



GONDOLIN
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Civil Engineering & Environmental Solutions

5 Lion Road – Supported Living Home

Flood Risk Assessment Report

Client: Liaise Ltd
Project/Proposal No: GON.1137.0589
Version: 1
Date: 30/01/2026



Document Information

Project Name:	5 Lion Road – Supported Living Home
Site Address:	5 Lion Road, Bognor Regis, West Sussex, PO21 3JZ
Document Title:	Flood Risk Assessment
Client Name:	Liaise Ltd
Agent Name:	Planning Potential Ltd
Document Status:	Final for Issue
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Approved:	Stephen Donnan
Approver Qualifications:	M.Eng(hons), MSc, MCIWEM
Date:	30/01/2026
Version:	1
Project Number:	GON.1137.0589

Revision History

Version	Date	Authored	Reviewed	Approved	Notes
1	30/01/2026	Annie Steingold	Stephen Donnan	Stephen Donnan	First Issue

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1. Introduction

1.1 Context

Gondolin Land & Water Ltd has been appointed by Planning Potential Ltd (the Agent), on behalf of their client, Liaise Ltd, to prepare a Flood Risk Assessment (FRA) to support a planning application for a change of use of an existing residential dwelling to a class C2 supported living home, including the conversion of an annex to 2no. self-contained residential units at 5 Lion Road, Bognor Regis, West Sussex, PO21 3JZ.

This report addresses any potential flood risk to the proposed development from all possible sources and ensures no increase in flood risk to offsite receptors or deterioration of the water environment in accordance with best practice and National Planning Policy Framework (NPPF) as well as local guidance including Arun Council guidance and West Sussex County Council (WSCC) guidance as Lead Local Flood Authority (LLFA).

1.2 Site Context

The proposed redevelopment / conversion is located within an existing residential housing estate in the western extents of the town of Bognor Regis at 5 Lion Road, Bognor Regis, West Sussex, PO21 3JZ, at approximate National Grid Reference (NGR): SZ 89386 98613.

The site is currently comprised of an existing detached residential dwelling and annex with associated curtilage features (driveway, garden etc.). The site is bound by further existing residential dwellings on all sides and Lion Road to the east.

A site location plan is included as Drawing FRA-001.

1.3 Development Details

The proposed development is for the change of use of an existing residential dwelling to a supported living home, including the conversion of an existing annex to two self-contained residential units.

The proposed development plans are included as Appendix A.

1.4 Topography

Review of freely available 1m digital topographic model (DTM) light detection and ranging (LiDAR) data from Defra's Survey Data Download indicates that the site is flat with minimal variance in ground levels across the site boundary. Ground levels range from 6.2 to 6.5mAOD across the site with no dominant direction of fall.

1.5 Geology and Hydrogeology

1.5.1 Geology

1.5.1.1 Superficial

Review of the British Geological Survey (BGS) online geology maps¹ indicates that superficial deposits underlying the entire site and surrounding area are River Terrace deposits consisting of sand, silt and clay.

Review of several freely available BGS borehole logs in the surrounding area of the site (within approximately 1km of the site, in the same superficial deposits) confirms the presence of a mixture of clay and sand.

Review of LandIS Soilscales Viewer² indicates the soil type at the site is loamy soils with naturally high groundwater.

¹ British Geological Survey (2026) Natural Environment Research Council – GeoIndex (onshore) online BGS Map Viewers, available at: <https://www.bgs.ac.uk/map-viewers/geoindex-onshore/> (accessed on 26th January 2026)

² LandIS Soilscales Viewer (2026), available at: <https://www.landis.org.uk/soilscales/> (accessed on 26th January 2026)



1.5.1.2 Bedrock

Review of the BGS online geology maps indicate the bedrock geology underlying the entirety of the site and surrounding area is the London Clay Formation comprising clay, silt and sand.

1.5.2 Hydrogeology

Review of the BGS online hydrogeology maps indicates that the underlying rock unit is the Thames Group which is characterised as 'rocks with essentially no groundwater' and summarised as 'predominantly clayey sequence up to 140m thick confining underlying aquifers. Occasional springs at base have very hard water'.

1.6 Local Hydrology and Existing Drainage Scheme

Review of the Flood Estimation Handbook (FEH) Web Service³ and other available mapping indicates that the closest natural watercourse to the site is the Pagham Rife which runs north to south approximately 1.3km west of the site. Pagham Rife provides a network of watercourses west of the site. This network drains to the estuary at Pagham Beach some 2.7km southwest and downgradient of the site.

Small sections of mapped watercourses are located within the residential areas to the east of the site which indicate the possibility of an engineered watercourse which may have historically flowed naturally through the area.

An overview of hydrological conditions of the site and surrounding area is provided in Drawing FRA-002.

2. Planning & Policy Context

2.1 Overview

This assessment has been completed in accordance with guidance presented within the current National Planning Policy Framework (NPPF).

This report has been prepared in accordance with the advice and requirements prescribed in current best practice documents relating to management of flood risk in development published by the Construction Industry Research and Information Association (CIRIA)⁴, the British Standards Institution (BSI) BS8533⁵ and the Environment Agency (EA) National Standing Advice on Development and Flood Risk⁶.

The assessment also references and takes due consideration (where appropriate) of the following principal guidance and policy documents:

- Environment Agency Flood Risk Assessment Standing Advice (2019);
- British Standards Institution Assessing and managing flood risk in development (2017);
- CIRIA Development and Flood Risk Guidance for the Construction Industry, Report C624 (2004);
- Planning Practice Guidance (PPG) on Flood Risk and Coastal Change (Mar 2014, updated Sept 2025);
- West Sussex Local Flood Risk Management Strategy 2025 – 2030 (July 2025);
- West Sussex County Council Preliminary Flood Risk Assessment (May 2011); and
- Arun District Council Level 1 and Level 2 Strategic Flood Risk Assessment (Nov 2016);

³ UK Centre for Ecology and Hydrology (2026) Flood Estimation handbook Web Service, available at: <https://fehweb.ceh.ac.uk/> (accessed on 26th January 2026)

⁴ CIRIA Report C624, Development and Flood risk: guidance for the construction industry (October 2004)

⁵ BS8533:2017, Assessing and managing flood risk in development: Code of Practice (December 2017)

⁶ Environment Agency, April 2012, Flood Risk Assessment: Standing Advice (updated October 2025)



2.2 National Planning Policy

2.2.1 Flood Zone Classification

The definition of EA Flood Zones is provided in PPG Table 1: Flood Zones:

- **Zone 1** - *low probability* is defined as land which could be at risk of flooding from fluvial or tidal flood events with less than 0.1% (1:1,000 year) Annual Exceedance Probability (AEP) of occurrence.
- **Zone 2** - *medium probability* is defined as land which could be at risk of flooding with an annual probability of occurrence between 1% and 0.1% from fluvial sources and between 0.5% and 0.1% from tidal sources.
- **Zone 3a** - *high probability* is defined as land which could be at risk of flooding with an annual probability of occurrence greater than 1% (1:100 year) from fluvial sources and greater than 0.5% (1:200 year) from tidal sources.
- **Zone 3b** - *the functional floodplain* is defined as land where water has to flow or be stored in times of flood. Function floodplain will normally comprise:
 - Land having an annual probability of occurrence greater than 3.3% (1:30 year), with any infrastructure operating effectively; or
 - Land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding).

Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain in agreement with the Environment Agency.

In assessing the Flood Zone Classification, the protection afforded by any flood defence structures is not taken into account by the EA.

Review of the EA Flood Map for Planning indicates that the site is located entirely within **Flood Zone 1**.

2.2.2 Flood Risk Vulnerability

With reference to PPG Table 2: Flood Risk Vulnerability Classification, buildings used for residential institutions such as residential care homes (change of use in main building) and buildings used for dwelling houses (conversion of annex to self-contained residential units) are both are considered to be in the '**More Vulnerable**' category.

2.2.3 Flood Risk Compatibility

PPG Table 2: Flood Risk Vulnerability and Flood Zone 'compatibility' (replicated as Table 1 below) confirms that the site is appropriate for '**More Vulnerable**' use in its designated **Flood Zone 1**. It is noted that this is based on an initial review of EA flood maps only, which do not account for any flood defences which are known to protect the local area.

Table 1 Flood Risk Vulnerability and Flood Zone 'Compatibility'

Flood Risk Vulnerability Classification (PPG Table 2)		Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Flood Zone (PPG Table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	Exception Test Required	✓	✓	✓
	Zone 3a	Exception Test Required	X	Exception Test Required	✓	✓



Flood Risk Vulnerability Classification (PPG Table 2)		Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
	Zone 3b (functional floodplain)	Exception Test Required	X	X	X	✓

Key: ✓ Development is appropriate; x Development should not be permitted

3. Flood Risk Assessment

3.1 Sources of Information

3.1.1 Desktop Study

General data review, project file review, internet search of historical flood incidents, online mapping and site investigation data.

3.1.2 Environment Agency Mapping

Strategic information regarding the current flood risk at the site from various sources has been obtained from the EA website⁷. EA flood mapping indicates areas at flood risk from rivers, the sea, surface water and reservoirs.

3.1.3 Environment Agency Consultation

For all developments requiring an FRA the NPPF recommends use of the available EA information packages, which include flood zones, defences and storage areas, areas benefiting from defences, and detailed information from computer river models including flood levels and details on flood defence breach hazard mapping.

3.1.4 Strategic Flood Risk Assessment

The Arun District Council Strategic Flood Risk Assessment (SFRA) report and its associated mapping have been reviewed to inform potential flood risk at the site location from all potential sources.

3.1.5 Historic Flooding

A review of EA Recorded Flood Outlines data and the SFRA has been undertaken to inform the assessment. It is noted that there are no recorded flood events within the site boundary.

3.2 Screening Assessment of Potential Source of Flood Risk

3.2.1 Overview

There are a number of potential sources of flooding which should be evaluated in accordance with best practice and NPPF such as:

- Flooding from rivers or fluvial flooding;
- Flooding from the sea or tidal / coastal flooding;
- Flooding from land;
- Flooding from groundwater;
- Flooding from sewers; and

⁷ Environment Agency (2026) Online Interactive Maps, available at: <https://check-long-term-flood-risk.service.gov.uk/map> (accessed on 26th January 2026)



- Flooding from reservoirs, canals, and other artificial sources.

The flood risk from each of these potential sources is discussed in the following sections and a 'screening assessment' is presented in Section 3.2.9 which confirms any potential flood risk sources requiring a more detailed analysis and specification of bespoke mitigation measures.

Flood 'risk' definitions within the screening exercise are based on a qualitative technical assessment taking into account the information reviewed, risk to site users and the Proposed Development itself.

3.2.2 Flood History

According to EA and the Arun District Council SFRA, despite three major flood events in the last 60 years within the Arun District in 1974, 2000 and 2012, the historical flood map of the Arun District indicates that the site lies out with the historic flood outlines. The closest flood event was at Pagham Rife which lies west and downgradient of the site.

3.2.3 Fluvial Flooding

Review of the EA's online Present-Day Flood Map for Planning⁸ indicates that the entirety of the site is situated entirely within Flood Zone 1. This means that the site is at very low risk of flooding from fluvial sources. The probability of flooding at the site is less than 0.1% AEP (<1:1,000 per year). The future flood map accounting for climate change does indicate some flooding of the site but this appears to be attributed to the tidal flooding of the Pagham Rife. Therefore, this potential flooding is covered in the Tidal / Coastal Flooding below.

Taking the above into account, it is therefore considered that there is a potential '**Low Risk**' of flooding from this source at the site and therefore fluvial flooding will not be considered further within the assessment.

3.2.4 Tidal/Coastal Flooding

The EA Flood Map indicates that the site is fully within Flood Zone 1 and therefore, out with areas considered to be at risk from coastal and tidal flooding. It is noted The Pagham Rife is tidally influenced due to its connection to the sea some 2.7km southwest of the site and therefore, an increase in sea levels could cause tidal flooding of the Pagham Rife towards the site.

It is noted that the EA's online Climate Change (2070 – 2125) Flood Map suggests that sea level rise attributed to climate change indicate a flooding extent that includes the site. However, it is noted that the EA Flood Maps are not informed by a site-specific model but rather are informed by a nationally generalised modelling approach and furthermore, that the EA Flood Maps do not consider the effect of any flood defences within their flood zone mapping. As such, they are unlikely to be reliable. The Arun District Council SFRA indicates that new developments must not be at risk of flooding up to and including the 1 in 200-year event plus climate change scenario during the higher central allowance for the 2080s epoch. They provide a Climate Change Mapping within their Appendix D to the SFRA showing the present and future Flood Zone 3a for all epochs (including the 2080s). The map shows that the site remains flood free during all scenarios.

A copy of the SFRA's Appendix D Climate Change Mapping has been included as Appendix B to this report.

Flood data for the area was also requested from the EA and thus the modelled results from the Emsworth to Littlehampton West Bank Coastal Model were reviewed in relation to the site. Like the Council's Climate Change Mapping, the modelled results indicate that the site remains free of floodwater in all scenarios, including the 200yr plus climate change design event for the 2080s epoch.

Drawing FRA-003 shows the site free of flooding during the 200-year plus climate change design event from EA modelling results.

Therefore, taking all of the above into account, it is considered that there is a potential '**Low Risk**' of tidal flooding at the site.

3.2.5 Flooding from Land (Pluvial or Surface Water Flooding)

Review of the EA's Surface Water Flood Map indicates that the site is out with the area considered to be at risk from surface water flooding. Therefore, the site is considered to be at very low risk from surface water

⁸ Environment Agency (2026), EA Flood Maps for Planning. Available at: <https://flood-map-for-planning.service.gov.uk> (accessed on 26th January 2026)



flooding. This means that the probability of the site flooding due to surface water is less than 0.1 AEP (1:1,000 per year).

Taking the above into account, it is considered that there is '**Low Risk**' of flooding to the site from surface water flooding and therefore this source will not be considered further in the assessment.

3.2.6 Groundwater Flooding

Arun District Council SFRA includes a Map of Areas Susceptible to Groundwater Flooding (AStGWF) which indicates that the site is within an area considered to be at over 75% susceptible to groundwater flooding. This means that 75% of the 1km² area in which the site is situated on the map is susceptible to groundwater flooding.

It is important to note that the SFRA describes the AStGWF as a strategic-scale map showing groundwater flood areas on a 1km square grid. The data shows the proportion of each 1km grid square, where geological and hydrogeological conditions indicate that groundwater might emerge. It does not show the likelihood of groundwater flooding occurring, nor does it take account of the chance of flooding from groundwater rebound. The dataset covers a large area of land, and only isolated locations within the overall susceptible area are actually likely to suffer the consequences of groundwater flooding. The SFRA caveats that the AStGWF data should be used only in combination with other information such as local or historical data. And that it should not be used as sole evidence for any flood risk management or land use planning at any scale. It is only an indication of susceptibility and not potential risk.

As discussed in Section 1.5, soil mapping indicates that the soils are generally naturally wet with a high water table. However, the underlying superficial deposits and bedrock are predominantly clay- and silt-rich, with limited groundwater presence and confined aquifers. As a result, the ground conditions are of low permeability and are unlikely to facilitate significant groundwater-surface water interaction. Furthermore, the site is already developed and located within a wider urban area, where ground surfaces are largely impermeable. This further restricts vertical infiltration and reduces the potential risk of groundwater flooding.

Taking all of the above into account, it is considered that the development site is at '**Low Risk**' of groundwater flooding and therefore flooding from this source is not considered further.

3.2.7 Flooding from Sewers / Drainage Systems

The proposed development is located within a built-up area served by existing sewerage and drainage infrastructure both on site and within the surrounding area. These systems are subject to routine monitoring and maintenance by the relevant undertakers and, as such, the risk of flooding from these assets is considered low.

In the unlikely event that overtopping were to occur, exceedance flows would follow the existing topography, draining toward the adjacent road which lies at a lower level than the site. Flood waters would flow southwards, away from the site, and therefore would not pose a flood risk to the proposed development.

Taking the above into account, it is considered that there is '**Low Risk**' of flooding to the site from sewers and drainage systems and therefore this source is not considered further in the assessment.

3.2.8 Flooding from Infrastructure Failure / Blockage

Review of the EA Reservoir Flood Risk Map for the area indicates that the site is not located within a reservoir flood risk area. There is no other significant infrastructure i.e., pumping stations, aqueducts etc located upstream or in hydraulic continuity / proximity to the site which may pose a flood risk during a failure scenario.

No other known water related assets / infrastructure are located within proximity or hydraulic continuity of the site which may pose a risk should failure / blockage occur.

It is therefore considered there is '**Low Risk**' of fluvial flooding at the site from this source is thus not considered further.

3.2.9 Flood Risk Screening Assessment Review

A summary of the potential flood risk to the site from the sources reviewed is presented in Table 2 below.

This 'Screening Assessment' is used to identify if any sources of flood risk are required to be investigated in more detail i.e. a 'Technical' more detailed assessment which would include consideration / specification of bespoke flood mitigation measures for the site development.



Table 2 Flood Risk Screening Assessment

Potential Flood Source	Screening Assessment of Flood Risk at Site ¹	Requiring Further Consideration i.e. Technical Assessment?
Fluvial flooding	Low Risk	No
Tidal flooding	Low Risk	No
Flooding from land	Low Risk	No
Groundwater flooding	Low Risk	No
Flooding from sewers / drainage systems	Low Risk	No
Flooding due to infrastructure failure / blockage	Low Risk	No

Notes: ¹only Flood Risks designated as being 'medium' or 'high' warrant further investigation

The Screening Assessment above indicates that after review of the Emsworth to Littlehampton West Bank Coastal Model and the Arun District Council SFRA, all sources of flooding have been identified as low risk or lower and therefore will not be considered further.

3.3 Climate Change

3.3.1 Context

The most recent advice on climate change is available online from the EA in "Flood risk assessments: climate change allowances"⁹. This advice supersedes previous climate change allowances to support NPPF, and the EA has produced it as the government's expert on flood risk.

The publication confirms that peak rainfall intensity, sea level and peak river flow are all expected to increase in the future. This is based on climate change projections and different scenarios of carbon dioxide emissions to the atmosphere, and thus there are different allowances for various periods of time over the next century.

The guidance recommends that considerations for future climate change are included in FRAs for proposed developments.

3.3.2 Peak River Flow

The EA's climate change guidance details uplifts to peak flow to be applied within each management catchment (sub-catchments of river basin districts) in England. Table 3 below replicates the EA's guidance for the Arun and Western Streams Management Catchment.

Table 3 Management Catchment Peak River Flow Climate Change Allowances

Total potential change anticipated for:	Central	Higher	Upper
2020s	11%	16%	27%
2050s	13%	19%	36%
2080s	25%	36%	64%

The site is not at any significant risk of fluvial flooding and thus the additional climate change uplift will not give rise to the risk of flooding.

⁹ Environment Agency (2016) Flood Risk Assessments: Climate Change Allowances (updated May 2022), available online at: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances> (accessed on 26th January 2026)



3.3.3 Peak Rainfall Intensity

Climate change induces uplifts to peak rainfall intensity and has the potential to increase surface water flooding.

The EA's climate change guidance details anticipated changes in peak rainfall intensity in small catchments (less than 5 km²), or urbanised drainage catchments. Table 4 below replicates the EA's guidance for the Arun and Western Streams Management Catchment.

Table 4 Management Catchment Peak Rainfall Intensity Climate Change Allowance

Total potential change anticipated for:	Central	Upper End
2050	20%	45%
2070	25%	45%

The site is not at any significant risk of surface water flooding and thus the additional climate change uplift will not give rise to the risk of surface water flooding.

3.3.4 Sea Level Rise

It is conceivable that climate change uplifts on sea level rises could, over the lifetime of the proposed redevelopment / change of use, increase the potential tidal flood risk to the site from the tidally influenced waters of the Pagham Rife.

The EA's climate change guidance details sea level rise allowance to be applied within each River Basin district in England. The site is located within the South East River Basin District and may be subject to a sea level rise of 1.6m. This value is based on the cumulative rise for the "Upper end" allowance from 2000 - 2125. Climate change allowance have been included within the EA modelling data provided to inform this assessment.

4. Closure

Gondolin Land & Water Ltd has been appointed by Planning Potential Ltd (the Agent), on behalf of their client, Liaise Ltd, to prepare a Flood Risk Assessment (FRA) to support a planning application for a change of use of an existing residential dwelling to a class C2 supported living home, including the conversion of an existing annex to two self-contained residential units at 5 Lion Road, Bognor Regis, West Sussex, PO21 3JZ.

In accordance with national planning policy / guidance and LLFA requirements, all potential sources of flooding to the site have been considered. The Flood Risk Screening Assessment identified that with the exception of fluvial and tidal / coastal flooding, all other sources of flooding are considered to have a low risk to the proposed development and therefore require no further consideration / assessment.

Review of the Environment Agency (EA) flood data confirms that the site is located within Flood Zone 1, indicating a low probability of fluvial and coastal / tidal flooding. Despite the EA maps suggesting some flooding at the site when taking into account climate change, review of the more site-specific Arun District Council SFRA Climate Change Mapping and review of the Emsworth to Littlehampton West Bank Coastal Model indicates that the site will remain free of flooding during the design events. The site is also considered to be at low risk from all other flood sources.

Taking all of the above into account, it is considered there is no impediment to the development proposals being granted planning permission on the grounds of flood risk provision.

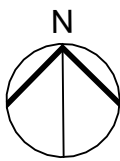
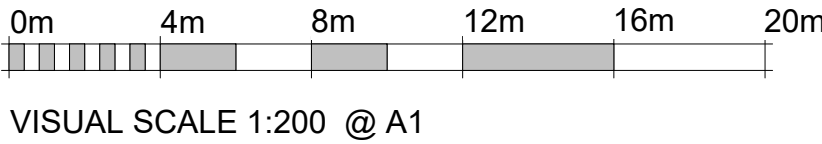
APPENDICES

Appendix A
Proposed Development Plan



Proposed Site Plan
1:200

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	P01	Initial issue	WL	PL	04/12/2025



STATUS:	PL - PLANNING
PROJECT:	5 Lion Rd, Bognor Regis, PO21 3JZ
DESCRIPTION:	Pr_Site_Plan
AUTHOR:	GB
SCALE - A1:	1:200
DATE:	November 2025
PROJECT NO.	33095
DRAWING NO.	XX-XX-SI-0110
REV.	P01



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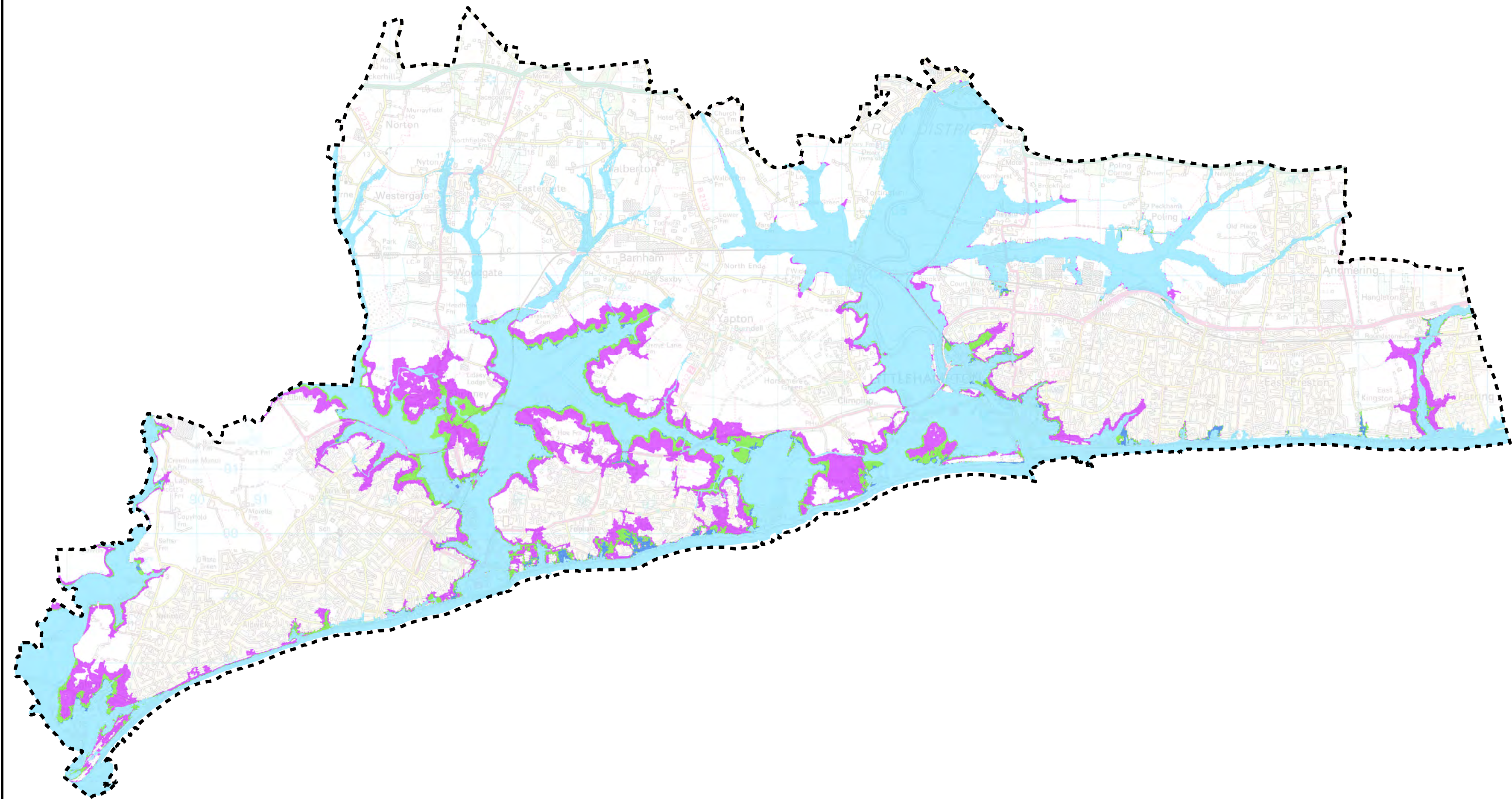
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Appendix B

SFRA Climate Change Mapping



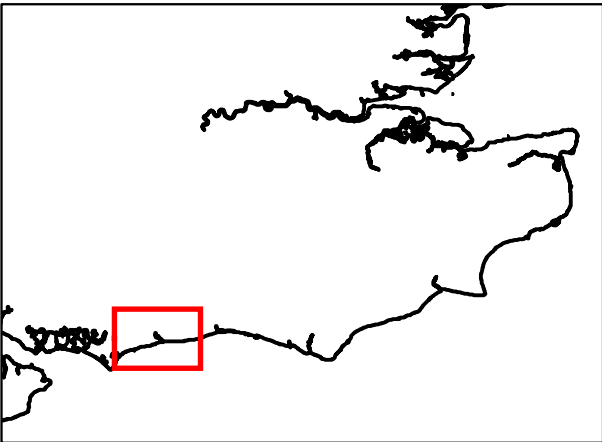
Notes

Hydraulic modelling has been undertaken as part of this SFRA to provide updated climate change flood mapping in the Arun District for Flood Zone 3a. This modelling followed the latest guidance for climate change in FRAS/SFRAs released by the Environment Agency in February 2016 (and updated in April 2016). Climate change for fluvial events has been based on the Higher Central estimates for the years 2031, 2061 and 2111. Present day flood risk information is available for comparison. Arun District is within the South East River Basin District and therefore allowance are:

- 2031 = +15% flows
- 2061 = +30% flows
- 2111 = +45% flows

For tidal/coastal models, undefended case still water level and defended case still water level with wave overtopping simulations have been completed to inform future flood risk within the Arun District. Again, climate change allowance predictions are for the years 2031, 2061 and 2111, with present day outputs for comparison.

Key Plan



Legend

- Arun District SFRA boundary
- Present Flood Zone 3a
- Future Flood Zone 3a (2031)
- Future Flood Zone 3a (2061)
- Future Flood Zone 3a (2111)

REF	Date	Comments
A	August 2016	-



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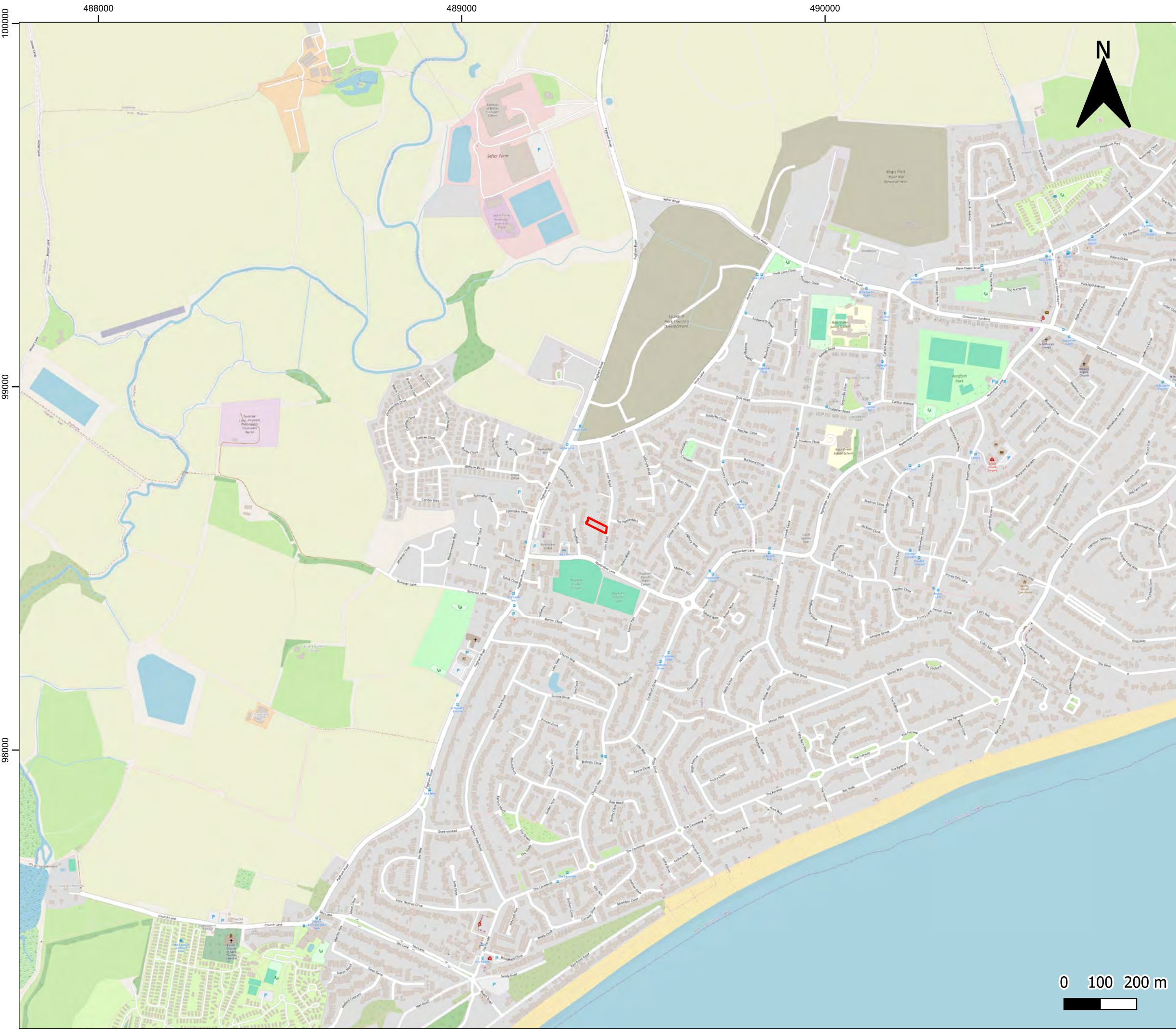
ARUN DISTRICT COUNCIL

SFRA: APPENDIX D CLIMATE CHANGE MAPPING

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Drawings



LEGEND

SITE BOUNDARY

00	02/26	INITIAL ISSUE	AS	SD
REV	DATE	DESCRIPTION	BY	CHK

CLIENT:

LIAISE LTD

PROJECT:

6 LION ROAD

DRAWING TITLE:

SITE LOCATION PLAN

SCALE:

1:10,000@ A3

DATE:

JANUARY 2026

DRAWING NUMBER:

FRA-001

REV:

00

DRAWING STATUS:

FOR PLANNING

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GONDOLIN

Land & Water

the engineering & environmental business



LEGEND

- SITE BOUNDARY
- WATERCOURSE
- SURFACE WATER AREA

00	02/26	INITIAL ISSUE	AS	SD
REV	DATE	DESCRIPTION	BY	CHK
CLIENT: LIAISE LTD				
PROJECT: 5 LION ROAD				
DRAWING TITLE: HYDROLOGICAL OVERVIEW				
SCALE: 1:8,000 @ A3			DATE: JANUARY 2026	
DRAWING NUMBER: FRA-002				REV: 00
DRAWING STATUS: FOR PLANNING				
GONDOLIN LAND & WATER LTD 26 Leith Walk Edinburgh EH6 5AA Registered Company No. SC706920				 GONDOLIN Land & Water the engineering & environmental business



NOTES:

1. FLOOD DATA FROM EMSWORTH TO LITTLEHAMPTON WEST BANK COASTAL MODEL - FLOOD GRID 'AtoEH T200CC2115NPPF UDef CC NPPF d1'

LEGEND

SITE BOUNDARY

FLOOD DEPTH (M)

- ≤ 1.0
- 1.0 - 2.0
- 2.0 - 3.0
- 3.0 - 4.0
- > 4.0

00	01/26	INITIAL ISSUE	AS	SD
REV	DATE	DESCRIPTION	BY	CHK

CLIENT:
LIAISE LTD

PROJECT:
5 LION ROAD

DRAWING TITLE:
UNDEFENDED 1 IN 200 YEAR PLUS CLIMATE CHANGE EVENT FOR 2115 SCENARIO

SCALE: 1:10,000 @ A3	DATE: JANUARY 2026
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DRAWING NUMBER: FRA-003	REV: 00
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DRAWING STATUS:
FOR PLANNING

GONDOLIN LAND & WATER LTD
26 Leith Walk
Edinburgh
EH6 5AA
Registered Company No. SC706920



GONDOLIN
Land & Water
Land Engineering & Environmental Solutions



GONDOLIN
Land & Water

Civil Engineering and Environmental Solutions

Gondolin Land and Water Ltd is an established, client friendly environmental and engineering consultancy business based in Scotland with coverage throughout the UK.

Registered Address:

26 Leith Walk, Edinburgh, EH6 5AA, UK

Registered Company No.

SC706920

Sectors:

Onshore Renewables & Storage | Infrastructure | Mining and Minerals | Rural Tourism & Recreation |
Property & Urban Regeneration | Corporate, Industrial & Manufacturing | Waste Management