

**From:** drainage <drainage@midsussex.gov.uk>  
**Sent:** 03 November 2025 13:11:09 UTC+00:00  
**To:** "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>  
**Cc:** "drainage" <drainage@midsussex.gov.uk>  
**Subject:** 2025.11.03 Re: DM/25/2648 - 36 And 38 Buckhurst Way East Grinstead West  
Sussex RH19 2AJ

Dear Stefan,

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

The proposed development is for a ground floor side and two storey rear extension to adapt existing 1 bed flats into 2 bed.

The FRA confirms that the site lies within Flood Zone 1 and is therefore at very low risk of fluvial flooding. The Risk of Flooding from Surface Water mapping suggests the site is shown to be at low surface water flood risk (comparable to flood zone 2) for the present day and with climate change.

We have no objection to the proposed development on flood risk grounds. This is subject to the proposed development incorporating all flood mitigation and resilience measures set out within the Flood Risk Assessment, including finished floor levels.

As an advisory, we would suggest the Applicant considers extra resistance and resilience measures suggested within the EA advice and implements any they deem appropriate due to the increased flood risk in the vicinity of this as a residential site (which are classified as 'more vulnerable').

Drainage should be managed via Building Regulations and Building Control, as necessary.

Best Wishes

**Flood Risk and Drainage Team  
Estate Services and Building Control  
Mid Sussex District Council  
[drainage@midsussex.gov.uk](mailto:drainage@midsussex.gov.uk)**