

Appendix 4

Flood Maps and Correspondence

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
489276/99685

Created
5 May 2026 10:43

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)

489276/99685

Scale

1:2,500

Created

5 May 2026 10:43

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 20 40 60m

Get data for your location

Add or edit a location boundary

[Show](#)

Datasets

Flood zones 2 and 3

[Show](#)

Climate change

2070 to 2125

[Hide](#)

☐ Present day

☒ 2070 to 2125

Map features

None selected

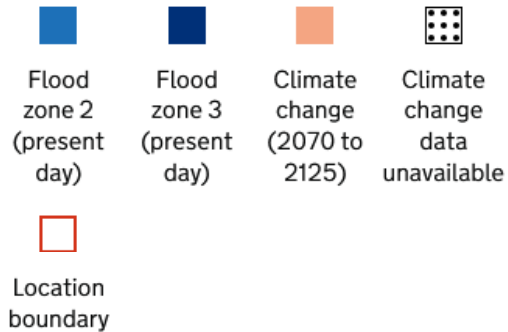
[Show](#)

Layer opacity

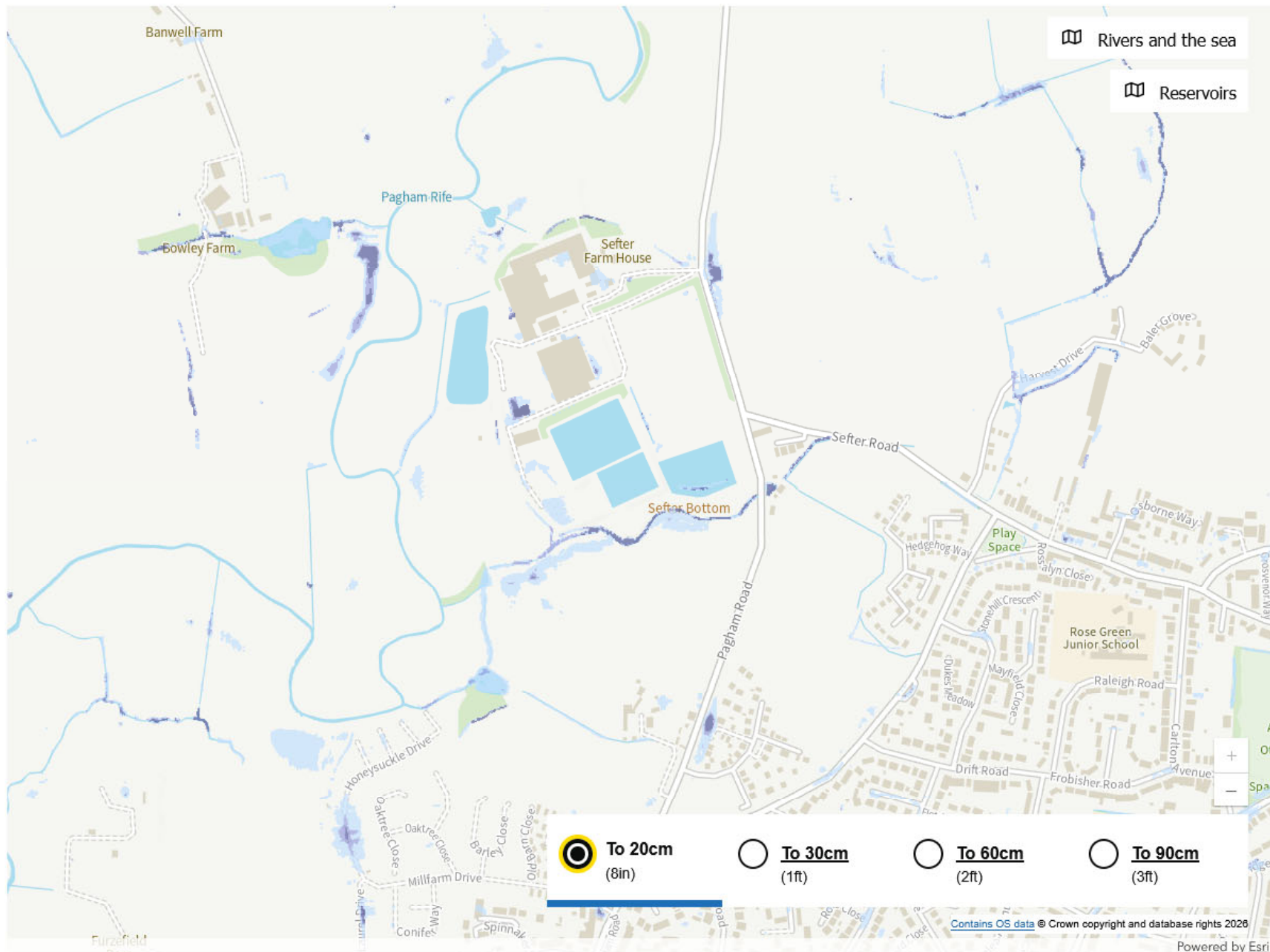


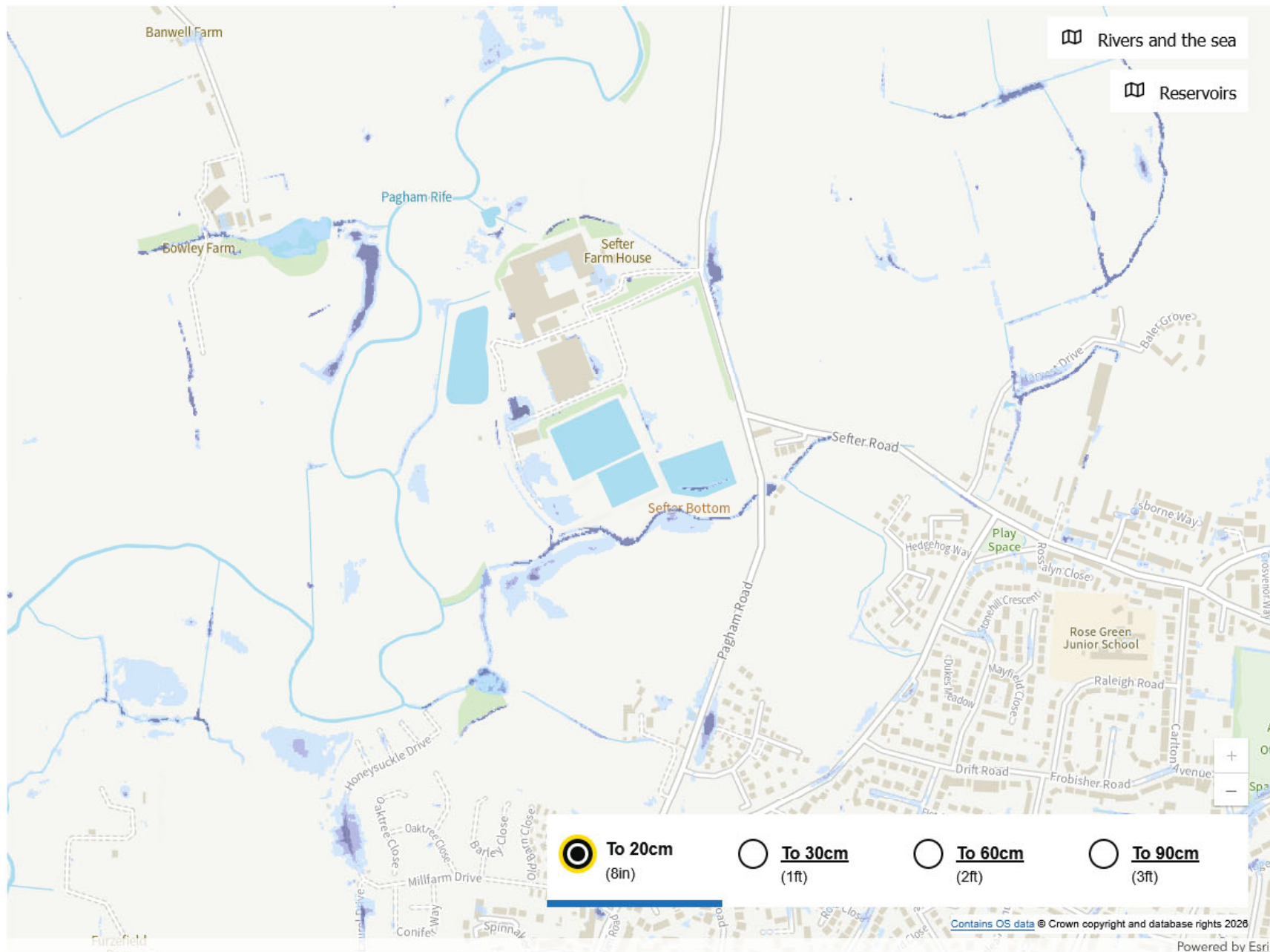
Search

Key



Get summary report





Surface water map

Yearly chance of flooding

- ☐ Extent
- ☐ Depth

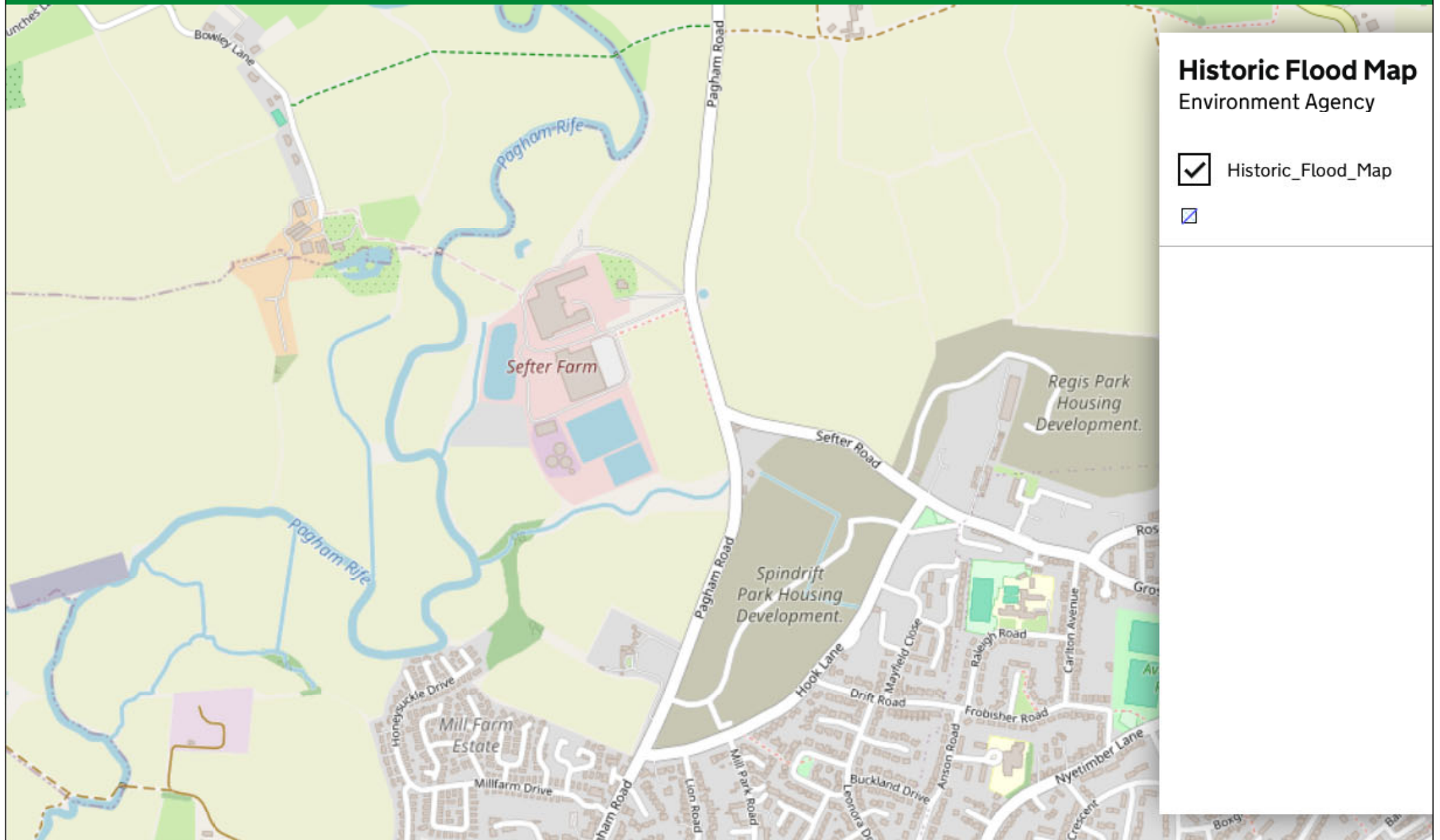
Yearly chance of flooding between 2040 and 2060

- ☐ Extent
- ☒ Depth

- ☒ High chance
More than 3.3% chance each year
- ☐ Medium chance
Between 1% and 3.3% chance each year
- ☐ Low chance
Between 0.1% and 1% chance each year

Map details

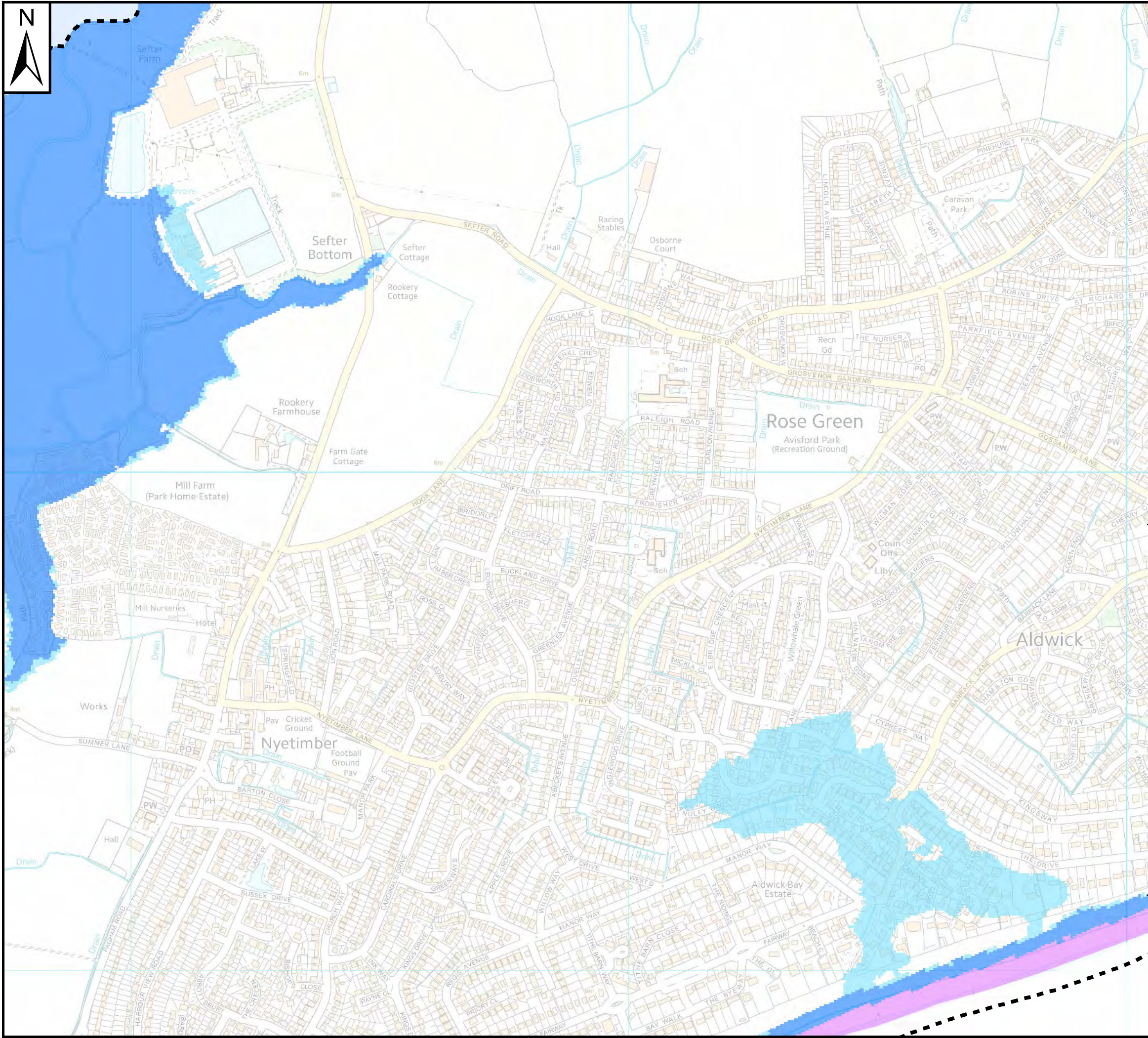
- ☒ Show flooding



Historic Flood Map

Environment Agency

- ☒ Historic_Flood_Map
- ☐



Notes

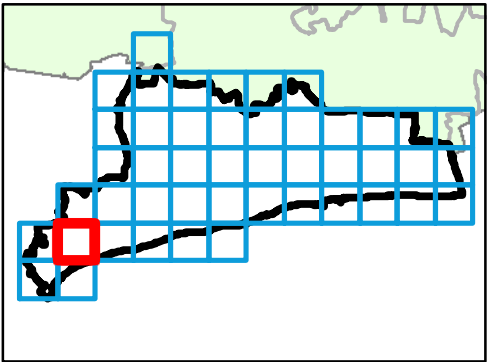
Zone 1: Comprised of land having a less than 1 in 1,000 annual probability of river or sea flooding in any year.

Zone 2: Comprised of land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding or 1 in 200 and 1 in 1,000 annual probability of sea flooding in any year.

Zone 3a: This zone comprises land assessed as having a greater than 1in 100 annual probability of river flooding or a greater than 1 in 200 annual probability of flooding from sea in any year.

Zone 3b: This zone comprises land where water has to flow or be stored in times of flood (the functional floodplain). The SFRA identified this Flood Zone as land which would flood with an annual probability of 1 in 20 years, where detailed modelling exists. In the absence of detailed hydraulic model information, a precautionary approach has been adopted with the assumption that the extent of Flood Zone 3b would be equal to Flood Zone 3a. If development is shown to be in Flood Zone 3a, further work should be undertaken as part of a detailed site specific

Key Plan



Legend

- Arun District SFRA boundary
- Flood Zone 3b
- Flood Zone 3a
- Flood Zone 2



REF	Date	Comments
A	June 2016	-
B		
C		

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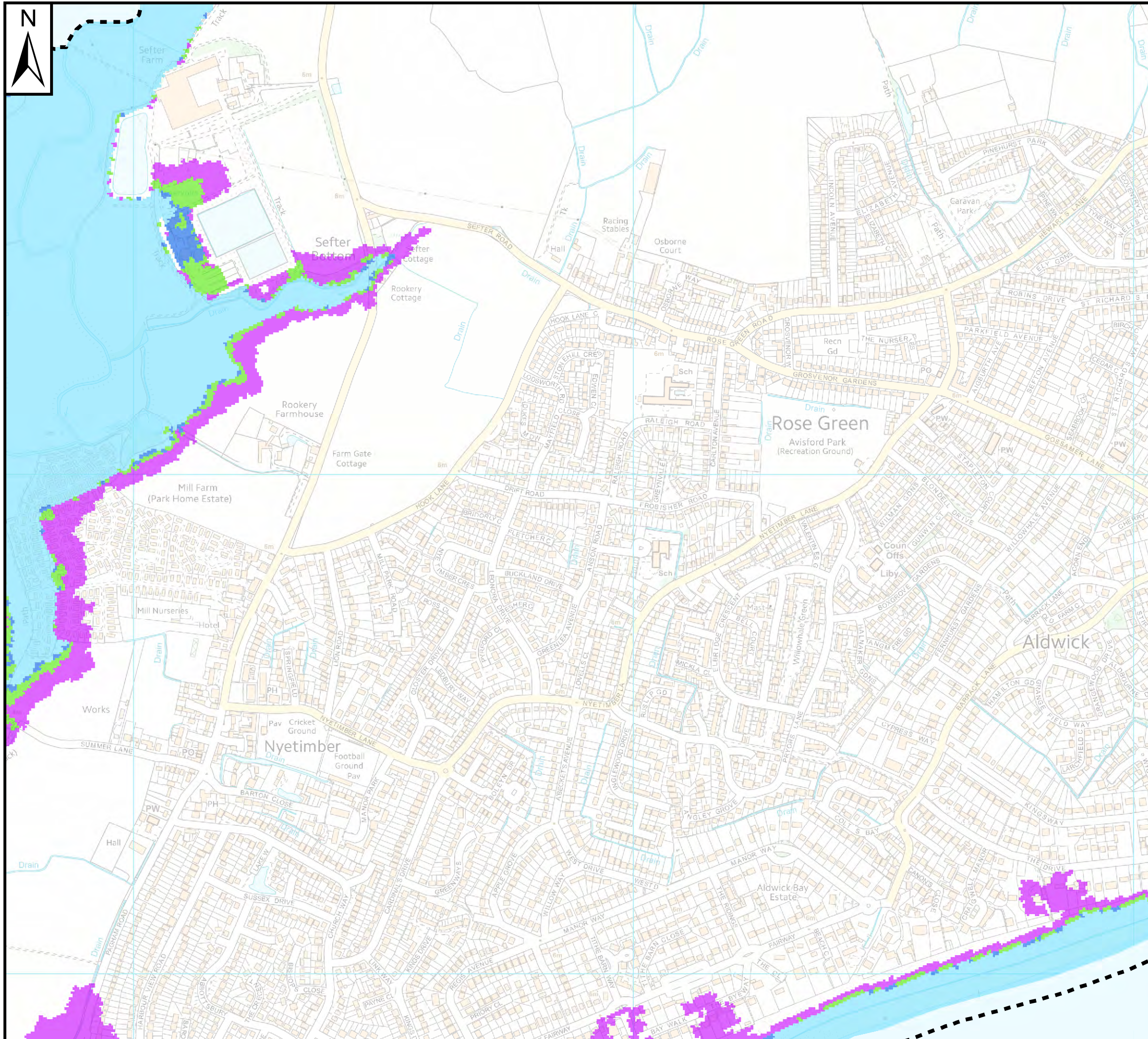
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LEVEL 1 SFRA: APPENDIX C FLOOD ZONES

Sheet No: 4 of 46 Index Number: ADC_04

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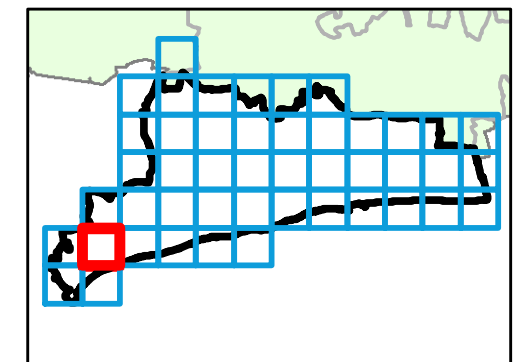
Notes

Hydraulic modelling has been undertaken as part of this SFRA to provide updated climate change flood mapping in the Arun District for Flood Zone 3a. This modelling followed the latest guidance for climate change in FRAs/SFRAs released by the Environment Agency in February 2016 (and updated in April 2016). Climate change for fluvial events has been based on the Higher Central estimates for the years 2031, 2061 and 2111. Present day flood risk information is available for comparison. Arun District is within the South East River Basin District and therefore allowance are:

- 2031 = +15% flows
- 2061 = +30% flows
- 2111 = +45% flows

For tidal/coastal models, undefended case still water level and defended case still water level with wave overtopping simulations have been completed to inform future flood risk within the Arun District. Again, climate change allowance predictions are for the years 2031, 2061 and 2111, with present day outputs for comparison.

Key Plan



Legend

- Arun District SFRA boundary
- Present Flood Zone 3a
- Future Flood Zone 3a (2061)
- Future Flood Zone 3a (2111)
- Future Flood Zone 3a (2031)



REF	Date	Comments
A	August 2016	
B		
C		

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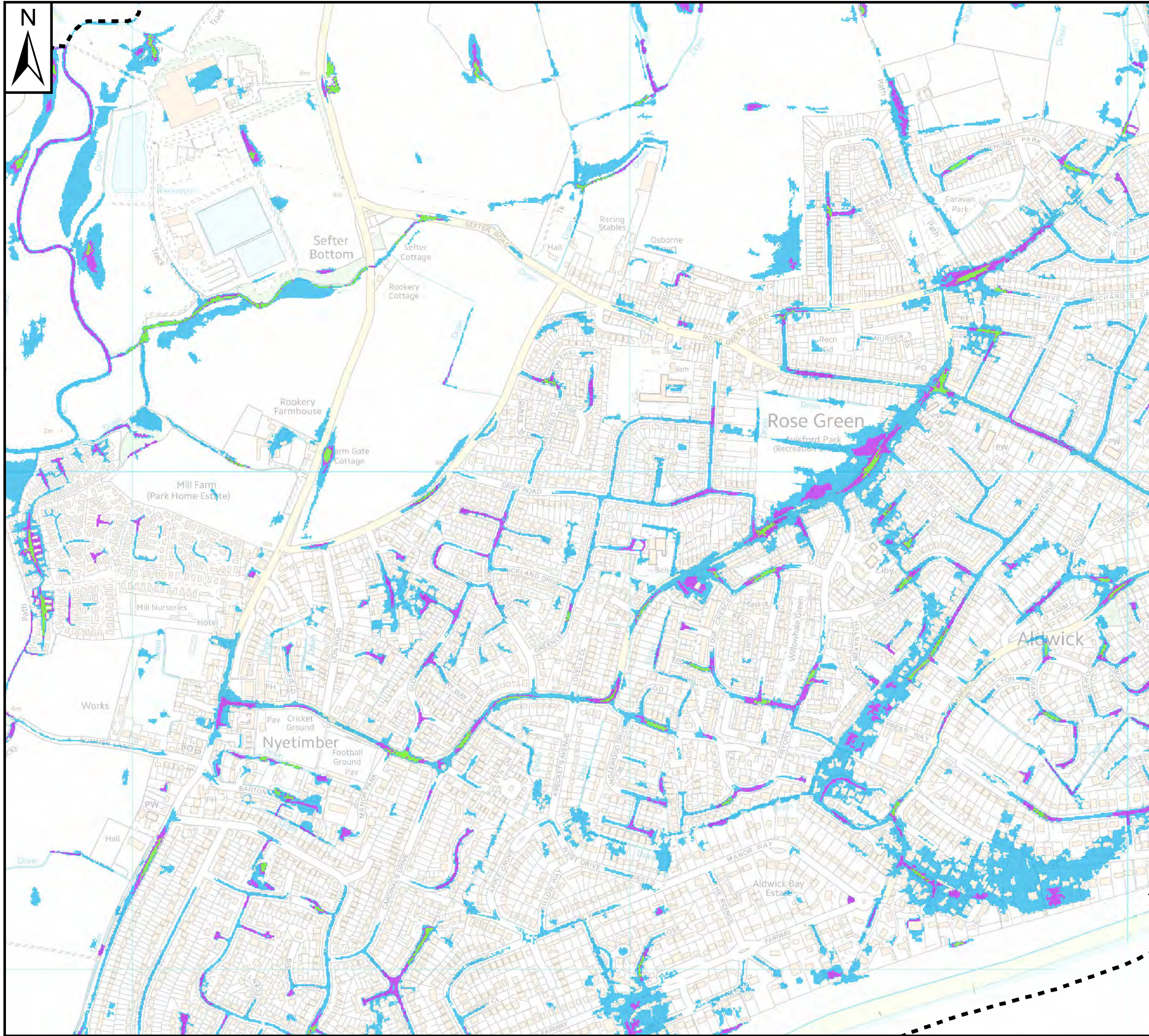
LEVEL 1 SFRA: APPENDIX D CLIMATE CHANGE MAPPING

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Index Number: ADC_04

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Notes

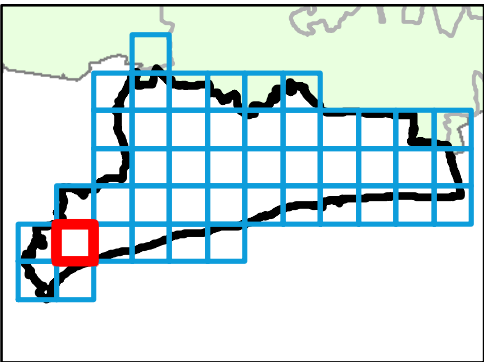
The updated Flood Map for Surface Water (uFMfSW) shows the flooding that takes place from the 'surface runoff' generated by rainwater (including snow and other precipitation) which:

- (a) is on the surface of the ground (whether or not it is moving), and
- (b) has not yet entered a watercourse, drainage system or public sewer.

The uFMfSW will pick out natural drainage channels, rivers, low areas in the floodplain and flow paths between buildings but it will only indicate flooding caused by local rainfall.

Note: The uFMfSW shows predictions of flooded areas but does not show whether individual properties will be affected by surface water flooding or have been affected in the past. The uFMfSW should not be used to predict if individual properties will flood.

Key Plan



Legend

- Arun District SFRA boundary
- uFMfSW 30-year extent
- uFMfSW 100-year extent
- uFMfSW 1,000-year extent



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B		
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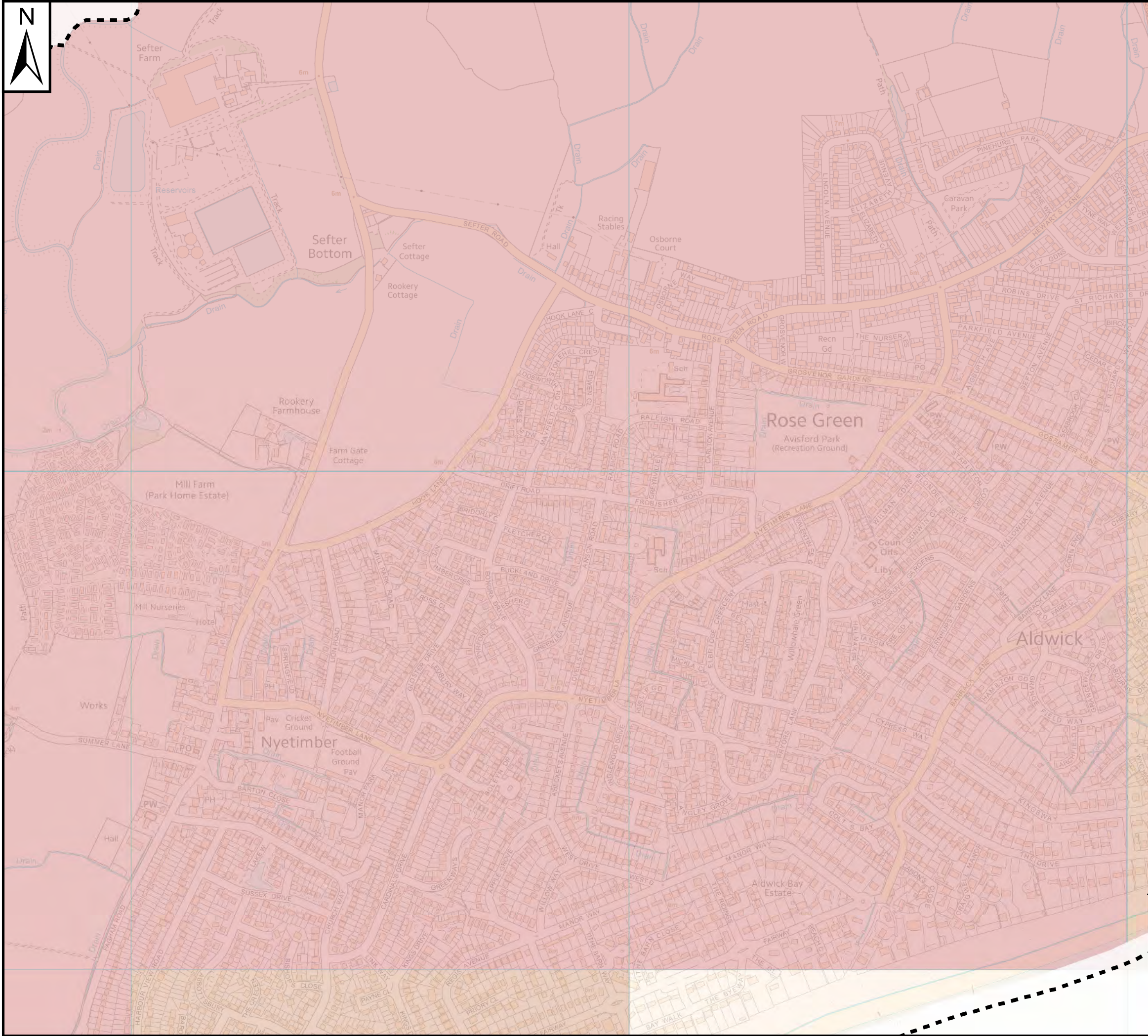
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LEVEL 1 SFRA: APPENDIX E SURFACE WATER FLOOD RISK

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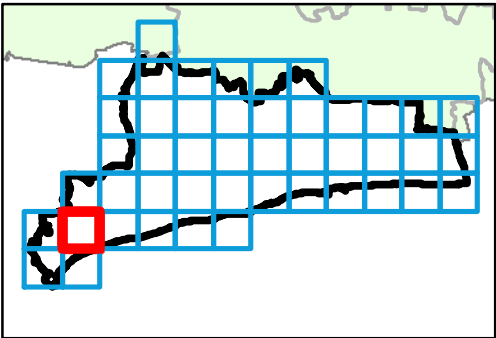
Notes

The Areas Susceptible to Groundwater Flooding (AS_tGWF) is a strategic scale map showing groundwater flood areas on a 1km square grid. The data was produced to annotate indicative Flood Risk Areas for Preliminary Flood Risk Assessment (PFRA) studies and allow the Lead Local Flood Authorities (LLFAs) to determine whether there may be a risk of flooding from groundwater.

This data shows the proportion of each 1km grid square where geological and hydrogeological condition show that groundwater might emerge. It does not show the likelihood of groundwater flooding occurring. It does not take account of the chance of flooding from groundwater rebound. This dataset covers a large area of land, and only isolated locations within the overall susceptible area are actually likely to suffer the consequences of groundwater flooding.

The AS_tGWF data should be used only in combination with other information, for example local data or historic data. It should not be used as sole evidence for any specific flood risk management, land use planning or other decisions at any scale. However, the data can help to identify areas for assessment at a local scale where finer resolution datasets exist.

Key Plan



Legend

-  Arun District SFRA boundary
-  < 25%
-  >= 25% < 50%
-  >= 50% < 75%
-  >= 75%



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B		
C		

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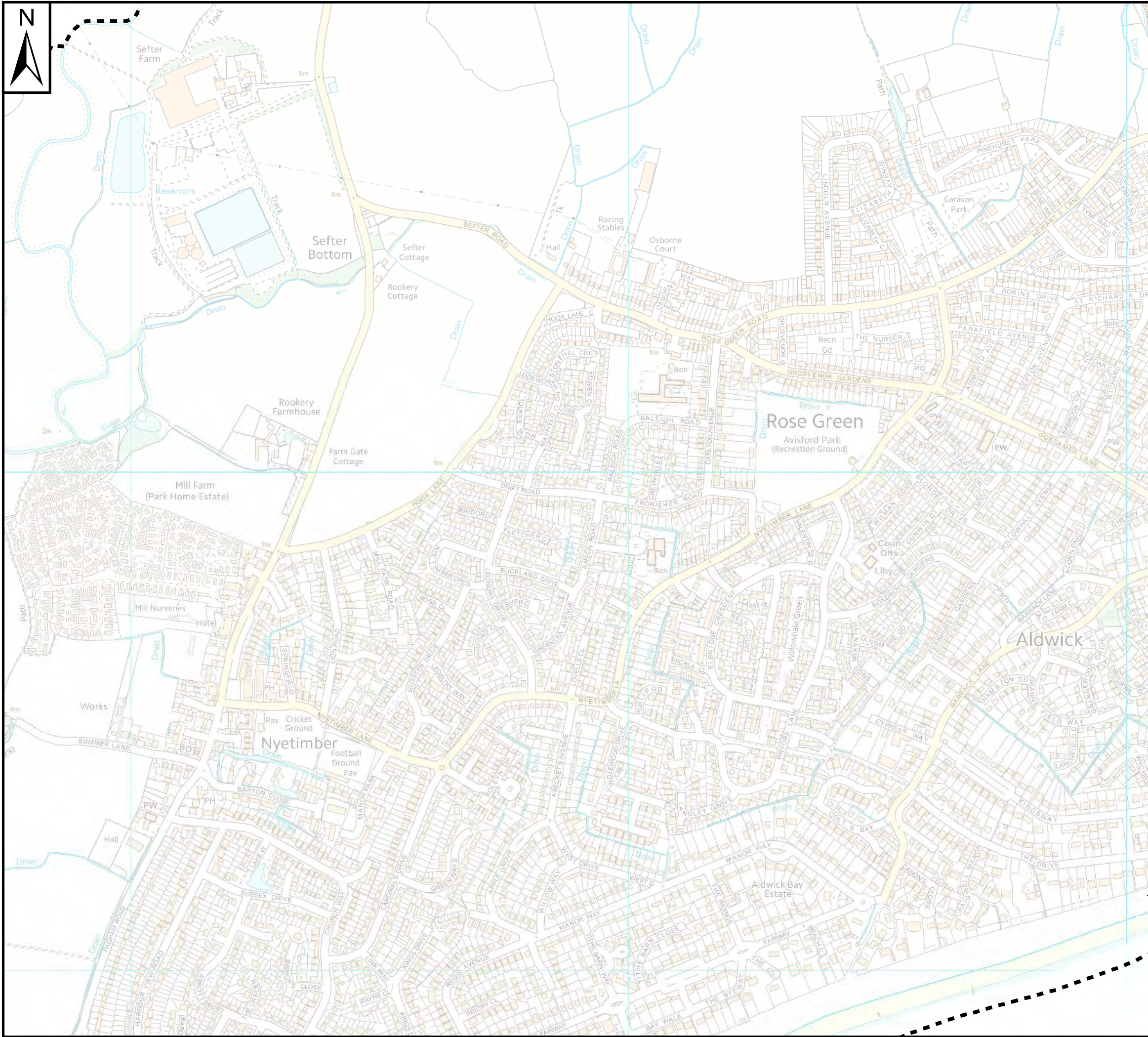
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LEVEL 1 SFRA: APPENDIX F AREAS SUSCEPTIBLE TO GROUNDWATER

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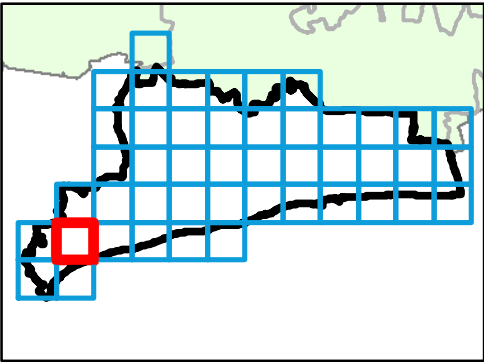
Notes

Flood Alerts are used to warn people of the possibility of flooding and encourage them to be alert, stay vigilant and make early preparations. It is issued earlier than a flood warning, to give customers advice notice of the possibility of flooding, but before we are fully confident that flooding in Flood Warning Areas is expected.

Flood Warnings warn people of expected flooding and encourage them to take action to protect themselves and their property.

Some areas may be covered by more than one flood warning area as they may be at risk of flooding from more than one

Key Plan



Legend

	Arun District SFRA boundary		065FWF5005
	065FWC2401		065FWC2601
	065FWF4903		065FWC2602
	065FWF4904		065FWC2501
	065FWF5301		065FWF5006
	065FWF5302		065FWF4901
	065FWF5007		065FWC2402
	065FWF5008		065FWC2402



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A	June 2016	-
B		
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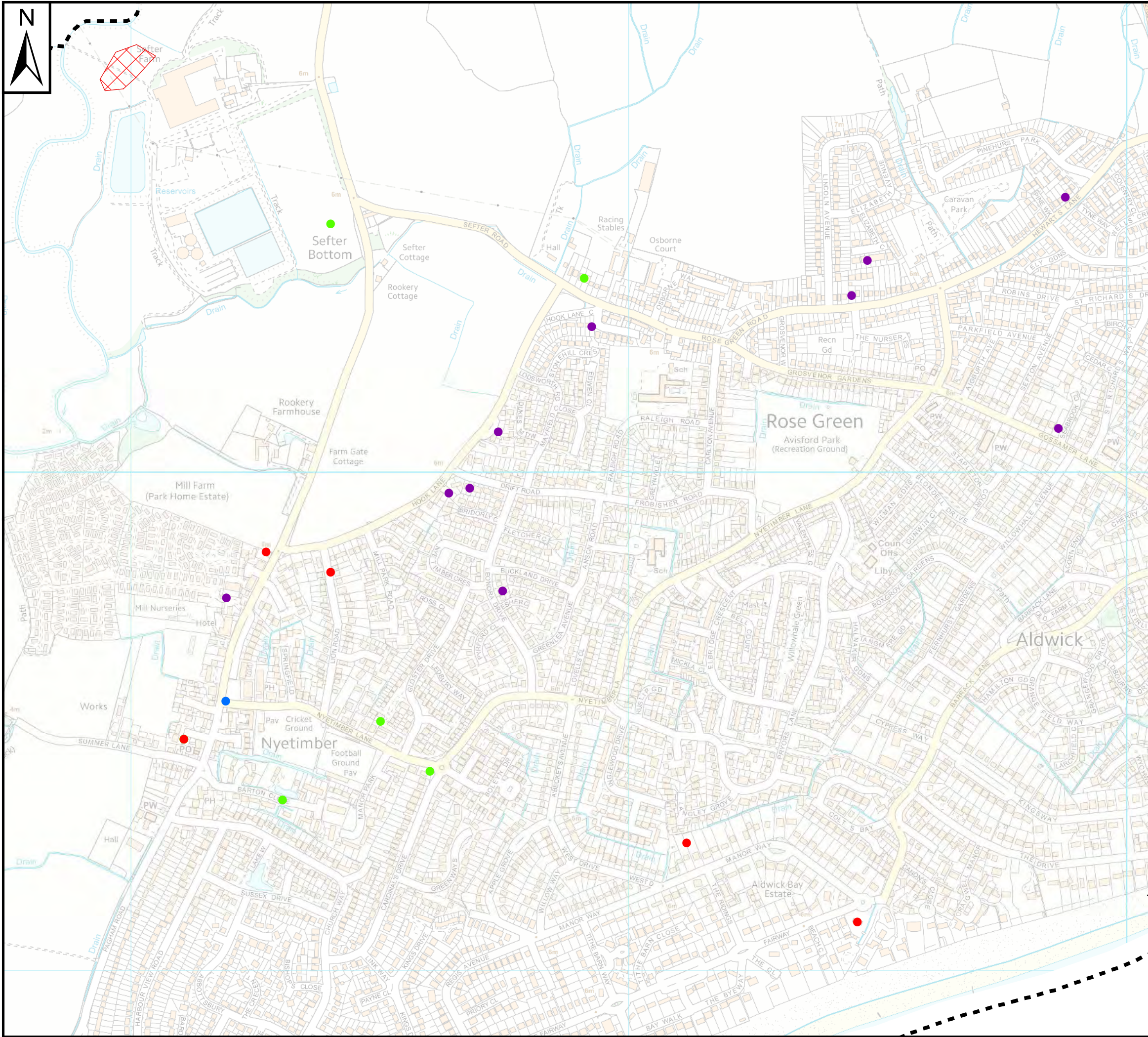
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LEVEL 1 SFRA: APPENDIX G FLOOD WARNING AREAS

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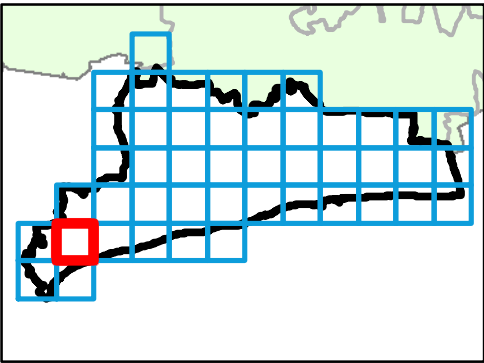
Notes

The Historic Flooding Map shows the recorded incidents and flood outlines provided by Arun District Council, West Sussex County Council, Southern Water and Environment Agency. Historical flood extent was obtained from the Environment Agency.

Flooding incidents provided have been categorised based upon the details provided in the records. Unknown flood points could not be determined from the information provided, and therefore could be from a number of sources.

Please note that not all historical records may be shown on this map, and that it is therefore advised you contact Arun District Council for updated information post 2015.

Key Plan



Legend

- Arun District SFRA boundary
- Historic flood outline
- Fluvial
- Coastal
- Surface Water
- Failure
- Unknown
- Tidal

Source of flooding



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A	June 2016	-
B		
C		

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ARUN DISTRICT COUNCIL LEVEL 1 SFRA: APPENDIX H HISTORIC FLOODING RECORDS

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