

Flood Risk Assessment & Drainage Strategy Land west of The Inglenook Hotel

Mr. A Honour

Ref: D2310/FRA2.1

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DOCUMENT CONTROL

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Proposed residential development

Document: Flood Risk Assessment & Drainage Strategy

Client: Mr. A Honour

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1 INTRODUCTION

1.1 Background

- 1.1.1 BP Civils is instructed by Mr. A Honour to prepare a flood risk assessment and drainage strategy for the construction of 6 No. residential properties at land west of the Inglenook Hotel, Pagham Road, Bognor Regis PO21 3QB.
- 1.1.2 This report has been undertaken in accordance with National Planning Policy Framework (NPPF) and The Planning Practice Guidance on the use of SuDS for achieving sustainable development.
- 1.1.3 The proposed development will involve the construction of 6 No. residential properties as demonstrated by the development proposals contained within **Appendix A**.
- 1.1.4 In preparing this report, BP Civils has referred to the following documents and information:
- Arun District Council Strategic Flood Risk Assessment
 - British Geological Survey (BGS) Information and Records
 - Environment Agency (EA) Flood Map for Planning
 - Flood Estimation Handbook (FEH) Catchment Data
 - Ground Management Ltd Intrusive Site Investigation
 - Long Term Flood Risk Maps for Rivers or the Sea, Surface Water and Reservoirs
 - Southern Water Public Sewer Records
- 1.1.5 This report has been prepared to assess flood risk at the site, and to advise of any mitigation which may be required in order to ensure that the proposed development remains safe for its design life in accordance with current design standards.
- 1.1.6 This report has been prepared for the benefit of the named client only.

2 SITE LOCATION AND DESCRIPTION

- 2.1.1 A site location plan has been prepared and is included within this report.
- 2.1.2 The National Grid Reference is SZ 89110 98722.
- 2.1.3 The site is located in a built up residential area, to the west of the Inglenook Hotel and to the south of properties located in Millfarm Drive. Platinum Gardens – 9 No. recently constructed residential properties – is located immediately to the west of the site. Spinnaker Drive is located to the south of the site.
- 2.1.4 The site measures 2,399m² (0.24Ha) and is occupied by a number of semi-permanent structures, including static caravans and timber sheds.
- 2.1.5 The client's planning consultant has provided a site topographic survey which identifies levels broadly in the range of 5.600m AOD and 6.300m AOD.
- 2.1.6 Drawing **PL001 (Topographic Survey with Contours)** has been prepared to illustrate the trends in topography at the site.
- 2.1.7 The topographic survey does not demonstrate prevailing falls across the site in any given direction. The site is therefore considered to be flat.

3 GROUND CONDITIONS

- 3.1.1 The BGS Geology of Britain Viewer indicates a 'London Clay Formation – Clay, silt and sand' bedrock geology.

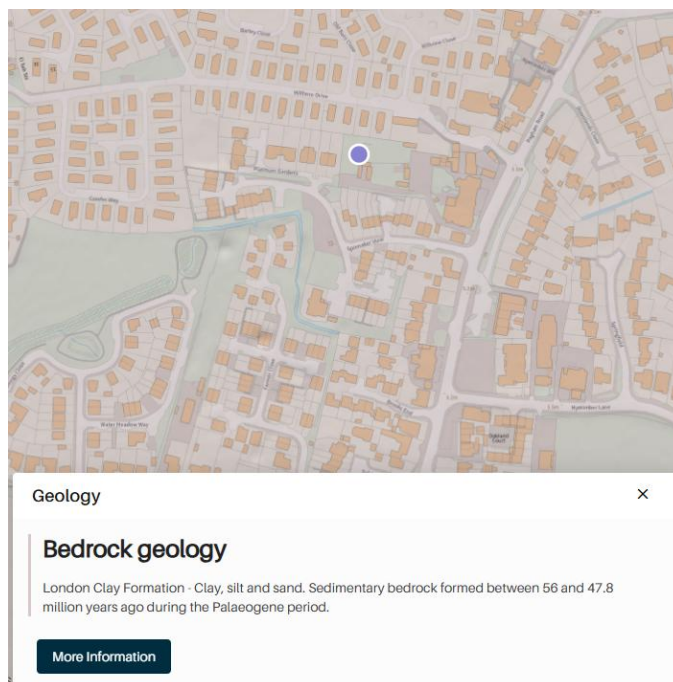


Figure 1. Geology of Britain Viewer – Bedrock Geology (BGS)

- 3.1.2 Superficial deposits are recorded as 'River Terrace Deposits – Sand, silt and clay.'

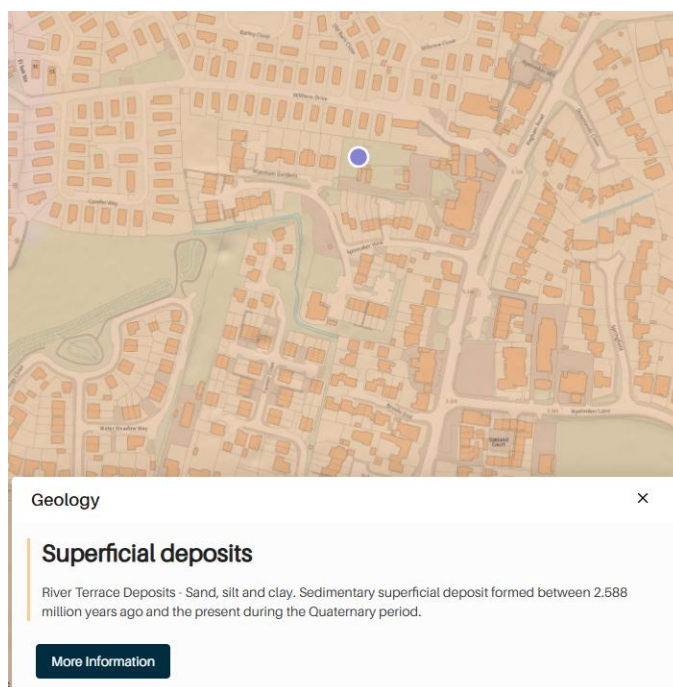


Figure 2. Geology of Britain Viewer – Superficial Deposits (BGS)

- 3.1.3 Intrusive site investigation has been undertaken at the site by Ground Management Ltd. The site works were undertaken in December 2024.
- 3.1.4 2 No. boreholes were excavated on site to depths of 3.00m below ground level to allow groundwater monitoring to be undertaken. The groundwater monitoring standpipes were installed on 5th December 2024.

3.1.5 A summary of the encountered geology for both boreholes is provided below:

BH1		
Encountered Geology	Thickness	Depth (m below ground level)
Topsoil	0.30m	0.00 – 0.30m
Firm orange brown silty CLAY with occasional subangular fine flint gravel	1.05m	0.30m – 1.35m
Orange brown and yellow brown coarse medium and fine angular to subangular flint GRAVEL with some silty to fine to medium sand. Some silty clay from 2.1m to 2.3m	1.05m	1.35m – 2.40m
Yellow brown slightly silty fine to medium SAND with a little coarse medium and fine rounded to subrounded flint gravel	0.60m	2.40m – 3.00m

BH2		
Encountered Geology	Thickness	Depth (m below ground level)
Topsoil	0.30m	0.00 – 0.30m
Firm orange brown silty CLAY. A little coarse medium and fine subrounded and rounded flint gravel below 1.00m	0.90m	0.30 – 1.20m
Firm orange brown and yellow brown sandy (medium and fine) CLAY / SILT with some coarse medium and fine angular to subangular flint gravel.	1.20m	1.20 – 2.40m

Orange brown slightly silty fine to medium SAND	0.50m	2.40 – 2.90m
Firm to stiff brown CLAY	0.10m	2.90 – 3.00m

3.1.6 Ground Management Ltd's reporting is contained within **Appendix C**.

3.2 Groundwater

3.2.1 Groundwater investigation and monitoring has been undertaken by Ground Management Ltd in respect of their intrusive site investigation.

3.2.2 During installation of the 2 No. boreholes, seepage was recorded at both BH1 and BH2 below 1.00m below ground level.

3.2.3 The water level was recorded at 0.89m below ground level after 30 minutes at BH1 and at 0.65m below ground level after 30 minutes at BH2.

3.2.4 Groundwater monitoring has been undertaken between 5th December 2024 and 28th March 2025.

3.2.5 The peak groundwater levels recorded during this period are 0.55m below ground level at BH1 and 0.41m below ground level at BH2.

3.2.6 Ground Management Ltd's reporting is contained within **Appendix C**.

3.2.7 Mapping managed by MAGIC (magic.defra.gov.uk) provides geographic information concerning the natural environment from across government.

3.2.8 The site is located within an area identified as being an 'Unproductive' bedrock aquifer, in addition to a 'Secondary A' superficial drift aquifer.

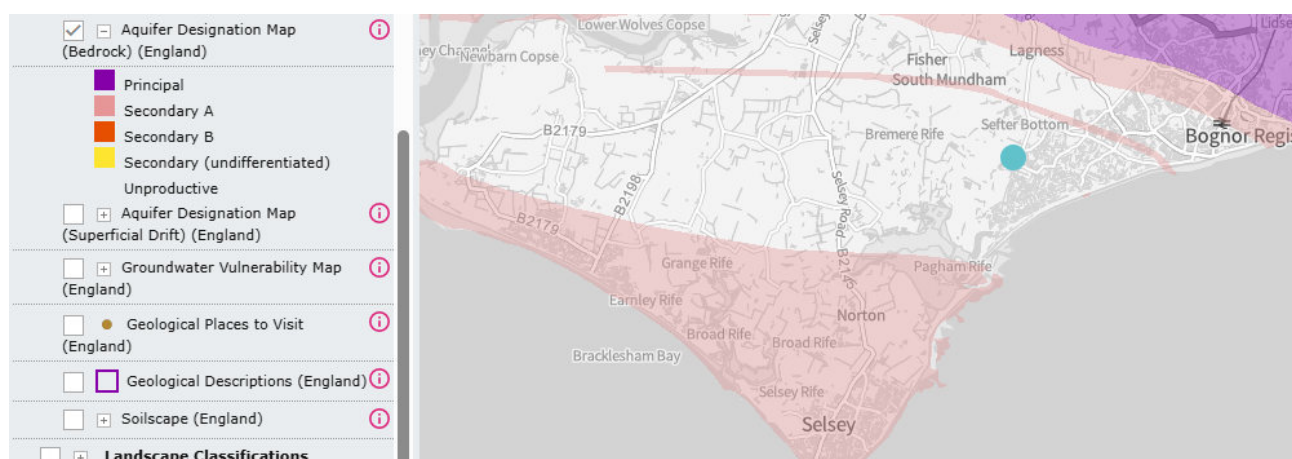


Figure 4. Aquifer Designation Map - Bedrock Aquifer (DEFRA)



Figure 5. Aquifer Designation Map – Superficial Drift (DEFRA)

3.2.9 The site is located within a 'Medium - Low' groundwater vulnerability zone.

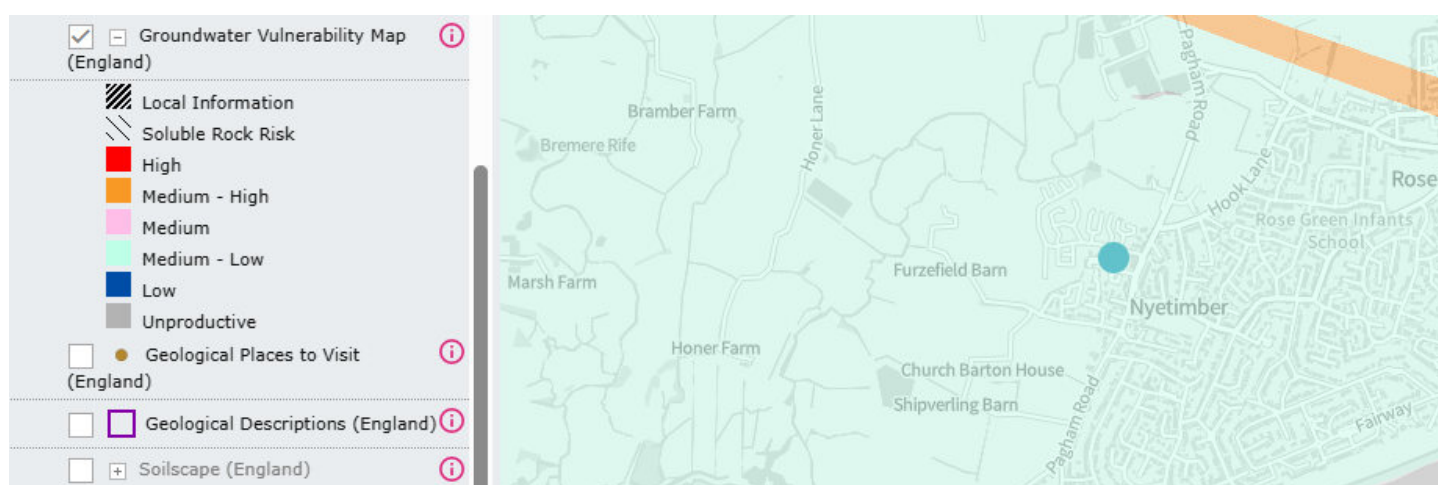


Figure 6. Groundwater Vulnerability Map (DEFRA)

3.2.10 The site does not fall within any drinking water protected areas (surface water), drinking water safeguard zones (surface water or groundwater) or source protection zones.

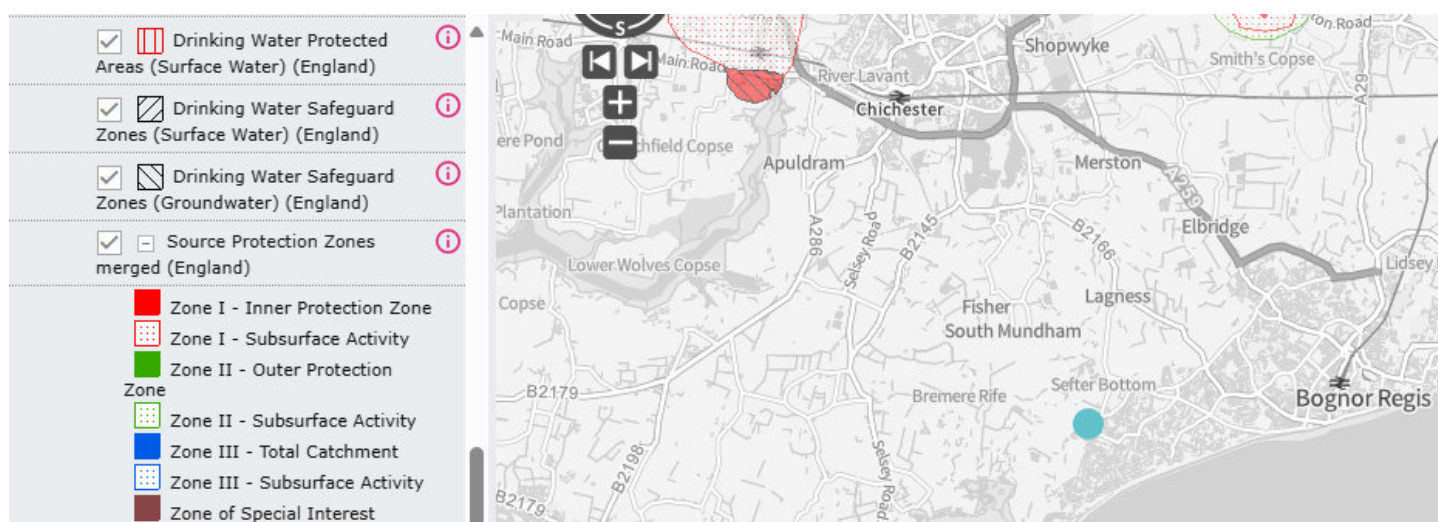


Figure 7. Drinking Water Protected Areas (Surface Water), Drinking Water Safeguard Zones (Surface Water and Groundwater) and Source Protection Zone Map (DEFRA)

4 EXISTING DRAINAGE

4.1 Surface Water

- 4.1.1 The local sewerage authority is Southern Water.
- 4.1.2 Public sewer records have been obtained from Southern Water, as contained within **Appendix D**.
- 4.1.3 Southern Water's public sewer records identify a 225mm dia. public surface water sewer beneath Pagham Road, to the east of the site.
- 4.1.4 The 225mm dia. public surface water sewer is shown to be flowing in a northerly direction.
- 4.1.5 The site is not currently served by any positive drainage infrastructure and drains naturally.
- 4.1.6 There are no ordinary watercourses and/or Main Rivers within the vicinity of the site.
- 4.1.7 Millfarm Drive, to the north of the site, and Spinnaker View, to the south of the site, are both private, unadopted roads. As such drainage arrangements are unknown and records are not available.
- 4.1.8 Platinum Gardens, immediately to the west of the site, is served by a connection to the Southern Water public surface water sewer beneath Pagham Road. The surface water drainage system serving Platinum Gardens remains private, and has not been adopted by Southern Water. The Management Company is under the ownership of the residents of Platinum Gardens.
- 4.1.9 A greenfield run-off rates have been established in relation to the site area (2,399m²) using HR Wallingford's 'Greenfield run-off rate estimation' tool.
- 4.1.10 Greenfield run-off rates have been calculated as follows;

	Site Area (2,399m ²)	Proposed Positively Drained Catchment (1,118m ²)
QBAR	0.7 l/s	0.3 l/s
1 in 1 Year	0.6 l/s	0.3 l/s
1 in 2 Year	0.6 l/s	0.3 l/s
1 in 10 Year	1.1 l/s	0.5 l/s
1 in 30 Year	1.6 l/s	0.7 l/s
1 in 100 Year	2.2 l/s	1.0 l/s
1 in 200 Year	2.6 l/s	1.2 l/s

4.2 Foul Water

- 4.2.1 Southern Water's public sewer records identify public foul water sewers beneath Pagham Road, to the east of the site.
- 4.2.2 1 No. 150mm dia. public foul water sewer is shown to flow in a southerly direction.
- 4.2.3 A second 150mm dia. public foul water sewer is shown to the north-east of the Inglenook Hotel, also beneath Pagham Road. This sewer is shown to flow in a northerly direction.
- 4.2.4 Platinum Gardens is served by a pumped foul water drainage arrangement which discharges, indirectly, to Southern Water's public foul water sewer network and the 150mm dia. public foul water sewer which flows in a southerly direction.

4.3 Highway Drainage

- 4.3.1 Pagham Road is served by traditional road gullies which are assumed to discharge to Southern Water's

public surface water sewer network.

5 PROBABILITY

5.1 Sources of Information

5.1.1 The NPPF requires that all sources of flooding are considered being tidal, fluvial, pluvial, groundwater, sewers and man-made reservoirs/canals.

5.1.2 The likelihood of the site flooding has been established by reviewing the following information:

- Arun District Council Strategic Flood Risk Assessment
- Environment Agency Flood Map for Planning
- Long-Term Flood Risk Service (Gov.uk)

5.2 Flood Maps and Modelling

5.2.1 The site is located fully within Flood Zone 1 (present day).

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 0.1% annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b).
Zone 2 Medium Probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map).
Zone 3a High Probability	Land having a 1% or greater annual probability of river flooding; or land having a 0.5% or greater annual probability of sea. (Land shown in dark blue on the Flood Map).
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of function floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: • Land having a 3.3% or greater annual probability of flooding, with any existing flood management 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 flooding). Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not

separately distinguished from Zone 3a on the Flood Map).

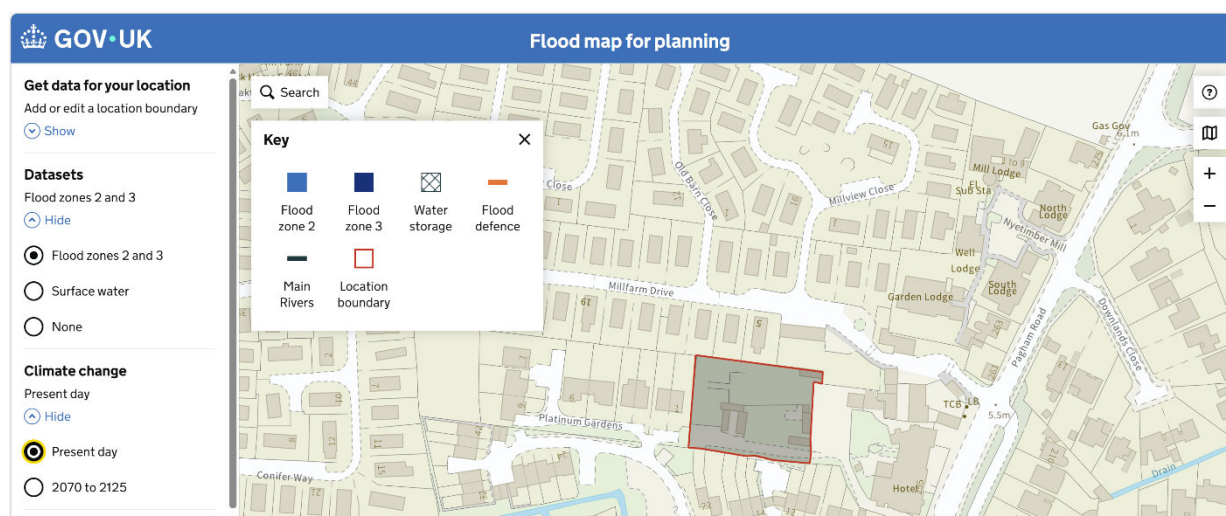


Figure 7. Flood Map for Planning – Present Day (Gov.uk)

5.2.2 In respect of climate change (2070 – 2125) areas of the site are identified as being at risk of flooding.

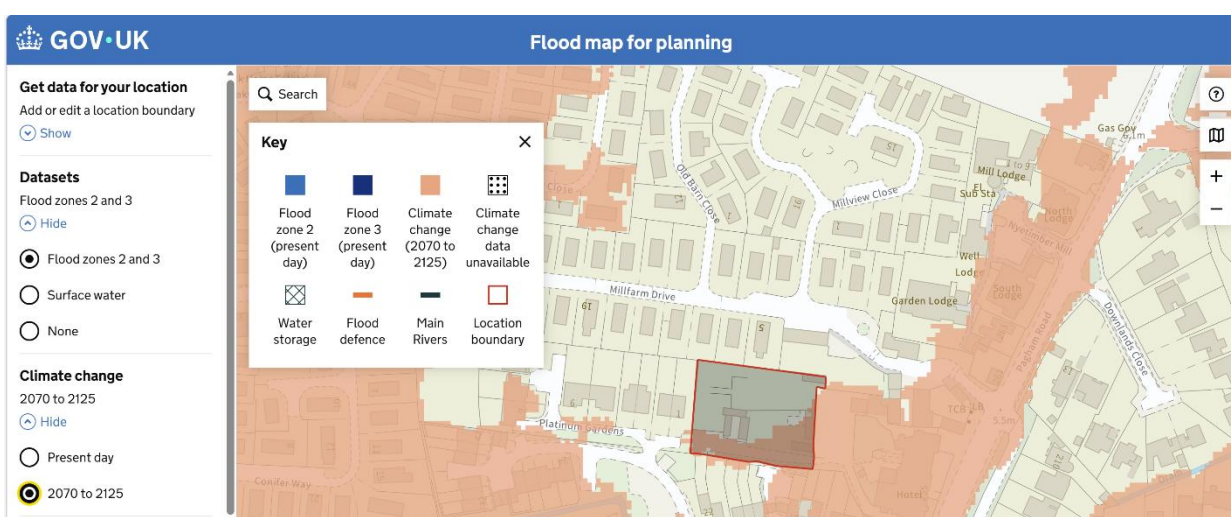
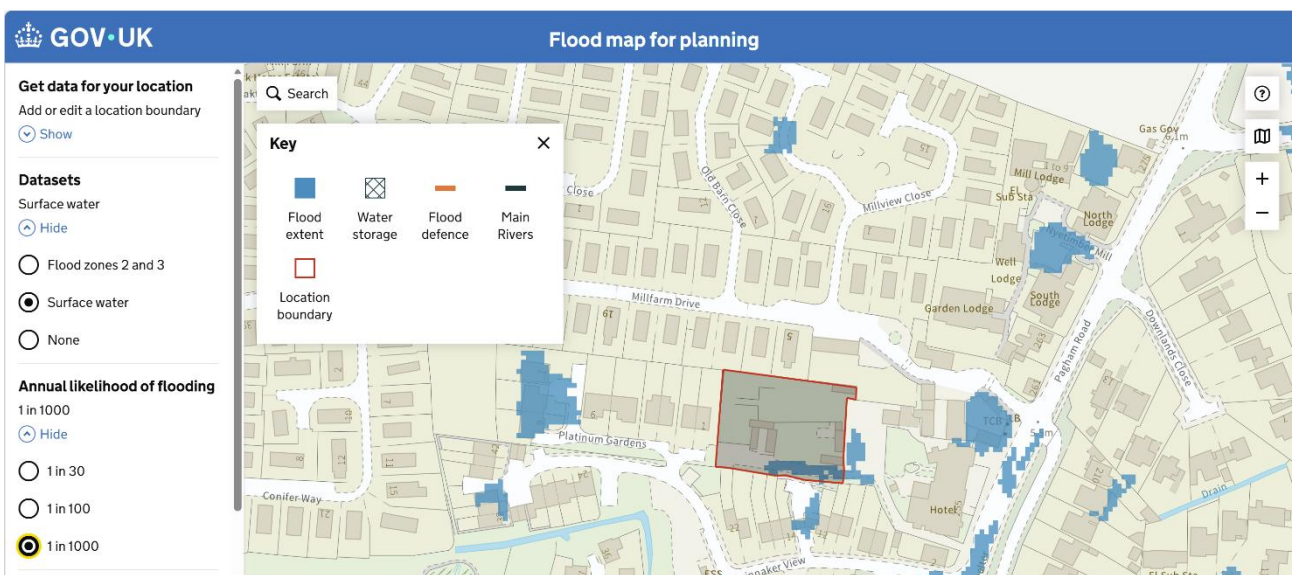
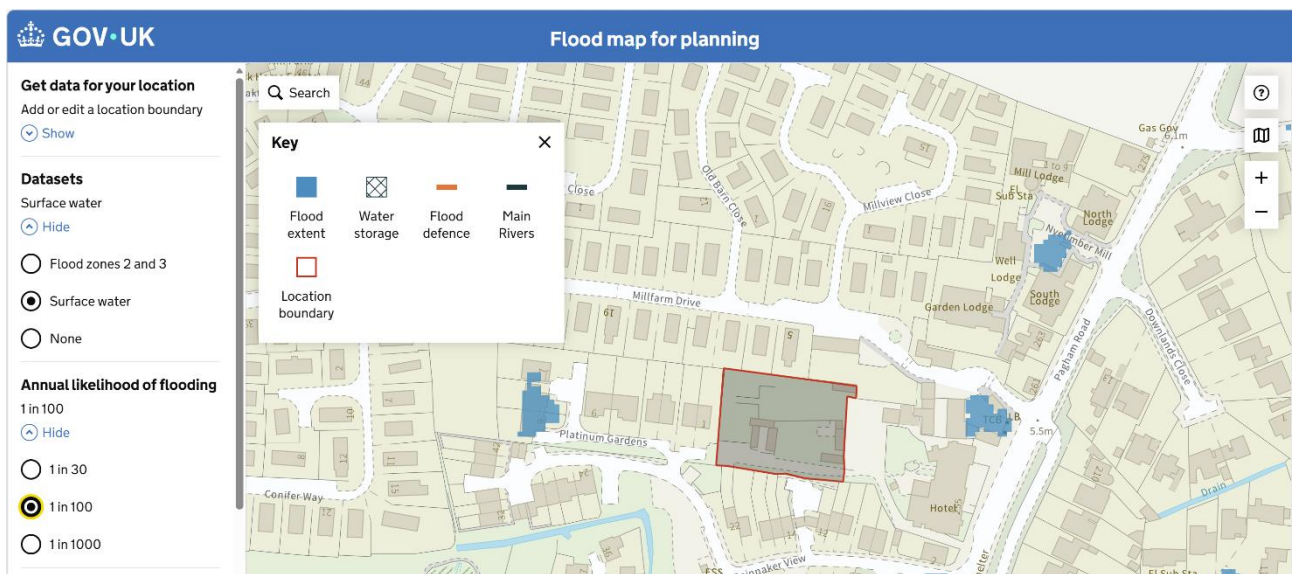
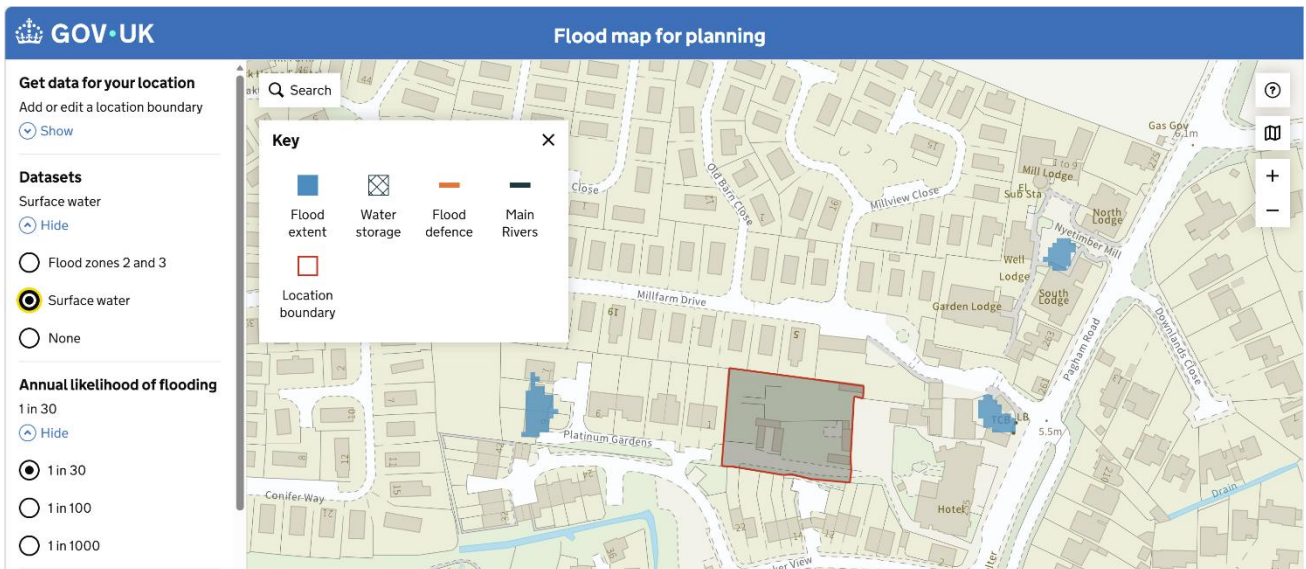


Figure 8. Flood Map for Planning – Climate Change (Gov.uk)

- 5.2.3 Modelled flood level data is not available from the Environment Agency in respect of the current (recently updated) flood modelling which underpins Flood Map for Planning.
- 5.2.4 In the absence of this information, drawing **PL006 'Flood Map Appraisal Plan'** has been prepared. As identified on this drawing, the extents identified as being at future flood risk in respect of climate change correspond with levels in the range of 5.90m AOD and 6.00m AOD. Finished floor levels are to be set 6.15m AOD, therefore above the level of potential future flood risk.
- 5.2.5 It is noted that the site is 'defended' therefore the risk of flooding is in the event of exceedance and/or breach of these defences.
- 5.2.6 The site is not identified as being at risk of surface water flooding in the 1 in 30 or 1 in 100 annual exceedance probability events ('High' and 'Medium' risk).
- 5.2.7 South-eastern extents of the site are identified as being at risk of surface water flooding in the 1 in 1000 annual exceedance probability ('Low' risk).



- 5.2.8 The Long-term Flood Risk Service states that flooding from groundwater and/or reservoirs is 'unlikely' in this area.

5.3 Historic Flooding

- 5.3.1 No instances of historic flooding have been identified at the site, upon review of the information available at the time of undertaking this flood risk assessment.

5.4 Summary of Flood Risk

5.4.1 The potential sources of flooding are:

Source of Flooding	Level of Risk
Rivers and Coastal	Very Low The site is located fully within Flood Zone 1 (present day). Flood Map for Planning identifies areas of the site as being at risk future flood risk in respect of climate change (2070–2125). The site is 'defended', therefore the site is at risk in an exceedance or breach scenario.
Surface Water	Very Low to Low Flood Map for Planning, Surface Water, identifies areas of the site as being at 'Low' risk of surface water flooding at the southern/south-eastern extents of the site only.
Groundwater	Low to Medium Groundwater monitoring has been undertaken at the site by Ground Management Ltd. Groundwater peaked at 0.55m below ground level at BH1 and at 0.41m below ground level at BH2.
Sewers	Very Low No instances of historic sewer flooding have been identified in the undertaking of this flood risk assessment.
Artificial Sources	None The site is not identified as being at risk of flooding from such sources.

5.4.2 The site has been assessed as being at 'Very Low' or 'Low' risk of flooding from all of the potential sources of flooding as identified in the above table, with the exception of groundwater ('Low' to 'Medium').

5.4.3 The drainage design for the proposed development should ensure that capacity up to the design event is provided whilst potential exceedance routes should also be considered, so as to not increase the risk of surface water flooding on or off the site.

6 PROPOSED DEVELOPMENT

6.1 Description of Development

- 6.1.1 The proposed development will involve the construction of a 6 No. residential properties as demonstrated by the development proposals contained within **Appendix A**.
- 6.1.2 The type of development proposed falls within the "More Vulnerable" flood risk vulnerability classification (Annex 3: Flood risk vulnerability classification, NPPF) and is appropriate in Flood Zone 1 (Flood Risk and Coastal Change Table 2).

Flood Zones	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Flood Zone 1	✓	✓	✓	✓	✓
Flood Zone 2	✓	Exception Test Required	✓	✓	✓
Flood Zone 3a†	Exception Test Required †	✗	Exception Test Required	✓	✓
Flood Zone 3b*	Exceptions Test Required *	✗	✗	✗	✓*
✓ = Development is appropriate ✗ = Development should not be permitted					

- 6.1.3 The proposed development will see the introduction of impermeable surfaces at the site, which can lead to an increase in the rate of run-off generated. SuDS measures will be used where possible in order to mitigate this.
- 6.1.4 The post-development impermeable area which is to be positively drained is 1,118m² (0.11Ha).
- 6.1.5 The use of SuDS methods and techniques, where site conditions and constraints allow, will be utilised to assist in the management of surface water run-off generated by the proposed development, whilst adhering to the SuDS hierarchy as stated within Building Regulations (Part H) and The SuDS Manual (C753).
- 6.1.6 The specific Surface Water and Foul Water drainage proposals are detailed in **Section 8** of this report.

7 SEQUENTIAL AND EXCEPTION TESTS

7.1 Sequential Test

- 7.1.1 Paragraph 024 of Flood Risk and Coastal Change confirms that *'The Sequential Test ensures that a sequential, risk-based approach is followed to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account. Where it is not possible to locate development in low-risk areas, the Sequential Test should go on to compare reasonably available sites; within medium risk areas; and then, only where there are no reasonably available sites in low and medium risk areas, within high-risk areas.'*
- 7.1.2 Paragraph 175 of the National Planning Policy Framework (NPPF) states that *'The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).'*
- 7.1.3 The site is located fully within Flood Zone 1, and has been assessed as being at 'Very Low' or 'Low' risk of flooding from all of the potential sources of flood risk considered, with the exception of groundwater ('Low' to 'Medium').
- 7.1.4 In view of the above factors, the Sequential Test is passed.
- 7.1.5 Access and escape routes are available, post-development, to the west of the site, located within Flood Zone 1 (present day and in respect of climate change).
- 7.1.6 In accordance with Paragraph 175 of the NPPF, it is demonstrated that the proposed dwellings will be set at 6.15m AOD – above the assessed level of future flood risk in respect of climate change. As such, the Sequential Test is demonstrated as being passed.

7.2 Exception Test

- 7.2.1 Paragraph 031 of Flood Risk and Coastal Change states *'The Exception Test requires two additional elements to be satisfied (as set out in paragraph 164 of the National Planning Policy Framework) before allowing development to be located or permitted in situations where suitable sites at lower risk of flooding are not available following application of the sequential test. It should be demonstrated that; development that has to be in a flood risk area will provide wider sustainability benefits to the community that outweigh flood risk; and the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.'*
- 7.2.2 Flood Risk and Coastal Change, Table 2 (see 6.1.2) confirms that "More Vulnerable" development is acceptable in Flood Zone 1, and therefore application of the Exception Test is not required.

8 PROPOSED SURFACE WATER DRAINAGE STRATEGY

8.1.1 The National Standards for Sustainable Drainage Systems (June 2025) detail principles and standards for the management of surface water run-off for new infrastructure and development.

8.1.2 There are two types of standards:

- i. The hierarchy standard (Standard 1) gives criteria for prioritising the choice of final run-off destination
- ii. Fixed standards (Standards 2 to 7) state the minimum design criteria that all surface water drainage systems should satisfy and how they should be built, maintained and operated.

Both types of standards have accompanying requirements which provide details on how to interpret, deliver and evaluate each standard.

8.1.3 The seven standards are complementary, and the delivery of each standard should support delivery of the other standards. A surface water drainage system design that delivers multiple benefits will include a range of features and each of these should contribute to the delivery of several, if not all, of the standards.

8.1.4 There may be specific circumstances or constraints, such as the type or size of a development that mean it is not possible to deliver one or more of the standards. In these circumstances the opportunity to meet the standard shall be maximised and justification be developed in consultation with the approving body, who may agree to a departure unless regulatory controls prohibit such a departure.

8.1.5 The National Standards for Sustainable Drainage Systems can be viewed at <https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds>

8.2 Standard 1: Run-off Destinations

A 'SuDS approach' shall be adopted to address the management of surface water by the development and where it should be discharged. Runoff shall be treated as a resource and managed in a way that avoids negative impacts of the development on flood risk, the morphology and water quality of receiving waters and the associated ecology.

Runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:

- Collected for non-potable use
- Infiltrated to ground
- Discharged to an above ground surface water body
- Discharged to a surface water sewer, or another piped surface water drainage system
- Discharged to a combined sewer
- To utilise a lesser priority final destination, appropriate evidence shall be provided that demonstrates all higher priority final destinations have been utilised to the maximum extent practicable.

Note 1: priority 1 is the highest priority and priority 5 is the lowest.

Note 2: for the purposes of this standard, a combined sewer is a sewer intended to receive both foul sewage and surface runoff and does not include a sewer intended to receive only foul sewage, even if it has the

capacity to accommodate additional flows or has an element of surface water in it already.

To utilise a lesser priority final destination, appropriate evidence shall be provided that demonstrates all higher priority final destinations have been utilised to the maximum extent practicable. Higher cost alone shall not be a reason to utilise lower priority final destinations.

Where more than one final destination is utilised, each final destination's ability to accept runoff shall be maximised in order of priority.

8.2.1 Potential run-off destinations have been considered, in accordance with the hierarchy detailed within the National Standards for Sustainable Drainage Systems (June 2025), in respect of the proposed development:

Run-off Destination	Viable?	Justification
Collected for non-potable use	Yes	Standard 1 states that rainwater harvesting shall be considered where there is a demand for non-potable water, as well as if there is a need for landscape irrigation. Neither are applicable in respect of the proposed development, therefore rainwater re-use is limited. Following a pre-app meeting with Arun District Council and its Drainage Consultee, it was accepted that the latest PPG suggests that rainwater harvesting is best used for large commercial schemes. A landscape management plan is not necessary or required for the development whilst communal irrigation is not required. It was agreed that it is reasonable for rainwater re-use to be proportionate to the scale of development and as such, traditional rainwater butts are to be provided in conjunction with SuDS Planters.
Infiltrated to ground	No	Shallow groundwater depths dictate that infiltration is not viable.
Discharged to an above ground surface water body	No	There are no watercourses within the vicinity of the site to which surface water could discharge to.

Discharged to a surface water sewer, or another piped surface water drainage system	Yes	It is proposed that the site will drain to the private surface water sewer serving Platinum Gardens which discharges to Southern Water's public sewer beneath Pagham Road.
Discharged to a combined sewer	No	Higher ranking priorities exist in respect of surface water drainage hierarchy which will instead be utilised as a means of draining the site.

- 8.2.2 As detailed within the table above, and justified, post-development run-off will discharge indirectly to Southern Water's public surface water sewer located beneath Pagham Road.
- 8.2.3 Southern Water has confirmed in correspondence further to a capacity check enquiry that capacity exists to support the development for 2.00 l/s. Post-development flows will be less than this, as detailed in **Section 8.4 (Standard 3: Management of Extreme Rainfall and Flooding)**.
- 8.2.4 Consideration has also been afforded as to the SuDS methods and techniques which can be introduced to support the development:

SuDS Method / Technique	Suitable	Comments
Green roofs or walls	Yes	Green roof is to be provided in respect of the proposed garages (c. 42m ²). It is not possible to provide further extents of green roof owing to the development proposals in respect of the main dwellings, their roof construction and continuity in respect of street scene. The provision of green roof has been maximised as far as possible in view of the development proposals.
Rainwater harvesting systems	Yes	Rainwater butts are to be provided in conjunction with SuDS Planters.
Soakaway or infiltrations systems	No	Shallow groundwater depths dictate that infiltration is not viable.
Permeable surfaces	Yes	Permeable paving is proposed in conjunction with root-protection construction in view of arboricultural constraints. The permeable paving will be tanked, discharging to the piped system. Run-off from the dwelling roof areas will drain to the sub-base of the permeable paving construction.

Swales and filter strips	No	Not viable in view of site spatial constraints in addition to other design considerations. High groundwater levels represent a constraints, whilst as the strategy is dictated by site constraints that discharge to Southern Water's network will be necessary, such features will not be acceptable to Southern Water and therefore also cannot be incorporated.
Basins and ponds (such as wetlands, balancing ponds, detention basins, retention ponds)	No	Not viable in view of development proposals, site use and/or spatial constraints.
Tanked systems	No	Site constraints in respect of levels of existing infrastructure may restrict the use of such features, whilst higher ranking priorities are to be considered and implemented before such measures are incorporated.

- 8.2.5 Infiltration is not viable in view shallow groundwater depths established on site further to winter groundwater monitoring.
- 8.2.6 There are no watercourses within the vicinity of the site to which surface water could discharge to.
- 8.2.7 It is proposed that the site will drain to the private surface water sewer serving Platinum Gardens which discharges to Southern Water's public sewer beneath Pagham Road.
- 8.2.8 Flows will be restricted to a maximum of 0.5 l/s.
- 8.2.9 The proposed private driveways will be of a permeable construction which will be tanked, discharging to the piped system.
- 8.2.10 Run-off from the proposed roof area(s) will discharge to the permeable paving sub-base.
- 8.2.11 A lined (tanked) roof protection construction will be provided in areas where arboricultural constraints are identified.
- 8.2.12 It is proposed that all captured run-off from the proposed hardstanding areas is captured up to the 100-year event including 45% climate change without exceedance.
- 8.2.13 The proposed surface water drainage arrangement is shown on drawing **PL004 and PL005 'Conceptual Surface Water Drainage Strategy'**.

8.3 Standard 2: Management of Everyday Run-off (Interception)

Apply a 'SuDS approach' so that at least the first 5mm of rainfall for the majority of rainfall events does not result in run-off from the site to surface waters or piped drainage systems.

Evidence shall be provided that the approach to managing run-off from 'everyday' rainfall has been developed alongside and in support of the management of run-off quality (Standard 4) and the delivery of amenity and biodiversity benefits (Standards 5 and 6).

- 8.3.1 Opportunities to achieve interception compliance are limited given that infiltration is not viable.
- 8.3.2 The provision of green roof is limited to the proposed garages, with a plan area of c. 42m². The National Standards for SuDS confirms that 'all surfaces that have green roofs or green walls that drain their own surface area only' comply with the requirement.
- 8.3.3 The extents of permeable paving/surfacing are accepted as providing interception in respect of its own area.
- 8.3.4 Rainwater harvesting and re-use is not viable as no need or requirement has been identified for a supply of non-potable water in respect of this minor residential development, for example, in respect of landscape irrigation. Arun District Council and its Drainage Consultee accepts that rainwater harvesting systems are best used for large commercial schemes. A level of rainwater re-use – which is proportionate to the proposed level of development – is to be provided, in the form of rainwater butts. It is accepted that rainwater butts do not ordinarily provide 'interception' benefits, however, these will provide a level of rainwater re-use for householder activities (e.g. gardening) and will reduce the reliance on off-site infrastructure, even if only minimally.
- 8.3.5 SuDS Planters are proposed, which will be connected to plot rainwater pipes, in order to assist in providing a level of interception.
- 8.3.6 A total of 12 No. SuDS Planters are proposed, which provide a plan area of 0.98m² per planter. In total, this provides a plan area of c. 12m².
- 8.3.7 The proposed dwellings have a combined roof area of c. 450m². The SuDS Planters provide a plan area of c. 12m² which is 3% of the combined roof area.
- 8.3.8 In respect of 'Bioretention areas and rain gardens' as detailed within the National Standards for SuDS, a 5:1 ratio is considered to comply in respect of the impermeable area and the vegetated surface area of the bioretention component receiving run-off. For example, for 100m² of impermeable area, 20m² of bioretention feature shall be provided.
- 8.3.9 In respect of the proposed roof area of the dwellings (c. 450m²), 90m² of bioretention feature(s) would be required to meet this requirement. This cannot be achieved in view of site constraints.
- 8.3.10 The provision of interception is maximised in view of site constraints and limitations.
- 8.3.11 In view of the above factors, including site constraints, a relaxation is requested in respect of Standard 2: Management of Everyday run-off (Interception).

8.4 Standard 3: Management of Extreme Rainfall and Flooding

A 'SuDS approach' shall be adopted to address the management of development run-off during extreme rainfall, including allowances for climate change and urban creep to:

- protect people and property on the development from flooding of the surface water drainage system
- mitigate any increased flood risk to people and property adjacent to or downstream of the development
- protect the receiving water body from morphological damage or minimise the impact on sewer capacity

When discharging to an infiltration feature, the system shall be appropriately sized to accommodate the design event based on ground conditions and contributing areas.

When discharging to an above ground surface water body, sewer or other piped drainage system, the surface water run-off (rate and volume) for the 1% annual exceedance probability (AEP) event shall be controlled to ensure the run-off from the development does not increase flood risk elsewhere.

When discharging to an above ground surface water body, sewer or other piped drainage system, the surface water run-off rate for the 50% AEP event shall be controlled to ensure development run-off from an event of this magnitude has no negative impact.

Any flooding from the surface water drainage system for events up to the 1% AEP event shall be managed within the development.

Any flooding from off-site sources for the 1% AEP event should be managed on site or safely routed through the site, ensuring any downstream risks are not increased compared to the pre-development scenario.

The risks (both on and off the development) associated with flooding from the surface water drainage system for exceedance events greater than the 1% AEP event shall be appropriately managed.

- 8.4.1 Standard 3 states that 'The peak allowable discharge rate from the development to surface waters or sewers for the 50% AEP event shall be limited to the equivalent greenfield run-off rate, or 3 l/s/ha, whichever is greater.'
- 8.4.2 Additionally, 'Where the volume of run-off discharged from the development to surface waters or sewers for the 1% AEP, 6-hour rainfall event is greater than the volume of greenfield runoff for the same rainfall event, the peak allowable discharge rate from the development for the 1% AEP event shall be limited to the 50% AEP greenfield runoff rate or 3l/s/ha, whichever is the greater.'
- 8.4.3 Furthermore, 'Where the volume of runoff discharged from the development to surface waters or sewers for the 1% AEP, 6-hour rainfall event is less than or equivalent to the volume of greenfield runoff for the same event, the peak allowable discharge rate from the development for the 1% AEP event shall be limited to the 1% AEP greenfield runoff rate or 3l/s/ha, whichever is the greater.'
- 8.4.4 The post-development impermeable area which is to be positively drained is 1,118m² (0.11Ha). In respect of this area, greenfield run-off rates have been calculated as follows:
- QBAR: 0.3 l/s
 - 1 in 1-Year: 0.3 l/s
 - 1 in 2-Year: 0.3 l/s
 - 1 in 10-Year: 0.5 l/s
 - 1 in 30-Year: 0.7 l/s
 - 1 in 100-Year: 1.0 l/s
 - 1 in 200-Year: 1.2 l/s
- 8.4.5 Following pre-app advice received from Arun District Council and its Drainage Consultee, it has been confirmed that a rate of up to 0.7 l/s will be accepted.
- 8.4.6 It is proposed that post-development, flows will be restricted to 0.5 l/s to assist in mitigating the potential risk of blockages within the system.
- 8.4.7 The surface water drainage system for the proposed development has been designed to accommodate a 1 in 100-year storm event, inclusive of allowances for climate change.

- 8.4.8 In respect of climate change, Gov.uk provides guidance for local planning authorities preparing strategic flood risk assessments and developers and their agents preparing flood risk assessments for planning applications, and development consent orders for nationally significant infrastructure projects.
- 8.4.9 Climate change allowances are predictions of anticipated change for peak river flow, peak rainfall intensity, sea level rise and offshore wind speed and extreme wave height.
- 8.4.10 Allowance for climate change shall be provided in the undertaking of site-specific flood risk assessments where new development is proposed to minimise vulnerability and provide resilience to flooding and coastal change.
- 8.4.11 The 'Peak Rainfall Allowances Map' shows anticipated changes in peak rainfall intensity.
- 8.4.12 Based on the latest allowances, for the 3.3% annual exceedance rainfall event, an increase of 40% should be applied to peak rainfall in relation to the proposed development.
- 8.4.13 For the 1% annual exceedance rainfall event, an increase of 45% should be applied to peak rainfall in relation to the proposed development.

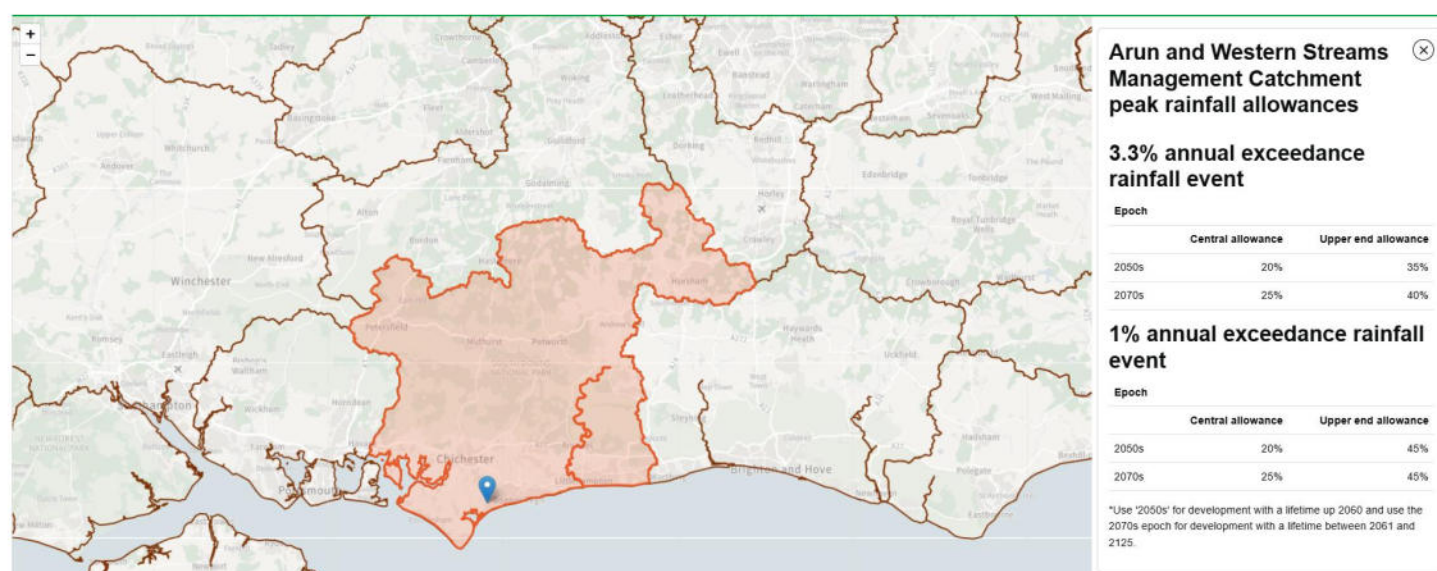


Figure 14. Climate Change Allowances – Peak Rainfall Allowances (Gov.uk)

- 8.4.14 In accordance with West Sussex County Council's policies in relation to the management of surface water, and allowance of 10% has been made in the surface water drainage calculations prepared for the proposed development in respect of urban creep.

8.5 Standard 4: Water Quality

Apply a 'SuDS approach' that protects surface waters, groundwater and coastal waters by managing the quality of the surface water run-off to adequately address water quality risks from development.

The proposed SuDS management train(s) shall be based on robust water quality risk assessment, appropriate to the pollution hazard and sensitivity of receiving waters, reflecting industry recognised guidance or other quantitative assessment as agreed with the approving body and permitting requirements.

- 8.5.1 In accordance with the CIRIA SuDS Manual C753 regarding methods for managing pollution risks, the risk posed by surface water run-off to the receiving environment depends on the pollution hazard at the site (the source), SuDS treatment techniques (the pathway), and the sensitivity of the environment (the receptor).

- 8.5.2 The simple index approach considers whether SuDS techniques are appropriate for the site. The states that for SuDS components to deliver adequate treatment, the total pollution mitigation index for each contaminant type should equal or exceed the pollution hazard index.
- 8.5.3 The SuDS Manual outlines three categories of pollution hazard identification, which vary depending on proposed land use, which are as follows:
- Total Suspended Solids (TSS).
 - Metals (M).
 - Hydrocarbons (H).
- 8.5.4 In accordance with C753 Table 26.2, the proposed land uses at the site are categorised as follows:
- Residential roofs – Very low/TSS=0.2/M=0.2/H=0.05
 - Individual property driveways and low traffic roads – very low/TSS=0.5/M=0.4/H=0.4
- 8.5.5 In accordance with C753 Table 26.3, the values of SuDS Mitigation indices are provided for permeable paving:
- Permeable Paving – TSS=0.7/M=0.6/H=0.7
- 8.5.6 The use of a permeable paving will ensure that run-off from the site receives a level of treatment required by the SuDS Manual, with hydrocarbons being filtered by the aggregate and geotextile layers.
- 8.5.7 As the pollution hazard index does not exceed any pollution mitigation index for any contaminant type, the proposed SuDS methods will provide sufficient treatment for the proposed development.

8.6 Standard 5: Amenity

A 'SuDS approach' shall be adopted that maximises benefits for amenity through the creation of multi-functional places and landscapes.

- 8.6.1 Owing to the scale of the proposed development, there are limited opportunities for the proposed drainage system to provide amenity benefits. This fact is acknowledged by Arun District Council Drainage Consultee in relation to a previous planning submission at the site.
- 8.6.2 The proposed permeable paving provides a multi-functional benefit which therefore contributes towards amenity benefits.
- 8.6.3 Given the small scale of the proposed development, there are no public open spaces on site which could provide additional features of public appreciation or other amenity benefits.
- 8.6.4 Arun District Council's Drainage Consultee previously raised no objection in respect of the amenity benefits provided by the proposed drainage strategy, and no additional concerns have been raised in the recent pre-app meeting.

8.7 Standard 6: Biodiversity

A 'SuDS approach' shall be adopted to ensure the surface water drainage system maximises biodiversity benefits throughout the development lifecycle.

The surface water drainage system shall add biodiversity value by:

- creating diverse, self-sustaining, resilient local ecosystems which contribute to net gains in biodiversity
- supporting and promoting natural local habitat and species, for example, through local nature recovery strategies
- contributing to the delivery of local biodiversity strategies
- contributing to habitat connectivity

- 8.7.1 Green roofs are proposed in respect of the proposed garages, as detailed earlier within this report. The green roofs provide a plan area of c. 42m² which will provide biodiversity benefits and enhancements.
- 8.7.2 In addition to the green roofs, SuDS Planters are proposed to provide and promote further biodiversity benefits.
- 8.7.3 Biodiversity benefits have been maximised in view of site constraints and opportunities.
- 8.7.4 It was confirmed within the recent pre-app with Arun District Council and its Drainage Consultee that the provision of green roofs and SuDS Planters are acceptable in respect of biodiversity requirements in view of the National Standards for SuDS.
- 8.7.5 Root protection extents have been co-ordinated with the client's Arboricultural consultant. A lined (tanked) root protection construction is proposed to ensure that existing trees are not adversely impacted by the proposed development and access road.

8.8 Standard 7: Design of Drainage for Construction, Operation, Maintenance, Decommissioning and Structural Integrity

A 'SuDS approach' shall be adopted to ensure that surface water drainage systems are designed so they can be easily and safely constructed, operated and maintained taking account of the need to minimise negative impacts on natural resources and the environment.

The designer shall provide a management and maintenance plan that supports the design objectives detailed in standards 1 to 6 and ensures the performance of the surface water drainage system with regards to run-off destinations, everyday and extreme rainfall, water quality, amenity and biodiversity is maintained throughout the lifetime of the development.

Surface water drainage design shall examine for the likelihood and consequences of potential failure scenarios that may occur during the operation phase and safely manage the associated risks.

The surface water drainage system shall be designed to ensure structural integrity of all components under anticipated loading conditions for the design life of the development so that it does not affect the structural integrity of any existing or proposed components within, or adjacent to, the development.

- 8.8.1 Maintenance is required to ensure the long-term operational performance of the proposed surface water drainage system.

- 8.8.2 The drainage system has been designed to minimise maintenance requirements; however a number of key tasks will need to be undertaken so that the system remains in optimal condition. These operations are summarised in the table below, along with the required frequency of works.

Drainage System feature	Proposed maintenance / remedial works	Required frequency of works
Permeable Paving	Surface sweeping to reduce silt and debris accumulation.	Every 8 to 12 weeks
	Removal / management of weed growth	At least once a year
Diffuser units & catch pits, gully sumps and drains	Inspection and additional cleansing as required.	Annual
	Desilting	Year 1, Year 3, then every 5 years
Pipework	Jetting to clear blockages	As required
Flow Control Chambers / Devices	Clean out chamber / sump	Monthly for first 3 months then twice annually
	Inspect flow control unit and remove debris	

- 8.8.3 The responsibility of any drainage infrastructure supporting a single dwelling/plot will be the sole responsibility of the owner/occupier of the associated dwelling.
- 8.8.4 Any infrastructure that is shared, serving more than 1 No. plot will be the responsibility of an appointed management company.
- 8.8.5 It is not envisaged that any materials are to be stored on site once the development has been completed, which could cause major spills and potential pollution issues within the drainage system. If this situation alters in the future consultation with a specialist will be required in order to confirm if any upgrades to the existing system are necessary.
- 8.8.6 Minor spillages of fuels and oils will be dealt with by the permeable paving, by bio-degrading and collecting the hydrocarbons respectively.
- 8.8.7 Any future alterations to the permeable paving should be confirmed by a specialist. Where possible any future services are to avoid being located through areas of permeable paving. If new services are required to run through areas of permeable paving, services should be installed below the depth of permeable paving with the permeable system reinstalled above.
- 8.8.8 A separate document detailing management and maintenance particulars shall be provided upon completion of the proposed development.

9 PROPOSED FOUL WATER DRAINAGE STRATEGY

- 9.1.1 Foul water from the proposed development will discharge, indirectly, to Southern Water's public foul water sewer network beneath Pagham Road.
- 9.1.2 The 6 No. units will require pumping owing to site levels and levels associated with the public sewer. The pumping arrangement is subject to detailed design.
- 9.1.3 The 6 No. properties will generate peak foul water flows of 0.27 l /s (based on 4000 litres /day, as per Sewer Sector Guidance, Appendix C – Design & Construction Guidance).

10 RESIDUAL RISK AND MITIGATION

10.1 Residual Risk

10.1.1 The following residual risks have been identified in relation to the proposed development:

- i. Extreme rainfall events that exceed the design criteria used for the drainage system causing surface water flooding
- ii. Blockage/failure of the proposed drainage system causing flooding to the site
- iii. Groundwater flooding to the site caused by groundwater levels exceeding the ground surface level
- iv. Surface water flooding of proposed buildings

10.2 Mitigation

10.2.1 Consideration has been taken to the residual risks stated in Section 9.1, and the following mitigation measures are proposed:

- i. The surface water drainage design has considered the current design standards and is able to accommodate a 1 in 100-year storm event, inclusive of an allowance of 45% for the potential impacts of climate change. Should a more extreme storm event occur, the system will be exceeded. In exceedance events, run-off will follow the topography of the site. Given the lack of fall in any given direction in view of the low lying nature of the site, exceedance flows could pond within the extents of the permeable paving.
- ii. Maintenance plays a vital role in managing and reducing flood risk. The proposed surface water drainage system is able to accommodate a 1 in 100-year storm event, inclusive of an allowance of 45% for the potential impacts of climate change. Should blockage or failure of the system occur, it is possible that flooding may occur. A detailed maintenance document shall be prepared prior to completion of the proposed development and implementation of the proposed drainage system. Initial maintenance requirements are detailed within Section 11.
- iii. Groundwater has been observed as shallow as 0.41m below ground level. Should groundwater emergence occur, there is potential for groundwater flooding to occur. Should groundwater emerge on site, this would follow the topography of the site. As already confirmed, with the site being flat with little to no prevailing falls, ponding would likely occur on site. Finished floor levels are to be set above finished ground levels to provide mitigation.
- iv. The site is identified as being at risk of surface water flooding (1 in 1000 – 'Low' risk). The introduction of impermeable surfaces on site will result in an increase in run-off, which is to be managed by the proposed surface water drainage system. Should surface water flooding be experienced on site, given the lack of prevailing falls, ponding would likely occur. Finished floor levels are to be set above finished ground levels to provide mitigation.

11 FLOOD RISK MANAGEMENT

11.1 Safe Access and Egress

- 11.1.1 Access to the site will be available via the existing access which serves Platinum Gardens, off of Spinnaker View.
- 11.1.2 Access/escape to/from the site, to/from Pagham Road is impacted in view of climate change considerations (2070-2125). Flood depths are not stated by the Environment Agency however BP Civils has established corresponding levels in the range of 5.90m AOD and 6.00m AOD. Access/egress routes will be via Platinum Gardens to the west, which is not identified as being at risk in such scenarios.
- 11.1.3 The site is fully within Flood Zone 1 and has been assessed as being at 'Very Low' or 'Low' risk of flooding from all of the sources of potential flood risk considered in the undertaking of this flood risk assessment, with the exception of groundwater ('Low' to 'Medium'). It is therefore considered that safe access and egress is available from a flood risk perspective.

11.2 Flood Warning

- 11.2.1 The site is located fully within Flood Zone 1 as has been assessed as being at 'Very Low' or 'Low' risk of flooding from all of the sources of potential flood risk considered in the undertaking of this flood risk assessment, with the exception of groundwater ('Low' to 'Medium'). As such, there is no requirement for a Flood Warning System, Flood Plan or Flood Evacuation Plan to be provided in relation to the site and/or the proposed development, although the owner/occupier may still wish to consider preparing a Flood Plan for the development/site.

12 OFFSITE IMPACTS

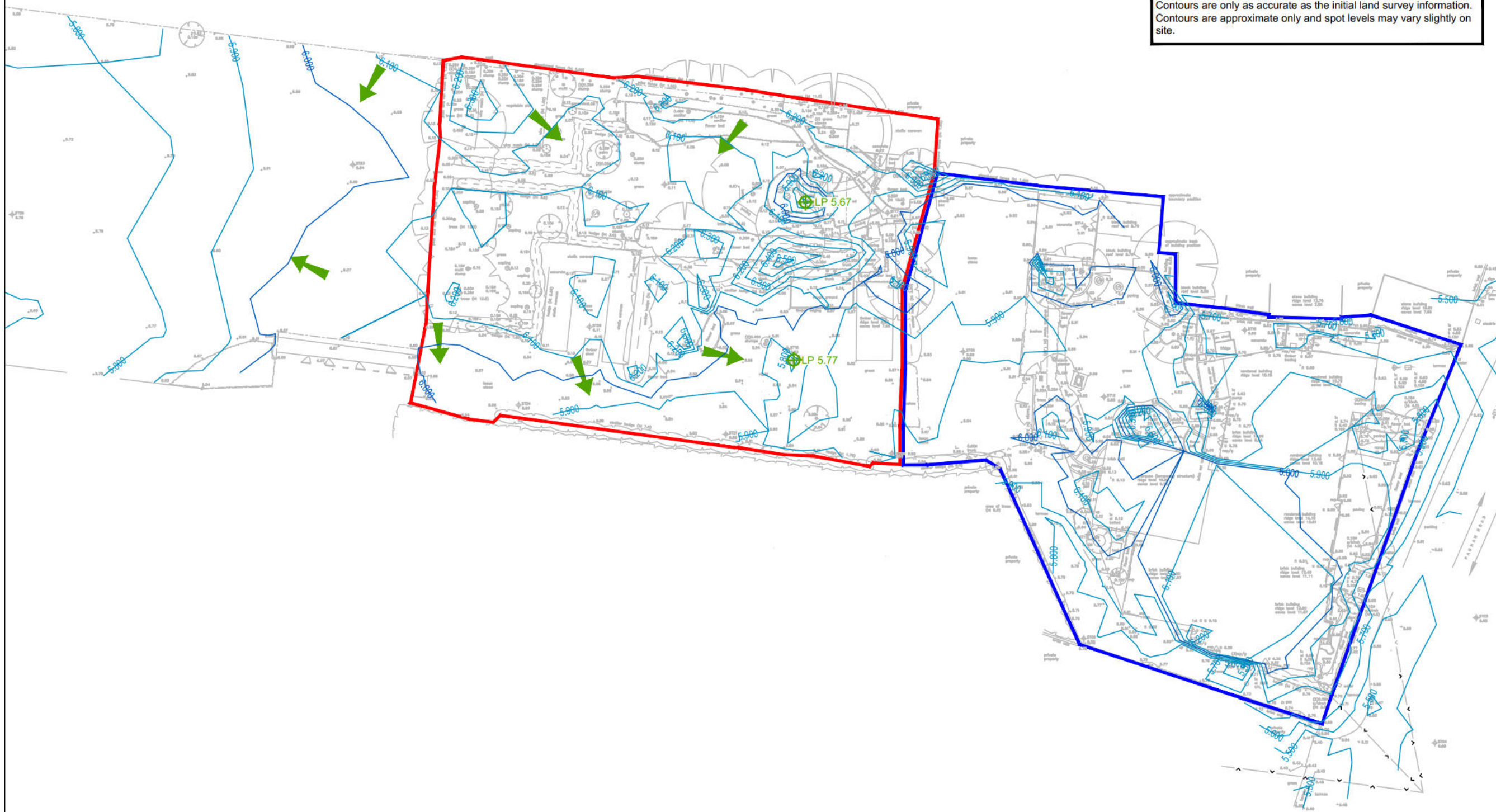
- 12.1.1 Surface water is to discharge indirectly to Southern Water's public surface water sewer beneath Pagham Road. Southern Water has confirmed capacity for up to 2.00 l/s is available. Flows discharging to Southern Water's network will be less than this figure.
- 12.1.2 Foul water is to be pumped to Southern Water's public foul water sewer beneath Pagham Road. The pumping arrangement is subject to detailed design.
- 12.1.3 Connections to Southern Water's public sewer networks is subject to S106 approval.

13 SUMMARY

- 13.1.1 The proposed development will involve the construction of 6 No. residential properties as demonstrated by the development proposals contained within **Appendix A**.
- 13.1.2 The site is located in a built up residential area, to the west of the Inglenook Hotel and to the south of properties located in Millfarm Drive. Platinum Gardens – 9 No. recently constructed residential properties – is located immediately to the west of the site. Spinnaker Drive to located to the south of the site.
- 13.1.3 The site measures c. 2,399m² (0.24Ha) and is occupied by a number of semi-permanent structures, including static caravans and timber sheds.
- 13.1.4 The site topographic survey identifies levels broadly in the range of 5.600m AOD and 6.300m AOD. It does not demonstrate prevailing falls across the site in any given direction. The site is therefore considered to be flat.
- 13.1.5 Ground investigation has been undertaken at the site by Ground Management Ltd. Borehole records for the 2 No. boreholes excavated on site are contained within **Appendix C**.
- 13.1.6 Groundwater monitoring has been undertaken at the site. Groundwater levels peaked at 0.55m below ground level at BH1 and 0.41m below ground level at BH2.
- 13.1.7 In it's current form, the site drains naturally.
- 13.1.8 The site is located in Flood Zone 1 and has been assessed as being at 'Very Low' to 'Low' risk of flooding from all of the potential sources considered.
- 13.1.9 In view of site constraints, the proposed development will drain – with attenuation – to the private surface water sewer that was constructed to serve the adjacent Platinum Gardens development. This sewer discharges to Southern Water's public surface water sewer beneath Pagham Road.
- 13.1.10 Flows will be restricted to a maximum of 0.5 l/s.
- 13.1.11 Foul water from the development will be pumped to Southern Water's public foul water sewer beneath Pagham Road. The pumping arrangement is subject to detailed design.
- 13.1.12 The completion of the development will not increase flood risk on or off the site.
- 13.1.13 In conclusion, this development is suitable with regards to flood risk and surface water drainage.

DRAWINGS

- PL001** Topographic Survey with Contours
- PL002** Existing Impermeable Areas & Proposed Positively Drained Areas
- PL003** Existing Drainage
- PL004** Conceptual Surface Water Drainage Strategy (Sheet 1)
- PL005** Conceptual Surface Water Drainage Strategy (Sheet 2)
- PL006** Flood Map Appraisal Plan



134.11

Existing Spot Level

Existing Contour (Primary)

Existing Contour (Secondary)

Overland Flow Arrow

LP

Site Low Point

Contours are only as accurate as the initial land survey information.
Contours are approximate only and spot levels may vary slightly on site.

NOTES

A3

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Date

Amendments

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Drawing Status

PLANNING
NOT FOR CONSTRUCTION

Client

Mr. A Honour

Project

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

Drawing Title

Topographic Survey
with Contours

Scale at A3

Date

Drawn By

Checked By

Project No.

1:500

Jan 25

JHL

DJL

D2310

Drawing Code

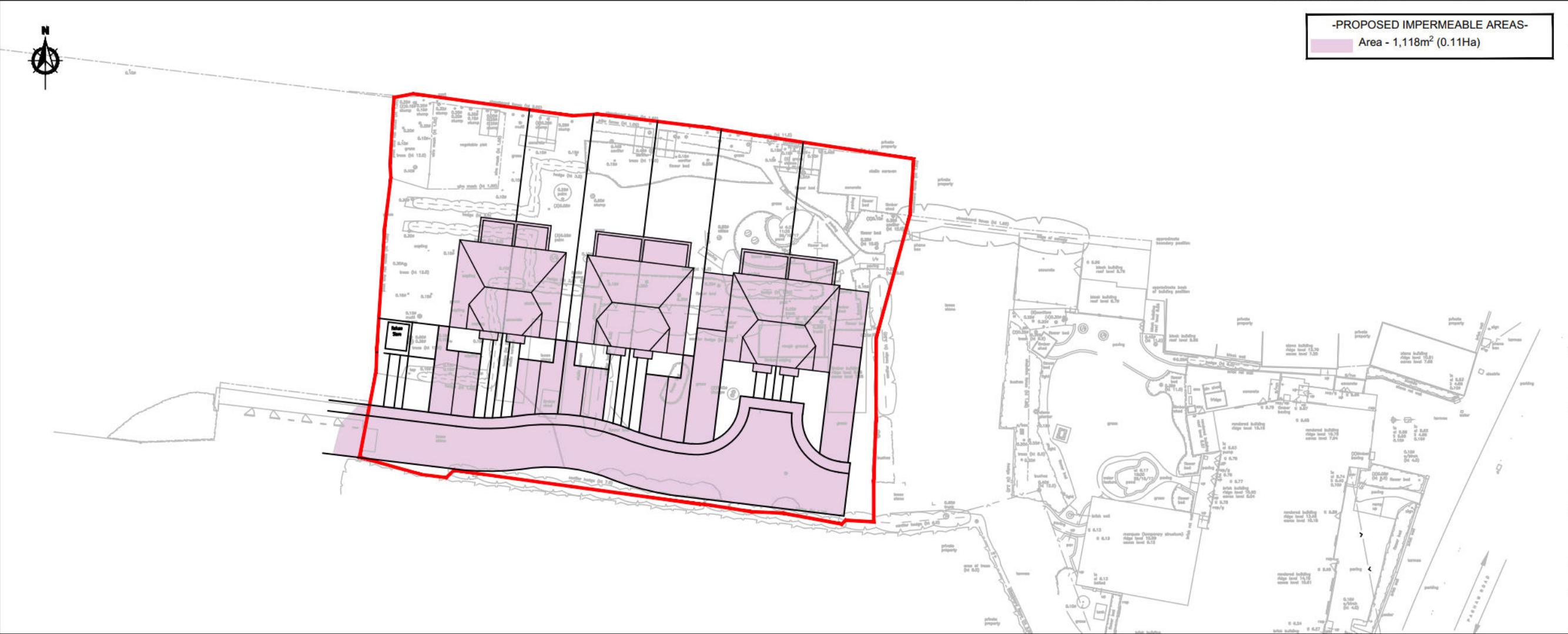
Drawing No.

Rev.

000-BPC-WD-ZZ-D-C

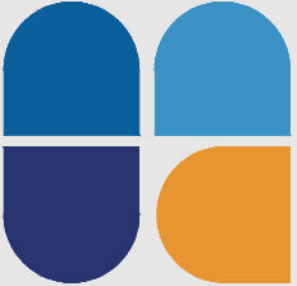
PL001

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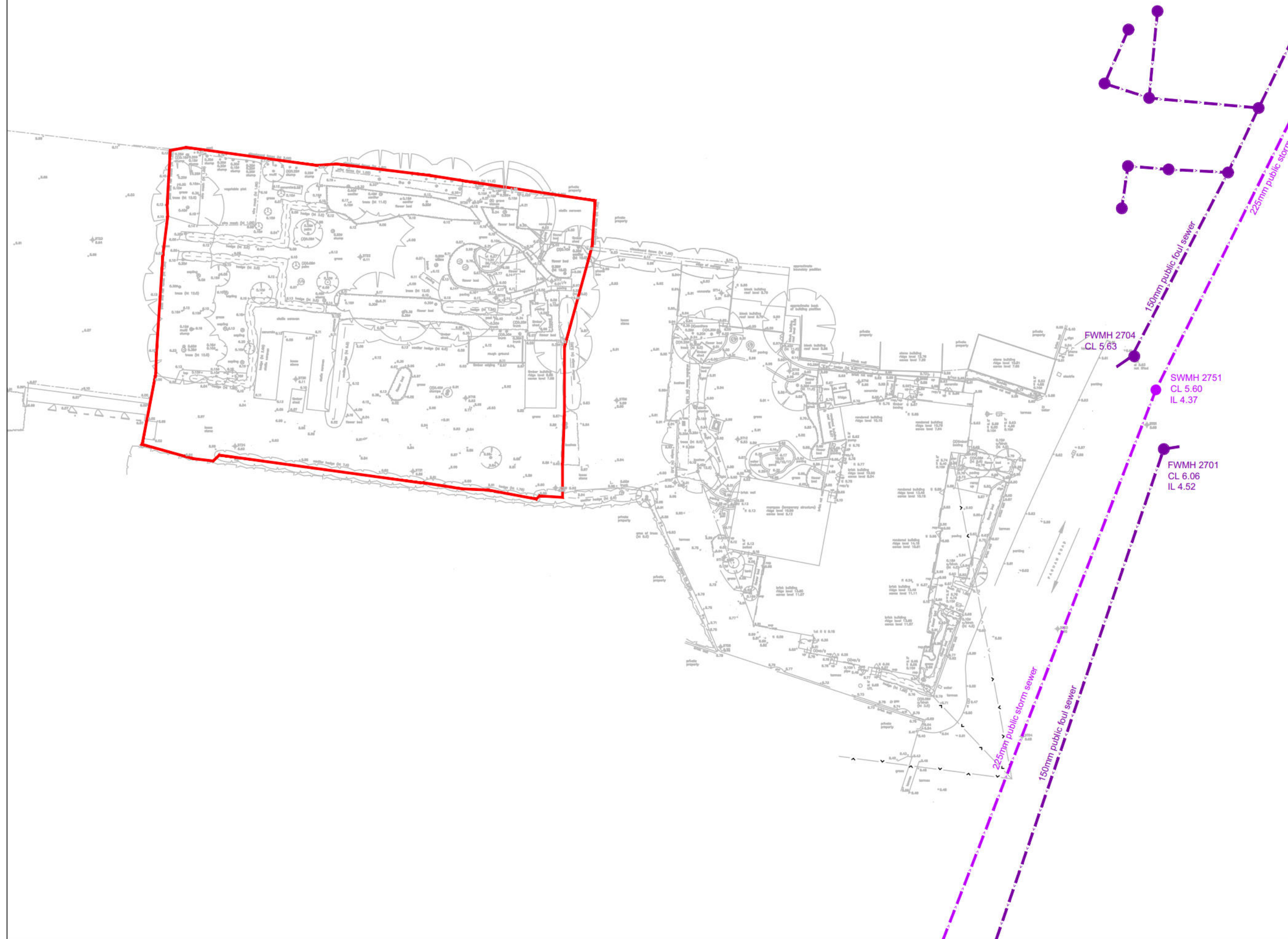
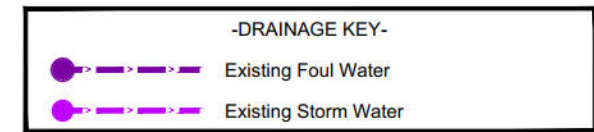
P1	30/03/26	Areas updated
Rev.	Date	Amendments



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Drawing Status		PLANNING NOT FOR CONSTRUCTION	
Client		Mr. A Honour	
Project		Land to East of Inglenook Hotel, Pagham Road, PO21 3QB	
Drawing Title		Existing Impermeable Areas & Proposed Positively Drained Areas	
Scale at A3	Date	Drawn By	Checked By
1:500	Jan 25	JHL	DJL
Drawing Code		Project No.	
000-BPC-WD-ZZ-D-C		D2310	
Drawing No.		Rev.	
PL002		P1	

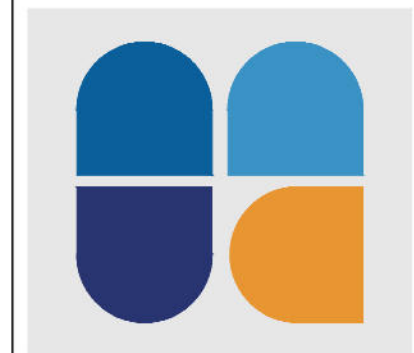


NOTES

A3

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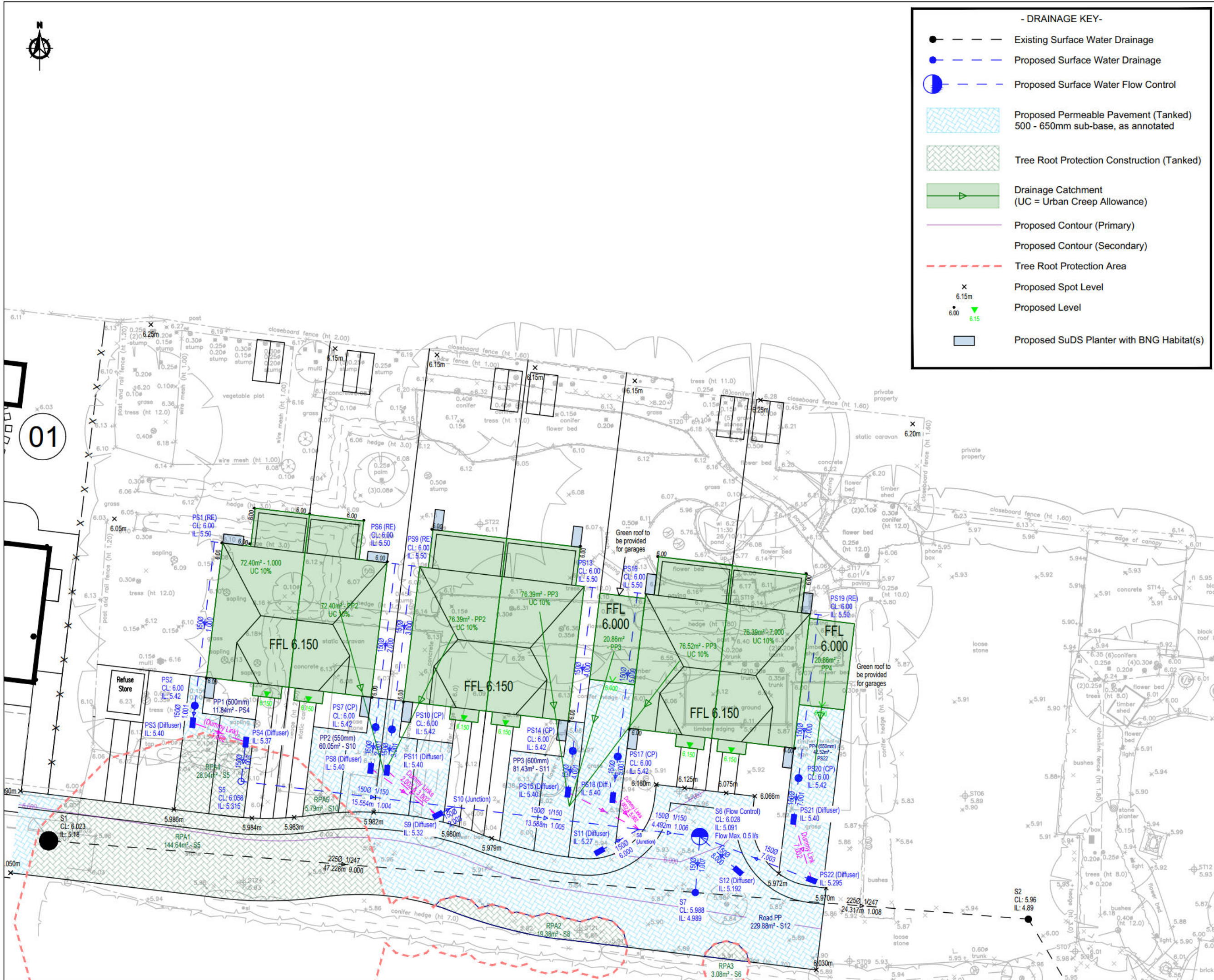
Client
Mr. A Honour

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

Drawing Title
Existring Drainage Plan

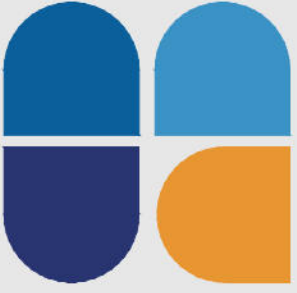
Scale at A3 1:500	Date Jan 25	Drawn By JHL	Checked By DJL	Project No. D2310
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Drawing Code 000-BPC-WD-ZZ-D-C	Drawing No. PL003	Rev. P-
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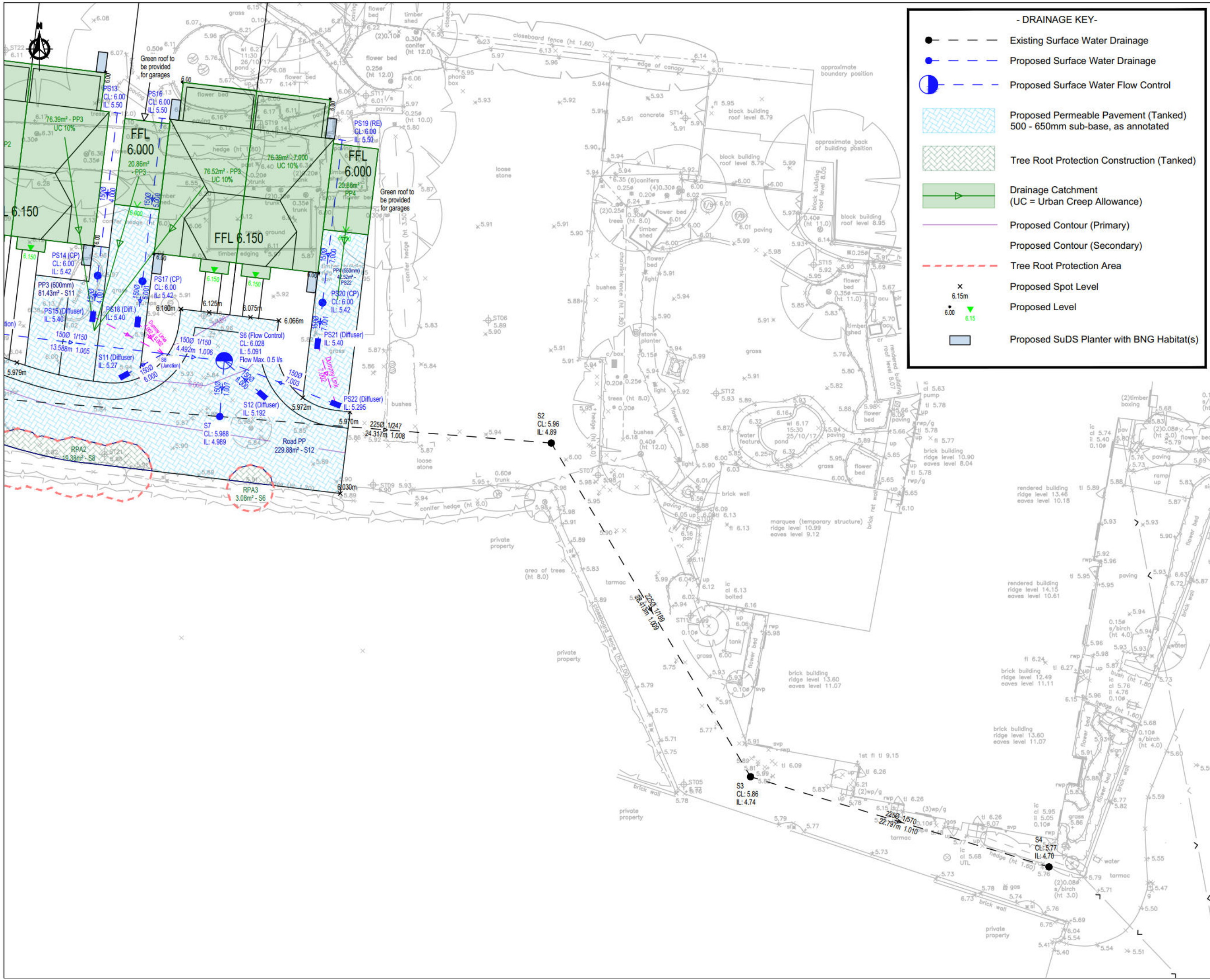
P3	30/03/26	Revised design
P2	06/11/25	Flow control and permeable paving revised, green roofs added for garages, SuDS planters added
P1	21/08/25	Flow control and permeable paving revised
P-	28/03/25	Original Issue
Rev.	Date	Amendments



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Drawing Status	PLANNING NOT FOR CONSTRUCTION		
Client	Mr. A Honour		
Project	Land to East of Inglenook Hotel, Pagham Road, PO21 3QB		
Drawing Title	Conceptual Surface Water Drainage Strategy		
Scale at A3	Date	Drawn By	Checked By
1:250	Jan 25	JHL	DJL
Drawing Code	Drawing No.		Rev.
000-BPC-WD-ZZ-D-C	PL004		P3



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P3	30/03/26	Revised design
P2	06/11/25	Flow control and permeable paving revised, green roofs added for garages, SuDS planters added
P1	21/08/25	Flow control and permeable paving revised
P-	14/08/25	Original Issue

Rev.	Date	Amendments
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Drawing Status
PLANNING
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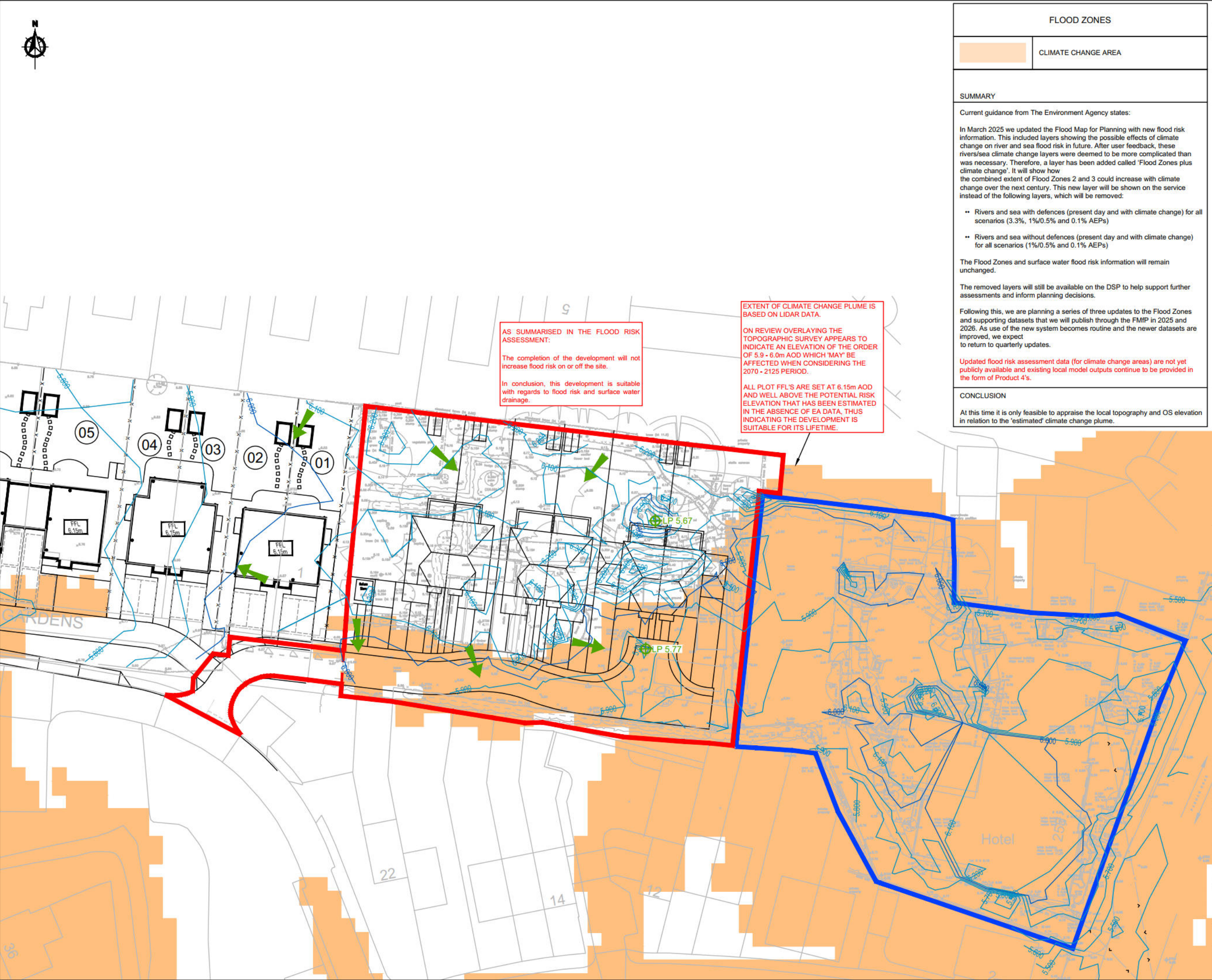
Client
Mr. A Honour

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

Drawing Title
**Conceptual Surface Water Drainage
Strategy - Sheet 2**

Scale at A3	Date	Drawn By	Checked By	Project No.
1:250	Jan 25	JHL	DJL	D2310

Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	PL005	P3



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 FMFP 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

A3

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P. 21/10/25

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Drawing Status

PLANNING

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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.

000-BPC-WD-ZZ-D-C

PL006

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