



Flood Risk Assessment

50 East Front Road, Pagham PO21 4ST

Client

Vicki Hutchings
1 Clifford Manor Road
Guildford
GU4 8AG

Ref: 14322

Date: April 2026

Consulting Engineers

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Issue	Issue date	Compiled	Checked
Preliminary Issue	15 April 2026	JP	FVV / MR
First Issue	16 April 2026	JP	FVV / MR

1 Introduction

- 1.1 This report has been prepared for the Client in relation to the proposed development at 50 East Front Road, Pagham PO21 4ST. No responsibility is accepted to any third party for all or part of this study in connection with this or any other development.
- 1.2 GTA Civils & Transport Limited was appointed by Vicki Hutchings to prepare a Flood Risk Assessment (FRA) report as required by the Environment Agency and Arun District Council in order to support a Planning Application for a residential extension.
- 1.3 It is understood that there is no physical changes to the building except the construction of a 6m² dining room extension. The only items that have to be addressed in this FRA are 'appropriate flood mitigation measures' and demonstrating 'a safe access/egress' for occupants and emergency vehicles.
- 1.4 This report will take the form of a formal Flood Risk Assessment in accordance with the 2025 National Planning Policy Framework (NPPF) and the current Planning Practice Guidance (PPG).

2 Existing Site & Current Flood Risk

- 2.1 The application site lies within Pagham village, in the area administered by Arun District Council (ADC). The Site comprises a single storey dwelling house. A site location map and aerial view are shown in Appendix A.
- 2.2 Hydrology: The Site lies approximately 60m north of Pagham Beach (English Channel). The nearest Main River is the Aldingbourne Rife, approximately 5.1km east of the site. Pagham Harbour, approximately 1.8km to the SW, is a confluence of Pagham Rife and Broad Rife.
- 2.3 Topography: There is no topographic survey available at this time. A contoured map of the Site is shown in Appendix B. This was derived from publicly available LiDAR data, using ScalgoLive. This shows that the building's lowest level is at approximately 5.5m AOD.
- 2.4 Geology: The BGS's online geology map shows the site is underlain by London Clay Formation bedrock (clay, silt and sand). Superficial deposits of Storm Beach Deposits (gravel) overlie this.
- 2.5 Given the proximity to the beach, it is assumed that the site's storm drainage drains via gravity directly to the shingle beach.
- 2.6 Coastal Flooding: The EA's Flood Map for Planning shows the Site lies within Flood Zone 3, High Probability. Coastal/tidal sites in FZ3 are susceptible to an annual exceedance probability of more than 1 in 200 years (>0.5% AEP). The EA's "Flood Map for Planning" is in Appendix C.
- 2.7 Fluvial flooding: There is no fluvially influenced river or watercourse in the local area.
- 2.8 The EA's modelled data-pack (in Appendix C) shows the modelled outputs for this site (defended and undefended scenarios). The flood levels and depths are displayed at 4 nodes throughout the Site. The most relevant of these is #4, ostensibly - as it is the closest to the proposed extension in the SE corner.
- 2.9 The discrepancies between the defended and undefended flood levels at #4 were queried with the EA's mapping department – refer to the emails in Appendix E. The EA stated that the uplift in the defended flood level was due to estimated beach levels used in the modelled scenarios. They recommend that the levels and depths at #1 should be considered in this FRA report – as these have the closest correlation to the more accurate LiDAR ground levels (ie do not appear to be obscured by estimated beach levels.)
- 2.10 The 2115 0.5% undefended and defended flood depths at node #1 are 1.5m and 0.50m respectively.
- 2.11 The predicted sea level rise of 18.2mm/yr must be added to these up to 2126 (11 years) as this is the 'Upper End Allowance' set out for the South East in table 1 of the EA's 'Climate Change

Allowances' website. $11 \times 18.2 = 200\text{mm}$. $0.5 + 0.200 = \mathbf{0.70m}$ is the defended 2126 0.5% flood depth. This undefended flood depth is a residual risk. The predicted depth in the 2126 undefended scenario is $1.50 + 0.20 = \mathbf{1.7m}$. Although this is clearly unrealistic (as there will be at least some level of defence in place even if these are neglected for a significant time span), this is the risk that must be considered.

- 2.12 Climate Change: the EA provides guidance on the level of climate change to apply for developments. This is on a catchment basis, with this site falling in the Arun and Western Streams. The correct level of CC to apply here for peak river flow is 25% , for Central – 2080's epoch, for a site in FZ3. As there are no fluvially influenced rivers in this area, this item can be deprioritised here.
- 2.13 Surface Water Flooding: this *can* occur when excess rainwater does not infiltrate into the ground, or is not intercepted by urban drainage systems, and instead flows across the surface. The EA's online Surface Water Depth Flood Map (in Appendix C) shows site is clear of flooding from this source.
- 2.14 Groundwater Flooding: Groundwater flooding *can* occur when groundwater rises up from the underlying aquifer to flood subsurface infrastructure or to emerge at the ground surface. The EA's Groundwater Vulnerability Zones (GWVZ) and Groundwater Protection Zones (GWPZ) mapping shows the site overlies a 'Medium - Low' vulnerability zone, and it is removed from the nearest GWPZ. These maps can be found in Appendix C.
- 2.15 Artificial Sources: flooding from reservoirs, canals and docks. The EA's Reservoirs Flood Map in Appendix C shows the Site to be removed from this source of flooding. There are no docks or canals in this area.
- 2.16 Historical Flooding: A review of the available data and documents has not identified any records of flooding incidents at or close to the site. The EA's historical flood map is shown in Appendix C.
- 2.17 In conclusion, the flood risk profile of the Site is High – the site is liable to flood from the coast. The calculated predicted flood depth is 1.70m in the undefended scenario and 0.70m in the defended scenario.

3 Proposed Development & Flood Risk Mitigation

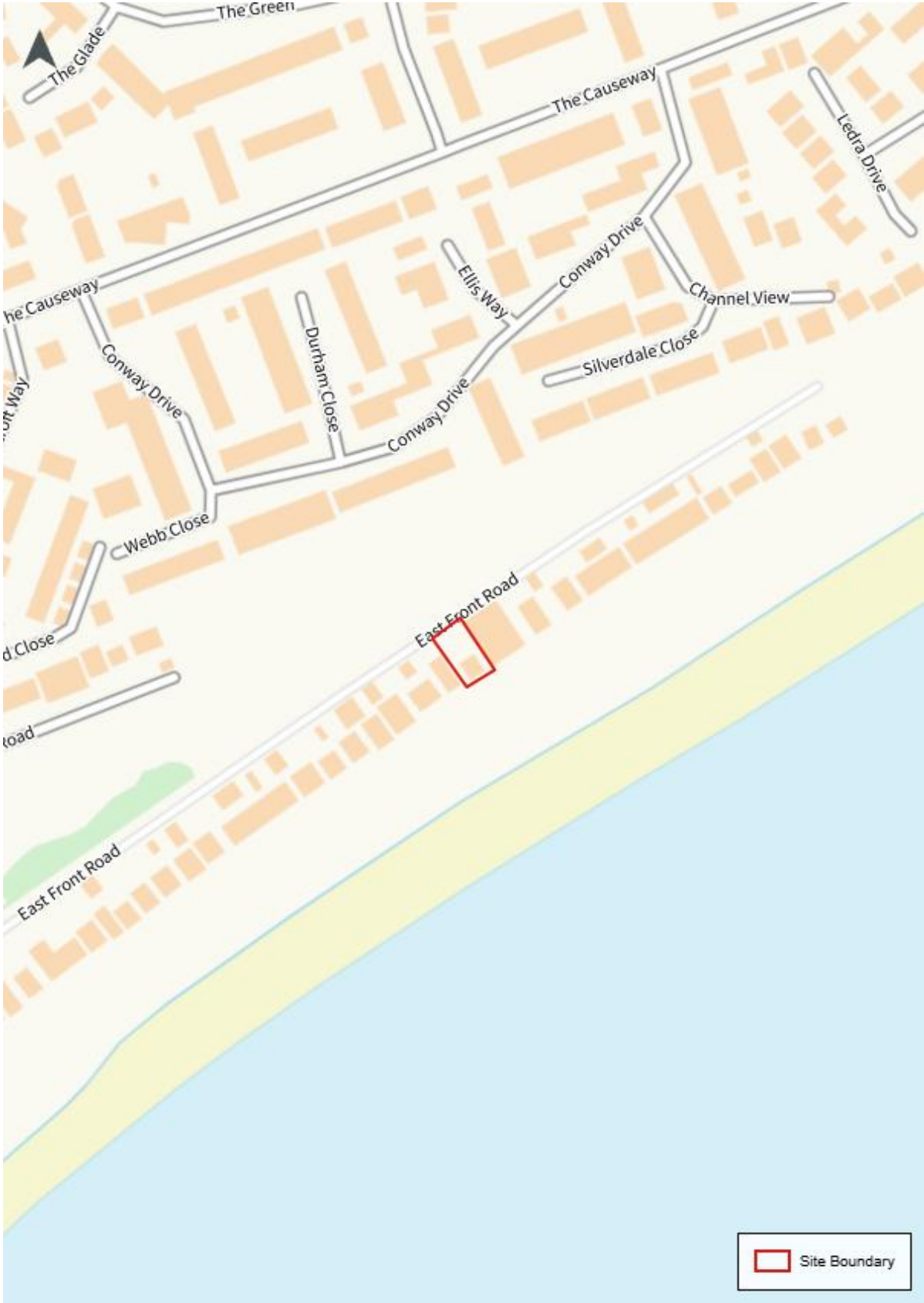
- 3.1 The proposed Planning Application is to extend the dining room at the SE corner. The nett increase in roofed area is 5.65m². See Appendix D for the proposed architect's scheme drawings. There is no additional doorway as part of this proposal – so no new route for flood waters to enter the dwelling.
- 3.2 Vulnerability Classification: The site lies within Flood Zone 3. The current and proposed uses shall remain (private dwelling house) the same with only a small increase in built (roofed) area. The Sequential Test doesn't have to be applied for an extension.
- 3.3 Surface water draining from this new roof shall be routed via the existing network unrestricted – directly into the English Channel. This is 100% sustainable.
- 3.4 Coastal flood risk: the critical undefended flood depth has been calculated as 2.46m. The following observations can be made:
- 3.5 Due to architectural constraints and limited floor to ceiling heights, it would not be feasible to raise the floor level of the proposed extension. The best mitigation after considering the floor level, is to consider flood resilience measures.
- 3.6 It is proposed to incorporate flood resilience materials and techniques throughout the extension to eaves level (up to 2.0m AOD, 1.7m + 0.3m freeboard). This level is referred to as the 'critical level' below. Such construction shall include (but not necessarily limited to):
- Full waterproofing (tanking) will be tied in to the ground floor slab as appropriate; details will be provided at detailed design, to comply with building regulations;
 - Plasterboards will be installed in horizontal sheets rather than conventional vertical installation - to minimise the amount of plasterboard that could be damaged in lesser flood events;
 - Any wood fixings below the critical level will be robust and/or protected by suitable coatings, in order to minimise damage during a flood event;
- 3.7 The document "Improving the Flood Performance of New Buildings - Flood Resilient Construction" published by DEFRA/Environment Agency is a good source of information on flood resilient techniques.
- 3.8 Flood Resistance: this measure is a recommendation only. The extension's floor is liable to flood – potentially to a depth of 1.7m. As standard masonry construction cannot withstand hydraulic pressure over 0.7m any demountable flood barriers should be no greater than 0.6m high. These should be positioned on all external doors to protect the whole house in lesser events than the predicted 'worst case' scenario.

- 3.9 Safe Access To Dry Land: In order to comply with the NPPF, all occupants must be able to make their way, unassisted by the Emergency Services, to dry land. It is contended that the extension constitutes the smallest of increases in flood risk. There is no increase in scale as there is no proposed increase in the number of occupants living here. It is contended that residents living this close to the coast are 100% aware of the possibility of coastal flooding and that they would be attuned to evacuating in anticipation of high tides.
- 3.10 The proposed development will remain safe from Flood Risk over its predicted lifetime; it will not increase Flood Risk elsewhere and therefore complies with NPPF and current planning practice guidance, in terms of flood risk.

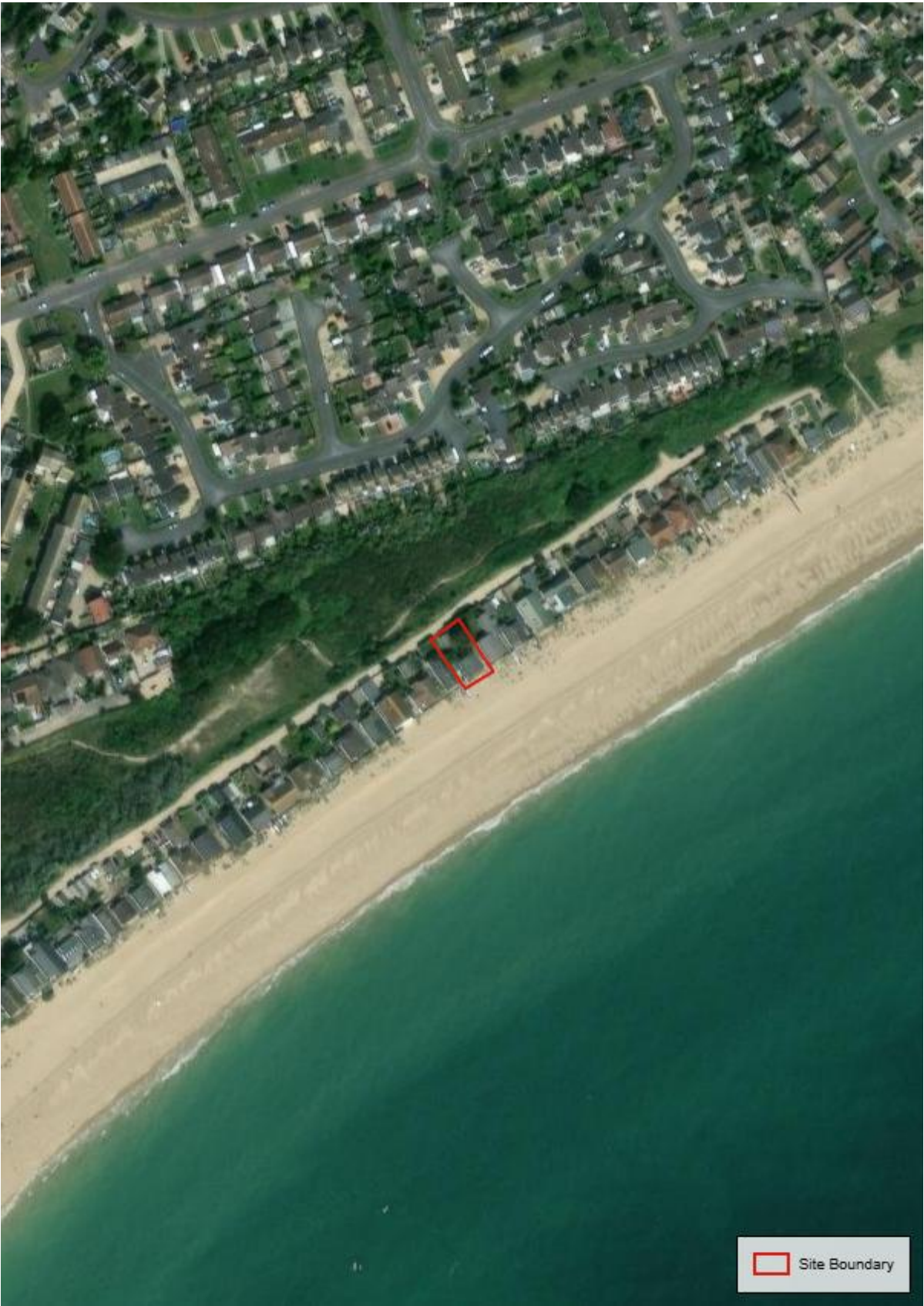
- End of Report -

Appendix A

Location Maps







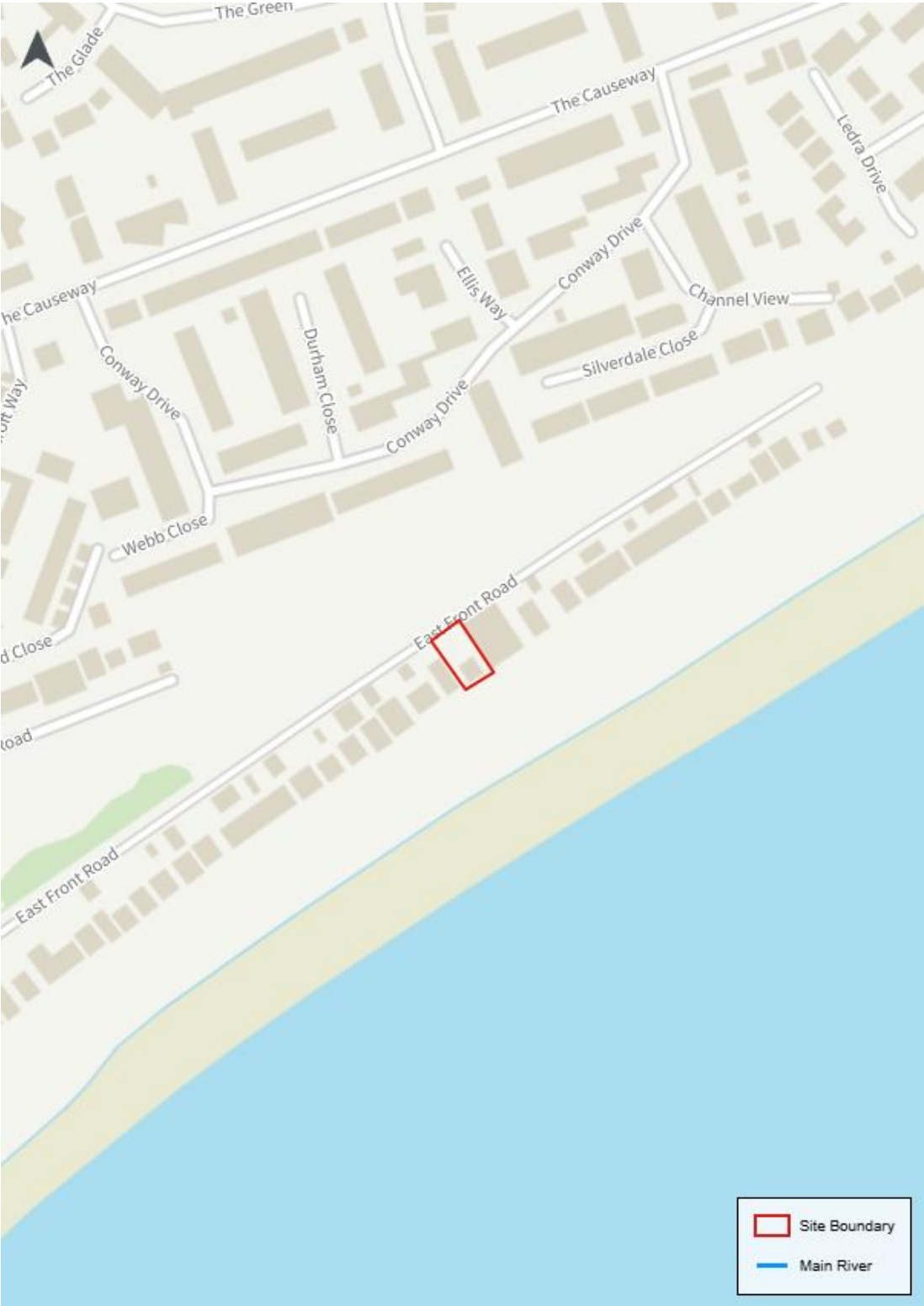
Appendix B

LiDAR Contour Map

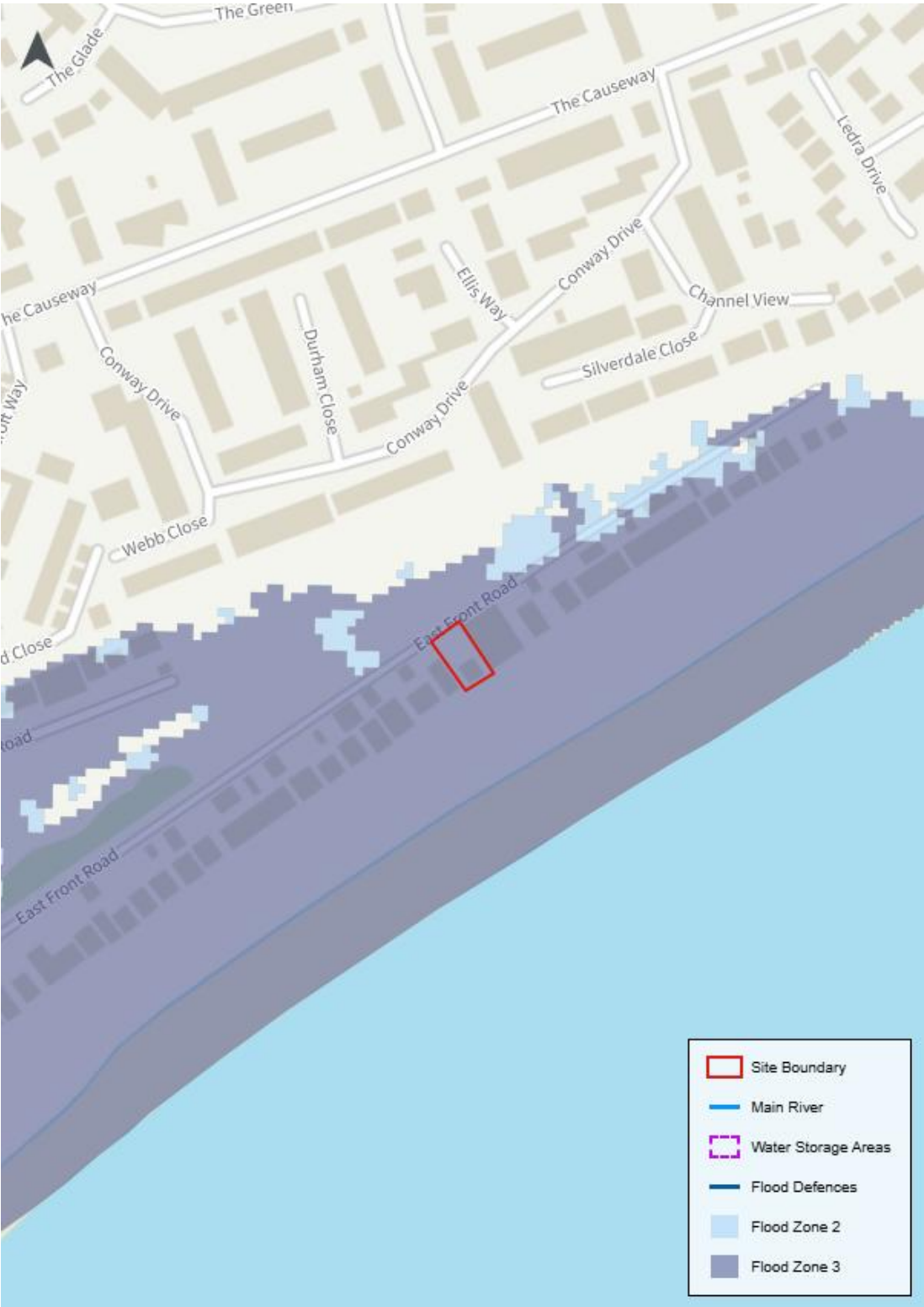


Appendix C

Environmental Agency Flood & Groundwater Data



Environment Agency Main Rivers Map



Environment Agency Flood Map for Planning

The site is located in Flood Zone 3

Flood risk assessment data



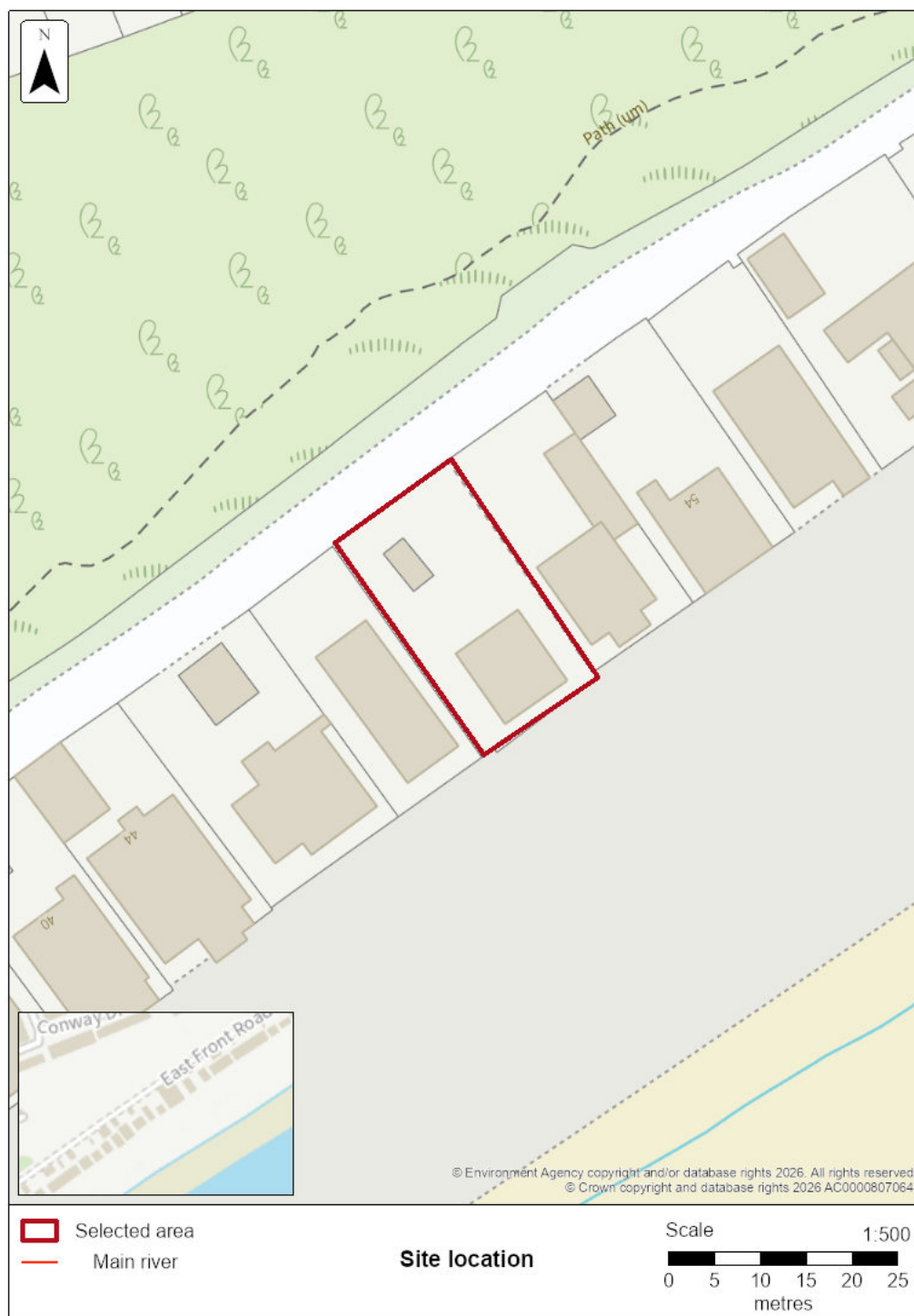
Location of site: 50 East Front Road, Pagham, Bognor Regis, PO21 4ST

Document created on: 24 February 2026

This information was previously known as a product 4.

Customer reference number: EIR2026/09101

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 defences and attributes
- information to help you assess if there is a reduced flood risk from rivers and the sea because of defences
- modelled data
- climate change modelled 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, Undefined 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



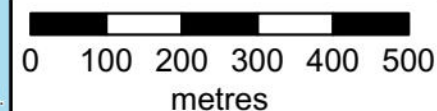
Flood map for planning

Location (easting/northing)
489370/97434

Scale
1:10,000

Created
24 Feb 2026

-  Selected area
-  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)
489370/97434

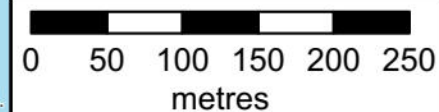
Scale

1:5,000

Created

24 Feb 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	133883	Beach	200				5.72

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
- 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 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

Modelled Flood Outlines (Defended Tidal). Centred PO21 4ST. Created 24/02/2026.



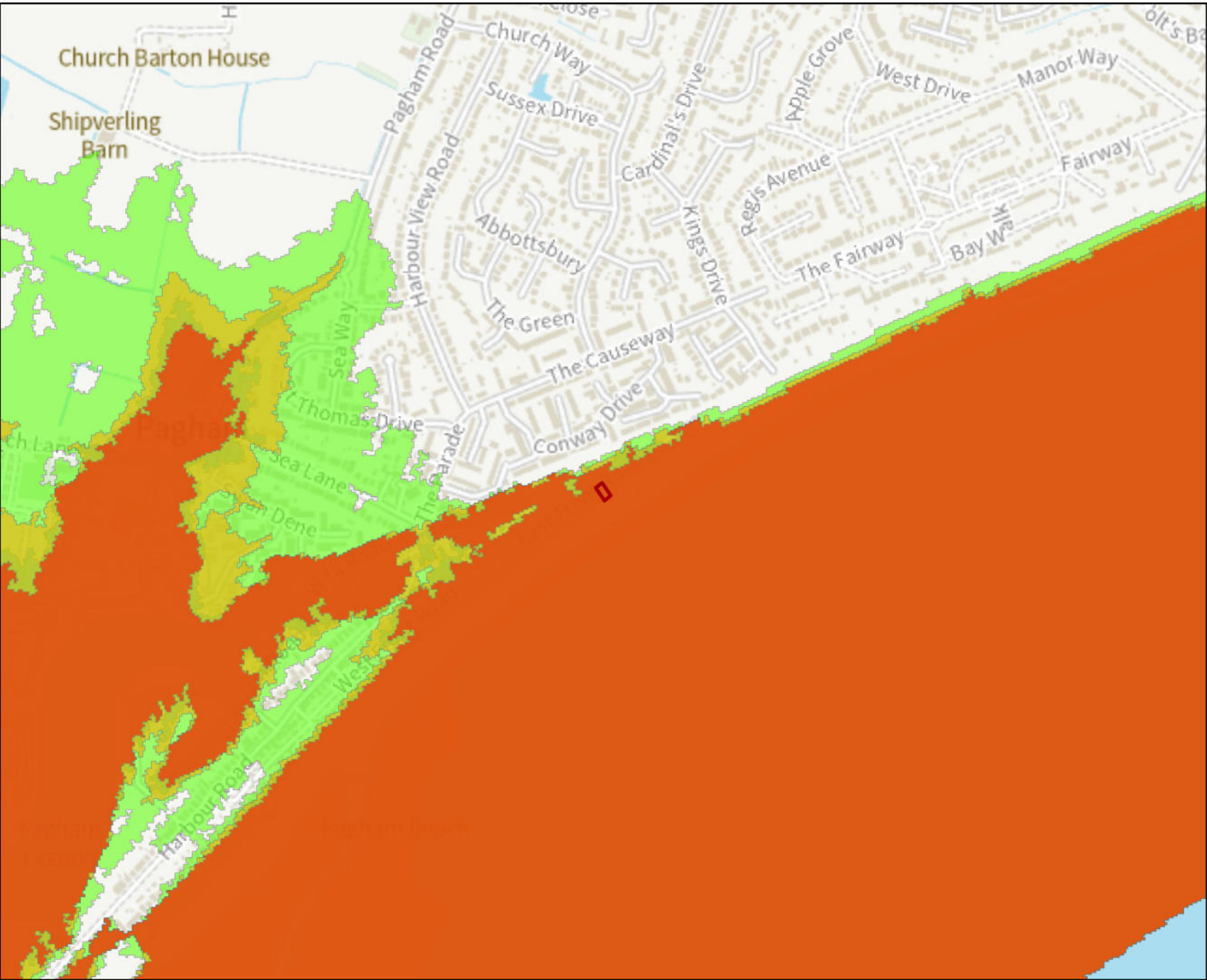
Legend

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



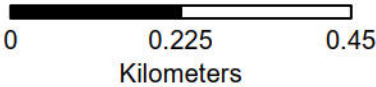


Legend

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





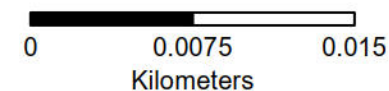
Legend

● Site Nodes

□ Site Boundary

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

Scale: 1:350



Product 4 Flood Risk Data Requested by: GTA Civils & Transport Ltd

Site: 50 East Front Road, Pagham, Bognor Regis, PO21 4ST

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	489368	97447	3.75	4.24	4.85	3.94
2	489363	97435	3.75	4.24	4.85	3.94
3	489377	97436	3.75	4.24	4.85	3.94
4	489378	97425	3.75	4.24	4.85	3.94

Table 2: Water Levels: Tidal Defended

Node Ref	NGR		Modelled Flood Levels in Metres AOD			
	Eastings	Northings	Defended Annual Exceedance Probability			
			0.5%	0.5% (2070)*	0.5% (2115)*	0.1%
1	489368	97447	-	3.80	4.24	-
2	489363	97435	-	4.13	4.34	4.12
3	489377	97436	-	4.73	4.78	-
4	489378	97425	-	5.39	5.40	5.38

Table 3: 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	489368	97447	0.40	0.89	1.50	0.59
2	489363	97435	0.70	1.19	1.80	0.89
3	489377	97436	0.92	1.41	2.02	1.11
4	489378	97425	1.19	1.68	2.28	1.38

Table 4: Water Depths: Tidal Defended

	NGR		Modelled Flood Depths in Metres			
			Defended Annual Exceedance Probability			
Node Ref	Eastings	Northings	0.5%	0.5% (2070)*	0.5% (2115)*	0.1%
1	489368	97447	-	0.06	0.50	-
2	489363	97435	-	0.16	0.37	0.16
3	489377	97436	-	0.02	0.06	-
4	489378	97425	-	0.25	0.25	0.24

All levels taken from: River Arun to East Head Coastal Modelling (2016), by JBA Consulting.

Produced on: 24/02/2026

*** 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

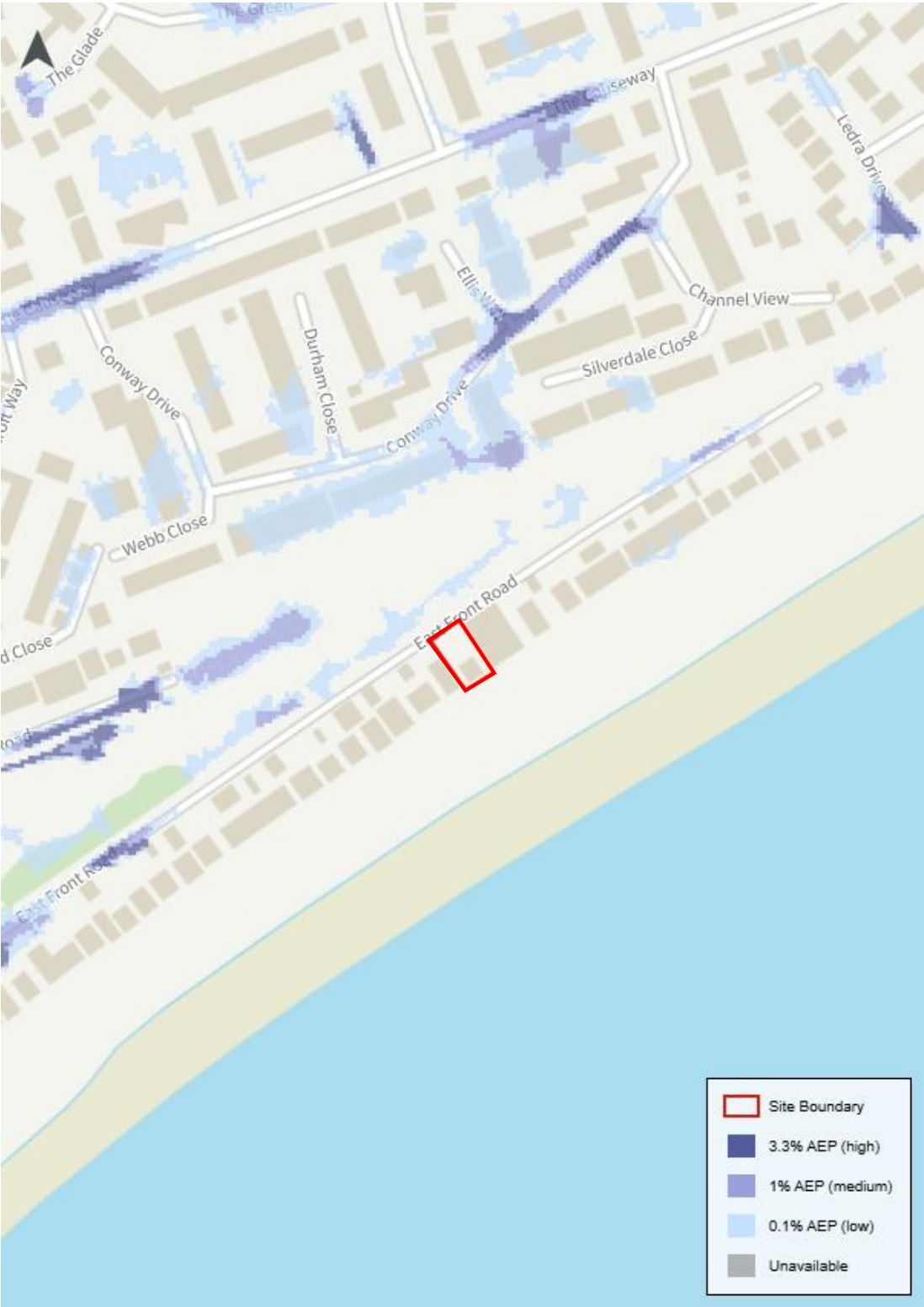
Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence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

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

Help and advice

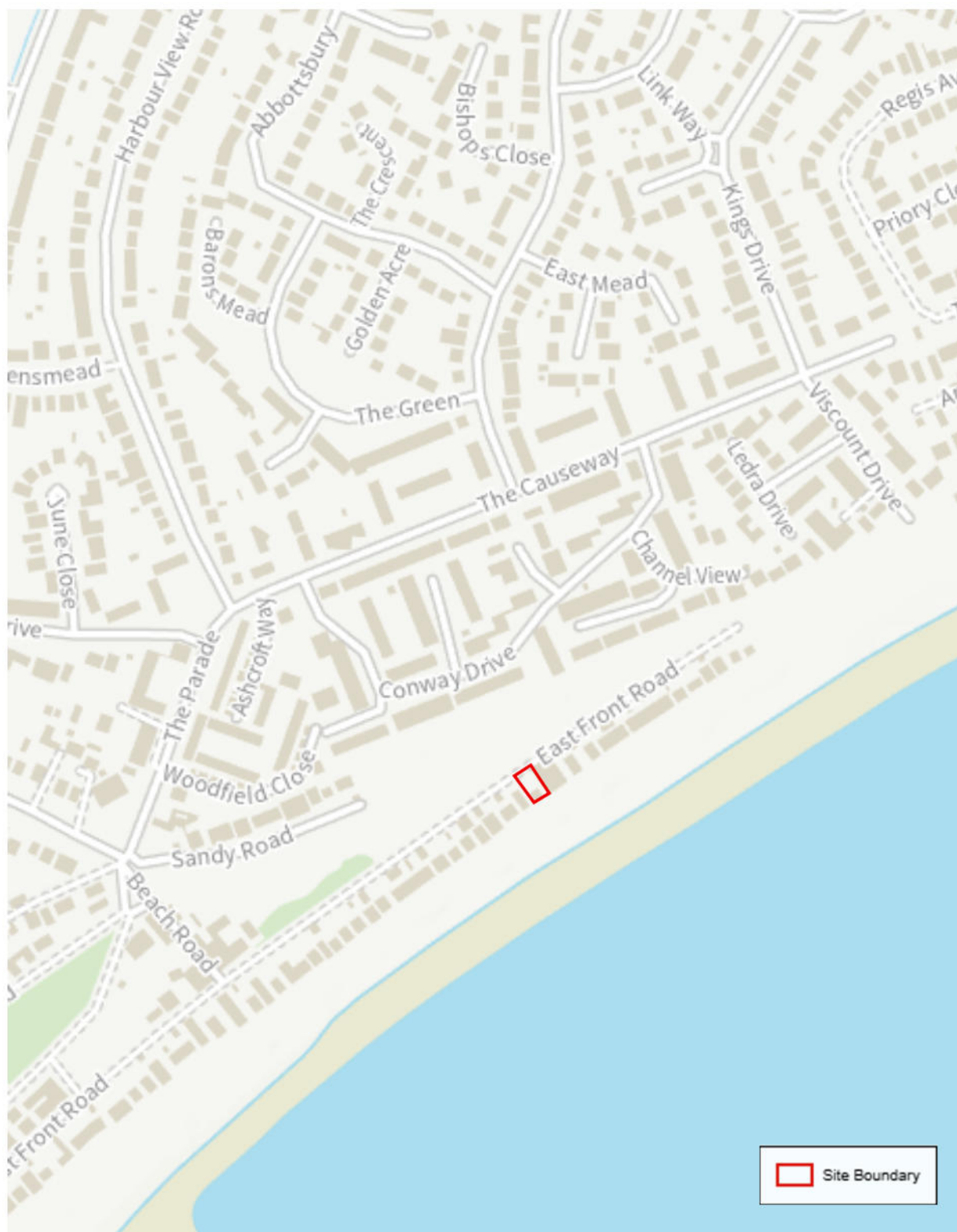
Contact the Solent and South Downs Environment Agency team at  for:

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



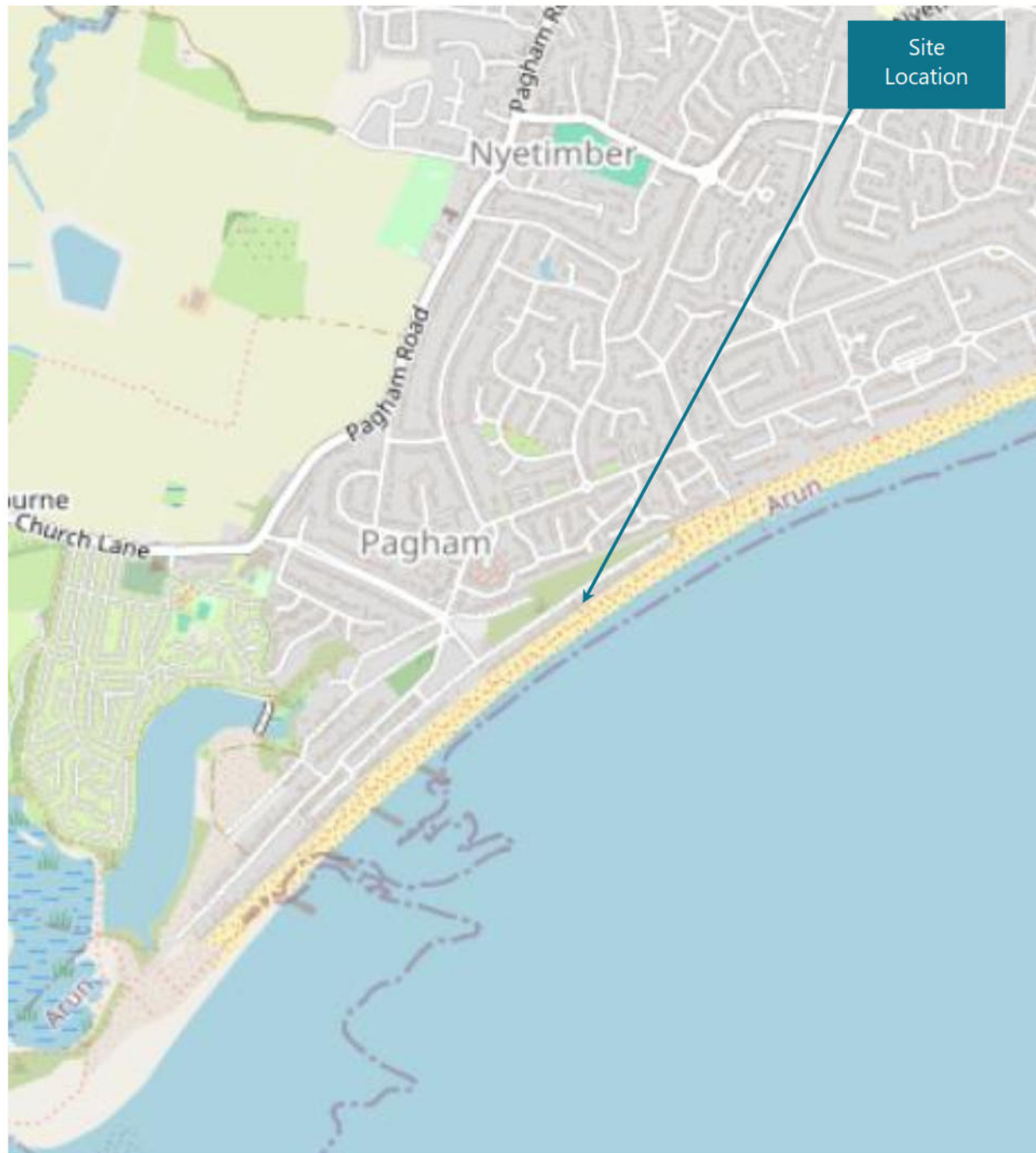
Environment Agency Surface Water Flood Extents Map

The site is clear of the risk of flooding from this source



Environment Agency Flood Risk from Reservoirs

The site is clear of the risk of flooding from this source



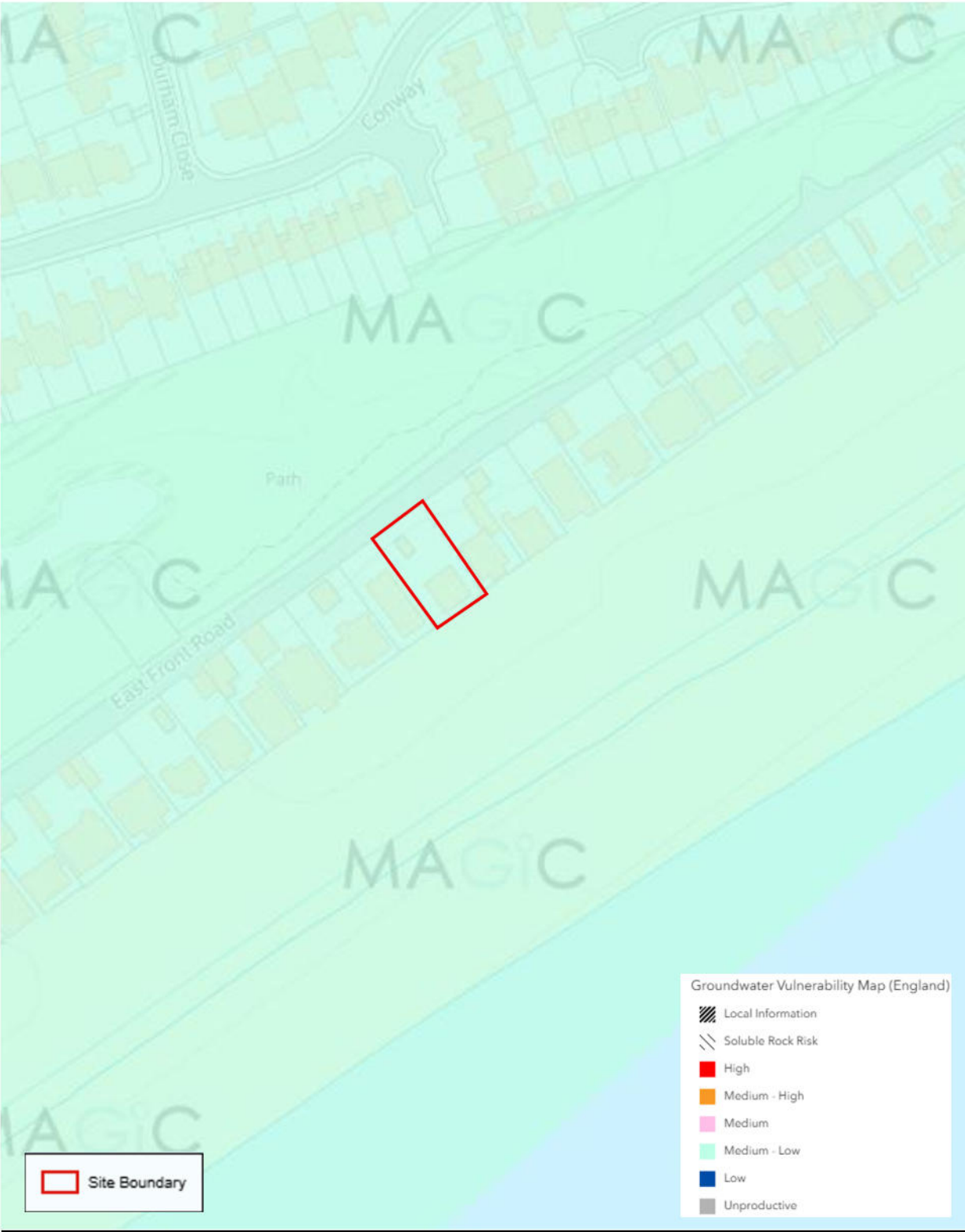
DEFRA Historical Flooding Map

Neither this site nor anywhere in the vicinity has been affected by flooding in the past



Environment Agency Groundwater Source Protection Zones (SPZ) Map

The Site is removed from the nearest SPZ

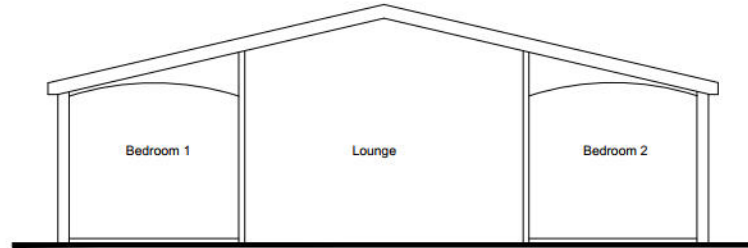


Environment Agency Online Groundwater Vulnerability Zones Map

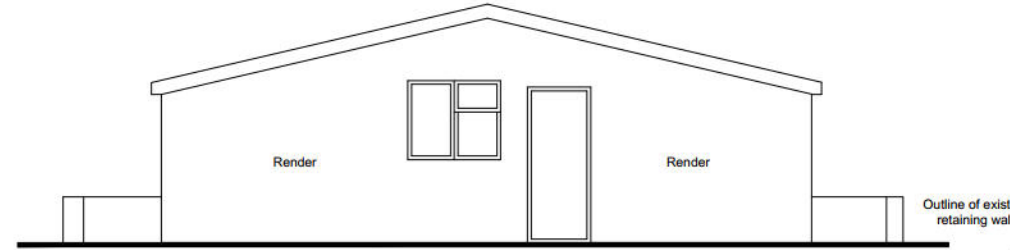
The Site overlies a 'Medium – Low' Groundwater Vulnerability Zone

Appendix D

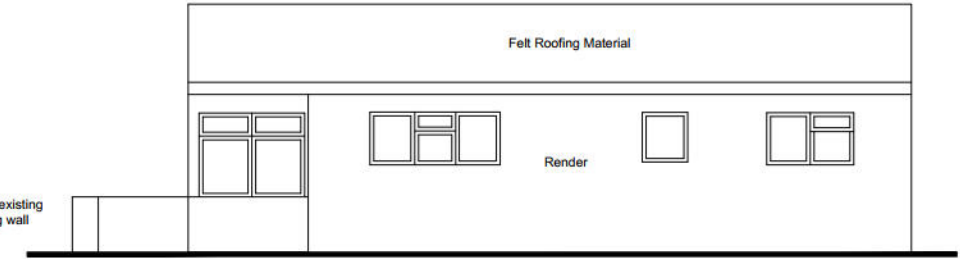
Architect's Scheme Drawings



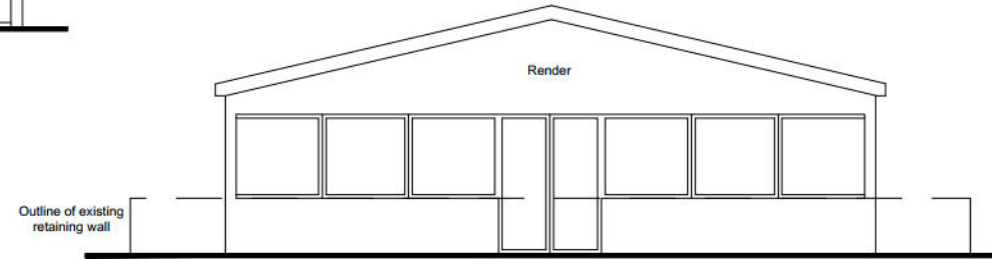
Section A-A



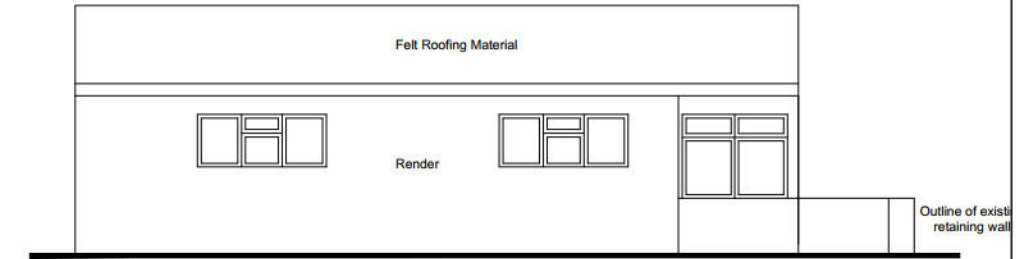
Front Elevation



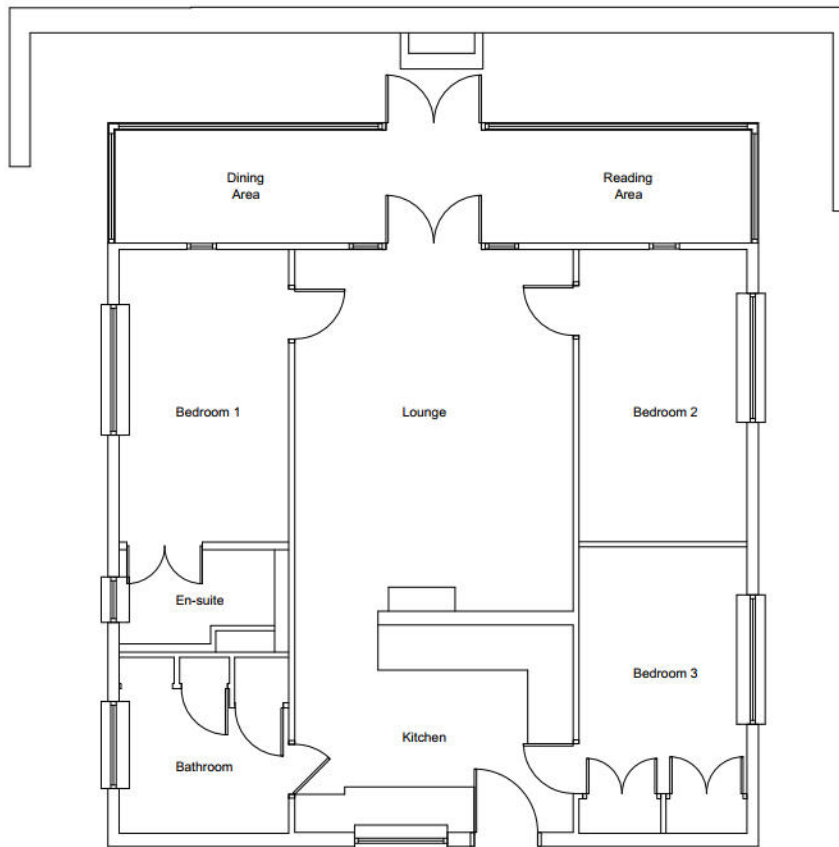
Side Elevation



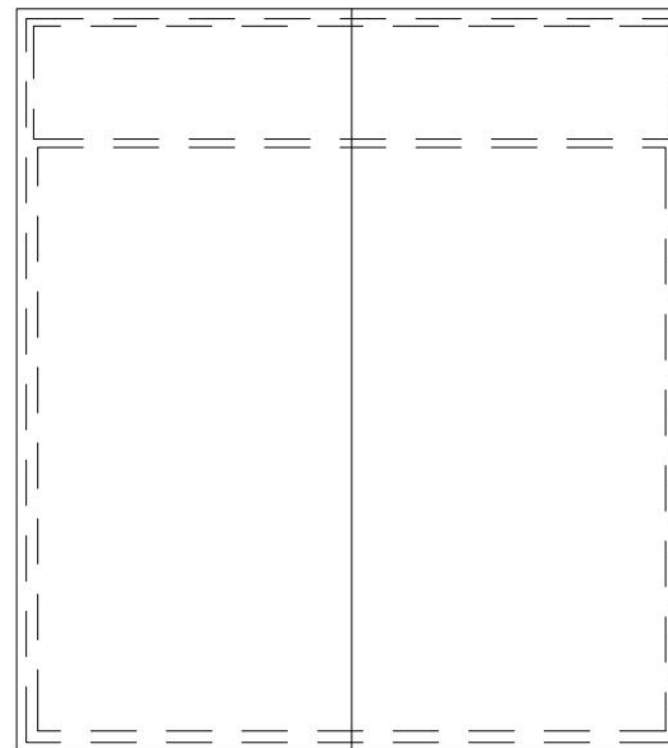
Rear Elevation



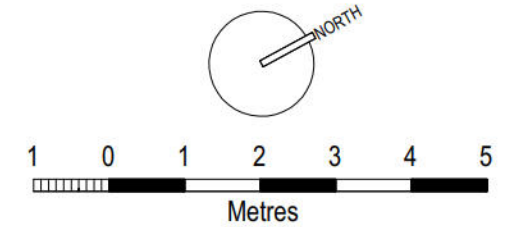
Side Elevation



Ground Floor Plan



Roof Plan



Revisions

PROJECT
50 East Front Road
Pagham

DRAWING
Ground Floor & Roof Plans,
Section & Elevations
Existing

Scale	Date	Drg No
1:100@A3	Nov. 2025	EF_EX_02
Drawn by	Revision	
RS		



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PLOT
BOUNDARY

PROPOSED
EXTENSION
OUTLINE



Revisions					
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PROJECT

50 East Front Road
Pagham

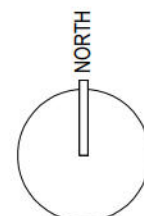
DRAWING

Site / Block Plan

Scale	Date	Drg No
1:500@A3	Nov. 2025	EF_P_01
Drawn by	Revision	
RS		

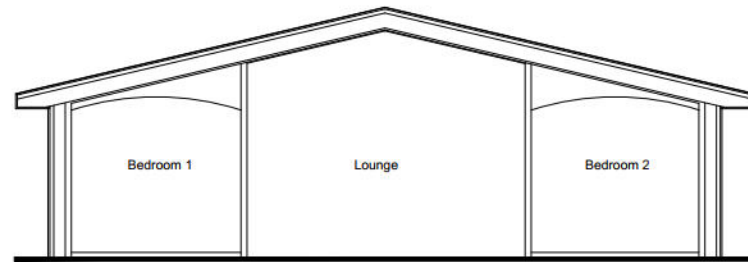


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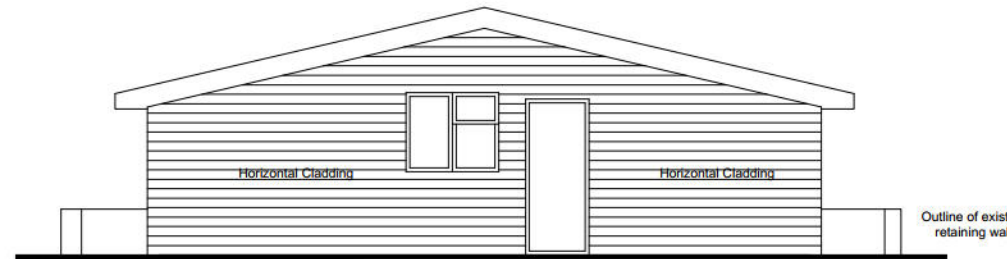


SCALE BAR 1:500

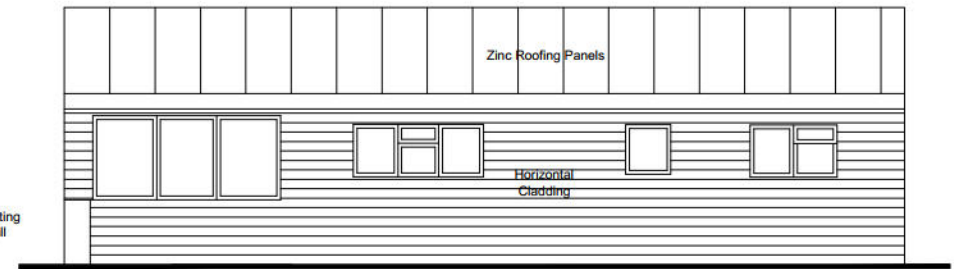
DO NOT SCALE OFF THIS DRAWING



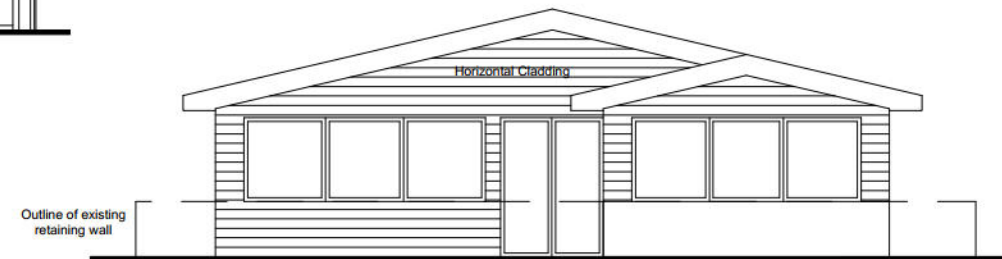
Section A-A



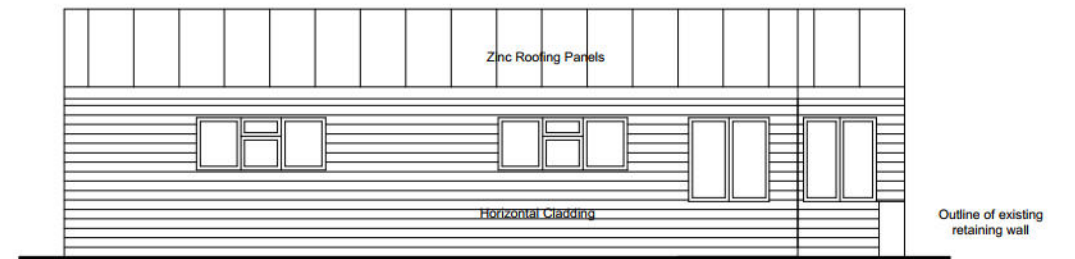
Front Elevation



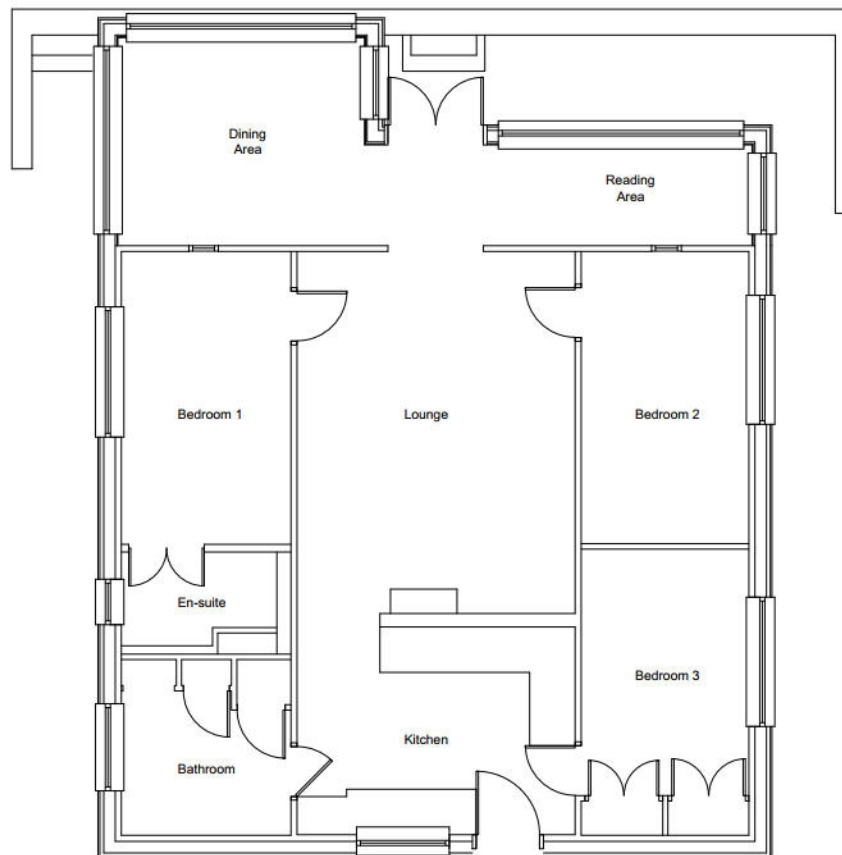
Side Elevation



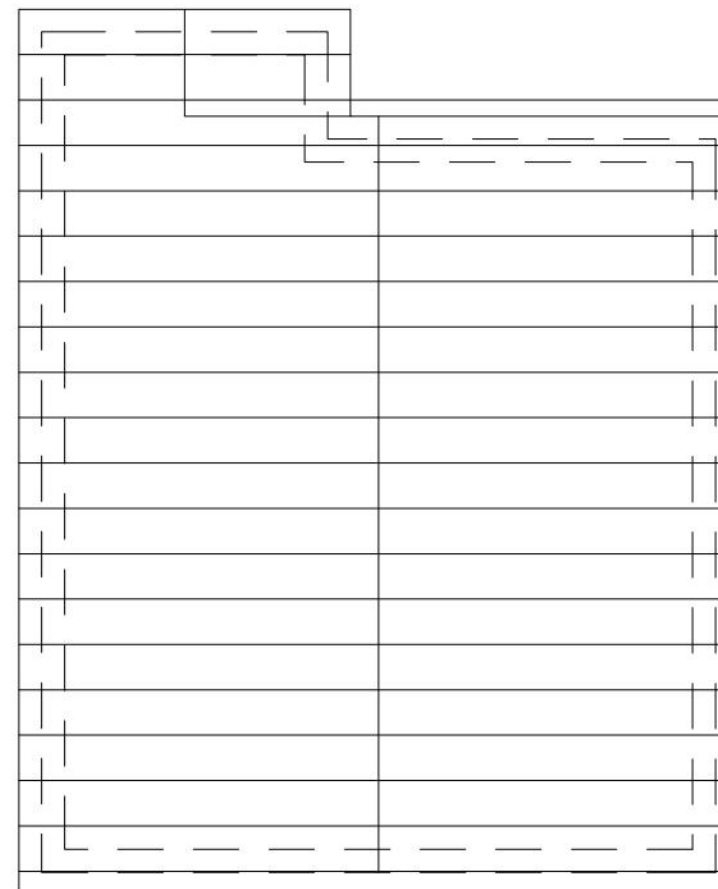
Rear Elevation



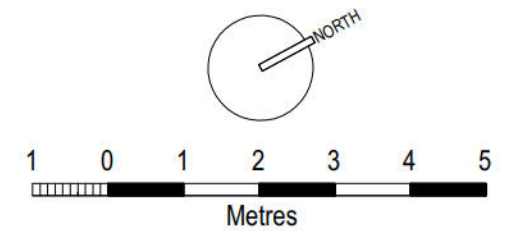
Side Elevation



Ground Floor Plan



Roof Plan



Revisions

PROJECT

50 East Front Road
Pagham

DRAWING

Ground Floor & Roof Plans,
Section & Elevations
Proposed

Scale	Date	Drg No
1:100@A3	Nov. 2025	EF_P_02

Drawn by	Revision
RS	


RS Architectural Designs

Copyright

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Appendix E

EA Correspondence

From: John Pakenham <[REDACTED]>
Sent: 09 March 2026 16:41
To: SSD_PSO <[REDACTED]>
Cc: SSD Enquiries <[REDACTED]>; Florence Van Vaerenbergh <[REDACTED]>
Subject: RE: EIR2026/09101 (FRA-M) - Product 4 Data - 50 East Front Road, Pagham, Bognor Regis, PO21 4ST

Amy

Sorry to query your data but the flood depths do not correlate to the flood levels in your tables:

Table 1: Water Levels: Tidal Undefended

Node Ref	NGR		Modelled Flood Levels in Metres AOD			
			Undefended Annual Exceedance Probability			
	Eastings	Northings	0.5%	0.5% (2070)*	0.5% (2115)*	0.1%
1	489368	97447	3.75	4.24	4.85	3.94
2	489363	97435	3.75	4.24	4.85	3.94
3	489377	97436	3.75	4.24	4.85	3.94
4	489378	97425	3.75	4.24	4.85	3.94

Table 2: Water Levels: Tidal Defended

Node Ref	NGR		Modelled Flood Levels in Metres AOD			
			Defended Annual Exceedance Probability			
	Eastings	Northings	0.5%	0.5% (2070)*	0.5% (2115)*	0.1%
1	489368	97447	-	3.80	4.24	-
2	489363	97435	-	4.13	4.34	4.12
3	489377	97436	-	4.73	4.78	-
4	489378	97425	-	5.39	5.40	5.38

Table 3: Water Depths: Tidal Undefended

Node Ref	NGR		Modelled Flood Depths in Metres			
			Undefended Annual Exceedance Probability			
	Eastings	Northings	0.5%	0.5% (2070)*	0.5% (2115)*	0.1%
1	489368	97447	0.40	0.89	1.50	0.59
2	489363	97435	0.70	1.19	1.80	0.89
3	489377	97436	0.92	1.41	2.02	1.11
4	489378	97425	1.19	1.68	2.28	1.38

Table 4: Water Depths: Tidal Defended

Node Ref	NGR		Modelled Flood Depths in Metres			
			Defended Annual Exceedance Probability			
	Eastings	Northings	0.5%	0.5% (2070)*	0.5% (2115)*	0.1%
1	489368	97447	-	0.06	0.50	-
2	489363	97435	-	0.16	0.37	0.16
3	489377	97436	-	0.02	0.06	-
4	489378	97425	-	0.25	0.25	0.24

My client is proposing a small extension near to node #4 and at present the flood depths are showing as 2.28m and 0.25m in the undefended and defended scenarios (0.5% 2115).

As the flood levels at the same node vary by considerably less than a metre (4.85m AOD compared to 5.4m AOD), this cannot be accurate, surely? Also the undefended flood levels are all lower than the defended, which cannot be the case as the site is unaffected in the current day 0.5% scenario – but is very much in the FZ3 for undefended:



Please can your mapping team review? Thank you.

From: SSD_PSO <[REDACTED]>
Sent: 13 April 2026 09:39
To: John Pakenham <[REDACTED]>
Cc: SSD Enquiries <[REDACTED]>; Florence Van Vaerenbergh
<[REDACTED]>
Subject: RE: EIR2026/09101 (FRA-M) - Product 4 Data - 50 East Front Road, Pagham, Bognor Regis, PO21 4ST

Good morning John,

Thank you for your email, and apologies for the extended delay in responding to you.

The levels and depths provided have been double-checked, and they are correct according to the 2016 Arun to East Head coastal modelling. However, we believe the variation in flood level that you've identified, has developed where the model has estimated the height of the adjacent beach.

We would recommend using the undefended levels and depths at node point 1, as your design flood event for use in a planning application. The levels at this point have a closer correlation with the LiDAR ground levels and do not appear to be obscured by beach height estimates.

I hope this makes sense, but if you have any further queries about this request, please do not hesitate to contact us again.

Kind regards,

Amy O'Donnell ([she/her](#))

Flood & Coastal Risk Officer

Partnership and Strategic Overview West Sussex, Solent and South Downs

Environment Agency | Teville Gate House, Teville Road, Worthing, West Sussex, BN11 1UR
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Civil Engineering - Transport Planning - Flood Risk

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