



FLOODPLAN
LIMITED



Project Title: 00595 44 Pagham Road

Product: Level 3 Flood Risk Assessment

Date: 16 February 2026

Find us at:

Web: www.floodplanreports.co.uk



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Report Revision Log

Report Reference	Date Issued	Issued To	Notes
00595	26/09/2025	Client	
00595	13/01/2025	Client	
00595	15/01/2026	Client	
00595	16/02/2026	Client	

1. INTRODUCTION

1.1. PURPOSE OF THE REPORT

FloodPlan have been commissioned on behalf of R. Metz to produce a Flood Risk Assessment for 44 Pagham Road, Pagham, PO21 4NP.

1.2. LOCATION OF SUBJECT SITE

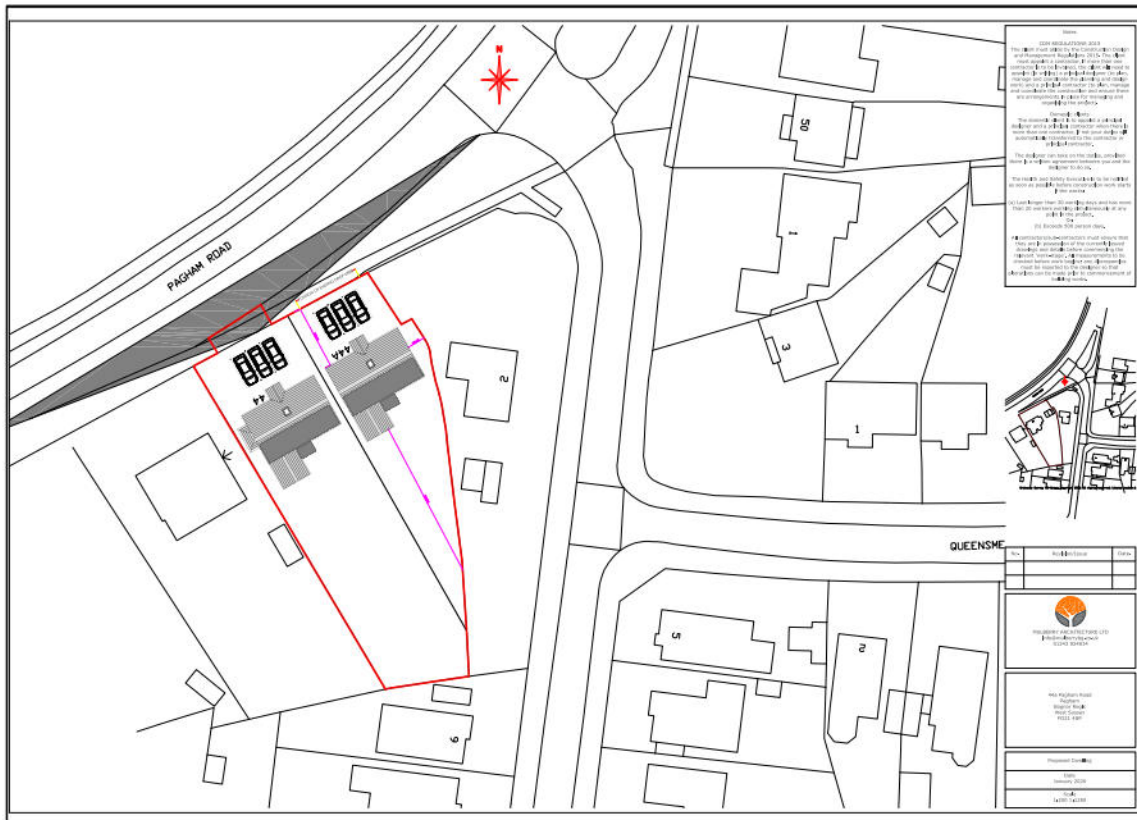


Figure 1: Site Location

1.3. SITE PROPOSALS

The development proposes the demolition of an existing garage and the construction of a residential dwelling.

2. INTRODUCTION TO NPPF

2.1. INTRODUCTION TO NPPF

The National Planning Policy Framework (NPPF) document provides guidance to local planning authorities to ensure the effective implementation of the planning policy. The policy seeks to direct development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. For these purposes:

- “areas at risk of flooding” means land within Flood Zones 2 and 3; or land within Flood Zone 1 which has critical drainage problems, and which has been notified to the local planning authority by the Environment Agency.
- “flood risk” means risk from all sources of flooding – including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers, and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

Flood risk (from river and sea) are categorised into one of the below:

2.2. FLOOD RISK CLASSIFICATIONS

Flood Zone	Probability of flooding
Zone 1	Low probability
Zone 2	Medium probability
Zone 3a	High probability
Zone 3b	Functional Floodplain

2.3. FLOOD RISK VULNERABILITY CLASSIFICATION

NPPF categorises land by vulnerability. A summary of categories can be seen below:

Vulnerability Class	Infrastructure
Essential Infrastructure	Power stations, water treatment works, wind turbines etc.

Highly vulnerable	Police stations, basement dwellings, caravans, mobile homes etc
More vulnerable	Hospitals, residential buildings, landfill sites, drinking establishments etc
Less Vulnerable	Emergency services stations, shops and building that offer professional services etc
Water compatible development	Pumping stations, docks, marinas etc

2.4. SUITABLE DEVELOPMENT MATRIX

The below table outlines the suitable development type for the flood zone classification assigned by the Environment Agency flood maps.

Flood risk vulnerability classification	Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Zone 1	Blue	Blue	Blue	Blue	Blue
Zone 2	Blue	Blue	Exception Test Required	Blue	Blue
Zone 3a	Exception Test Required	Blue	Red	Exception Test Required	Blue
Zone 3b Functional floodplain	Exception Test Required	Blue	Red	Red	Red

Figure 2: Suitable Development Matrix

Key: Blue Development is appropriate; Red Development should not be permitted; Green Development is appropriate with the passing of an Exception Test.

3. NPPF SITE ASSESSMENT

3.1. FLOOD ZONE CLASSIFICATION

As per Figure 3, the site is wholly within flood zone 1. The site is also mapped as being at risk for the 2070-2125 fluvial&tidal flood map for planning output.

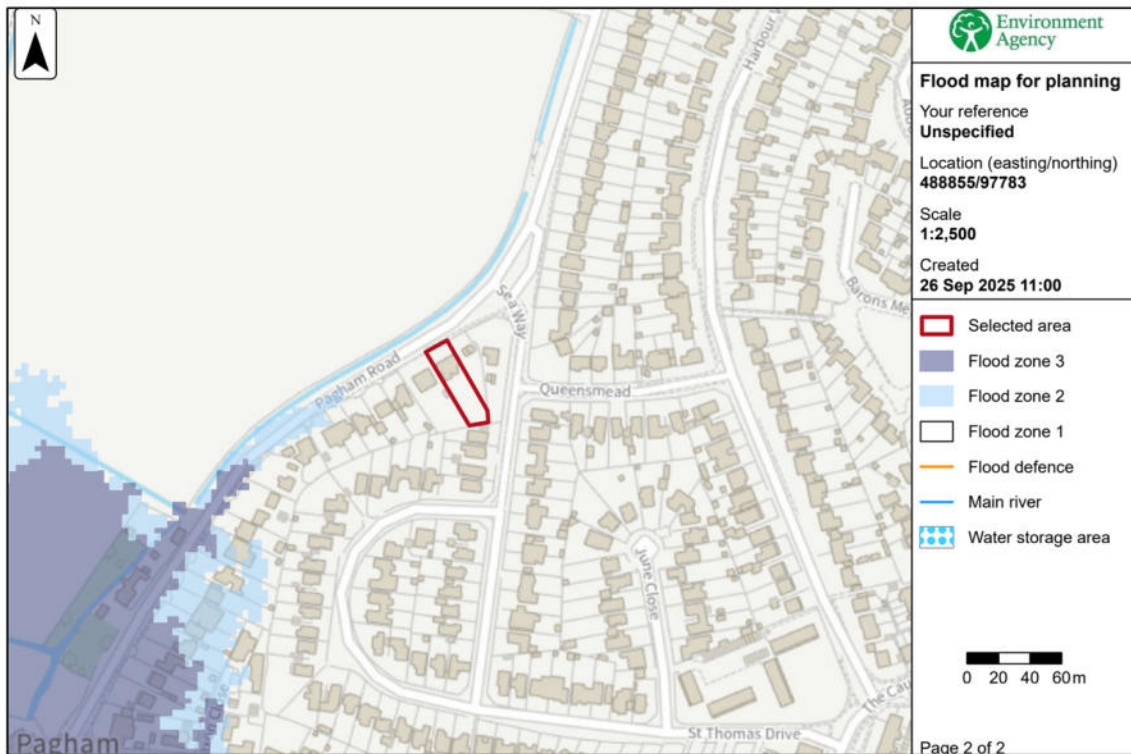


Figure 3: Flood Zone

3.2. LAND VULNERABILITY CLASSIFICATION

The project proposes the construction of a residential use single storey dwelling. Residential dwellings are categorised as ‘more vulnerable’ development as per NPPF. The proposals in part increase the vulnerability classification of the site.

3.3. SITE SUITABILITY (NPPF)

‘More vulnerable’ development is suitable for flood zone 1, as per Figure 2.

4. SITE FLOOD RISK

4.1. THIRD PARTY FLOOD RISK DATA SUMMARY

A 'Groundsure' flood report has been acquired for advising this assessment. The full report can be found in Appendix B. The main findings are summarised below:

Type of Risk	Assessment of Risk
Overall Flood Risk	Moderate-High
Rivers and the Sea	Very Low
Surface Water	Moderate-High
Groundwater	High
Historic Flood	Not Identified
Flood Defences	No
FloodScore™ – insurance rating	Moderate

4.2. SURFACE WATER FLOODING

The Environment Agency surface water flood map Figure 4, shows the site is within a 'very low' area of flood risk, The site is also mapped as being within a 'very low' area for surface water flooding for 2040-2060.

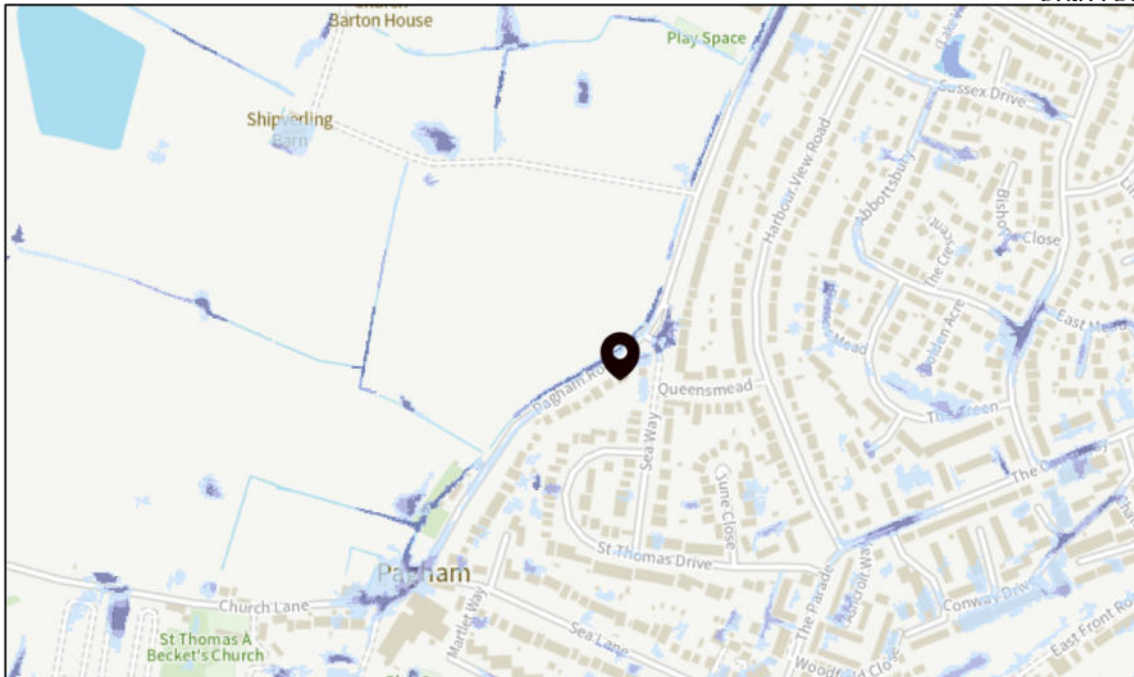


Figure 4: EA Surface Water Flood Map

The shaded areas identify the land believed to be at risk of flooding. The risk classification is comparable to the ‘Groundsure’ flood report.

4.3. TIDAL AND FLUVIAL FLOODING

The Environment Agency fluvial and tidal flood map shows the site is within a ‘very low’ area of flood risk, The site is also mapped as being within a ‘very low’ area for 2036-2069.

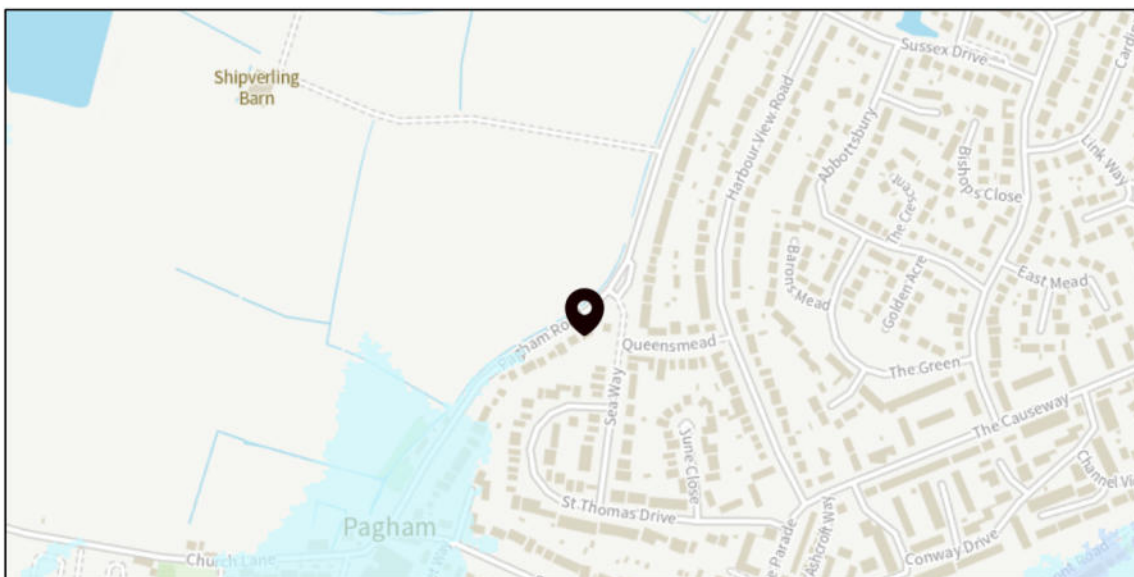


Figure 5: EA Tidal and Fluvial Flood Map

Where the dark blue shaded area denotes high risk of tidal and pluvial flooding; the light blue denotes low risk with the lightest blue areas having a very low risk of flooding.

4.4. GROUND LEVEL DATA

LiDAR downloaded on the 13th January 2026 identifies the site to have a ground level of circa 4.28mOD. Ground levels should be verified with a topographic survey.

4.5. FLOOD MODELLING DATA

As part of this commission, FloodPlan contacted the Environment Agency to request flood modelling data and outputs for the site. The Environment Agency provided model outputs from the ‘Emsworth to Littlehampton Model – Arun to East Head (2016)’ study.

4.6. DEFENDED TIDAL

The site is partially affected by the 0.5%AEP (2115) NPPF (Defended Tidal) event. The flood extent encroaches onto the northern boundary of the site.

The maximum flood level during the 0.5%AEP (2115) NPPF (Defended Tidal) event is 4.26mOD. The site is expected to be affected by relatively low levels of flood depth during an extreme flood event.

This report recommends a minimum ground floor FFL of 4.56mOD to allow for a flood free FFL with a 0.3m allowance for freeboard.

4.7. UNDEFENDED TIDAL

The site is wholly affected by the 0.5%AEP (2115) NPPF (Undefended Tidal) event.

The maximum flood level during the 0.5%AEP (2115) NPPF (Undefended Tidal) event is 4.74mOD. During a theoretical ‘undefended’ flood scenario, the site is modelled to be subject to 0.48m of flooding. The site is expected to be affected by relatively low levels of flood depth during an extreme flood event.

4.8. GROUNDWATER FLOODING

The ‘Groundsure’ flood report indicates that the site has a high risk of groundwater flooding.

4.9. RESERVOIR FLOODING

Flooding from reservoir sources is considered ‘unlikely’.

4.10. HISTORIC FLOODING

The ‘Groundsure’ flood report failed to identify any historic flood events.

4.11. PROPOSED SUDS MEASURES

A suitable SuDS layout should be in place to intercept and dispose of surface water generated by the proposed dwelling and any associated hardstanding.

5. FURTHER SITE ASSESSMENT

5.1. SITE ACCESS AND EGRESS ROUTES

The site access is not mapped to experience significant flood risk. The property is not expected to become severed during extreme flood events.

5.2. FLOOD COMPENSATION

The proposals are not expected to displace floodwater during extreme flood events.

5.3. FLOOD WARNING AREAS

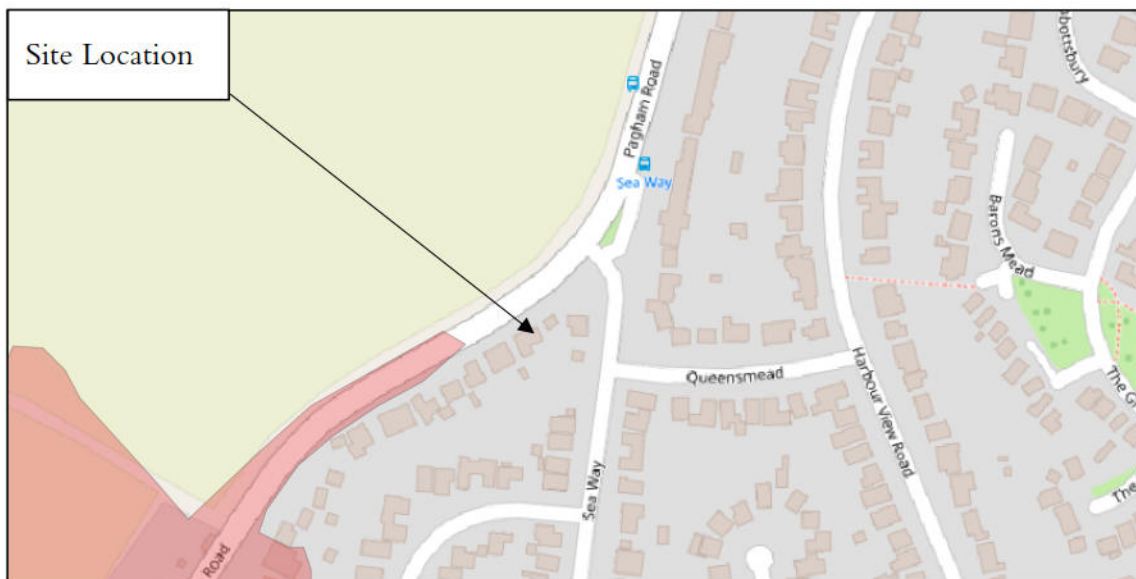


Figure 6: Flood Warning Areas

The site is outside of the EA flood warning areas.

5.4. AWARENESS OF FLOOD RISK

The developer should be aware that the site is not immune from flooding. It is recommended that all residents take the opportunity to develop emergency and non-emergency plans.

5.5. SEQUENTIAL TEST

The sequential test seeks to identify similar land available for development which is at a lower flood zone classification. The subject site is identified as being within flood zone 1 (future flood zone 3) and is largely expected to remain flood free during the 0.5%AEP (2115) NPPF (Defended Tidal) event.

Below is a 'Rightmove' search for available residential development plots within Pangham and Aldwick including surrounding settlements. The search was completed for 'Land/Development' marketed for purchase

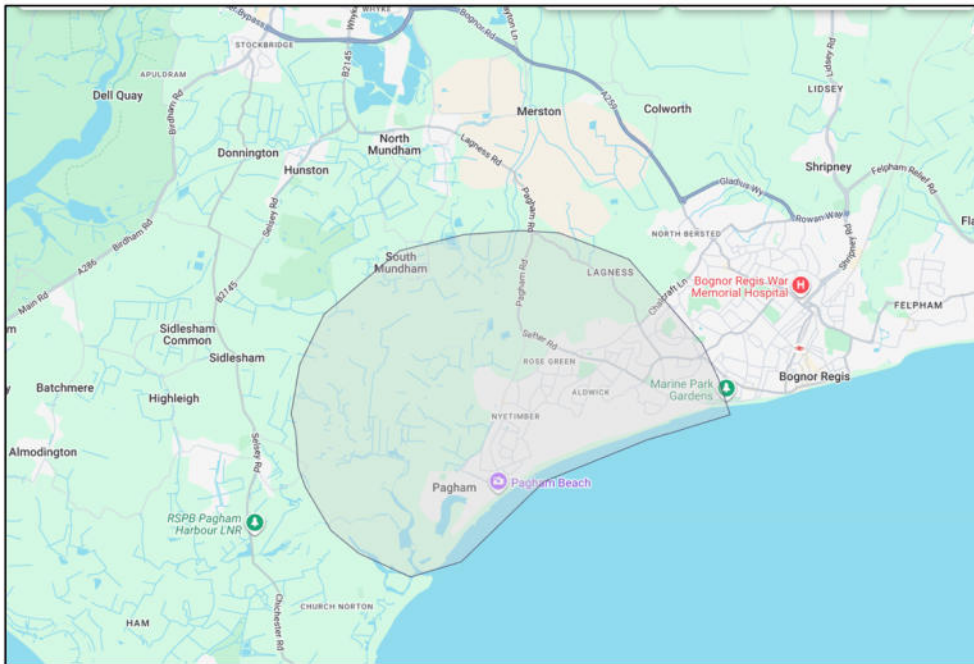


Figure 7: Rightmove Pangham and Aldwick Search Area

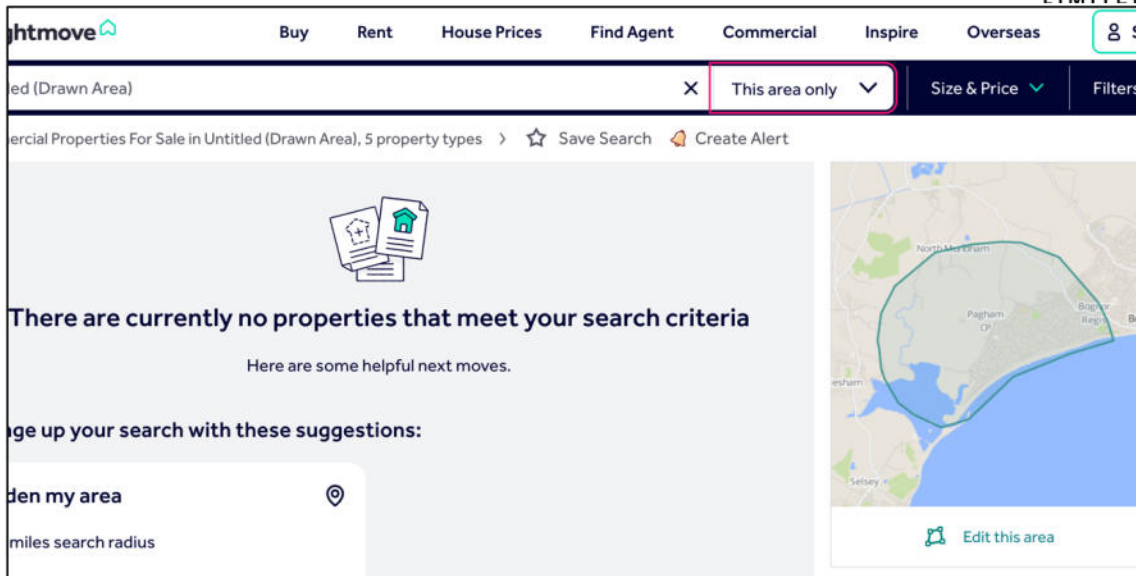


Figure 8: Rightmove Pangham and Aldwick search results

The search yielded no results, comparable to the subject site.

Below is a 'Zoopla' search for available residential development plots within a three-mile radius of the subject site. Search centred on postcode – PO21 4NP. The search was completed for 'Land' marketed for purchase.

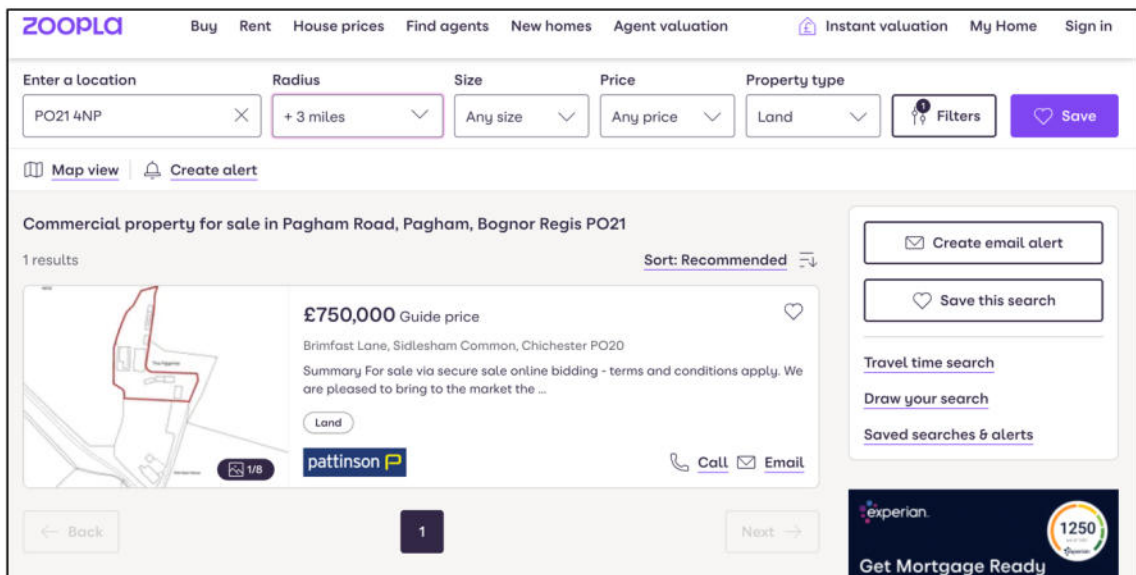


Figure 9: Zoopla 3-mile radius search results

The search yielded one search result. The site is a residential development opportunity marketed for two residential dwellings. Located in Sidlesham, the site is not within Arun District council and should be discounted on location and not being directly comparable.

This report finds scope for the sequential test to be acceptable.

6. FINDINGS AND RECOMMENDATIONS

6.1. FINDINGS

The development proposes the demolition of an existing garage and the construction of a residential dwelling. The proposed use classification of the site may be acceptable for the mapped flood zone classifications.

6.2. RECOMMENDATIONS

- Flood Free FFL
- Electrical components raised 0.9m above FFL
- Non return valves on pipework
- Plasterboard fitted horizontally
- Tile and LVP be favoured and carpet avoided at ground floor level.
- A Suitable SuDS drainage design should be created for the increased roof and impermeable areas.

List of Appendices

Appendix A: Development Plan

Appendix B: Groundsure Flood Report

Appendix C: Flood Modelling Data

Appendix A: Development Plan

Notes

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor. If more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

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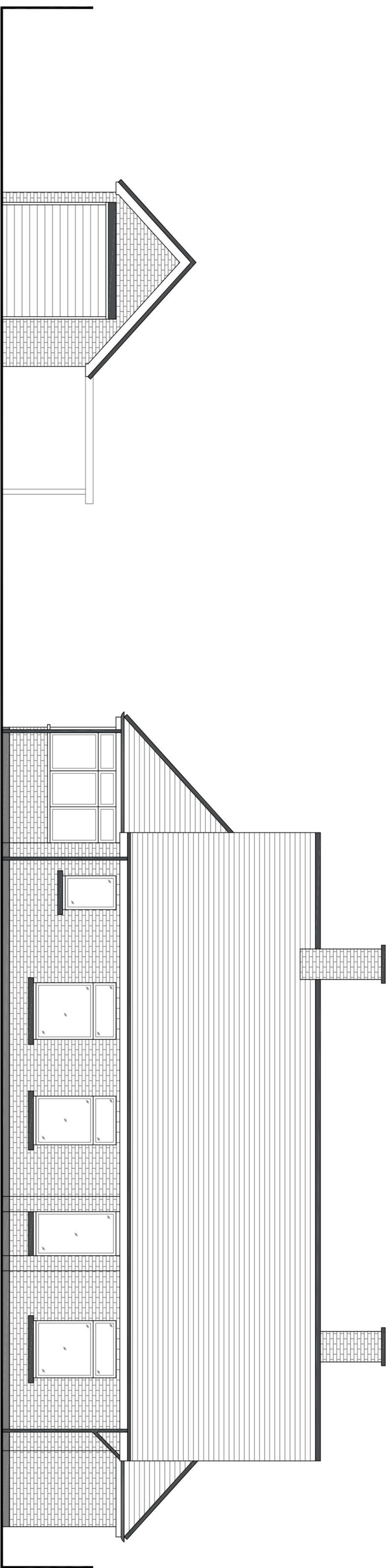
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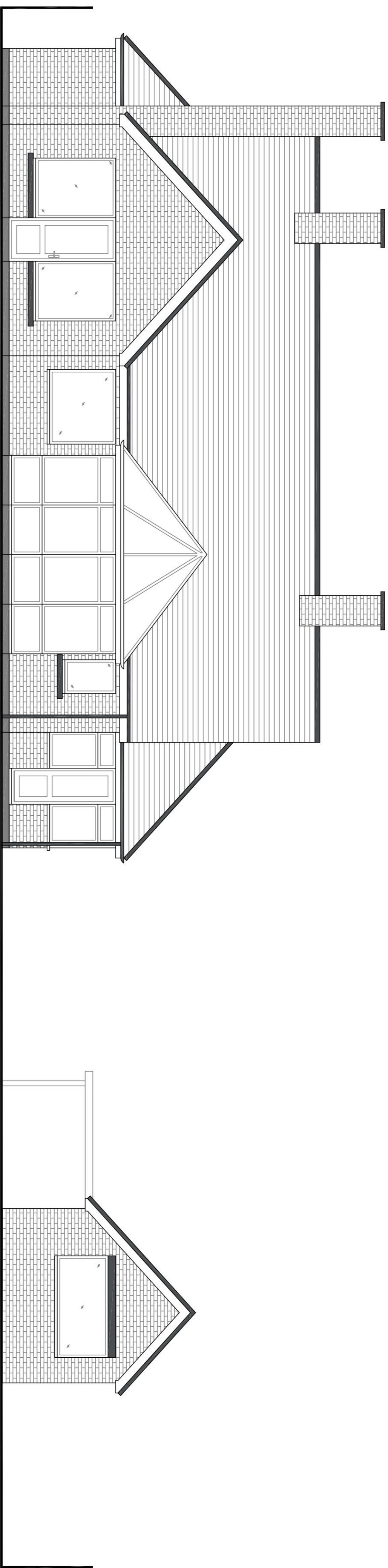
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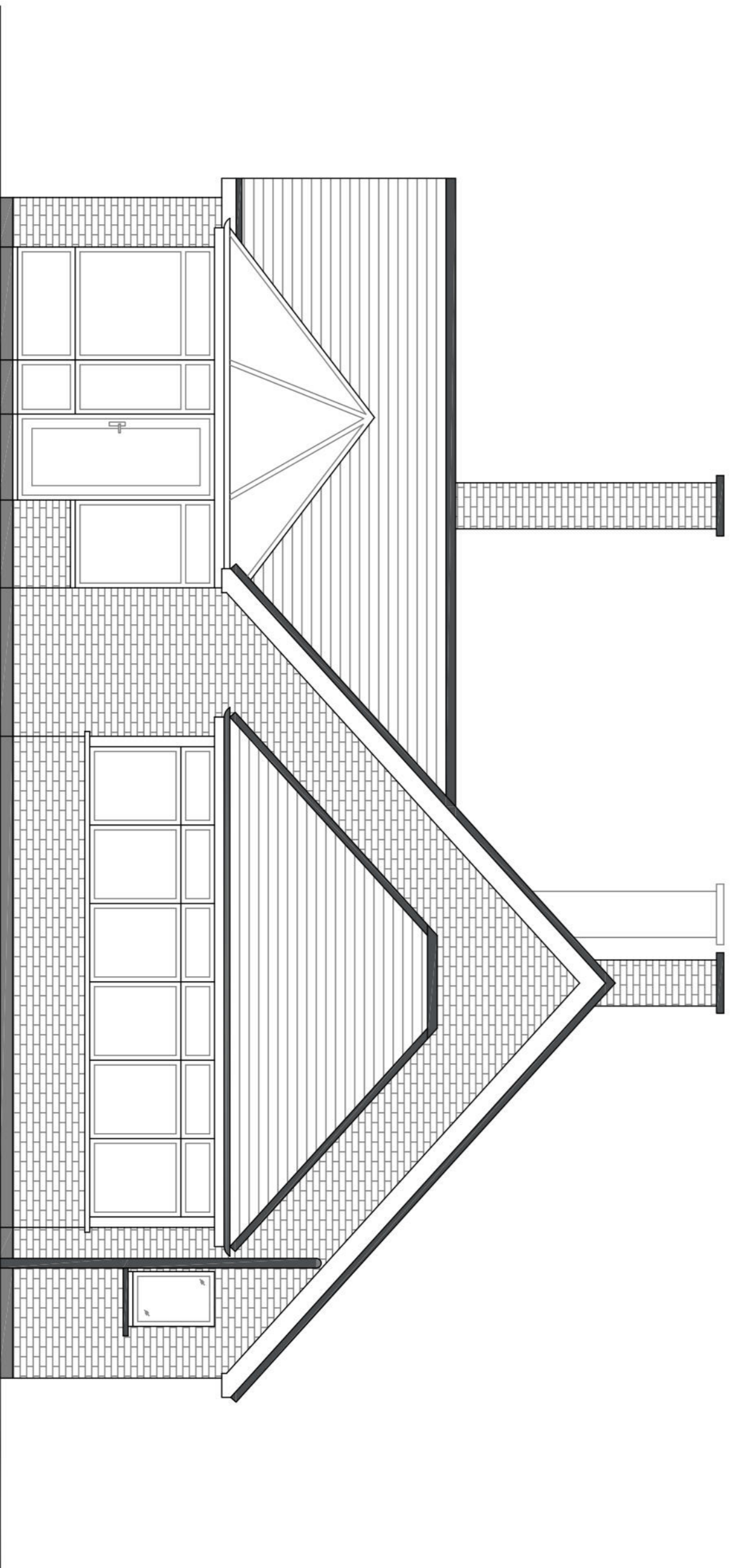
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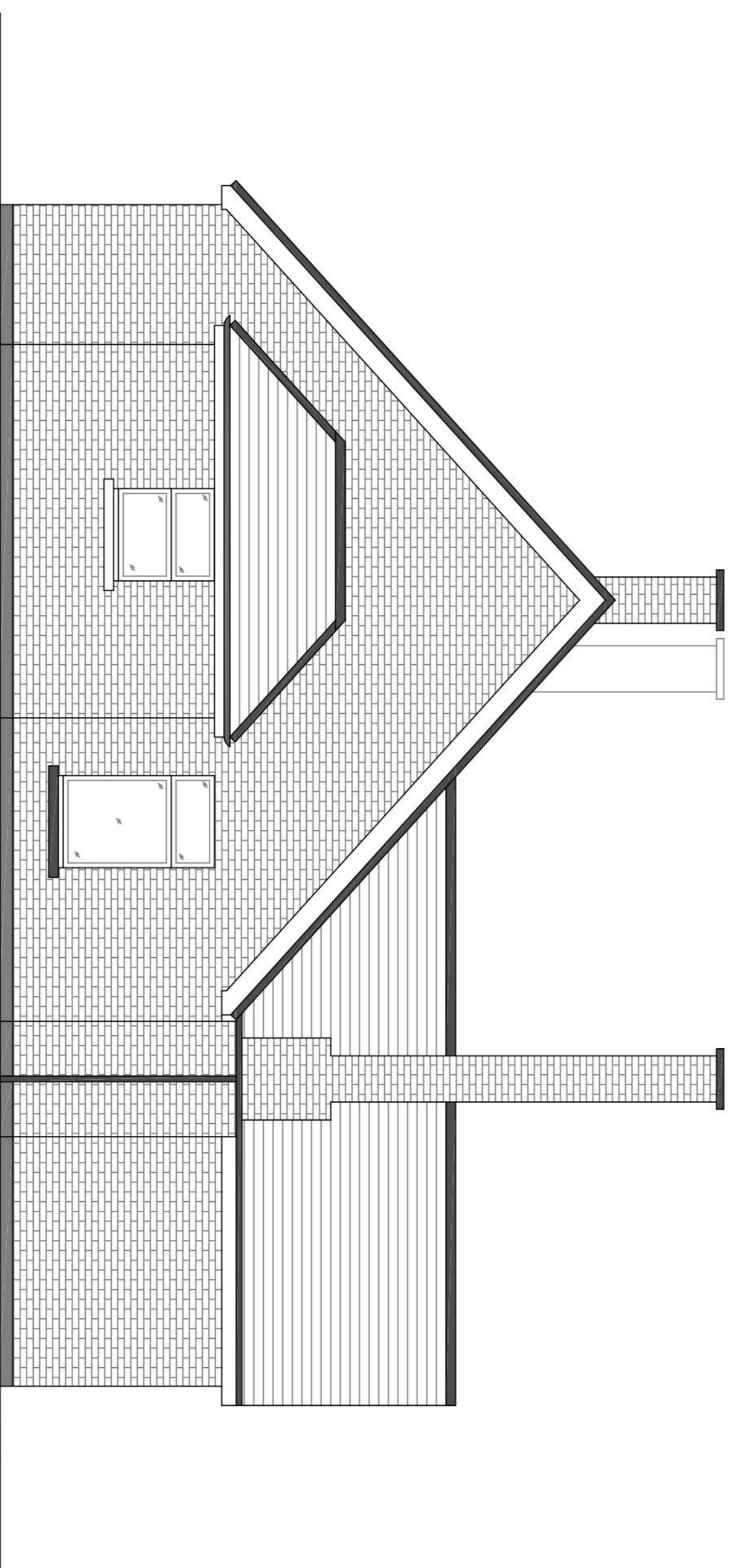
Existing North Elevation



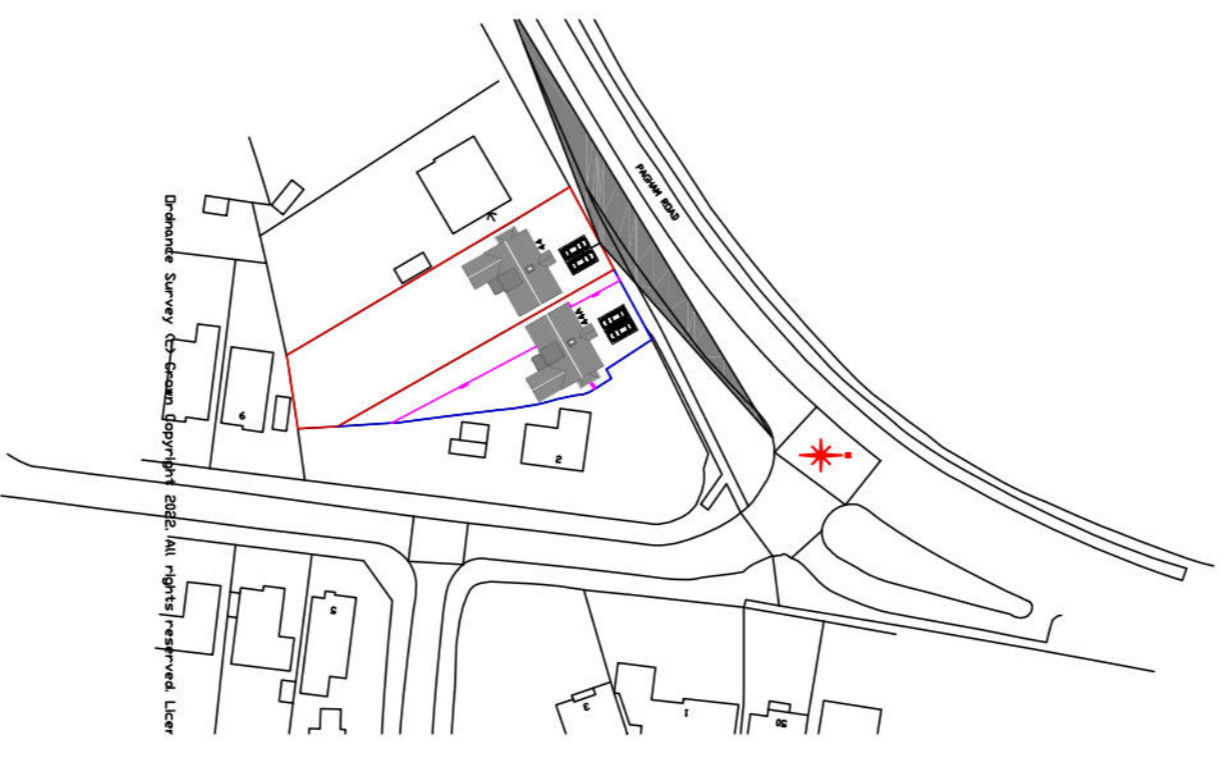
Existing South Elevation



Existing East Elevation



Existing West Elevation



No.	Revision/Issue	Date.



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01243 824814

44 Popham Road
Popham
Bognor Regis
West Sussex
PO21 4NP

Proposed 4 Bed Chalet Bungalow

Date
September 2025

Scale
1:50

Notes

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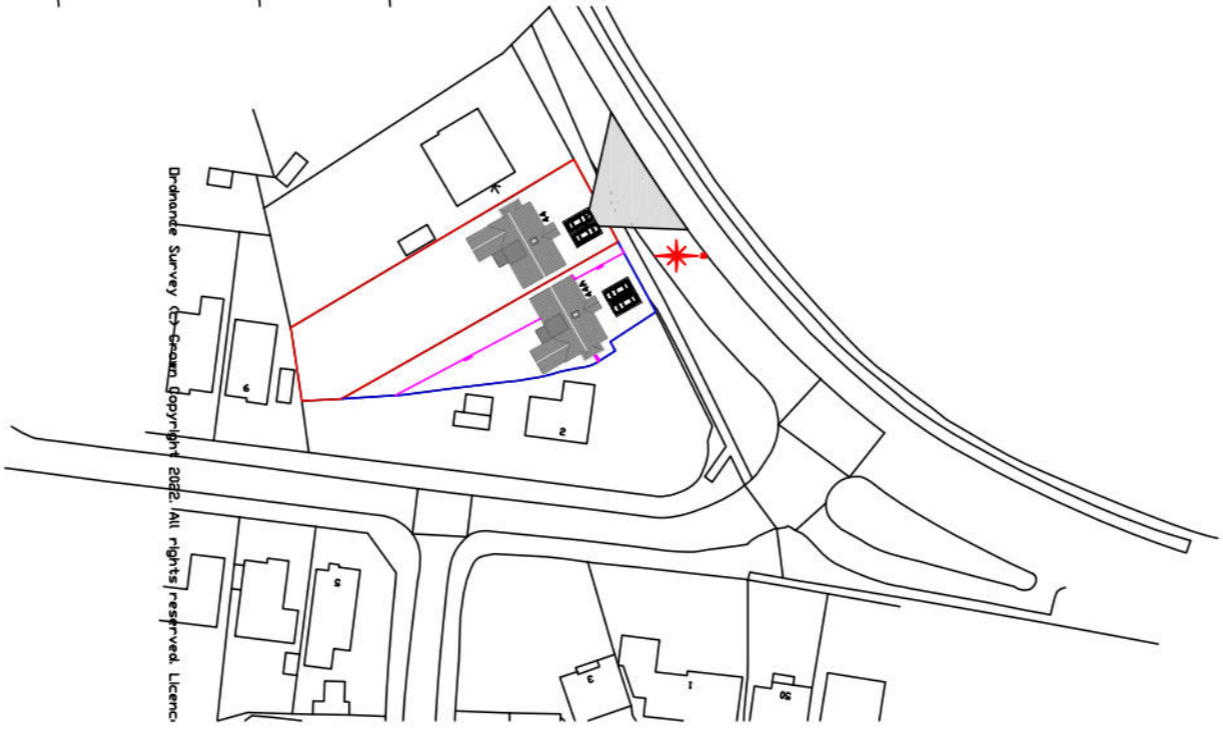
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Or:

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No.	Revision/Issue	Date.


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 01243 824814

44 Popham Road
Popham
Bognor Regis
West Sussex
PO21 4NP

Proposed 4 Bed Chalet Bungalow

Date
September 2025
Scale
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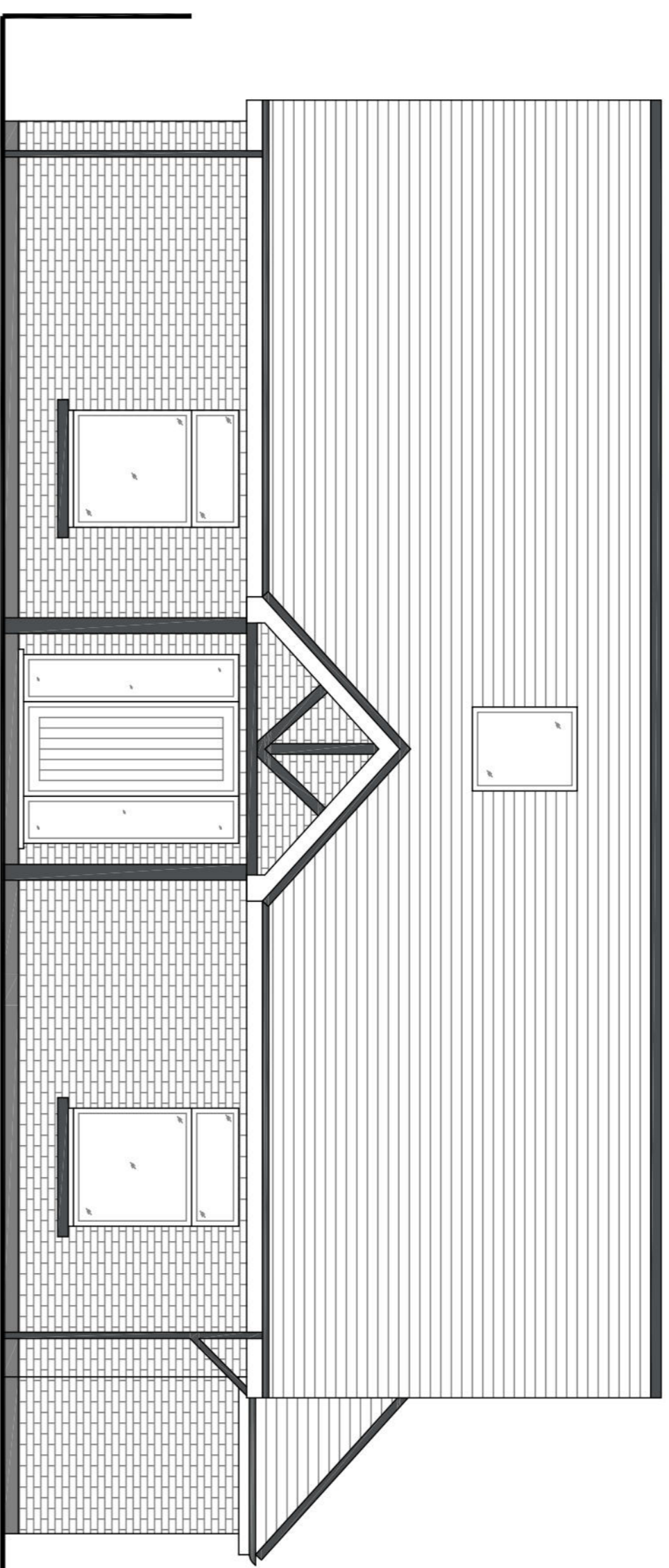
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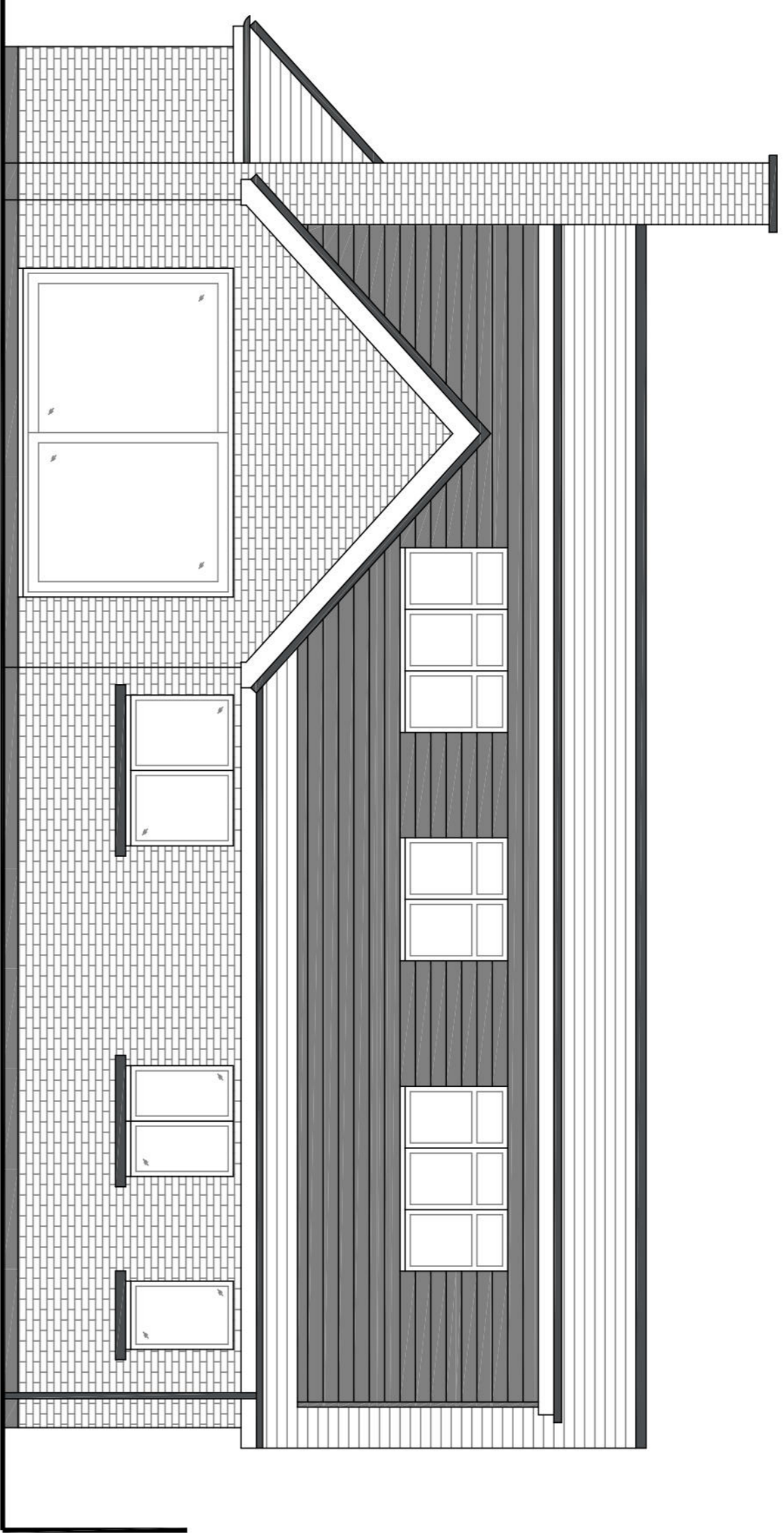
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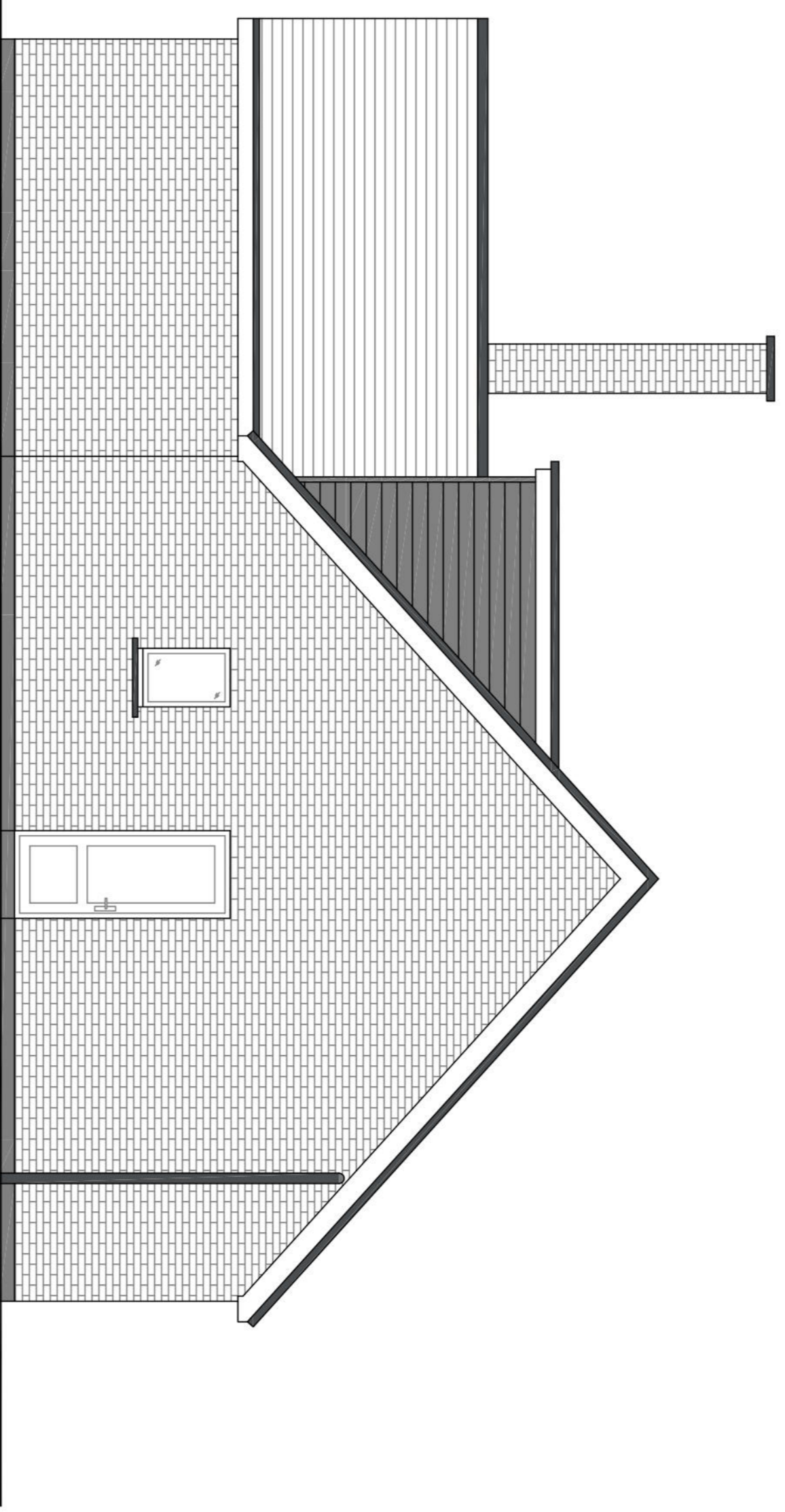
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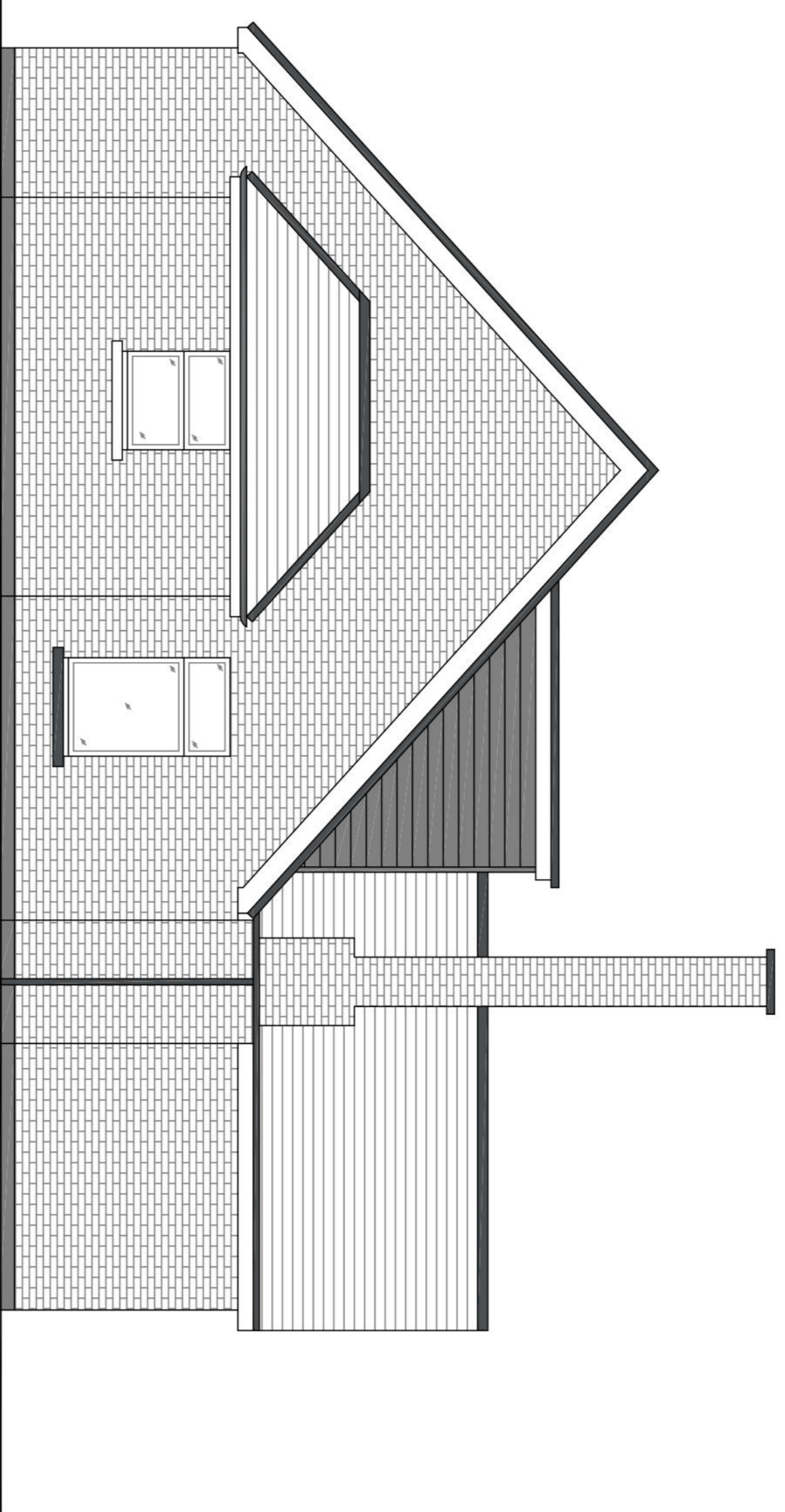
Proposed North Elevation 44



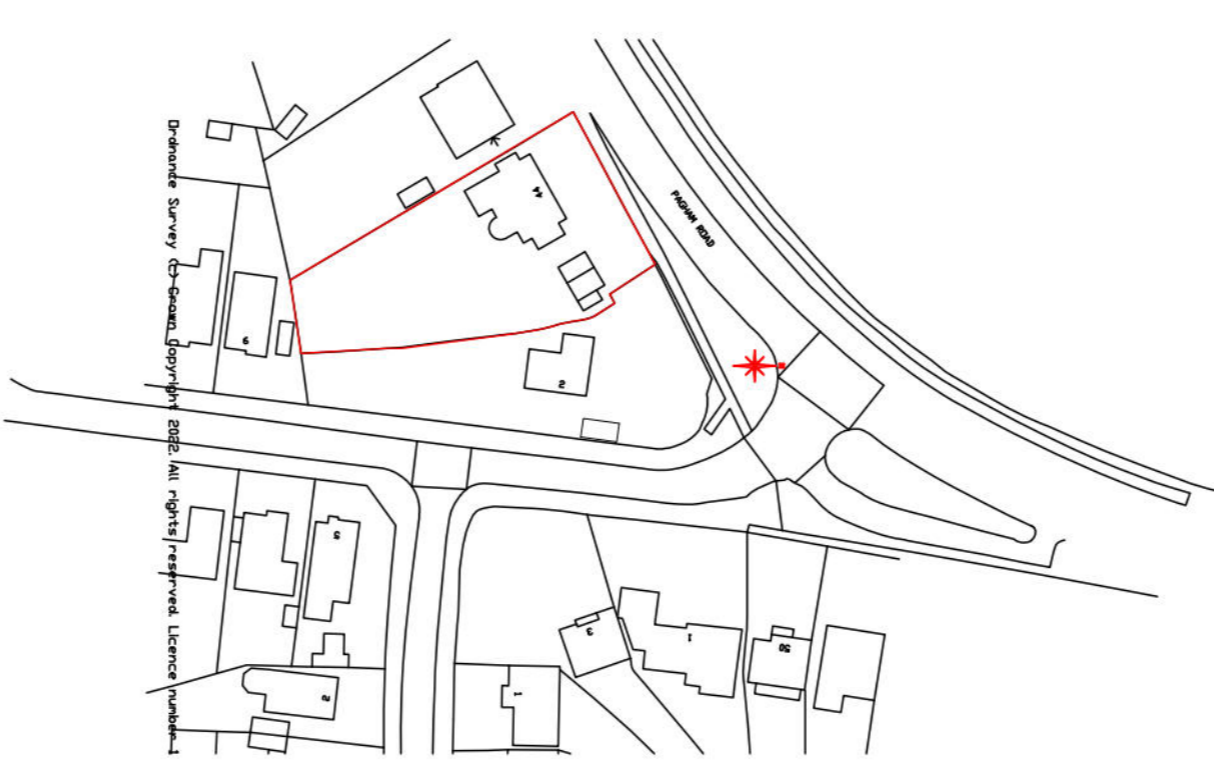
Proposed South Elevation 44



Proposed East Elevation 44



Proposed West Elevation 44



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01243 824814

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West Sussex
PO21 4NP

Proposed Loft Conversion and Internal Alterations

Date
January 2026

Scale
1:50

Notes

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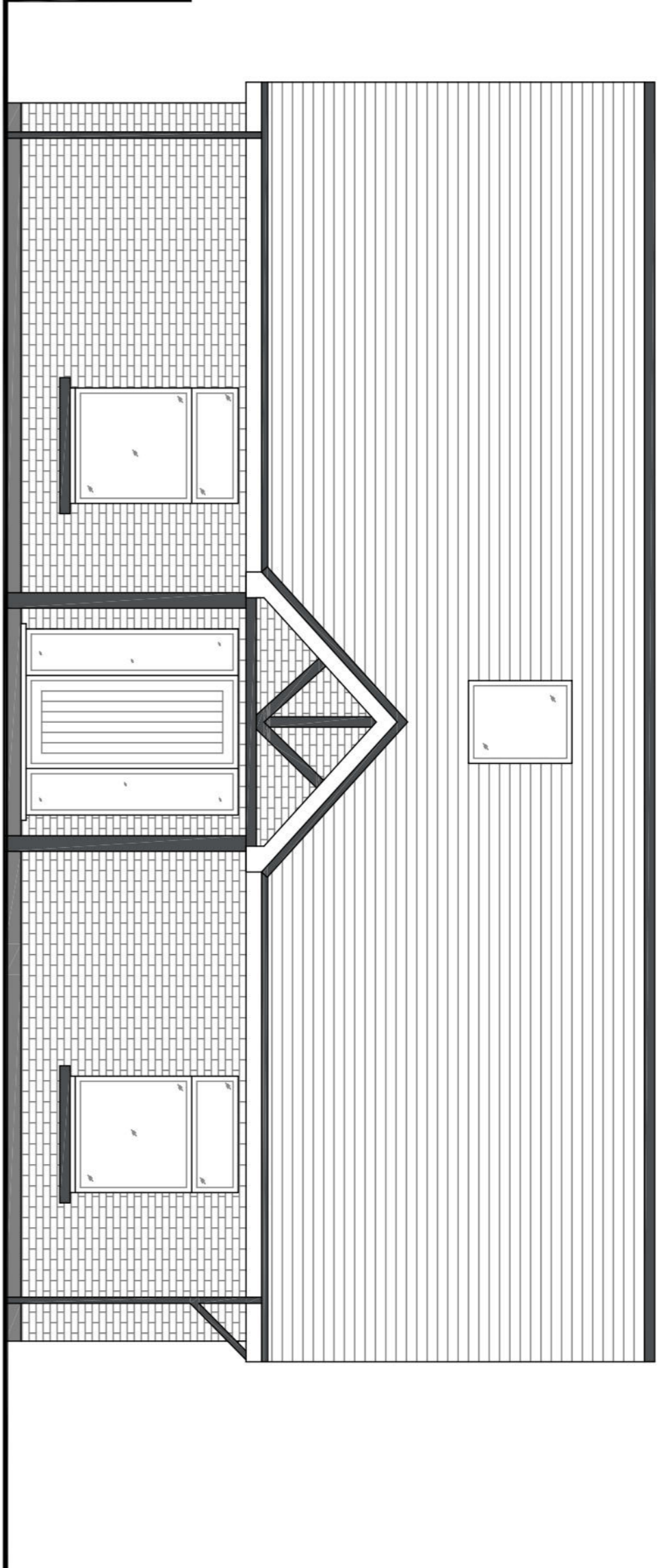
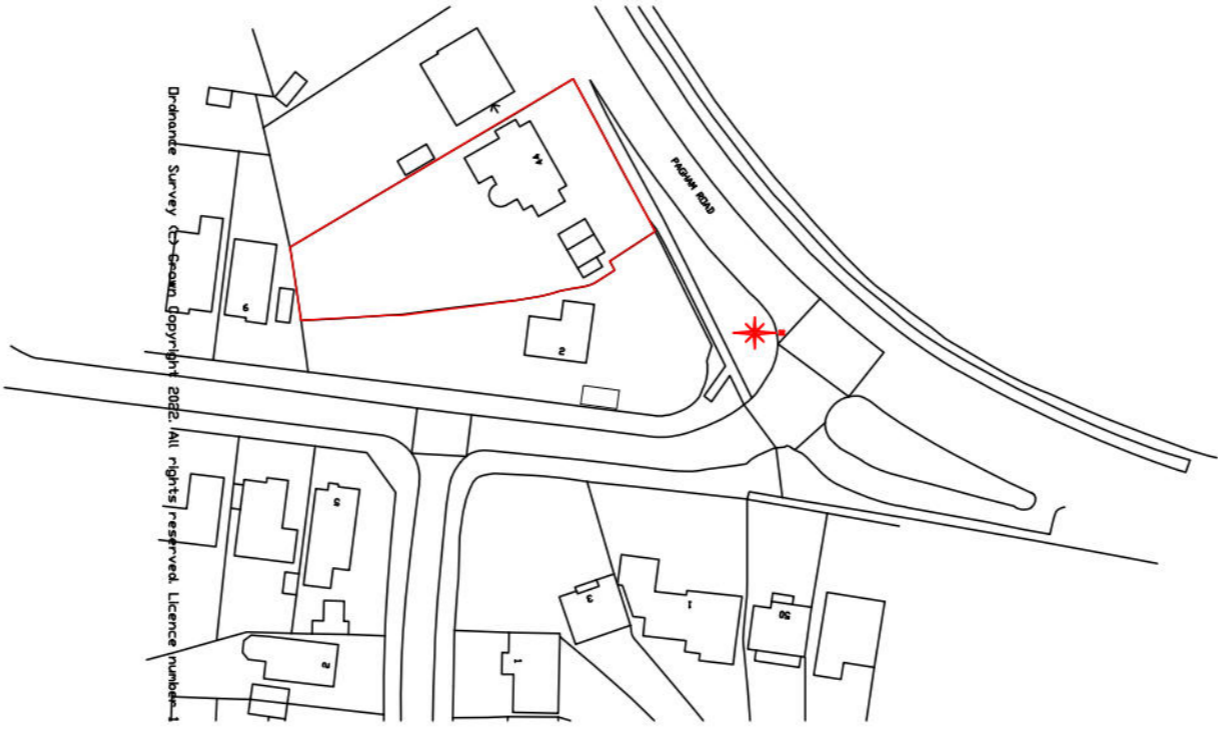
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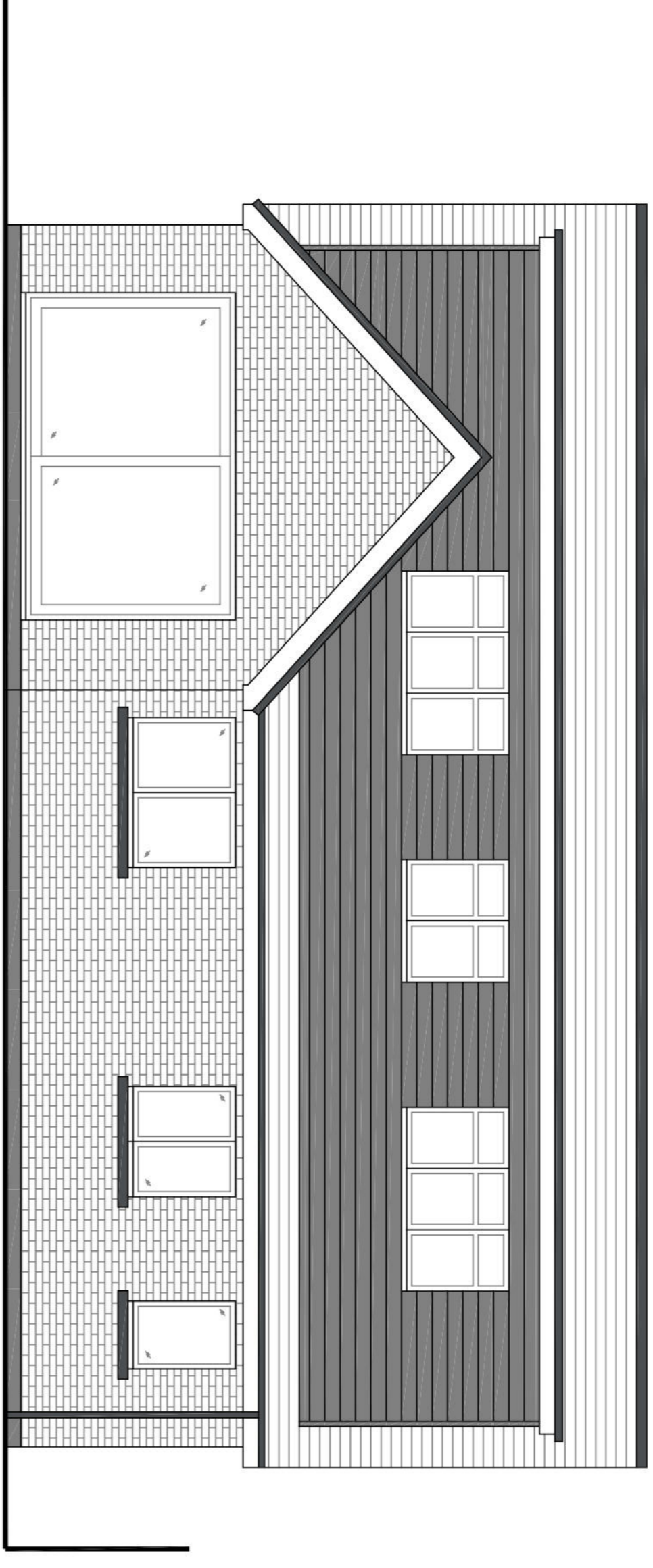
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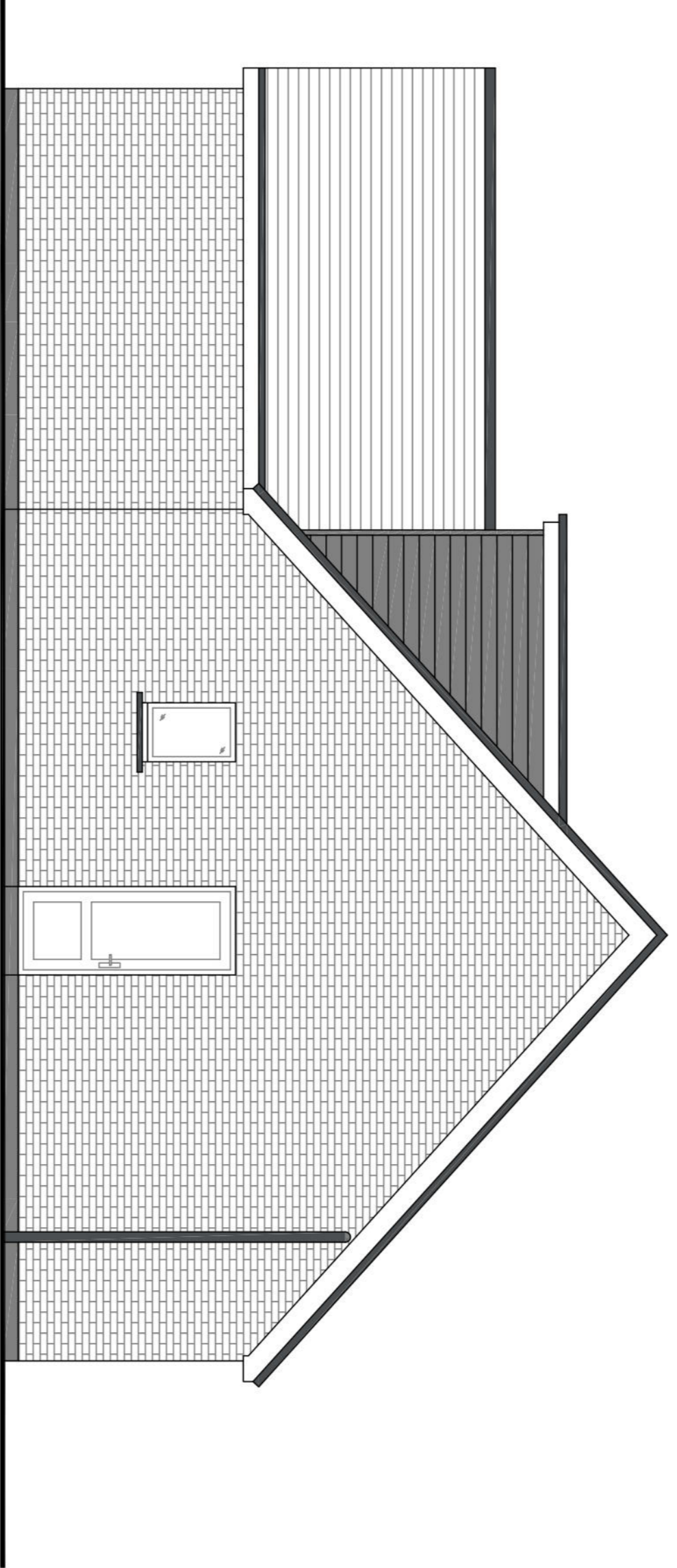
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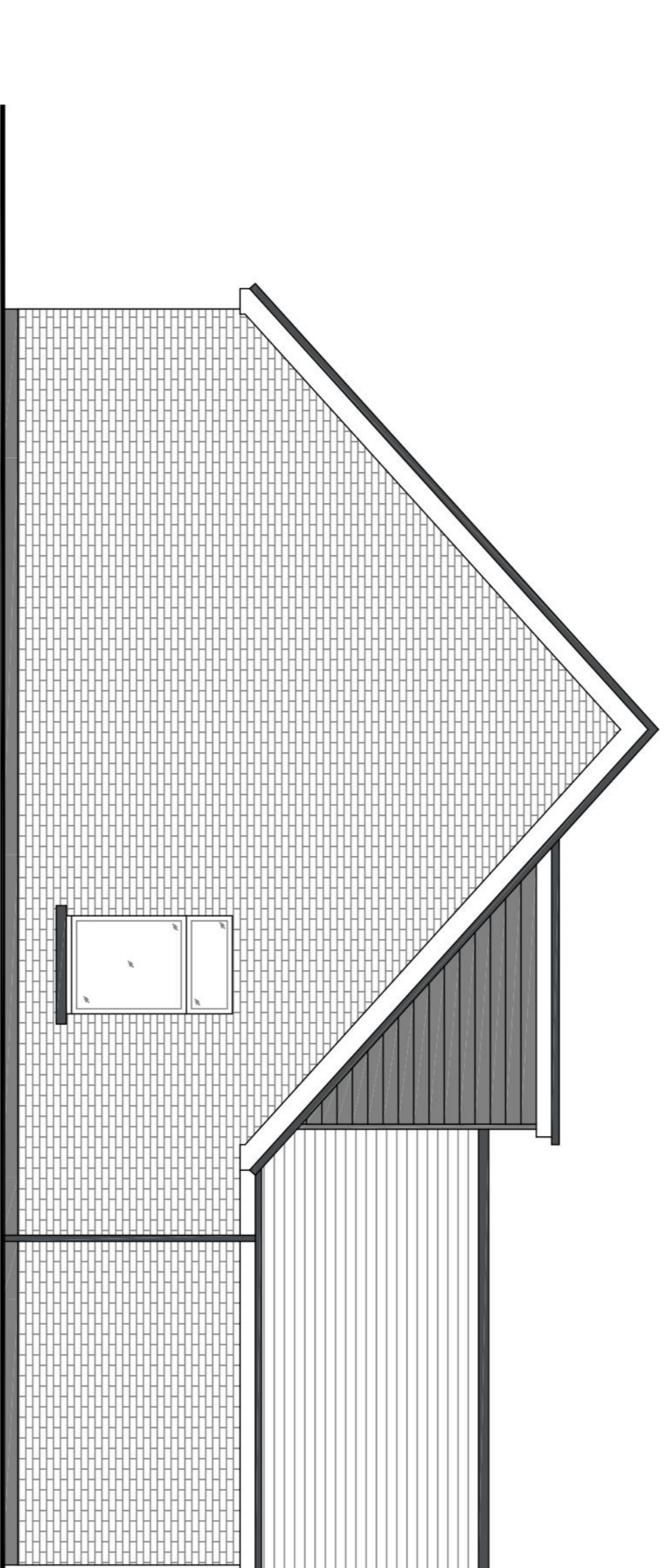
Proposed North Elevation 44A



Proposed South Elevation 44 A



Proposed East Elevation 44A



Proposed West Elevation 44A

No.	Revision/Issue	Date.


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44a Pagham Road
Pagham
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West Sussex
PO21 4NP

Proposed Dwelling
Date
January 2026
Scale
1:50

Notes

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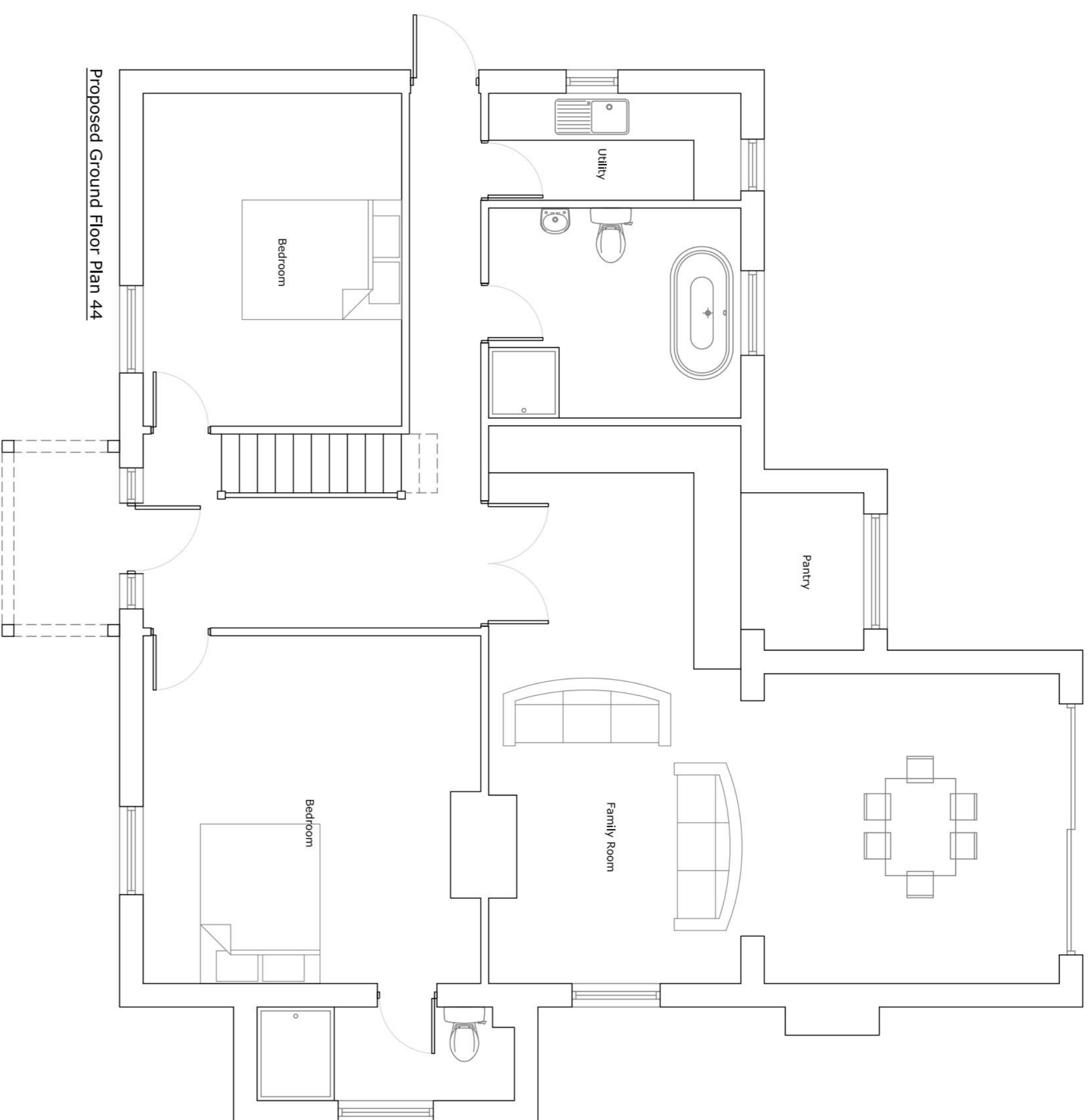
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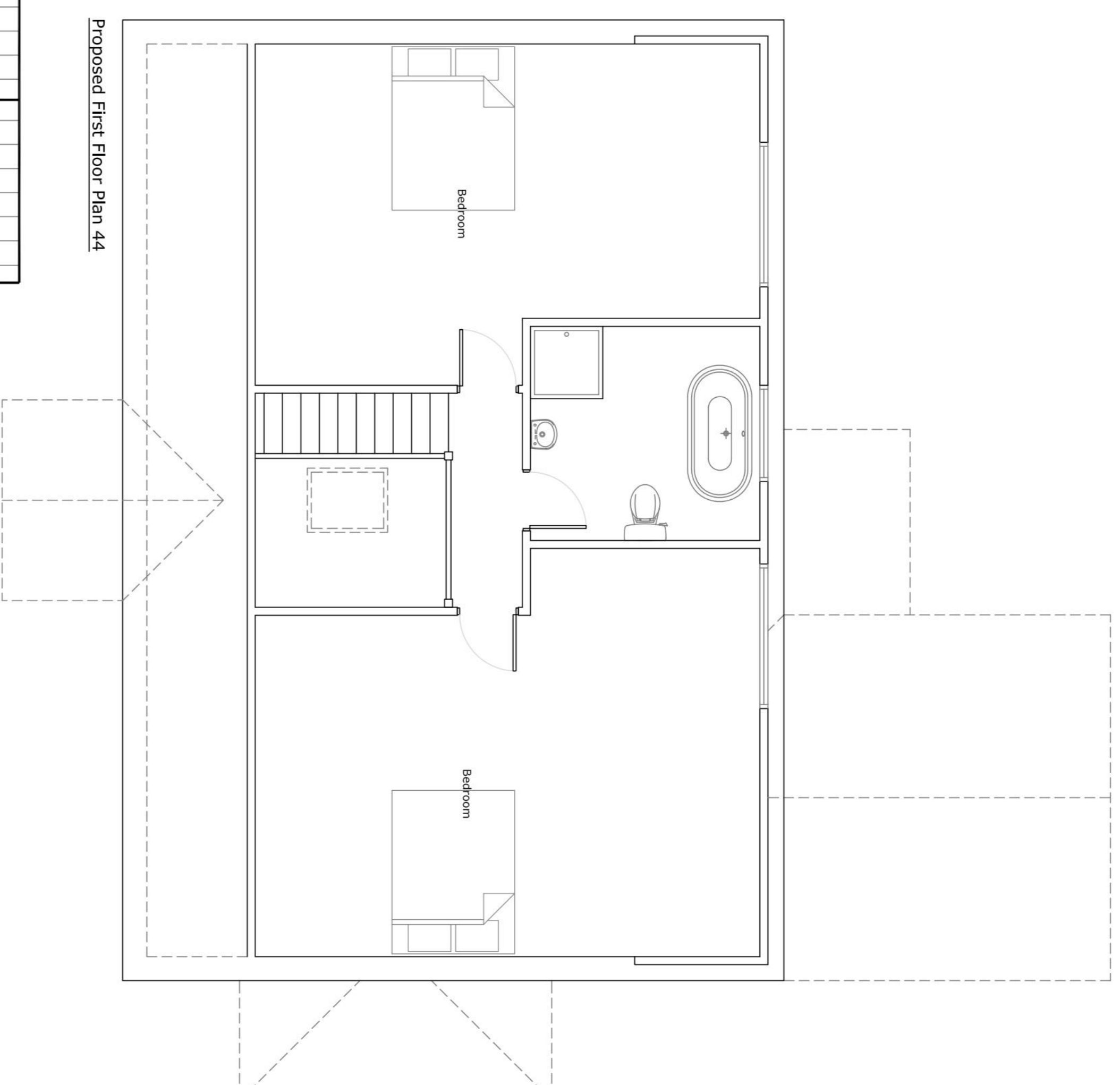
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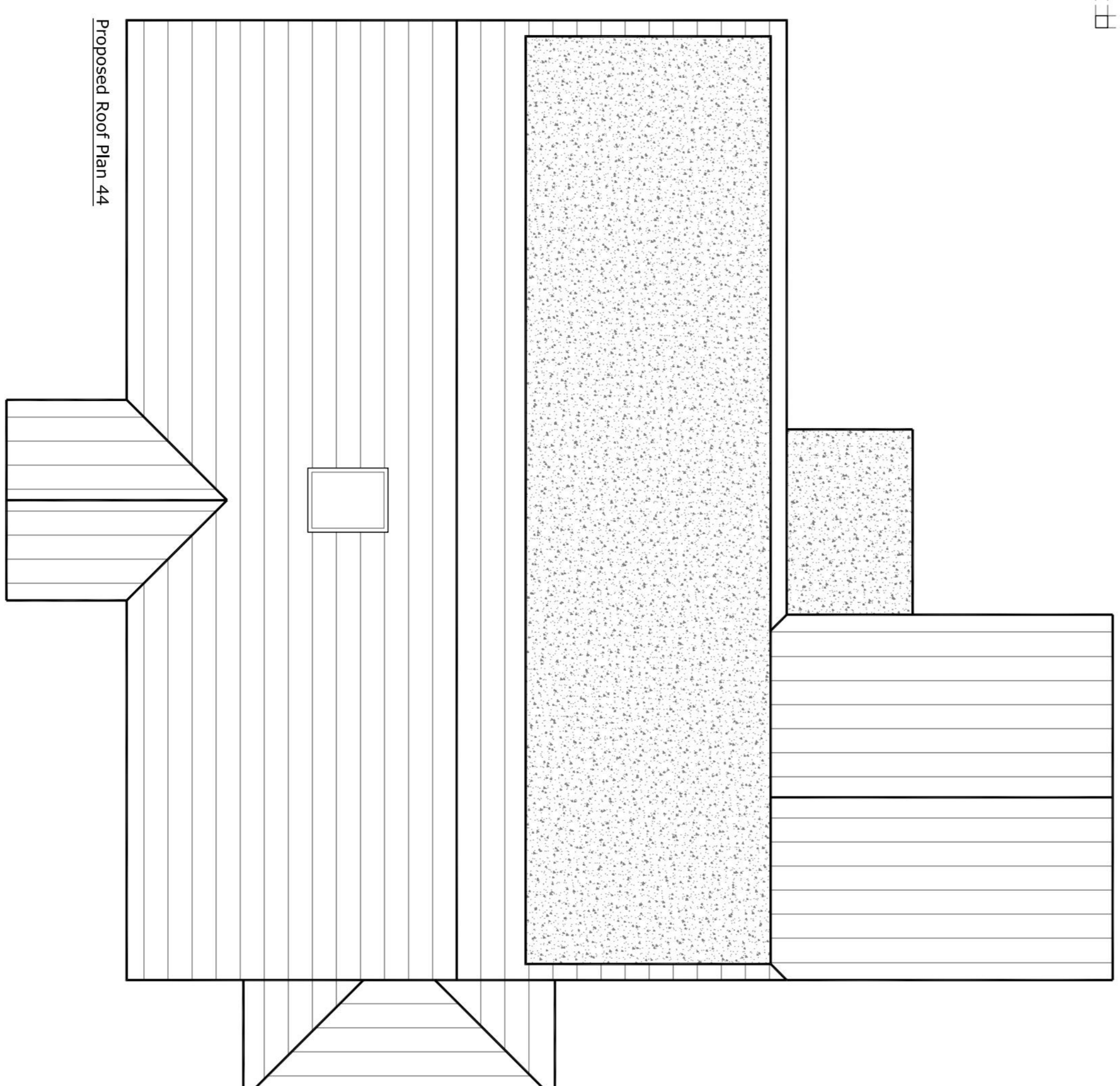
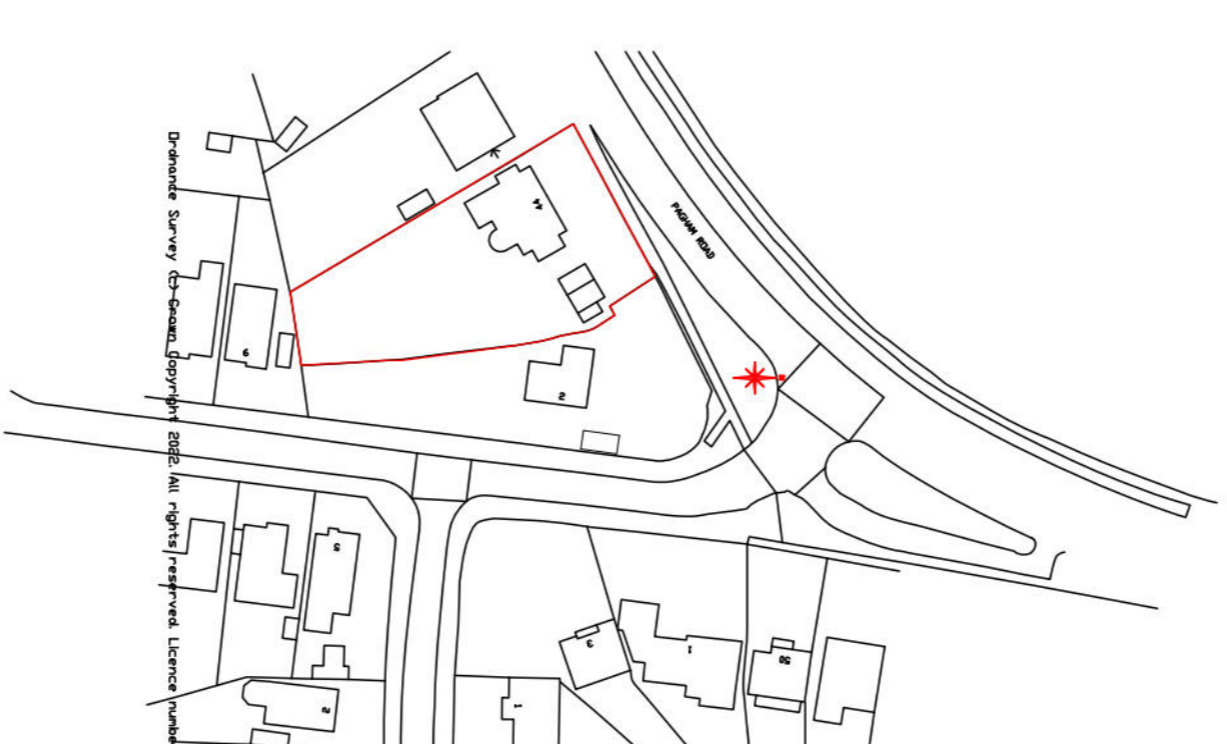
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Proposed Ground Floor Plan 44



Proposed First Floor Plan 44



Proposed Roof Plan 44

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West Sussex
PO21 4NP

Proposed Loft Conversion and Internal Alterations

Date
January 2026

Scale
1:50

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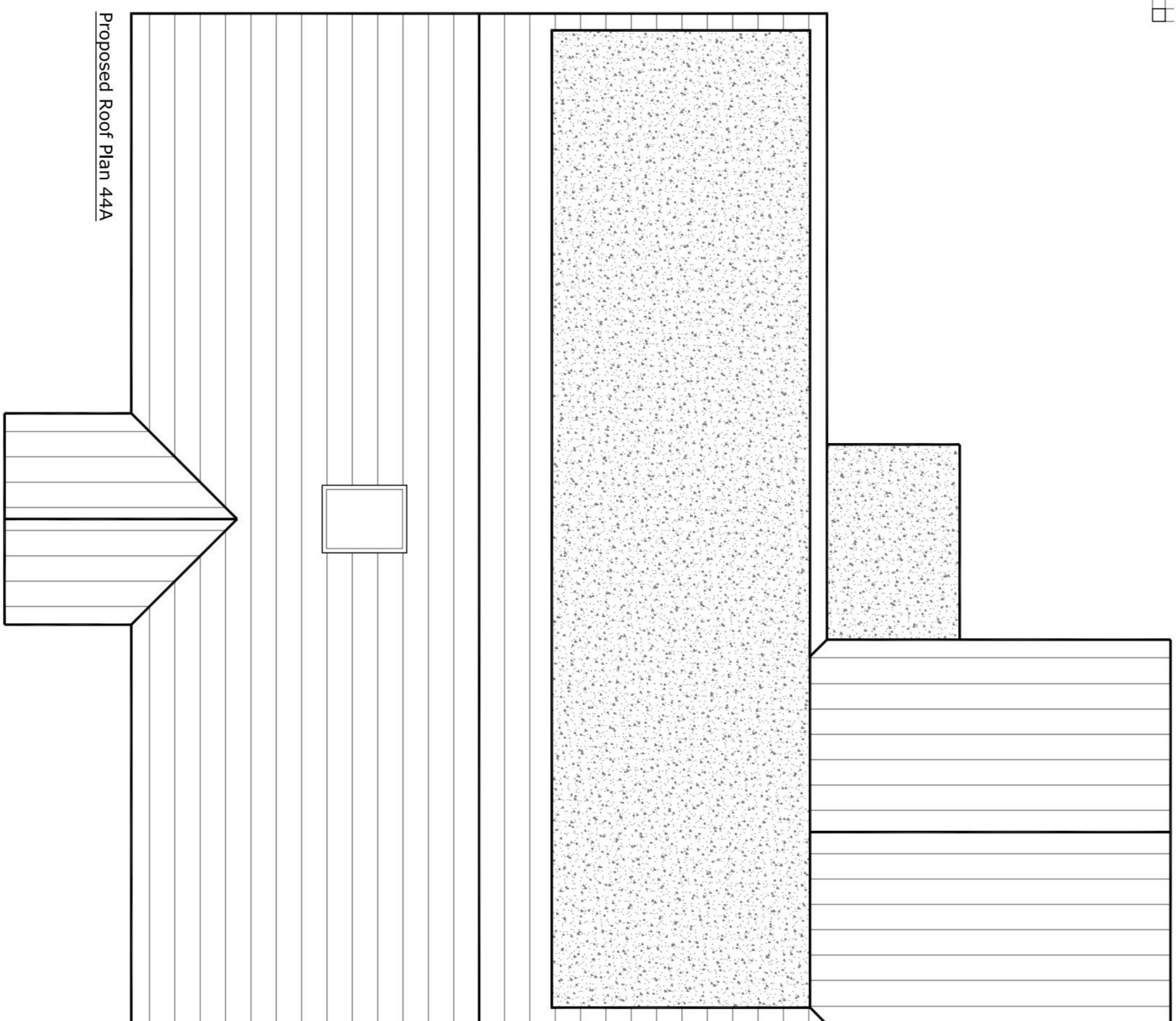
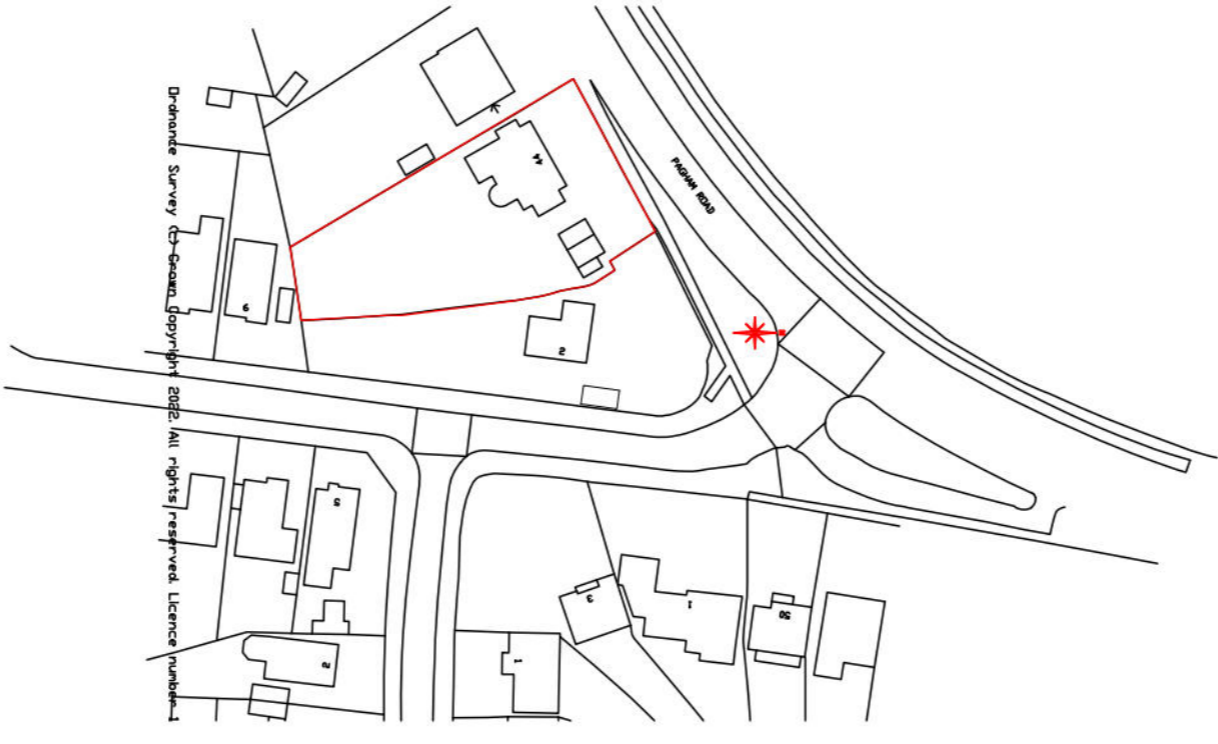
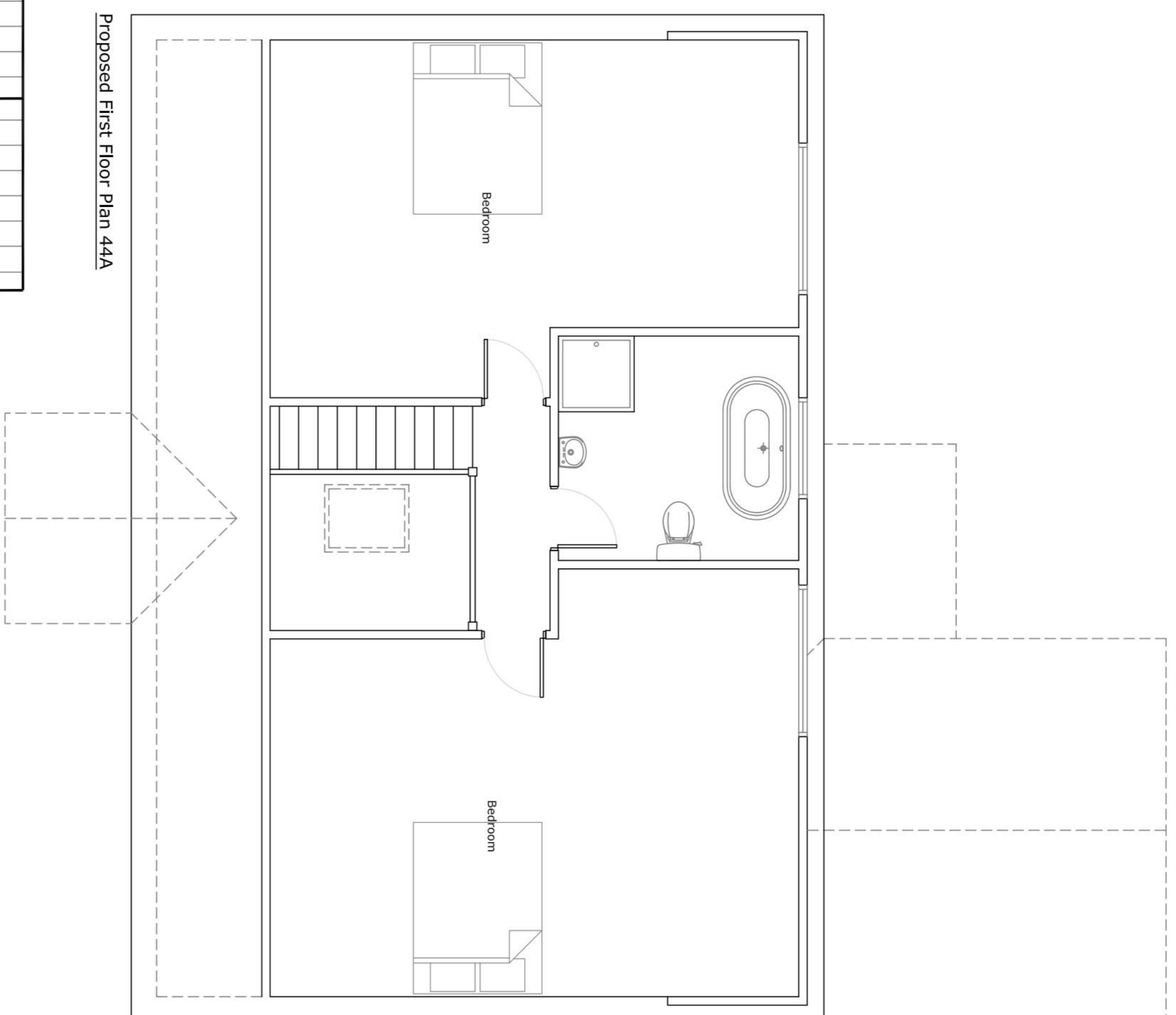
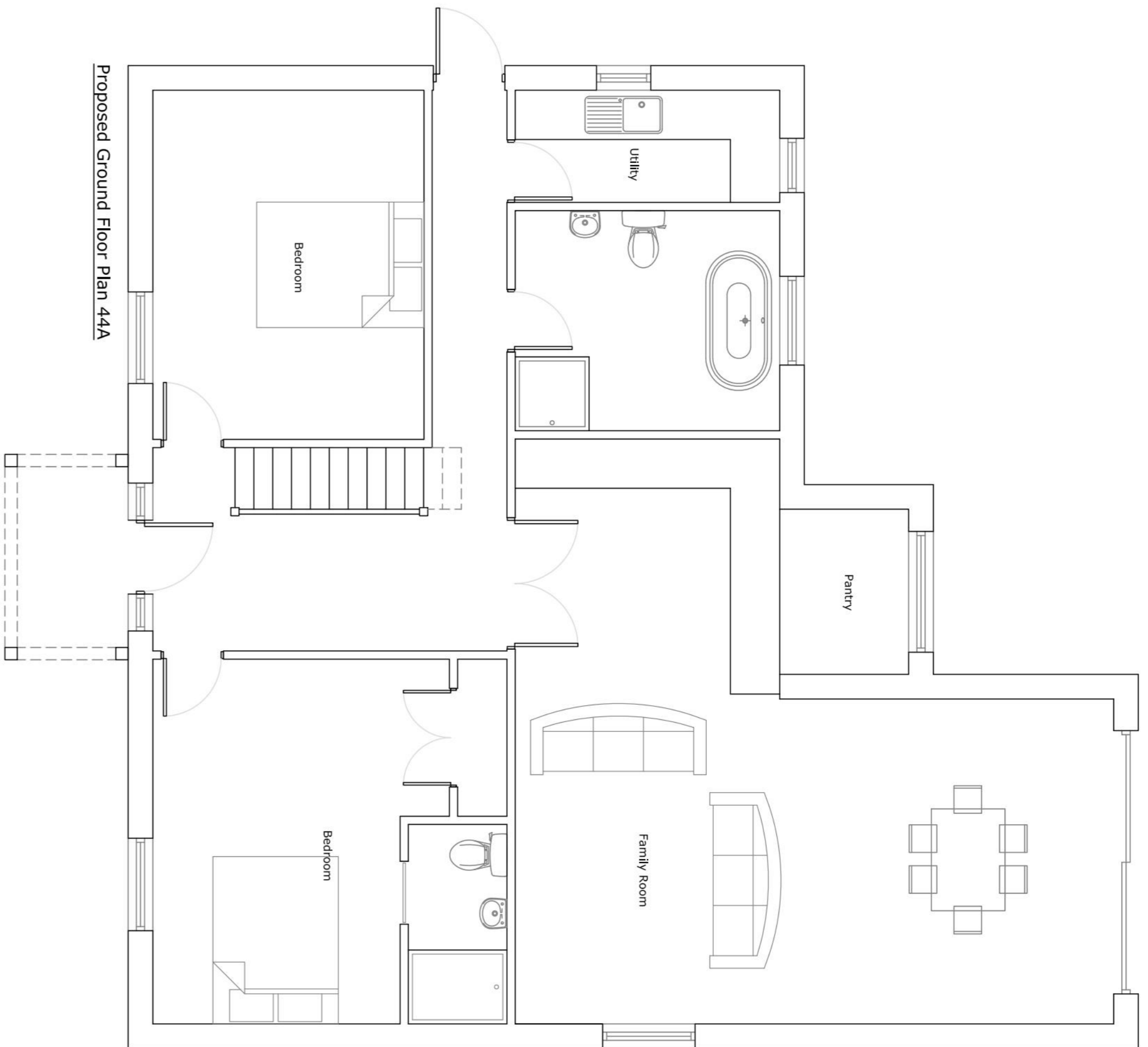
The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.

Or:

- (b) Exceeds 500 person days.

All contractors/sub-contractors must ensure that they are in possession of the currently issued drawings and details before commencing the relevant work-stage. All measurements to be checked before starting, any discrepancies must be reported to the architect before alterations can be made prior to commencement of building works.



No.	Revision/Issue	Date.



MULBERRY ARCHITECTURE LTD
info@mulberrybg.co.uk
01243 824814

44a Pagham Road
Pagham
Bognor Regis
West Sussex
PO21 4NP

Proposed Dwelling

Date
January 2026

Scale
1:50

Notes

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor. If more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

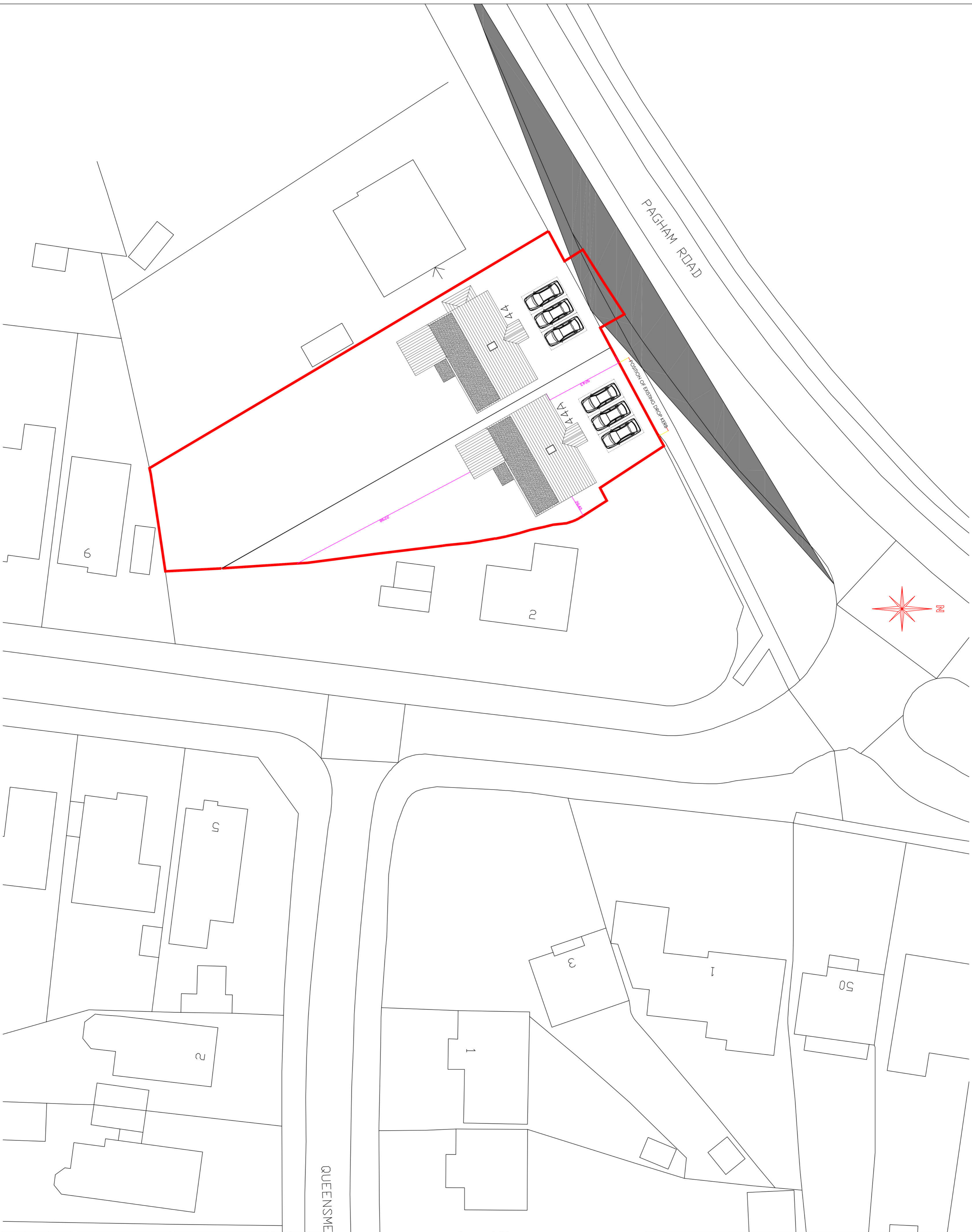
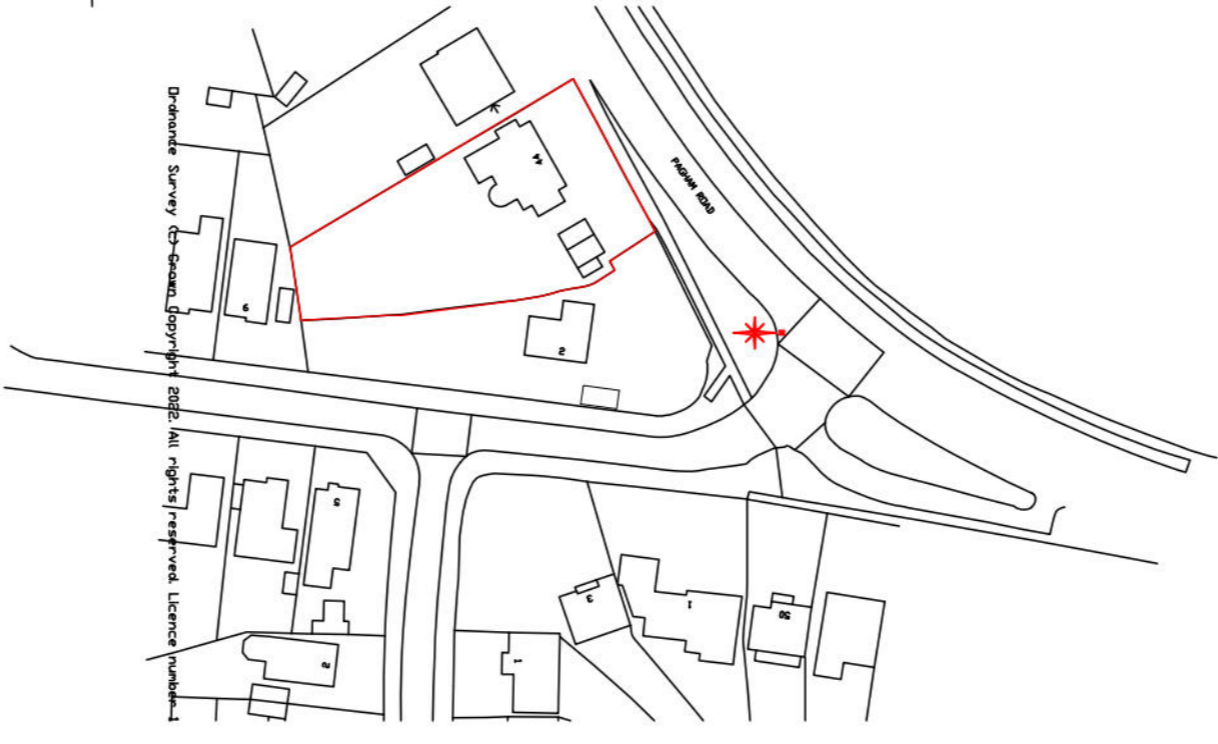
The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.

Or:

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QUEENSM

No.	Revision/Issue	Date.



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01243 824814

44a Pagham Road
Pagham
Bognor Regis
West Sussex
PO21 4NP

Proposed Dwelling

Date
January 2026

Scale
1:200 1:1250

Notes

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor. If more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

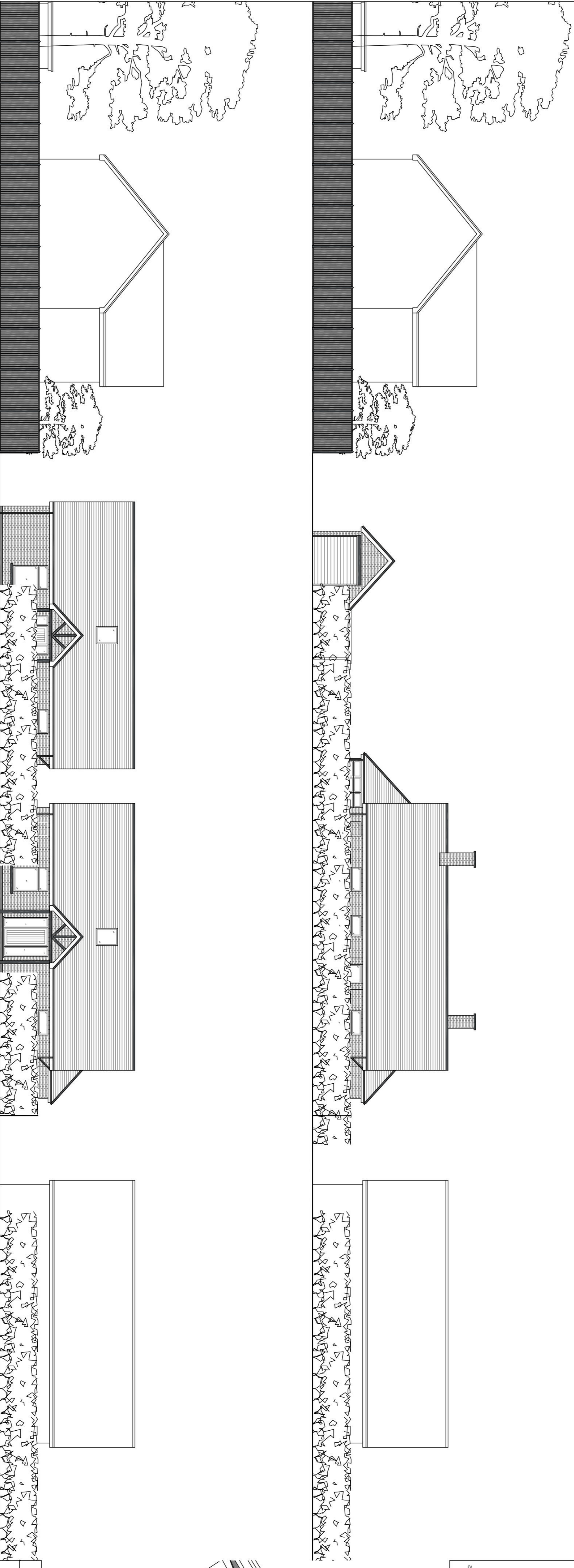
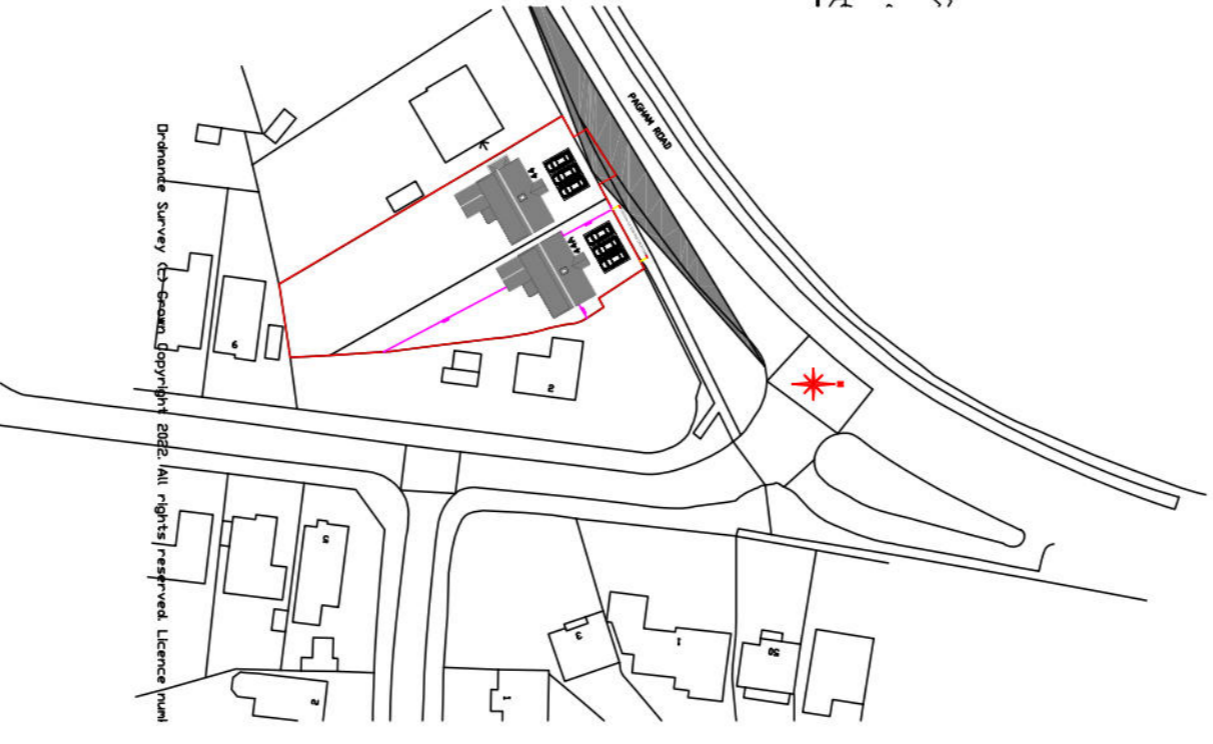
The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.

Or:

- (b) Exceeds 500 person days.

All contractors/sub-contractors must ensure that they are in possession of the currently issued drawings and details before commencing the relevant work-stage. All measurements to be checked before signs, any discrepancies are not to be reported to the architect but alterations can be made prior to commencement of building works.



No.	Revision/Issue	Date.



MULBERRY ARCHITECTURE LTD
info@mulberrybg.co.uk
01243 824814

44a Pagham Road
Pagham
Bognor Regis
West Sussex
PO21 4NP

Proposed Dwelling

Date
January 2026

Scale
1:50



Appendix B: Groundsure Flood Report

Dawn Cottage 44 Pagham Road, Bognor Regis, Pagham, PO21 4NP

Overall Flood Risk



**MODERATE-
HIGH**

Groundsure Flood complies with relevant Law Society practice notes on flood risk in property transactions.

Site plan



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Search Results



Rivers and the Sea
Very Low



Surface Water
Moderate-High

[page 3 >](#)



Groundwater
High

[page 4 >](#)



Historic Flood
Not identified



Flood Defences
No



FloodScore™ insurance rating
Moderate

[page 6 >](#)

Full assessments for other environmental risks are available in additional Groundsure searches including the Groundsure Avista 7 in 1 report. Contact Groundsure or your search provider for further details.

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on [page 5](#) >.



Flooding

Flooding

An elevated level of flood risk has been identified at the property.

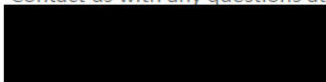
Next steps for consideration:

- Ensure buildings and contents insurance covering flood risk is available and affordable;
- A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further guidance on groundwater flooding has been produced by the Environment Agency and can be found at <https://www.gov.uk/guidance/groundwater-flooding> ↗;
- Make enquiries of the seller (e.g. in the TA6) and other nearby residents on any flooding that may have occurred;
- Sign up to the government's Flood Warnings and Alerts <https://www.gov.uk/sign-up-for-flood-warnings> ↗;
- Investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood;
- Create a flood plan <https://www.gov.uk/prepare-for-flooding> ↗;
- The assessment is based on the highest flood risk found within the site boundary. Whilst the maps within the report provide a visual representation, we are able to provide a manual flood assessment breaking down the risk to the main dwelling/building and the outside areas. Please contact us at [REDACTED] ↗;
- If the property has recently been constructed, the risk assessment within this report will not take into account measures put in place by the developer. This should be factored in when making any purchase decisions.



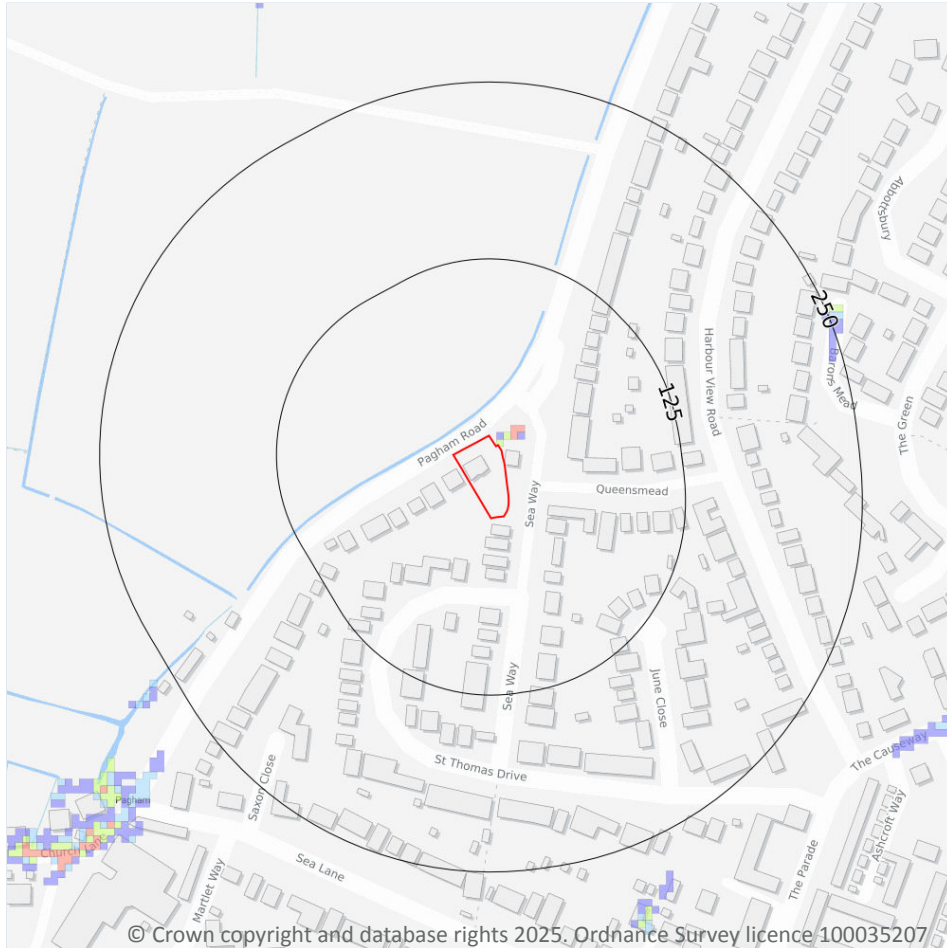
[Back to Summary](#)

Contact us with any questions at:



Ref: CMAPS-CM-1243299-60191-260925
Your ref: CMAPS-CM-1243299-60191-260925
Grid ref: 488857 097789

Flooding / Surface water flood risk



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Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: www.floodre.co.uk/ ↗

The area in which the property is located has been assessed to be at a Moderate-High risk of surface water flooding. This area is considered to have a 1 in 100 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiental Risk Analytics maps.



[Back to Summary](#)

Contact us with any questions at:

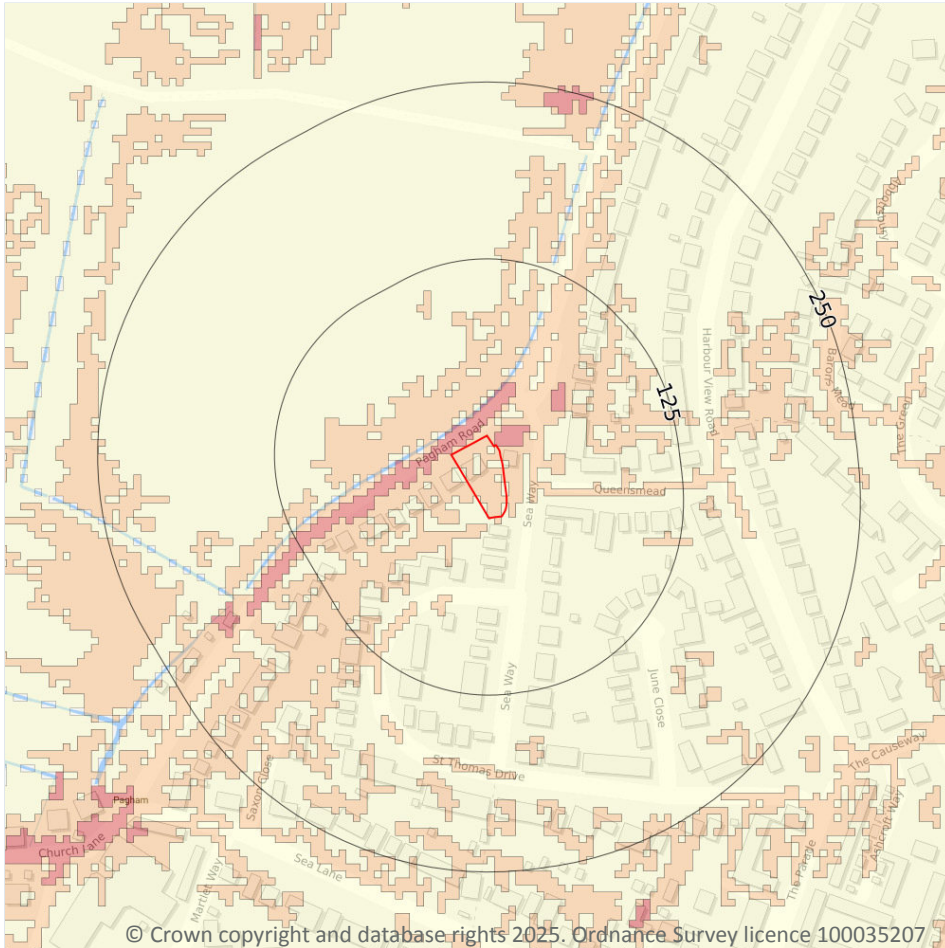


Ref: CMAPS-CM-1243299-60191-260925

Your ref: CMAPS-CM-1243299-60191-260925

Grid ref: 488857 097789

Flooding / Groundwater flooding



Ambiental data indicates that the property is in an area with a high risk of groundwater flooding. Should a 1 in 100-year groundwater flood occur, groundwater levels could rise above ground level to depth of over 25cm. Basement areas may become inundated.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.

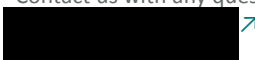
Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Flooding	
Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Surface water flood risk	Identified
Groundwater flooding	Identified

[Back to Summary](#)

Contact us with any questions at:



Ref: CMAPS-CM-1243299-60191-260925

Your ref: CMAPS-CM-1243299-60191-260925

Grid ref: 488857 097789

Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Flood report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference ↗.

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: [REDACTED] Email: [REDACTED]

↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): [REDACTED] ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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Contact us with any questions at:

[REDACTED]
[REDACTED]

Ref: CMAPS-CM-1243299-60191-260925

Your ref: CMAPS-CM-1243299-60191-260925

Grid ref: 488857 097789

Appendix C: Flood Modelling Data

Flood risk assessment data



Location of site: 44 Pagham Road, Bognor Regis, PO21 4NP

Document created on: 02 January 2026

This information was previously known as a product 4.

Customer reference number: EIR2025/47487

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
- 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 1.

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




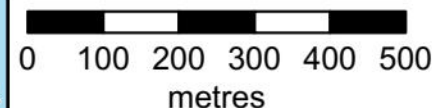
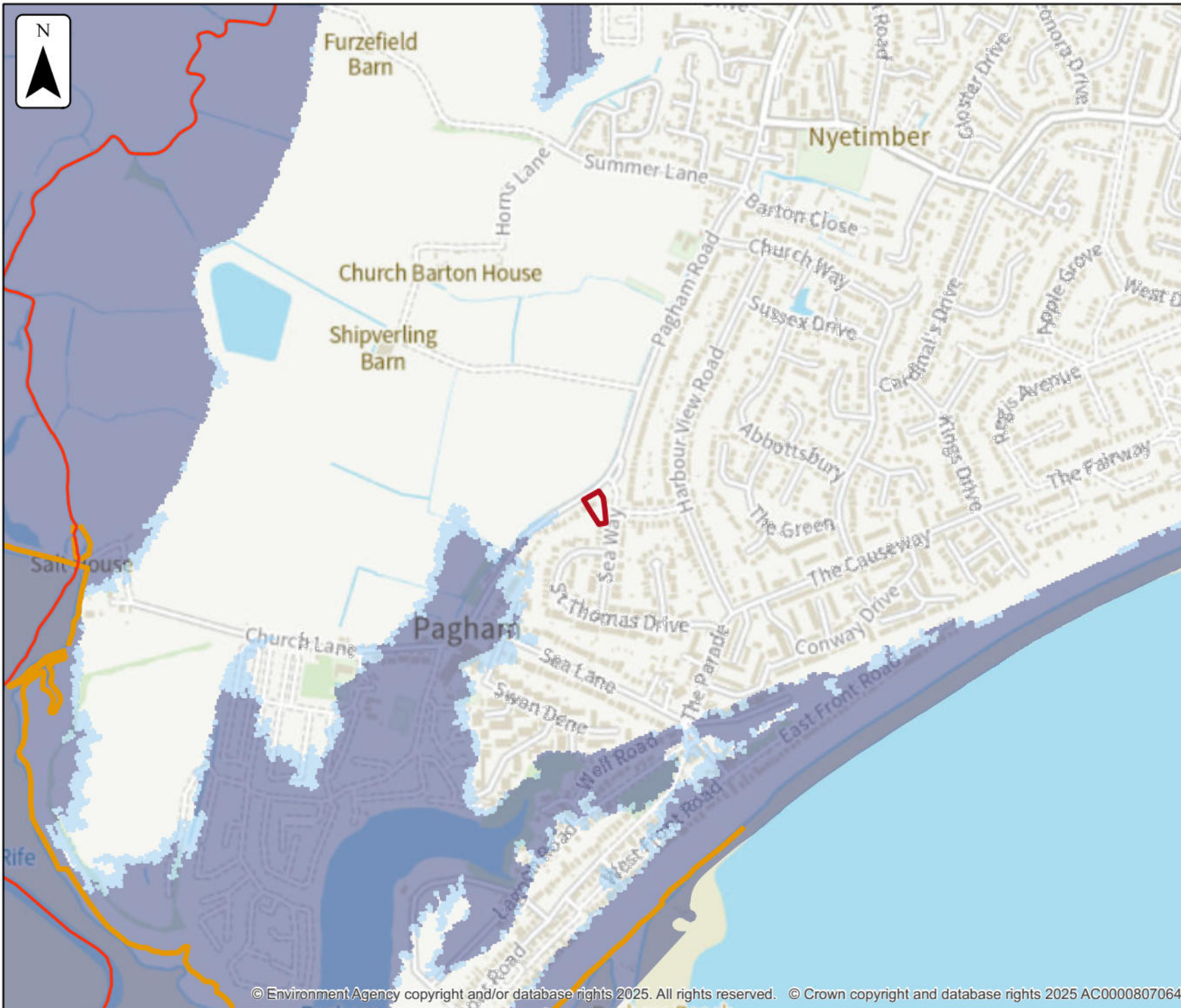
Flood map for planning

Location (easting/northing)
488857/97789

Scale
1:10,000

Created
02 Jan 2026

-  Selected area
-  Main river
-  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






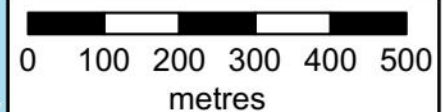
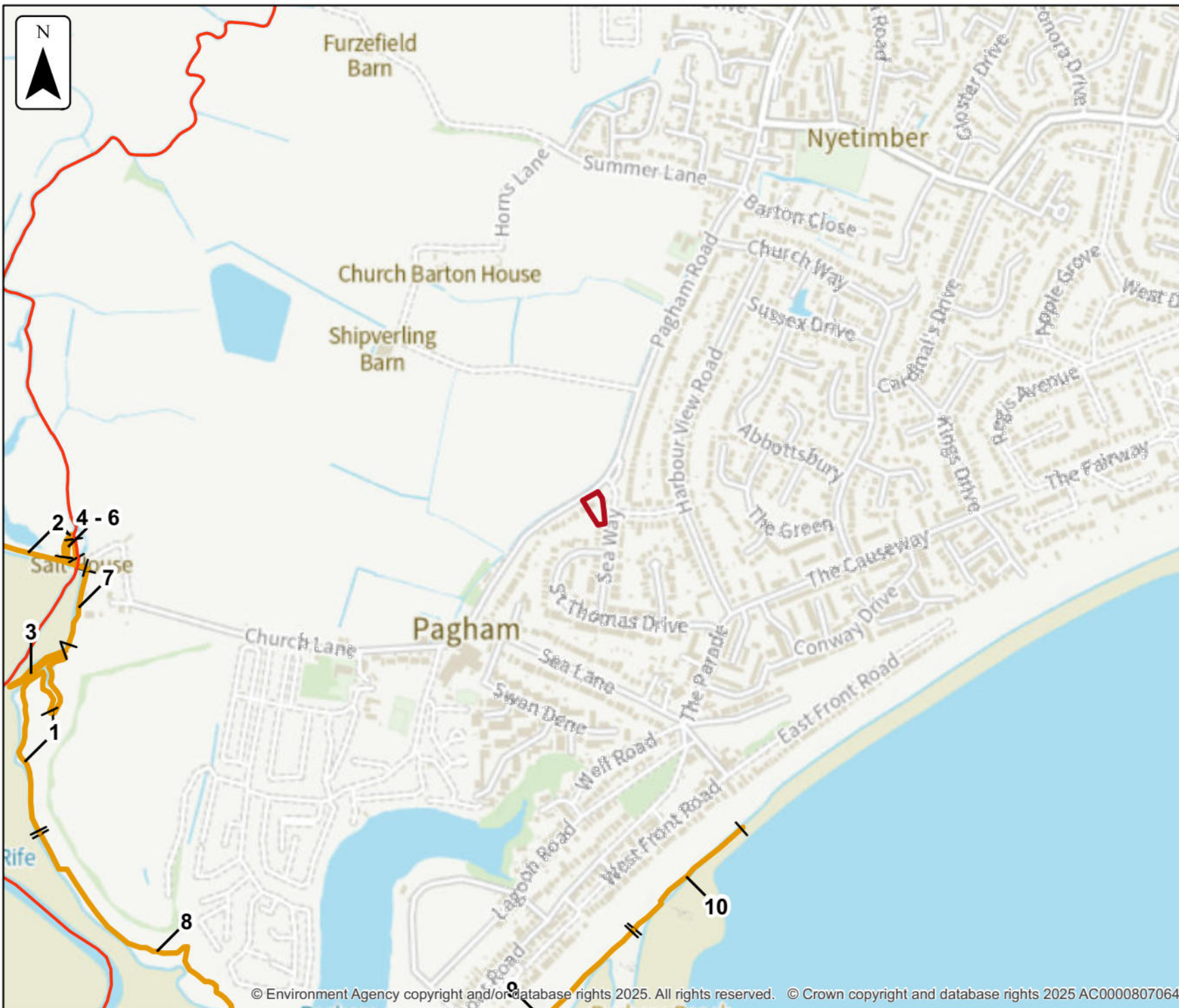
Flood defences

Location (easting/northing)
488857/97789

Scale
1:10,000

Created
02 Jan 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	147212	Beach	20				3.05
2	145599	Embankment	20				3.78
3	145597	Beach	20				4.10
4	132190	Engineered High Ground	5				
5	132187	Engineered High Ground	5				
6	49762	Engineered High Ground	5		2.88	2.85	
7	145598	Wall	20				3.60
8	147048	Beach	20				3.30
9	133884	Beach	200				5.58
10	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

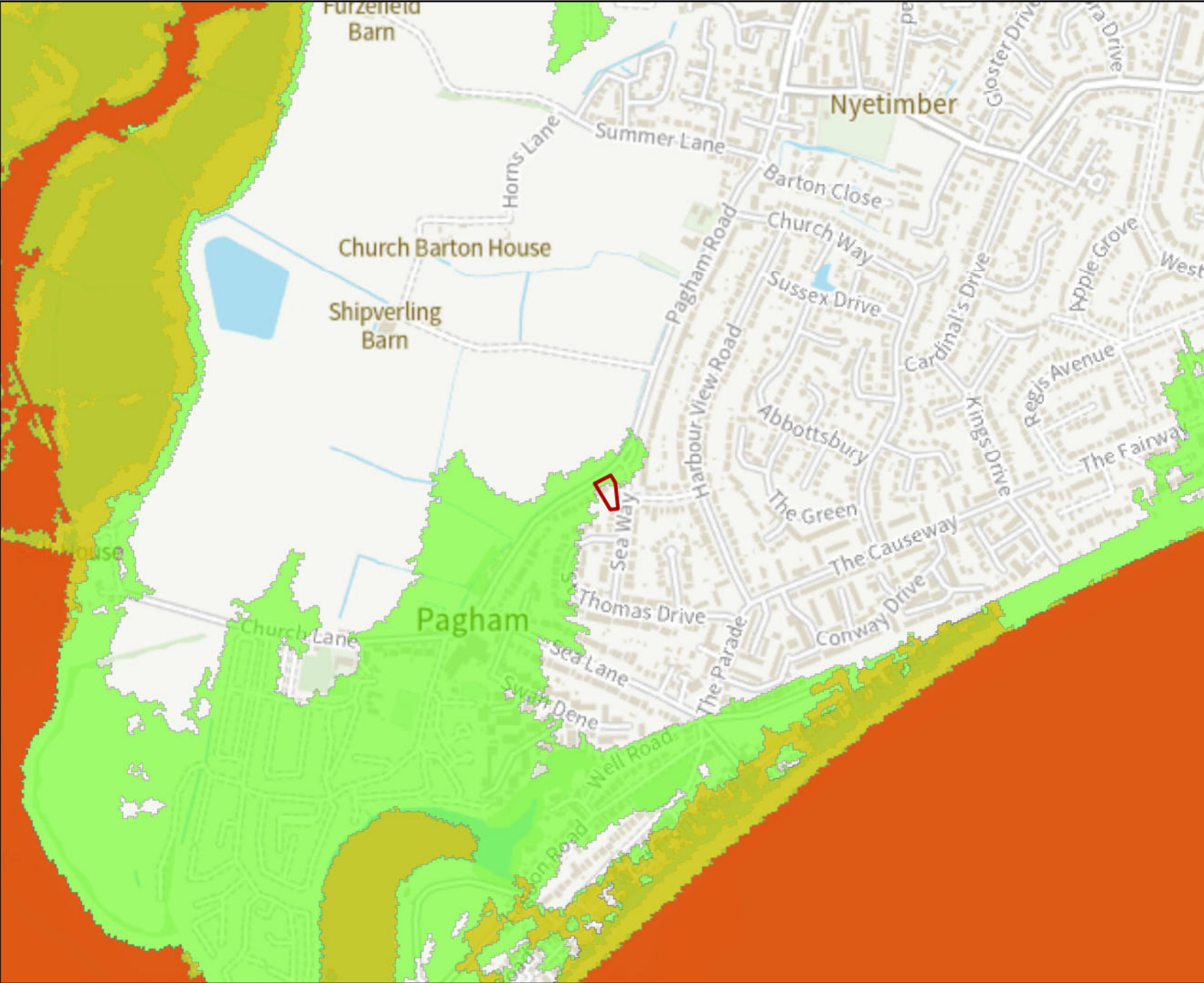
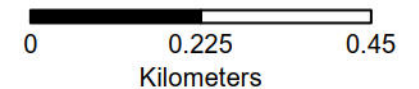


Legend

-  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



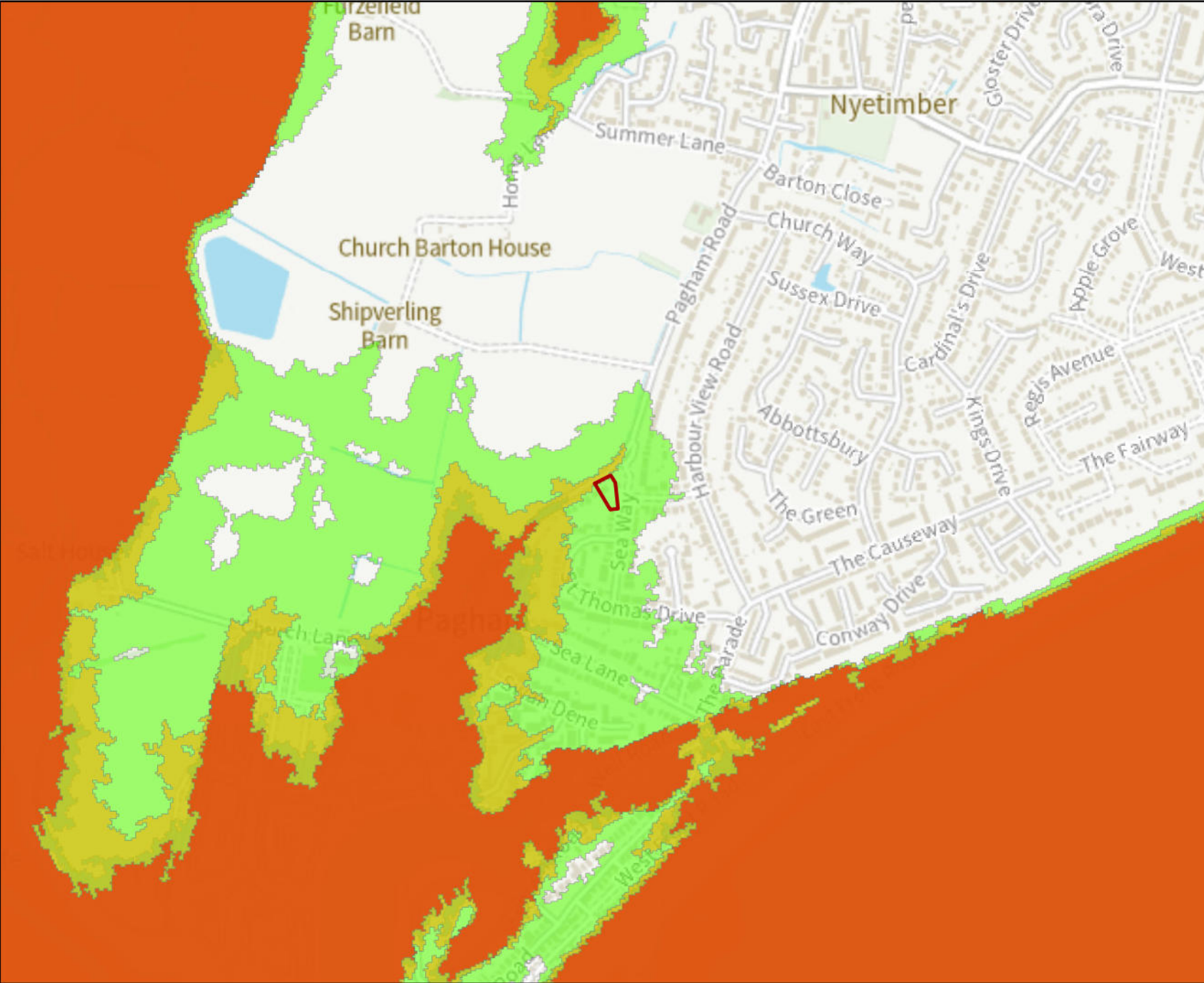
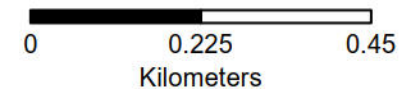


Legend

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



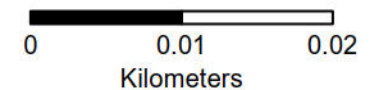


Legend

-  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: 1:500



Product 4 Flood Risk Data Requested by: Jac Roberts

Site: 44 Pagham Road, Bognor Regis, PO21 4NP

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	488837	97805	-	4.11	4.74	-
2	488860	97817	-	4.06	4.74	-
3	488851	97795	-	-	4.74	-
4	488869	97790	-	-	4.74	-
5	488855	97773	-	-	4.74	-
6	488868	97760	-	-	4.74	-

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	488837	97805	-	-	4.25	-
2	488860	97817	-	-	4.26	-
3	488851	97795	-	-	-	-
4	488869	97790	-	-	-	-
5	488855	97773	-	-	-	-
6	488868	97760	-	-	-	-

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	488837	97805	-	0.12	0.75	-
2	488860	97817	-	0.02	0.69	-
3	488851	97795	-	-	0.45	-
4	488869	97790	-	-	0.47	-
5	488855	97773	-	-	0.43	-
6	488868	97760	-	-	0.33	-

Office Address: Teville Gate House, Teville Road, Worthing, West Sussex, BN11 1UR

Customer services line: [REDACTED]

www.gov.uk/government/organisations/environment-agency

Table 4: Water Depths: Tidal Defended

Node Ref	NGR		Modelled Flood Depths in Metres			
	Eastings	Northings	Defended Annual Exceedance Probability			
			0.5%	0.5% (2070)*	0.5% (2115)*	0.1%
1	488837	97805	-	-	0.21	-
2	488860	97817	-	-	0.20	-
3	488851	97795	-	-	-	-
4	488869	97790	-	-	-	-
5	488855	97773	-	-	-	-
6	488868	97760	-	-	-	-

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

Produced on: 02/01/2026

*** 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