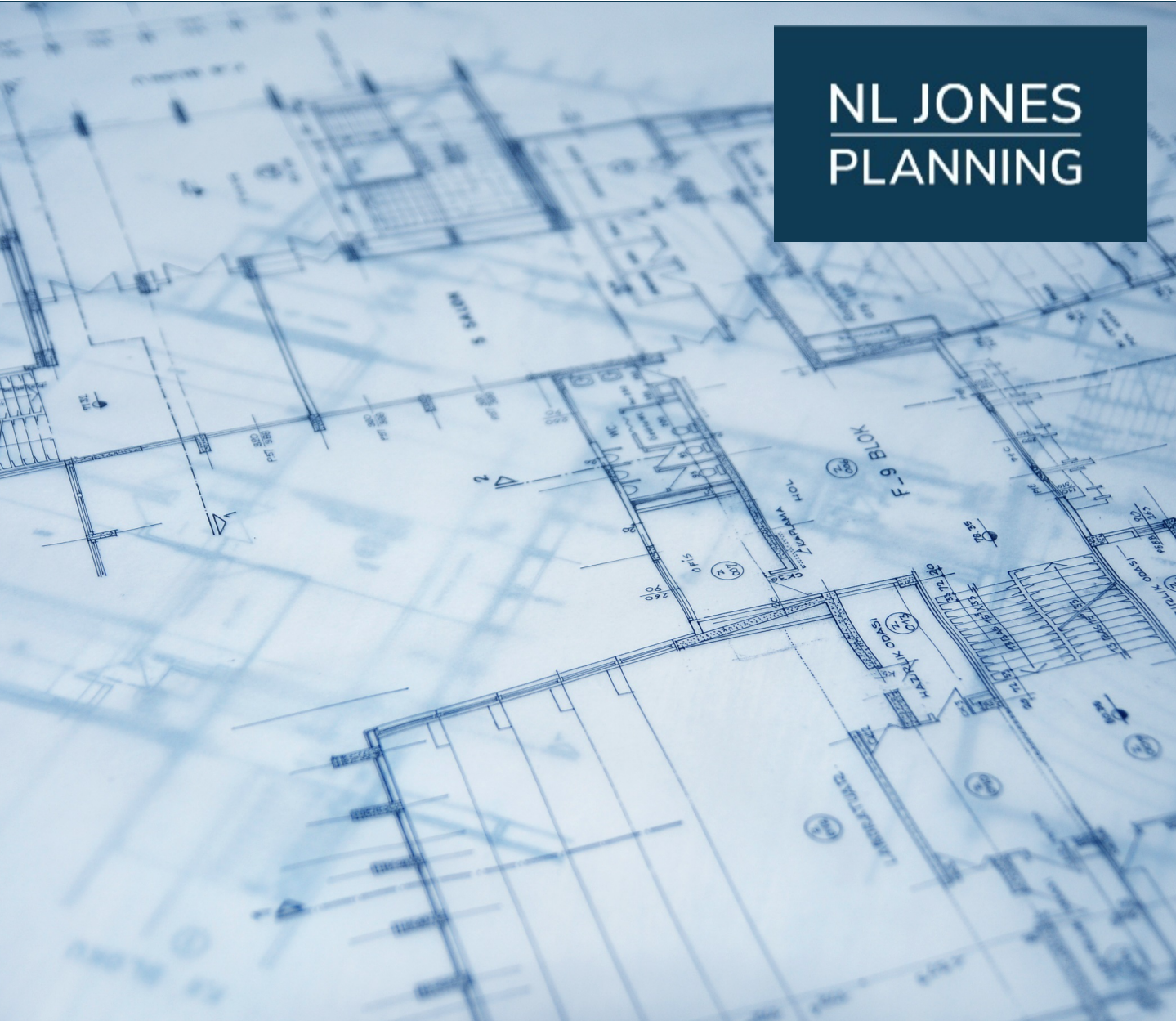




NL JONES
PLANNING

Flood Risk Assessment

FLOOD RISK ASSESSMENT

200 LONDON ROAD
BURGESS HILL
WEST SUSSEX
RH15 9RD

INPOST PARCEL LOCKER

DECEMBER 2025

NL JONES
PLANNING

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Regulated by RTPI



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1. INTRODUCTION

- 1.1. This Flood Risk Assessment (FRA) has been prepared by NL Jones Planning, on behalf of the applicant, InPost UK. It is submitted in support of a full planning application relating to an application for the siting of an InPost Parcel Locker.
- 1.2. The parcel locker measures 2.01m wide. It has a depth of 0.92m and is between 2.22m - 2.24m high. It is 'free-standing' and includes a 230 V power feed. The locker is located on a large area of existing hardstanding, adjacent to the existing forecourt shop at the petrol filling station, 200 London Road, as shown on the Site Location Plan.



Fig 1. Site Location Plan

- 1.3. The Local Planning Authority has advised that an FRA is required to validate this application because the site area falls within a surface water Flood Zone 3b.
- 1.4. A review of the Governments' Flood Map for Planning (see Fig. 2 below) confirms that the parcel is not located within an area identified at risk from flooding from Seas or Rivers. However, part of the site, including the locker is within an area at risk of surface water flooding.

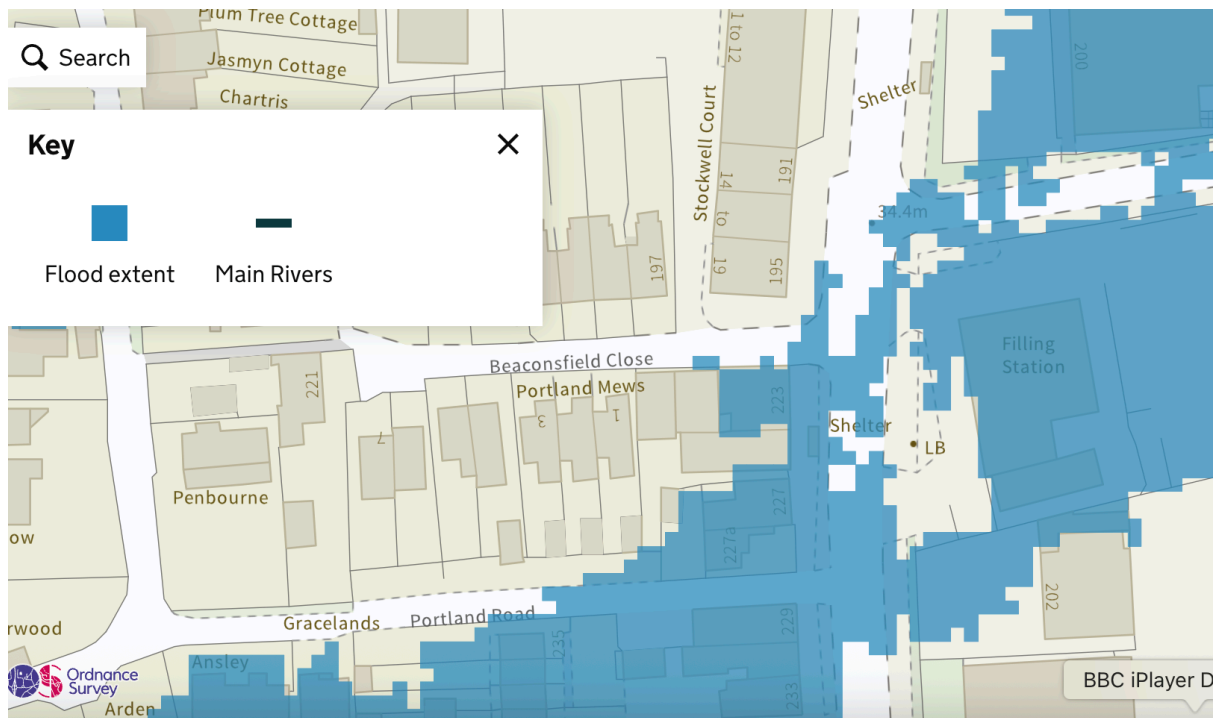


Fig 2. Extract from Gov.UK Flood Map for Planning

2. PLANNING POLICY CONTEXT

- 2.1. Planning Law (Section 38(6)) of the Planning Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

THE NATIONAL PLANNING POLICY FRAMEWORK

- 2.2. The Framework sets out the Government's planning policies for England and how these should be applied. The Framework must be taken into account in preparing the Development Plan and is a material consideration in planning decisions.
- 2.3. This provides clear guidance for local planning authorities. It states when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, a site-specific FRA should be provided. This includes all development on Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving sites of 1 ha or more, or if less than 1ha where it includes a change to a more vulnerable use, or is affected by other sources of flooding (e.g. surface water and reservoirs), or has a critical drainage problem (Paragraph 173 and footnote 59).

THE DEVELOPMENT PLAN

- 2.4. The adopted Development Plan for Mid Sussex comprises the District Plan 2014-2031. Policy DP41: Flood Risk and Drainage states that proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere.
- 2.5. The Mid Sussex Level 1 Strategic Flood Risk Assessment (July 2024) and has also been reviewed.

3. ASSESSMENT

- 3.1. This Assessment has been provided in response to the Local Planning Authority's requirement to provide a Flood Risk Assessment.
- 3.2. As previously confirmed the parcel locker is located within Flood Zone 3. Nonetheless, in this respect, the following should be noted:
- The application is for minor development (comprising just 2 sqm). The parcel locker is freestanding and does not result in changes to ground levels. It can be easily (re)moved.
 - It is not within proximity to a watercourse, floodplain or flood defences and will therefore have no adverse effect on these resources.
 - It will not impede access to a flood defence or management facility.
 - There will be no cumulative impact arising that would have a significant effect on local flood storage capacity or flood flows.
 - The use constitutes a 'less vulnerable' use in terms of flood risk vulnerability and is therefore 'compatible' within Flood Zones 1, 2 and 3a.
 - Furthermore, it is unlikely the parcel locker will increase the use of the land, or the nature or times of its use, such that it may affect the degree of flood risk to its users, noting its location at a petrol filling station forecourt and shop, and proximity to the Co-op food local convenience shop, and many other shops / services on London Road.
- 3.3. In conclusion, it is demonstrated the parcel locker will have no flood risk impact. The above is considered to represent a proportionate flood risk assessment relative to the proposed works and the location of the parcel locker.

4. CONCLUSION

- 4.1. This Assessment is submitted in support of a full application for the siting of a parcel locker at 200 London Road, Burgess Hill, in response to the Local Planning Authority's requirement to provide a Flood Risk Assessment.
- 4.2. It is confirmed that the petrol filling station site is partly located within an area at risk from surface water flooding.
- 4.3. Nonetheless, the assessment considers the proposal in the context of its potential impact on flood risk, as set out in relevant planning policy and guidance. It is demonstrated that the parcel locker, which constitutes minor development (just 2sqm) and a 'less vulnerable' use, will have no impact on the risk of flooding at the site, or elsewhere. Nor will it increase the risk from flooding to users of the locker.
- 4.4. In summary, the proposal is acceptable in terms of its flood risk impact. It is in accordance with relevant policy and guidance.