

Proposed dwelling

at

**86 Ancton Way
Bognor Regis
PO22 6JP**

Flood Risk Assessment

March 2026

Version 2

(revisions highlighted thus)



HERBERT STUMPP
L I M I T E D

Civil & Structural Engineers
Construction Health & Safety
Party Wall Surveyors



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<i>Date</i>	27 th March 2026
<i>Versions:</i> Version 1 27 th March 2026: First Issue Version 2 15 th May 2026: Updated to address comments from Environment Agency	

Version History

Version 1: Issued 27th March 2026. First issue.

Version 2: Version history added
Section 2.1, exception test, sustainability and flood risk added.
Section 2.2, sources of flooding added, previous subsections 2.1 – 2.8 renumbered and included in this section
Section 2.2.7 values of climate change and urban creep allowances given
Section 2.9, mitigation measures renumbered to section 3
Section 3 amendments to text
Section 3.1 floor levels defined. Text generally revised.
Section 3.3 text describing access and escape revised
Section 3.4 text revised to refer to separate document
Appendix 1 drawings revised
Appendix 3 Product 4 data revised

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APPENDICES

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Appendix 2: Extracts from SFRA mapping

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1. INTRODUCTION

Herbert Stumpp Limited have been appointed to prepare this document in respect of a proposed replacement dwelling at 86 Ancton Way, Bognor Regis, PO22 6JP. The purpose of this document is to demonstrate:

- (a) that flood risk to and from the development has been properly considered; and
- (b) that a surface water drainage system to serve the proposed development has been designed to meet the requirements of the relevant statutory guidance and publications.

A suite of drawings is included in **Appendix 1** to show the proposals. The site occupies an area of approximately 240m² (0.024Ha). A site location plan is shown in **Figure 1.1** below.

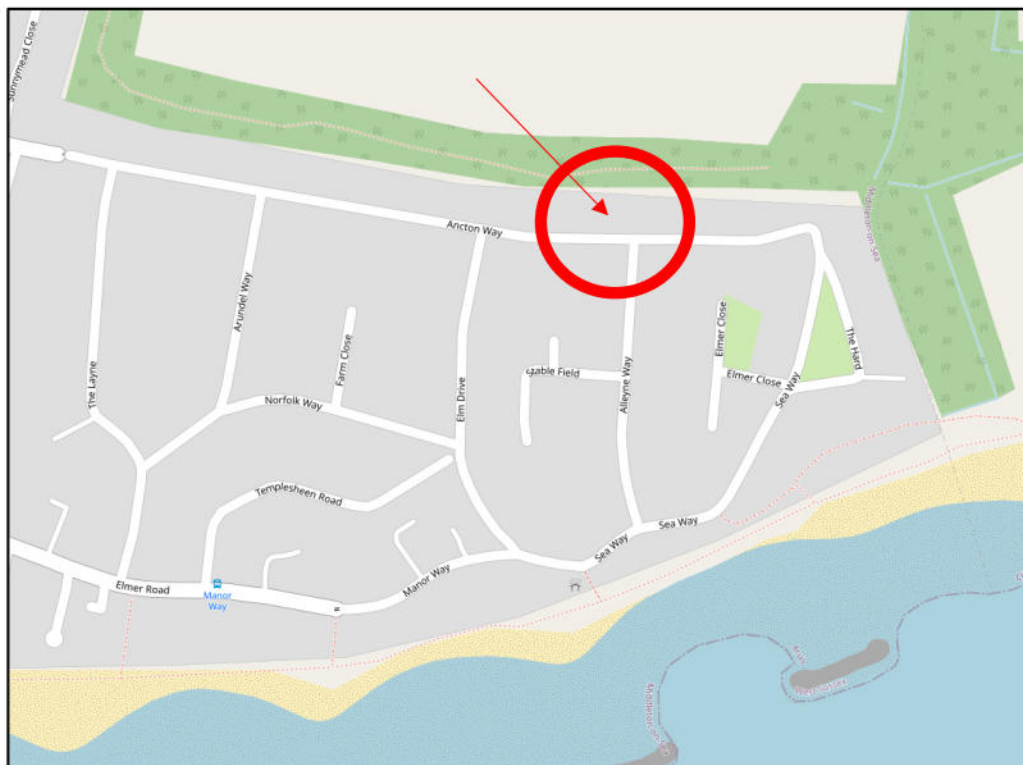


Figure 1.1: Site Location Plan © OpenStreetMap contributors

This document has been prepared in line with guidance found in the following:

- ‘Flood Risk and Coastal Change Planning Policy Guidance’ published by Ministry of Housing Communities and Local Government (September 2025 update)
- Flood Risk Mapping
- Arun District Council Level 1 & Level 2 Strategic Flood Risk Assessments (SFRA)
- ‘Flood risk assessments: Climate change allowances’ published by the Environment Agency

2. FLOOD RISK

Interrogation of flood mapping (<https://flood-map-for-planning.service.gov.uk>) shows that the site is located in Flood Zone 3 and is at risk of flooding from the sea. Sites located in Flood Zone 3 have a 1 in 200 (0.5%) or greater chance of flooding each year. An extract from the mapping is shown in **Figure 2.1**.

The proposed development is residential in nature and as can be seen in **Figure 2.2**, is classed as 'More Vulnerable Development' (source: <https://www.gov.uk/guidance/flood-risk-and-coastal-change>).

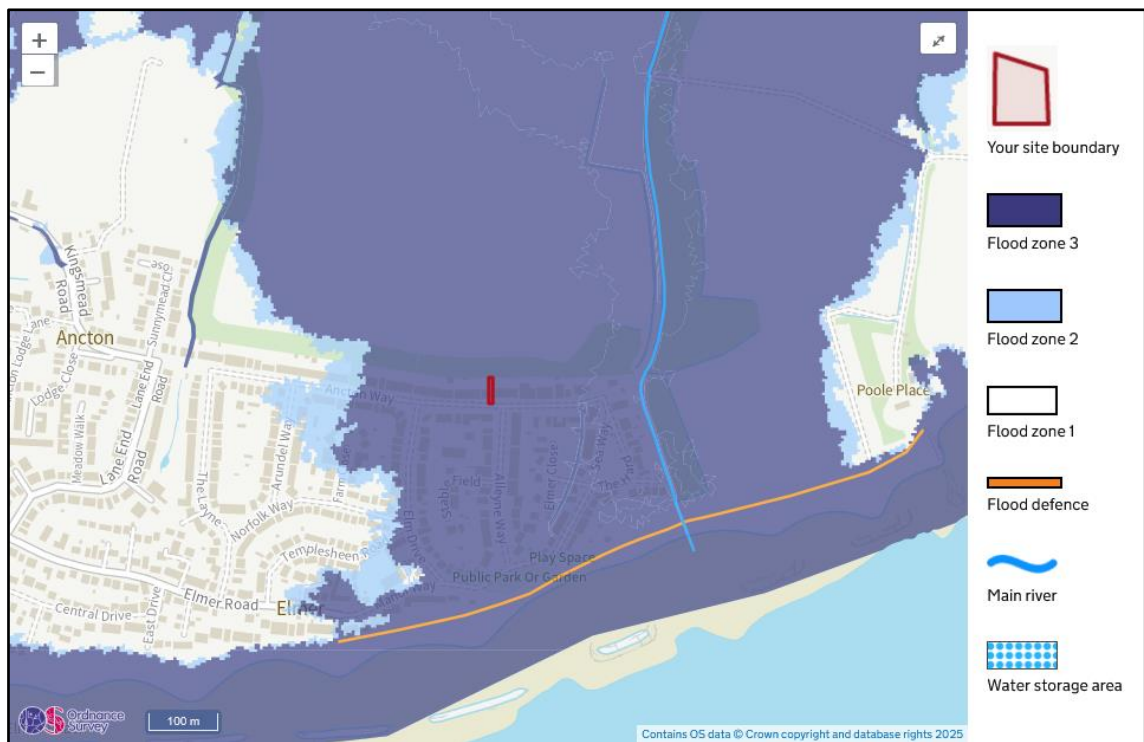


Figure 2.1 – extract from flood zone mapping

More vulnerable

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

Figure 2.2 – Development Classification

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.

Figure 2.3: Flood risk compatibility

More vulnerable developments placed in Flood Zone 3 are considered appropriate development (source: <https://www.gov.uk/guidance/flood-risk-and-coastal-change>) only if the exception test can be passed, as can be seen in **Figure 2.3**. The Exception Test requires two additional elements to be satisfied (as set out in paragraph 164 of the National Planning Policy Framework) before allowing development to be allocated or permitted in situations where suitable sites at lower risk of flooding are not available following application of the sequential test. It should be demonstrated that:

- development that has to be in a flood risk area will provide wider sustainability benefits to the community that outweigh flood risk; and
- the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

2.1 Exception test – sustainability benefits, safety and flood risk

Surface water run-off from the site will be managed in a way to meet the requirements of the 'National standards for sustainable drainage systems (SuDS)' published by the Department for Environment, Food & Rural Affairs (DEFRA) July 2025.

The surface water drainage system has been designed following guidance contained in CIRIA Report 753 – 'The SuDS Manual', and also to meet – and in some cases exceed – the standards set out in the National Standards.

The details of the proposed system are set out in a separate document, 'The Management of Surface Water Run-off' prepared by Herbert Stumpp Ltd., which is included in the information provided as part of the planning application; but to summarise here the sustainability benefits of the design, there will be no surface water run-off leaving the site and a SuDS system is proposed. Infiltration drainage has been selected as the preferred method of control, and surface water will discharge into the ground via 2nr rain gardens, but first via rainwater butts. The rain gardens will also provide biodiversity and amenity benefits. The design document also demonstrates that the flood risk

elsewhere will not be increased and will reduce the flood risk overall. Safety of the development over its lifetime is discussed in this document section 3.

2.2 Sources of flooding

The following flood risks have been considered and are discussed in more detail in subsequent parts of this document:

- Flood risk from rivers or the sea
- Flood risk from surface water
- Flood risk from groundwater and reservoirs
- Flood risk from sewers
- Historic flood records
- Flood risk from the existing site
- Flood risk from the proposed development

The flood risks and their flood risk frequencies are set out in **Table 2.1**

Risk of flooding	Yearly chance of flooding
Very low risk	<0.1% (less frequently than once in 1000 years)
Low risk	0.1% to 1% (once in every 100 – 1000 years)
Medium risk	1% to 3.3% (once in every 30 – 100 years)
High risk	>3.3% (more frequently than once in 30 years)

Table 2.1: Flood risk & flood risk frequency

2.2.1 Flood risk from rivers or the sea

Interrogation of flood mapping shows that the site is located in an area where there is very low yearly risk of flooding from rivers or the sea, and a low risk of flooding from rivers or sea between 2036 and 2069. This is shown in **Figures 2.4 & 2.5**.

FLOOD RISK ASSESSMENT

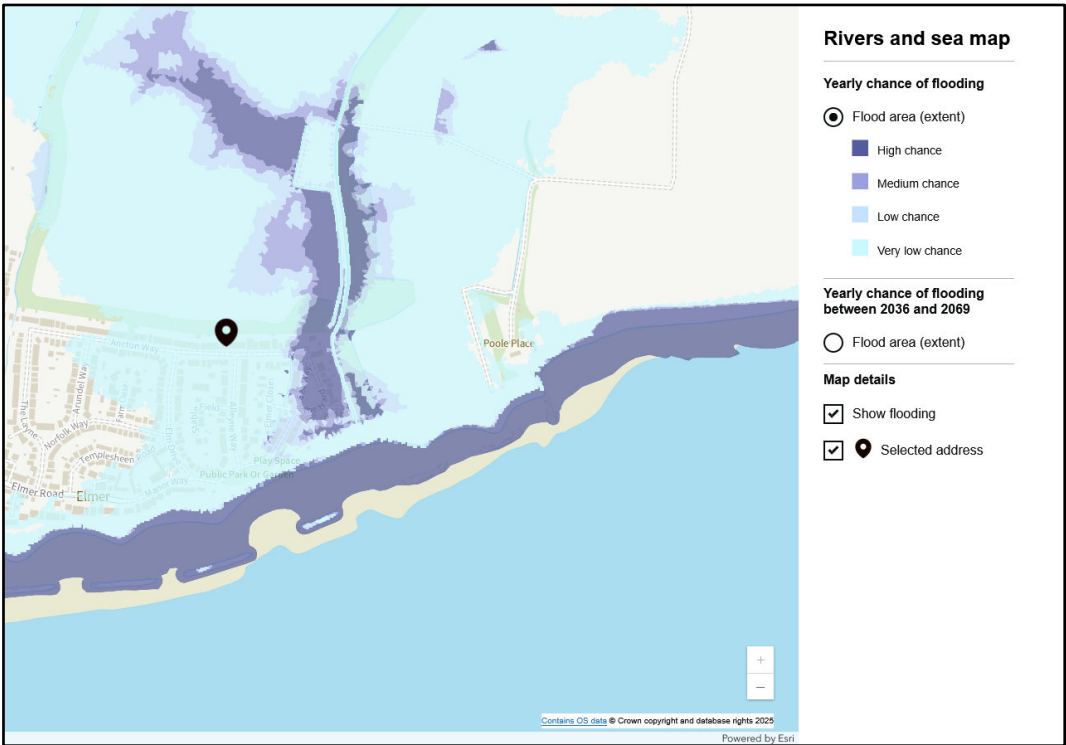


Figure 2.4 – Yearly chance of flooding (rivers and sea)

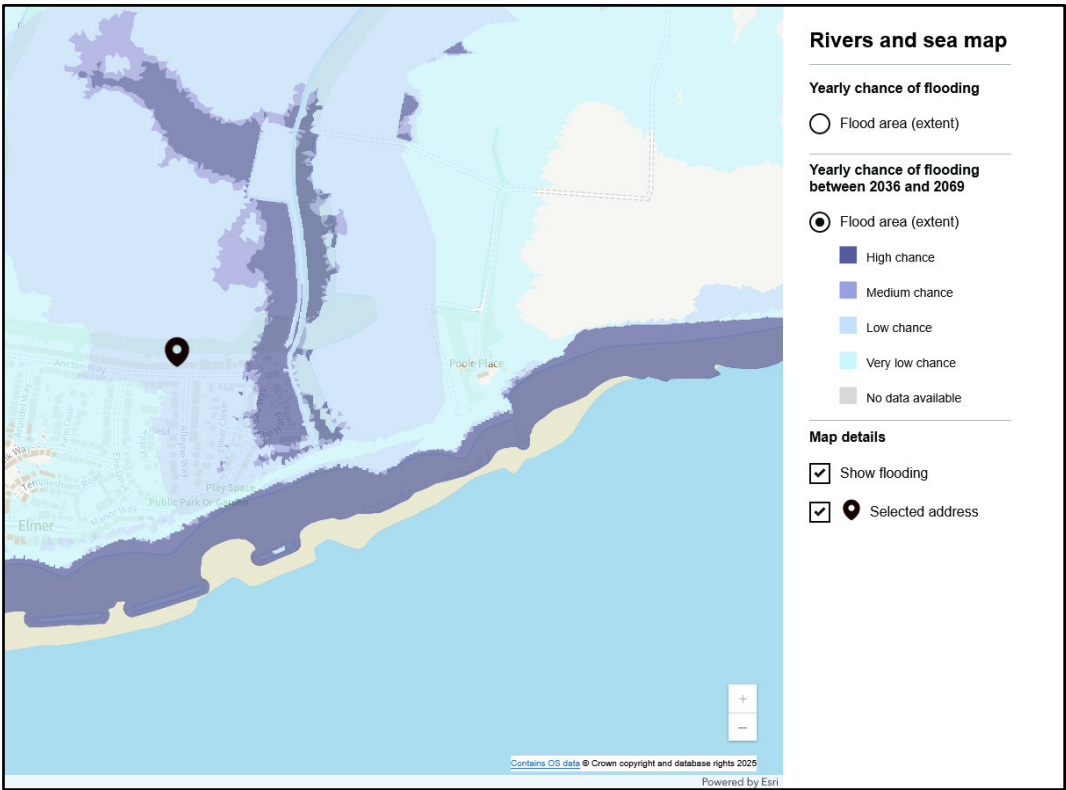


Figure 2.4 – Chance of flooding (rivers and sea) 2036-2069

Interrogation of the Arun DC Strategic Flood Risk Assessment (SFRA) and also Product 4 data from the Environment Agency (EA) confirm that the site is not at risk from fluvial flooding either present day or with climate change considered, but is at risk from flooding from the sea. Extracts from SFRA mapping are included in **Appendix 2** and Product 4 data is included in **Appendix 3**.

Product 4 data shows that although the site is affected by flooding from the sea, this is in the undefended condition. The defended condition (present day and with climate change considered) shows that the site is not affected by flooding from the sea.

2.2.2 Flood risk from surface water

Interrogation of flood mapping shows that the site is located in an area where there is very low yearly risk of flooding from surface water, and a low risk of flooding from surface water between 2036 and 2069. This is shown in **Figures 2.6 & 2.7**.

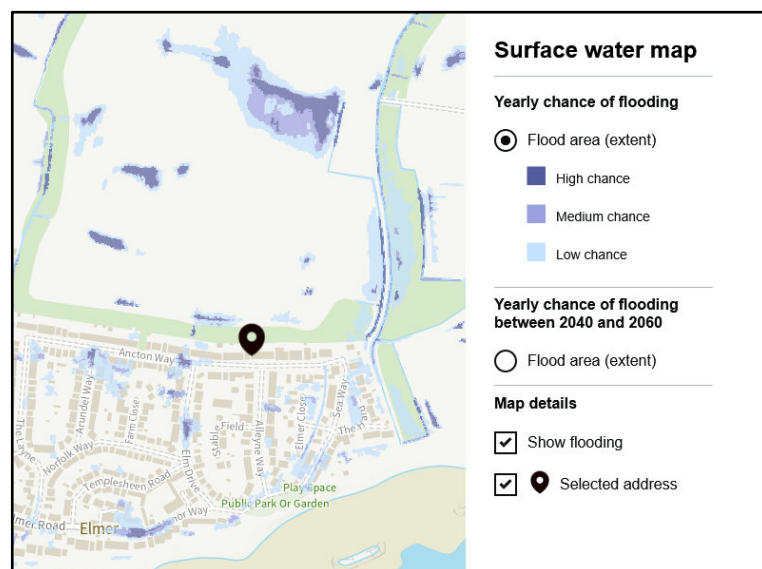


Figure 2.6 – Yearly chance of flooding from surface water

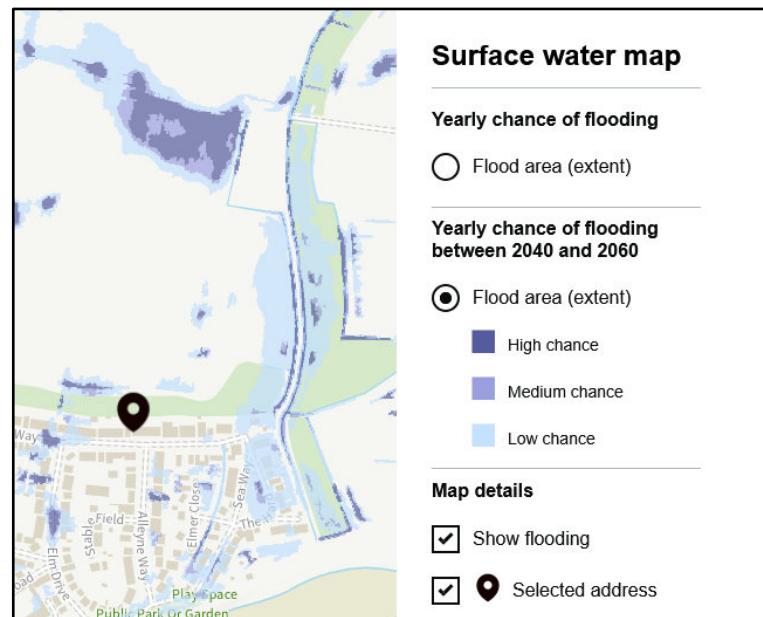


Figure 2.7 – Chance of flooding from surface water 2036-2069

2.2.3 Flood risk from groundwater and reservoirs

Interrogation of flood mapping shows that the site is located in an area flooding from either of these sources is unlikely. This is summarised in **Figure 2.8**

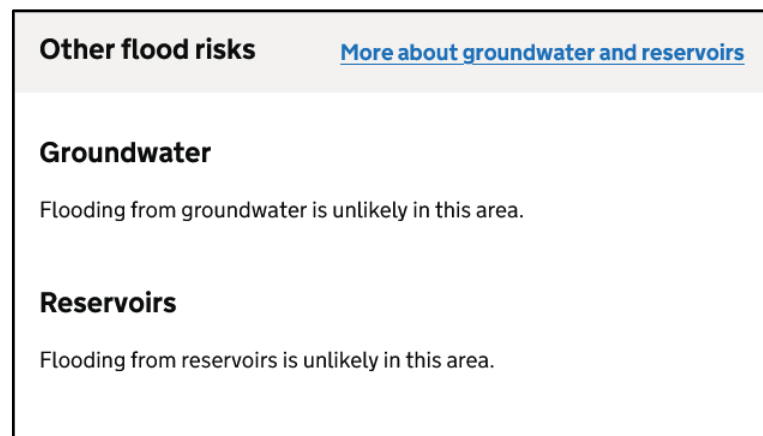


Figure 2.8 – summary of flood risk from other sources

2.2.4 Flood risk from sewers

The SFRA contains no record of any sewer flooding at the site. According to the landowner, there have been no records of sewer flooding in the past two years.

2.2.5 Historic flood records

Interrogation of the SFRA indicates that the site is located in an area where incidents of flooding have been recorded although not at the site address.

2.2.6 Flood risk from the existing site

The existing site comprises a single residential dwelling with the usual hard and soft landscaping. The total impermeable area (dwelling + outbuilding + hard landscaping) is approximately 150 sq.m.

The roof of the existing dwelling presently drains to a soakaway. The hardstanding at the front of the property drains to the road.

2.2.7 Flood risk from the proposed development

Following development of the site, the impermeable area will total approximately 95 sq.m. The increase in risk of overland (exceedance) flows reaching adjacent properties will be mitigated against by designing the surface water drainage system to cater for flows arising from the 1 in 100 year storm event plus an allowance 45% for climate change and a further allowance of 10% for urban creep, and the resultant risk of flooding to properties off-site will be low.

2.2.8 Impact of climate change

The site is located within an area influenced by tidal flooding, so climate change allowances for peak river flow and rainfall are not directly relevant to the assessment of flood risk from the sea.

3. MITIGATION MEASURES

It is important to recognise the effects of climate change and for the design of new developments to consider and to build in, resilience to flooding of all forms. **Figure 2.9** shows the approach to design, which is required by current guidance. It has been reproduced from *Improving the Flood Performance of New Buildings (flood resilient construction)*, published by Department for Communities and Local Government.

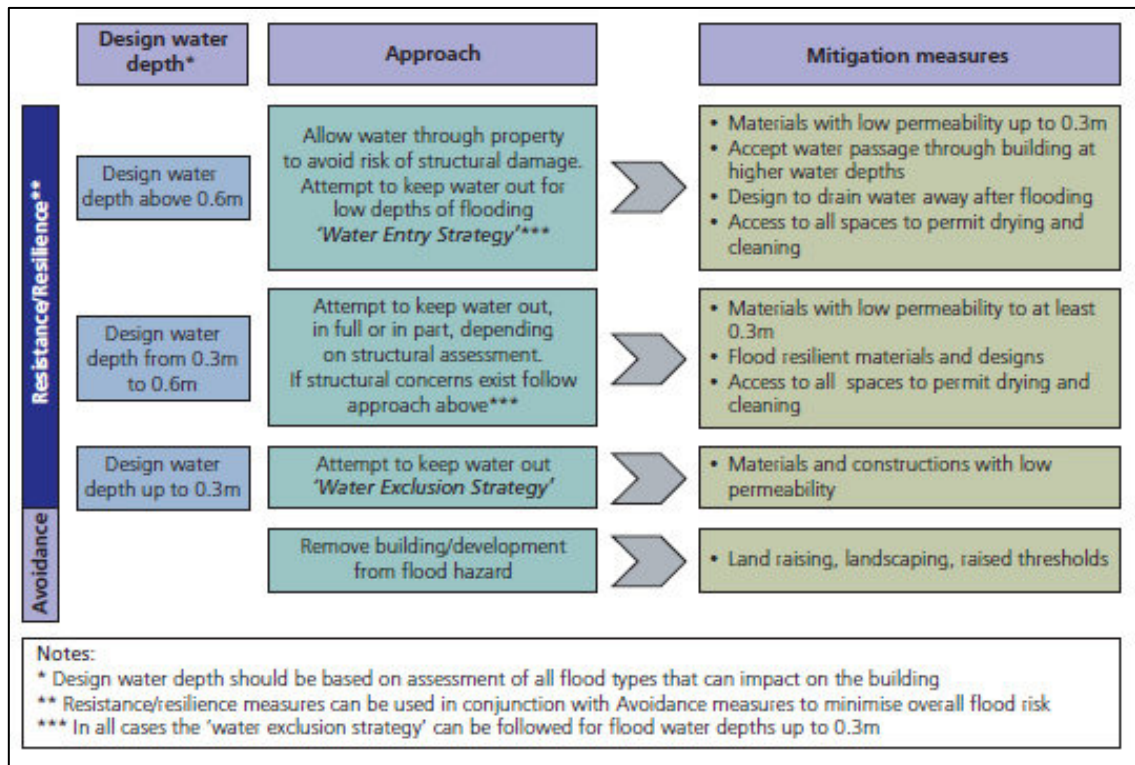


Figure 2.9 – Design Approach

The proposed development is a replacement dwelling. The pattern of usage will therefore remain the same, but with the exception that sleeping accommodation in the replacement dwelling will be provided at first floor level, instead of at ground floor level, which is the existing arrangement.

The proposed development is classed as more vulnerable and the standing advice for such developments covers the following:

- floor levels
- flood resistance and resilience measures
- access and escape
- surface water management

3.1.1 Floor levels

The site is not a risk of flooding from fluvial or other sources such as surface water, but Product 4 data shows that the site is at risk of tidal flooding, but only in the undefended condition. In the defended condition, the site is not at risk of flooding from tidal sources, so all the time that defences are present, the site is not at risk of flooding. The risk of flooding generally, is therefore very low.

Standing advice recommends that finished floor levels are set 600mm above the highest of the following:

- average ground level of the site, is approximately 3.2m above Ordnance Datum (aOD);
- adjacent road level to the building, which is approximately 3.1m aOD;
- estimated river or sea flood level, which, from product 4 data, is 4.97m aOD for the undefended condition.

Where it is not possible to raise the floor level to the required height above, standing advice is to consider moving vulnerable uses to upper floors and to include extra flood resistance and resilience measures.

The proposal is to construct a replacement dwelling, and the finished floor level (ground floor level) of the proposed dwelling will be set at the same level as the floor level of the existing dwelling, reflecting the floor levels of the existing and adjacent properties. The existing finished floor level is approximately 3.4m aOD. It is not practical to replace the existing dwelling with a new dwelling, the ground floor of which would be 5.57m aOD (i.e. 0.6m above the predicted flood level of 4.97m) if the requirements of the standing advice were to be adhered to. The risk of flooding is very low and flooding would only occur in the event flood defences were not present. The proposal therefore is to set the ground floor level at 3.5m and to incorporate flood resistance and resilience measures into the design.

3.1.2 Flood resistance and resilience measures

Standing advice requires that the design should be appropriately flood resistant and resilient by incorporating the following measures:

- using flood resistant materials that have low permeability to at least 600mm above the estimated flood level
- making sure any doors, windows or other openings are flood resistant to at least 600mm above the estimated flood level
- using flood resilient materials to at least 600mm above the estimated flood level by raising all sensitive electrical equipment, wiring and sockets to at least 600mm above the estimated flood level
- making it easy for water to drain away after flooding such as installing a sump and a pump

- making sure there is access to all spaces to enable drying and cleaning; ensuring that soil pipes are protected from back-flow such as by using non-return valve.

To protect the dwelling from the risk of flooding from fluvial sources, the intention is to adopt a water exclusion strategy. Flood resilient construction (masonry) will be used. There are two possible entry points for water into the extension and these are:

- Air vents
Air vents will be fitted with covers to prevent water ingress which would be fixed in place to prevent water entering the sub floor voids. As an alternative, self-closing vents could be installed
- Doors.
To prevent water ingress via the door openings, the doors will either be specialist manufactured flood-resistant doors, or a flood barrier will be provided, held in situ by channels fixed to the wall on each side of the door opening. The barrier would be dropped into place when needed.

3.1.3 Access and escape

The site is located within an area of tidal flooding, which will flood in the undefended condition only. The existing dwelling is single storey and sleeping accommodation is at ground floor level. Occupants of the existing dwelling are therefore at risk in the event the property floods, but this will occur only in the undefended condition. That risk of occurrence is considered to be very low. It is however, necessary to ensure that the occupants are fully aware of that flood risk and they will be advised to sign up to the Environment Agency's Flood Warning Service. This is a free service and which enables people in flood warning areas to receive flood alerts and warnings by telephone, text and email.

Standing advice requires details of emergency escape plans to be provided for any parts of a building that are below the estimated flood level. These plans should show that any single storey buildings or ground floors without access to upper floors can access a safe refuge above the estimated flood level; that any basement rooms have clear internal access (for example a staircase) to an upper floor above the estimated flood level; a safe route of access and escape which is set above the estimated flood level and connects the site to an area away from flood risk.

The proposed dwelling is two storey and has no basement level. It has no sleeping accommodation at ground floor level. The first floor is 2.8m above ground floor level, at 6.2m aOD, which is 1.23m above the estimated flood level of 4.97m aOD. There is stair access from ground floor level to the first floor, and the first floor provides a safe refuge should it be required, being more than 1.2m above the flood level. There are two entry/exit points at the property which give access to external escape routes. These are the front door

(which gives access to Ancton Way) and the back door (which gives access into the rear garden). The escape route would be westwards along Ancton Way, away from the flooded areas, which would occupy much of that part of the coast.

3.1.4 Surface water management

The details of the proposed surface water drainage system are set out in a separate document, *'The Management of Surface Water Run-off'* prepared by Herbert Stumpp Ltd., which is included in the information provided as part of the planning application. The document also demonstrates that the flood risk elsewhere will not be increased and will reduce the flood risk overall.

APPENDIX 1

NOTES

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TENDER (T):

PRELIMINARY (P):

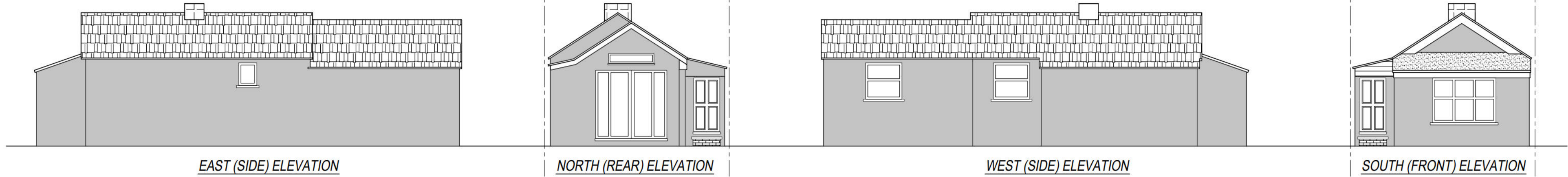
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The drawing is for planning only

The drawing is for pricing purposes only

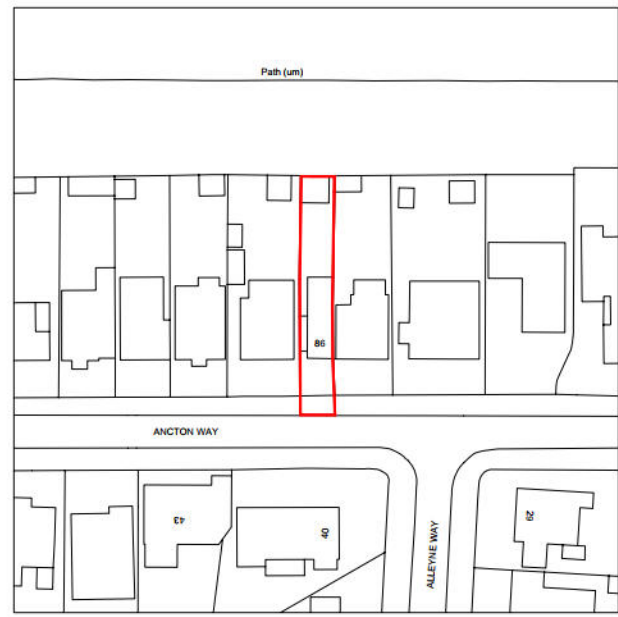
The drawing has not received technical approval from the relevant approving authority

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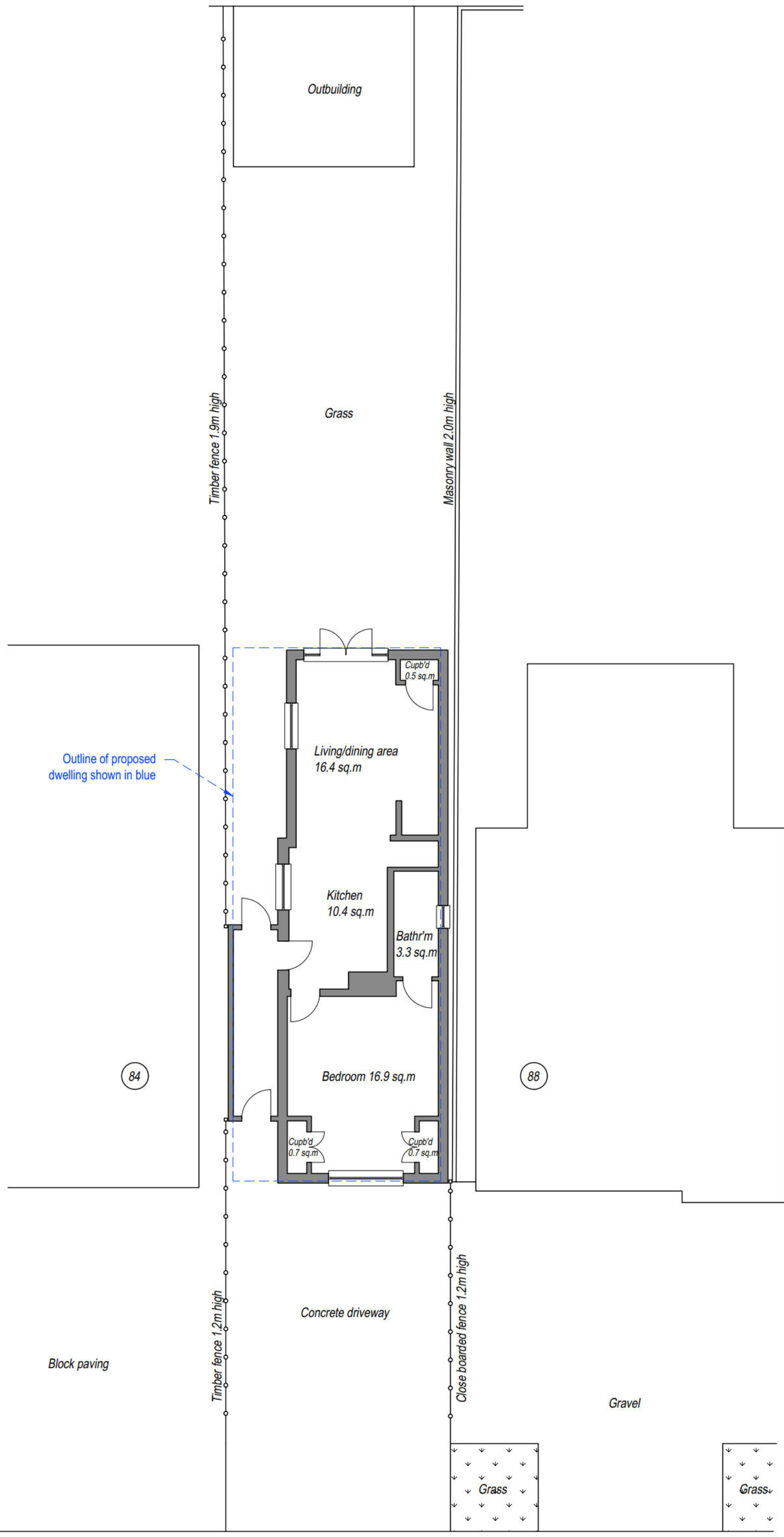
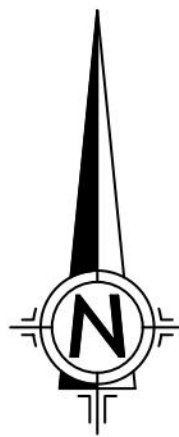
EXISTING ELEVATIONS

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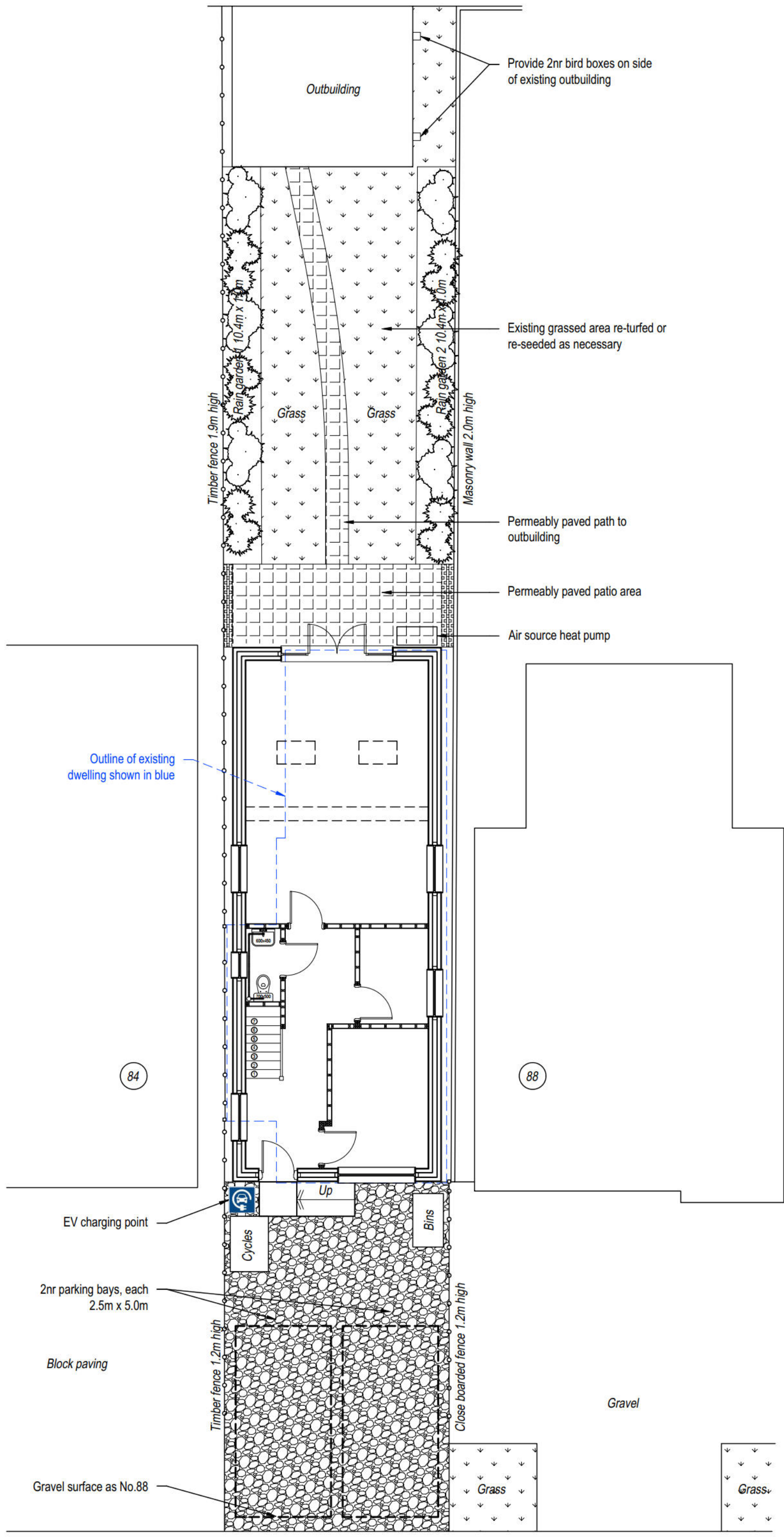
LOCATION PLAN

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SITE PLAN - EXISTING

Scale 1:100



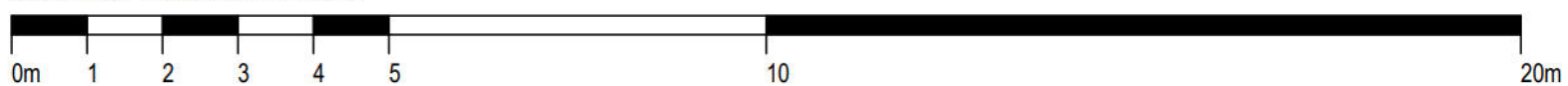
SITE PLAN - PROPOSED

Scale 1:100

SCALE BAR 1:1250 SCALE DETAILS

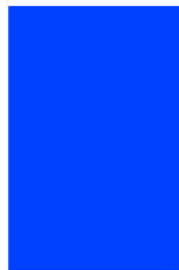


SCALE BAR 1:100 SCALE DETAILS



Revisions:
PL1:
PL2 19.02.2025:
PL3 27.03.2026:
Draft issue
Issued for planning
Proposed rear garden revised to show rain gardens

ORIGINAL DRAWING SIZE: A1



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Project
86 ANCTON WAY, BOGNOR REGIS, WEST SUSSEX PO22 6JP

EXISTING DWELLING, EXISTING AND PROPOSED SITE LAYOUT & LOCATION PLAN

Drawing status
PLANNING
Drawn by
PP
Drawing Number
001

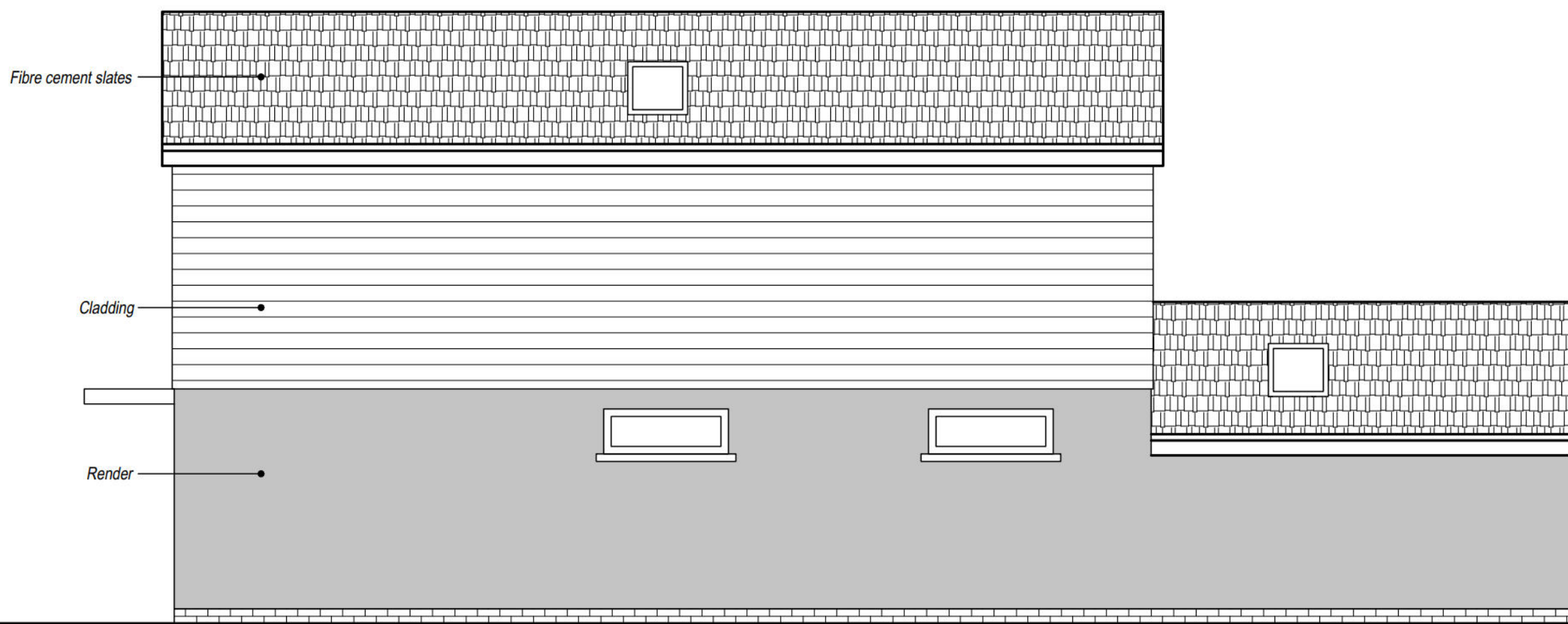
Date
January 2025
Scale
As shown
Revision
PL3

NOTES

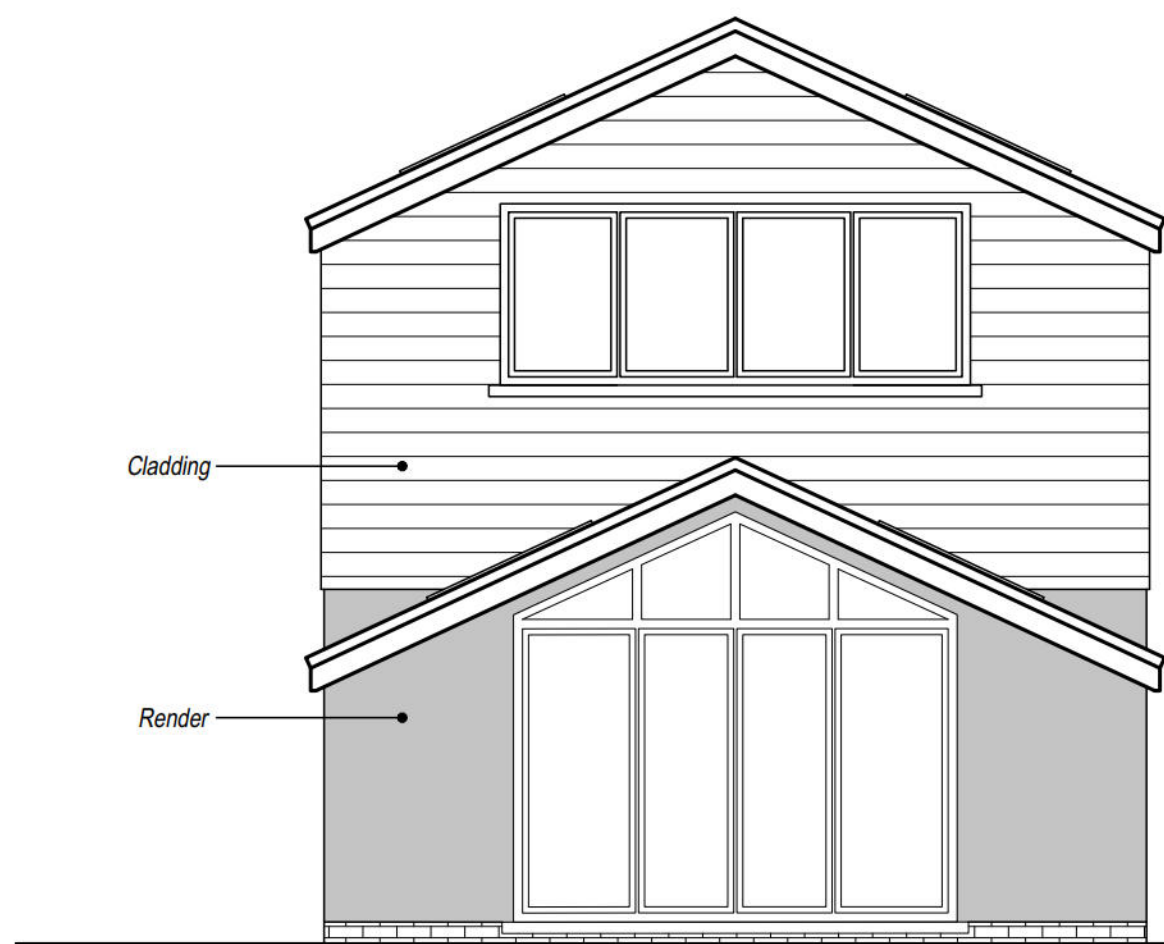
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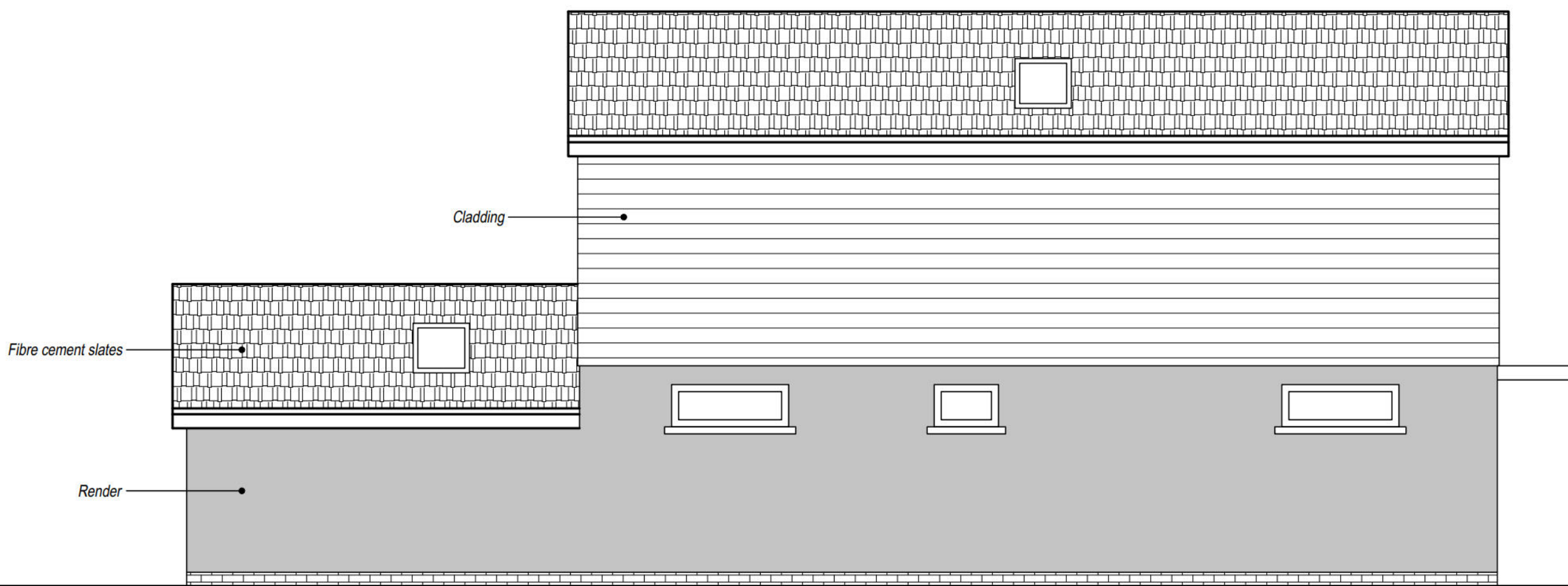
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

MATERIALS SCHEDULE:

ROOF: Cedral fibre cement slates colour Grey
CLADDING: Hardie Plank textured colour Pearl Grey
WINDOWS: Aluminium frames dark grey finish
RENDER: Painted or thrucoat render

SCALE BAR 1:50 SCALE DETAILS



Revisions:
PL1:
PL2 19.11.2024:
PL3 20.11.2024:
PL4 19.02.2025:

Draft issue
Amended to client comments
Amended to client comments
Issued for planning

ORIGINAL DRAWING SIZE: A1



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Project
86 ANCTON WAY

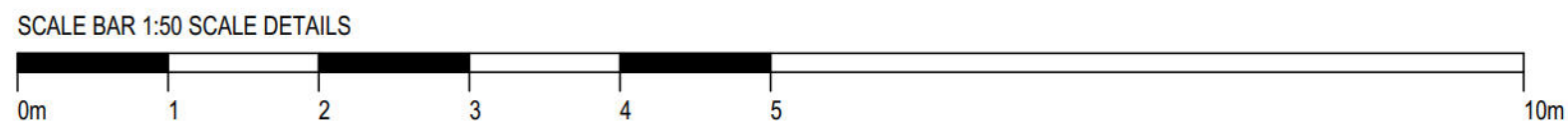
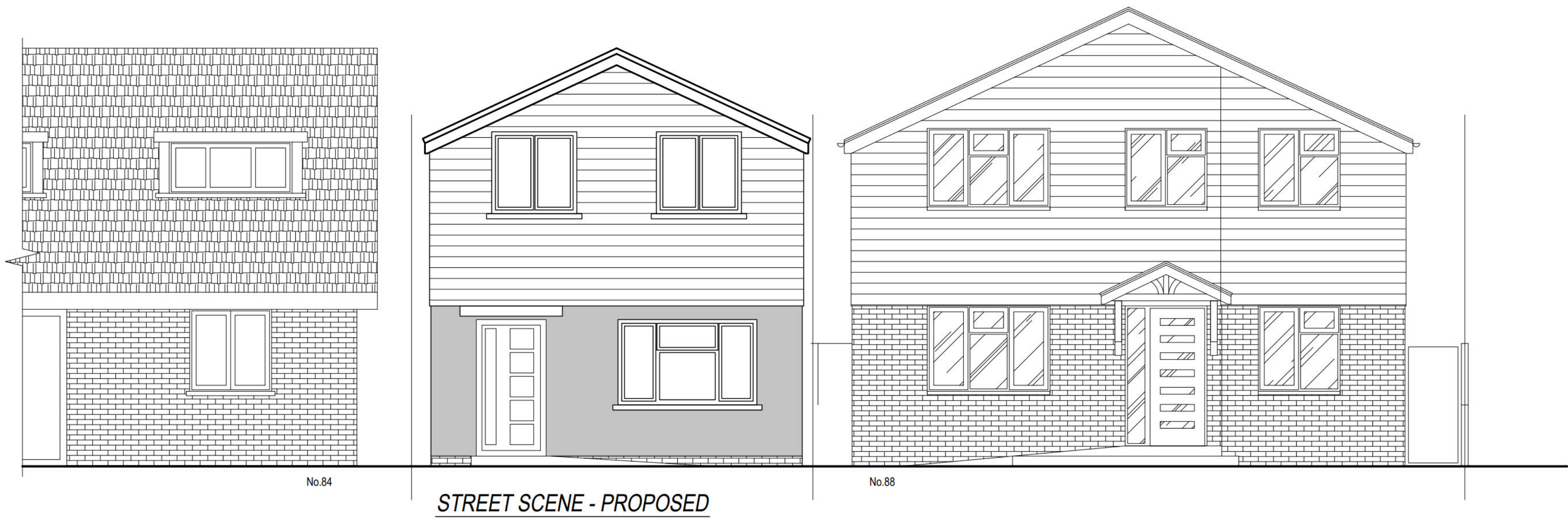
PROPOSED DWELLING: ELEVATIONS

Drawing status
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Drawn by
PP
Drawing Number
002

Date
October 2024
Scale
1:50
Revision
PL 4

NOTES

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Revisions:
PL1: Issued for planning

ORIGINAL DRAWING SIZE: A1



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Project
86 ANCTON WAY

PROPOSED DWELLING: EXISTING AND PROPOSED STREET SCENE

Drawing status
PLANNING
Drawn by
PP
Drawing Number
003

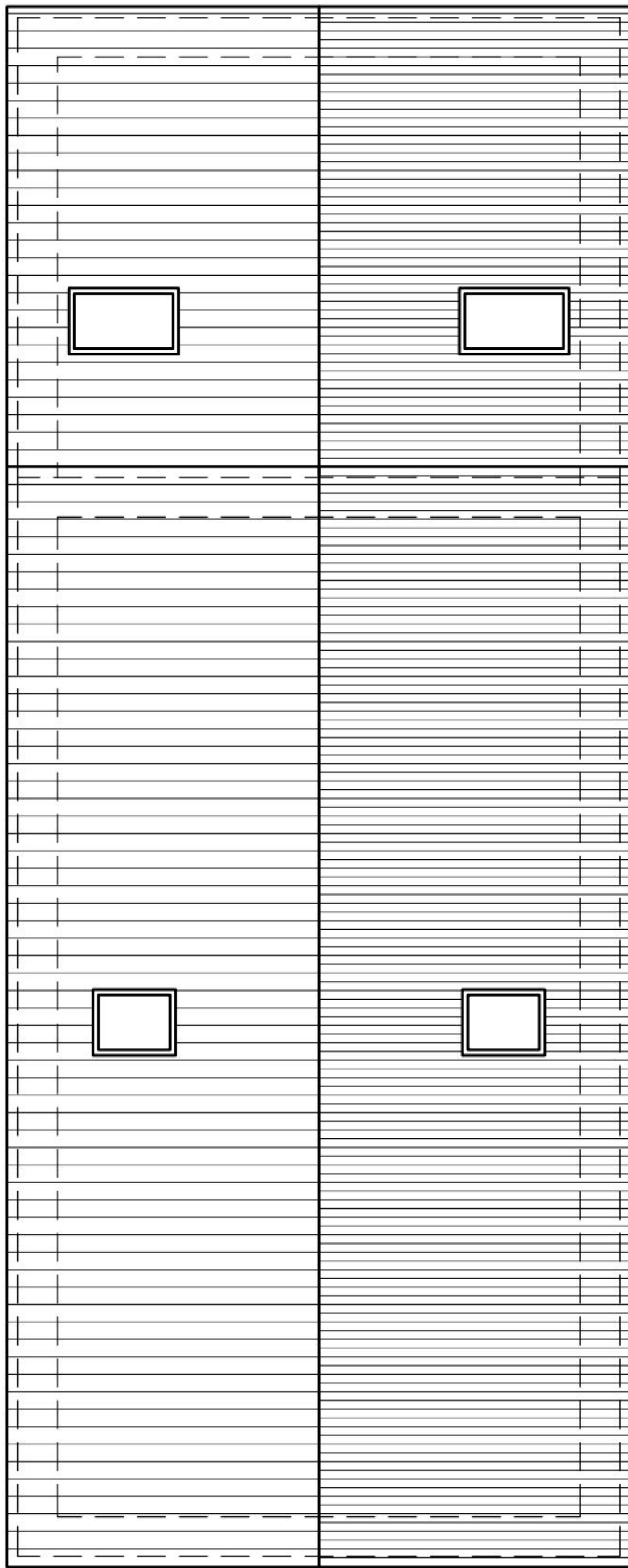
Date
October 2024
Scale
1:50
Revision
PL 1

NOTES

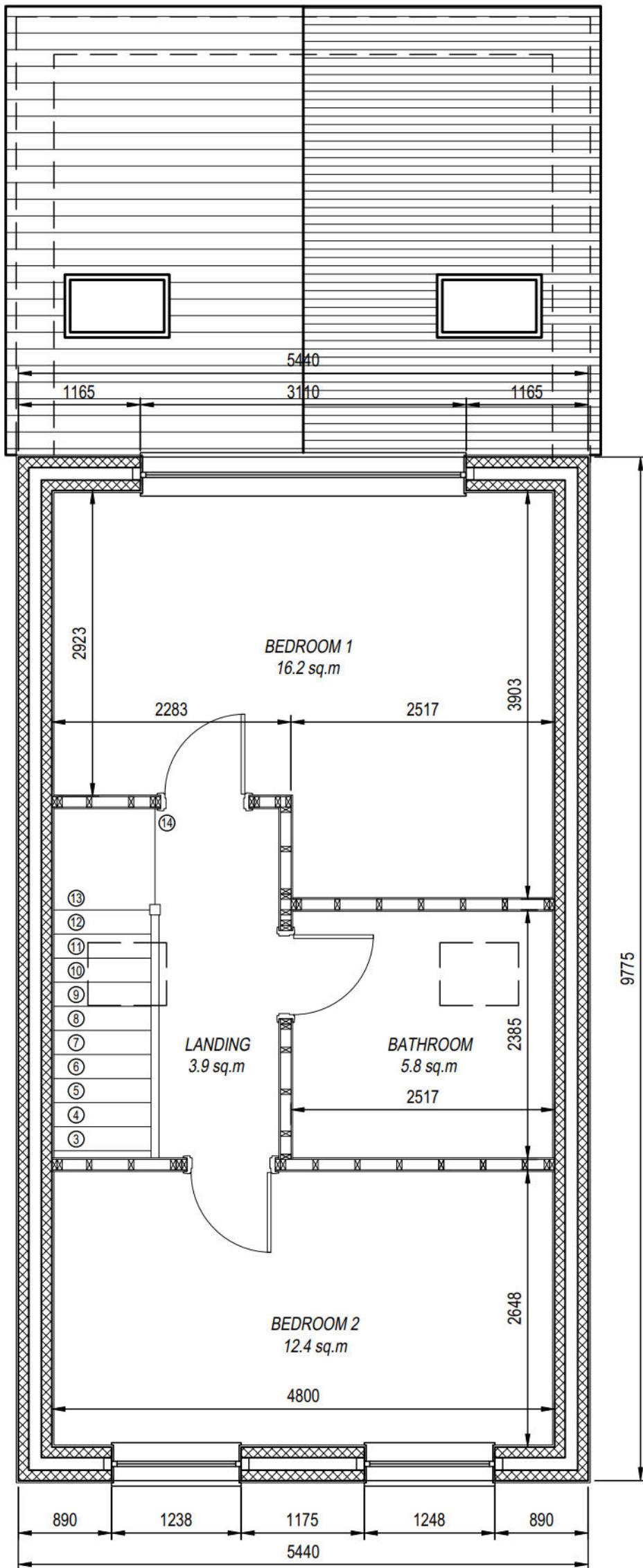
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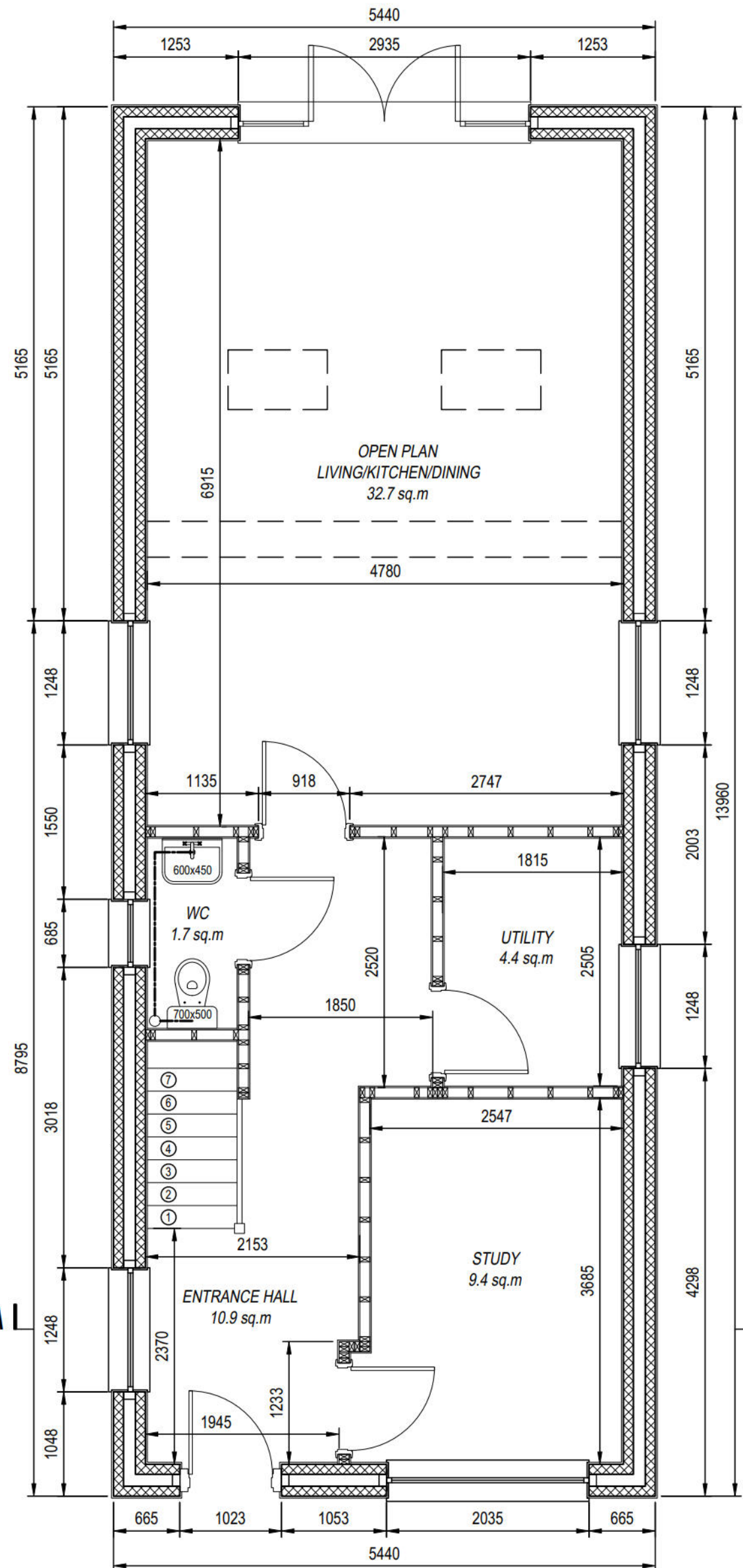
The Construction (Design and Management) Regulations 2015 apply to this project. It is the client's responsibility to ensure that the requirements of the Regulations are satisfactorily addressed prior to commencement of any works.



ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



Revisions:
PL1:
PL2 18.11.2024:
PL3 20.11.2024:
PL4 19.02.2024:

ORIGINAL DRAWING SIZE: A1



HERBERT STUMPP
LIMITED
Civil & Structural Engineers
Party Wall Surveyors
07921 214399
Email: info@herbertstump.co.uk

Project
86 ANCTON WAY

PROPOSED DWELLING: FLOOR PLANS

Drawing status
PLANNING
Drawn by
PP
Drawing Number
004

Date
October 2024
Scale
1:50
Revision
PL 4

NOTES

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PLANNING (PL):

TENDER (T):

PRELIMINARY (P):

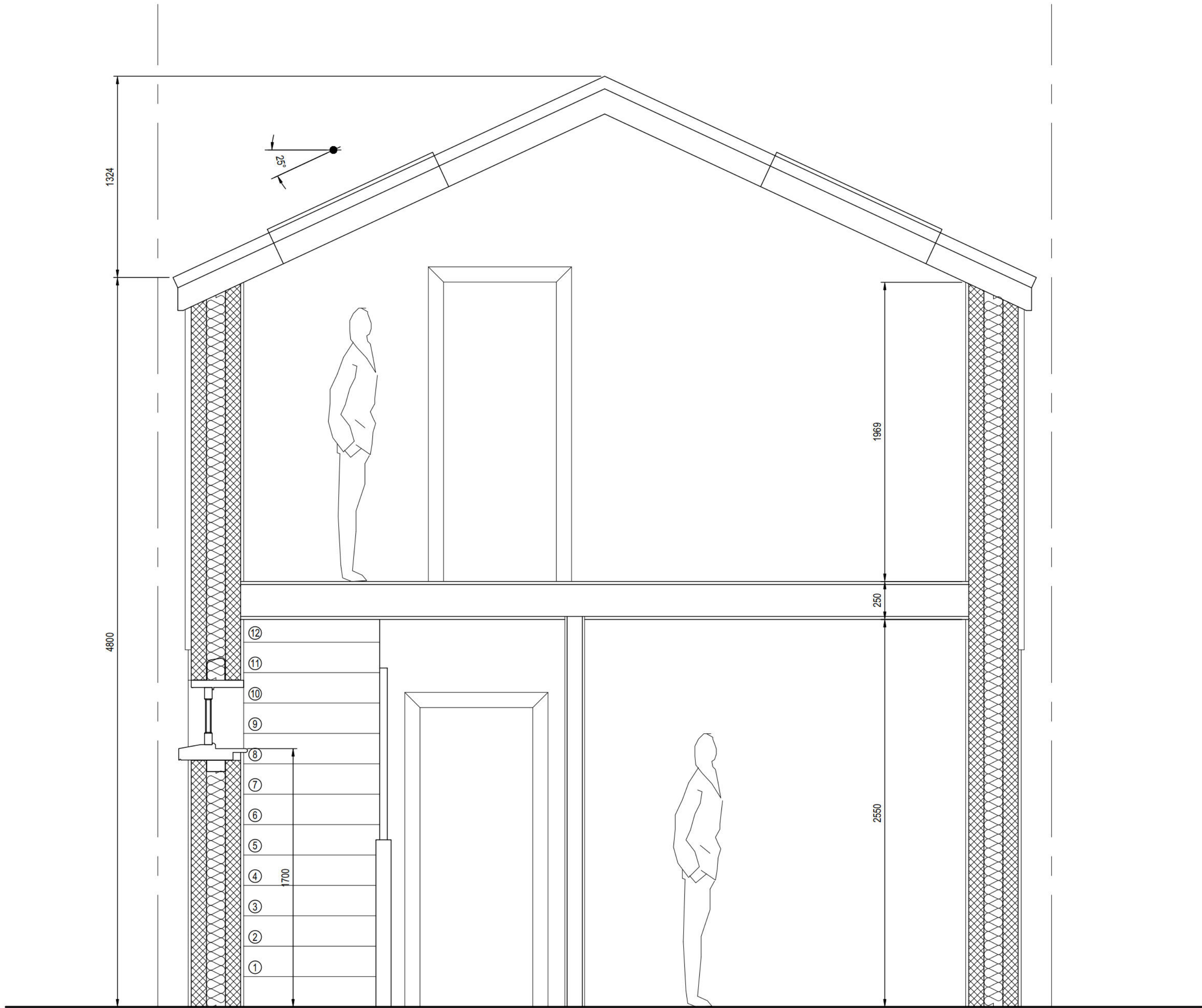
CONSTRUCTION (C):

The drawing is for planning only

The drawing is for pricing purposes only

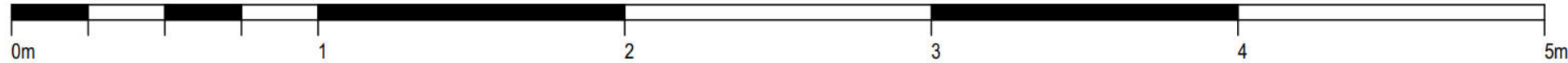
The drawing has not received technical approval from the relevant approving authority

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5. The Construction (Design and Management) Regulations 2015 apply to this project. It is the client's responsibility to ensure that the requirements of the Regulations are satisfactorily addressed prior to commencement of any works.



SECTION A - A

SCALE BAR 1:20 SCALE DETAILS



Revisions:
PL1: Draft Issue

ORIGINAL DRAWING SIZE: A1



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Civil & Structural Engineers
Party Wall Surveyors

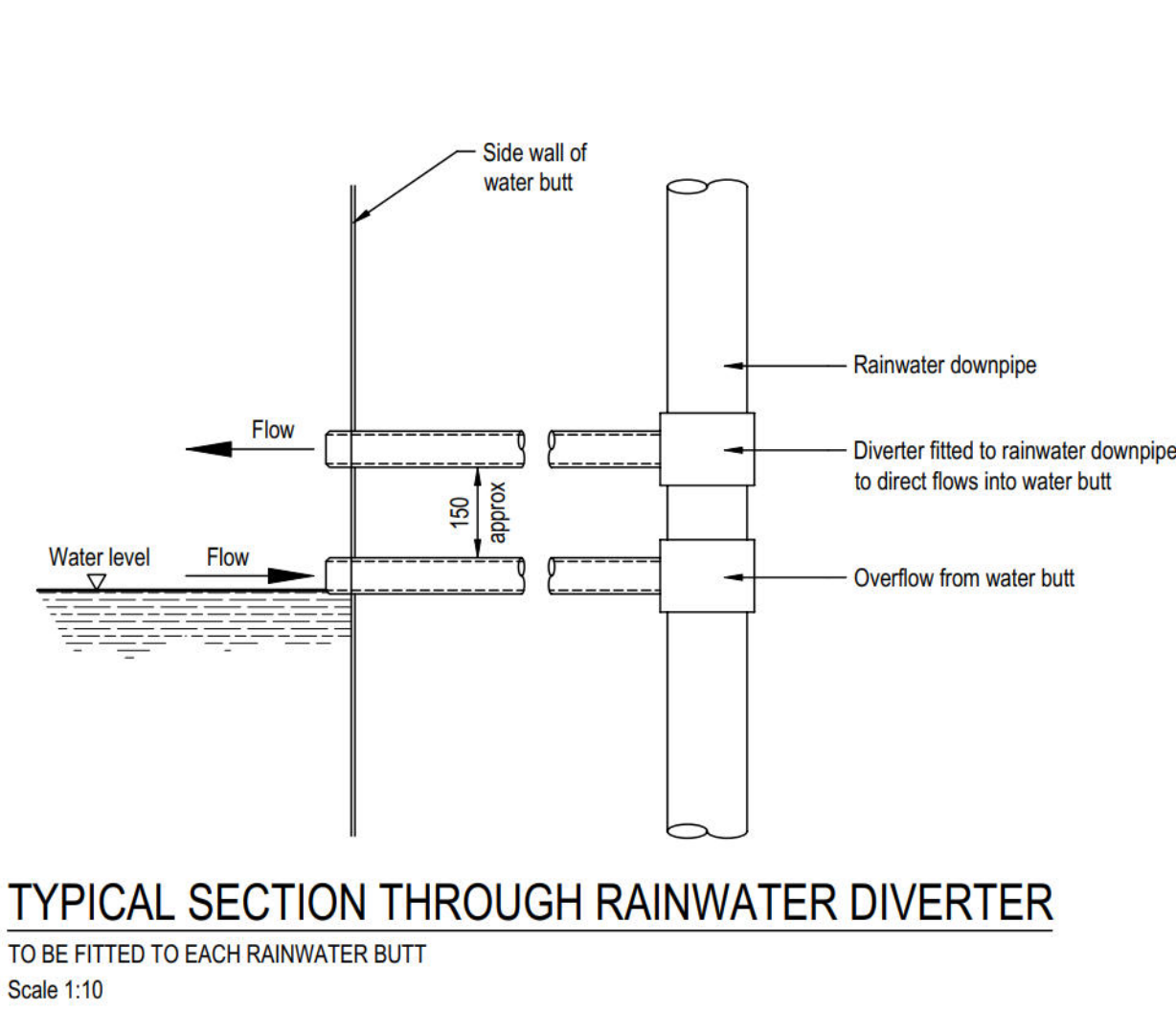
07921 214399
Email: info@herbertstumpp.co.uk

Project
86 ANCTON WAY

PROPOSED DWELLING: SECTIONS

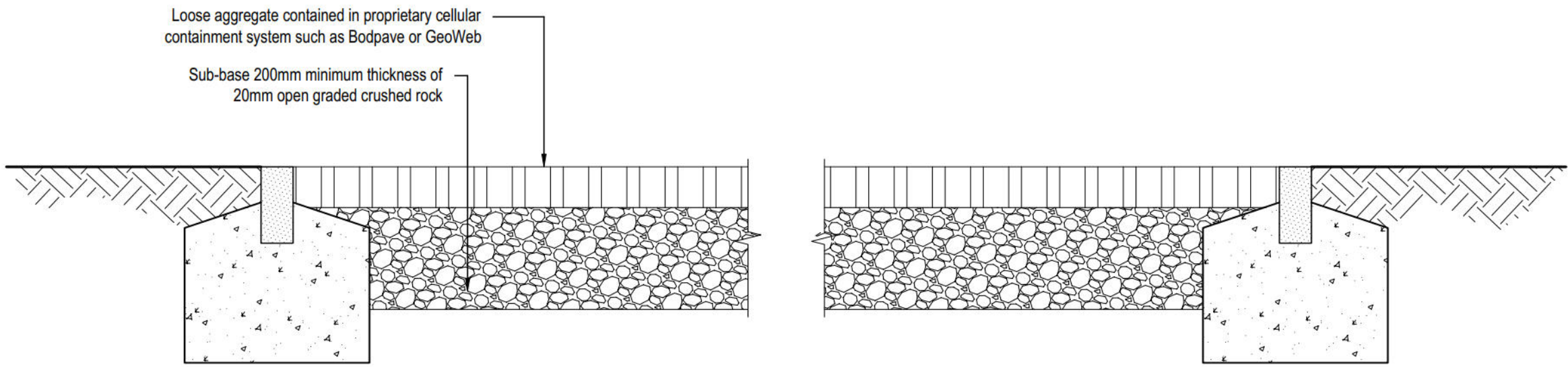
Drawing status
PLANNING
Drawn by
PP
Drawing Number
005

Date
October 2024
Scale
1:20
Revision
PL 1



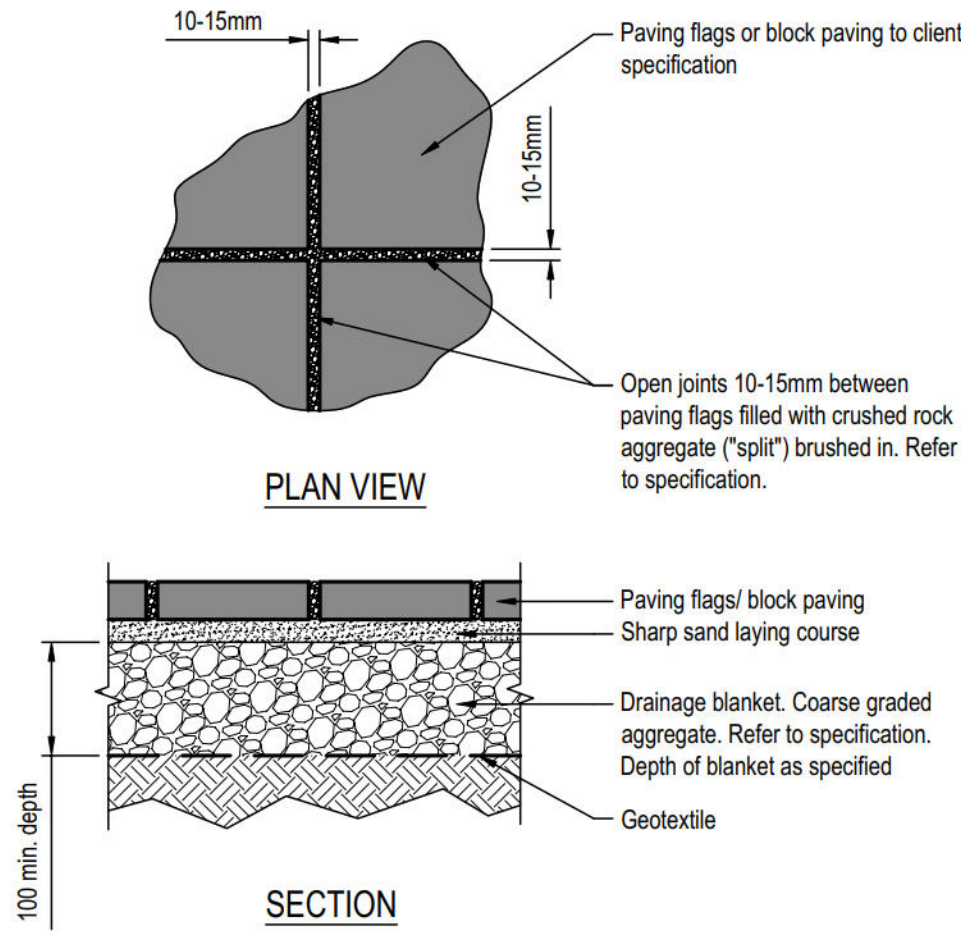
TYPICAL SECTION THROUGH RAINWATER DIVERTER

TO BE FITTED TO EACH RAINWATER BUTT
Scale 1:10



TYPICAL SECTION THROUGH PARKING AREA

LOOSE AGGREGATE + CELLULAR CONTAINMENT SYSTEM
Scale 1:10

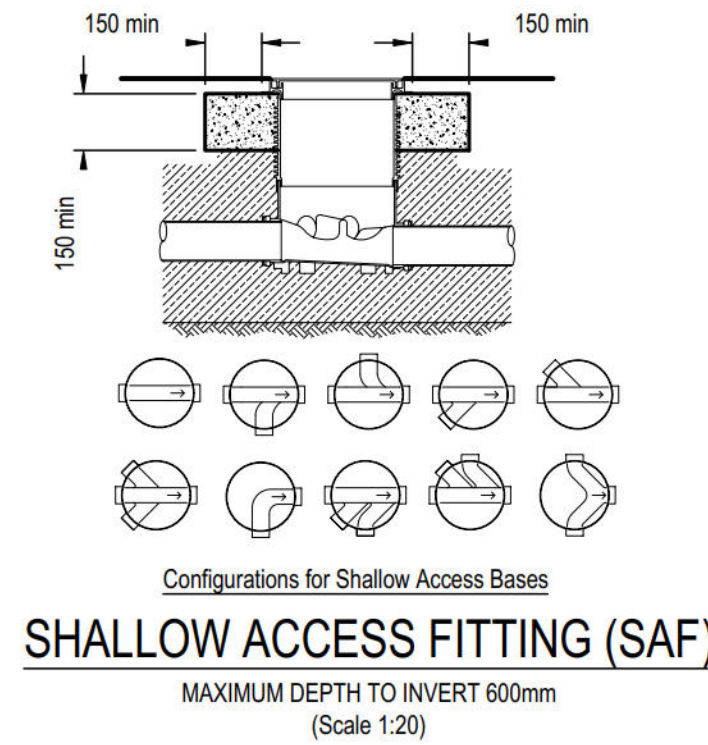


PERMEABLE PAVING (PATHS/PATIOS)

Scale 1:10

SPECIFICATION FOR PERMEABLE PAVING (PATHS/PATIOS)

- All formations to be proof rolled and suitably prepared prior to receiving sub base. Soft spots to be excavated and backfilled with sub base material.
- Permeable paving: minimum thickness 50mm in pedestrian only areas and 65mm in parking bays
- Laying course and jointing aggregate: 2-5.3mm granite grit to BS EN 13242 lightly compacted. Re-grit 3 months after 3-4 months and upon final completion to allow for settlement.
- Coarse graded aggregate: 4-20mm to BS EN 13242 lightly compacted in 150mm layers
- Geotextile: Needle punched polypropylene across base and taken up sides of excavation
- Soft spots in formation to be removed and backfilled with SHW Clause 805 Type 3 material to BS EN 13242

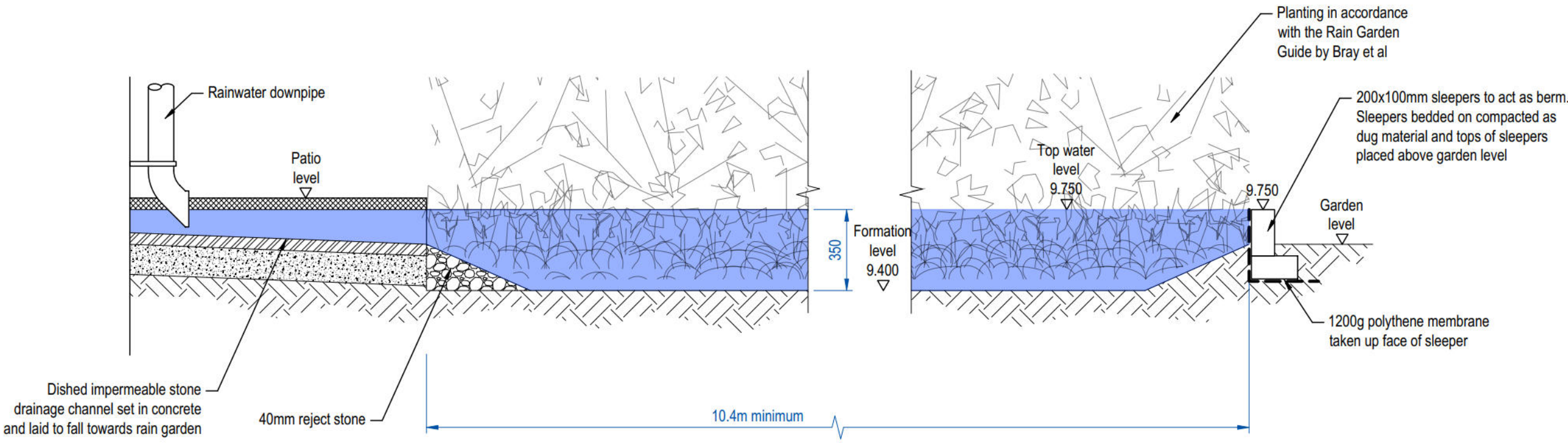


SHALLOW ACCESS FITTING (SAF)

MAXIMUM DEPTH TO INVERT 600mm
(Scale 1:20)

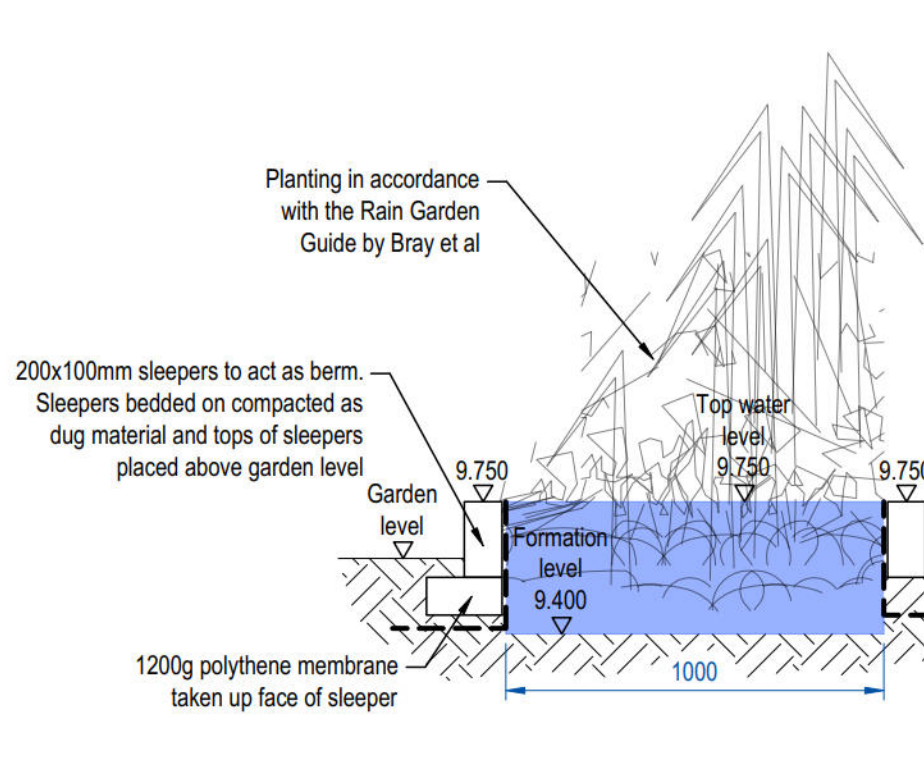
NOTES FOR POLYPROPYLENE INSPECTION CHAMBERS AND SHALLOW ACCESS FITTINGS:

- Provide a 100mm thick bed of selected as-dug or granular material. If ground conditions are unstable use a 150mm thick bed of either ST4 or GSN4 designated mix in situ concrete, placing the pre-formed polypropylene base of the chamber in position whilst the concrete is still wet so that it may adopt the shape of the base of the chamber
- Polypropylene inspection chamber shaft sections are to provide seal inverters using standard height shaft sections or are to provide inverters as specified by site cutting shaft sections to required height
- 150mm minimum thickness of selected as-dug or granular material shall be placed and rammed firmly around pipes and fittings until adequate support is achieved
- A 150mm minimum thickness grade ST4 concrete collar shall be provided around the top of the shaft to provide sealing for cover and frame where the chamber is located in non-adopted hard landscaped areas or in soft landscaped areas where there is access by construction traffic
- A minimum 150mm thick grade ST4 concrete bed and surround is required where chambers are located in soft landscaped areas subject to construction traffic
- Proprietary inlet adaptors are to be used to connect 100mm diameter pipes to 150mm diameter inlets
- Unused inlets are to be sealed off using proprietary blanking-off plugs or plates



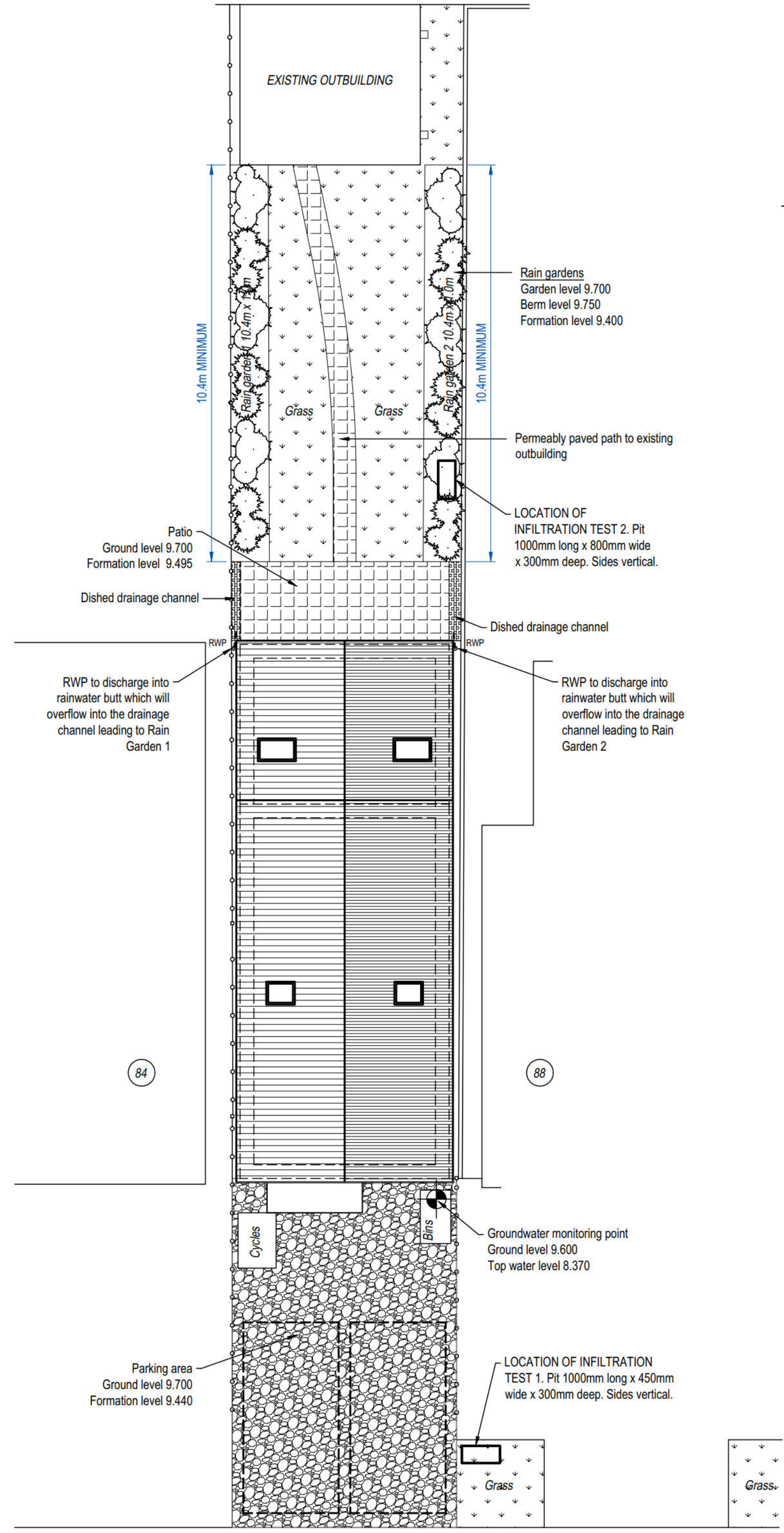
TYPICAL LONGITUDINAL SECTION THROUGH RAIN GARDEN

Scale 1:20



TYPICAL CROSS SECTION THROUGH RAIN GARDEN

Scale 1:20

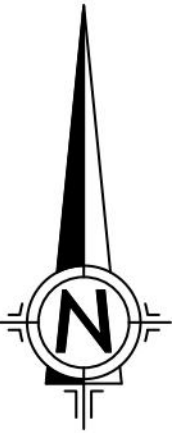


PROPOSED SURFACE WATER DRAINAGE

Scale 1:100

NOTES

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Revisions:
PL1:
PL2 19.02.2025:
PL3 27.03.2026:
PL4 07.05.2023:
Draft issue
Issued for planning
Surface water drainage revised
Rain garden levels revised

ORIGINAL DRAWING SIZE: A1

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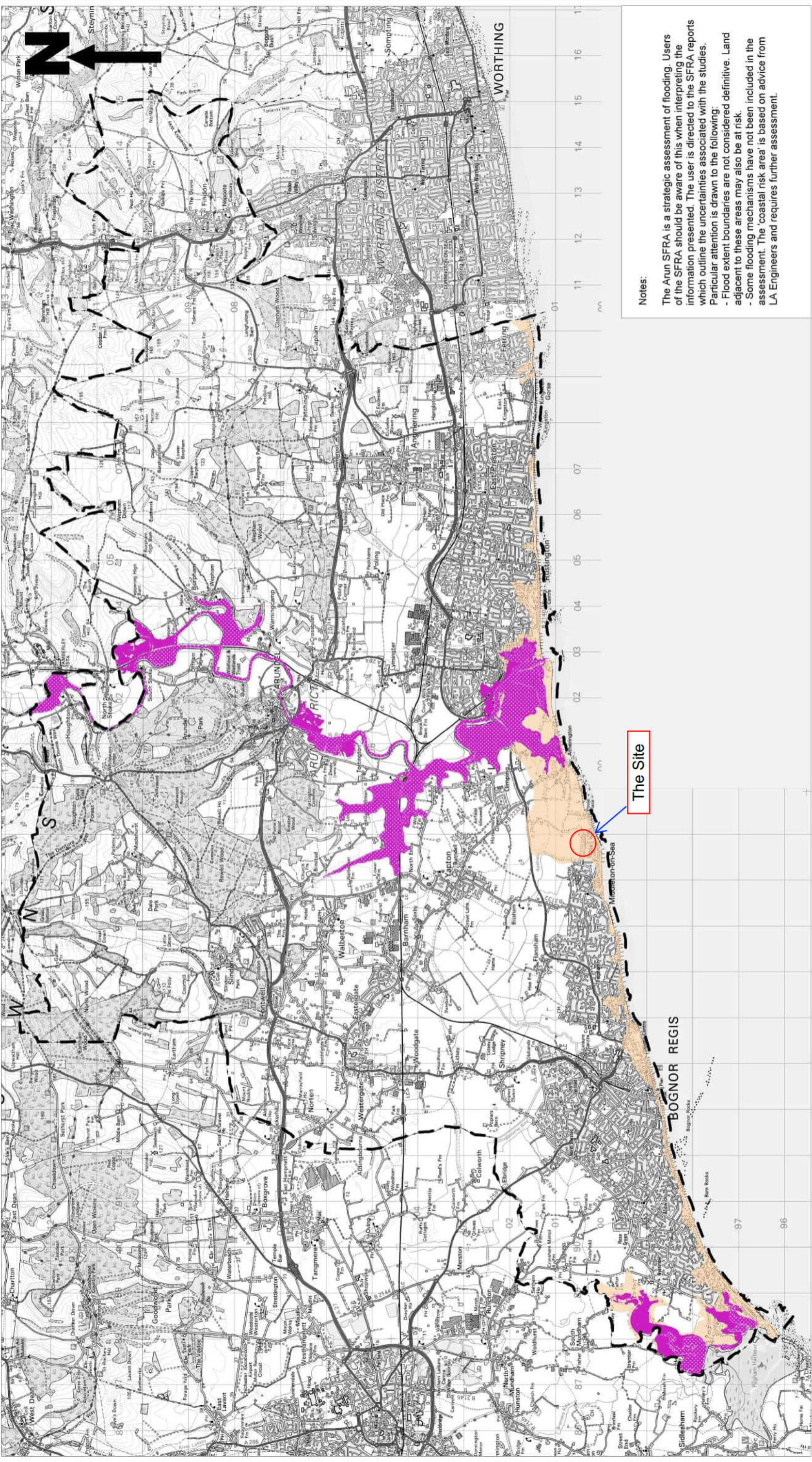
Project
86 ANCTON WAY, BOGNOR REGIS, WEST SUSSEX PO22 6JP

PROPOSED SURFACE WATER DRAINAGE

Drawing status
PLANNING
Drawn by
PP
Drawing Number
006

Date
January 2025
Scale
As shown
Revision
PL 4

APPENDIX 2



The Site

Notes:

The Arun SFRA is a strategic assessment of flooding. Users of the SFRA should be aware of this when interpreting the information presented. The user is directed to the SFRA reports which outline the uncertainties associated with the studies. Particular attention is drawn to the following:

- Flood extent boundaries are not considered definitive. Land adjacent to these areas may also be at risk.
- Some flooding mechanisms have not been included in the assessment. The 'coastal risk area' is based on advice from LA Engineers and requires further assessment.

Arun District Council SFRA

Map A1-T - Actual and Residual Flooding from the Sea



CAPITA SYMONDS

Legend

- Arun District Boundary
- Actual Defended Tidal Flood Risk (0.5% AEP, 2006)
- Residual Defended Tidal Flood Risk (0.1% AEP, 2006)
- Coastal Risk Area

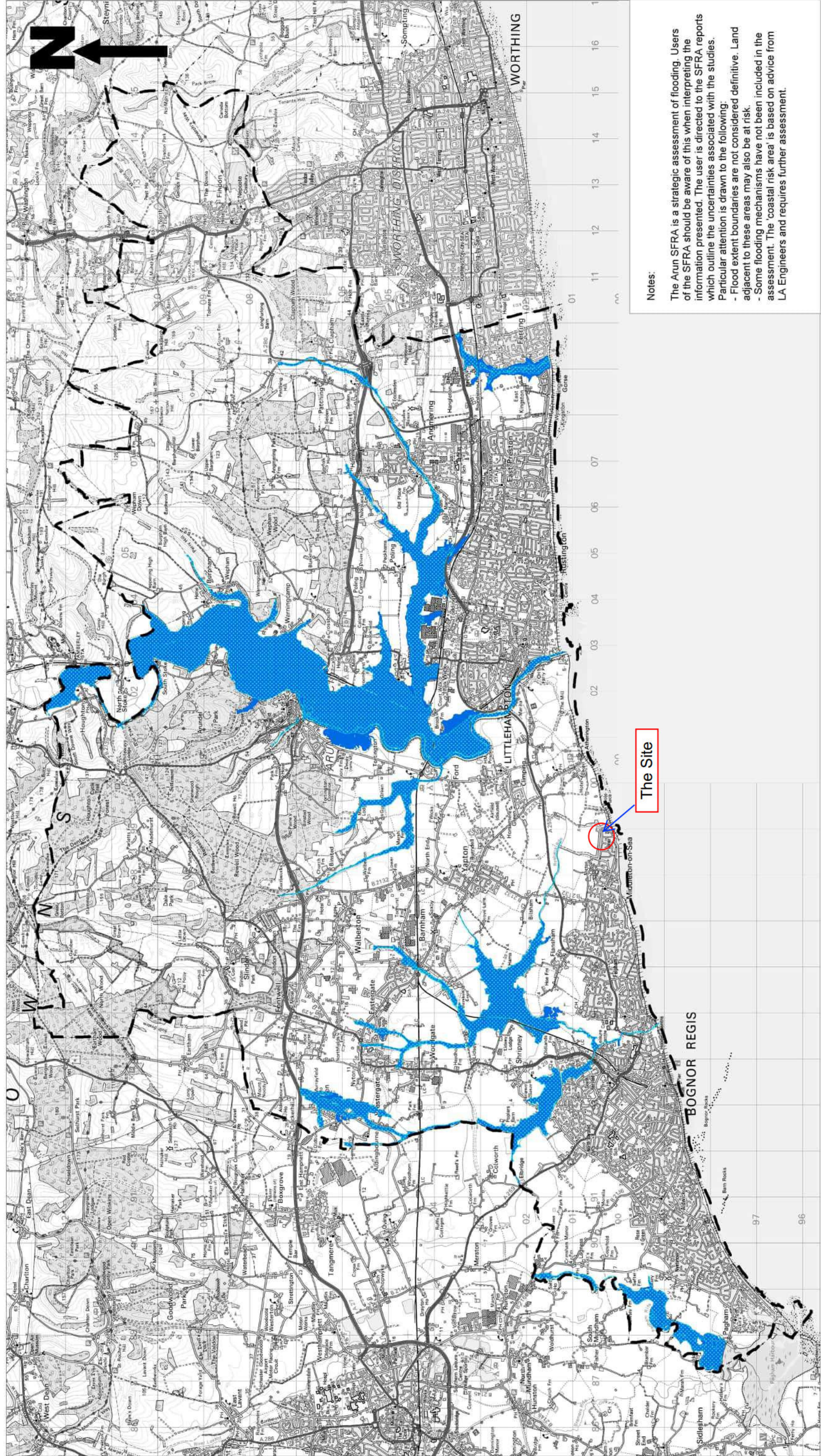


Scale at A3: 1:80,000

Date: 31/01/2008

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Map_A1-T_wor



The Site

Notes:

The Arun SFRA is a strategic assessment of flooding. Users of the SFRA should be aware of this when interpreting the information presented. The user is directed to the SFRA reports which outline the uncertainties associated with the studies. Particular attention is drawn to the following:

- Flood extent boundaries are not considered definitive. Land adjacent to these areas may also be at risk.
- Some flooding mechanisms have not been included in the assessment. The 'coastal risk area' is based on advice from LA Engineers and requires further assessment.

Arun District Council SFRA

Map A1-F - Actual and Residual Risk of Flooding from Rivers



CAPITA SYMONDS

Legend

— Arun District Boundary

Actual Defended Fluvial Flood Risk (1% AEP, 2006)

Residual Defended Fluvial Flood Risk (0.1% AEP, 2006)



0 2 4

Kilometres

Scale at A3: 1:80,000

Date: 31/01/2008

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Map_A1-F wor

APPENDIX 3

Flood risk assessment data



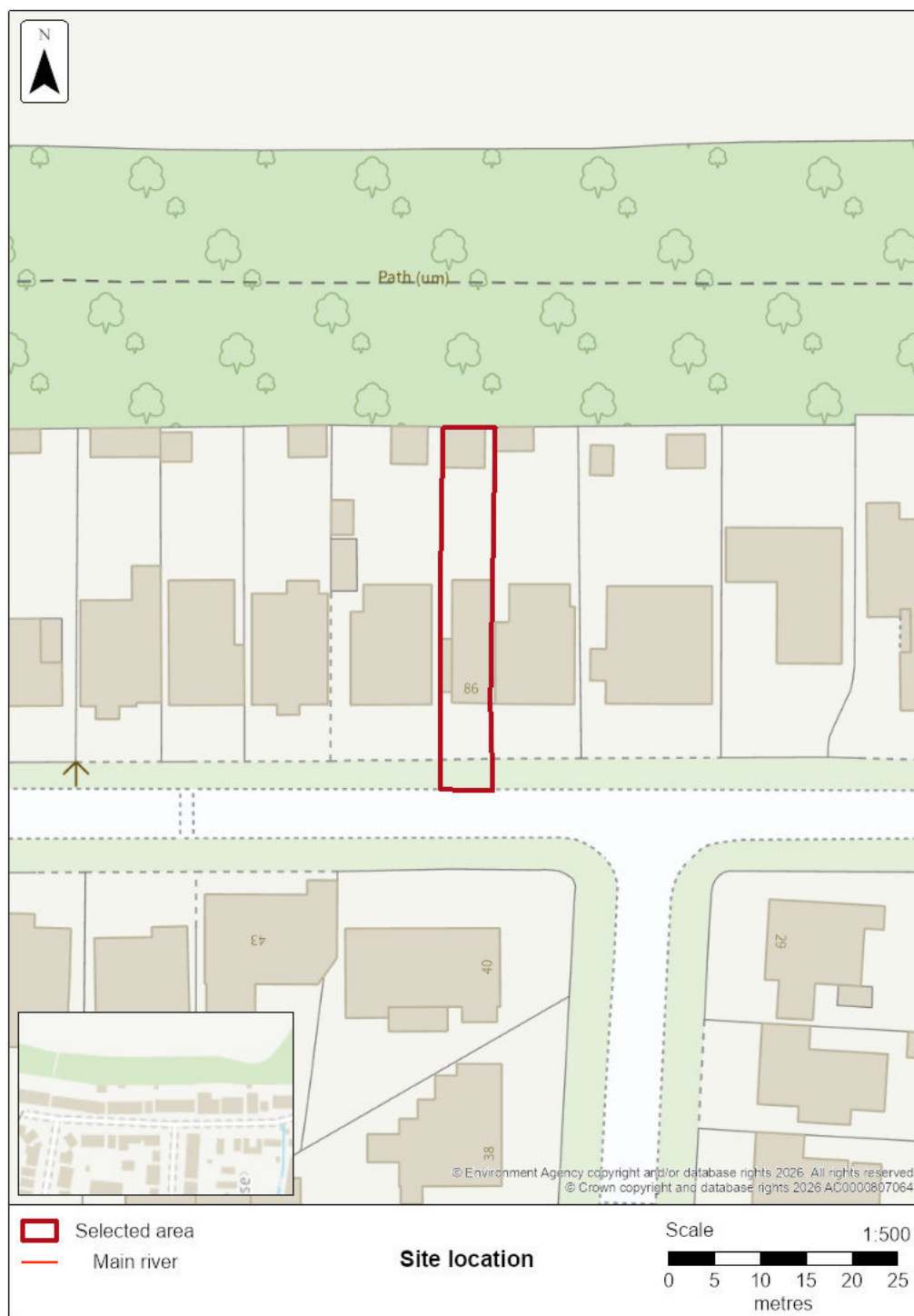
Location of site: 498828 / 100382 (shown as easting and northing coordinates)

Document created on: 7 May 2026

This information was previously known as a product 4.

Customer reference number: EIR202622102

Map showing the location that flood risk assessment data has been requested for.



How to use this information

You can use this information as part of a flood risk assessment for a planning application. To do this, you should include it in the appendix of your flood risk assessment.

We recommend that you work with a flood risk consultant to get your flood risk assessment.

Included in this document

In this document you'll find:

- how to find information about surface water and other sources of flooding
- information on the models used
- definitions for the terminology used throughout
- flood map for planning (rivers and the sea)
- flood defence locations and attributes
- information to help you assess if there is a reduced flood risk from rivers and the sea because of defences
- modelled data
- modelled climate change data
- information about strategic flood risk assessments
- information about this data
- information about flood risk activity permits
- help and advice

Information that's unavailable

This document **does not** contain:

- past floods

We do not have past flooding data for this location.

Please note that:

- flooding may have occurred that we do not have records for
- flooding can come from a range of different sources
- we can only supply flood risk data relating to flooding from rivers or the sea

You can contact your Lead Local Flood Authority or Internal Drainage Board to see if they have other relevant local flood information. Please note that some areas do not have an Internal Drainage Board.

Surface water and other sources of flooding

When using the surface water map on the [check your long term flood risk service](#) the following considerations apply:

- surface water extents are suitable for use in planning
- surface water climate change scenarios may help to inform risk assessments, but the available data fall short of what is required to assess planned development
- surface water depth information should not be used for planning purposes

To find out about other factors that might affect the flood risk of this location, you should also check:

- [reservoir flood risk](#)
- groundwater flood risk - you could use the [British Geological Survey groundwater flooding data](#), [groundwater: current status and flood risk](#) and the guide on [mining and groundwater constraints for development](#) - further information may be available from the lead local flood authority (LLFA)
- your local planning authority's SFRA, which includes future flood risk

Your Lead Local Flood Authority is West Sussex County.

For information about sewer flooding, contact the relevant water company for the area.

About the models used

Model name: Emsworth to Littlehampton Model - Arun to East Head (2016)
Scenario(s): Defended tidal, defences removed tidal, defended climate change tidal, defences removed climate change tidal
Date: 9 April 2016

This model contains the most relevant data for your area of interest.

Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1% chance of occurring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 3.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change



Flood map for planning

Location (easting/northing)
498828/100382

Scale

1:10,000

Created

7 May 2026

-  Selected area
-  Main river
-  Flood defence
-  Flood Zone 3
-  Flood Zone 2



Flood defences and attributes

The flood defences map shows the location of the flood defences present.

The flood defences data table shows the type of defences, their condition and the standard of protection. It shows the height above sea level of the top of the flood defence (crest level). The height is in mAOD which is the metres above the mean sea level at Newlyn, Cornwall.

It's important to remember that flood defence data may not be updated on a regular basis. The information here is based on the best available data.

Use this information:

- to help you assess if there is a reduced flood risk for this location because of defences
- with any information in the modelled data section to find out the impact of defences on flood risk



Flood defences

Location (easting/northing)
498828/100382

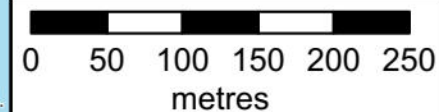
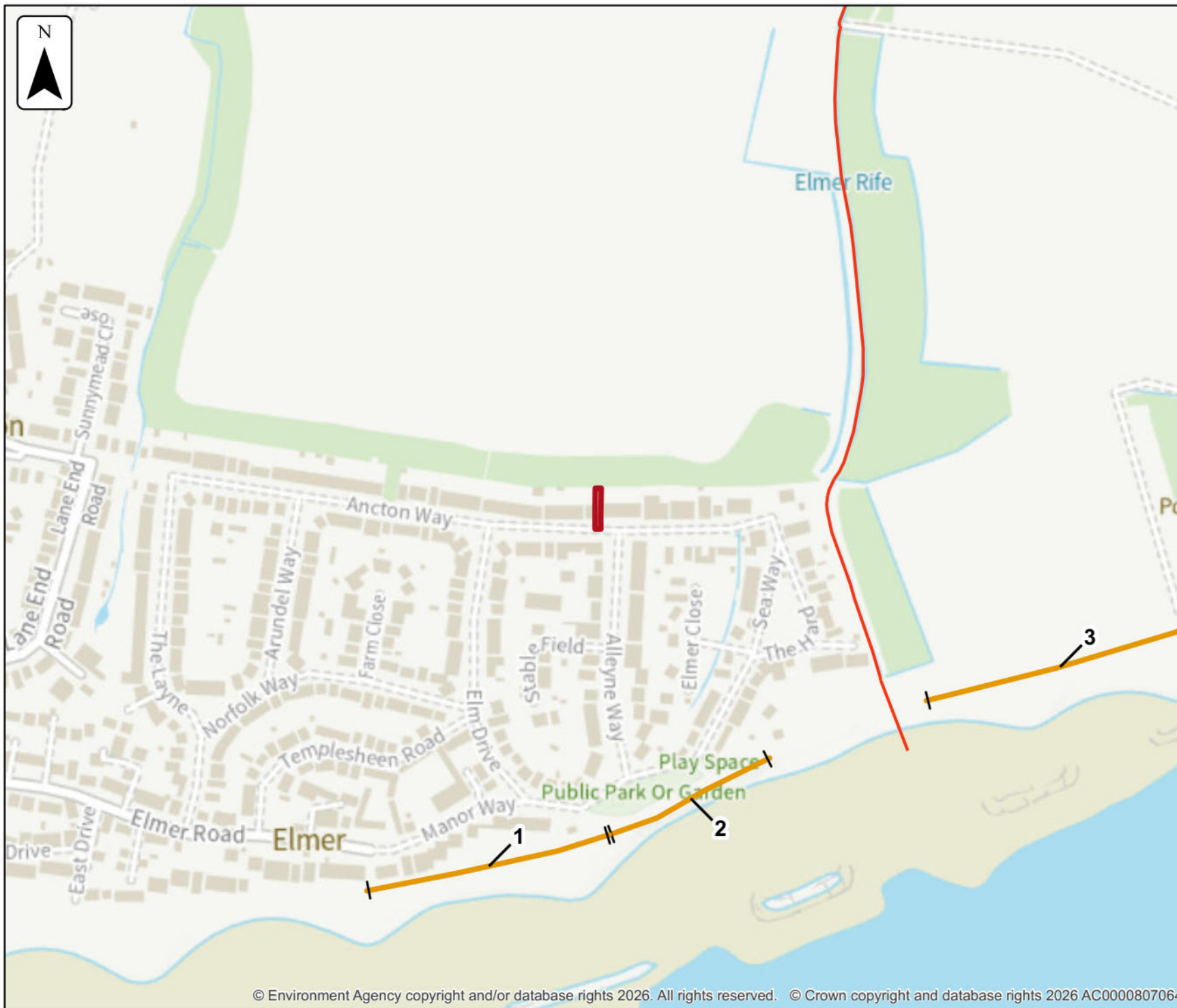
Scale

1:5,000

Created

7 May 2026

-  Selected area
-  Main river
-  Flood defence



Flood defences data

Label	Asset ID	Asset Type	Standard of protection (years)	Current condition	Downstream actual crest level (mAOD)	Upstream actual crest level (mAOD)	Effective crest level (mAOD)
1	127642	Embankment	100	Fair			5.50
2	127641	Embankment	100	Good			4.99
3	153093	Beach	100	Poor			5.50

Any blank cells show where a particular value has not been recorded for an asset.

Modelled data

This section provides details of different scenarios we have modelled and includes the following (where available):

- outline maps showing the area at risk from flooding in different modelled scenarios
- modelled node point map(s) showing the points used to get the data to model the scenarios and table(s) providing details of the flood risk for different return periods
- map(s) showing the approximate water levels for the return period with the largest flood extent for a scenario and table(s) of sample points providing details of the flood risk for different return periods

Climate change

The climate change data included in the models may not include the latest [flood risk assessment climate change allowances](#). Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

The Environment Agency will incorporate the new allowances into future modelling studies. For now, it's your responsibility to demonstrate that new developments will be safe in flood risk terms for their lifetime.

Modelled scenarios

The following scenarios are included:

- Defended modelled fluvial: risk of flooding from rivers where there are flood defences
- Defences removed modelled fluvial: risk of flooding from rivers where flood defences have been removed
- Defended modelled tidal: risk of flooding from the sea where there are flood defences
- Defences removed modelled tidal: risk of flooding from the sea where flood defences have been removed
- Defended climate change modelled fluvial: risk of flooding from rivers where there are flood defences, including estimated impact of climate change
- Defended climate change modelled tidal: risk of flooding from the sea where there are flood defences, including estimated impact of climate change
- Defences removed climate change modelled tidal: risk of flooding from the sea where flood defences have been removed, including estimated impact of climate change

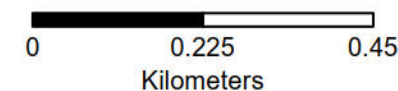


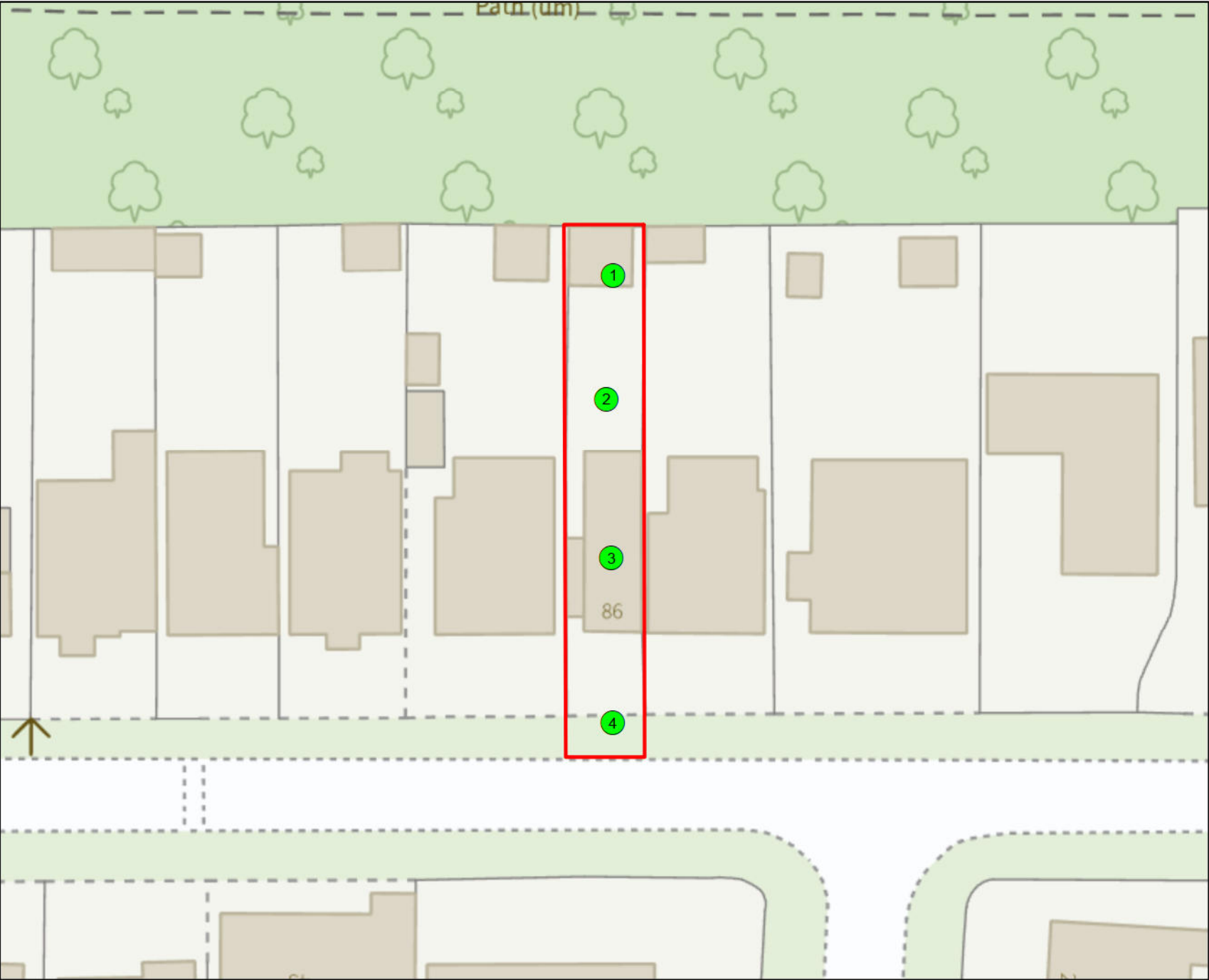
Legend

-  Site Boundary
-  0.5% AEP (Undefended Tidal)
-  0.5% AEP (2070) NPPF (Undefended Tidal)
-  0.5% AEP (2115) NPPF (Undefended Tidal)
-  0.1% AEP (Undefended Tidal)

Annual Exceedance Probability
(AEP) The probability of a flood of
a particular magnitude, or greater
occurring in any given year.

Scale: 1:10,000



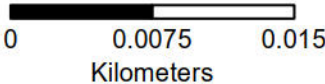


Legend

-  Site Boundary
-  Site Nodes

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Scale: 1:400



Product 4 Flood Risk Data Requested by: Phil Pitman

Site: 498828,100381 (easting and northing coordinates)

Table 1: Water Levels: Tidal Undefended

Node Ref	NGR		Modelled Flood Levels in Metres AOD			
	Eastings	Northings	Undefended Annual Exceedance Probability			
			0.5%	0.5% (2070)*	0.5% (2115)*	0.1%
1	498829	100399	3.85	4.37	4.96	4.07
2	498828	100389	3.85	4.37	4.96	4.07
3	498829	100378	3.85	4.38	4.97	4.07
4	498829	100365	3.85	4.38	4.97	4.07

Table 2: Water Depths: Tidal Undefended

Node Ref	NGR		Modelled Flood Depths in Metres			
	Eastings	Northings	Undefended Annual Exceedance Probability			
			0.5%	0.5% (2070)*	0.5% (2115)*	0.1%
1	498829	100399	0.58	1.10	1.69	0.80
2	498828	100389	0.61	1.13	1.72	0.83
3	498829	100378	0.63	1.16	1.75	0.85
4	498829	100365	0.71	1.23	1.83	0.93

All levels taken from:

Tidal: River Arun to East Head Coastal Modelling (2016), by JBA Consulting.

This site is unaffected by defended modelled scenarios.

Produced on: 12/05/2026

*** The flood risk data provided is based on existing EA hydraulic models with an allowance for climate change. Please note the climate change allowances provided are not up to date. These were updated on 27 July 2021.**

You should refer to '[Flood risk assessments: climate change allowances](#)' for the most up to date allowances. You will need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

There is no additional information or health warnings for these levels/depths or the model from which they have been produced.

Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

Your Lead Local Flood Authority is West Sussex County.

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

[Find out more about flood risk activity permits](#)

Help and advice

Contact the Solent and South Downs Environment Agency team at  for:

- [more information about getting a product 5, 6, 7 or 8](#)
- general help and advice about the site you're requesting data for

Use of Environment Agency Information for Flood Risk Assessments

Important

The Environment Agency are keen to work with partners to enable development which is resilient to flooding for its lifetime and provides wider benefits to communities. If you have requested this information to help inform a development proposal, then we recommend engaging with us as early as possible by using the pre-application form available from our website:

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

We recognise the value of early engagement in development planning decisions. This allows complex issues to be discussed, innovative solutions to be developed that both enables new development and protects existing communities. Such engagement can often avoid delays in the planning process following planning application submission, by reaching agreements up-front. We offer a charged pre-application advice service for applicants who wish to discuss a development proposal.

We can also provide a preliminary opinion for free which will identify environmental constraints related to our responsibilities including flooding, waste, land contamination, water quality, biodiversity, navigation, pollution, water resources, foul drainage or Environmental Impact Assessment.

In preparing your planning application submission, you should refer to the Environment Agency's Flood Risk Standing Advice and the Planning Practice Guidance for information about what flood risk assessment is needed for new development in the different Flood Zones. This information can be accessed via:

<https://www.gov.uk/flood-risk-assessment-standing-advice>
<http://planningguidance.planningportal.gov.uk/>

You should also consult the Strategic Flood Risk Assessment or other relevant materials produced by your local planning authority.

You should note that:

1. Information supplied by the Environment Agency may be used to assist in producing a Flood Risk Assessment (FRA) where one is required, but does not constitute such an assessment on its own.
2. This information covers flood risk from main rivers and the sea, and you will need to consider other potential sources of flooding, such as groundwater or surface water runoff. Information produced by the local planning authority referred to above may assist here.
3. Where a planning application requires an FRA and this is not submitted or is deficient, the Environment Agency may raise an objection.

Solent & South Downs Area

Pre-application Advice Note

September 2019

This document sets out the environmental issues we will consider when providing our planning application consultation advice to Local Councils. It can be used by applicants, developers and consultants at the pre-planning stage.

Fluvial Flood Risk

Development must be safe and should not increase the risk of flooding.

You can view a site's flood zone on the Flood Map for Planning on our website: <https://flood-map-for-planning.service.gov.uk>

If your proposed development is located within flood zone 2 or 3 you should consult the Flood Risk and Coastal Change pages of the National Planning Policy Guidance (NPPG)

<http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Here you can determine whether the flood risk vulnerability of your proposed development and the flood zone are compatible. You can also establish if there are flood risk sequential test and exception test requirements for your proposed development. In the first instance we recommend the developer/applicant liaises with the Local Planning Authority (LPA) to undertake the Sequential Test in accordance with the National Planning Policy Framework (NPPF).

If your proposed development is located within flood zone 2 or 3 and its vulnerability and flood zone are considered acceptable under the NPPG then a site specific Flood Risk Assessment (FRA) is required to support any subsequent planning application. This is required by paragraph 163 of the NPPF: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Guidance on the content of a site specific FRA can be found in the NPPG and online: <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

More detailed flood risk modelling data is available to help you produce a FRA please contact our Customers and Engagement team at SSDenquiries@environment-agency.gov.uk.

Climate Change Allowances

On 19 February 2016, we published new guidance for planners and developers on how to use climate change allowances in a site-specific FRA: <https://www.gov.uk/guidance/flood-risk-assessments-climatechange-allowances>

Groundwater Quality

Development must not cause pollution to the water environment.

Source Protection Zones

We have defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used across the country for public drinking water supply. These zones are more sensitive to contamination from activities that might cause pollution in the area. The closer the activity, the greater the risk.



SPZ1s are the areas designated as most at risk from contamination and development activities and in these areas we may consider it inappropriate for development to discharge foul or surface water into the ground.

To see if your proposed development is located within a Source Protection Zone, please use our online map: <https://magic.defra.gov.uk/>

Contaminated Land

The NPPF takes a precautionary approach to land contamination. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of remediation. Where contamination is known or suspected, a desk study, site investigation, remediation and other works may be required to enable safe development.

Pollution

If the proposed development use has the potential to pollute ground or surface water receptors then an assessment to establish whether the risk of pollution is acceptable or can be mitigated will be required within any planning application.

Foul Drainage

When drawing up wastewater treatment proposals for any development, the first presumption is to provide a system of foul drainage discharging into a public sewer to be treated at a public sewage treatment works (those provided and operated by the water and sewerage companies). This should be done in consultation with the sewerage company of the area prior to the submission of a formal planning application.

If connection to a public sewage treatment plant is not feasible, a package sewage treatment plant may be considered. If you would like further advice please call 03708 506 506.

Cemeteries

The development of new cemeteries in areas where groundwater vulnerability is high should be avoided, except where the thickness and nature of the unsaturated zone, or the impermeable formations beneath the site, protect groundwater; or where the long-term risk is mitigated by appropriate engineering methods.

Main Rivers

Ecology

In accordance with the National Planning Policy Framework (NPPF), any development proposal should avoid significant harm to biodiversity and seek to protect and enhance it. Opportunities to incorporate biodiversity in and around the development will be encouraged.

Your scheme should be designed with a naturalised buffer zone of at least 8 metres from the main river to protect and enhance the conservation value of the watercourse and ensure access for flood defence maintenance.

This buffer zone should be managed for the benefit of biodiversity for example by the planting of locally appropriate, UK native species. The buffer zone should be undisturbed by development with no fencing, footpaths or other structures. This buffer zone will help provide more space for flood waters, provide improved habitat for local biodiversity and allows access for any maintenance requirements.

To identify any Main Rivers in proximity to your proposed development please see our Main Rivers Consultation Map: <http://apps.environment-agency.gov.uk/wiyby/151293.aspx>

Culverting

The Environment Agency is likely to oppose culverting as it is damaging to the ecological integrity of the river channel and its corridor and acts as a barrier to the movement of wildlife, including fish and may also increase flood risk. If the proposal will impact an existing culvert the Environment Agency may oppose planning consent for development either over, or within 8 metres of an existing culvert. Wherever possible, existing culverts should be removed and the river channel and bankside habitat reinstated to restore the ecological continuity of the river channel and its corridor.

Water Framework Directive (WFD)

Any marine works below MHWS require an assessment of possible impacts on Water Framework Directive (WFD). The assessment should include all elements of the works that fall within, or have the potential to affect, a WFD water body and any of the protected areas therein (including Bathing Waters and Shellfish Waters).

The WFD assessment should follow the 'Clearing the Waters for All' guidance available at <https://www.gov.uk/guidance/water-framework-directive-assessment-estuarine-and-coastal-waters>

Where appropriate, a WFD Assessment should assess any potential impacts and demonstrate that the required enhancements will be delivered. In some cases the requirements of a WFD assessment can be incorporated into an Environmental Impact Assessment (EIA). Any development that has the potential to cause deterioration in classification under WFD or that precludes the recommended actions from being delivered in the future is likely to be considered unacceptable to us.

Permits & Consents

Environmental Permitting Regulations

To see if your proposed development requires an Environmental Permit under the Environmental Permitting Regulations please refer to our website: <https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>

From 6 April 2016 an Environmental Permit is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated Main River, and within 16 metres of a tidal defence.

Ordinary Watercourse Consent

The prior written consent of the relevant Lead Local Flood Authority is required for the erection of any flow control structures, culverting or diversion of ordinary watercourses, including streams, land drains and ditches.

Marine Licence

A marine licence may be required for any activities at the mean high water spring tide up to the territorial limit. This also includes the waters of every estuary, river or channel where the tide flows at mean high water spring tide.

Any development must demonstrate how adverse impacts on migratory fish, bathing waters, shellfish waters, designated sites, protected and priority species and habitats will be avoided, minimised, mitigated and if necessary compensated for. Works within or affecting a Water Framework Directive (WFD) waterbody will need to demonstrate that compliance with WFD objectives will be achieved. 'Clearing the Waters for All' provides guidance on how the impacts on WFD should be addressed, and should be used when preparing an assessment, including the screening and scoping of activities. <https://www.gov.uk/guidance/water-framework-directive-assessment-estuarine-and-coastal-waters>

Further pre-application options

The information provided above details generic information which may or may not be applicable to your development. We are able to provide more detailed and bespoke advice and answer technical questions for a charged fee of £100 per person per hour +VAT.

If you are interested in finding out more about this service, please email:

[REDACTED]

We can explain this service and provide you with a bespoke quote for further pre-application advice that you may require please see .gov - <https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Please note

Please note that the view expressed in this letter by the Environment Agency is in response to the enquiry only and does not represent our final view in relation to any future planning application made in relation to this site.

We reserve the right to change our position in relation to any such application.

As part of this preliminary response we have not technically reviewed any documents. This opinion is based on the information submitted and current planning policy and guidance.

If you have any questions please contact the Solent & South Downs Sustainable Places team:

[REDACTED]

To make a request for data

Please submit your request for data to ssdenquiries@environment-agency.gov.uk. You should get the information within 20 working days. We will tell you when to expect the information if we need more time.

There are many datasets available online at www.data.gov.uk including flood maps, historic landfill, waste exemptions, consented discharges to controlled waters, and much more.