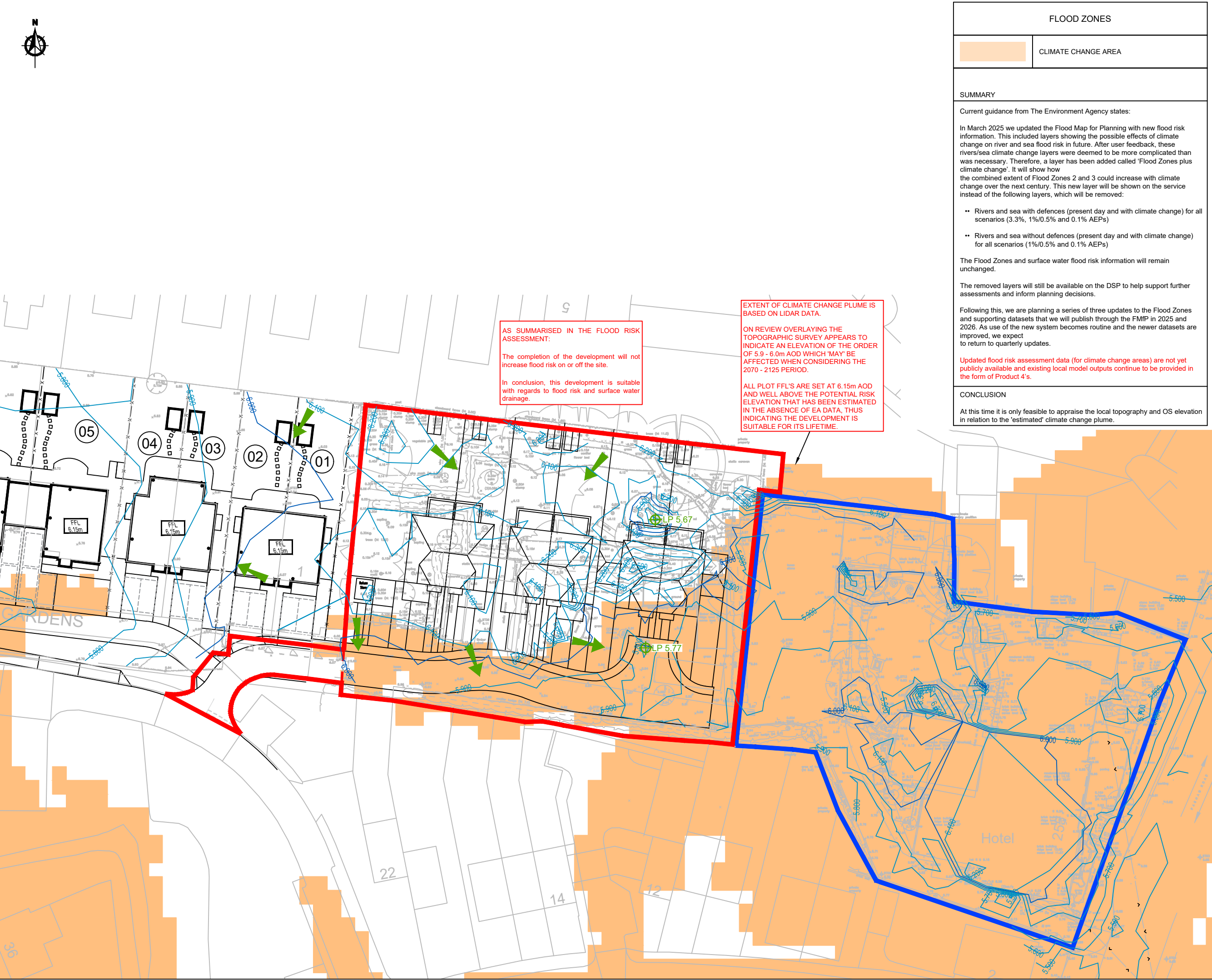




AS SUMMARISED IN THE FLOOD RISK ASSESSMENT:

The completion of the development will not increase flood risk on or off the site.

In conclusion, this development is suitable with regards to flood risk and surface water drainage.

EXTENT OF CLIMATE CHANGE PLUME IS BASED ON LIDAR DATA.

ON REVIEW OVERLAYING THE TOPOGRAPHIC SURVEY APPEARS TO INDICATE AN ELEVATION OF THE ORDER OF 5.9 - 6.0m AOD WHICH 'MAY' BE AFFECTED WHEN CONSIDERING THE 2070 - 2125 PERIOD.

ALL PLOT FFL'S ARE SET AT 6.15m AOD AND WELL ABOVE THE POTENTIAL RISK ELEVATION THAT HAS BEEN ESTIMATED IN THE ABSENCE OF EA DATA, THUS INDICATING THE DEVELOPMENT IS SUITABLE FOR ITS LIFETIME.

FLOOD ZONES

CLIMATE CHANGE AREA

SUMMARY

Current guidance from The Environment Agency states:

In March 2025 we updated the Flood Map for Planning with new flood risk information. This included layers showing the possible effects of climate change on river and sea flood risk in future. After user feedback, these rivers/sea climate change layers were deemed to be more complicated than was necessary. Therefore, a layer has been added called 'Flood Zones plus climate change'. It will show how the combined extent of Flood Zones 2 and 3 could increase with climate change over the next century. This new layer will be shown on the service instead of the following layers, which will be removed:

- Rivers and sea with defences (present day and with climate change) for all scenarios (3.3%, 1%/0.5% and 0.1% AEPs)
- Rivers and sea without defences (present day and with climate change) for all scenarios (1%/0.5% and 0.1% AEPs)

The Flood Zones and surface water flood risk information will remain unchanged.

The removed layers will still be available on the DSP to help support further assessments and inform planning decisions.

Following this, we are planning a series of three updates to the Flood Zones and supporting datasets that we will publish through the FMP in 2025 and 2026. As use of the new system becomes routine and the newer datasets are improved, we expect to return to quarterly updates.

Updated flood risk assessment data (for climate change areas) are not yet publicly available and existing local model outputs continue to be provided in the form of Product 4's.

CONCLUSION

At this time it is only feasible to appraise the local topography and OS elevation in relation to the 'estimated' climate change plume.

NOTES

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21/10/25

Original Issue

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Date

Amendments

BP CIVILS

Infrastructure Design and Transport Planning Consultants
2 West Barn, Norton Lane, Chichester, West Sussex PO20 3AF
Tel: 01243 210418
www.bpcivils.co.uk enquiries@bpcivils.co.uk

Drawing Status

PLANNING
NOT FOR CONSTRUCTION

Client

Mr. A Honour

Project

Land to East of Inglenook Hotel,
Pagham Road, PO21 3QB

Drawing Title

Flood Map Appraisal
Plan

Scale at A3

Date

Drawn By

Checked By

Project No.

1:500

Oct 25

JHL

MJA

D2310

Drawing Code

Drawing No.

Rev.

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