

FLOOD RISK STATEMENT (GROUNDWATER + SFRA FUTURE FLOOD ZONE 3a)

Royal Oak Inn (PH), Pagham Road, Lagness, Chichester, West Sussex, PO20 1LN

Proposed Development: Change of use of former public house (sui generis) to bathroom and kitchen showroom (Use Class E), with internal alterations and replacement of existing above-ground signage on existing fixings only; no other external works, no groundworks, and no changes to drainage or site levels.

Applicant: Chris Heller

Agent (if any): John Swain

Date: 09/02/2026

Local Planning Authority: Arun District Council

Application Type: Full Planning (Change of Use)

Scope clarification (recommended): No excavation, trenching, new foundations/pads, new posts/totems, new underground cabling, resurfacing, or increase in impermeable area is proposed.

1. Introduction

1.1 This Flood Risk Statement has been prepared to accompany a full planning application for the change of use of the former public house known as the Royal Oak Inn (PH), Pagham Road, Lagness, PO20 1LN, to a bathroom and kitchen showroom (Use Class E).

1.2 The purpose of this statement is to address the Local Planning Authority mapping flags relating to **groundwater flood risk** and **SFRA Future Flood Zone 3a**, and to demonstrate that the proposal is appropriate in flood risk terms.

2. The Proposal

2.1 The proposal comprises a **change of use only** from a former public house (sui generis) to a bathroom and kitchen showroom (Use Class E), with internal fit-out and re-furnishing.

2.2 **No external works are proposed** as part of this application. Specifically, there are no proposals for:

- excavation or groundworks of any kind;
- basement creation;

- lowering of finished floor levels;
 - changes to site levels;
 - drainage alterations;
 - new external hardstanding or increased impermeable area.
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3. Site and Flood Zone Context (Current Flood Zones)

3.1 The site is located adjacent to the B2166 and in proximity to local drains/watercourses within the surrounding area.

3.2 Flood Zone mapping indicates that the application site/building is shown **outside Flood Zone 2 and Flood Zone 3** on the relevant flood mapping used for planning purposes (see **Appendix A**).

4. Strategic Flood Risk Assessment (SFRA) – Future Flood Zone 3a

4.1 Council SFRA mapping indicates that a **small portion of the existing car park** falls within **SFRA Future Flood Zone 3a** (see **Appendix A**).

4.2 The proposal is a **change of use only**. No built development is proposed within the area identified as SFRA Future Flood Zone 3a. Existing ground levels will be retained and the area will remain as existing open car parking/yard space.

4.3 The two parking spaces within the SFRA Future Flood Zone 3a area are **not relied upon** to meet the parking provision for the proposed showroom use. The development does not depend on these spaces.

4.4 No sustainable drainage features are proposed, and there will be **no changes to drainage, site levels, or impermeable area**.

5. Groundwater Flood Risk Flag

5.1 The Council's mapping identifies the site as being within an area where there is potential **risk of groundwater flooding**.

5.2 The proposal is a change of use only and does **not** include any excavation, trenching, basement works, lowering of floor levels, changes to site levels, or drainage alterations. As such, the proposal does not increase exposure to groundwater flooding beyond the existing situation.

6. Surface Water and Drain Proximity

6.1 Local drains/watercourses are present adjacent to the highway within the locality.

6.2 No works are proposed to these features and the proposal does not increase impermeable area or surface water runoff. Accordingly, the proposal will not materially alter surface water flood risk at the site or in the surrounding area.

7. Vulnerability and Resilience

7.1 The proposed use is **non-residential** (Use Class E showroom). No sleeping accommodation is proposed.

7.2 Existing finished floor levels will remain unchanged. The change of use does not introduce new vulnerable receptors and does not require floor lowering or basement construction.

8. Flood Risk Elsewhere

8.1 As no external works or drainage changes are proposed, and no additional building footprint or impermeable area is created, the development will **not increase flood risk elsewhere**.

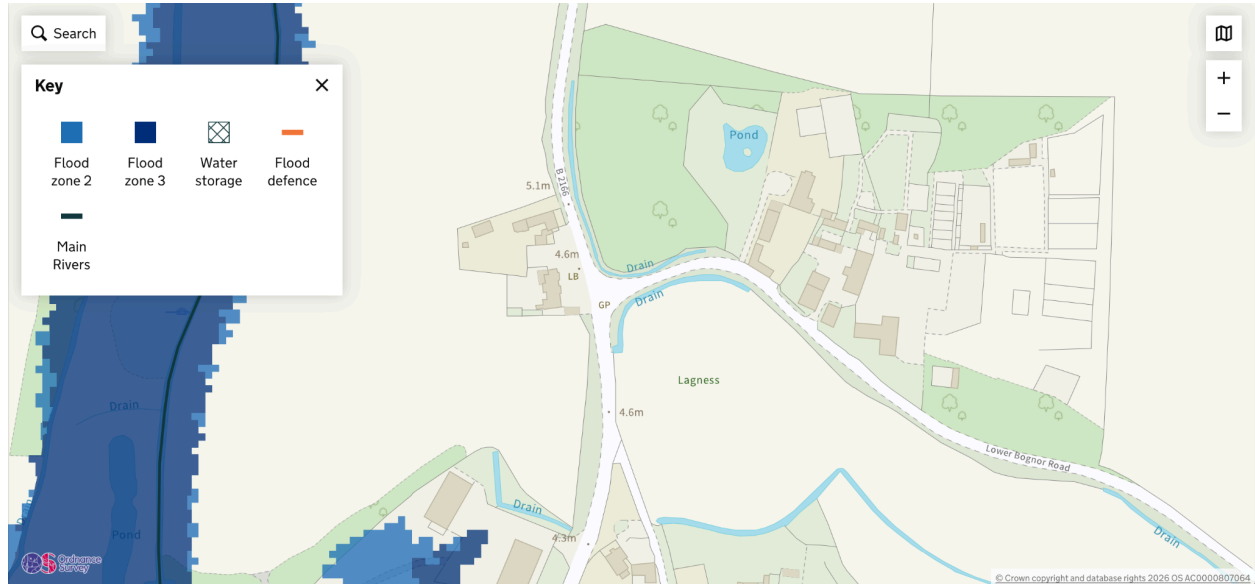
9. Conclusion

9.1 A full Flood Risk Assessment is not considered necessary for a change-of-use-only proposal with no external works and no changes to floor levels, site levels, or drainage.

9.2 This statement is provided to address the groundwater flood risk and SFRA Future Flood Zone 3a mapping flags and to demonstrate that the proposal is appropriate in flood risk terms.

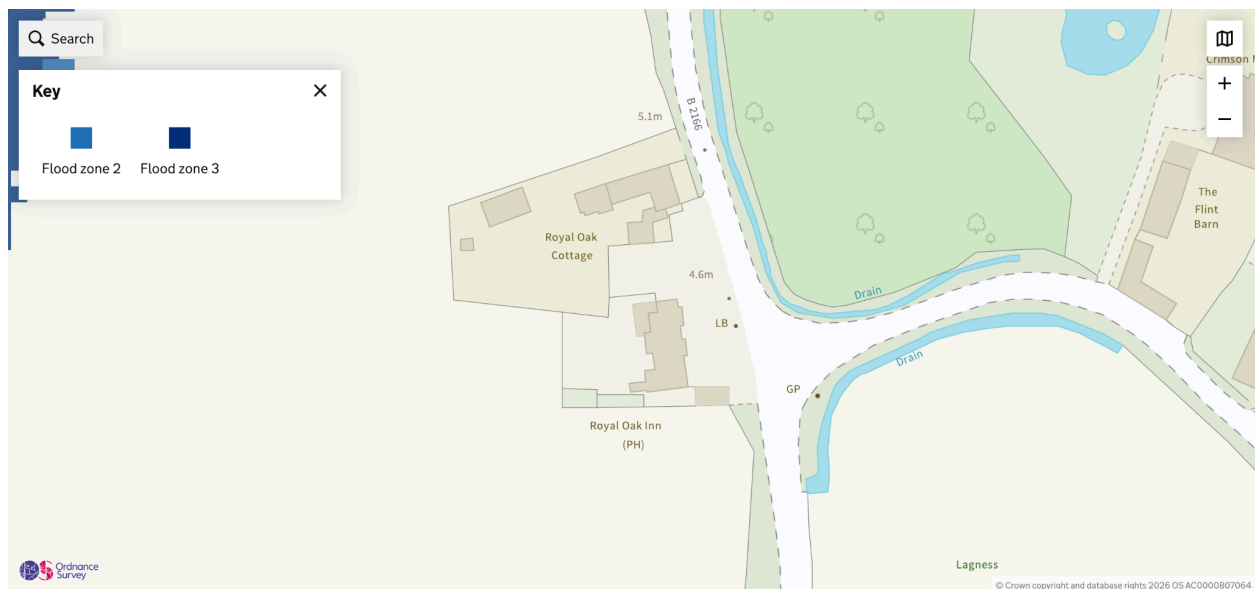
Appendix A – Flood Mapping

A1. Flood Zones (Zone 2 / Zone 3) map extract



“Source: <https://flood-map-for-planning.service.gov.uk/> (accessed [09 / 02 / 2026]). Base mapping: Ordnance Survey.”

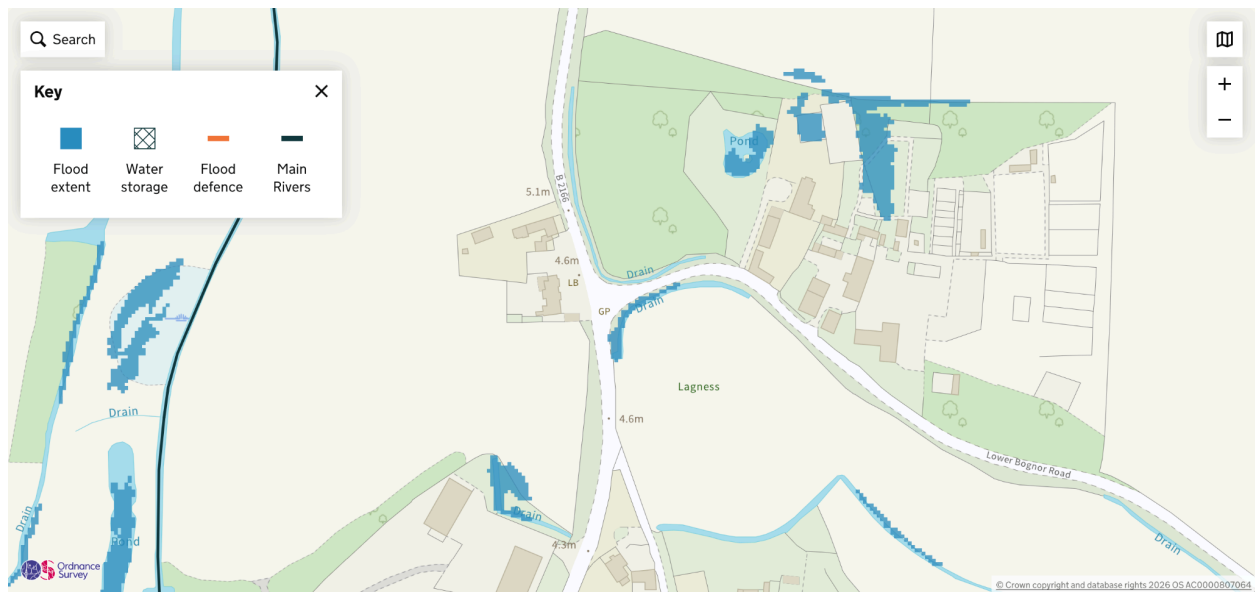
Caption: “Flood Zone mapping extract showing the application site/building outside Flood Zone 2 and Flood Zone 3.”



“Source: <https://flood-map-for-planning.service.gov.uk/> (accessed [09 / 02 / 2026]). Base mapping: Ordnance Survey.”

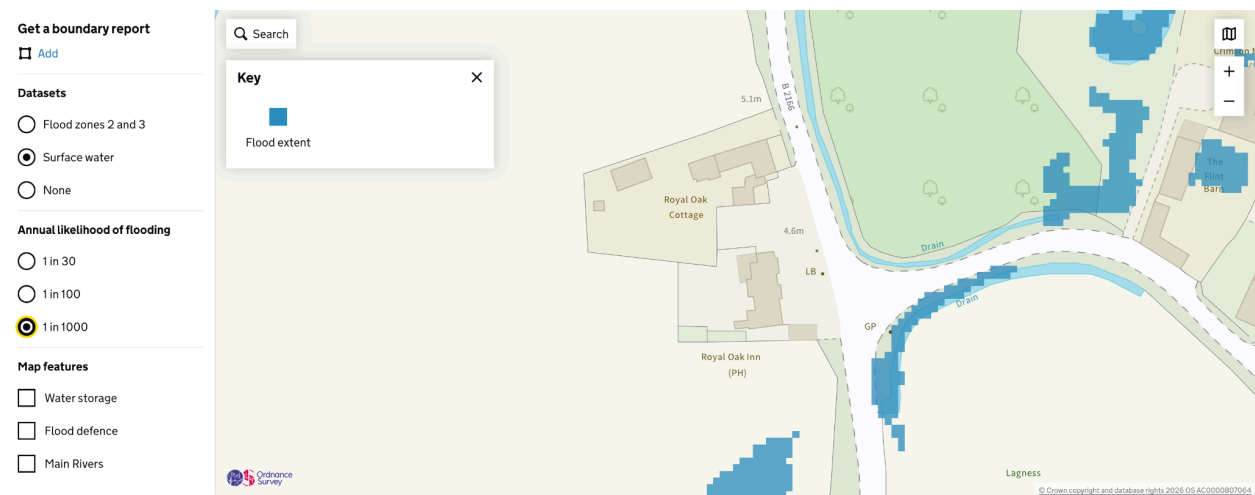
Caption: “Flood Zone mapping extract showing the application site/building outside Flood Zone 2 and Flood Zone 3,” (Close Up).

A2. Surface Water / ‘still water’ / ponding map extract (if available)



“Source: <https://flood-map-for-planning.service.gov.uk/> (accessed [09 / 02 / 2026]). Base mapping: Ordnance Survey.”

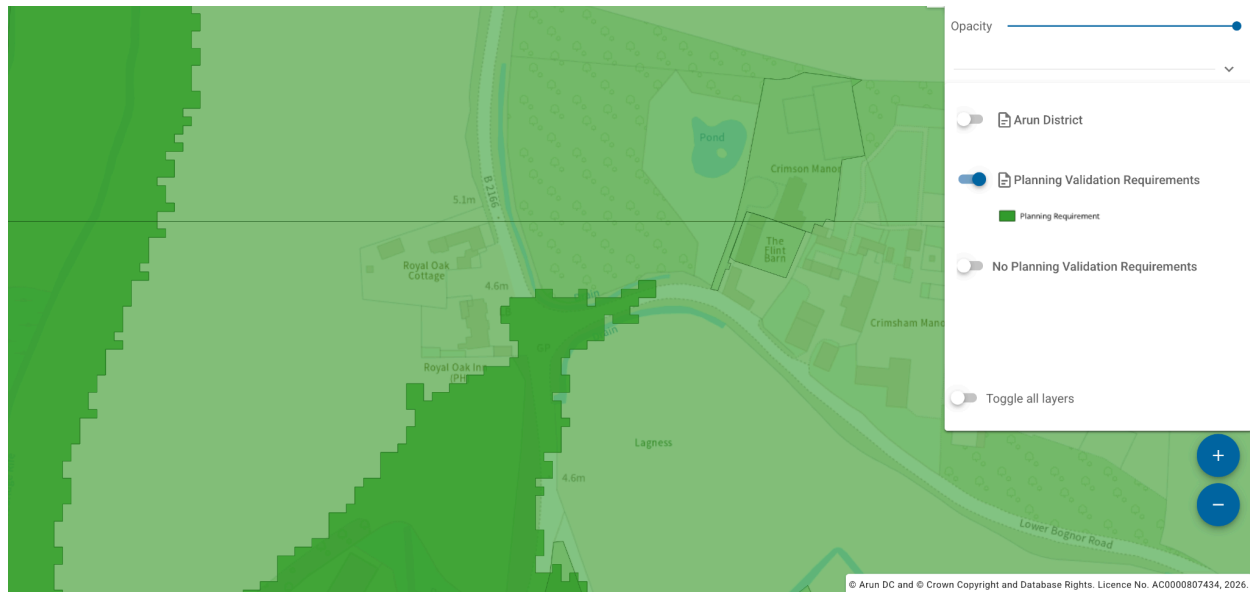
Caption: "Surface water mapping extract for the local area (for context)."



“Source: <https://flood-map-for-planning.service.gov.uk/> (accessed [09 / 02 / 2026]). Base mapping: Ordnance Survey.”

Caption: "Surface water mapping extract for the local area (for context)," (Close Up).

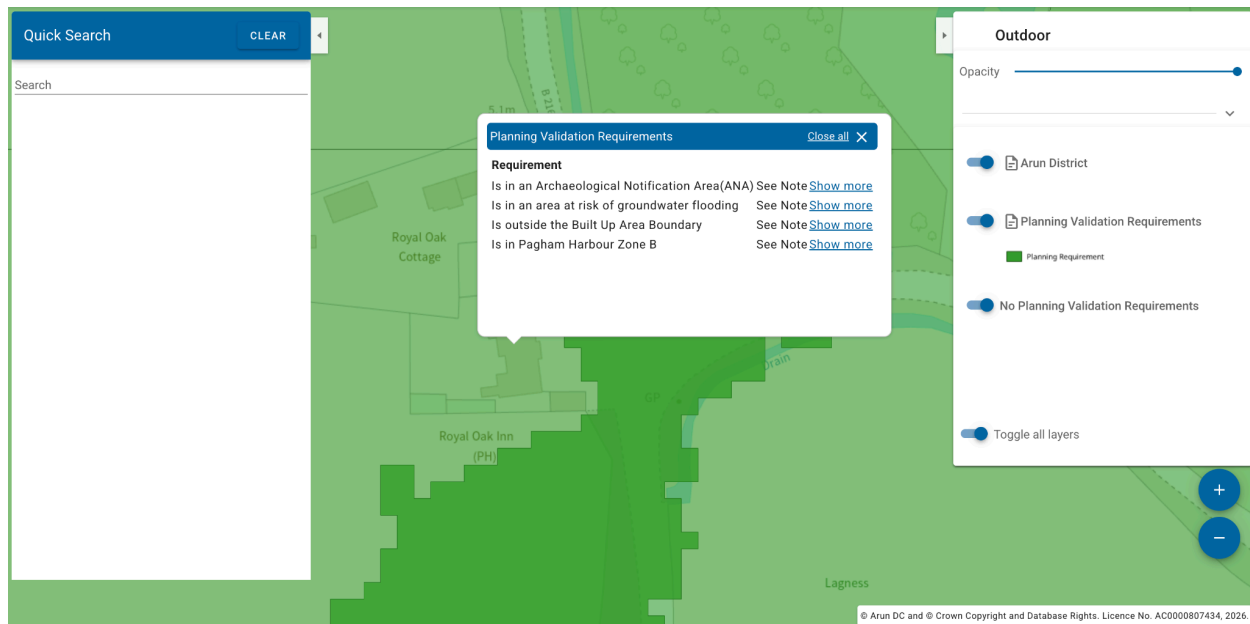
A3. SFRA Future Flood Zone 3a map extract



The **DARK GREEN** Area is in the Strat. Flood Risk Assessment Future Zone 3a affecting a small portion of the existing car park “**Source: Arun District Council** <https://arun.cloud.cadcorp.com/webmapping/en-gb/PublicMap/Map%20-%20Planning%20Validation#/featureinformation> SFRA/interactive mapping (accessed [09 / 02 / 26]). Base mapping: Ordnance Survey.”

Caption: “Council SFRA mapping showing SFRA Future Flood Zone 3a affecting a small portion of the existing car park. No works proposed in this area; existing levels retained; spaces not relied upon for parking provision.”

A4. Council constraints mapping extract showing flooding and zone.



Source: Arun District Council

<https://arun.cloud.cadcorp.com/webmapping/en-gb/PublicMap/Map%20-%20Planning%20Validation#/featureinformation> SFRA/interactive mapping (accessed [09 / 02 / 26]). Base mapping: Ordnance Survey.”

Caption: “Council mapping extract showing the site within an Archaeological Notification Area (ANA).”