



FLOODPLAN
LIMITED



Project Title: 00595 44 Pagham Road

Product: Level 2 Flood Risk Assessment

Date: 26 September 2025

Find us at:

Web: www.floodplanreports.co.uk



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Report Revision Log

Report Reference	Date Issued	Issued To	Notes
00595	26/09/2025	Client	

1. INTRODUCTION

1.1. PURPOSE OF THE REPORT

FloodPlan have been commissioned on behalf of R. Metz to produce a Flood Risk Assessment for 44 Pagham Road, Pagham, PO21 4NP.

1.2. LOCATION OF SUBJECT SITE

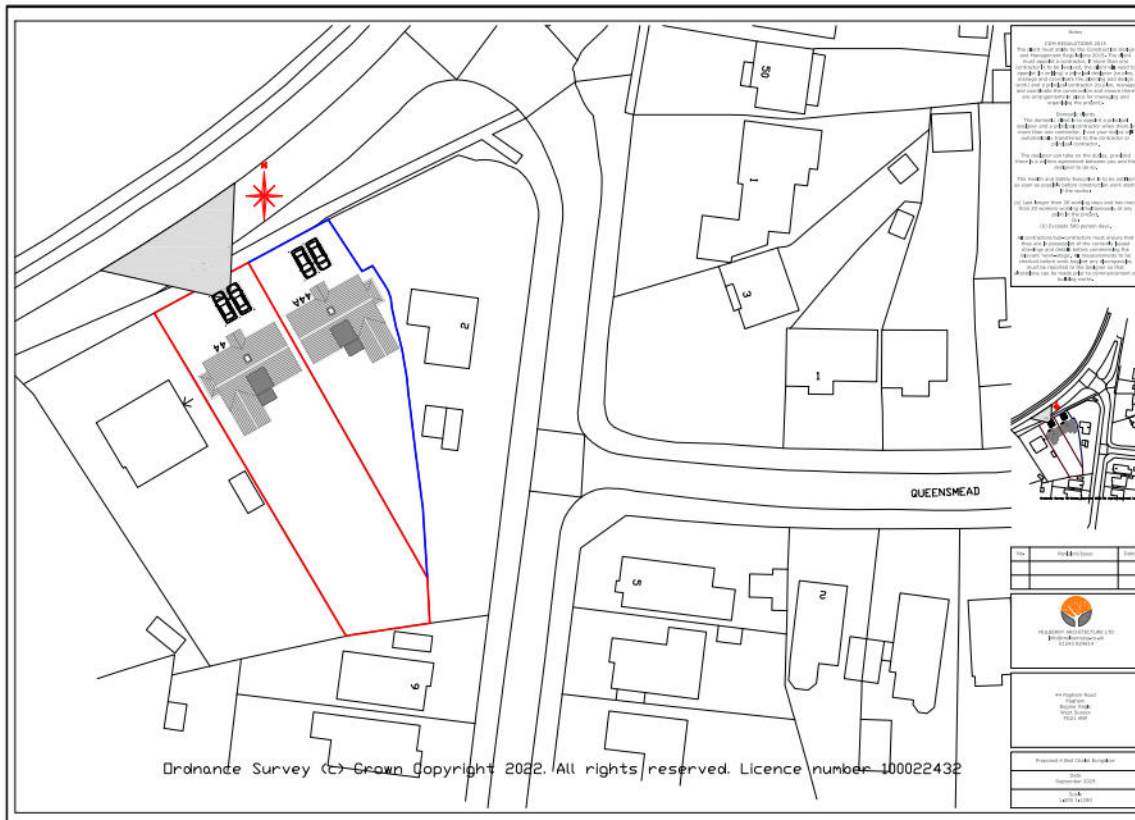


Figure 1: Site Location

1.3. SITE PROPOSALS

The development proposes the construction of residential single storey dwelling.

2. INTRODUCTION TO NPPF

2.1. INTRODUCTION TO NPPF

The National Planning Policy Framework (NPPF) document provides guidance to local planning authorities to ensure the effective implementation of the planning policy. The policy seeks to direct development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. For these purposes:

- “areas at risk of flooding” means land within Flood Zones 2 and 3; or land within Flood Zone 1 which has critical drainage problems, and which has been notified to the local planning authority by the Environment Agency.
- “flood risk” means risk from all sources of flooding – including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers, and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

Flood risk (from river and sea) are categorised into one of the below:

2.2. FLOOD RISK CLASSIFICATIONS

Flood Zone	Probability of flooding
Zone 1	Low probability
Zone 2	Medium probability
Zone 3a	High probability
Zone 3b	Functional Floodplain

2.3. FLOOD RISK VULNERABILITY CLASSIFICATION

NPPF categorises land by vulnerability. A summary of categories can be seen below:

Vulnerability Class	Infrastructure
Essential Infrastructure	Power stations, water treatment works, wind turbines etc.

Highly vulnerable	Police stations, basement dwellings, caravans, mobile homes etc
More vulnerable	Hospitals, residential buildings, landfill sites, drinking establishments etc
Less Vulnerable	Emergency services stations, shops and building that offer professional services etc
Water compatible development	Pumping stations, docks, marinas etc

2.4. SUITABLE DEVELOPMENT MATRIX

The below table outlines the suitable development type for the flood zone classification assigned by the Environment Agency flood maps.

Flood risk vulnerability classification	Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Zone 1	Blue	Blue	Blue	Blue	Blue
Zone 2	Blue	Blue	Exception Test Required	Blue	Blue
Zone 3a	Exception Test Required	Blue	Red	Exception Test Required	Blue
Zone 3b Functional floodplain	Exception Test Required	Blue	Red	Red	Red

Figure 2: Suitable Development Matrix

Key: Blue Development is appropriate; Red Development should not be permitted; Green Development is appropriate with the passing of an Exception Test.

3. NPPF SITE ASSESSMENT

3.1. FLOOD ZONE CLASSIFICATION

As per Figure 3, the site is wholly within flood zone 1.

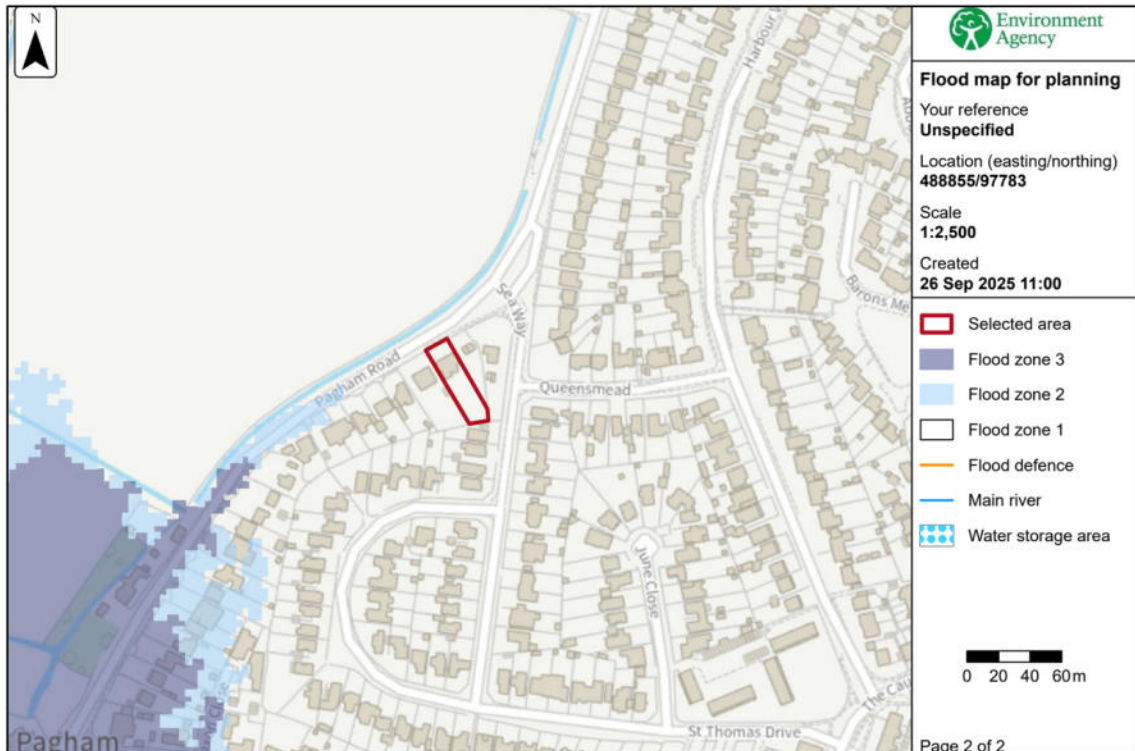


Figure 3: Flood Zone

3.2. LAND VULNERABILITY CLASSIFICATION

The project proposes the construction of a residential use single storey dwelling. Residential dwellings are categorised as ‘more vulnerable’ development as per NPPF. The proposals in part increase the vulnerability classification of the site.

3.3. SITE SUITABILITY (NPPF)

‘More vulnerable’ development is suitable for flood zone 1, as per Figure 2.

4. SITE FLOOD RISK

4.1. THIRD PARTY FLOOD RISK DATA SUMMARY

A 'Groundsure' flood report has been acquired for advising this assessment. The full report can be found in Appendix B. The main findings are summarised below:

Type of Risk	Assessment of Risk
Overall Flood Risk	Moderate-High
Rivers and the Sea	Very Low
Surface Water	Moderate-High
Groundwater	High
Historic Flood	Not Identified
Flood Defences	No
FloodScore™ – insurance rating	Moderate

4.2. SURFACE WATER FLOODING

The Environment Agency surface water flood map Figure 4, shows the site is within a 'very low' area of flood risk, The site is also mapped as being within a 'very low' area for surface water flooding for 2040-2060.

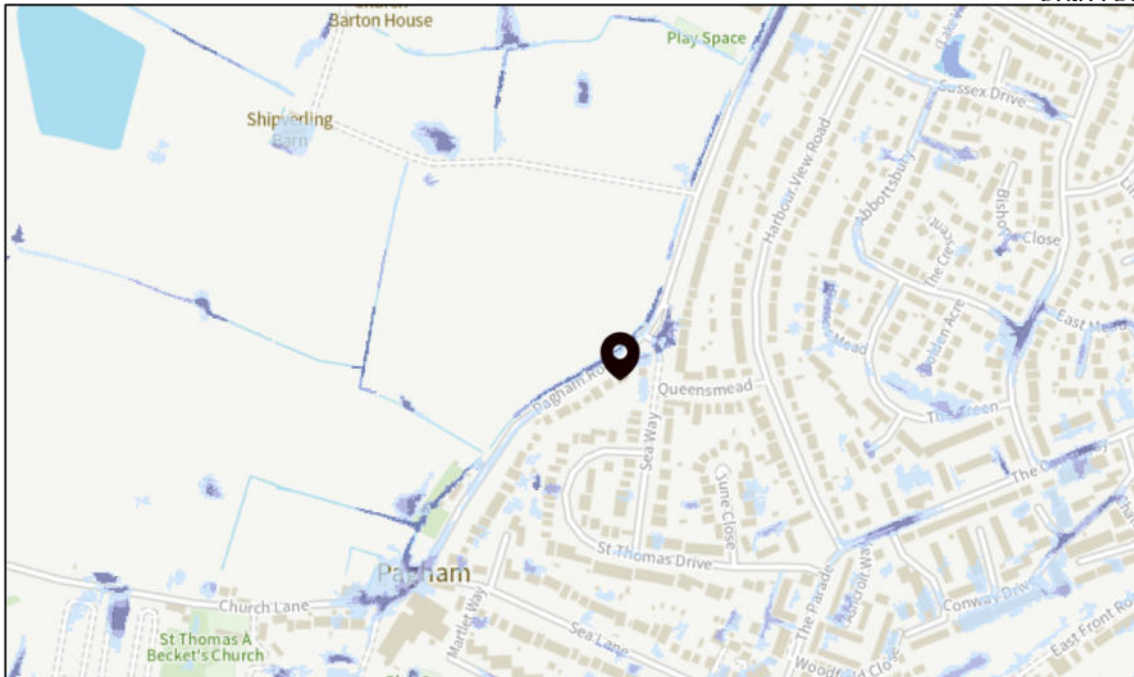


Figure 4: EA Surface Water Flood Map

The shaded areas identify the land believed to be at risk of flooding. The risk classification is comparable to the 'Groundsure' flood report.

4.3. TIDAL AND FLUVIAL FLOODING

The Environment Agency fluvial and tidal flood map shows the site is within a 'very low' area of flood risk, The site is also mapped as being within a 'very low' area for 2036-2069.

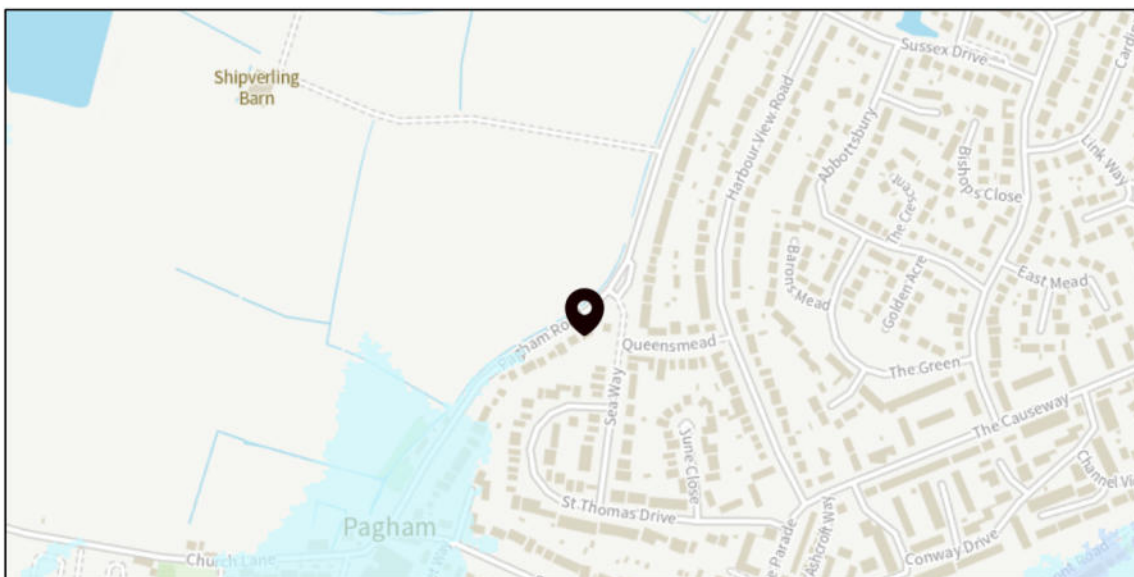


Figure 5: EA Tidal and Fluvial Flood Map

Where the dark blue shaded area denotes high risk of tidal and pluvial flooding; the light blue denotes low risk with the lightest blue areas having a very low risk of flooding.

4.4. FLOOD RESISTANCE MEASURES

Flood resistance measures will reduce the impact of a flood event and return the property back to operation with minimised cost and delay. The mitigation measures are identified within the proposed development drawings.

- Pipework should be fitted with non-return valves
- Plasterboard to be fitted horizontally.

4.5. GROUNDWATER FLOODING

The 'Groundsure' flood report indicates that the site has a high risk of groundwater flooding.

4.6. RESERVOIR FLOODING

Flooding from reservoir sources is considered 'unlikely'.

4.7. HISTORIC FLOODING

The 'Groundsure' flood report failed to identify any historic flood events.

4.8. PROPOSED SUDS MEASURES

A suitable SuDS layout should be in place to intercept and dispose of surface water generated by the proposed dwelling and any associated hardstanding.

5. FURTHER SITE ASSESSMENT

5.1. SITE ACCESS AND EGRESS ROUTES

The site access is not mapped to experience significant flood risk. The property is not expected to become severed during extreme flood events.

5.2. FLOOD COMPENSATION

The proposals are not expected to displace floodwater during extreme flood events.

5.3. FLOOD WARNING AREAS

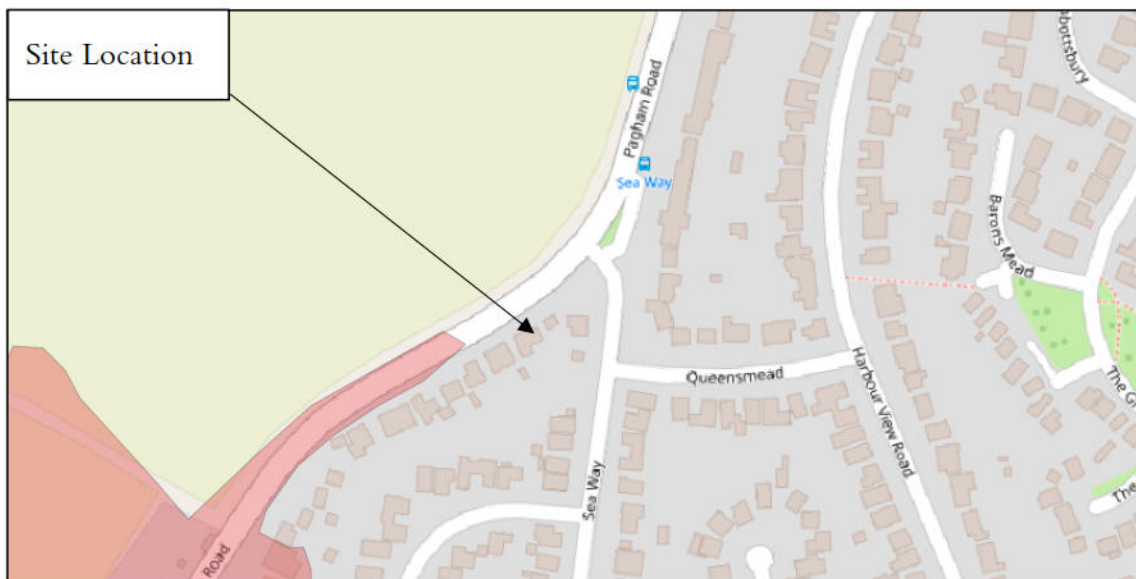


Figure 6: Flood Warning Areas

The site is outside of the EA flood warning areas.

5.4. AWARENESS OF FLOOD RISK

The developer should be aware that the site is not immune from flooding. It is recommended that all residents take the opportunity to develop emergency and non-emergency plans.

6. FINDINGS AND RECOMMENDATIONS

6.1. FINDINGS

The development proposes the construction of residential single storey dwelling. The proposed use classification of the site may be acceptable for the mapped flood zone classifications.

6.2. RECOMMENDATIONS

- Flood mitigation measures should be incorporated.
- A Suitable SuDS drainage design should be created for the increased roof and impermeable areas.

List of Appendices

Appendix A: Development Plan

Appendix B: Groundsure Flood Report

Appendix A: Development Plan

Notes

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor. If more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

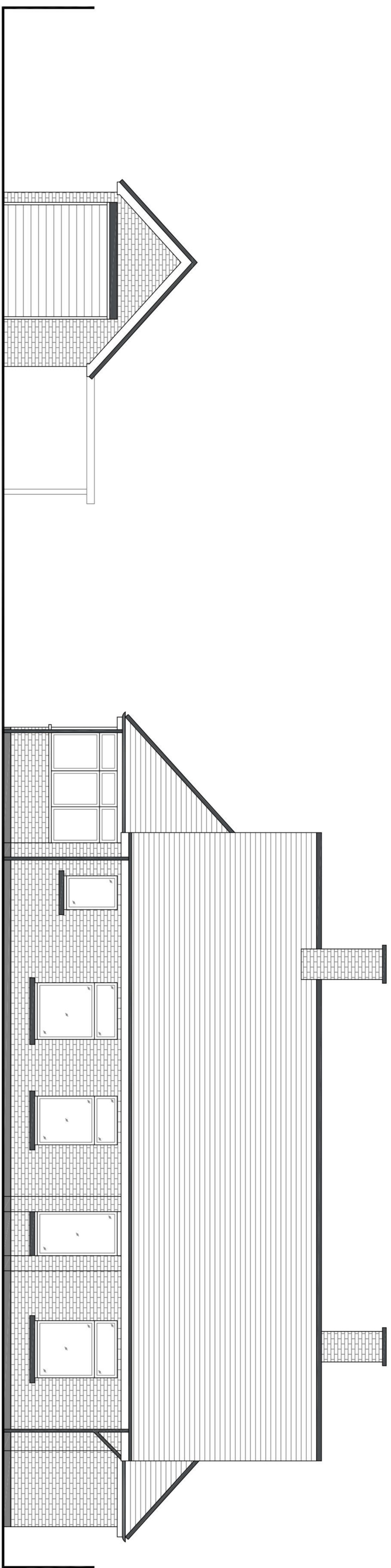
The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.

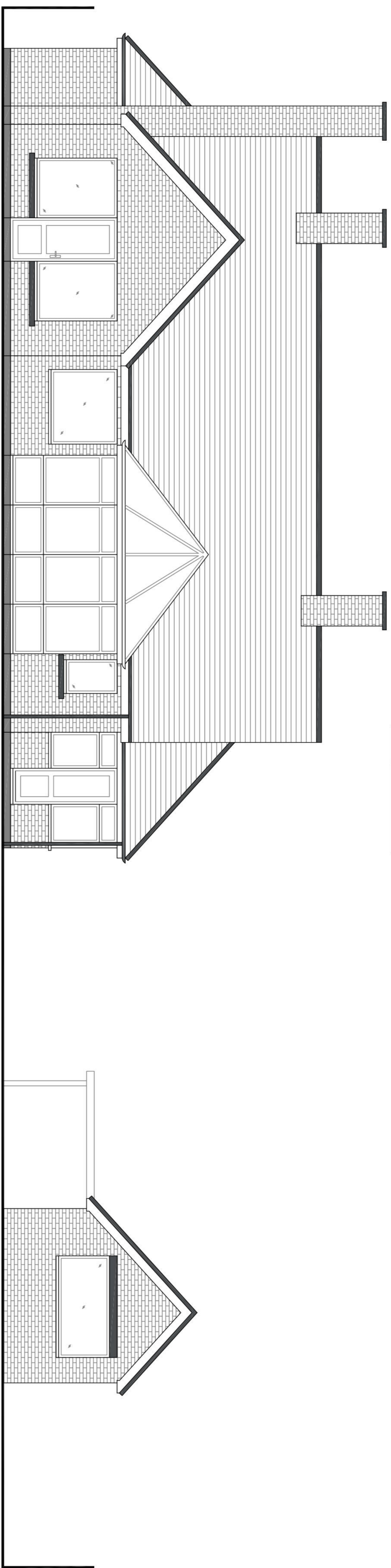
Or:

- (b) Exceeds 500 person days.

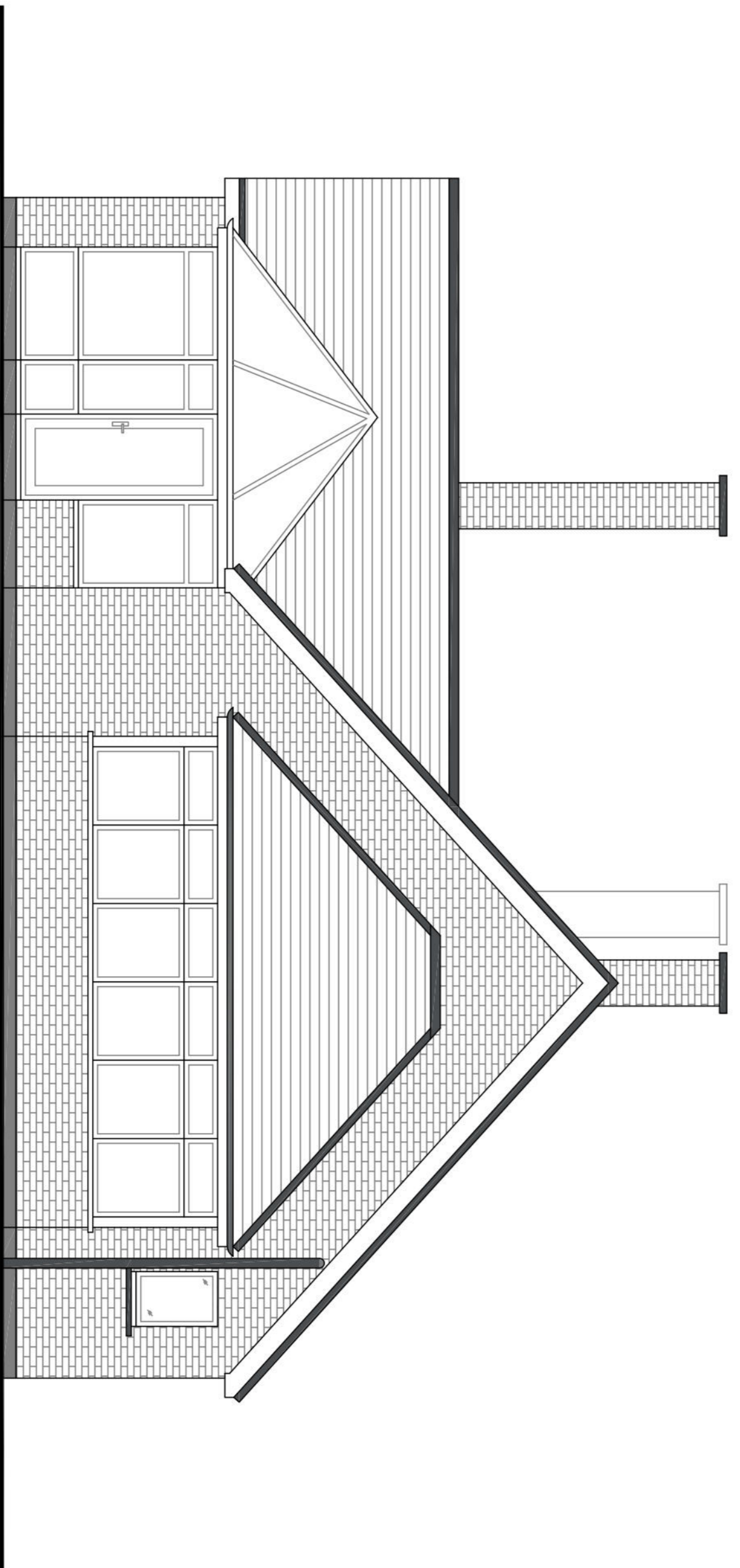
All contractors/sub-contractors must ensure that they are in possession of the currently issued drawings and details before commencing the relevant work-stage. All measurements to be checked before work begins, any discrepancies must be reported to the designer. Any alterations can be made prior to commencement of building works.



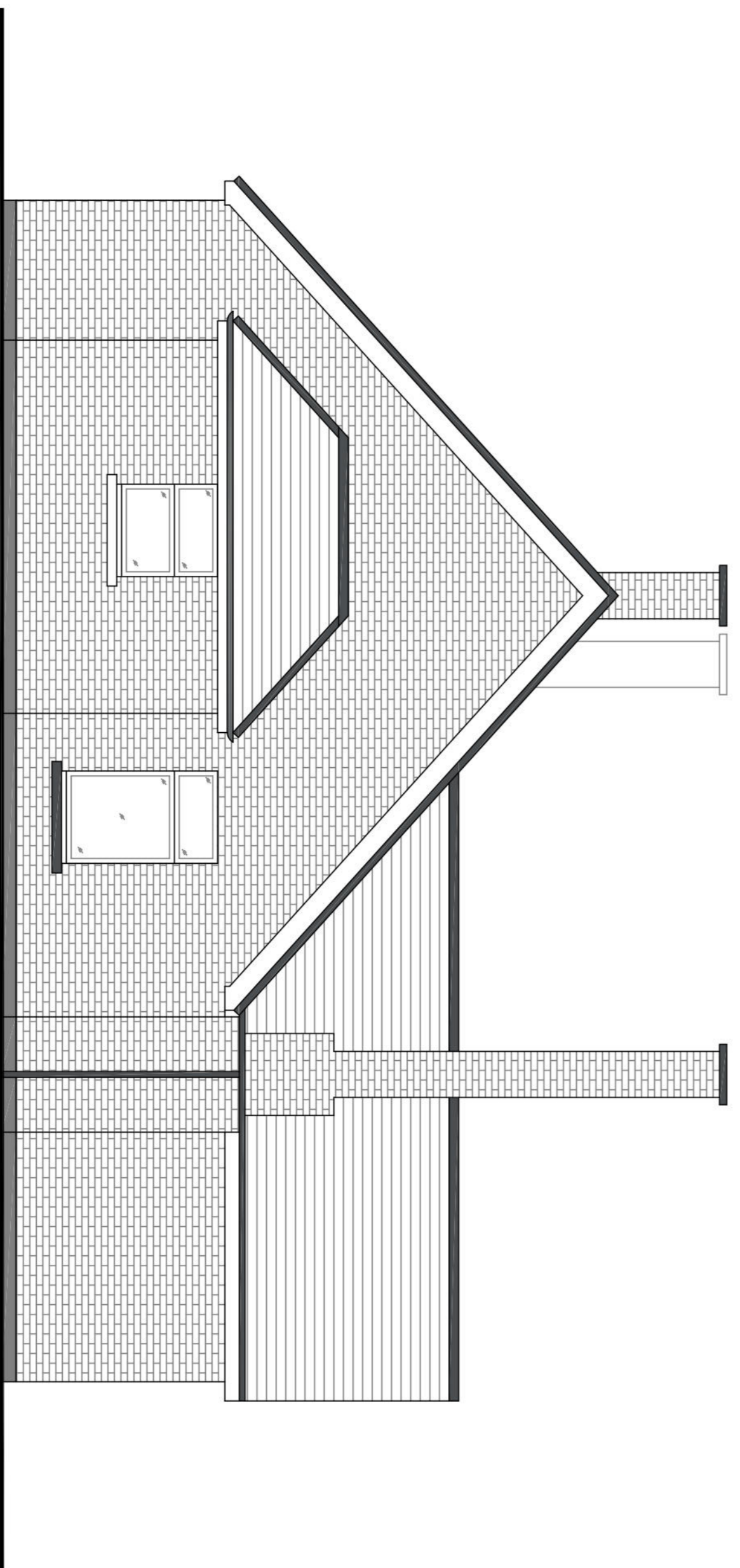
Existing North Elevation



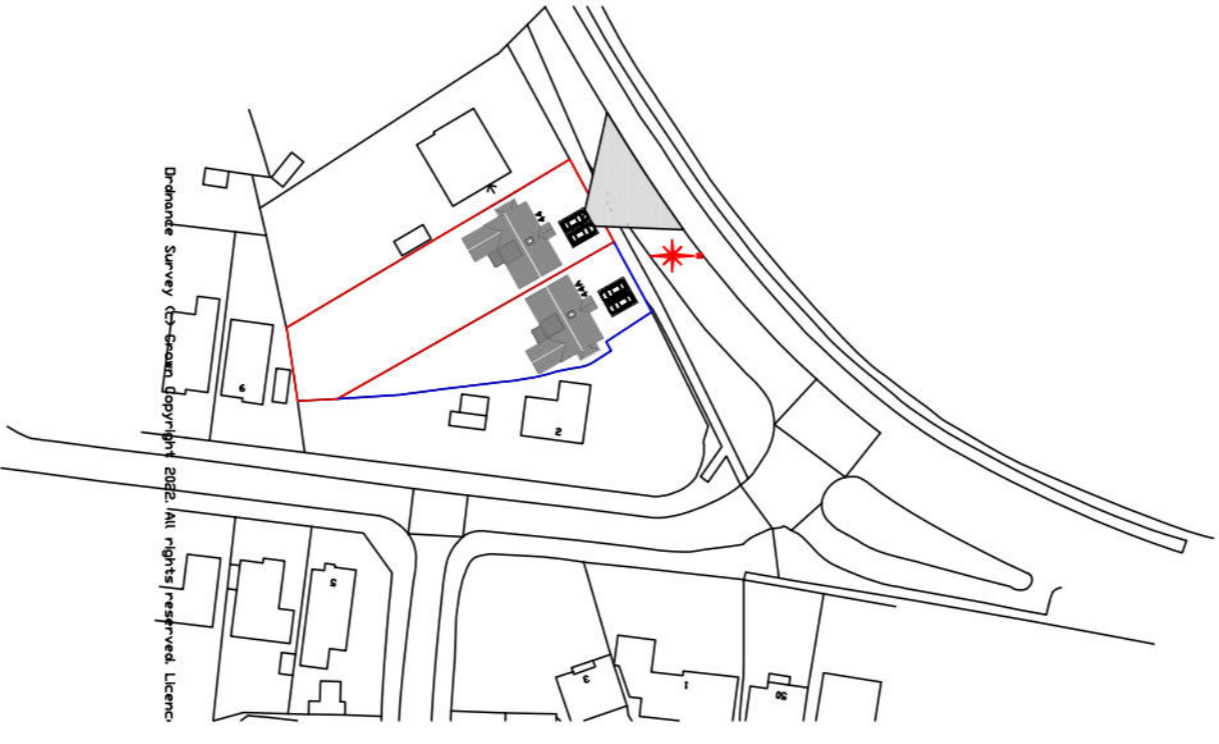
Existing South Elevation



Existing East Elevation



Existing West Elevation



No.	Revision/Issue	Date.



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Info@mulberry15g.co.uk
01243 824814

44 Popham Road
Popham
Bognor Regis
West Sussex
PO21 4NP

Proposed 4 Bed Chalet Bungalow

Date
September 2025

Scale
1:50

Notes

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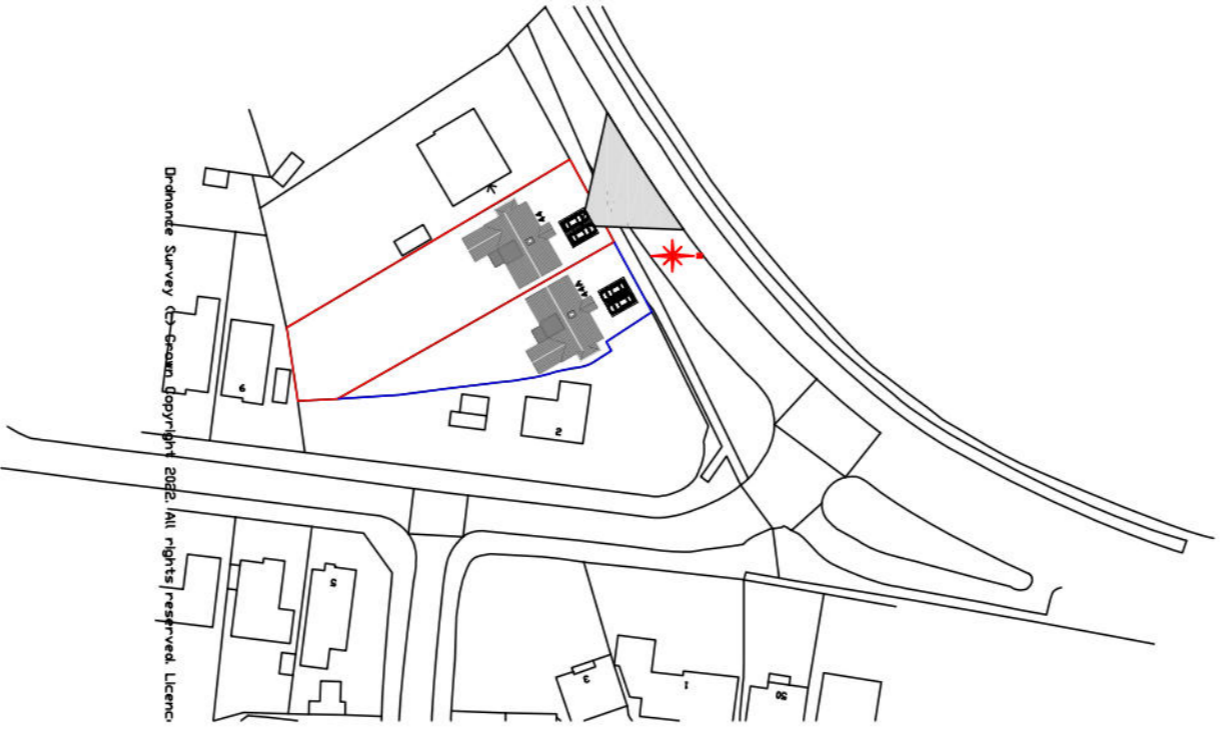
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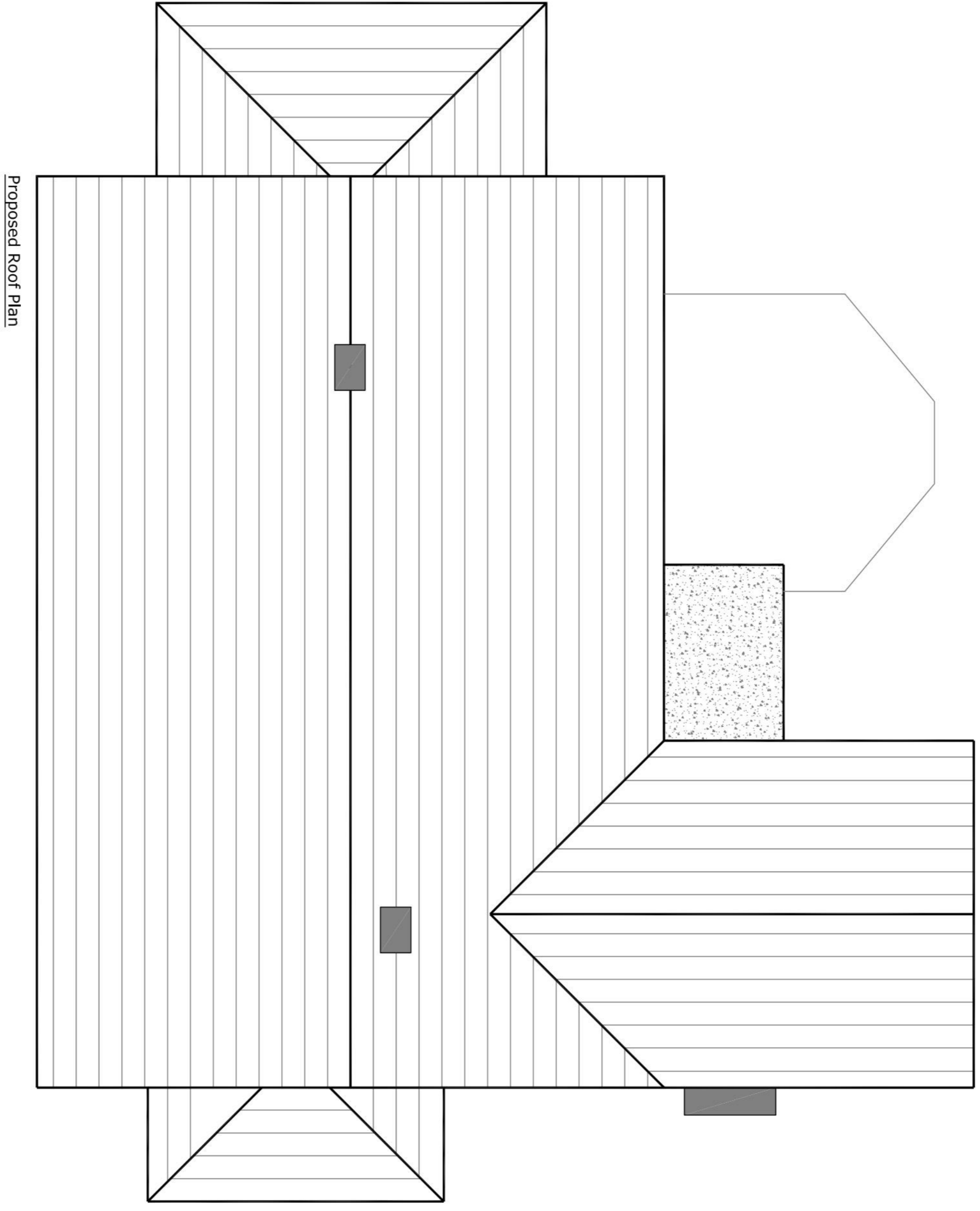
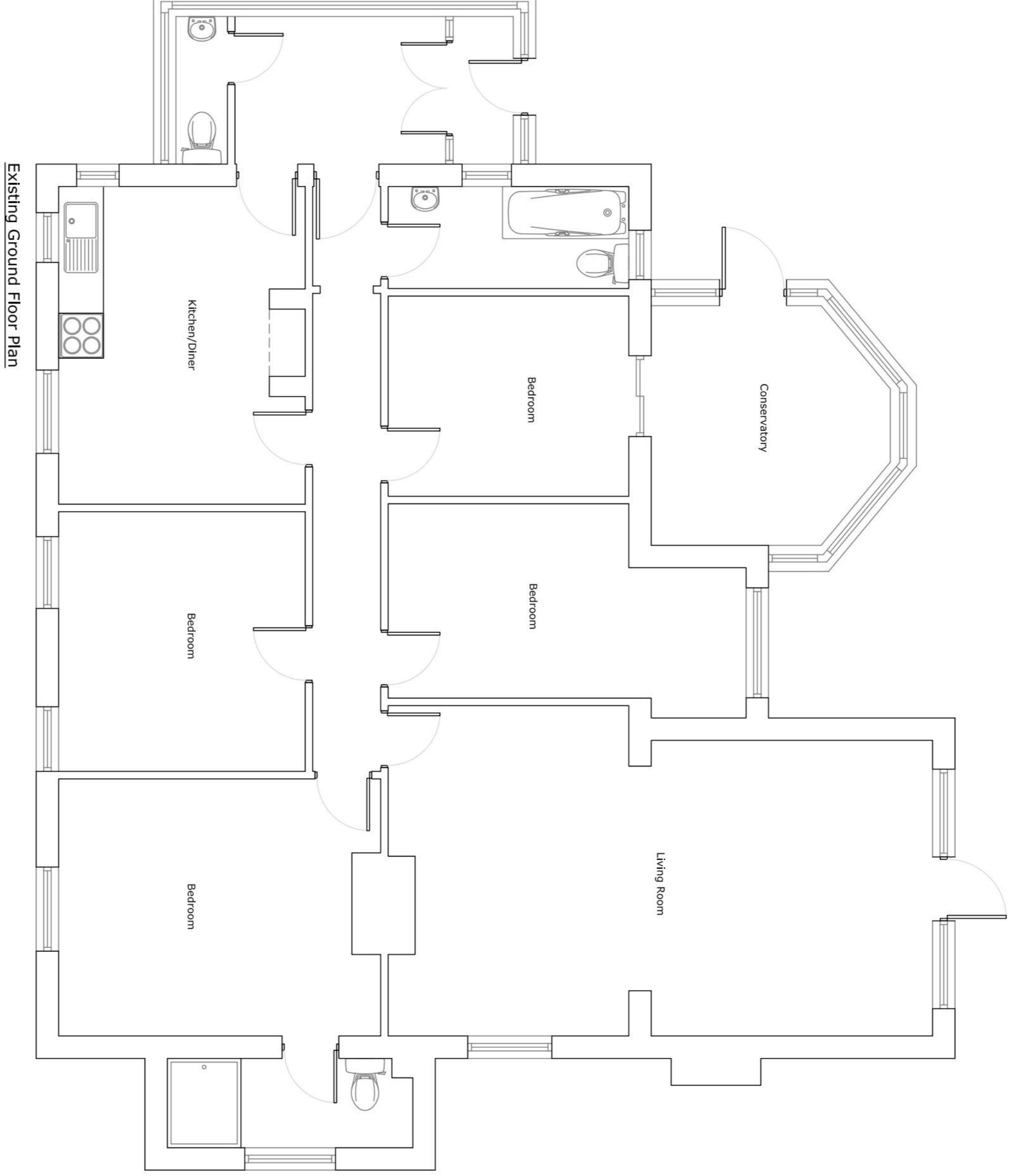
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PO21 4NP

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Date
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Proposed North Elevation



Proposed South Elevation



Proposed East Elevation



Proposed West Elevation

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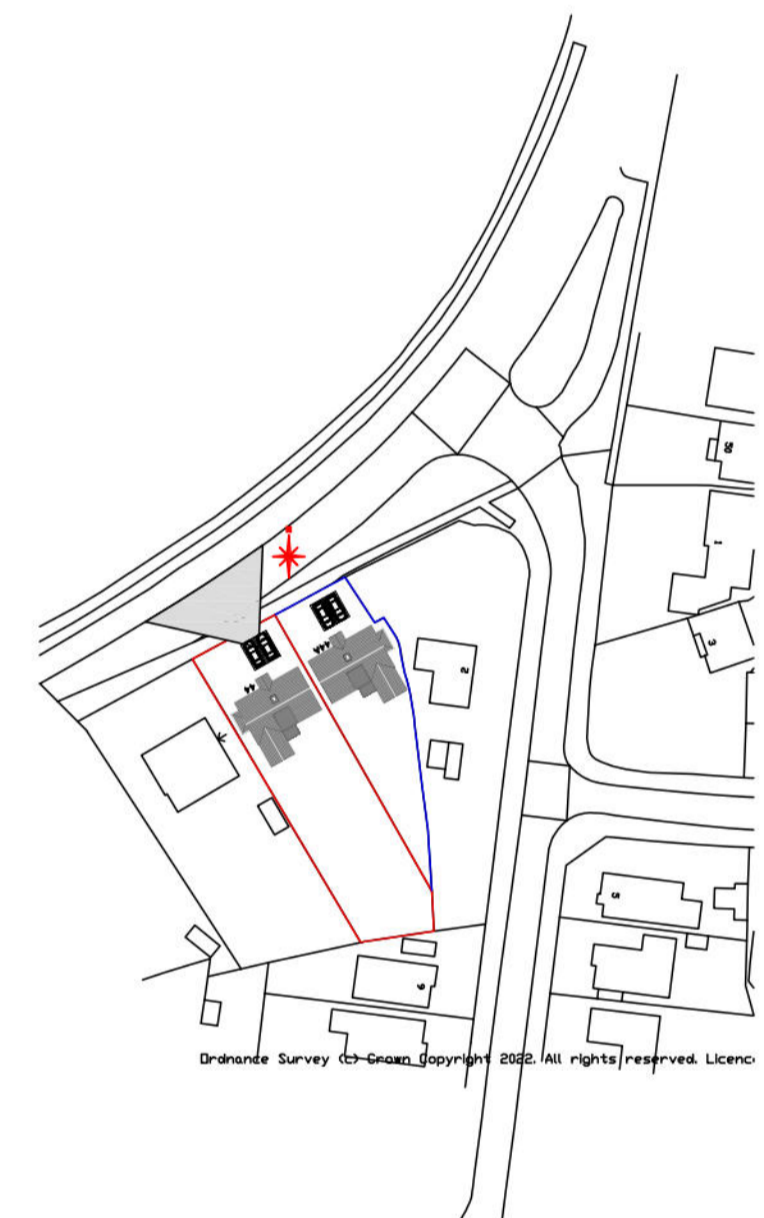
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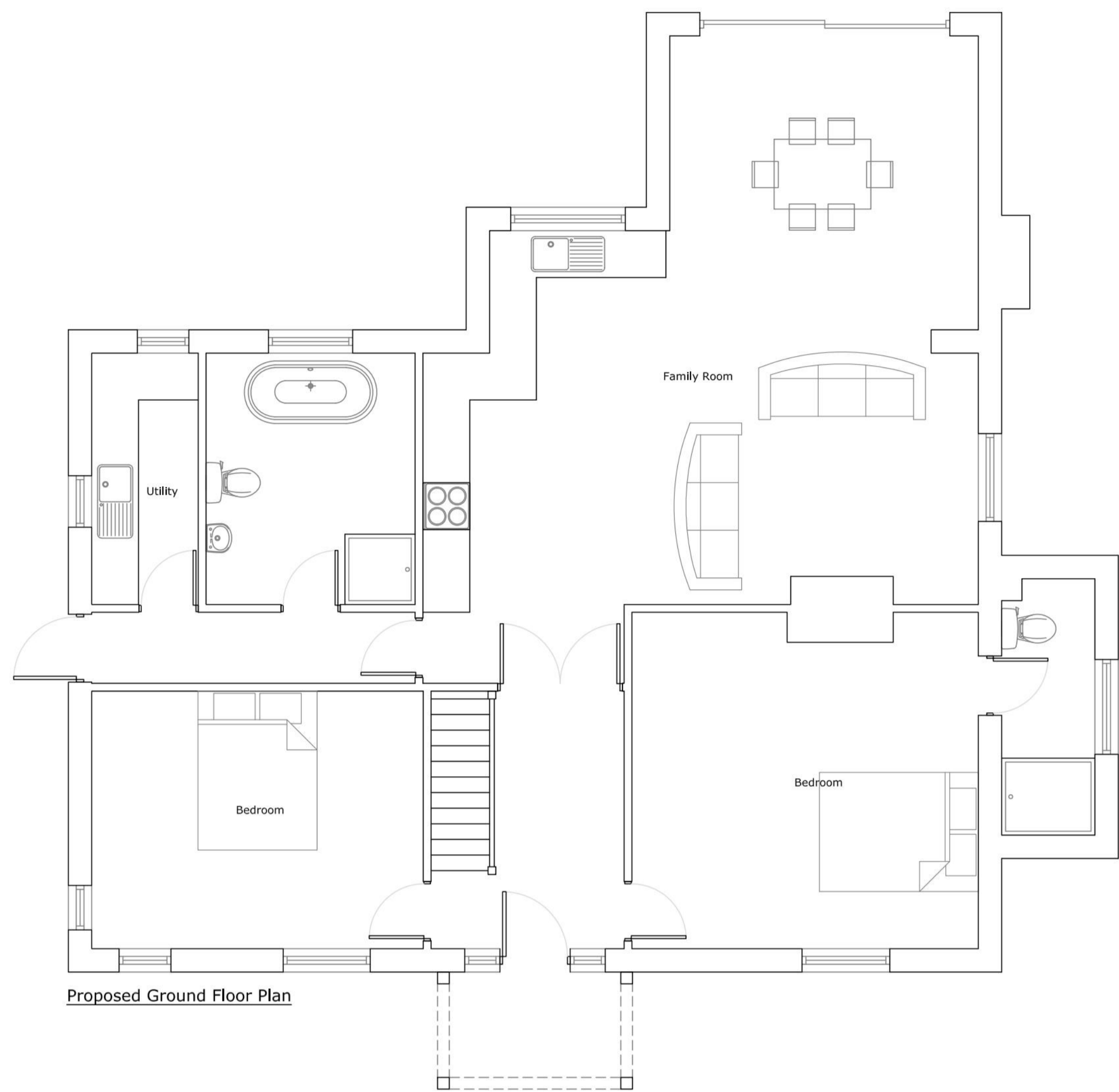


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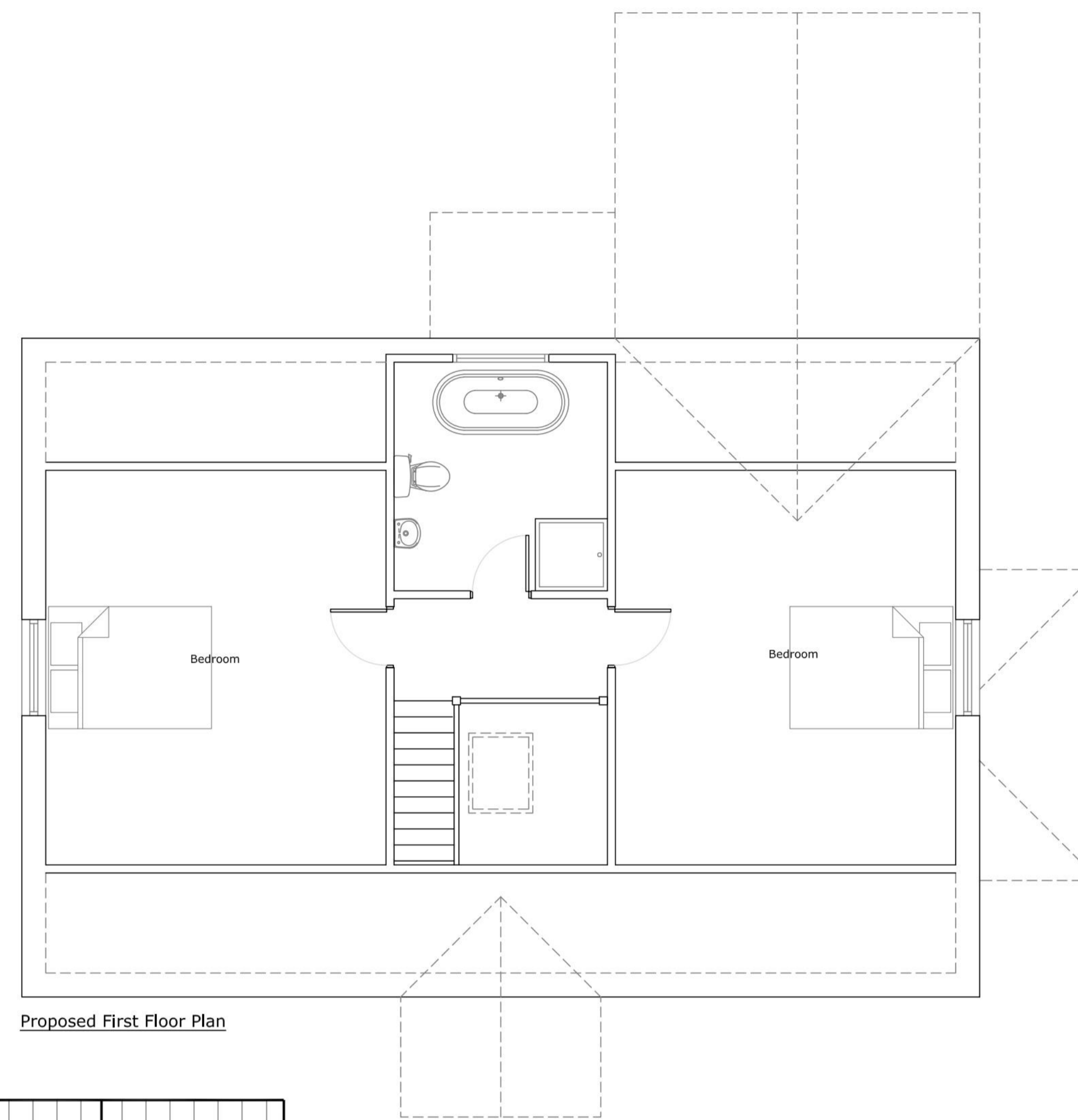

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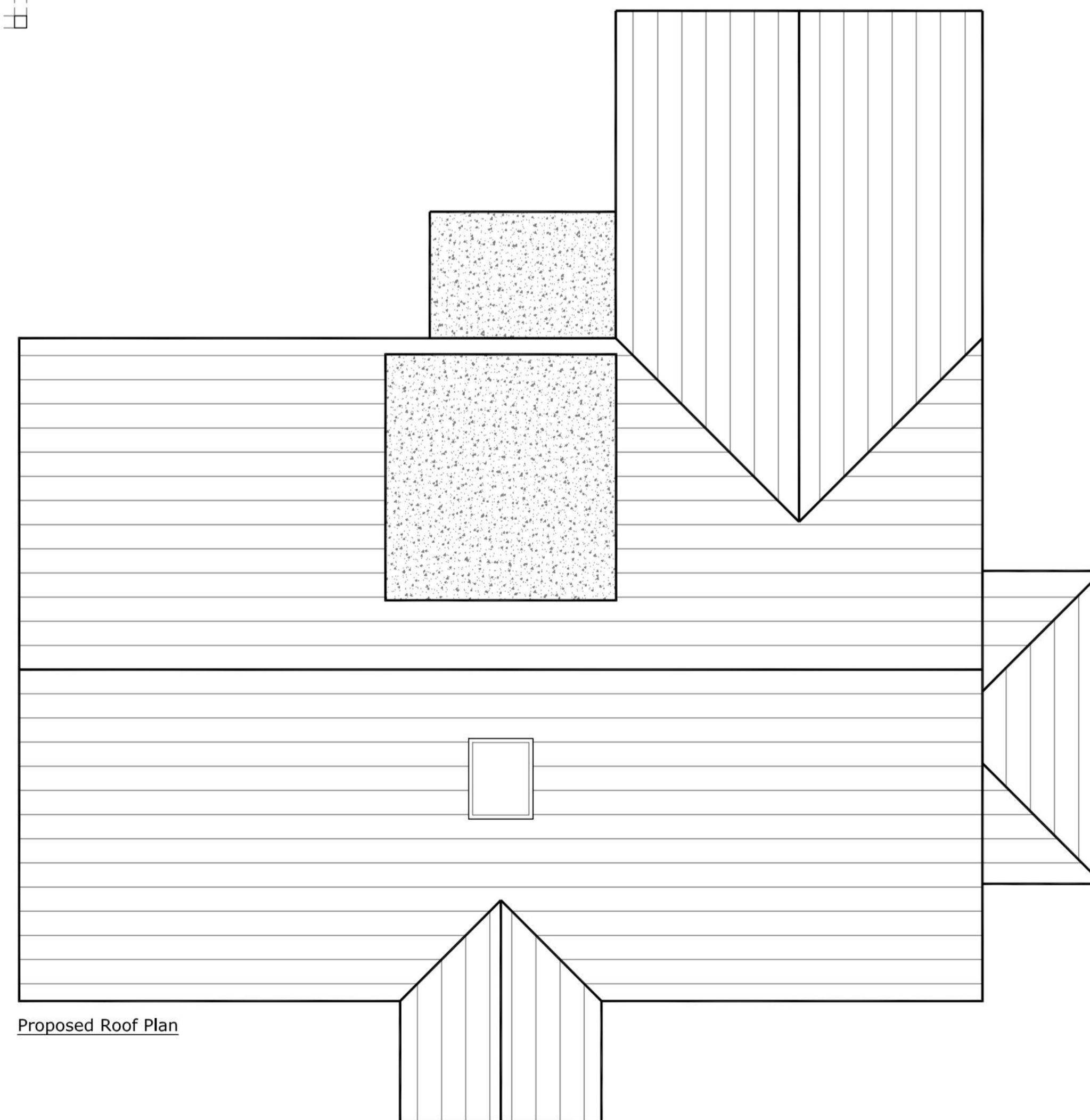
Proposed 4 Bed Chalet Bungalow
Date September 2025
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Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

Notes

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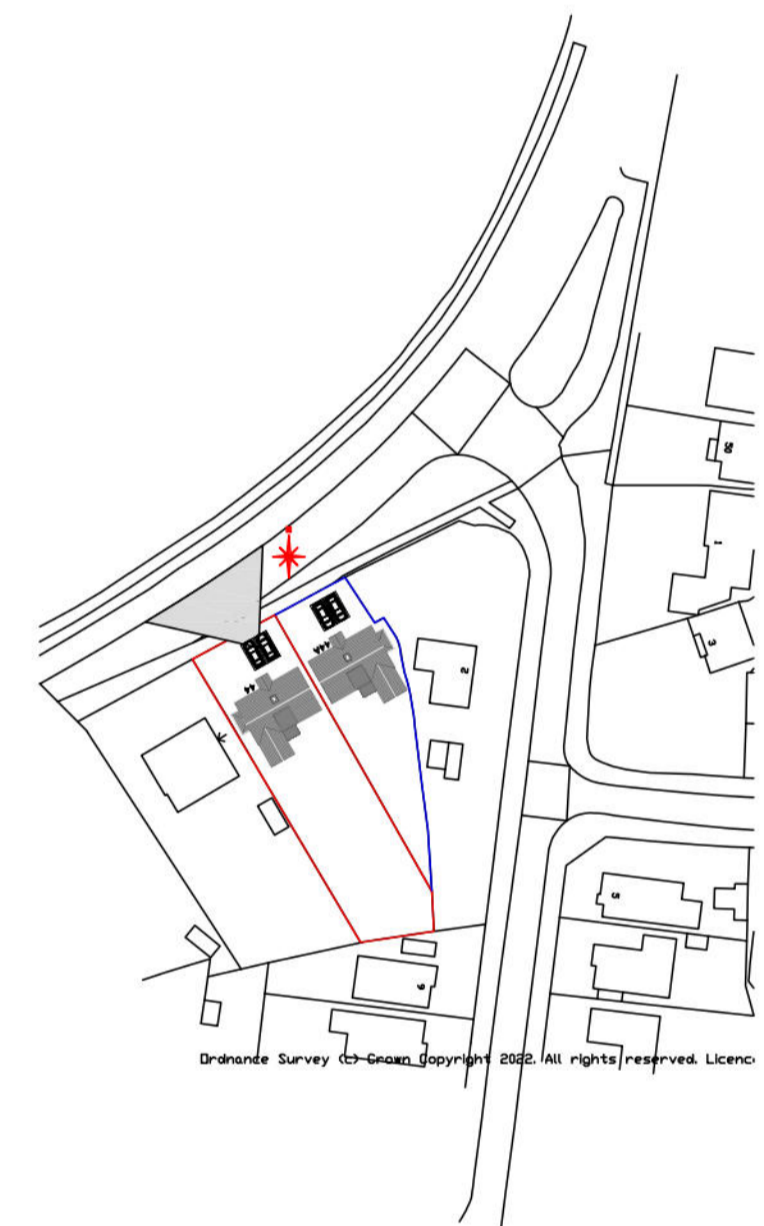
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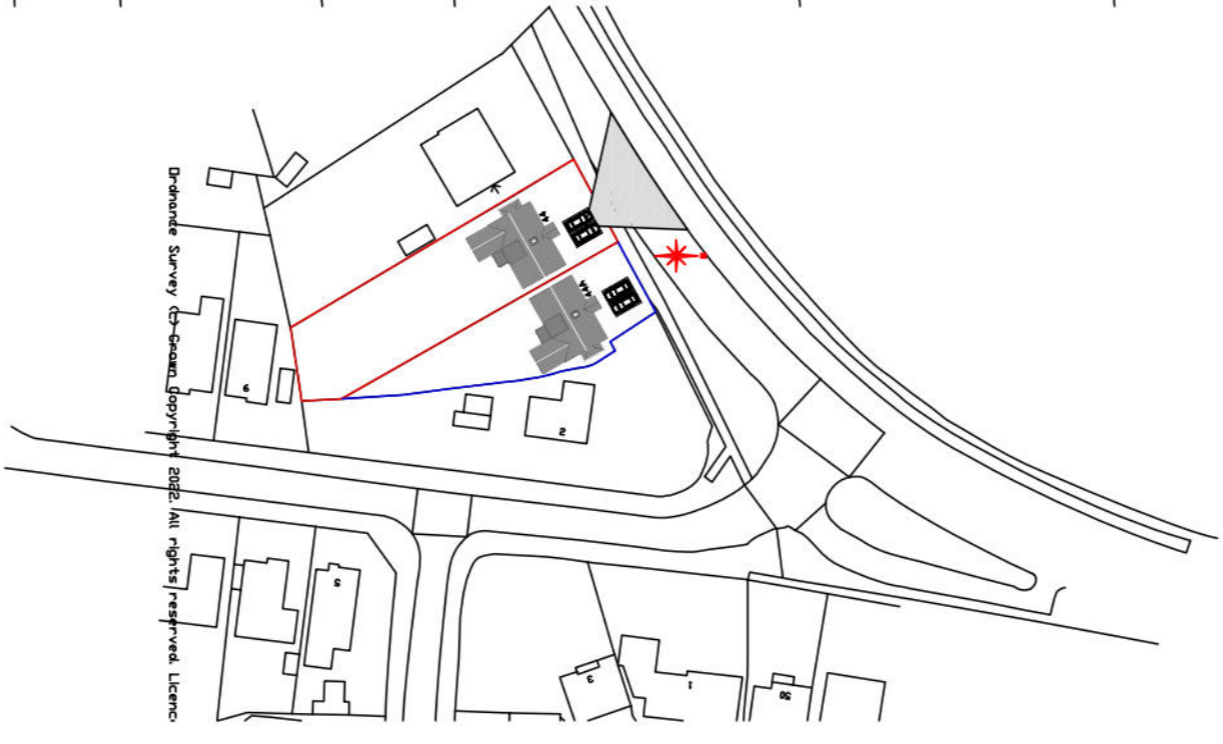
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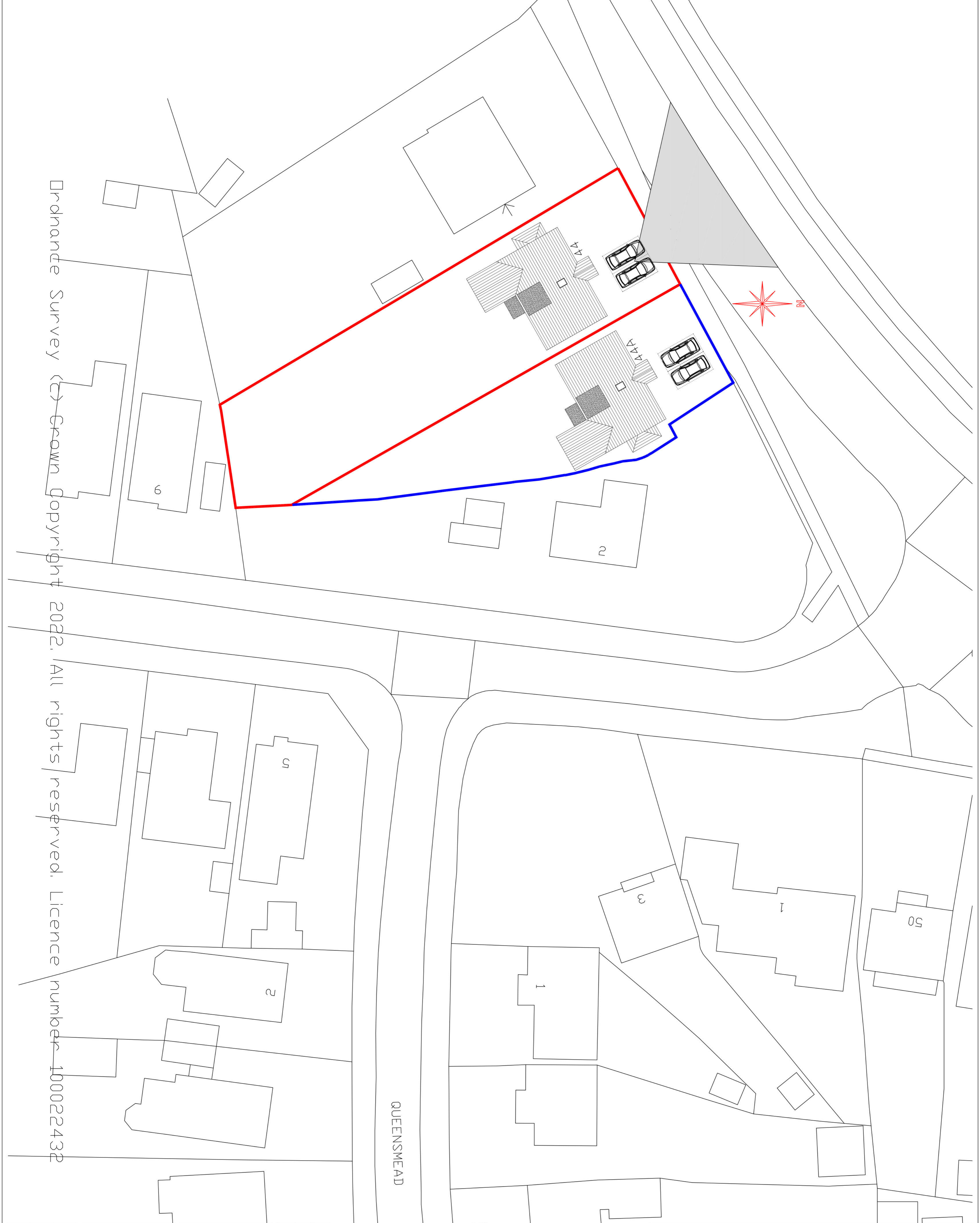
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PO21 4NP

Proposed 4 Bed Chalet Bungalow

Date
September 2025

Scale
1:200 1:1250

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Appendix B: Groundsure Flood Report

Dawn Cottage 44 Pagham Road, Bognor Regis, Pagham, PO21 4NP

Overall Flood Risk








**MODERATE-
HIGH**

Groundsure Flood complies with relevant Law Society practice notes on flood risk in property transactions.

Site plan



Search Results

 <p>Rivers and the Sea Very Low</p>	 <p>Historic Flood Not identified</p>
 <p>Surface Water Moderate-High</p> <p>page 3 ></p>	 <p>Flood Defences No</p>
 <p>Groundwater High</p> <p>page 4 ></p>	 <p>FloodScore™ insurance rating Moderate</p> <p>page 6 ></p>

Full assessments for other environmental risks are available in additional Groundsure searches including the Groundsure Avista 7 in 1 report. Contact Groundsure or your search provider for further details.

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on [page 5](#) >.



Flooding

Flooding

An elevated level of flood risk has been identified at the property.

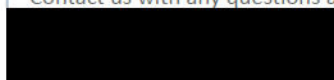
Next steps for consideration:

- Ensure buildings and contents insurance covering flood risk is available and affordable;
- A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further guidance on groundwater flooding has been produced by the Environment Agency and can be found at <https://www.gov.uk/guidance/groundwater-flooding> ↗;
- Make enquiries of the seller (e.g. in the TA6) and other nearby residents on any flooding that may have occurred;
- Sign up to the government's Flood Warnings and Alerts <https://www.gov.uk/sign-up-for-flood-warnings> ↗;
- Investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood;
- Create a flood plan <https://www.gov.uk/prepare-for-flooding> ↗;
- The assessment is based on the highest flood risk found within the site boundary. Whilst the maps within the report provide a visual representation, we are able to provide a manual flood assessment breaking down the risk to the main dwelling/building and the outside areas. Please contact us at info@groundsure.com ↗;
- If the property has recently been constructed, the risk assessment within this report will not take into account measures put in place by the developer. This should be factored in when making any purchase decisions.



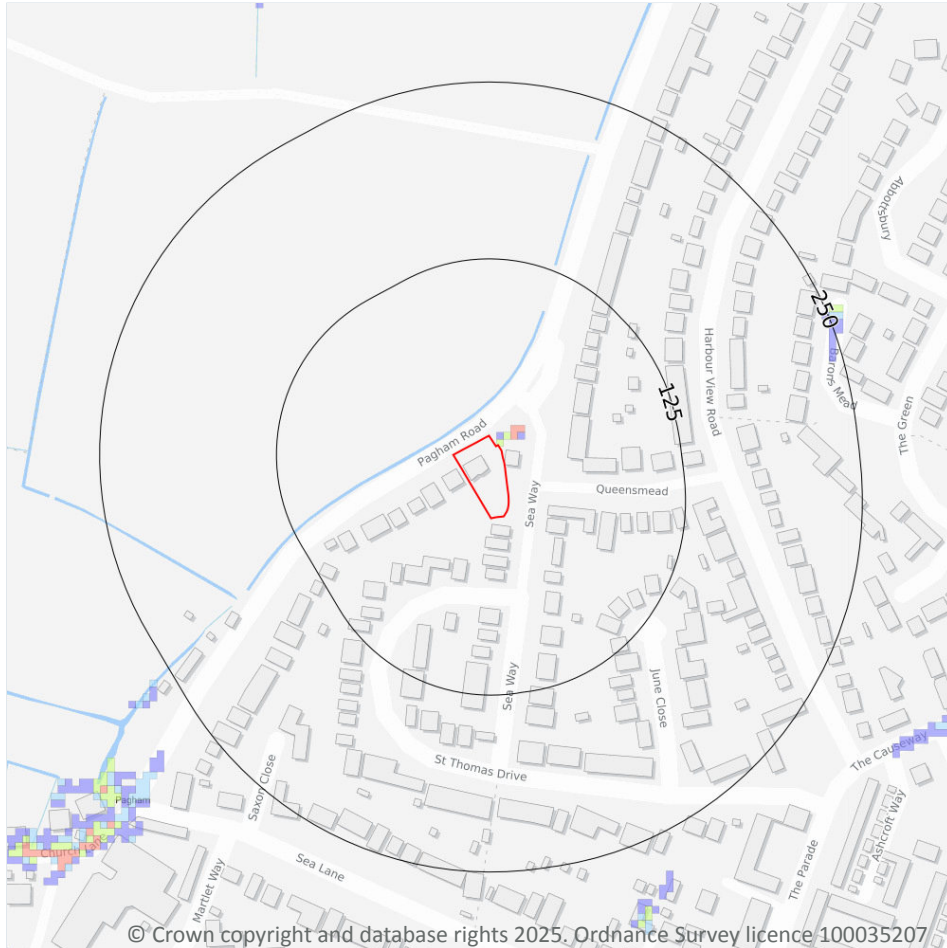
[Back to Summary](#)

Contact us with any questions at:



Ref: CMAPS-CM-1243299-60191-260925
Your ref: CMAPS-CM-1243299-60191-260925
Grid ref: 488857 097789

Flooding / Surface water flood risk



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Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: www.floodre.co.uk/ ↗

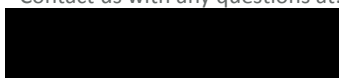
The area in which the property is located has been assessed to be at a Moderate-High risk of surface water flooding. This area is considered to have a 1 in 100 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiental Risk Analytics maps.



[Back to Summary](#)

Contact us with any questions at:



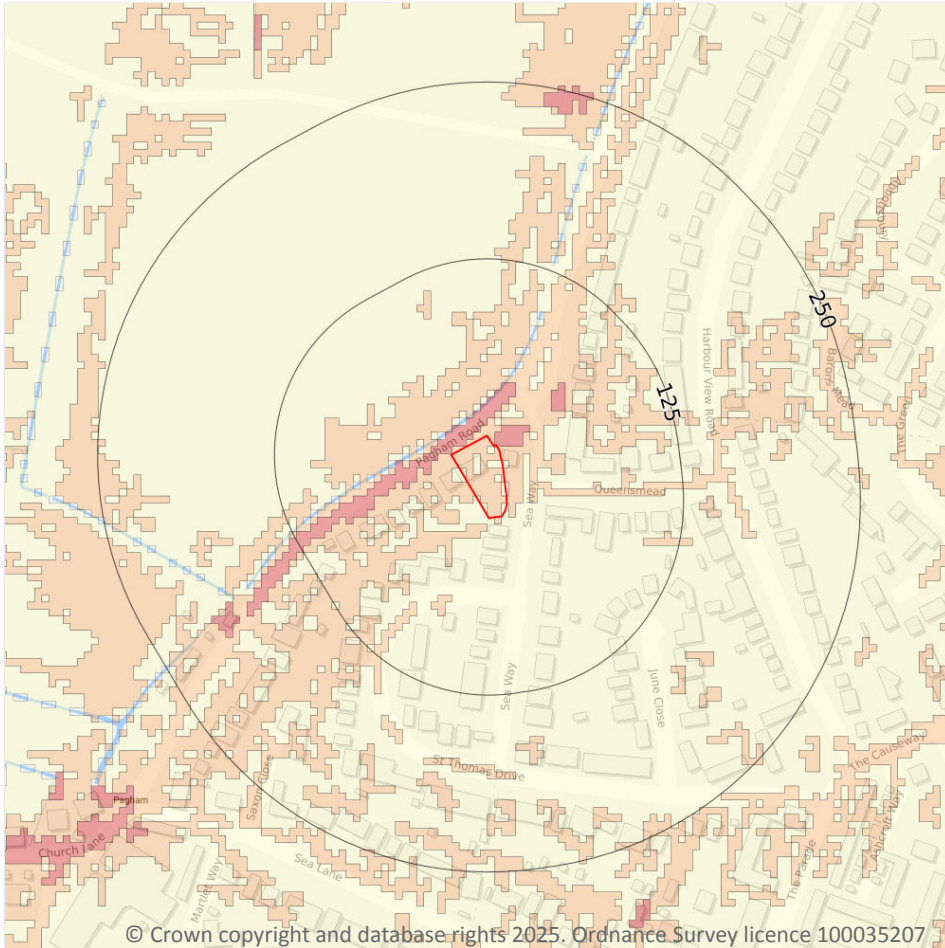
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Grid ref: 488857 097789



Flooding / Groundwater flooding



Ambiental data indicates that the property is in an area with a high risk of groundwater flooding. Should a 1 in 100-year groundwater flood occur, groundwater levels could rise above ground level to depth of over 25cm. Basement areas may become inundated.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.



Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Flooding	
Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Surface water flood risk	Identified
Groundwater flooding	Identified

[Back to Summary](#)

Contact us with any questions at:



Ref: CMAPS-CM-1243299-60191-260925

Your ref: CMAPS-CM-1243299-60191-260925

Grid ref: 488857 097789

Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Flood report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference ↗.

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: [REDACTED]

↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): [REDACTED] ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

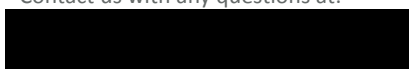
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Contact us with any questions at:



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