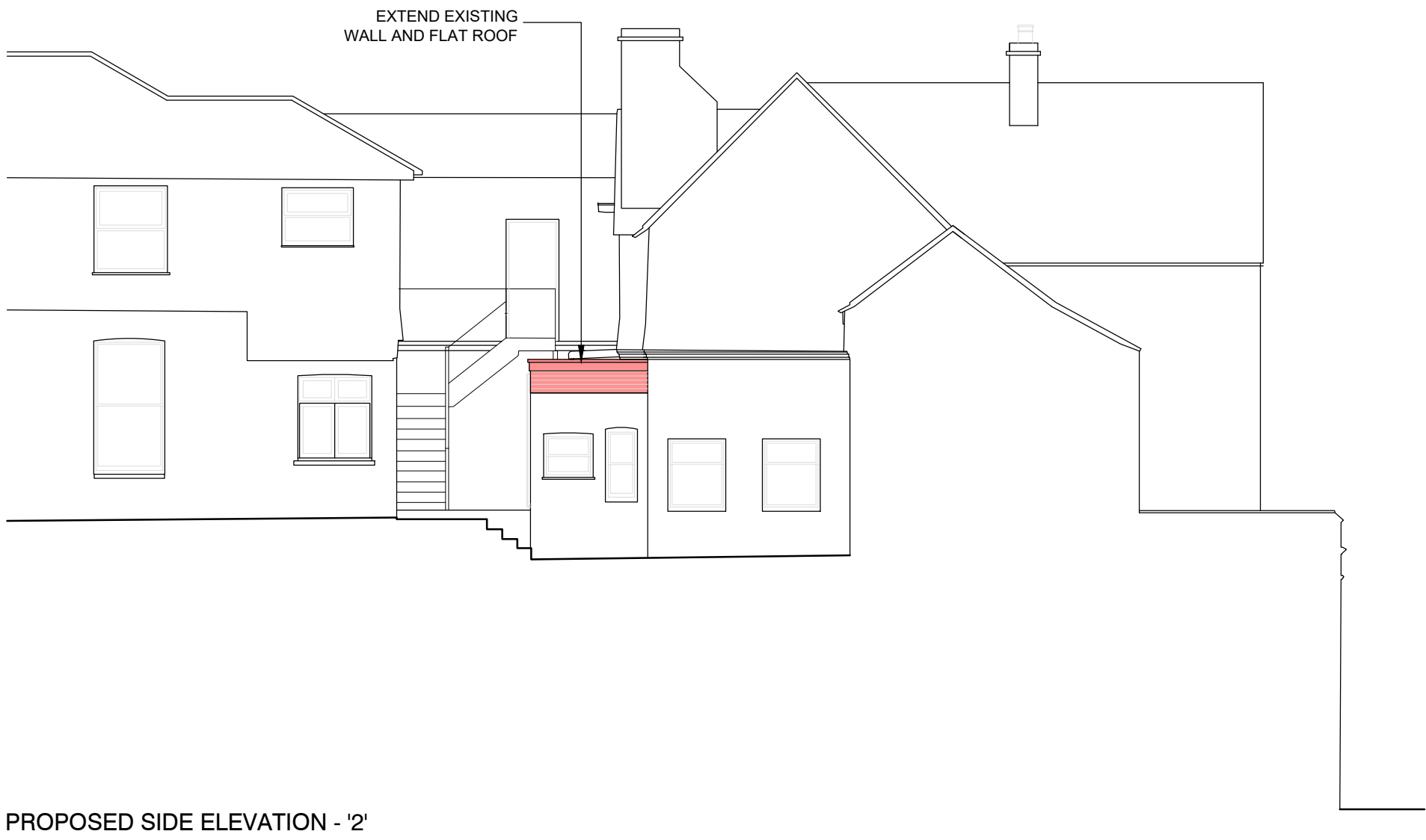
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f @ p in y

Client

EMH ELECTRICAL AND
BUILDING SERVICES

Project Title

15 LONDON ROAD,
EAST GRINSTEAD, RH19 1AJ

Drawing Title

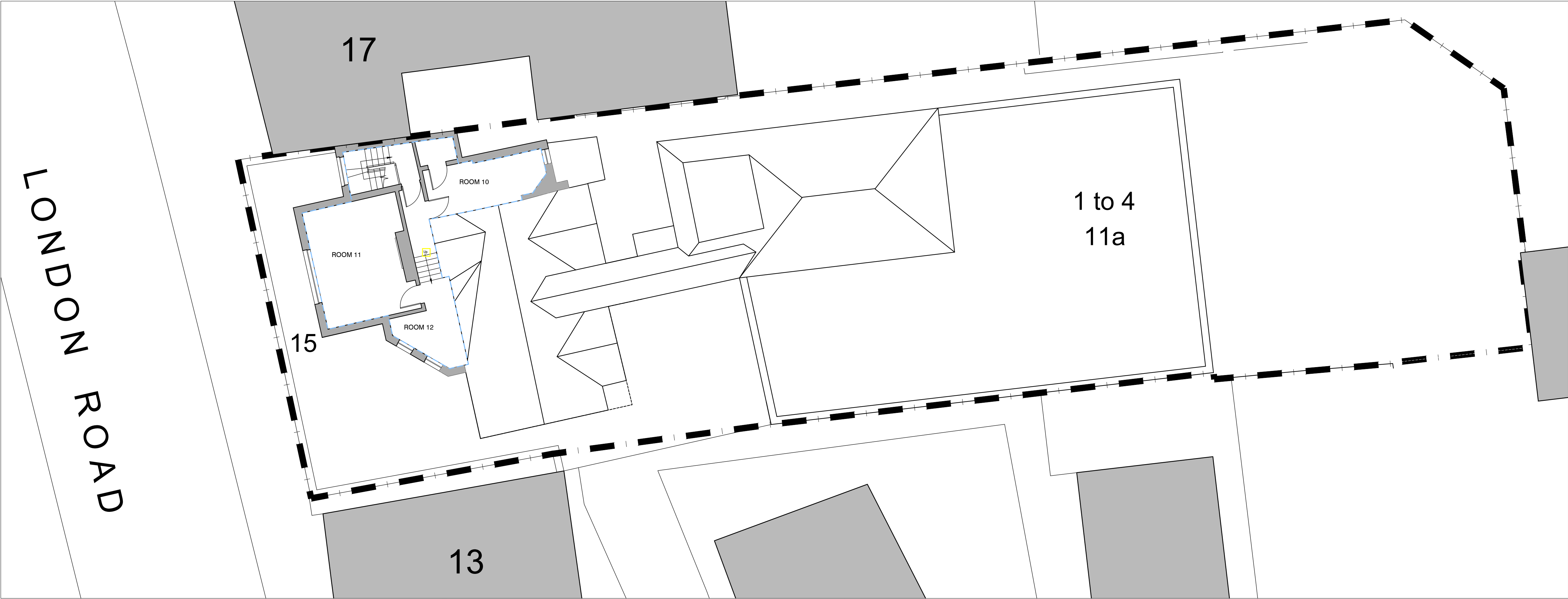
PROPOSED ELEVATIONS

Scale	Date	Drawn	Rev
1:100 @ A1	FEB '26	D.Q	

Drawing N°

25 - J4875 - 03 - 001

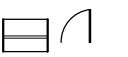
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EXISTING SECOND FLOOR PLAN - G.I.A - 49m² = 527ft²

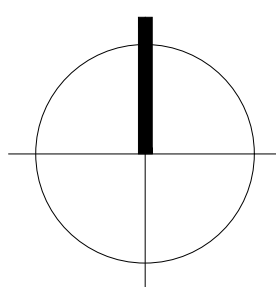
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REASSESSMENT IS ESSENTIAL WHEN THE GROUND CONDITIONS ARE APPARENT AND REDESIGN MAY BE NECESSARY IN THE LIGHT OF SOIL CONDITIONS FOUND. THE RESPONSIBILITY FOR ESTABLISHING THE SOIL AND SUB-SOIL CONDITIONS RESTS WITH THE CONTRACTOR.

KEY

 EXISTING WINDOWS/DOORS

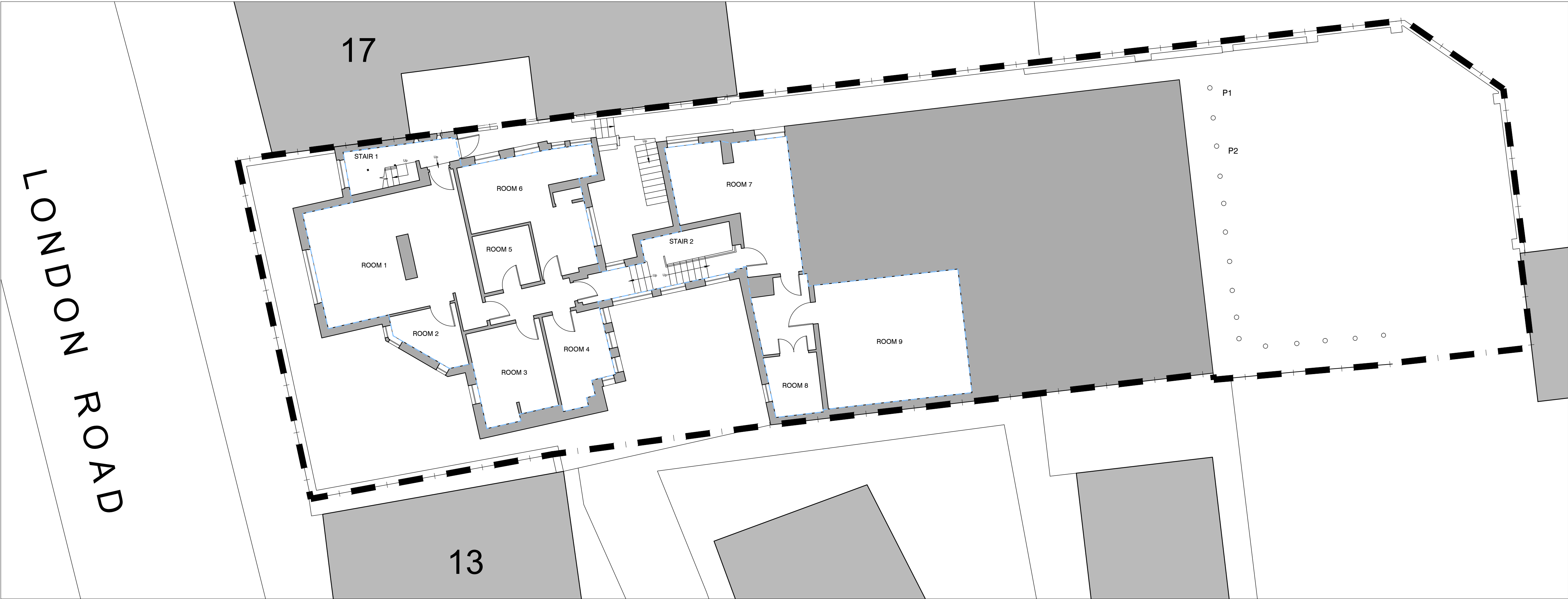
 EXISTING WALLS

NORTH



SITE AREA = 0.071 Ha

EXISTING BUILDING
TOTAL G.I.A - 232m² = 2494ft²



EXISTING FIRST FLOOR PLAN - G.I.A - 183m² = 1970ft²

Rev	Date	Detail	Drwn	Chk

0 2m 4m 6m 8m 10m

0 100mm

SCALE 1:100

Status	PLANNING
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ASCOT DESIGN
Timeless architecture

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Client	EMH ELECTRICAL AND BUILDING SERVICES
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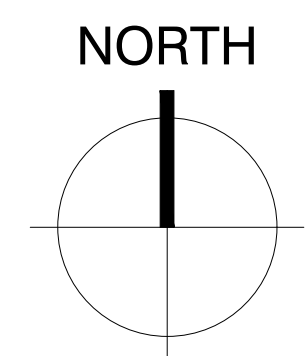
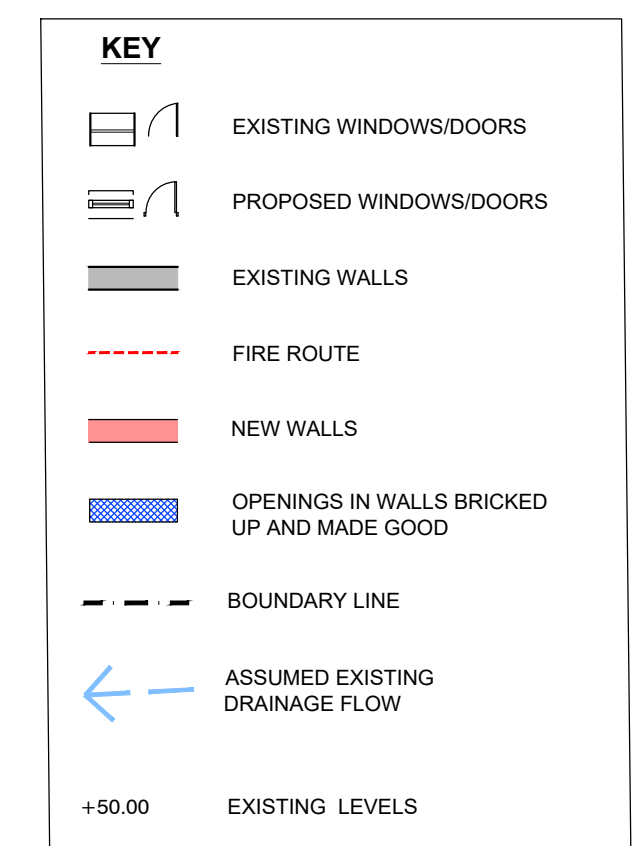
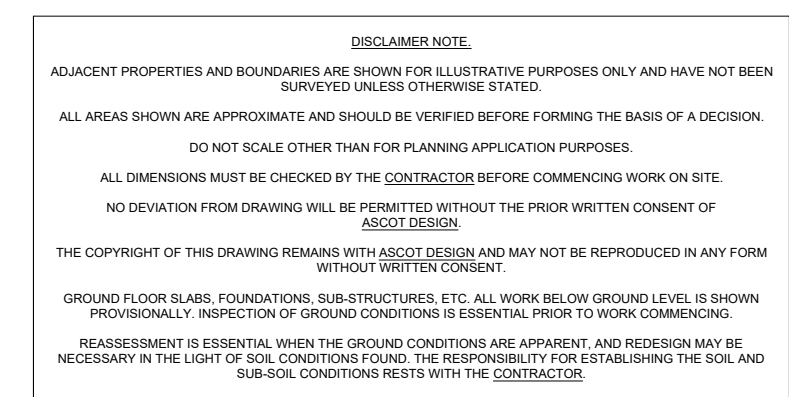
Project Title	15 LONDON ROAD, EAST GRINSTEAD, RH19 1AJ
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Drawing Title	EXISTING SITE PLAN FIRST & SECOND FLOOR PLAN
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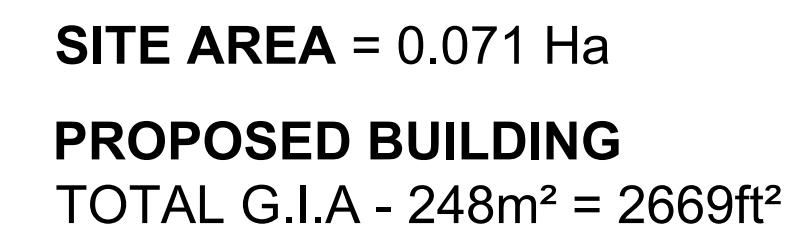
Scale	1:100 @ A1	Date	FEB '26	Drawn	D.Q	Rev	
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Drawing N°	25 - J4875 - 04 - 002
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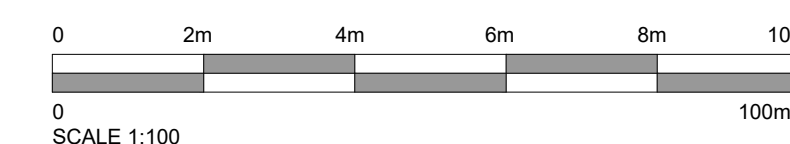
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PROPOSED SECOND FLOOR PLAN - G.I.A - 48m² = 516ft²



Rev	Date	Detail	Drawn	Ch
D	11-06-26	FIRE ROUTE AMENDED		
C	21-05-26	AMENDMENTS TO WINDOWS		
B	13-05-26	FIRE ROUTE ADDED		
		DRAWINGS AMENDED AS PER		
		CONSULTATION RESPONSE		
A	02-04-26	EXISTING LEVELS ADDED		



Status	PLANNING
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The logo for ASCOT DESIGN features a stylized, dark grey 'a' icon on the left. To its right, the words 'ASCOT DESIGN' are written in a large, bold, sans-serif font. Below this, the tagline 'Timeless architecture' is written in a smaller, italicized, sans-serif font.

Client	EMH ELECTRICAL AND BUILDING SERVICES
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Project Title

15 LONDON ROAD,
EAST GRINSTEAD, RH19 1AJ

Drawing Title

PROPOSED SITE PLAN
FIRST & SECOND FLOOR PLAN

Scale 1:100 @ A1	Date FEB '26	Drawn D.Q	Rev D
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Drawing N°.

25 - J4875 - 02 - 001

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PROPOSED FIRST FLOOR PLAN - G.I.A - 200m² = 2152ft²

THE EXTERNAL BUILDING FABRIC, INCLUDING GLAZING, VENTILATION AND WALL CONSTRUCTIONS, SHALL ACHIEVE SUITABLE SOUND INSULATION PERFORMANCE TO MITIGATE NOISE INGRESS FROM THE ADJACENT HIGH STREET AND SURROUNDING COMMERCIAL ACTIVITIES. DETAILED ACOUSTIC SPECIFICATIONS TO BE CONFIRMED AT BUILDING REGULATIONS STAGE AND IMPLEMENTED PRIOR TO CONSTRUCTION.

Appendix B

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
539497/138034

Created
19 March 2026 16:14

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

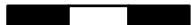
Unspecified

Location (easting/northing)
539497/138034

Scale
1:2,500

Created
19 Mar 2026 16:14

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m

Appendix C

Annex 3: Flood Risk Vulnerability Classification	
Essential Infrastructure:	• Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk. • Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including infrastructure for electricity supply including generation, storage and distribution systems; including electricity generating power stations, grid and primary substations storage; and water treatment works that need to remain operational in times of flood. • Wind turbines. • Solar farms.
Highly Vulnerable:	• Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding. • Emergency dispersal points. • Basement dwellings. • Caravans, mobile homes and park homes intended for permanent residential use. • Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure'.)
More Vulnerable: * Landfill is as defined in Schedule 10 of the Environmental Permitting (England and Wales) Regulations 2010	• Hospitals. • Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels. • Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels. • Non-residential uses for health services, nurseries and educational establishments. • Landfill* and sites used for waste management facilities for hazardous waste. • Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.
Less Vulnerable:	• Police, ambulance and fire stations which are not required to be operational during flooding. • Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure. • Land and buildings used for agriculture and forestry. • Waste treatment (except landfill* and hazardous waste facilities). • Minerals working and processing (except for sand and gravel working). • Water treatment works which do not need to remain operational during times of flood. • Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place. • Car parks.
Water-Compatible Development:	• Flood control infrastructure. • Water transmission infrastructure and pumping stations. • Sewage transmission infrastructure and pumping stations. • Sand and gravel working. • Docks, marinas and wharves. • Navigation facilities. • Ministry of Defence installations. • Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. • Water-based recreation (excluding sleeping accommodation). • Lifeguard and coastguard stations. • Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. • Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

National Planning Policy Framework Annex 3: Flood risk vulnerability classification