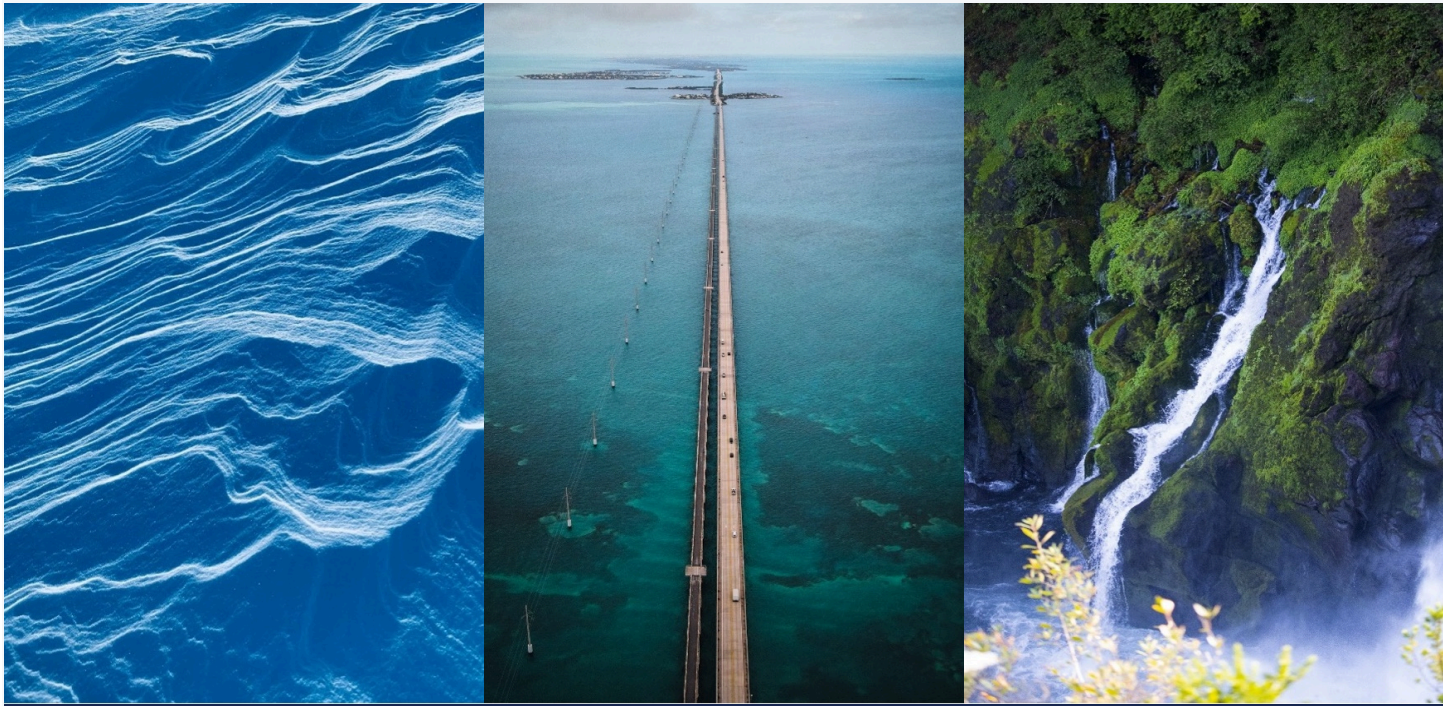




Flood risk, water and environment

FloodMetric

8187_RH15_BurgessHill_01

Site

58 Potters Lane
Mid Sussex
West Sussex
RH15 9JS

**UK Experts in Flood Modelling, Flood Risk
Assessments, and Surface Water Drainage
Strategies**



Flood risk, water and environment

enquiries@aegaea.com
020 8156 6076
www.aegaea.com

Summary

Site Address: 58 Potters Lane, Mid Sussex, West Sussex, RH15 9JS

Prepared For: Julian Eley

Prepared On: 23 May 2025

Purpose: The FloodMetric report informs you about risk to your site from fluvial, pluvial, tidal and historic sources as well as from nationally modelled data sources provided by Fathom including present day and future climate data. This report also provides critical local policy information related to drainage and flood risk issues. Unless indicated, the FloodMetric report is unlikely to be suitable for submission to a Local Planning Authority. To the best of our knowledge the data is current and appropriate at the time of reporting.

Status

Canal Risk	Red	Amber	Green
Climate Change Risk	Red	Amber	Green
Historical Risk	Red	Amber	Green
Regulatory Risk	Red	Amber	Green
Reservoir Risk	Red	Amber	Green
Rivers And Sea Risk	Red	Amber	Green
Surface Water Risk	Red	Amber	Green
Watercourse Risk	Red	Amber	Green
Overall	Red	Amber	Green



Fig 1: Site plan

Responsible authorities

The site falls under the jurisdiction of a number of authorities that can be contacted for specific purposes.

- For flood issues the Lead Local Flood Authority is West Sussex County Council
- For development planning the Local Planning Authority is Mid Sussex District Council
- For water supply the area Water Company is [South East Water](#)
- It is unclear which Water Company is responsible for sewers and drainage
- For flood models and details of flood defences the site is in the Solent and South Downs Environment Agency area

Flood risk from rivers or the sea

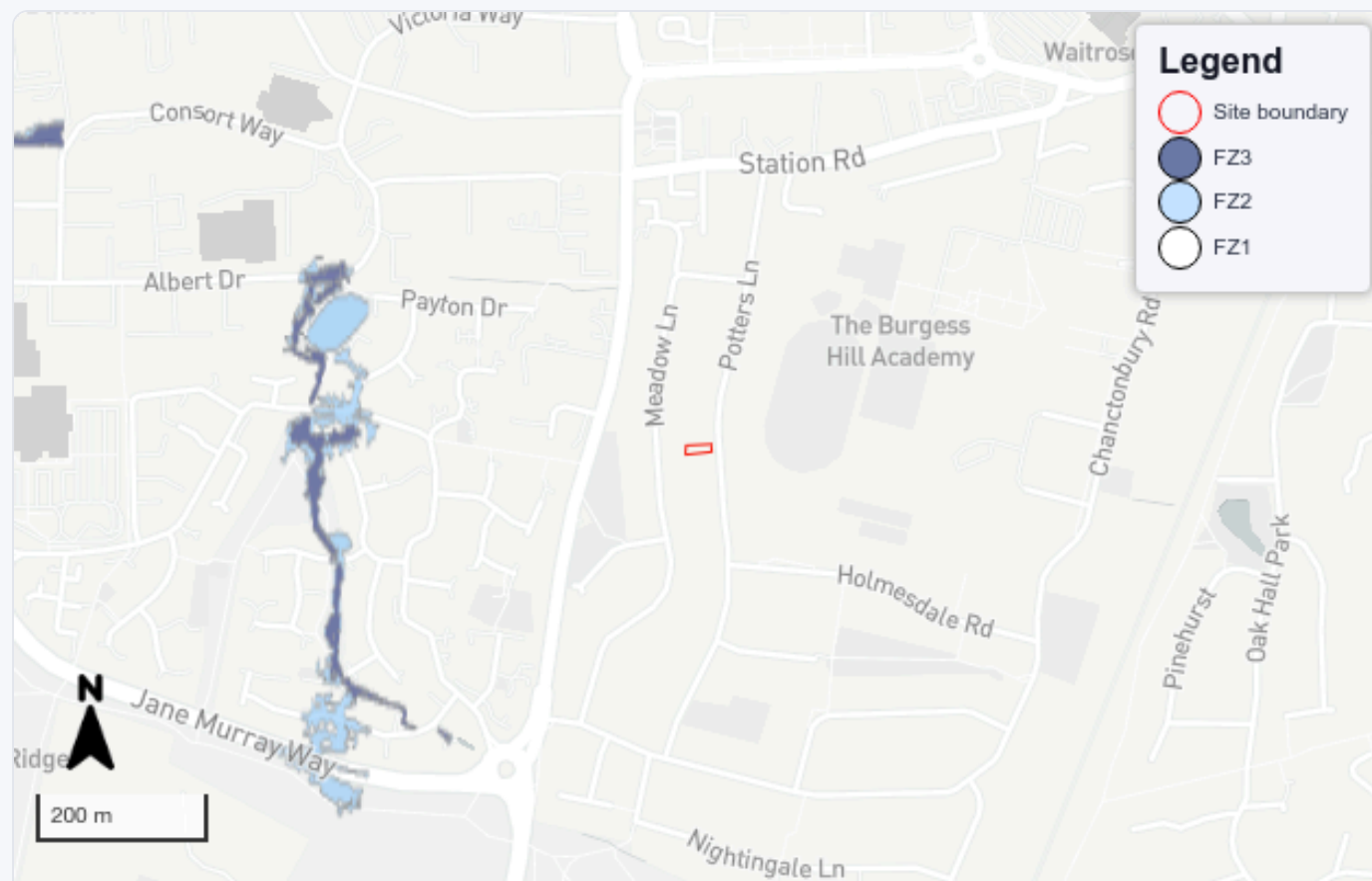


Fig 2: Flood Zones

An initial search suggests the site is wholly within Environment Agency Flood Zone 1 as defined by the EA Flood Map for Planning and Strategic Flood Risk Assessment of the Local Planning Authority. This means that the site is not at obvious immediate risk of flooding from rivers or seas.

There are no main rivers in the vicinity of the site.

Risk of surface water flooding

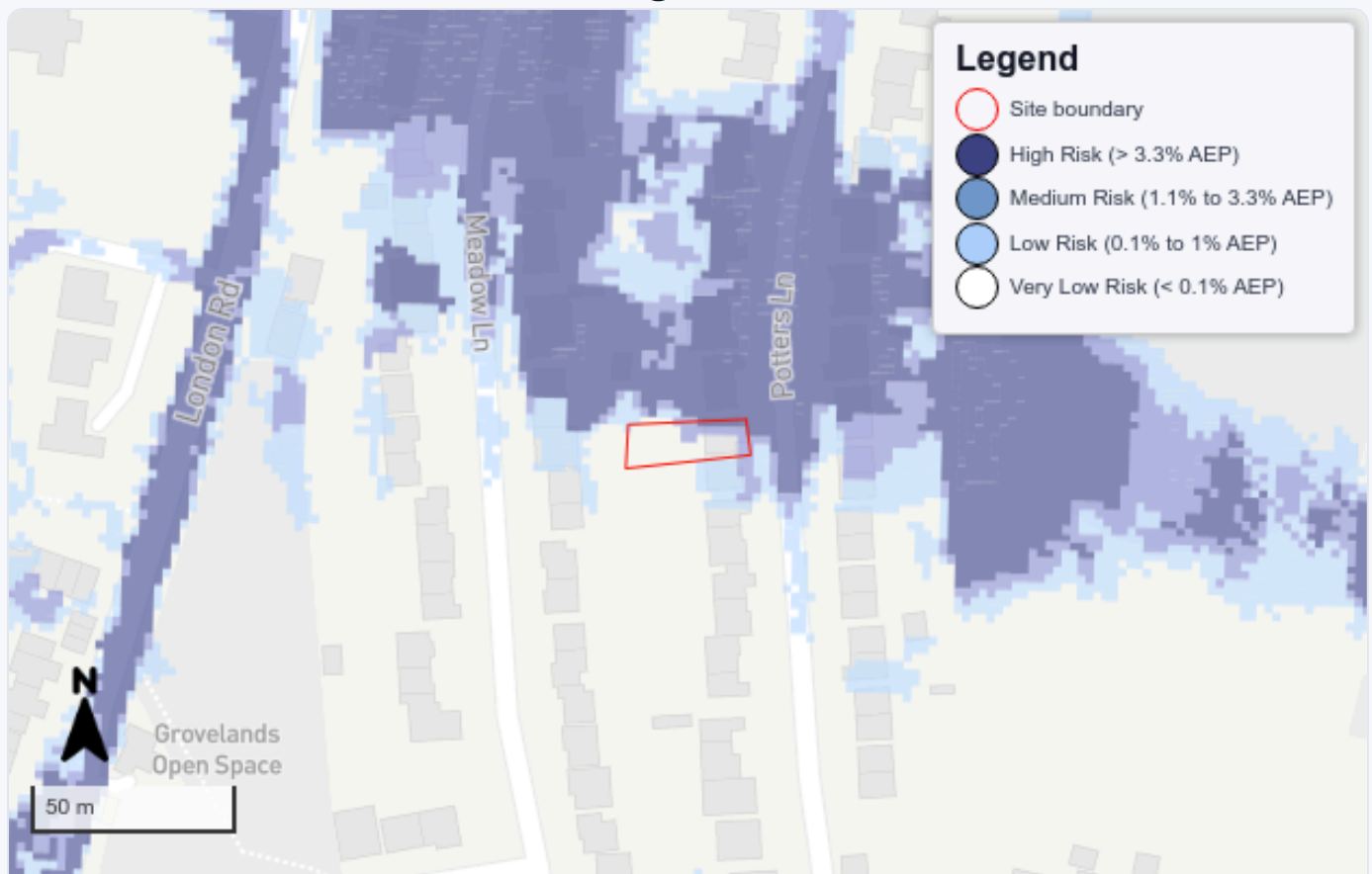


Fig 3: Surface Water Flood Risk

Examination of the EA's Flood Risk from Surface Water mapping for High Risk, Medium Risk, and Low Risk AEP flood events shows the site and its immediate vicinity is at risk of flooding in 'High' surface water flood events.

Pluvial flooding can occur during prolonged or intense storm events when the infiltration potential of soils, or the capacity of drainage infrastructure is overwhelmed leading to the accumulation of surface water and the generation of overland flow routes.

Historical and recorded flooding

Our review of Recorded and Historical Flood Outlines within 250 metres of the site shows that the site is outside of past historical flood events.

Records of past flooding, mostly since 1946, are published in the Historic Flood Map.

There is no record of historical tidal or sea flooding within 250 metres of the site.

There is no record of historical flooding within 250 metres of the site specifically linked to groundwater.

It is also possible for a property to have been affected in the past by heavy or prolonged rain or groundwater. Local Authorities often publish mapping of historical surface water flood incident

records. Reviewing these records is out-of-scope for this statement. These would be reviewed in a more detailed report such as a Flood Risk Assessment.

Flood defences

We have compared flood zones taking into account flood defences with flood zones assuming that flood defences have failed. The site does not appear to be in an area that benefits from flood defences but this is an indication and may require an expert to confirm it.

Climate Change

The site is in the Adur and Ouse management catchment. This site is wholly within Flood Zone 1 (low risk of flooding). Peak river flow climate change analysis is only required where the site is expected to flood in the future (i.e. in or near Flood Zones 2 and 3).

Fathom data indicates that the site is unlikely to be affected by fluvial flooding by 2070. Fathom data indicates that the site is unlikely to be affected by pluvial flooding by 2070.

Present day: 2020

2020	Fluvial depth		Pluvial depth		Coastal depth	
AEP	UK Defended	Global Undefended	UK Defended	Global Undefended	UK Defended	Global Undefended
1 in 20 (5%)	0m	0m	0m	-	No data	No data
1 in 100 (1%)	0m	0m	0m	-	No data	No data
1 in 200 (0.5%)	0m	0m	0m	-	0m	No data
1 in 1000 (0.1%)	0m	0m	0m	-	0m	No data

Near future: 2070 RCP 8.5 climate change scenario (equivalent to NPPF Central Allowance for all vulnerability except essential infrastructure)

2070 RCP8.5	Fluvial depth		Pluvial depth		Coastal depth	
AEP	UK Defended	Global Undefended	UK Defended	Global Undefended	UK Defended	Global Undefended
1 in 20 (5%)	0m	-	0m	-		-
1 in 100 (1%)	0m	-	0m	-		-
1 in 200 (0.5%)	0m	-	0m	-	0m	-
1 in 1000 (0.1%)	0m	-	0m	-	0m	-

Critical Drainage Areas

We could not assess the site for Critical Drainage Areas because the local authority has not published this information.

Critical Drainage Areas are places where drainage could cause flooding problems elsewhere. They are discrete geographic areas (usually a hydrological catchment) where multiple and interlinked sources of flood risk (surface water, groundwater, sewer, main river and/or tidal) cause flooding in one or more Local Flood Risk Zones (sometimes called surface water flood risk hotspots) during severe weather thereby affecting people, property, or local infrastructure. Land which has been identified by the Environment Agency as having critical drainage areas have a separate, yet similar, function and are referred to as Areas with Critical Drainage Problems (ACDPs).

Reservoir failure

Large waterbodies or reservoirs that have walls built above the surrounding ground level pose a risk of flooding. Walls could fail due to old age, accident, or because excess flood water has been added to the reservoir. Although a breach is unlikely the consequences would be significant, leading to rapid inundation of the downstream floodplain.

Flood warning services

The site is not in an area where the EA provide specific flood alerts and warnings. The occupant of the dwelling should monitor Met Office Weather Warnings to be prepared for extreme weather events

To sign up for the EA flood warning service visit <https://www.fws.environment-agency.gov.uk/app/olr/home> or call Call Floodline for advice 24x7: Telephone: 0345 988 1188, Textphone: 0345 602 6340

Applicable policies

The Local Planning Authority will make decisions on what is, and isn't, allowed to be built based on the policies stated in the National Planning Policy Framework and their Local Plan.

It is also possible that a new Local Plan is being created and that policies from that may be taken into account even though it hasn't been adopted yet.

The Local Authority may publish a number of Supplementary Planning Documents to amplify the policies of their local plan.

The Local Planning Authority has 1 policy specifically about flooding:

Policy DP41: Flood Risk and Drainage

Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change; and 12) To support sustainable communities which are safe, healthy and inclusive.

Evidence Base: Gatwick Sub Region Water Cycle Study; Strategic Flood Risk Assessment; Water. People. Places SuDS guidance.

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. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.

Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.

Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more, or equivalent non-residential or mixed development²² unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface

and ground water quality. Arrangements for the long term maintenance and management of SuDS should also be identified.

For the redevelopment of brownfield sites, any surface water draining to the foul sewer must be disconnected and managed through SuDS following the remediation of any previously contaminated land.

SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible.

The preferred hierarchy of managing surface water drainage from any development is:

1. Infiltration Measures
2. Attenuation and discharge to watercourses; and if these cannot be met,
3. Discharge to surface water only sewers.

Land that is considered to be required for current and future flood management will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies.

- Policy DP41, Mid Sussex District Plan 2014-2031, p.96-97, Mid Sussex District Council (2018)

Credits

Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA) © <https://www.openstreetmap.org> and contributors

Contains public sector information licensed under the Open Government Licence v3.0

Created with Foxtrot © 2021-2025 Pororoca Ltd