

From: drainage <drainage@midsussex.gov.uk>
Sent: 21 January 2026 14:22:41 UTC+00:00
To: "Jessica Szollosi" <Jessica.Szollosi@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.01.21 Re: DM/25/2804 - Inpost Locker - Shell Service Station, Burgess Hill

Dear Jessica,

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

We understand the proposed application is for the retrospective application for siting an InPost Parcel Locker.

Flood Risk

A Flood Risk Assessment (by NL Jones Planning date: December 2025) has been submitted in support of the application.

Information

The Planning Practice Guidance for Flood Risk and Coastal Change (updated in August 2022) requires all sources of flood risk to be considered consistently with how fluvial and tidal flood risk is considered within the National Planning Policy Framework. This means that surface water flood risk extents should be considered comparable to flood zones when assessing a development's vulnerability to flooding and the need for a site-specific flood risk assessment.

For clarity Mid Sussex District Council's Flood Risk and Drainage Team (in line with advice from West Sussex Lead Local Flood Authority) utilise the below table when considering flood risk.

Annual exceedance	Flood Zone	Surface Water Flood Risk
Greater than 3.3% (>1:30-year)	3b	High
Between 1% and 3.3% (1:100-year and 1:30-year)	3a	Medium
Between 0.1% and 1% (1:1,000-year and 1:100-year)	2	Low
Less than 0.1% (<1:1,000-year)	1	Very Low

Application specific comment

The Environment Agency released updated flood risk mapping following the new National Flood Risk Assessment (NaFRA2) in early 2025. The updated mapping uses new and improved methods to assess flood risk. The site is in flood zone 1 and is at low fluvial flood risk (risk of flooding from Main Rivers).

The flood zones continue to reflect undefended, present-day flood risk from rivers and the sea. They do not account for climate change or the presence of flood defences, maintaining alignment with planning policy principles.

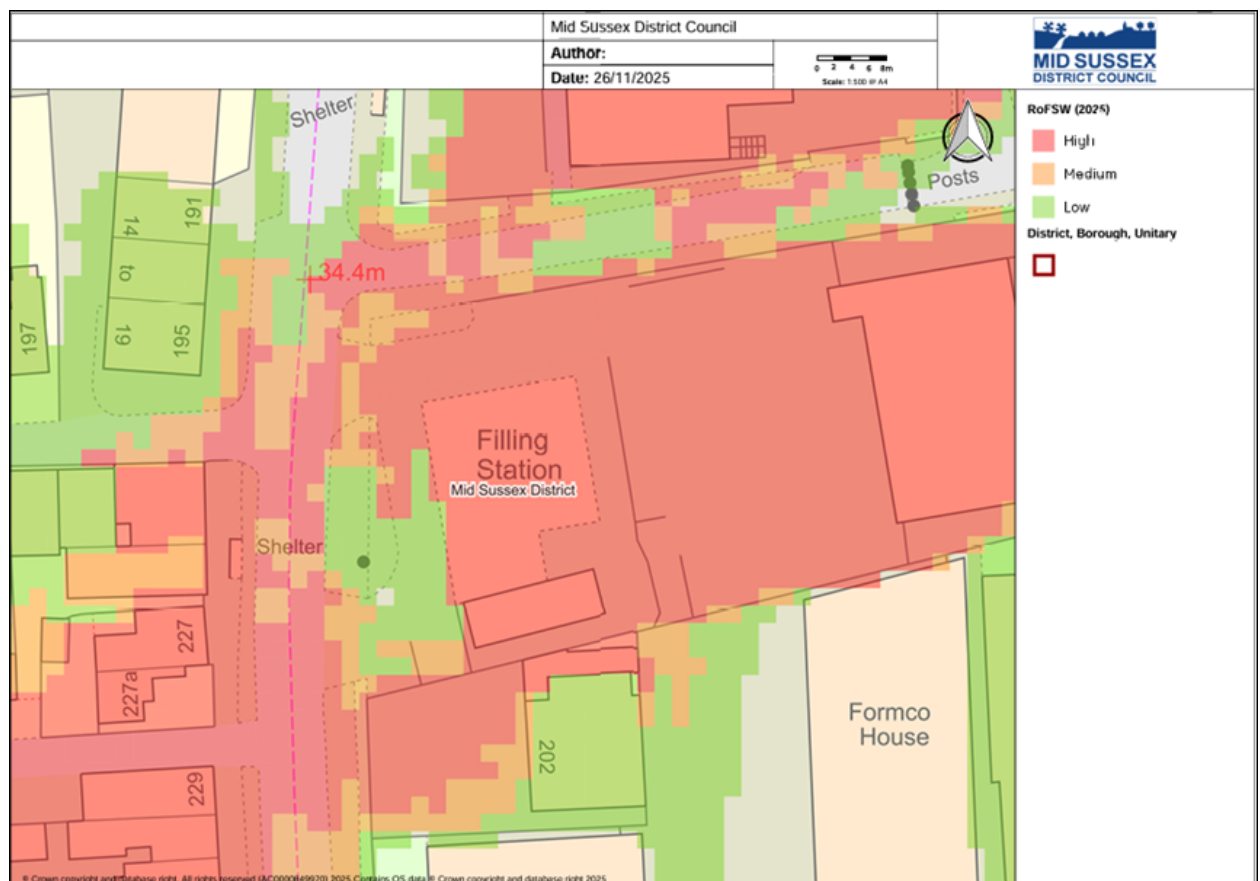
The Environment Agency released the updated Risk of Flooding from Surface Water (RoFSW) mapping on January 28, 2025.

The RoFSW was created using a combination of local flood model information and national flood modelling. These were used to generate the probabilities of flood risk for each 2m grid square of land, with the aim of using the best available flood risk information in any one location.

As well as present day (2025) risk of flooding from surface water, climate change scenarios (2040 – 2060) have been produced to indicate the predicted impacts of climate change on future flood risk.

The Risk of Flooding from Surface Water mapping suggests the site is shown to be at low to high surface water flood risk (comparable to flood zones 2 – 3b) for the present day (2025)

Based on the latest guidance that all sources of flooding should be considered consistently, part of the site would be considered functional floodplain (Flood Zone 3b); it's location part within the 1:30 surface water flood extent.



The location of the InPost Parcel Locker is located within surface water flood zone 3b. As per the Environment Agency's standing advice for minor extensions, development within the 1:30 flood extent is not permissible.

The Flood Risk and Drainage Team, therefore, **Objects** to the proposed development as per the Environment Agency's standing advice for minor extensions; development within the 1:30 flood extent is not permissible.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
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