



Flood Risk Assessment - Addendum

Hampton Park, Littlehampton
Open Spaces Reserve Matters Application

November 2025

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Flood Risk Assessment - Addendum

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1 Scope of Report

- 1.1.1 This Flood Risk Assessment (FRA) Addendum report has been prepared by Stantec for Persimmon Homes in relation to the delivery of the 'Open Spaces' Reserve Matters Application (RMA) for the Hampton Park development site at Littlehampton.
- 1.1.2 Stantec has many years of experience in, amongst other areas, the assessment of flood risk, hydrology, flood defence and river engineering. The authors and reviewers of the document are all experienced engineers, and the reviewers are members of chartered institutions such as the Chartered Institution of Water and Environmental Management (CIWEM) or the Institution of Civil Engineers (ICE).
- 1.1.3 The Open Spaces RMA seeks to deliver sports pitches, changing rooms and car parking area, the northern allotments and part of the Black Ditch Open Space.
- 1.1.4 Design principles for the development were established through the Littlehampton Outline Planning Application (OPA), approved by Arun District Council (ADC) in January 2013 under planning reference LU/47/11. This OPA was accompanied by a 2011 Flood Risk Assessment (FRA) produced by Peter Brett Associates (PBA, now Stantec).
- 1.1.5 The baseline flood risk data for the site was supplemented by subsequent documents to address preceding RMAs, with the associated design parameters updated as new flood data became available.
- 1.1.6 The approved elevation of the playing fields – defined as part of the site wide floodplain storage analysis - raised concerns, through recent discussions with ADC, in terms of the useability of the pitches on a year round basis given how susceptible to flooding the area will be. As such, the FRA Addendum specifically addresses the proposed ground remodelling in this area, the resulting impacts on floodplain extents, and the net effect on floodplain storage capacity.
- 1.1.7 This report considers the Open Spaces RMA proposals and assesses these against the approved documents, to demonstrate it meets the criteria established under the original OPA, with due consideration of the subsequent updates to information and associated agreements.



2 Consented Outline Scheme

- 2.1.1 The Littlehampton Outline Planning Application (OPA) was approved by Arun District Council (ADC) in January 2013 under planning reference LU/47/11.
- 2.1.2 This application was for a sustainable urban extension to Littlehampton based on a mixed-use development masterplan envisaging 1,260 dwellings, school, commercial, employment and retail uses, and wider landscape and transport improvements – see **Figure 2-1**.
- 2.1.3 This OPA was accompanied by a 2011 FRA produced by PBA, now Stantec, and the flood risk data for the site was supplemented by subsequent documents to address RMAs, with the design criteria updated as new flood data became available.
- 2.1.4 The main residential development platform is elevated outside the floodplain to minimise risk to the future occupants, with mitigation for floodplain capacity provided through ground lowering across the central wetland amenity area and over the playing fields/sports pitches area to the east.

Figure 2-1: Outline Application - Illustrative Masterplan (December 2010)

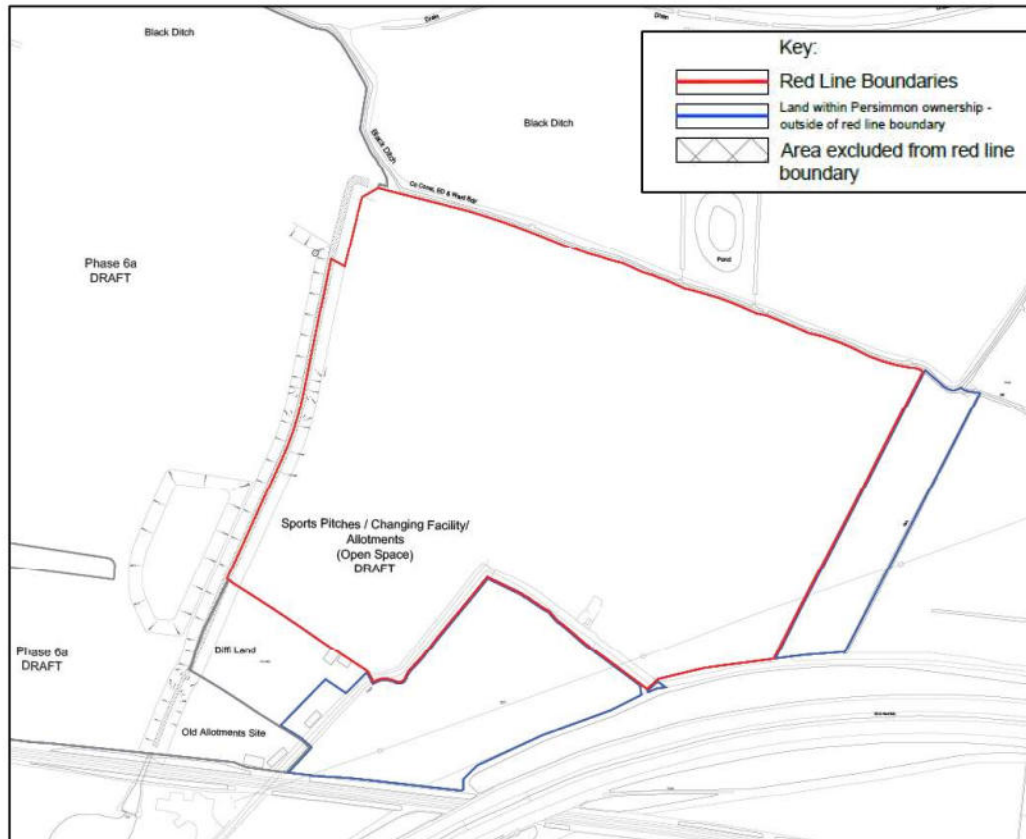


- 2.1.5 The current state of development over the site is that western parcels have been approved via RMAs, along with the central wetland feature, and have been built out. Phase 5 is under construction, and the remaining elements on the eastern side of the site – i.e. residential parcel Phase 6a, local centre, Phase 6b, and the open space/sports pitches, facilities and allotments, are remaining to complete.

3 Proposed Reserve Matters Application

3.1.1 This report is to accompany the RMA for the Open Spaces – see **Figure 3-1**.

Figure 3-1: Red Line Plan



3.1.2 It seeks to secure the following:

- The Sports Pitches, Changing Rooms and Car Park
- The Northern Allotments
- Eastern extent of the Black Ditch Open Space Area

3.1.3 The proposed scheme layout drawing is provided in **Appendix A**.

3.1.4 Further details to demonstrate compliance with the OPA are provided in **Section 6**.

4 Flood Data – Lower Arun Modelling (2010)

4.1 Applicable Hydraulic Model Data

- 4.1.1 The Black Ditch is the primary source of flood risk to the site, lying to the north, and flows west towards the River Arun.
- 4.1.2 The 2011 FRA and subsequent reference documents utilised data provided by the EA from their Lower Tidal River Arun Strategy (LTRAS) 2010 modelling, which includes both watercourses. The available defended fluvial flood levels and extents from the EA's 2010 LTRAS modelling.
- 4.1.3 The EA has confirmed that their 2010 Lower Tidal River Arun Strategy (LTRAS) model is still currently the most up-to-date modelling applicable for the area, although an updated flood risk study is currently being carried out (no immediate release date).
- 4.1.4 When considering reference flood events impacting an area, there are a number of ways that flood magnitudes can be expressed as follows, which all refer to the same severity of flood –
- 1 in 50 (2%) annual probability flood;
 - 1 in 50-year flood;
 - 50 year return period flood;
 - 2% Annual Exceedance Probability (AEP) flood.
- 4.1.5 For clarity, the report references the event in the form of 'annual probability' ('AP'), to emphasise that there is an equal chance of such an event occurring each and every year.

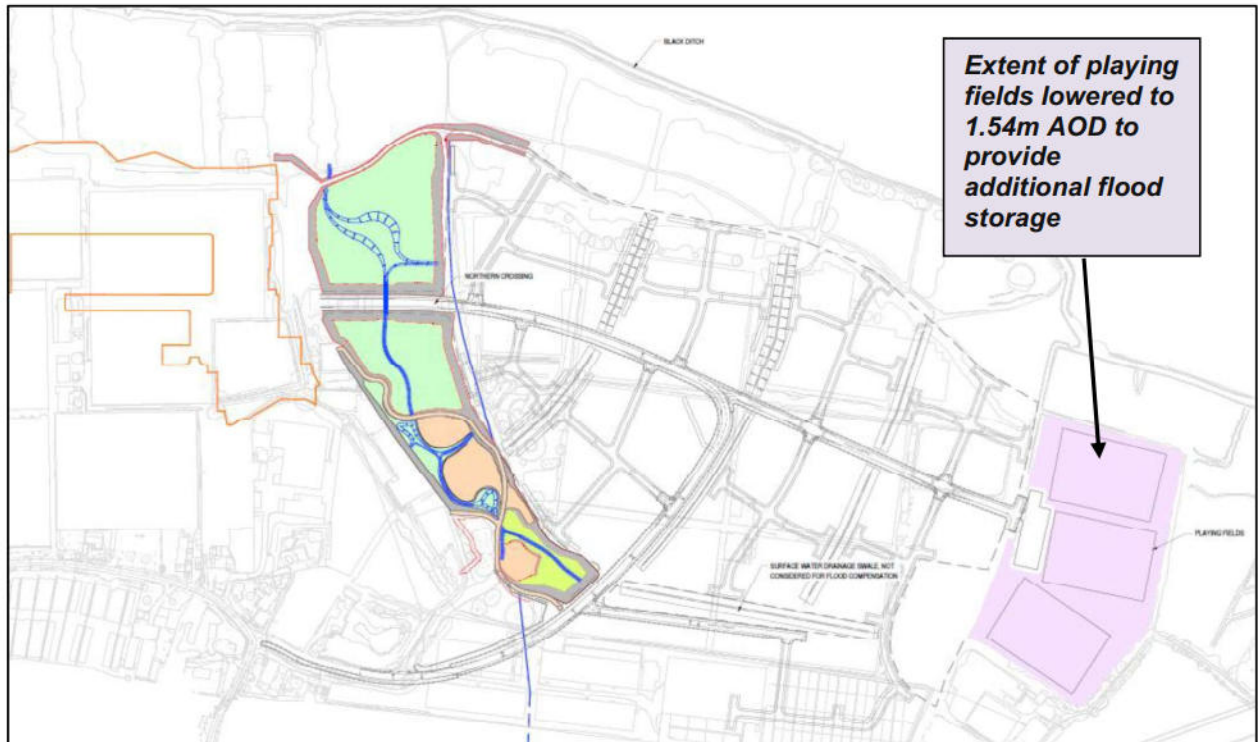
4.2 Consented Position

- 4.2.1 The 2011 FRA for the OPA was based on the available flood modelling at the time that provides a (then 'reference') 1 in 100 AP +20% climate change allowance flood level of approximately 3.2m AOD over the Phase 6 development area.
- 4.2.2 By the time RMAs were submitted for the site in 2020 onwards, the reference applicable climate change scenario had changed to +45%. Since the 1 in 100 AP +45% scenario had not been modelled, it was agreed with the EA that the defended 1 in 1000 (0.1%) AP flood level of 2.38m AOD could be used as a conservative proxy for the applicable design event.
- 4.2.3 The above was confirmed as part of the RMA for the landscaped wetland corridor (known as the 'Central Wetland Area', which provides the majority of the floodplain capacity) in 2022 (copies of referenced information provided in **Appendix B**) as follows:
- **As part of the EA liaison, it was agreed that Finished Floor Levels (FFLs) across the development would be set a minimum of 500mm freeboard above the 1 in 1000 AP flood level of 2.38m AOD. Since plot levels were proposed at 4.0m AOD or higher, this freeboard was significantly exceeded – see Stantec Technical Note TN003A, September 2021.**
 - **A submission was made to the EA in April 2022 (Technical Note TN004), that set out an updated floodplain storage analysis to this flood level, resulting in an overall gain of +8,193.6m³ – see Stantec Drawing reference 39878_4001_008 rev D 'Flood Compensation'.**
 - **This was accepted in the EA letter of approval dated 27th May 2022 (EA ref: HA/2022/123851/04-L01).**



- 4.2.4 The main component of floodplain storage is the central zone running north-south through the site as a landscaped wetland corridor (known as the 'Central Wetland Area'). This area was supplemented by additional storage provided over the playing fields area on the eastern part of the site, an approximate rectangle measuring 250m by 150m (37.5ha) – see **Figure 4-1** – such that the overall scheme provides the specified improvement in floodplain capacity over the area.

Figure 4-1: Site Wide Flood Storage Strategy (extract of Drawing 39878_4001_008 rev D)

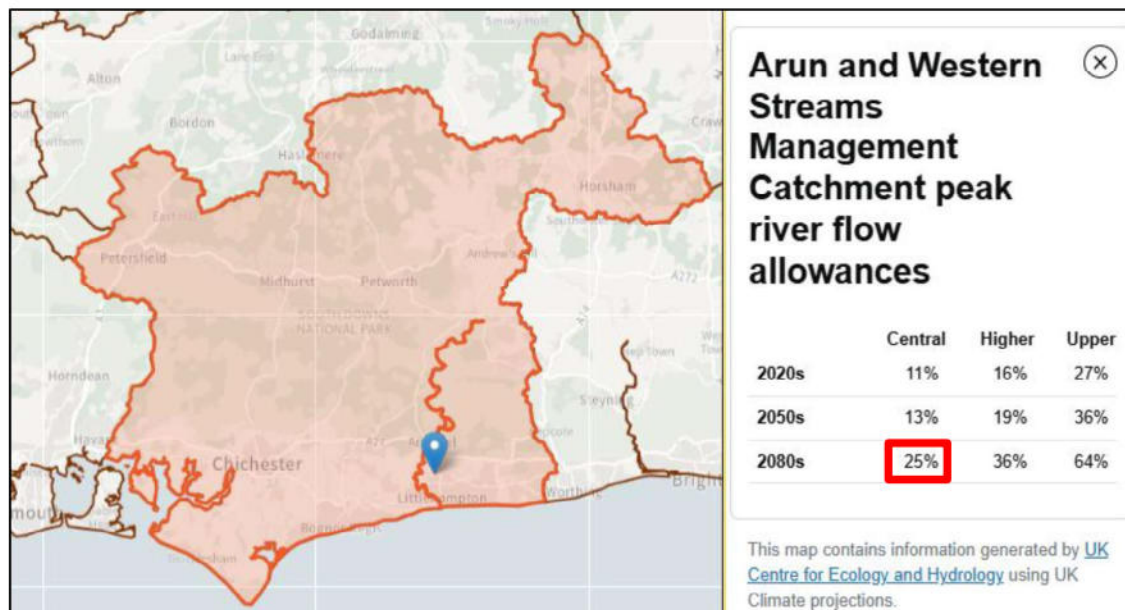


- 4.2.5 The playing fields are to be levelled off to an elevation of 1.54m AOD, as per the agreed position with the EA agreed as part of the 2022 RMA submission for the Central Wetland Area, with an area excluded from the ground lowering – and retained at 3.50m AOD – on the western side of the fields to allow for a changing facilities building and parking facilities.

4.3 Reference Flood Data

- 4.3.1 The latest relevant climate change allowance for this area is now +25% (Central 2080s allowance for the 'Arun and Western Streams' management catchment – see **Figure 4-2**) and therefore the 1 in 1000 (0.1%) AP previously used is considered an even more conservative proxy for this new design 1 in 100 (1.0%) AP plus climate change scenario.

Figure 4-2: Climate Change Allowances – Arun and Western Streams



- 4.3.2 The available defended fluvial flood levels for the eastern area of the site where the sports pitches are located, are shown in **Table 4-1**.
- 4.3.3 The extreme 1 in 1000 (0.1%) AP event is notably a significant increase of over 500mm from the climate change scenario (and all other levels within a 380mm range).

Table 4-1: EA Modelled Flood Levels – Black Ditch

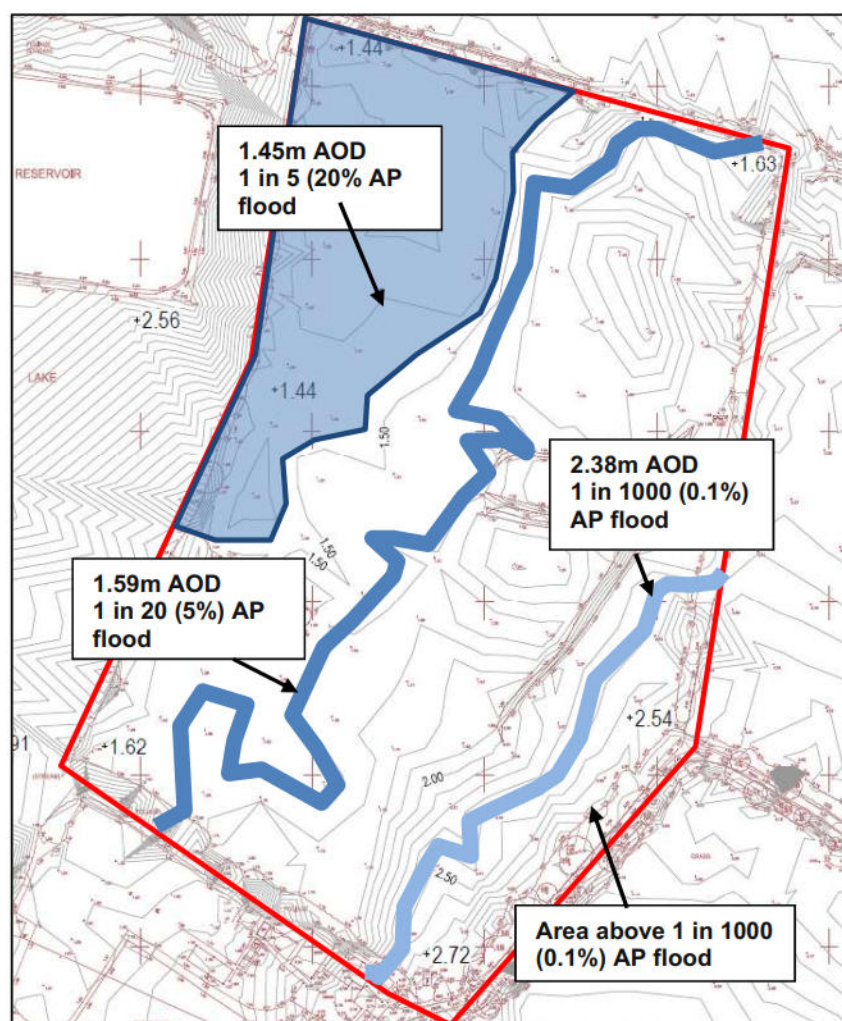
Modelled Flood Event (Annual Probability (AP))	Modelled Flood Level (m AOD)
1 in 5 (20%)	1.45
1 in 20 (5%)	1.59
1 in 75 (1.33%)	1.72
1 in 100 (1%)	1.75
1 in 100 plus 20% climate change	1.83
1 in 100 plus 25% climate change (Extrapolated - applicable level from guidance)	1.85
1 in 1000 (0.1%)	2.38

5 Proposed Pitches Remodelling

5.1 Impact of Flooding to Existing Site

- 5.1.1 The existing elevation of the playing fields where the sports pitches are proposed is between 1.4m AOD and 2.7m AOD, with the majority of the area at 1.5m AOD to 2.0m AOD.
- 5.1.2 Based on these levels, the north-western part of the site is within the 1 in 5 (20%) AP floodplain, with approximately 40% of the site in the 1 in 20 (5%) AP floodplain – see **Figure 5-1**. When the significantly elevated 1 in 1000 (0.1%) AP event is considered, approximately 80% of the site falls within the floodplain with only the raised ground in the south-east corner above the flood level

Figure 5-1: Existing Ground Levels and Flooding Impact on Playing Fields



5.2 Impact of Flooding in Approved Scheme

- 5.2.1 The impact of flooding to the playing fields based on the approved ground profile (i.e. a proposed ground level of 1.54m AOD) across the range of EA-modelled flood events is as summarised in **Table 5-1**.
- 5.2.2 This indicates the area is outside the 1 in 5 (20%) AP flood, but subject to shallow flooding in a 1 in 20 (5%) AP event and incrementally increasing depths for more severe events, up to approximately 300mm in the 1 in 100 AP +20% climate change event.

Table 5-1: Modelled Flood Impacts – Approved Scheme

Modelled Flood Event (Annual Probability)	Modelled Flood Level (m AOD)	Flood Depth over Playing Field at 1.54m AOD (mm)
1 in 5 (20%)	1.45	n/a
1 in 20 (5%)	1.59	50mm
1 in 75 (1.33%)	1.72	180mm
1 in 100 (1%)	1.75	210mm
1 in 100 plus 20% climate change	1.83	290mm
<i>1 in 100 plus 25% climate change</i>	<i>1.85</i>	<i>270mm</i>
1 in 1000 (0.1%)	2.38	840mm

5.2.3 The existing elevation of the playing fields where the pitches are proposed is between 1.4m AOD and 2.7m AOD, with the majority of the area at 1.5m AOD to 2.0m AOD.

5.3 Proposed Amended Design

5.3.1 Following significant pre-application liaison with ADC, a number of options have been considered to raise the playing field sports pitches and reassess the impacts on flood depths and on the floodplain storage balance for the site as a whole. In order to provide a balance between maintaining the betterment in floodplain storage over the site, while increasing ground levels as far as practical to maximise the use of the sports pitches, the following approach was adopted:

- The proposed 2no. sports pitches are proposed at a plateau level of 1.85m AOD (i.e. the estimated 1 in 100 AP +25% climate change flood level);
- The proposed Changing Facilities Building is at 2.40m AOD (i.e. above the EA modelled extreme 1 in 1000 AP flood level);
- Car park ground levels fall from approximately 2.3m AOD adjacent to the Changing Facilities Building, to 1.5m AOD in its south-western corner;
- The Allotments to the south of the sports pitches are retained at existing levels over the majority of their area, with nominal remodelling at the western area to tie in to wider ground levels.
- Land around the northern football pitch falls to the originally approved level of 1.54m AOD, or existing ground where this is already lower.

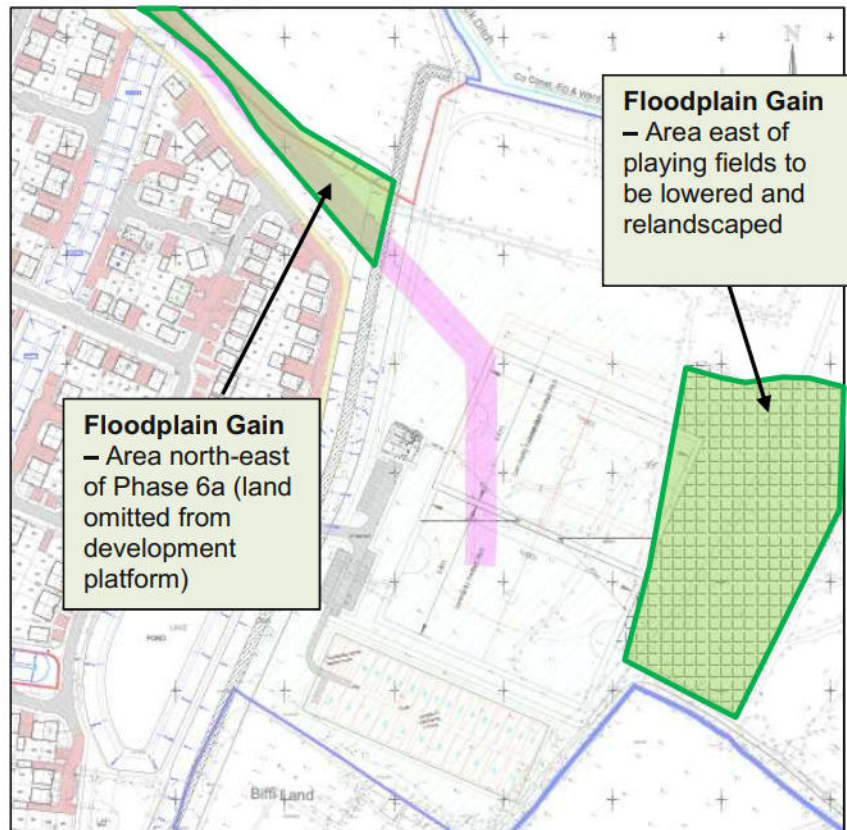
5.3.2 Any degree of ground raising will reduce the previously approved betterment in floodplain storage capacity and therefore the proposed remodelling works incorporate two distinct areas where new floodplain storage capacity is to be provided as follows:

- **Area east of playing fields** – this is an open area proposed for landscaping, and largely covered in dense vegetation such that it is largely inaccessible. Existing ground is typically between 2.0m AOD and 2.5m AOD and it is provisionally proposed to be levelled off to 1.54m AOD.
- **Area north-east of Phase 6a residential parcel (west of playing fields)** – this triangular wedge of land was originally proposed to be at or above 3.0m AOD as part of the Parcel 6a development platform, but the parcel was realigned and this section was left at its existing

level. As such, its omission from the ground raising results in a net benefit to floodplain capacity.

5.3.3 The location of the above areas utilised to improve floodplain capacity is shown in **Figure 5-2**.

Figure 5-2: Additional Flood Compensation Areas



5.3.4 It is noted that underground utility infrastructure runs north and then north-west below the area of the allotments and sports pitches. As such, consideration has been allowed for these by ensuring that proposed ground levels do not reduce the existing cover above these approximate utility locations, which is subject to on-site verification.

5.3.5 The details of the proposed ground remodelling are provided in the following Stantec drawings (prefix **332612482/4001/...**), included in **Appendix C**.

- **Drawing 015 – Proposed Floodplain Impacts** – this shows the impact of flooding for a range of river flood events, based on the provided EA modelled flood levels. This confirms the proposed pitches will be unaffected in flood events up to and including the estimated 1 in 100 AP +25% climate change event. In the extreme 1 in 1000 AP event, flooding will affect the whole of the open spaces area, and the pitches would be subject to a maximum of approximately 500mm depth of floodwater.
- **Drawing 016 – Flood Storage Analysis and Proposed Ground Levels** – this provides an overview of the proposed ground levels across the area, following the remodelling exercise, and details the proposed ground levels across the site as well as the overall updated level for level floodplain storage analysis.
- **Drawing 017 – Overland Flow Routes** – this shows the relative topography of the area of ground remodelling, and demonstrates that ground levels are effectively contoured such that the natural overland flow routes from the wider fluvial floodplain can naturally flow south/east across the remodelled ground surface in the event of a flood – and back again

as a flood recedes – without any localised areas of ponding or obstacles that would impact on floodplain capacity.

5.3.6 The table of calculations on Drawing 016 are replicated in **Table 5-2** below. This confirms:

- **The proposed ground raising associated with the updated proposals cause a loss in floodplain storage of approximately 7,700m³ compared to the originally approved ground profile. However, this is mitigated by the gains provided from ground lowering over the two identified areas of ground lowering (gains of approximately +6,150m³ and +2,520m³ respective).**
- **The net impact of the proposals is therefore a revised overall site-wide floodplain storage balance of +9,180m³; a significant betterment compared to existing, and an improvement over the baseline approved floodplain balance (+8,194m³) of just under 1,000m³.**

5.3.7 In summary, while the ground raising proposals in isolation would have a detrimental impact on floodplain capacity, the proposed ground lowering areas in the wider area provide a significant betterment in storage, and an improvement over the previously approved position.



Table 5-2: Floodplain Storage Balance – Amended Design

Level Band (m AOD)	Approved Storage (m3) (Playing Fields at 1.54m AOD)	LOSS from Ground Raising (m3)	GAIN from Eastern Area Ground Lowering (m3)	GAIN from North of Parcel 6a Area (m3)	Overall Change from Approved (m3)	Revised Site-Wide Flood Storage Impact (m3)
2.38 – 2.28	-1403.2	-178.1	+313.0	+268.7	+403.5	-999.7
2.28 – 2.18	-772.4	-218.8	+478.6	+265.7	+525.5	-246.9
2.18 – 2.08	-288.5	-253.7	+647.7	+262.6	+656.6	+368.1
2.08 – 1.98	+174.8	-297.8	+804.3	+259.0	+765.6	+940.3
1.98 – 1.88	+691.7	-352.3	+884.1	+254.5	+786.3	+1478.0
1.88 – 1.78	+1352.8	-1495.3	+894.1	+249.0	-352.1	+1000.6
1.78 – 1.68	+2074.4	-2049.3	+893.7	+242.5	-913.0	+1161.4
1.68 – 1.58	+2754.9	-2150.5	+889.7	+234.7	-1026.1	+1728.8
1.58 – 1.48	+1784.2	-812.0	+346.0	+218.1	-247.9	+1536.2
1.48 – 1.38	+1404.6	+79.3	+2.1	+170.4	+251.8	+1656.3
1.38 – 1.28	-214.5	+27.0	+0.1	+86.5	+113.6	-101.0
1.28 – 1.18	+122.0	+6.6	0.0	+12.8	+19.4	+141.4
1.18 – 1.08	+257.7	+2.4	0.0	0.0	+2.4	+260.1
1.08 – 0.98	+255.4	+0.9	0.0	0.0	+0.9	+256.3
TOTALS	+8,193.6	-7,691.6	+6,153.5	+2,524.5	+986.5	+9,180.1

6 Compliance with OPA

The RMA demonstrates compliance with the original 2011 FRA accompanying the OPA as follows:

6.1 Building Floor Levels

- 6.1.1 The 2011 FRA specified that floor levels of new development would be set a minimum of 500mm above the 1 in 100 (1.0%) AP plus climate change flood level.
- 6.1.2 This RMA is focussed on the open space provision across the site, but does include a changing facilities building adjacent to the proposed sports pitches to serve an ancillary use. This building is proposed to have a minimum floor level of 2.40m AOD; this demonstrates the building will be safe from flooding, even in the modelled extreme 1 in 1000 (0.1%) AP flood event.
- 6.1.3 As noted in **Section 4**, if the current planning guidance for climate change is considered (i.e. +25% peak river flow) then the estimated reference flood level would be significantly lower than the agreed design level, at 1.85m AOD. A minimum floor level of 2.40m AOD is 550mm above the 1 in 100 AP +25% climate change scenario, and therefore significantly exceeds the standard guidance in relation to this 'design scenario'.

6.2 Floodplain Storage Capacity

- 6.2.1 Any new development located in the vicinity of a watercourse should be constructed such that it does not detrimentally impact on flow routes or reduce the available floodplain storage over a site; either of which could potentially cause an increase in flood levels on-site or elsewhere. This is considered up to the benchmark of the 1 in 100 (1.0%) AP plus allowance for climate change fluvial flood level.
- 6.2.2 The 2011 FRA included a flood compensation scheme that demonstrated a gain in storage in accordance with EA requirements up to the then-applicable 1 in 100 (1.0%) AP plus allowance for climate change flood levels over the site
- 6.2.3 An updated baseline flood storage analysis was undertaken to the latest EA flood data as part of subsequent RMAs for the site in 2022. The approved strategy for floodplain compensation is set out in the Stantec drawing reference 39878_4001_008 rev D 'Flood Compensation' (see **Appendix B**) and demonstrates an improvement in floodplain capacity over the wider site of +8,193.6m³.
- 6.2.4 The proposed further remodelling of the sports pitches area is detailed in **Section 5**. This demonstrates that the revised ground modelling results in a revised overall site-wide floodplain storage balance of +9,180m³; a significant betterment compared to existing, and an improvement over the baseline approved floodplain balance (+8,194m³) of almost 1,000m³.
- 6.2.5 As such, the development meets – and exceeds - the baseline requirements and demonstrate a significant betterment in floodplain storage capacity as a result of the amended proposals.

6.3 Surface Water Management

- 6.3.1 The surface water management proposals are detailed separately by Mayer Brown.



7 Conclusions

- 7.1.1 This Flood Risk Assessment (FRA) Addendum report has been prepared by Stantec for Persimmon Homes in relation to the delivery of the Open Spaces Reserve Matters Application (RMA) for the Hampton Park development site at Littlehampton.
- 7.1.2 Design principles for the development were established through the Littlehampton Outline Planning Application (OPA), approved by Arun District Council (ADC) in January 2013 under planning reference LU/47/11, the 2011 Flood Risk Assessment (FRA) produced by Peter Brett Associates (PBA, now Stantec), and with the associated design parameters updated as new flood data became available to address preceding RMAs.
- 7.1.3 The Open Spaces RMA seeks to deliver playing pitches, changing rooms and car parking area, the northern allotments and part of the Black Ditch Open Space.
- 7.1.4 The approved elevation of the playing pitches – defined as part of the site wide floodplain storage analysis - raised concerns in terms of the useability of the pitches on a year round basis given how susceptible to flooding the area will be. As such, proposed ground remodelling has been undertaken in this area to increase the ground levels of the pitches whilst considering the wider floodplain storage impacts of the development.
- 7.1.5 This report confirms that the RMA remains consistent with the OPA and the subsequent established design parameters as follows:
- The Finished Floor Level (FFL) of the proposed changing facilities building is set at a minimum of 2.40m AOD; this is above the Environment Agency (EA) modelled extreme 1 in 1000 (0.1%) Annual Probability (AP) flood level of 2.38m AOD, and 550mm above the estimated 1 in 100 AP +25% climate change scenario (based on current EA climate change allowances guidance), and therefore significantly exceeds the freeboard guidance in relation to this 'design scenario'.
 - The floodplain storage analysis has been reappraised through the RMA to allow for refinements to the playing pitches ground levels. These have been increased in elevation from the previously approved 1.54m AOD to 1.85m AOD (the estimated 1 in 100 AP +25% climate change level). When reassessed alongside new areas of proposed ground lowering, the **net impact of the proposals is a revised overall site-wide floodplain storage balance of +9,180m³; a significant betterment compared to existing, and an improvement over the baseline approved floodplain balance (+8,194m³) of almost 1,000m³.**
 - Surface water management is addressed separately by Mayer Brown.
- 7.1.6 In conclusion, the proposed development will provide an improvement in floodplain capacity and will not increase flood risk elsewhere. It is demonstrated that the proposal complies with the principles established in the OPA FRA (and subsequent RMA submissions/agreements), and the National Planning Policy Framework (NPPF).



Appendix A Proposals

- Persimmon Red Line Boundary Drawing
- Persimmon Proposal Drawing 547_PL_100d rev A – Site Layout – Sports Pitches/Allotments



Appendix B Consented Floodplain Storage Drawing and Correspondence

- Stantec Technical Note TN003A, September 2021
- Stantec Technical Note TN004, April 2022 (includes Stantec drawing reference 39878_4001_008 rev D 'Flood Compensation')
- EA letter of approval dated 27th May 2022 (EA ref: HA/2022/123851/04-L01)



Appendix C Floodplain Storage Analysis

- Stantec Drawing 332612482/4001/015 - Proposed Floodplain Impacts
- Stantec Drawing 332612482/4001/016 - Flood Storage Analysis and Proposed Ground Levels
- Stantec Drawing 332612482/4001/017 - Overland Flow Routes

