

Flood Risk Assessment

Site: Ferring Country Centre, Rife Way, Ferring, Worthing, BN12 5JZ

Grid Reference: 508997, 102777

Local Planning Authority: Arun District Council

Date: 4 August 2026

1. Introduction

This Flood Risk Assessment has been prepared in support of a planning application for the use of an existing field (occasionally use as an overflow car park), to a dedicated overflow car park at Ferring Country Centre.

The assessment is based on Environment Agency Flood Map for Planning data (Appendix 1) and the GOV.UK Flood Risk summary for the site (Appendix 2).

2. Flood Risk Assessment

Environment Agency mapping confirms that the site lies partly within Flood Zone 2, which is defined as land with a medium probability of flooding from rivers or the sea.

However, only a small proportion of the field is affected. It can be seen from the flood map that the Flood Zone 2 designation is limited primarily to the eastern boundary and north-eastern corner of the field, covering approximately 250m², or around 5.5% of the total site area.

No part of the site is identified as being within Flood Zone 3.

The GOV.UK Flood Risk summary for Ferring Country Centre indicates:

Surface Water

- Yearly chance of flooding – Very Low
- Yearly chance of flooding between 2040 and 2060 – Very Low

Rivers and the Sea

- Yearly chance of flooding – Very Low
- Yearly chance of flooding between 2040 and 2060 – Very Low

Groundwater

- This location is outside of a groundwater flood alert area

Reservoirs

- Flooding from reservoirs is unlikely in the area

Overall, the available evidence indicates that flood risk across the site is very low.

3. Proposed Development

The proposal relates solely to the use of an existing grass field as an overflow car park. No permanent buildings are proposed, and no significant areas of hardstanding, land raising or engineering works are required.

The field will remain predominantly permeable and will continue to drain naturally as it does at present. Existing drainage ditches externally span the eastern and southern perimeters of the field.

The field is also in proximity (across its eastern edge) to the Ferring Rife, which supports land drainage and flood management. The Ferring Rife is managed and maintained by the Environment Agency

Consequently, the proposal will have a negligible effect on surface water runoff, flood storage capacity, or flood flow routes.

4. Impact on Flood Risk

Given the limited nature of the proposal, it is highly unlikely that the development will increase flood risk either on the site itself or elsewhere.

The proposed use does not introduce buildings or infrastructure that could obstruct flood flows or reduce floodplain storage. The existing grass surface will be retained, ensuring that rainfall can continue to infiltrate into the ground.

5. Conclusion

Although a small section of the field lies within Flood Zone 2, approximately 94.5% of the site lies outside the identified flood risk area. Environment Agency data indicates a very low risk from surface water, rivers and sea flooding, groundwater and reservoirs.

The proposed development consists only of the use of an existing grass field as an overflow car park. The proposal does not involve permanent buildings, significant hard surfacing, or alterations to existing ground levels and therefore will not materially affect flood risk or drainage characteristics.

Furthermore, the proposed use is self-regulating, as the overflow parking area would not be used when ground conditions are excessively wet.

It is therefore concluded that the proposed development presents a very low flood risk, will not increase flood risk elsewhere, and represents an appropriate use of the site from a flood risk perspective.

Prepared by Dave Payne
Ferring Country Centre
04/08/26

Appendix 1 – Environment Agency Flood Map for Planning

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
508997/102777

Created
4 August 2026 13:15

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

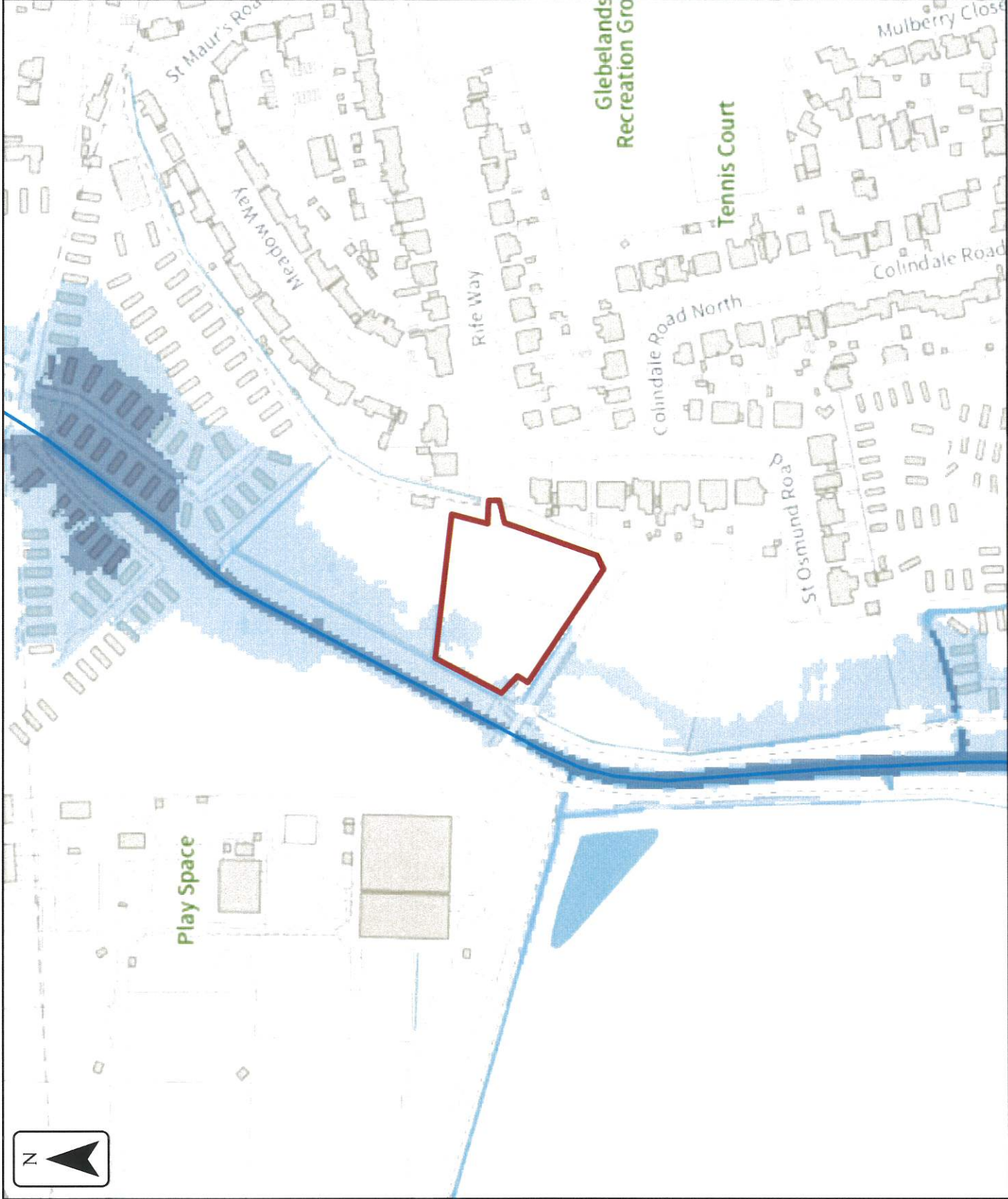
Notes

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.

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Flood map for planning

Your reference

Unspecified

Location (easting/northing)

508997/102777

Scale

1:2,500

Created

4 Aug 2026 13:15

 Selected area

 Flood zone 3

 Flood zone 2

 Flood zone 1

 Flood defence

 Main river

 Water storage area


0 20 40 60m

Appendix 2 – GOV.UK Flood Risk Summary

Check your long term flood risk

[Back to select an address](#)

Flood risk summary

Your selected location: Ferring Country Centre,
Rife Way, Ferring, Worthing, BN12 5JZ

This information tells you the flood risk of the land
around a building, not the building itself.

► [How we assess an area's flood risk](#)

► [Flood risk and climate change](#)

Surface water

[More about your surface water
flood risk \(/surface-water\)](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as
flash flooding. It happens when rainwater
cannot drain away through normal drainage
systems.

► [Why surface water flooding is a problem](#)

**Rivers
and the
sea**

[More about your rivers and
sea flood risk \(/rivers-and-sea\)](#)

Yearly chance of flooding

Very low

Low

Medium

High

**Yearly chance of flooding between 2036
and 2069**

Very low

Low

Medium

High

**What makes rivers and sea flooding more
likely**

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely
prevent flooding](#)

Groundwater

[More about your
groundwater flood risk
\(/ground-water\)](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

► [What this means](#)

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.

Reservoirs

[More about your reservoir flood risk \(/reservoirs\)](#)

Flooding from reservoirs is unlikely in this area.

What a reservoir is

A reservoir is a large natural or artificial lake that is designed to collect and store water.

They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.



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