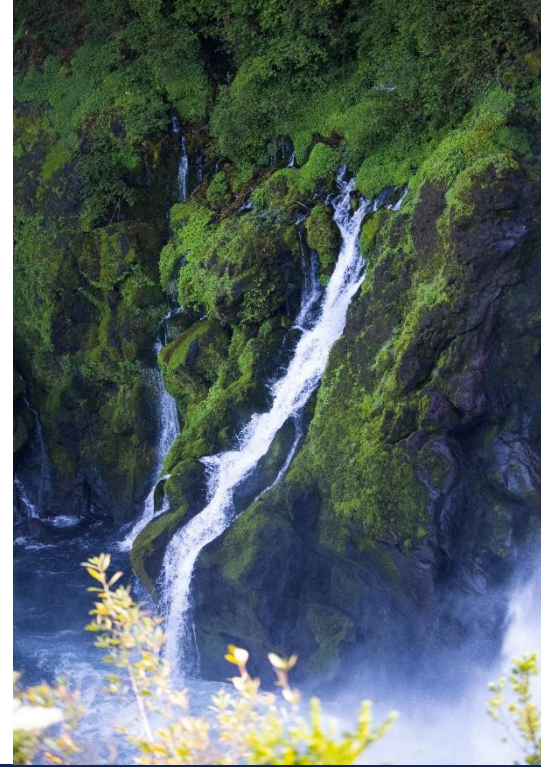




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Flood Risk Assessment AEG9506_BN18_Arun_01a

North Choller Farm
Barnham Lane
Walberton
Arundel
West Sussex
BN18 0AX

UK Experts in Flood Modelling, Flood Risk
Assessments, and Surface Water Drainage Strategies

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Summary

Aegaea were commissioned to undertake a Flood Risk Assessment (FRA) to support a Class Q Prior Approval application for the conversion of agricultural buildings at North Choller Farm, Barnham Lane, Walberton, Arundel, BN18 0AX into nine residential dwellings.

The Environment Agency (EA) Flood Map for Planning indicates that the site is entirely within Flood Zone 1. The fluvial and tidal flood risk to the site is considered low. The NaFRA2 Risk of Flooding from Rivers and Sea classifies the site as Very Low.

The site is mapped as being at risk of pluvial flooding. The NaFRA2 Risk of Flooding from Surface Water (RoFSW) indicates a mix of Very Low to High risk within the redline boundary in the present-day scenario, with the worst-affected plots showing Medium and High risk cells (Plots 3, 4 and 8) across part of their curtilage. Under the EA climate-change scenario, the Medium and High extent expands across several plots and the internal access track running east from the site to Barnham Lane.

Although some plots have a High risk in the climate change scenario, all plots other than 4 and 8, are not considered to be at risk of depths exceeding 0.2m. Plot 4 has a High likelihood of depths exceeding 0.2m (albeit in external areas only) but is outside of the High, Medium and Low likelihood extents for exceeding 0.3m. The footprint of Plot 8, again, is outside of the High, Medium and Low likelihood extents for depths exceeding 0.2m based on the mapped extents, but has a Medium to High likelihood of depths exceeding 0.3m in external areas only – and the plot is wholly outside of the High, Medium and Low likelihood extents of depths exceeding 0.6m.

As such, the pluvial risk can be managed through appropriate mitigation measures detailed in Section 5.

As the proposal is a change of use of existing buildings, it is exempt from the Sequential Test and Exception Test as per Paragraph 176 of the NPPF.

1. Introduction

- 1.1. Aegaea were commissioned by Cordial Investments to undertake a Flood Risk Assessment (FRA) to facilitate a Class Q Prior Approval application for the proposed development at North Choller Farm, Barnham Lane, Walberton, Arundel, West Sussex, BN18 0AX.
- 1.2. This FRA has been prepared in accordance with the requirements set out in the National Planning Policy Framework (NPPF, December 2024) and the associated Flood Risk and Coastal Change Planning Practice Guidance (PPG). This FRA is intended to support a Class Q Prior Approval application and as such the level of detail included is commensurate and subject to the nature of the proposals.

Site Overview

- 1.3. The site of the proposed development is North Choller Farm, Barnham Lane, Walberton, Arundel, BN18 0AX (Figure 1).
- 1.4. The site contains a number of existing agricultural buildings.
- 1.5. It is understood that the proposed development comprises the change of use and conversion of existing agricultural buildings into nine residential dwellings (Plots 1 to 9), together with the associated residential curtilages.

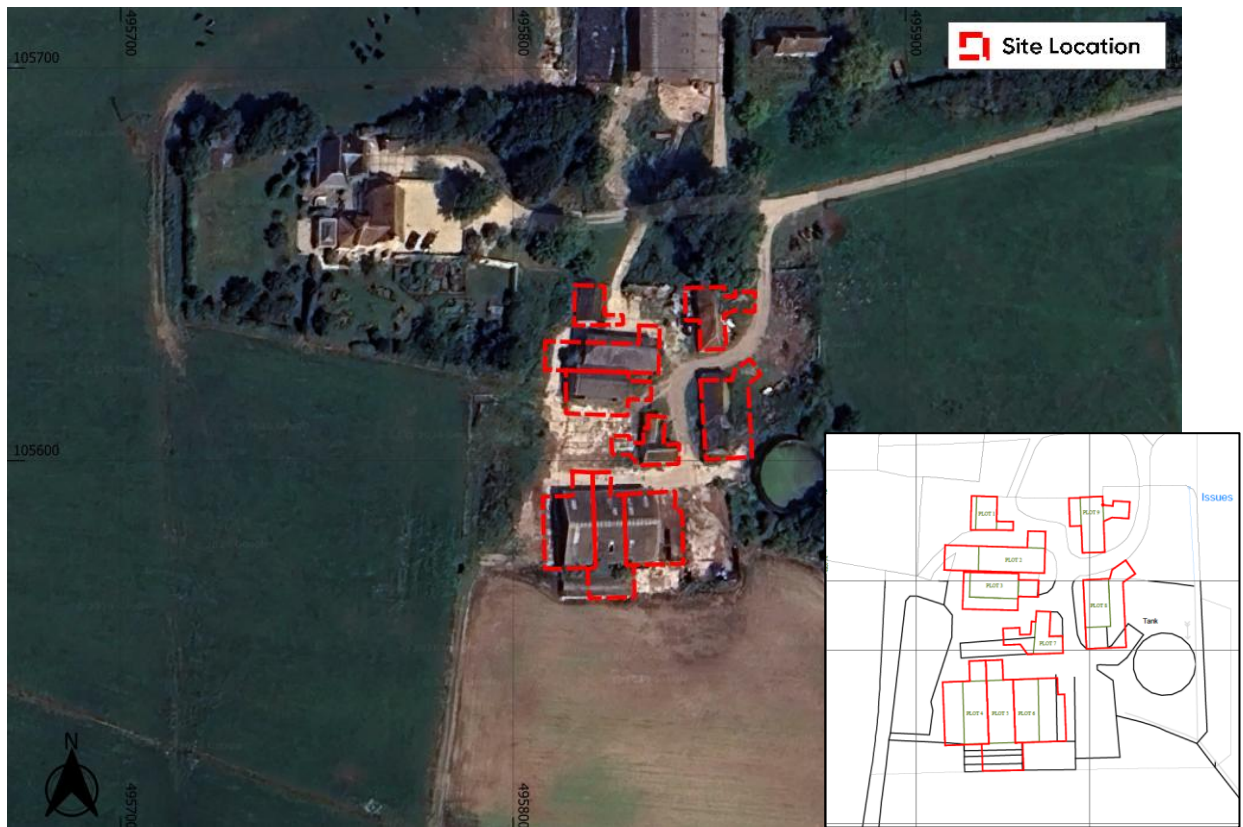


Figure 1: Site Location (Base map from Google Hybrid Imagery ©). Inset map provided by Manorwood.

- 1.6. Environment Agency Light Detection and Ranging (LiDAR) data Digital Terrain Model (DTM) at 2m resolution has been used to visualize the topography of the site. Ground levels on site vary between approximately 8.53m AOD and 10.19m AOD. (Figure 2). This is further verified by the topographic survey. The topographic survey does not include Finished Floor Levels (FFLs) of all buildings hence is not referred to herein.

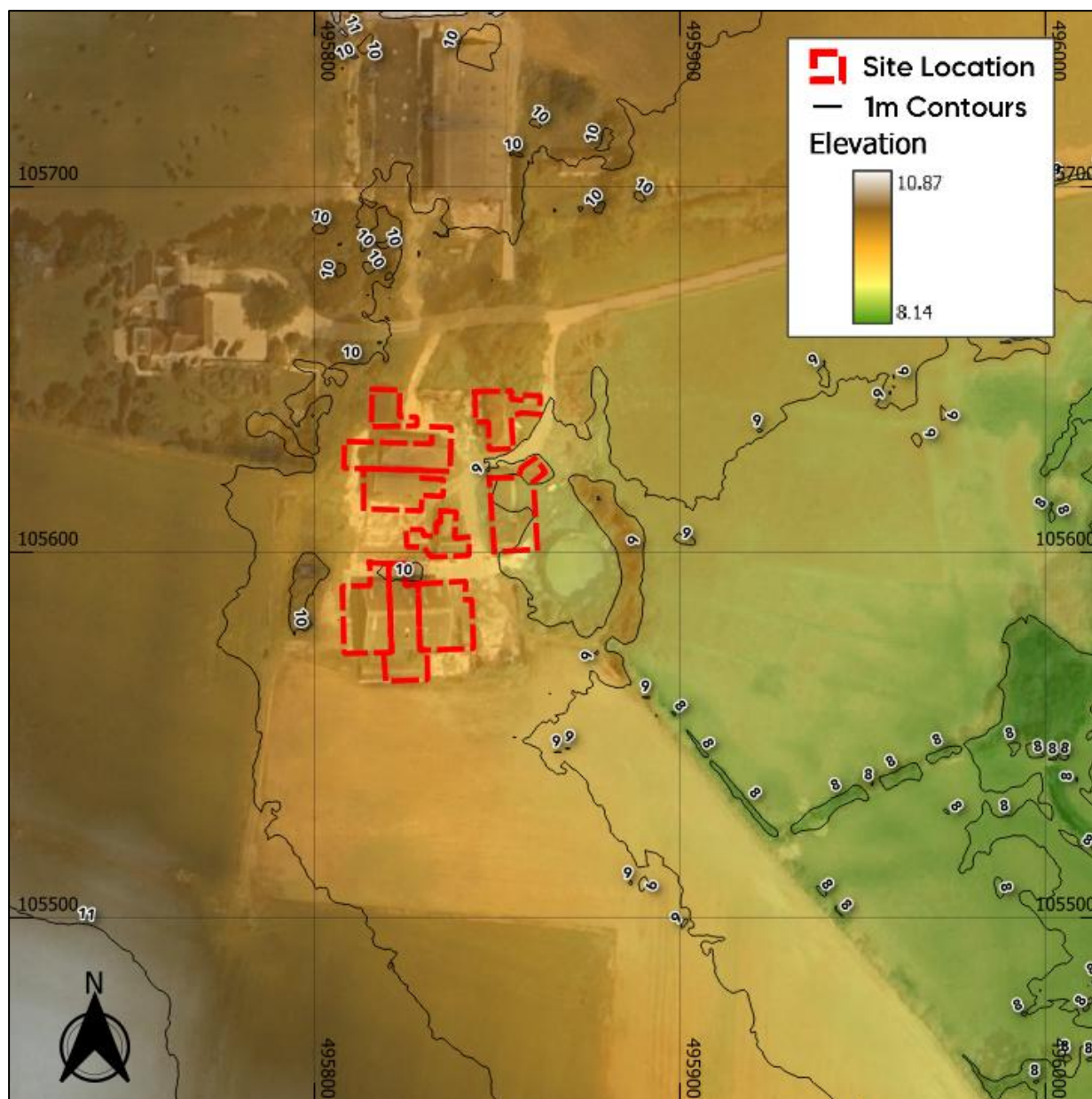


Figure 2: Site Topography (Base map and data from Google Satellite Imagery ©. Contains public sector information licensed under the Open Government Licence v3.0)

- 1.7. Arun District Council is the Local Planning Authority (LPA) for the site and West Sussex County Council is the designated Lead Local Flood Authority (LLFA). The site lies within the EA South East River Basin District, within the Arun and Western Streams Management Catchment.

Planning Policy and Guidance

- 1.8. The proposed development is a change of use under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The existing

agricultural buildings are to be converted to nine (9) residential dwellings (Plots 1–9) without any increase to the external footprint or building envelope.

1.9. UK government planning guidance states¹ that an FRA is required for developments which are:

- *in flood zones 2 or 3 including minor development and change of use*
- *more than 1 hectare (ha) in flood zone 1*
- *less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)*
- *in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency*

1.10. The site is within an area at risk of pluvial flooding as per EA mapping. As such, an FRA is required to support the planning application.

1.11. The objective of this FRA is to demonstrate that the proposals are acceptable in terms of flood risk. This report summarises the findings of the study and specifically addresses the following issues in the context of the current legislative regime:

- Fluvial/tidal flood risk
- Surface water flood risk
- Risk of flooding from other sources

¹ <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-need-an-assessment>

2. Planning Policy

- 2.1. Inappropriate development in a flood risk area could pose significant risk in terms of personal safety and damage to property for the occupiers of the development or for people elsewhere. The approach taken in the assessment of flood risk at the planning stage is set out in national, regional, and local planning policy and associated guidance. This section summarises the key policies and guidance relevant to the proposed development.

National Planning Policy Framework (NPPF)

- 2.2. The National Planning Policy Framework² (NPPF) (MHCLG, 2024) which includes UK Government policy on development and flood risk states:

170. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

176. Applications for some minor development and changes of use should also not be subject to the sequential test, nor the exception test [set out below], but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.

181. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*

² <https://www.gov.uk/guidance/national-planning-policy-framework>, last updated Dec 2024

- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

2.3. Footnote 63 of the NPPF states:

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

2.4. Flood Zones in England are defined as follows:

Table 1: Flood Zone Definitions

Flood Zone	Definition
Zone 1 Low Probability	Land having less than 1 in 1,000 annual probability of river or sea flooding (all land outside Zones 2 and 3).
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.
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 functional 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 risk 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 of 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)

- 2.5. An FRA should be appropriate to the scale, nature, and location of the development. It should identify and assess the risk from all sources of flooding to and from the development and demonstrate how any flood risks will be managed over the lifetime of the development.
- 2.6. An assessment of hydrological impacts should be undertaken, including to surface water runoff and impacts to drainage networks in order to demonstrate how flood risk to others will be managed following development and taking climate change into account.

Sequential and Exception Tests

- 2.7. The Sequential and Exception Tests are applied in specific cases defined by UK Government policy. Their purpose is to drive development to areas of low flood risk and to support developments which improve flood risk for developments in areas at risk of flooding.
- 2.8. Under the NPPF, all new planning applications should undergo a Sequential Test in accordance with Paragraph 172 and Footnote 63. This test should be implemented by local planning authorities with a view to location; particularly vulnerable new developments outside of the floodplain.
- 2.9. However, Paragraph 176 of the NPPF states:

*176. Applications for some minor development and **change of use** should also not be subject to the sequential test, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.*

- 2.10. As such, a site-specific Sequential and Exception Test for the proposed change of use is not considered necessary in line with the NPPF.

Summary

- 2.11. This flood risk assessment has been prepared with due consideration to the above local and national policy.

3. Document Reviews

Documents and Online Mapping

- 3.1. Local Governments and Lead Local Flood Authorities provide documents which contain data and policies on flood risk and new development in their areas. These documents are introduced and briefly summarised below. For the purposes of this FRA, these documents have been reviewed for relevant information and any relevant data is discussed within the appropriate sub heading of this report.
- 3.2. The following sources of information have been reviewed for this assessment:
- Flood Map for Planning on the Environment Agency website <https://flood-map-for-planning.service.gov.uk/>
 - Long Term Flood Risk Information on the Environment Agency website <https://www.gov.uk/check-long-term-flood-risk>
 - National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2024)
 - Planning Practice Guidance - Flood Risk and Coastal Change (Ministry of Housing, Communities and Local Government, 2022)
 - Geoindex Onshore (British Geological Survey, 2024)
 - Arun District Council Local Plan 2011–2031 (adopted 2018).
 - Site-specific infiltration testing report (GroundwaterPR Ref GWPR6798, November 2025).
 - Class Q Prior Approval drawings (Manorwood Construction Ltd, Drawing 2506CH_000, 20.04.2026).

4. Sources of Flood Risk

Fluvial

- 4.1. Flooding from watercourses arises when flows exceed the capacity of the channel, or where a restrictive structure is encountered, resulting in water overtopping the banks into the floodplain.

Main Rivers and Ordinary Watercourses

- 4.2. The nearest Main River is the Barnham Rife, located approximately 400m east of the site, to the east of Barhnham Lane. An Ordinary Watercourse (tributary to the Barnham Rife) is located approximately 115m to the southeast of the site, running parallel along the western side of Barnham Lane. There is a further tributary inflow into this watercourse starting as a pipe outfall at the south of the site, flowing southeast. These watercourses are part of the Aldingbourne Rife catchment.
- 4.3. The Aldingbourne Rife is one of a series of streams which drain the dip slope of the South Downs in West Sussex. The EA model report³ states that under normal conditions flow from the Aldingbourne Rife is conveyed under the sea wall via two gravity outfall structures which have tidal flaps. When tidal conditions and river flows dictate, flow is pumped over the sea wall by Felpham pumping station to discharge into a stilling bay on the upper foreshore. The Arun SFRA⁴ states that both fluvial and tidal/coastal flood risk is present across the district, including tidal surge events propagating upstream along watercourses. It further states that one of the primary sources of fluvial flood risk to the district is the Aldingbourne Rife, which is of fluvial influence.

EA Flood Map for Planning

- 4.4. According to the EA Flood Map for Planning (Figure 3), the site is located entirely within Flood Zone 1, with Flood Zone 2 extents reaching approximately 25m from the site. The climate change zones do not extend nearer to the site.

³ JBA Consulting, September 2015. Aldingbourne Flood Risk Mapping Study.

⁴ JBA Consulting, November 2016. Arun District Council Level 1 and Level 2 Strategic Flood Risk Assessment.

- 4.5. Flood Zone 1 denotes a low risk of fluvial flooding with an annual probability of less than 1 in 1000 (0.1%). Flood Zone 2 denotes a medium risk of fluvial flooding between 1 in 100 (1%) and 1 in 1000 (0.1%) annual probability.

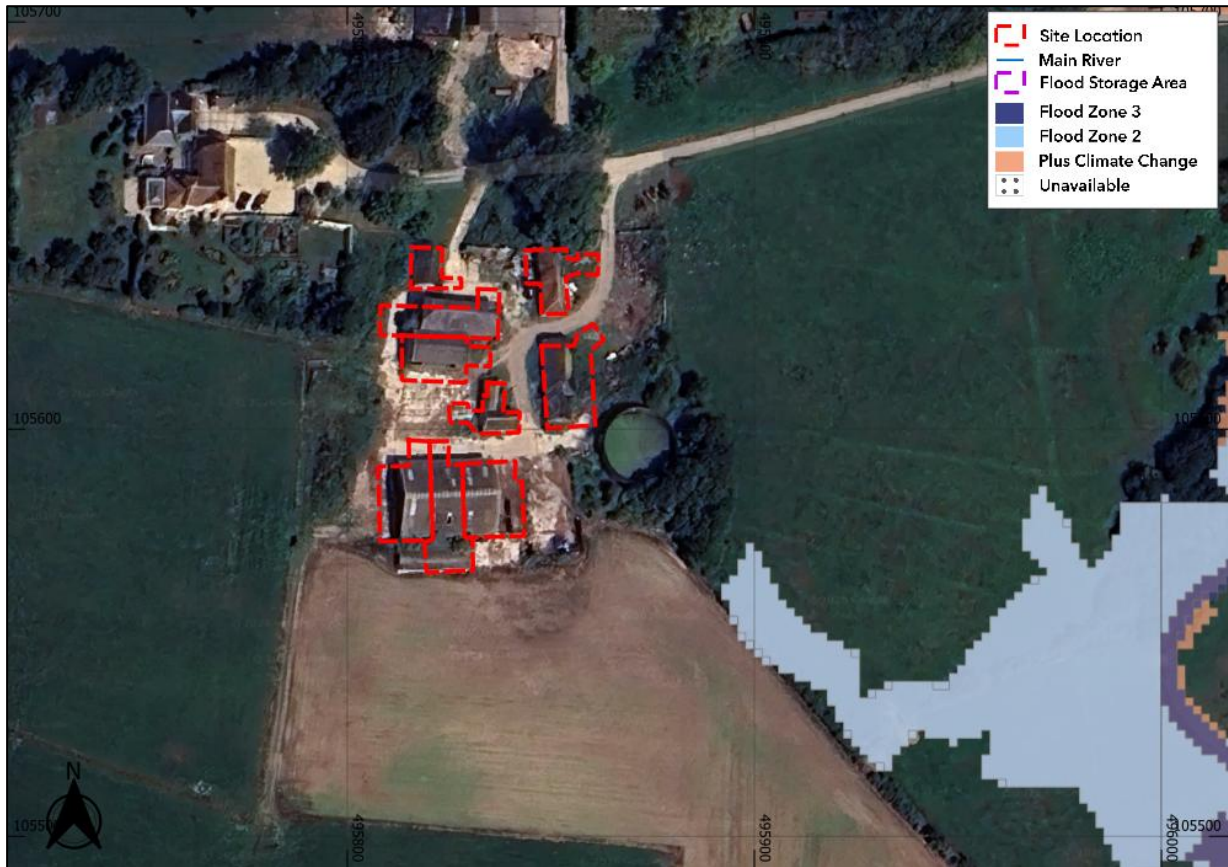


Figure 3: EA Flood Map for Planning (Base map and data from Google Satellite Imagery ©. Contains public sector information licensed under the Open Government Licence v3.0)

Historical Fluvial Flooding

- 4.6. Review of the EA Historical Flood Outline dataset, fluvial flooding has not occurred on or in the vicinity of the site previously.

Fluvial Flood Risk Summary

- 4.7. Based on the analysis above, the fluvial flood risk to the site and proposed development is considered low.

Tidal

- 4.8. Tidal flooding occurs when a high tide and high winds combine to elevate sea levels. An area behind coastal flood defences can still flood if waves overtop the defences or break through them. Tidal flooding can also occur a long way from the coast by raising river levels. Water may overtop the river bank or river defences when tide levels are high.
- 4.9. The site is a significant distance from any tidal source and above the anticipated extreme tidal levels, even when considering the impacts of climate change.
- 4.10. Therefore, the risk of flooding from tidal sources is considered low.

Canals

- 4.11. The Canal and River Trust (CRT) generally maintains canal levels using reservoirs, feeders, and boreholes and manages water levels by transferring it within the canal system.
- 4.12. No CRT maintained canals were identified within 1km of the site according to the UK CRT Network mapping⁵
- 4.13. The risk of flooding to this site from canals is considered to be low.

Pluvial

- 4.14. Pluvial flooding can occur during prolonged or intense storm events when the infiltration potential of soils, or the capacity of drainage infrastructure is overwhelmed leading to the accumulation of surface water and the generation of overland flow routes.

RoFSW Data Analysis

- 4.15. The new National Flood Risk Assessment (NaFRA2), published in Jan 2025, has updated the Risk of Flooding from Surface Water (RoFSW) products which show the chance of flooding from surface water to areas of land.

⁵ <https://canalrivertrust.org.uk/canals-and-rivers>

- 4.16. The RoFSW products are an assessment of where surface water flooding may occur when rainwater does not drain away through the normal drainage systems or soak into the ground but lies on or flows over the ground instead. It includes information about flooding extents and depths including the potential impact of climate change on flood risk, based on the latest UK Climate Projections (UKCP18).
- 4.17. Risk is displayed as one of three likelihood categories:
- 'High Risk'; >3.3% AEP (annual probability greater than 1 in 30).
 - 'Medium Risk'; 1.1% to 3.3% AEP (annual probability between 1 in 100 and 1 in 30).
 - 'Low Risk'; 0.1% to 1% AEP (annual probability between 1 in 1000 and 1 in 100).
- 4.18. The new RoFSW depth mapping shows the annual chance of flooding (based on the three risk categories listed above) beyond a specific depth, for depths at the following intervals from 20cm to 120cm (i.e. 0.2m, 0.3m, 0.6m, 0.9m, and 1.20m).
- 4.19. As well as present day risk of flooding from surface water, climate change scenarios have been produced to indicate the predicted impacts of climate change on future flood risk. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5. A near-term epoch (2040 – 2060 "2050s" epoch) and central allowances are being used initially, to support short and medium-term decisions informed by the highest flood likelihood projections.

RoFSW Climate Change Scenario

- 4.20. The NaFRA2 Risk of Flooding from Surface Water (RoFSW) indicates a mix of Very Low to High risk within the redline boundary in the climate change scenario, with the worst-affected plots showing Medium and High risk cells (Plots 3, 4 and 8) across part of their curtilage (Figure 4).

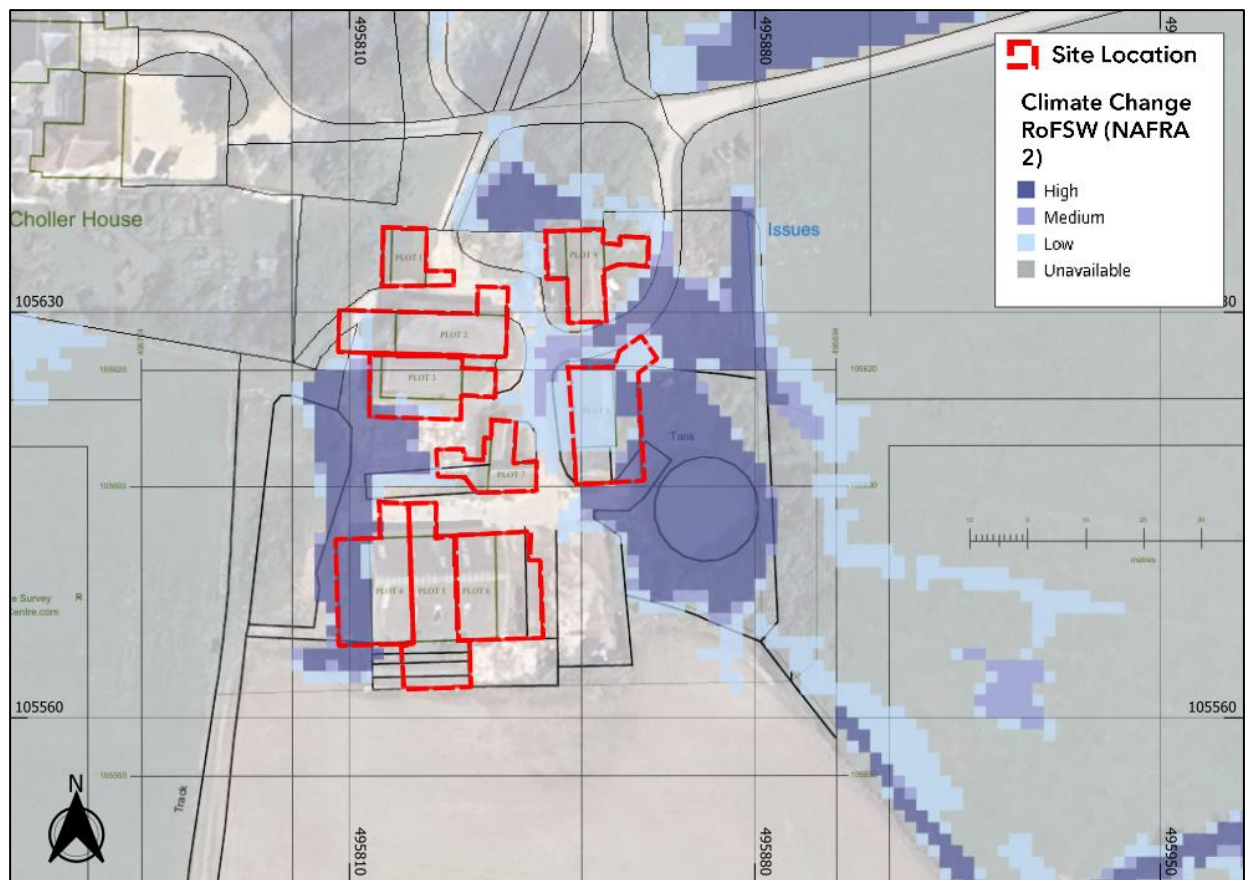


Figure 4: EA Climate Change Surface Water Flood Risk Mapping (Base map and data from Google Satellite Imagery ©. Contains public sector information licensed under the Open Government Licence v3.0)

4.21. Although some plots have a High risk in the climate change scenario, all plots other than 4 and 8, are not considered to be at risk of depths exceeding 0.2m (Figure 5). Standard building thresholds would provide protection from potential shallow depths affecting these plots.

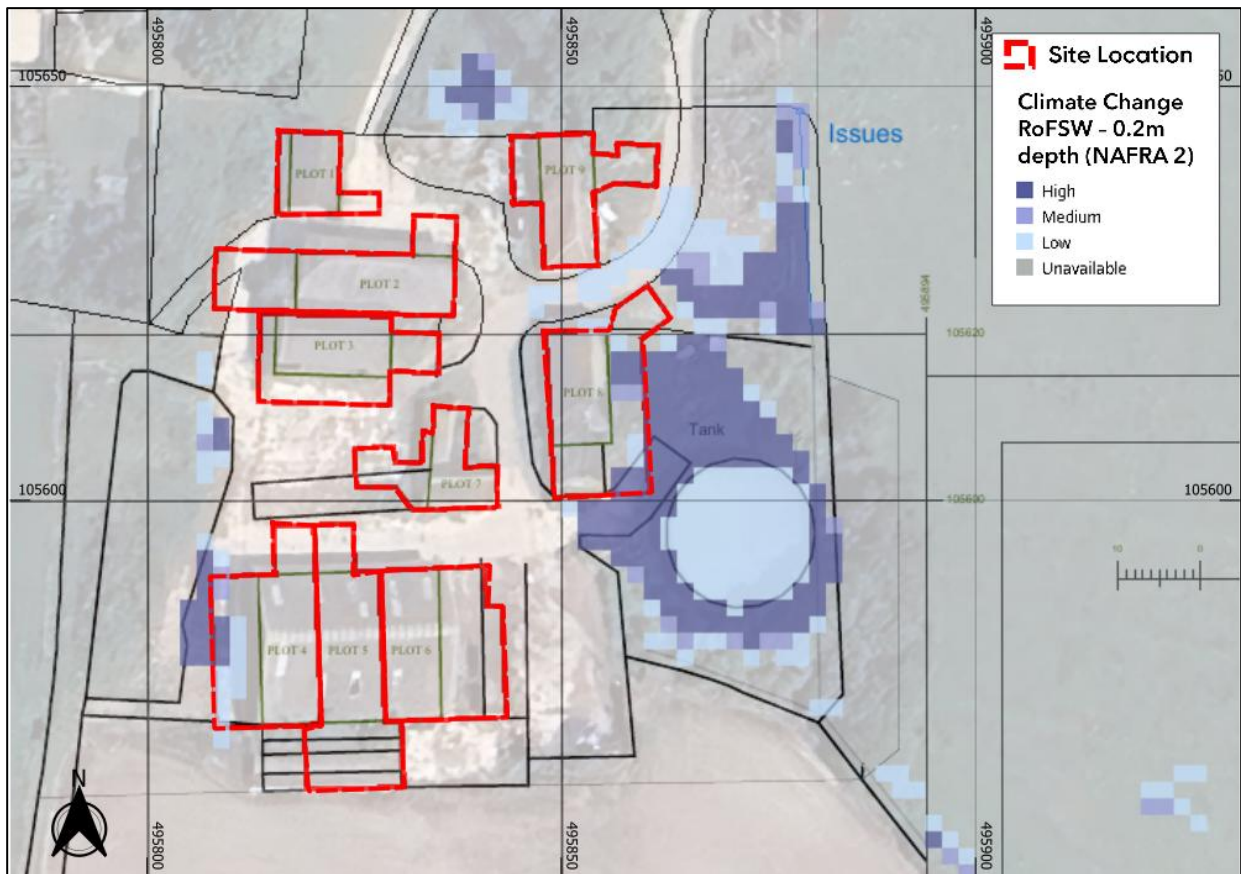
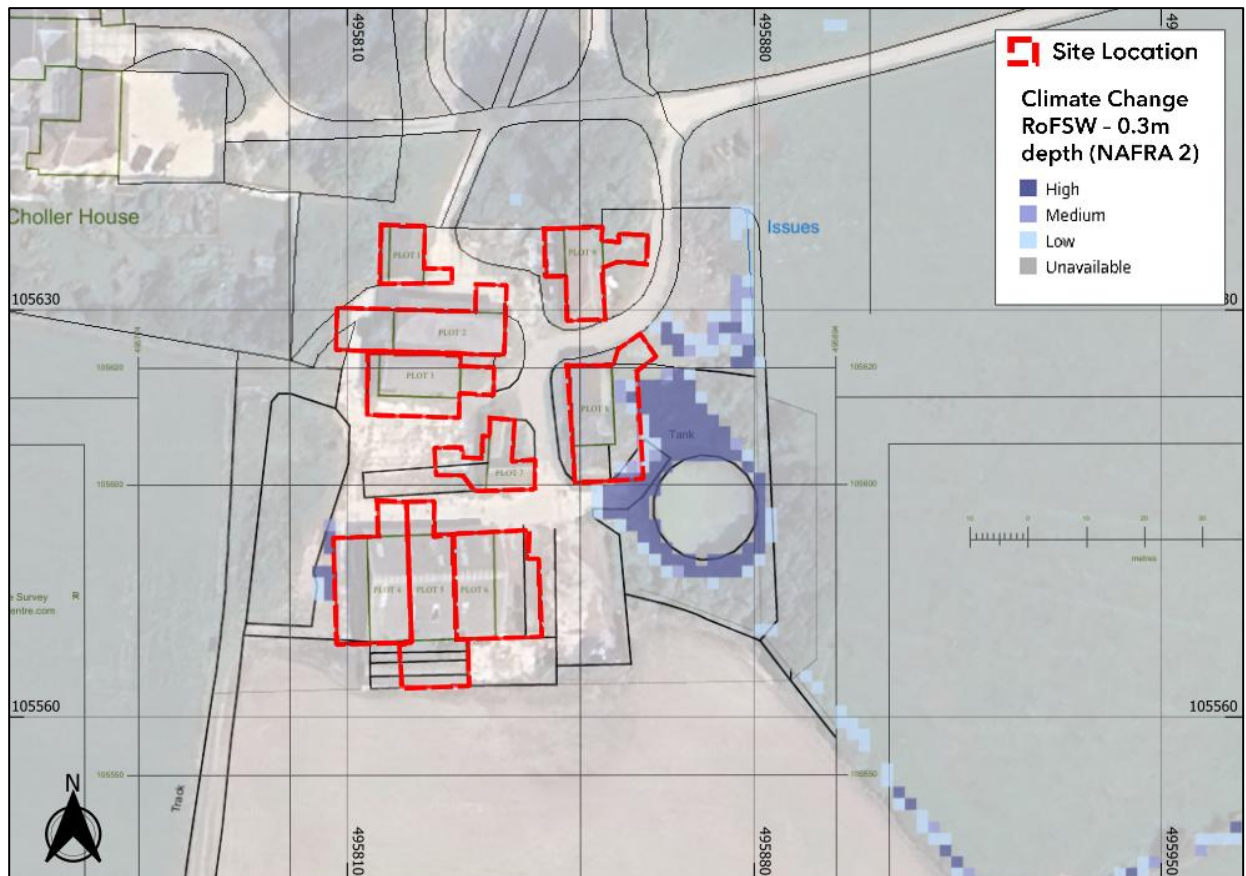


Figure 5: RoFSW Climate Change Likelihood of Flood Depths Exceeding 0.2m (Base map and data from Google Satellite Imagery ©. Contains public sector information licensed under the Open Government Licence v3.0)

- 4.22. Plot 4 has a High likelihood of depths exceeding 0.2m (albeit in external areas only) but is outside of the High, Medium and Low likelihood extents for exceeding 0.3m (Figure 6).
- 4.23. The footprint of Plot 8, again, is outside of the High, Medium and Low likelihood extents for depths exceeding 0.2m based on the mapped extents, but has a Medium to High likelihood of depths exceeding 0.3m in external areas only – and the plot is wholly outside of the High, Medium and Low likelihood extents of depths exceeding 0.6m (Figure 7).



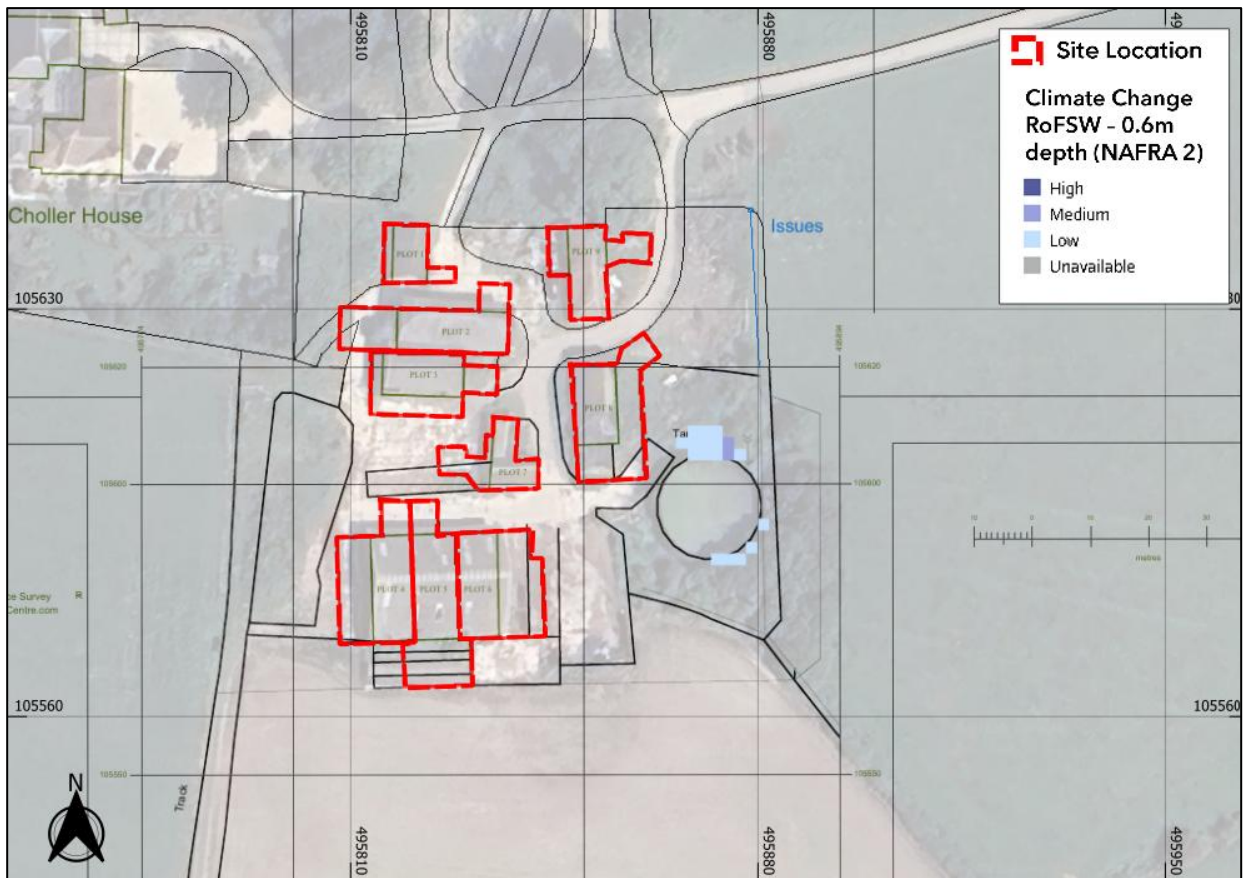


Figure 7: RoFSW Climate Change Likelihood of Flood Depths Exceeding 0.6m (Base map and data from Google Satellite Imagery ©. Contains public sector information licensed under the Open Government Licence v3.0)

Pluvial Flood Risk Summary

4.24. The risk to Plots 1, 2, 3, 5, 6 and 7, is considered low. The risk to Plots 4 and 8 is considered moderate, however the risk is primarily restricted to external areas within these plots and residual risk can be mitigated - flood resistance and resilience measures can be incorporated, as discussed in Section 5.

Reservoirs

- 4.25. Large waterbodies or reservoirs that have walls built above the surrounding ground level pose a risk of flooding. Walls could fail due to old age, accident, or because excess flood water has been added to the reservoir. Although a breach is unlikely the consequences would be significant, leading to rapid inundation of the downstream floodplain.
- 4.26. According to the EA's Flood Risk from Reservoirs mapping the site is outside modelled flood extents in the event of reservoir flooding.

4.27. Therefore, the site and proposed development is considered low risk from this flood source.

Groundwater

- 4.28. Groundwater flooding occurs in areas where underlying geology is permeable and water can rise within the strata sufficiently to breach the surface.
- 4.29. The British Geological Survey's (BGS) mapping shows superficial deposits of Head (comprising gravel, sand, silt, and clay) underlying the site. The bedrock underlying the site is mapped as London Clay.
- 4.30. The Head superficial deposits are a designated Secondary A Aquifer, which suggests the potential presence of groundwater beneath the site.
- 4.31. There is a historical BGS borehole on site (BGS ID 434105), which struck groundwater at 1.3m below ground level (bgl).
- 4.32. Intrusive site investigations were undertaken on 30th October 2025 (Phase 1) and on 3rd November 2025 (Phase 2) (further detailed in the Infiltration Report⁶) with 4no trial pits and 5no windowless sampler boreholes excavated to depths between 2 -3m bgl. Groundwater monitoring equipment was installed within the sampler boreholes, throughout this winter until April 2026.
- 4.33. During the excavations, groundwater was encountered in all trial pits and boreholes, at depths between 1.3m to 0.3m bgl. An initial preliminary result from a subsequent groundwater monitoring reading (12th November 2025) showed groundwater rising as shallow as 0.2m in one location.
- 4.34. The SFRA indicates that Arun District's main source of risk is from surface and **groundwater sources**, with significant groundwater flood events having been recorded across the district.
- 4.35. The SFRA presents the EA's Areas Susceptible to Groundwater Flooding mapping. Figure 8 shows that the site within a 1km cell of which $\geq 75\%$ is considered susceptible to groundwater flooding.

⁶ **Infiltration Testing Report – Choller Farm Barnham Lane, November 2025. Geotechnical and Environmental Consultants.**

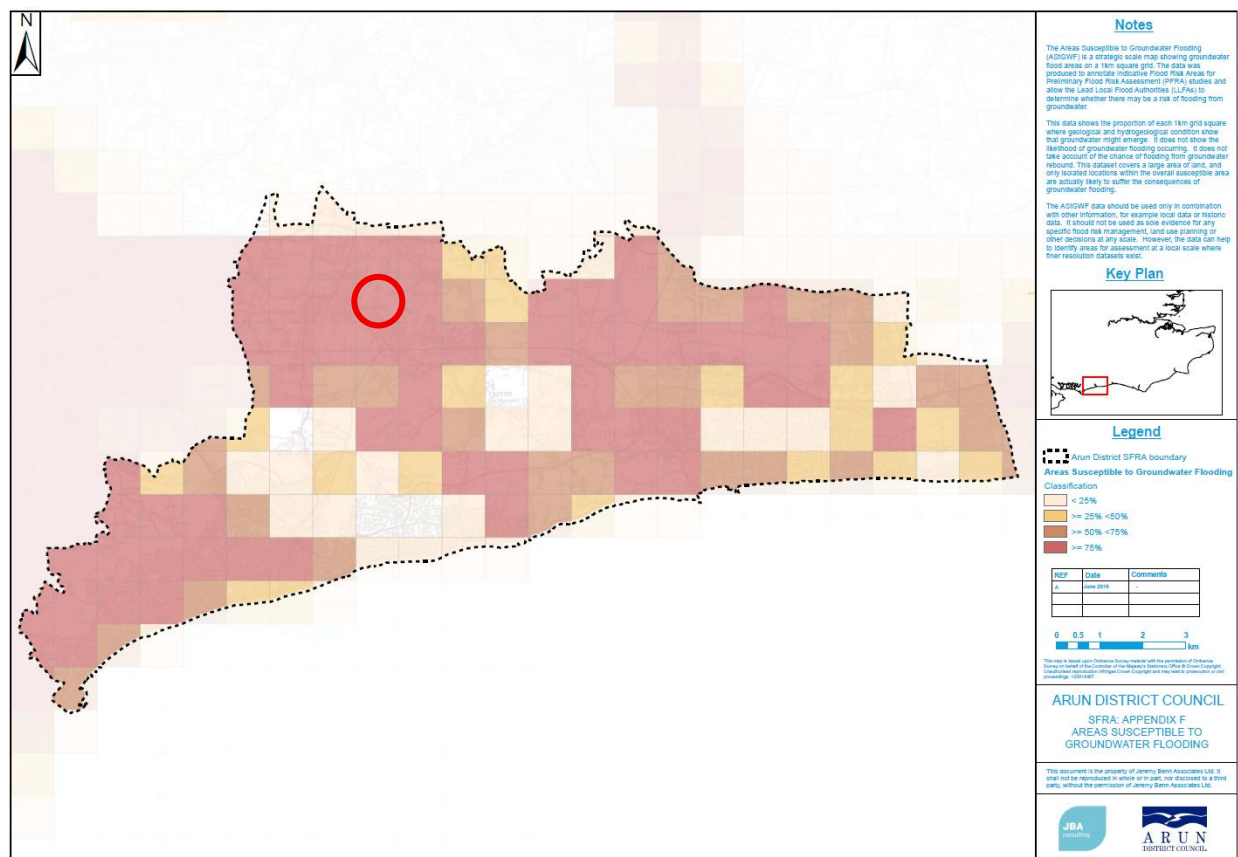


Figure 8: Areas Susceptible to Groundwater Flooding – Site Location Shown by Red Circle (Arun District Council Level 1 and Level 2 SFRA)

- 4.36. The risk of groundwater flooding is therefore considered to be **high**. However mitigation measures are recommended in Section 5 to address this.

Sewers

- 4.37. Foul or surface water sewers can be a cause of flooding if the drainage network becomes overwhelmed, either by blockage or due to local development beyond the designed capabilities of the drainage system.
- 4.38. The SFRA states that the post code areas with the greatest number of sewer flooding incidents are PO22 and PO21. This is not near the site. In addition, Southern Water asset plans confirm there are no public sewers within or in the vicinity of the site. Therefore, the risk is considered to be low.

5. Flood Risk Mitigation

Pluvial

- 5.1. The risk to Plots 1, 2, 3, 5, 6 and 7, is considered low. The risk to Plots 4 and 8 is considered moderate, however the risk is primarily restricted to external areas within these plots and residual risk can be mitigated - flood resistance and resilience measures can be incorporated, as discussed below.

Groundwater

- 5.2. Intrusive site investigations were undertaken on 30th October 2025. Groundwater monitoring equipment was installed within the sampler boreholes and is currently ongoing throughout this winter until April 2026. During the excavations, groundwater was encountered in all trial pits and boreholes, at depths between 1.3m to 0.3m bgl. An initial preliminary result from a subsequent groundwater monitoring reading (12th November 2025) showed groundwater rising as shallow as 0.2m in one location.
- 5.3. The risk of groundwater flooding is therefore considered to be **high**.
- 5.4. To mitigate the risk of internal groundwater flooding, it is recommended that as part of the conversions, a solid concrete floor is implemented across each building to act as a watertight seal to rising groundwater from below. The external walls of the buildings should also be made resistant to water up to 600mm above ground level.

General - Pluvial and Groundwater

5.5. In addition, as a precautionary approach (given the mapped pluvial risk is in external areas), it is recommended that appropriate flood resilience and resistance measures should be incorporated as a part of the development proposals (where applicable), in accordance with the CLG Report, Improving the Flood Performance of New Buildings - Flood Resilient Construction (2007)⁷ including measures such as the below:

- *Raised wiring and power outlets at ground floor level should be raised 300mm above FFLs of the proposed development.*
- *Non-return valves should be installed on all new drainage. Maintenance of these valves is important to ensure their continued effectiveness so should be maintained in line with manufactures recommendations.*
- *All new plumbing insulation to be of closed cell design.*
- *Windows and patio doors are vulnerable to flood water and similar measures to those used for doors should be taken. Particular care should be taken to ensure adequate sealing of any PVC window/door sills to the fabric of the house. Of concern would be excessive water pressure on the glazing of patio doors. Double glazing conforming to the relevant standards would, in principle, adequately resist the pressures generated by flood waters.*
- *Finish shall be water resistant render with lime-based plaster finish, hydraulic lime coating or ceramic tiles. Plasterboard placed horizontally as a sacrificial material, not vertically.*
- *Insulation to be low adsorption board or semi rigid self-draining wool bats.*

⁷ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7730/flood_performance.pdf

Safe Access/ Egress

- 5.6. Based on the NaFRA2 RoFSW hazard mapping, safe access/ egress should be possible to and from the site in the climate change scenario. According to EA RoFSW hazard mapping, ratings below 0.75 are considered 'low hazard' and thus considered to provide a safe access/egress route.
- 5.7. There is a low and very low likelihood of hazard ratings exceeding 0.75 on the internal site access road to Barnham Lane, and then evacuation can be sought towards Barnham itself to the northeast. Note the areas of risk on the junction between the site access road and Barnham Lane, are contained to the trackside ditches.

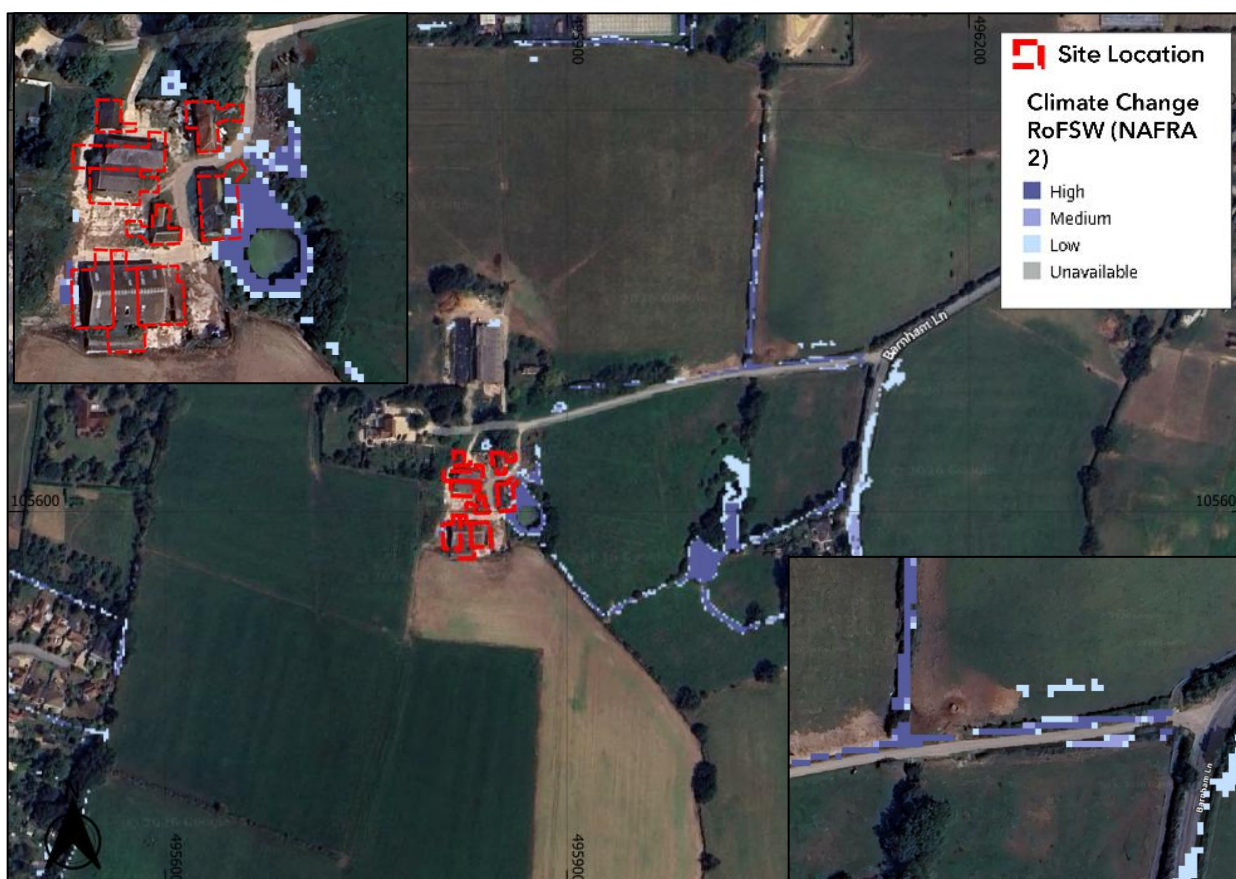


Figure 9: RoFSW Climate Change Hazard Ratings – Likelihood of hazard ratings exceeding 0.75 (Base map and data from Google Satellite Imagery ©. Contains public sector information licensed under the Open Government Licence v3.0)

The Met Office Weather Warnings

- 5.8. Residents of the residential dwellings should also monitor Met Office Weather Warnings as a precautionary approach, to be prepared for extreme weather events.
- 5.9. The Met Office issues weather warnings up to 5 days in advance, through the National Severe Weather Warning Service, when severe weather has the potential to bring impacts to the UK. It is also possible to stay up to date with weather warnings through the Met Office app (available on Apple and Android devices), social media e.g. X (formerly Twitter) and Facebook or email alerts.
- 5.10. Flood warnings/alerts can be enforced at any time of the day or night. Signing up for this service provides residents some notice before a flood event. The amount of time afforded before a flood occurs depends on the site-specific location (e.g. proximity to the source of flooding, topography of the surrounding area) and the flood mechanism (e.g. bank over topping versus a breach event). Flood alerts and warnings provide residents with time to take necessary action, e.g. communication of the risk of flooding to others, evacuation of residents offsite or to a safe level and the removal of valuable items out of reach of flooding.

Increase to Flood Risk Elsewhere

- 5.11. The proposal is a change of use of existing buildings. The external building footprint is not being increased by the proposals. As such the proposals should not increase flood risk elsewhere through displacement of flood water.

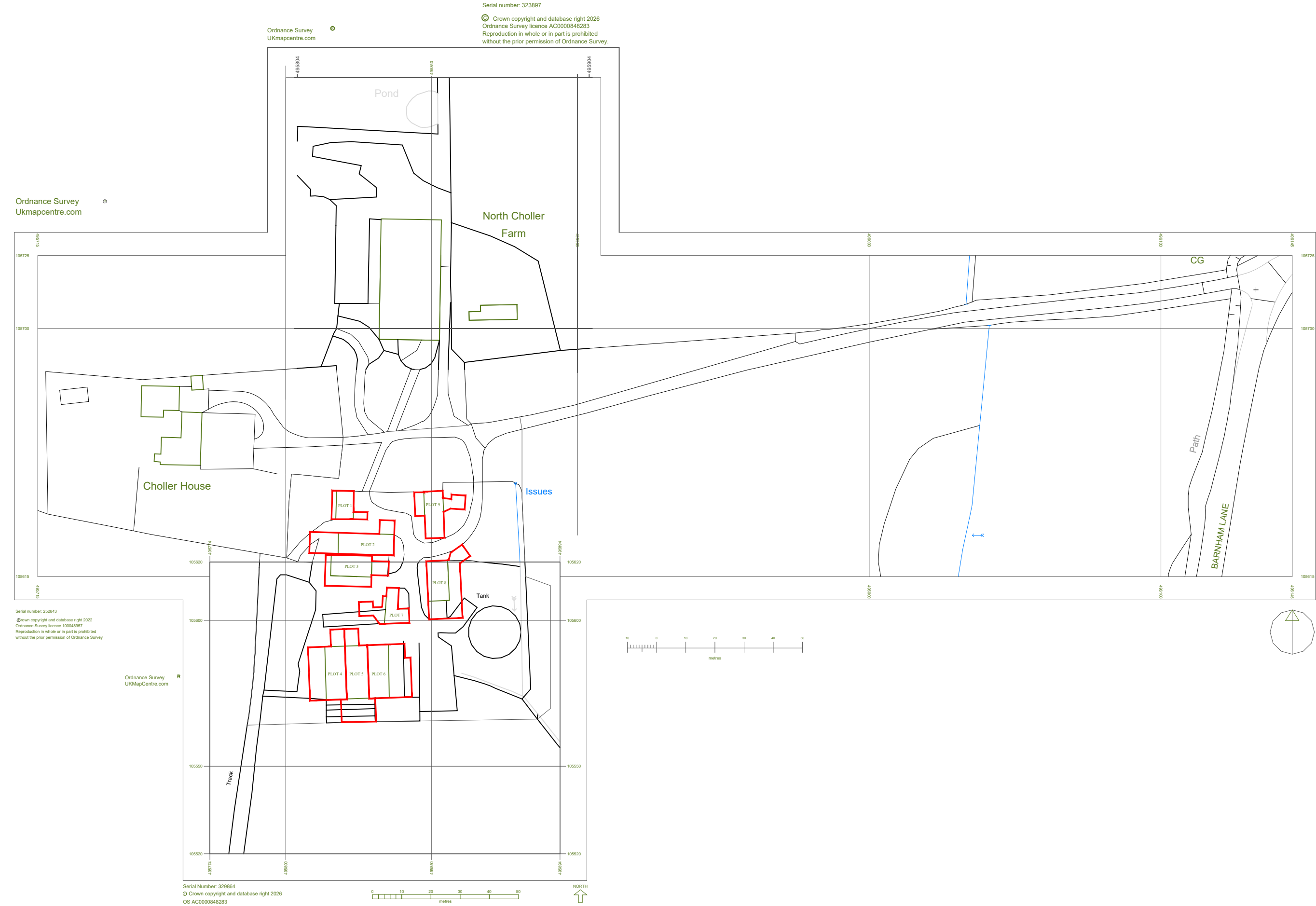
6. Conclusions

- 6.1. This FRA has been undertaken with reference to the requirements of NPPF and Planning Practice Guidance in support of a Class Q Prior Approval application for the change of use and conversion of agricultural buildings at North Choller Farm, Barnham Lane, Walberton, to nine residential dwellings.
- 6.2. The Environment Agency (EA) Flood Map for Planning indicates that the site is entirely within Flood Zone 1. The fluvial and tidal flood risk to the site is considered low. The NaFRA2 Risk of Flooding from Rivers and Sea classifies the site as Very Low.
- 6.3. The site is mapped as being at risk of pluvial flooding. Based on the NaFRA2 Risk of Flooding from Surface Water (RoFSW) mapping, although some plots have a High risk in the climate change scenario, all plots other than 4 and 8, are not considered to be at risk of depths exceeding 0.2m.
- 6.4. Plot 4 has a High likelihood of depths exceeding 0.2m (albeit in external areas only) but is outside of the High, Medium and Low likelihood extents for exceeding 0.3m (Figure 6).
- 6.5. The footprint of Plot 8, again, is outside of the High, Medium and Low likelihood extents for depths exceeding 0.2m based on the mapped extents, but has a Medium to High likelihood of depths exceeding 0.3m in external areas only – and the plot is wholly outside of the High, Medium and Low likelihood extents of depths exceeding 0.6m (Figure 7).
- 6.6. The risk to Plots 1, 2, 3, 5, 6 and 7, is considered low. The risk to Plots 4 and 8 is considered moderate, however the risk is primarily restricted to external areas within these plots and residual risk can be mitigated - flood resistance and resilience measures can be incorporated, as discussed in Section 5.
- 6.7. The risk of groundwater flooding is considered to be high. To mitigate the risk of internal groundwater flooding, it is recommended that as part of the conversions, a solid concrete floor is implemented across each building to act as a watertight seal to rising groundwater from below. The external walls of the buildings should also be made resistant to water up to 600mm above ground level.
- 6.8. The FRA supports the planning application and demonstrates that there is an acceptable level of flood risk to the site if the mitigation strategies recommended are implemented in the scheme. The development does not increase flood risk off site or to the wider area. This FRA should be submitted as part of the Class Q application to satisfy the requirements under NPPF.

Appendix A - Development Proposals

Location Plan

1:1250 EXISTING



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Walberton, Arundel, West Sussex
BN18 0AX

Submission Planning

Scale @ A3 1:1250

Job No. 2506CH

Drawn By VM

Checked By BK

Drawn On 20.04.2026

Issued On 20.04.2026

Status Existing

Drawing Location Plan

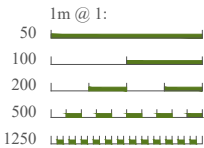
Drawing No. 2506CH_000

Revision 000

Application Area: 1829 m²



Indicative: 0.0°





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Submission **Planning**

Scale @ A1 1:200

Job No. 2506CH

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Drawn On 20.04.2026

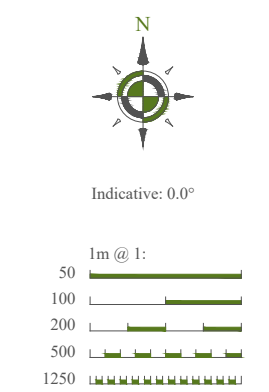
Issued On 20.04.2026

Status Proposed

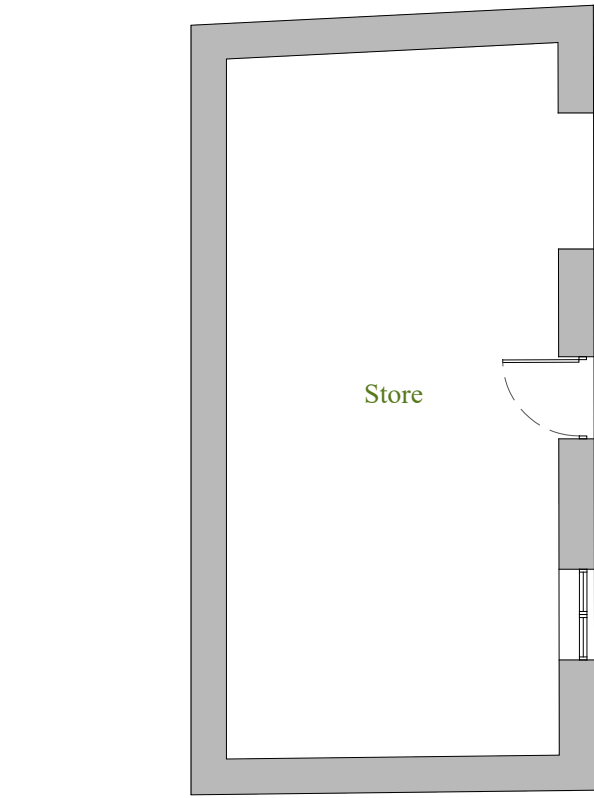
Drawing Block Plan

Drawing No: 2506CH_001

Revision 000



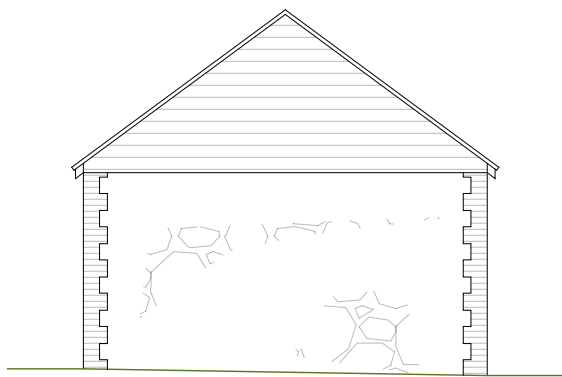
PLOT 1



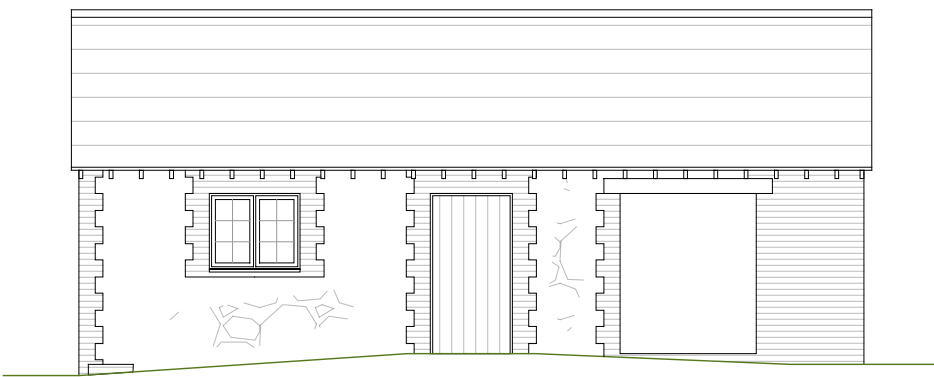
Ground Floor Plan
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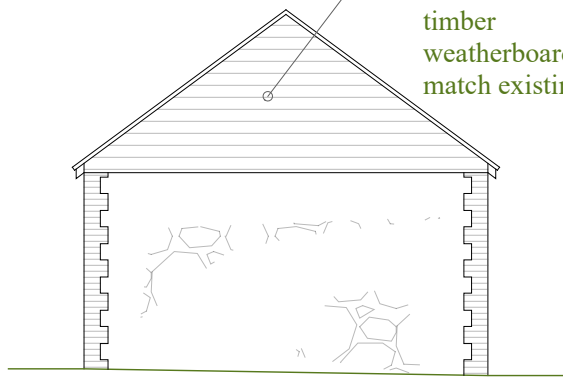
Ground Floor Plan
1:100 | PROPOSED



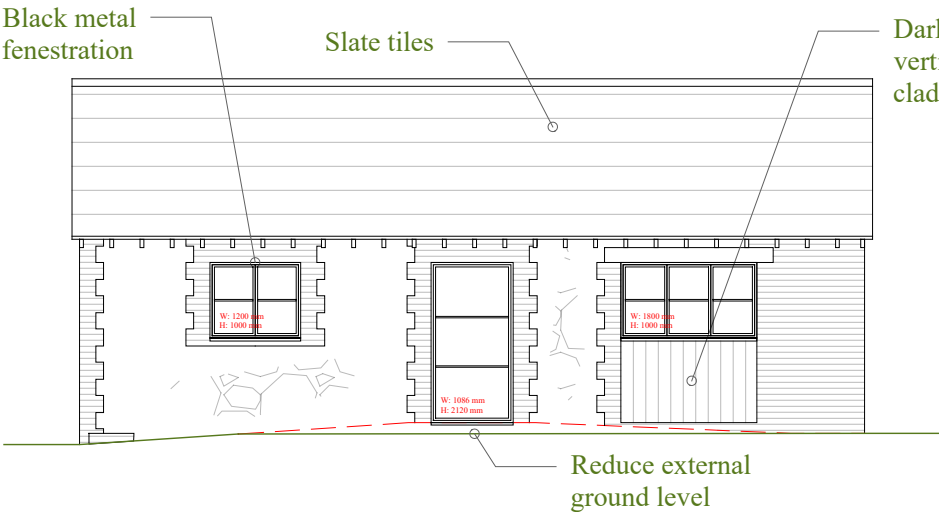
South
1:100 | EXISTING



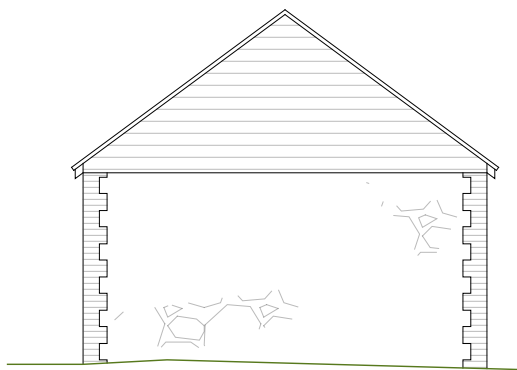
East
1:100 | EXISTING



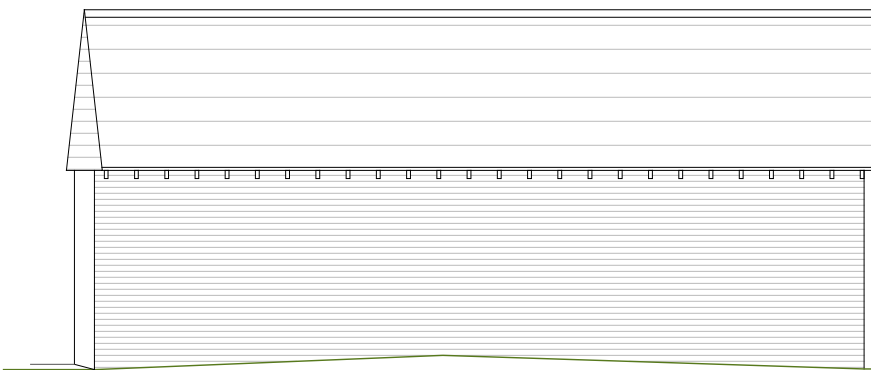
South
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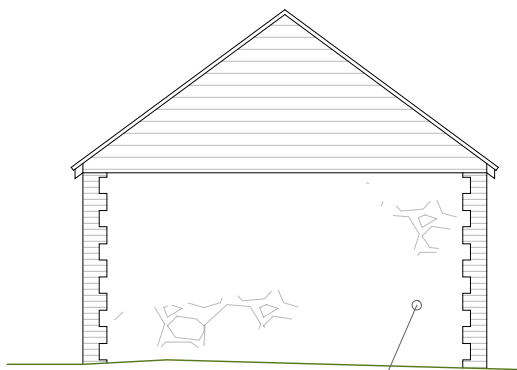
East
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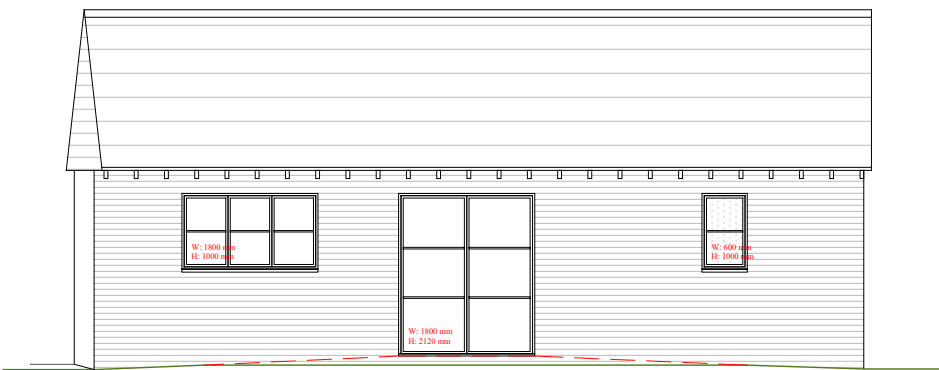
North
1:100 | EXISTING



West
1:100 | EXISTING



North
1:100 | PROPOSED



West
1:100 | PROPOSED

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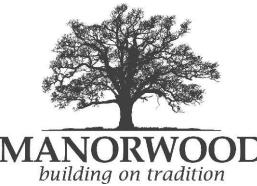
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Submission Planning

Scale @ A2 1:100

Job No. 2506CH

Drawn By VM

Checked By BK

Drawn On 20.04.2026

Issued On 20.04.2026

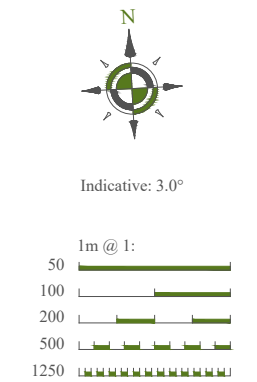
Status Existing and Proposed

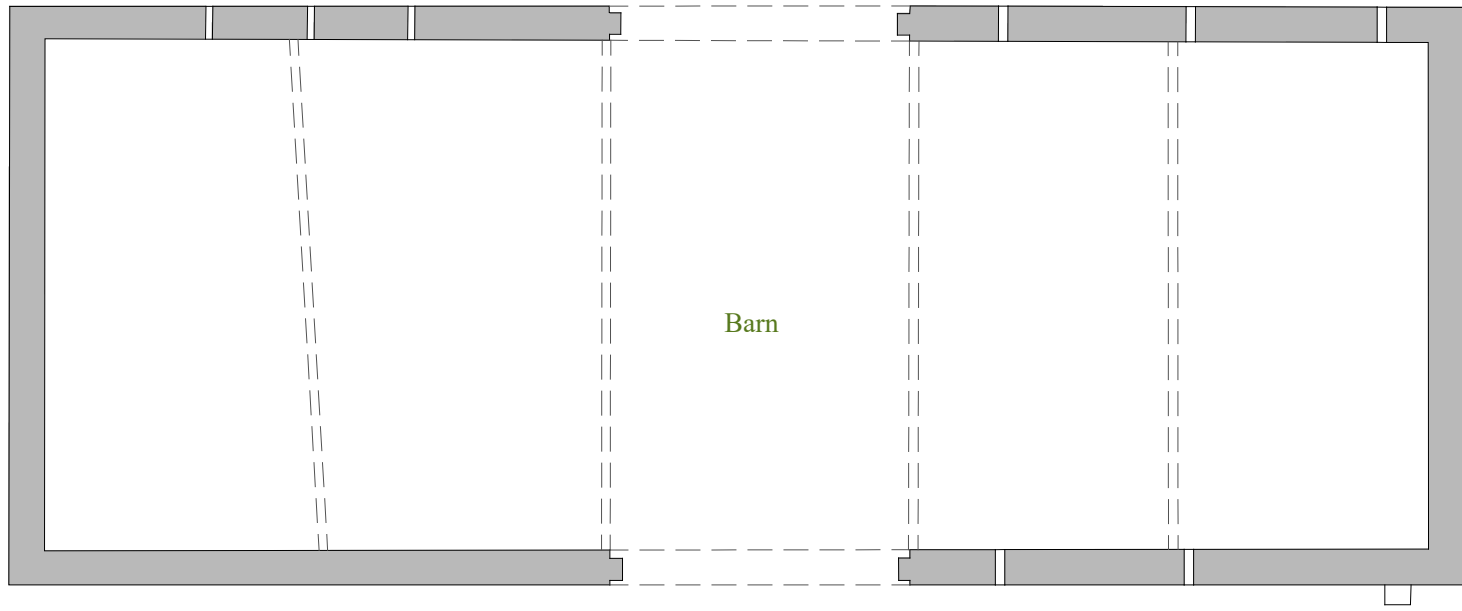
Drawing PLOT 1

Drawing No. 2506CH_100

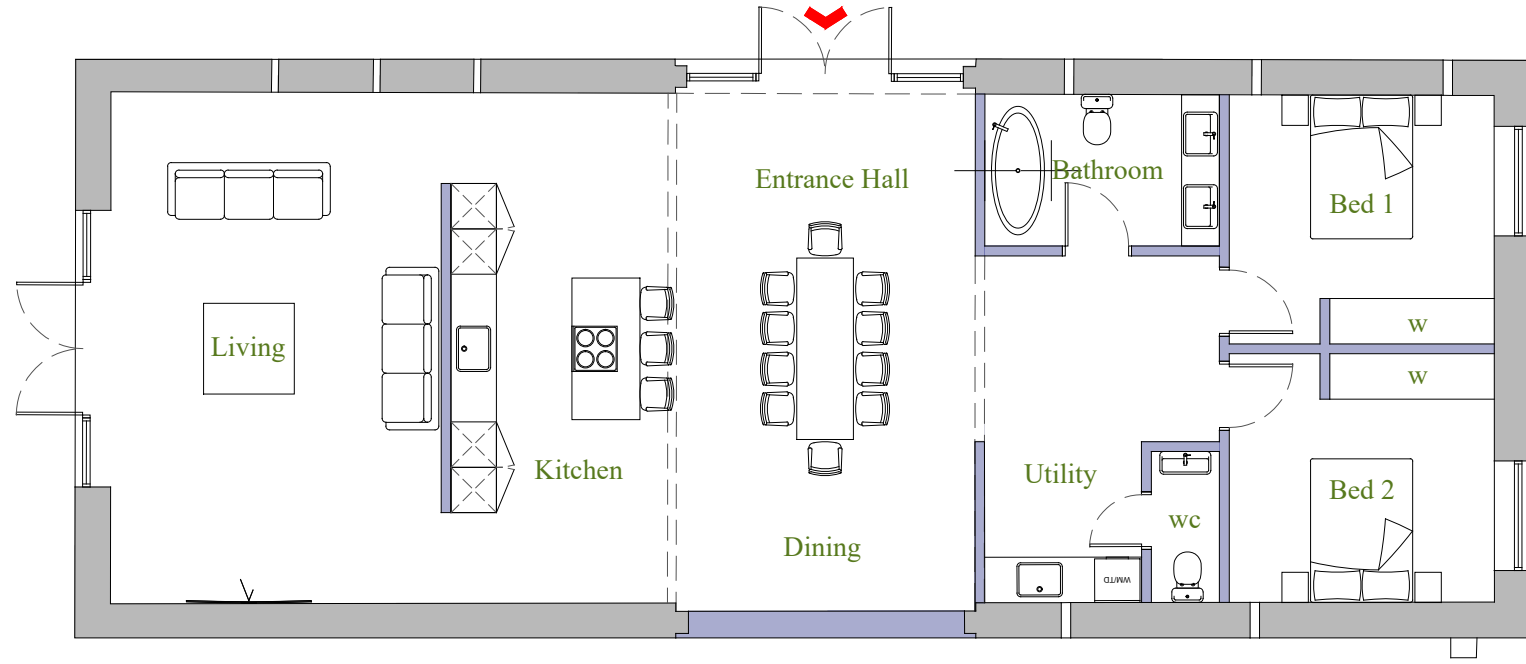
Revision 000

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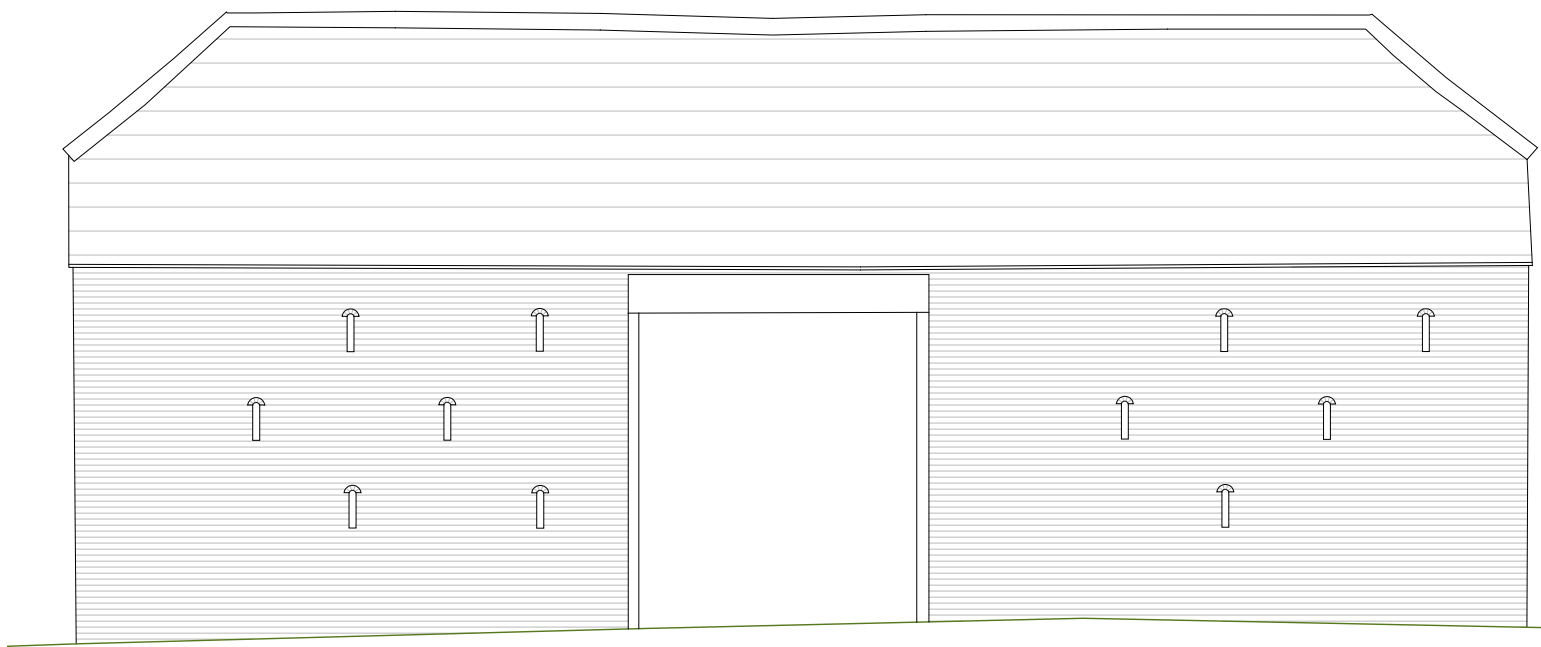




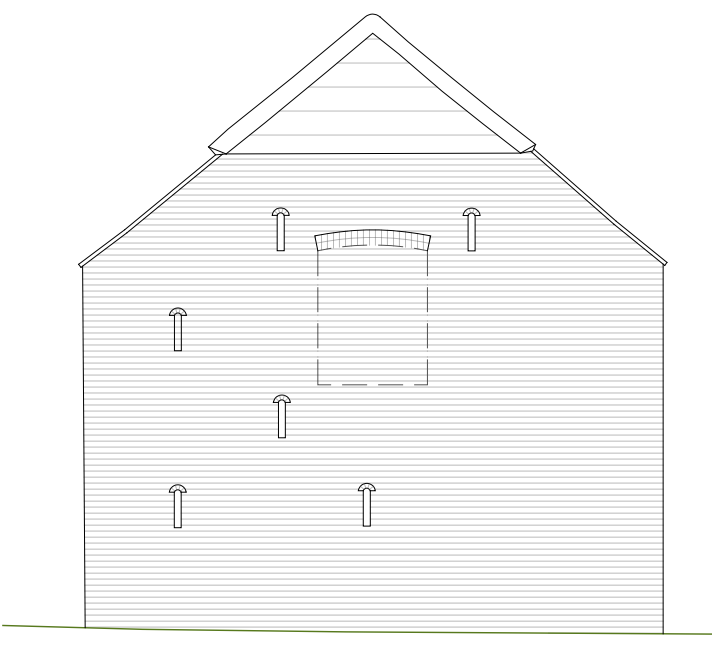
Ground Floor Plan
1:100 | EXISTING



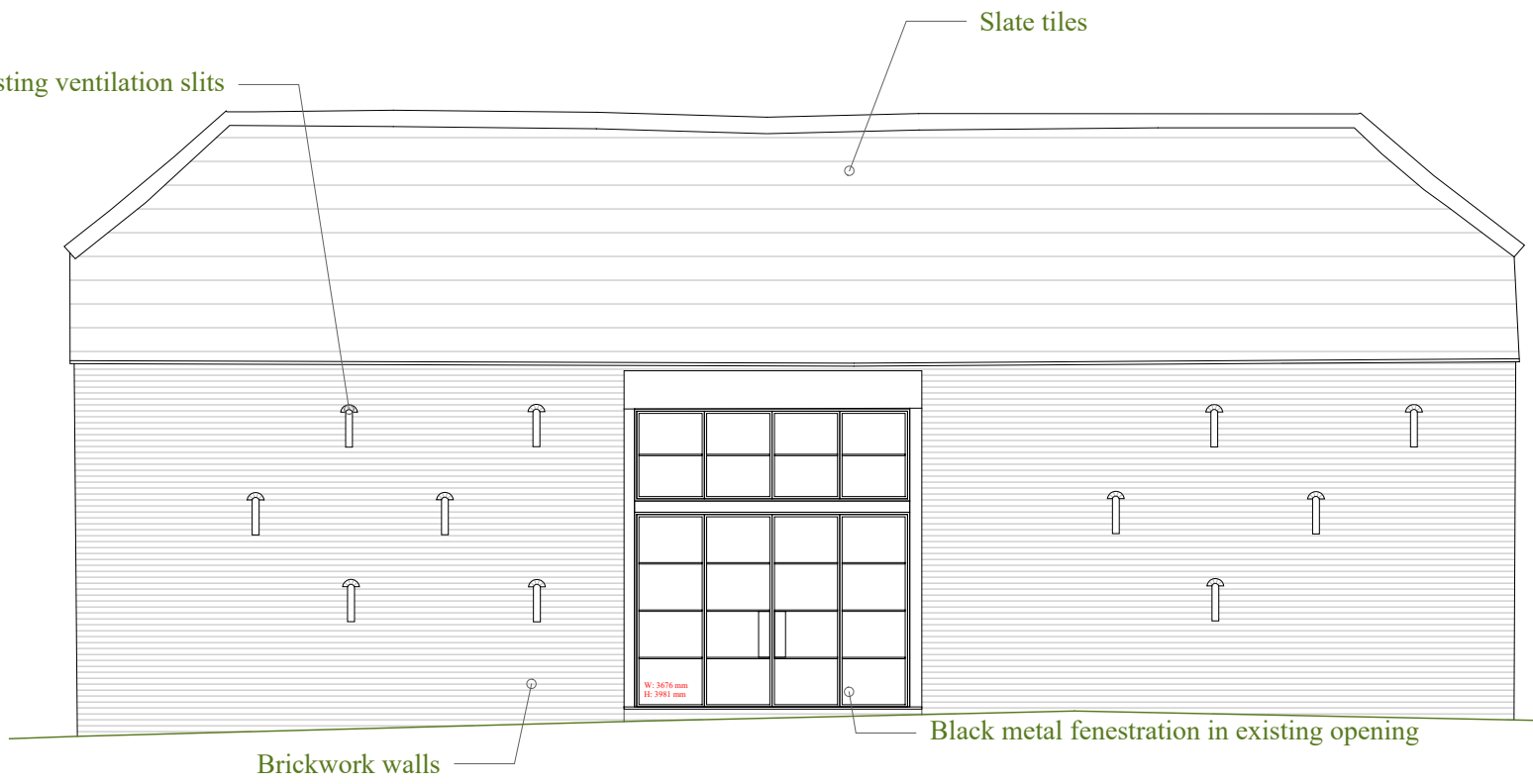
Ground Floor Plan
1:100 | PROPOSED



North
1:100 | EXISTING



West
1:100 | EXISTING



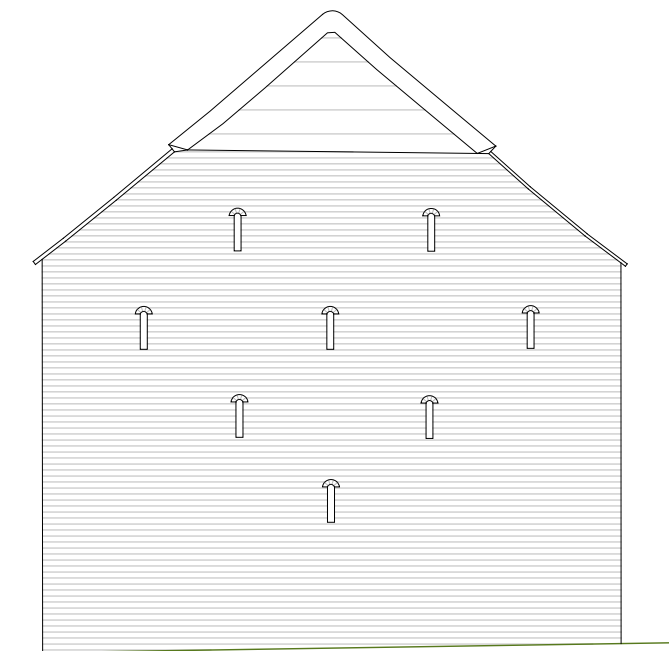
North
1:100 | PROPOSED



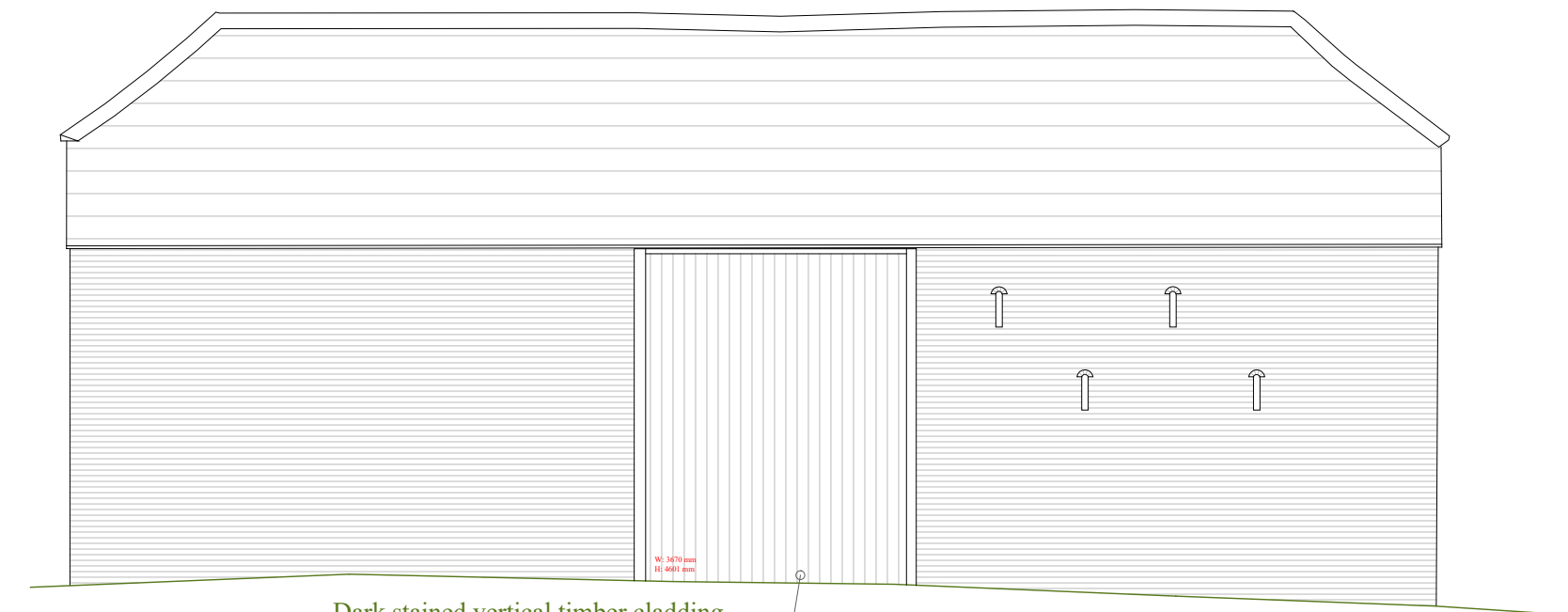
West
1:100 | PROPOSED



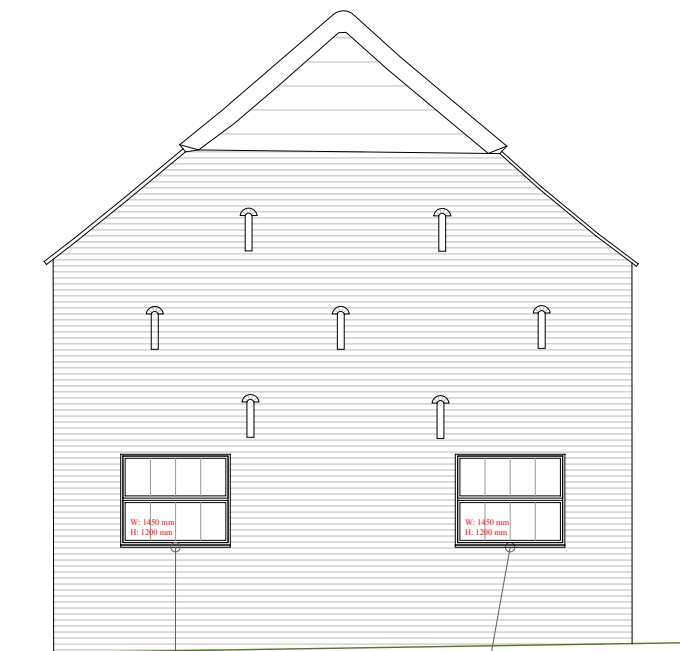
South
1:100 | EXISTING



East
1:100 | EXISTING



South
1:100 | PROPOSED



East
1:100 | PROPOSED

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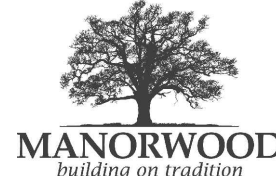
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Submission **Planning**

Scale @ A1 1:100

Job No. 2506CH

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Checked By BK

Drawn On 20.04.2026

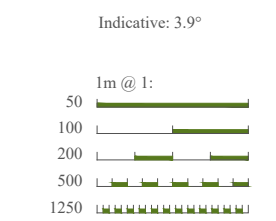
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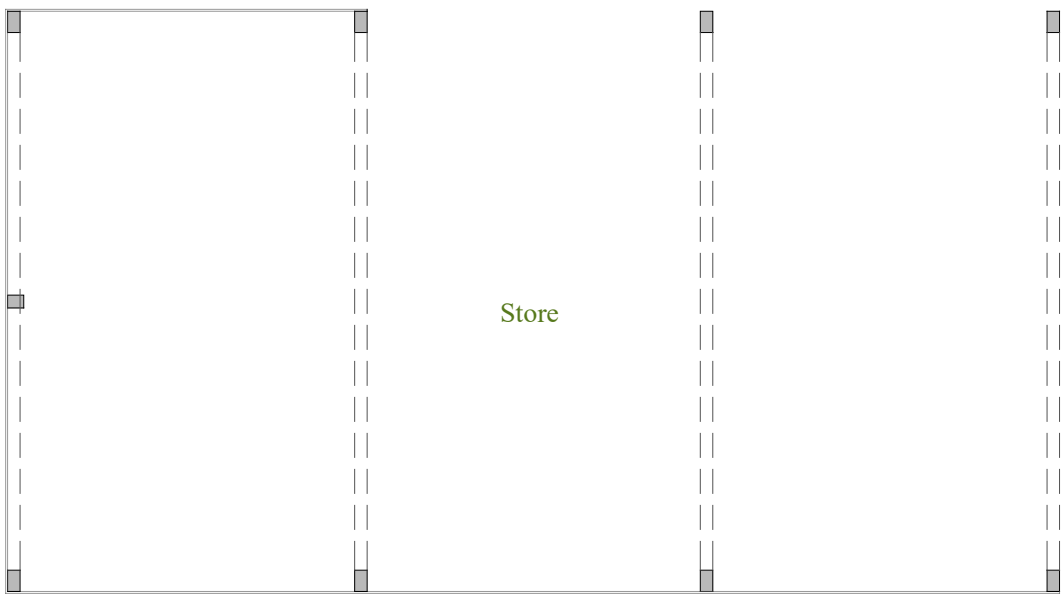
Status Existing and Proposed

Drawing PLOT 2

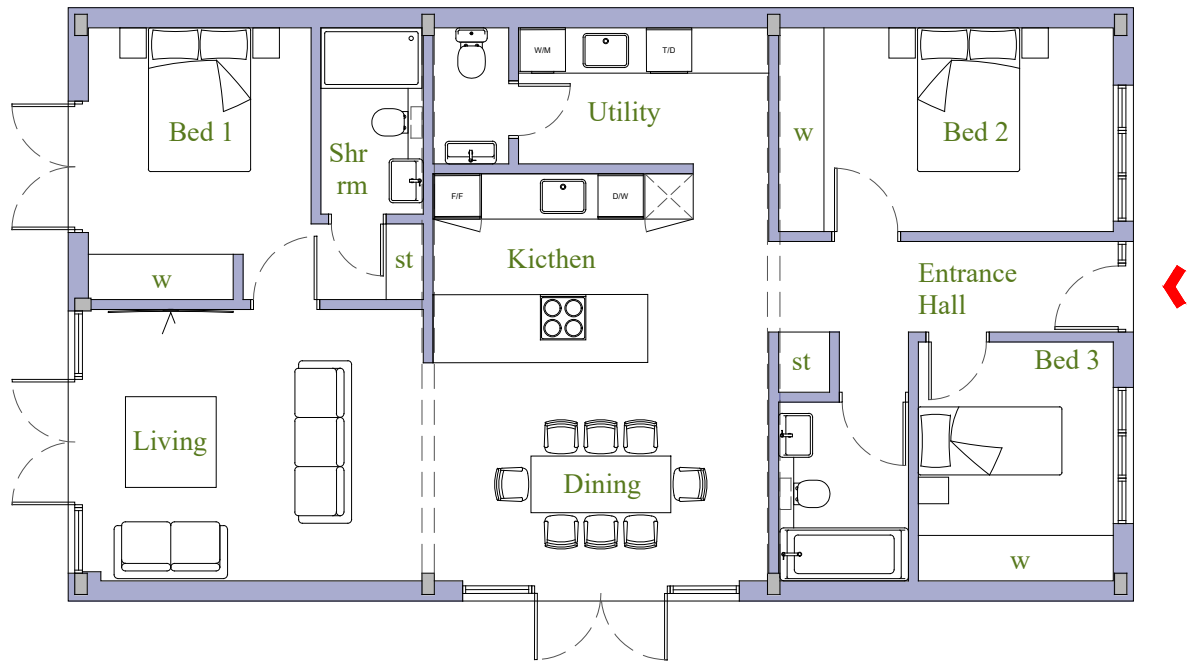
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Revision **000**





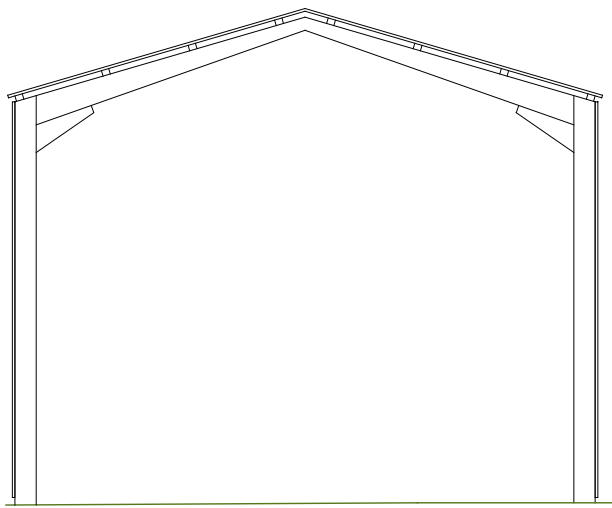
Ground Floor Plan
1:100 | EXISTING



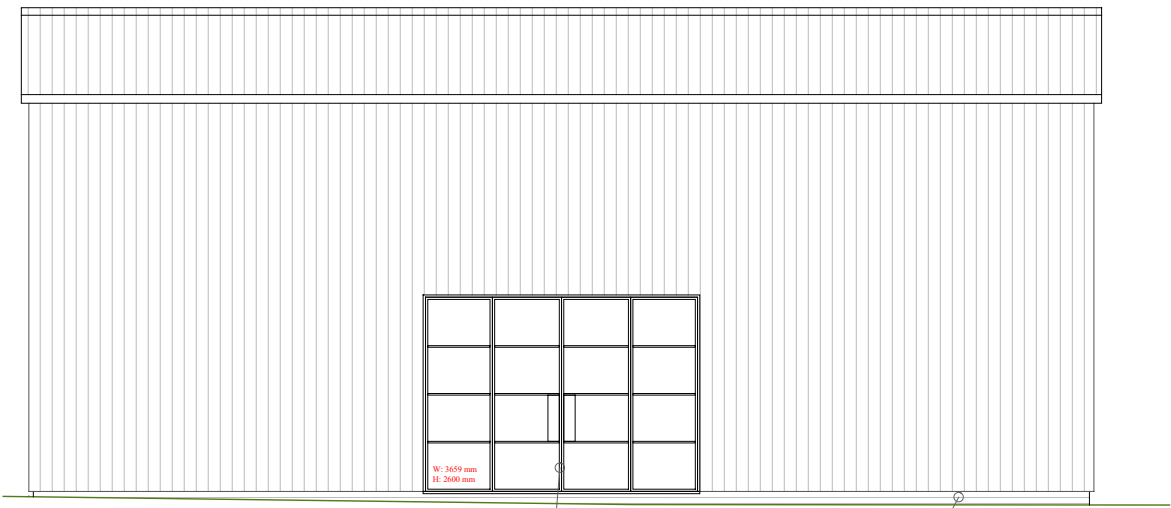
Ground Floor Plan
1:100 | PROPOSED



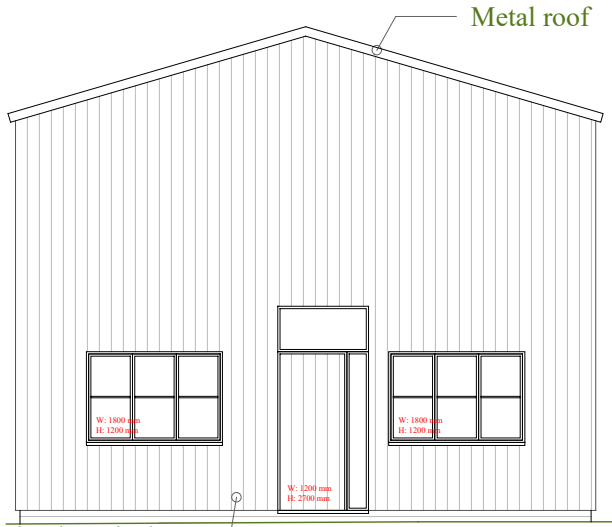
South
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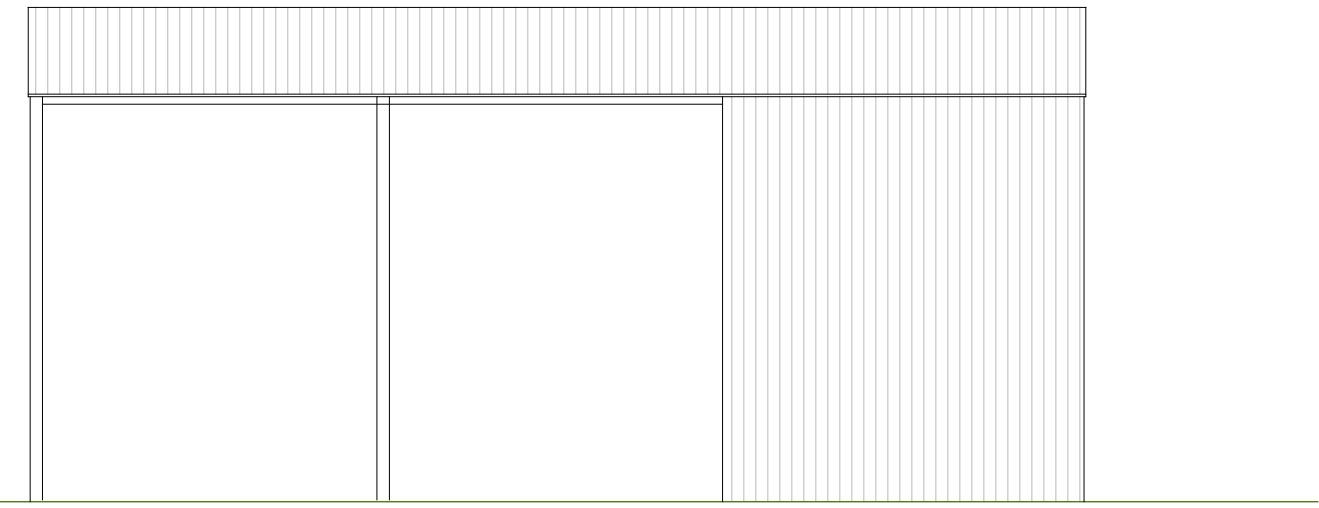
East
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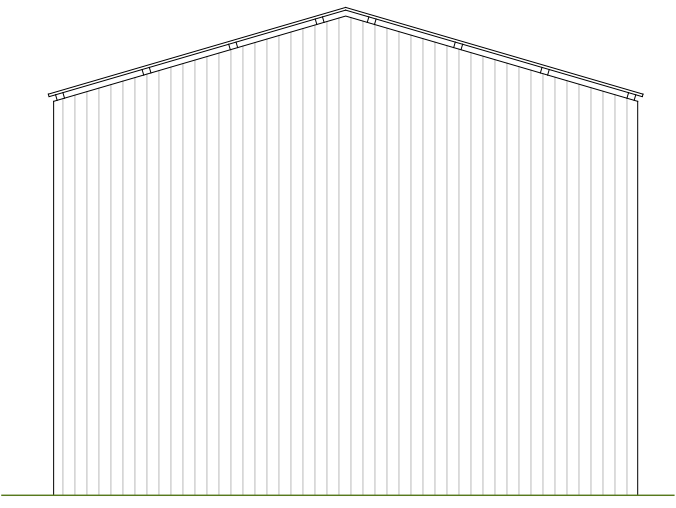
South
1:100 | PROPOSED



East
1:100 | PROPOSED



North
1:100 | EXISTING



West
1:100 | EXISTING



North
1:100 | PROPOSED



West
1:100 | PROPOSED

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Scale @ A1 1:100

Job No. 2506CH

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Status Existing and Proposed

Drawing PLOT 3

Drawing No: 2506CH_102

Revision **000**

.



Indicative 3.9°

1m @ 1:

50

100

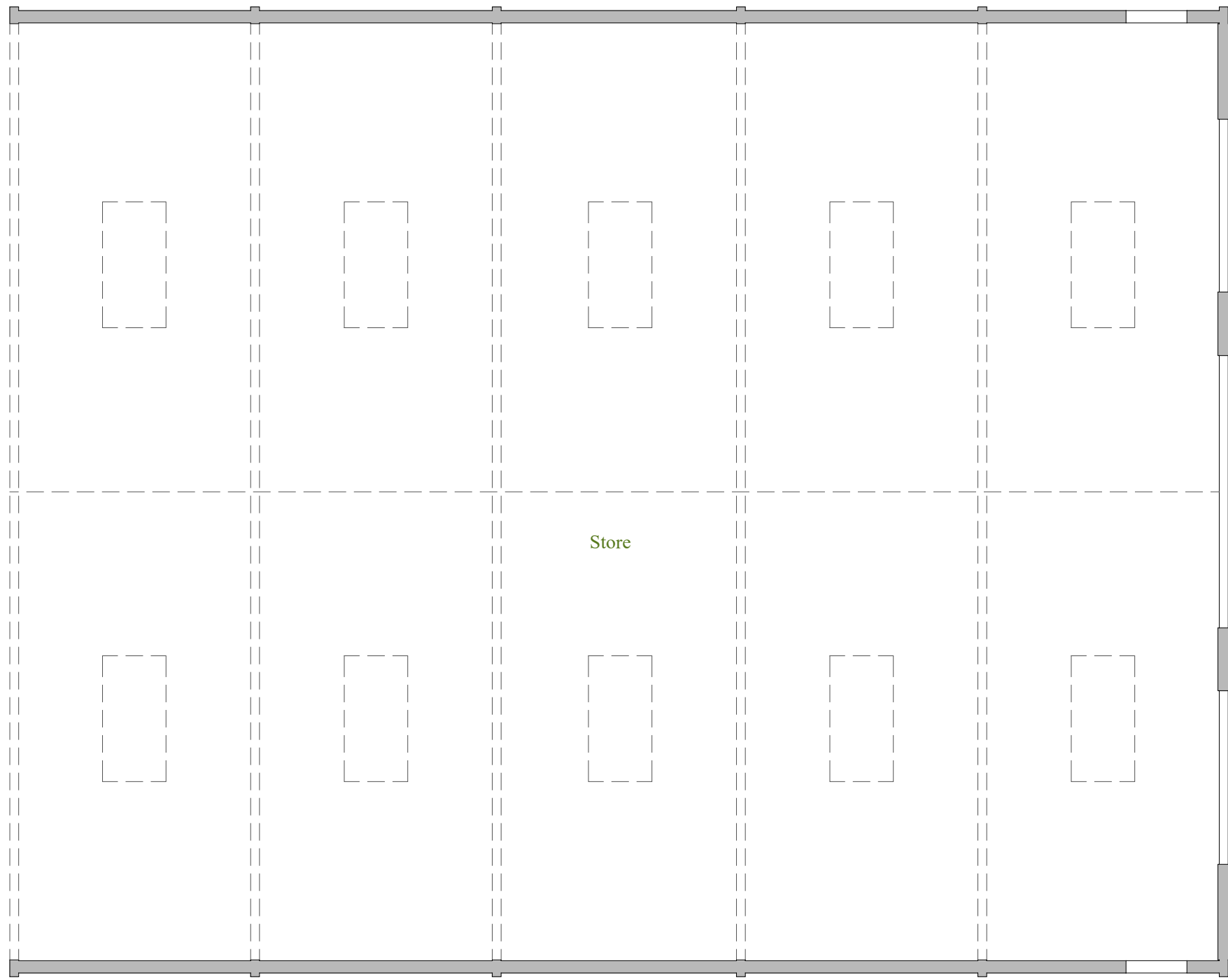
200

500

1250

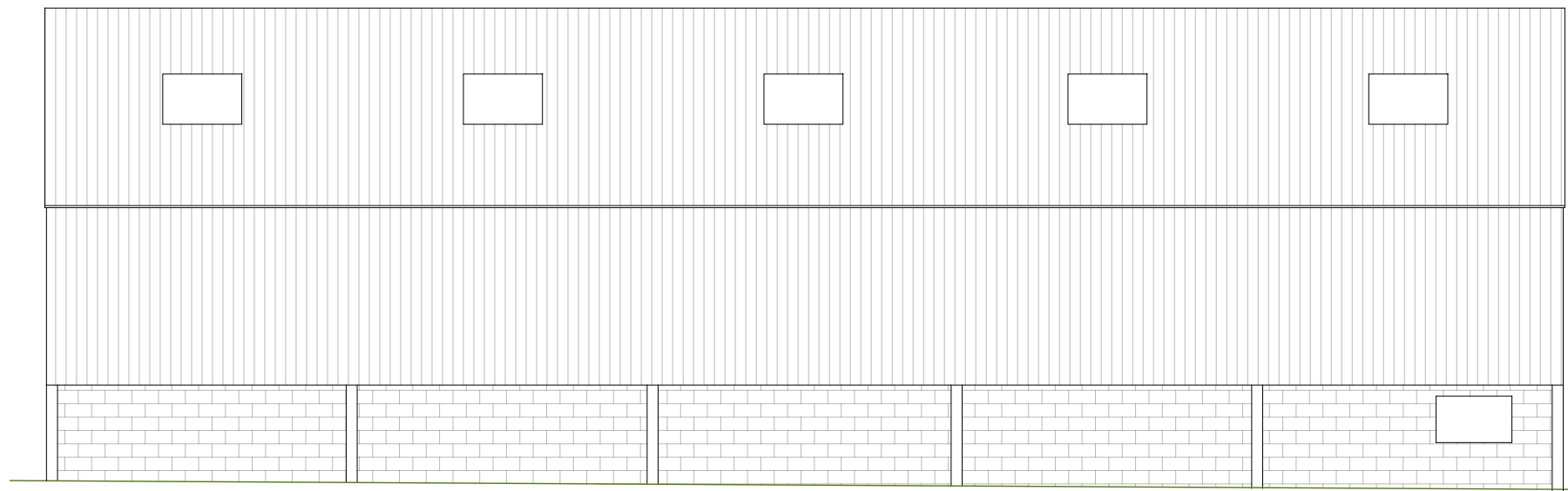
Ground Floor Plan

1:100 | EXISTING



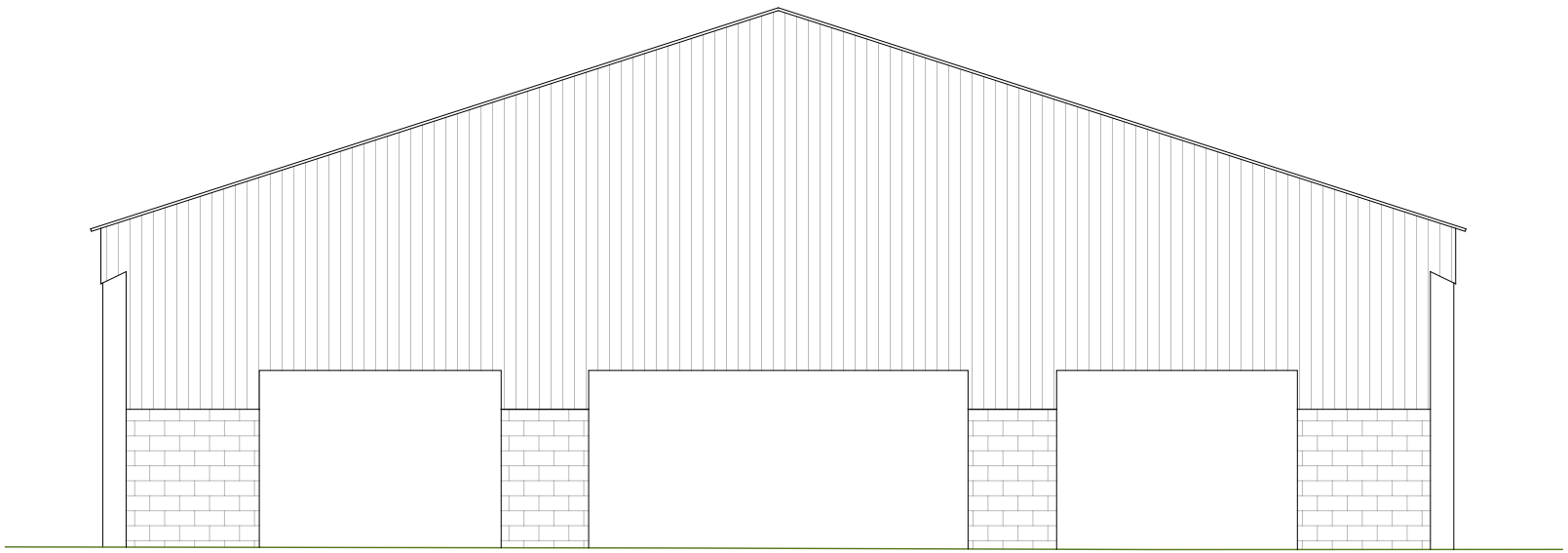
Ground Floor Plan

1:100 | PROPOSED



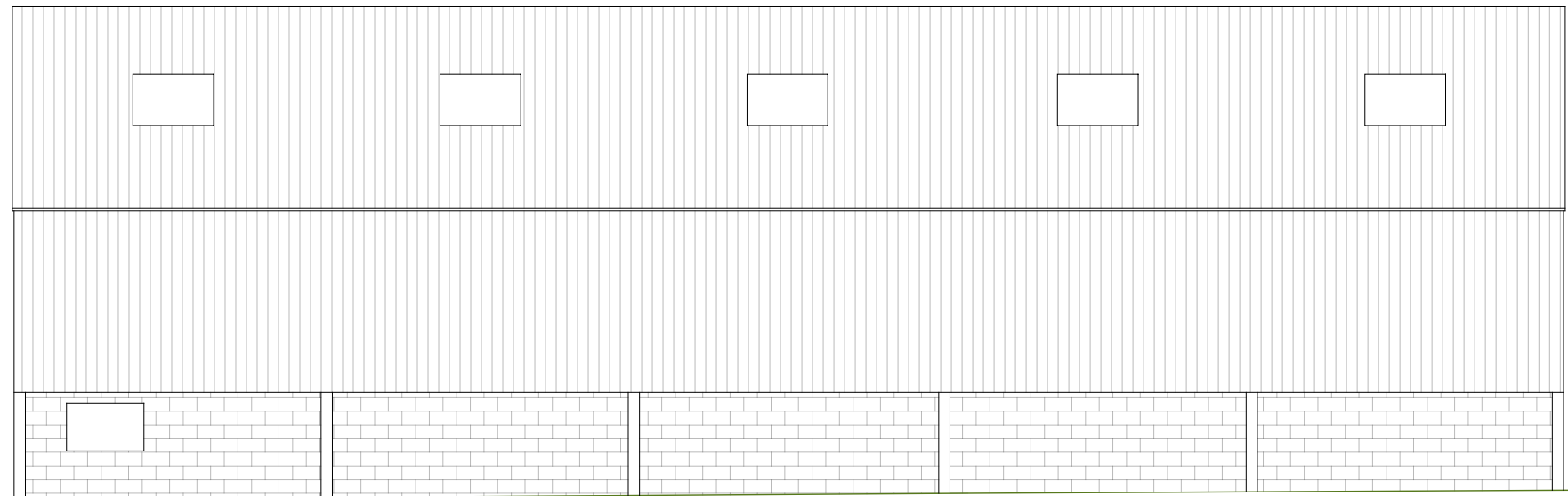
South

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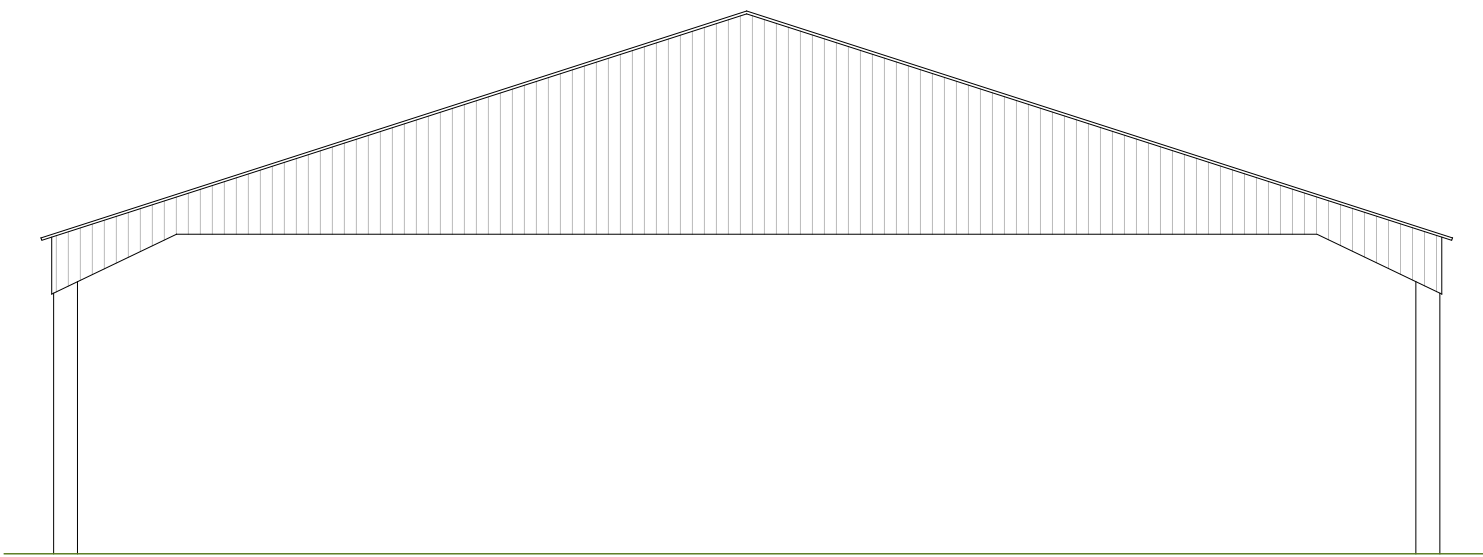
East

1:100 | EXISTING



North

1:100 | EXISTING



West

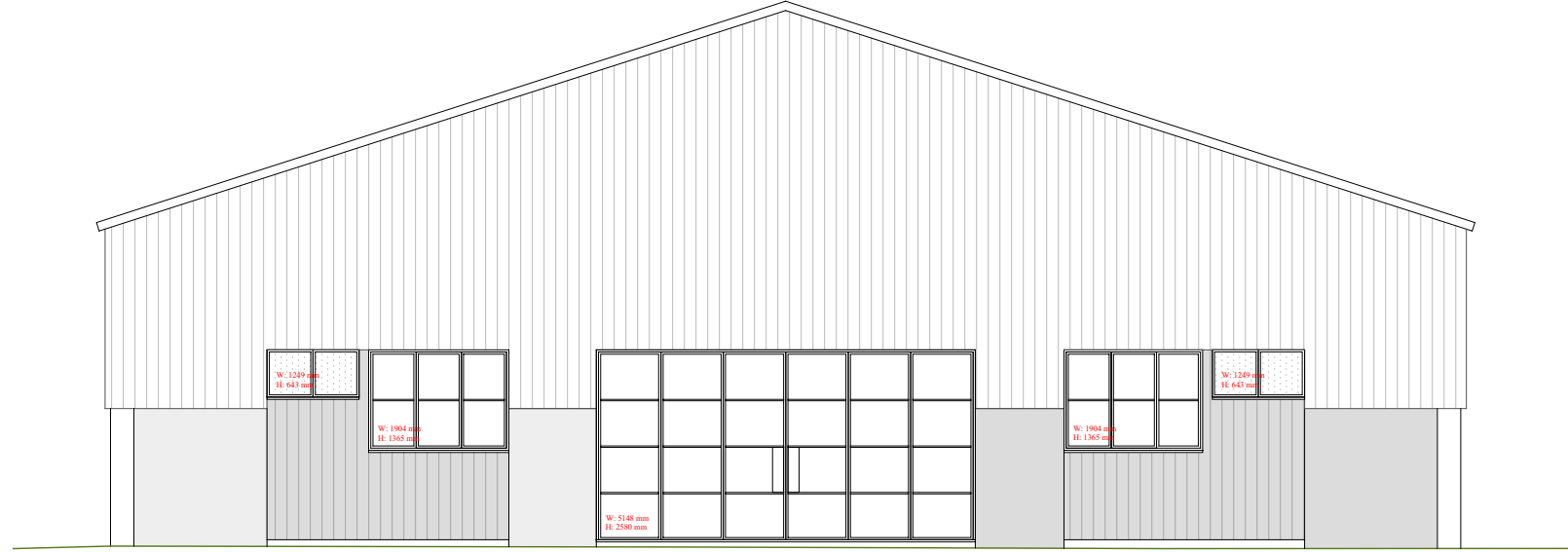
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Render exposed blockwork
and install new unstained
vertical timber cladding



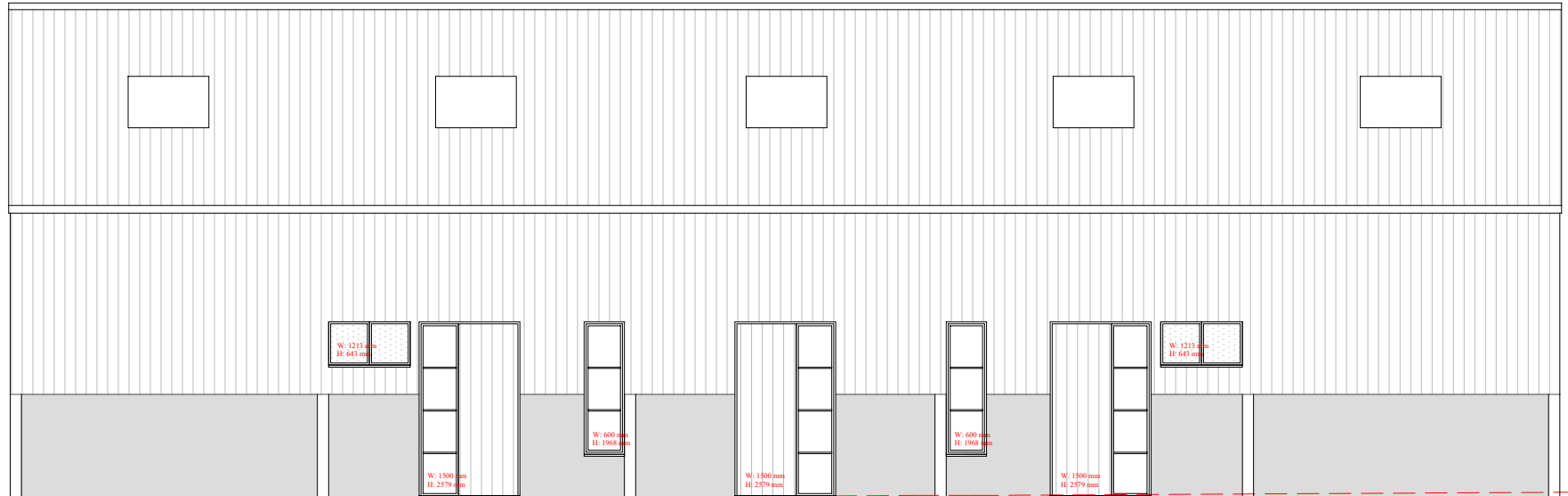
South

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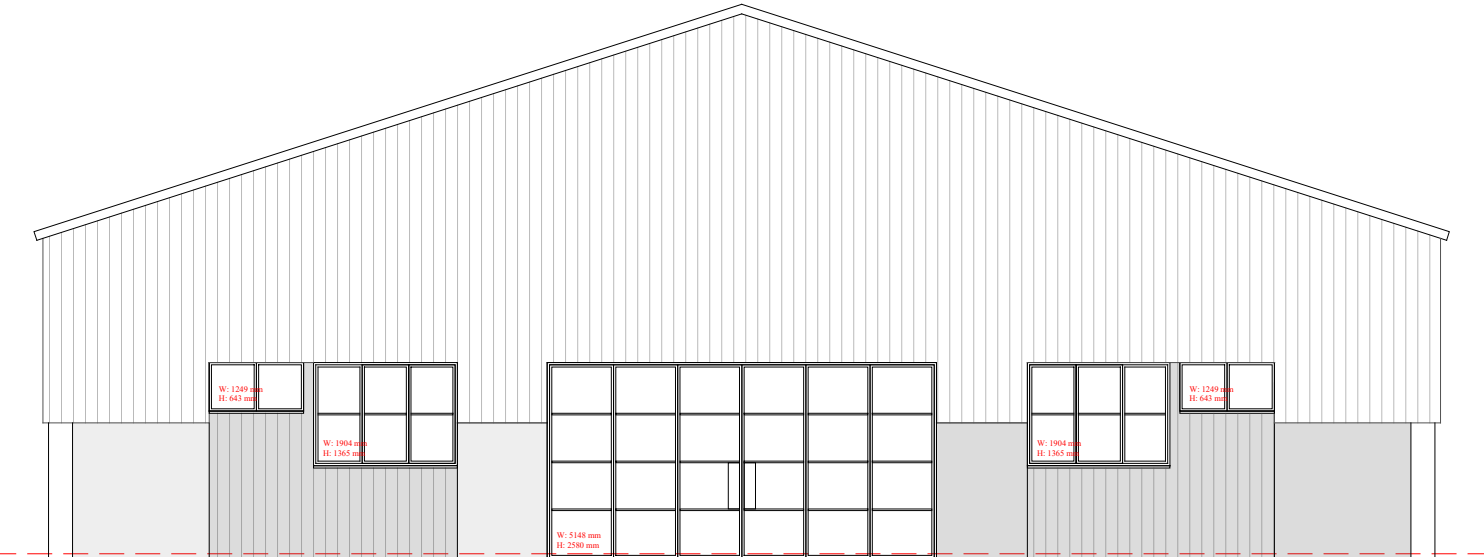
East

1:100 | PROPOSED



North

1:100 | PROPOSED



West

1:100 | PROPOSED

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Submission **Planning**

Scale @ A1 1:100

Job No. 2506CH

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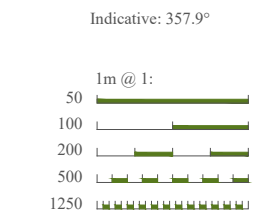
Issued On 20.04.2026

Status Existing and Proposed

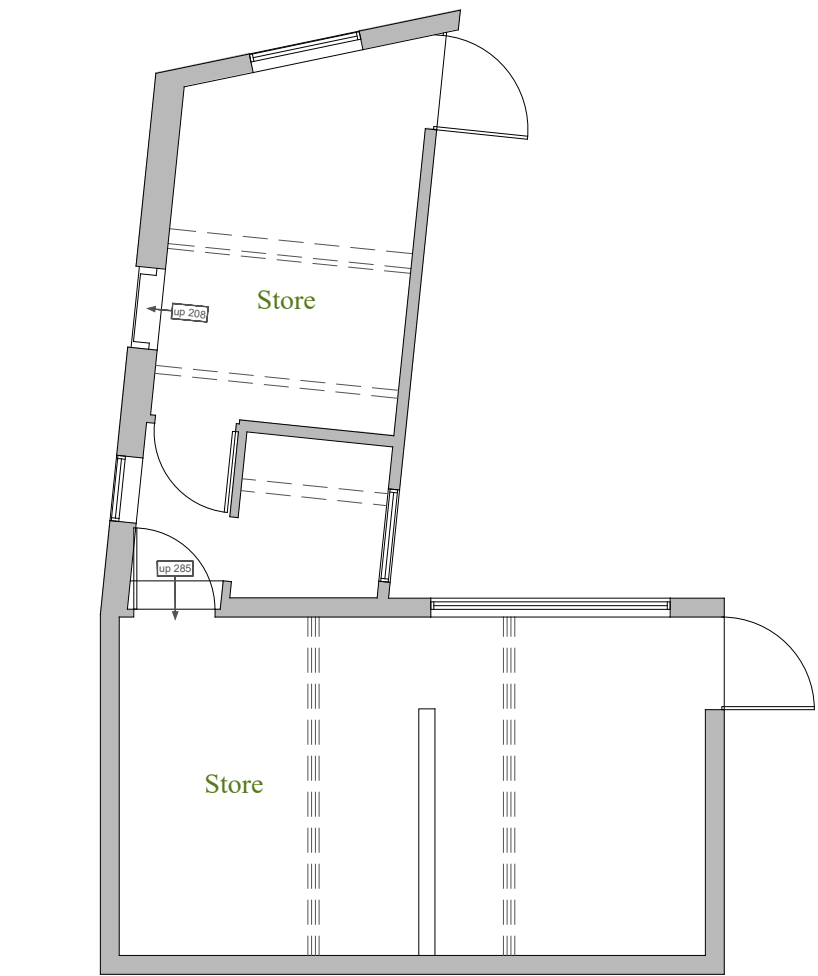
Drawing PLOT 4 / 5 / 6

Drawing No: 2506CH_103

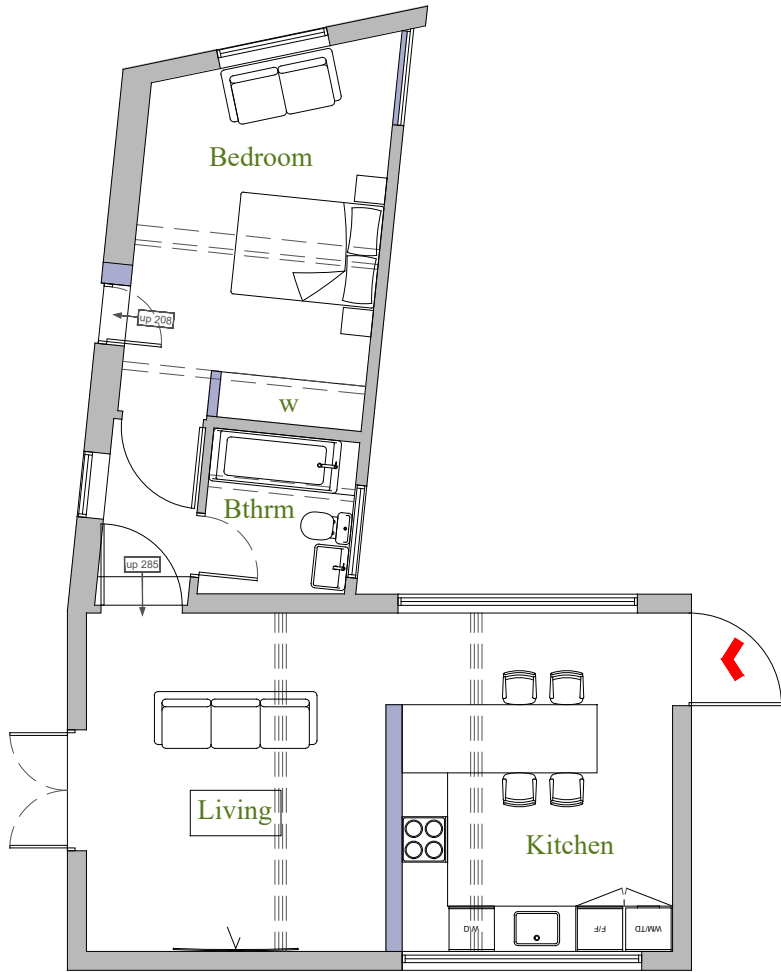
Revision **000**



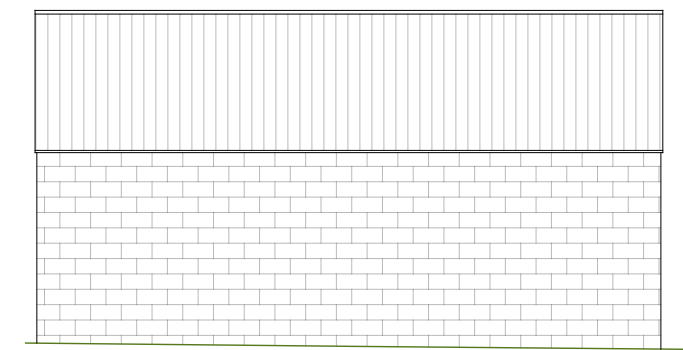
PLOT 7



Ground Floor Plan
1:100 | EXISTING



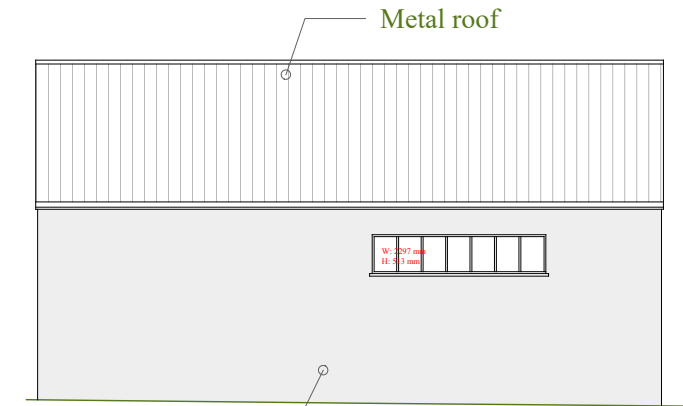
Ground Floor Plan
1:100 | PROPOSED



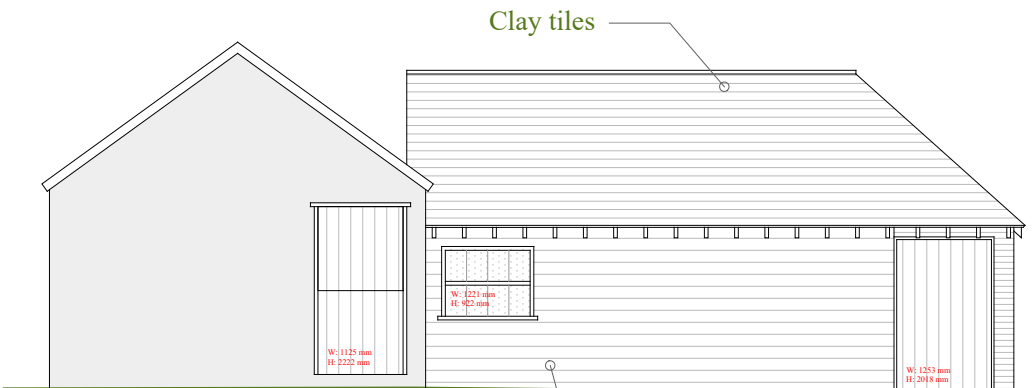
South
1:100 | EXISTING



East
1:100 | EXISTING



South
1:100 | PROPOSED



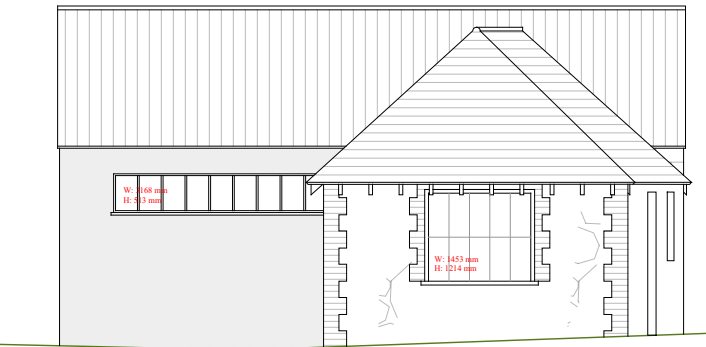
East
1:100 | PROPOSED



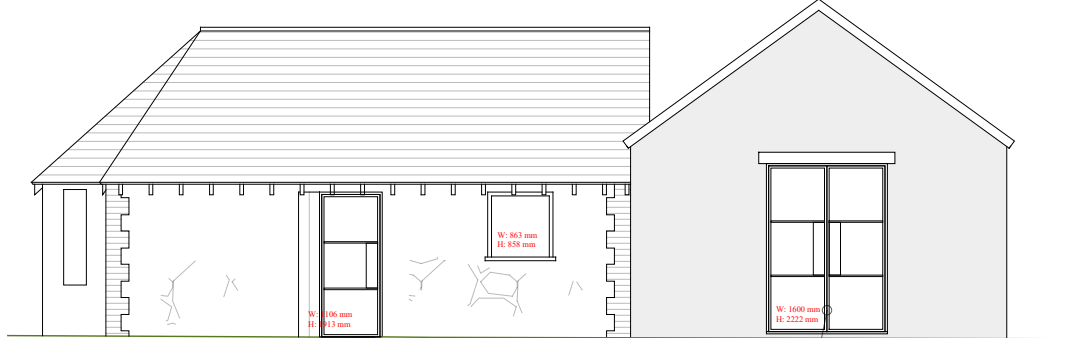
North
1:100 | EXISTING



West
1:100 | EXISTING



North
1:100 | PROPOSED



West
1:100 | PROPOSED

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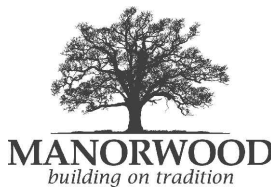
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Submission **Planning**

Scale @ A2 1:100

Job No. 2506CH

Drawn By VM

Checked By BK

Drawn On 20.04.2026

Issued On 20.04.2026

Status Existing and Proposed

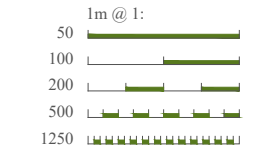
Drawing PLOT 7

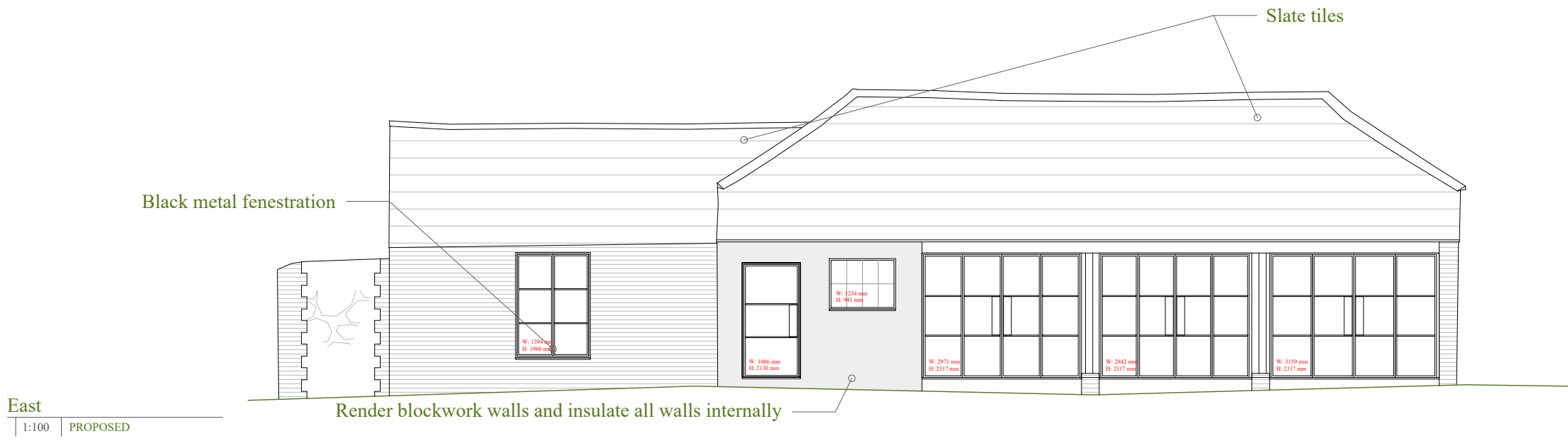
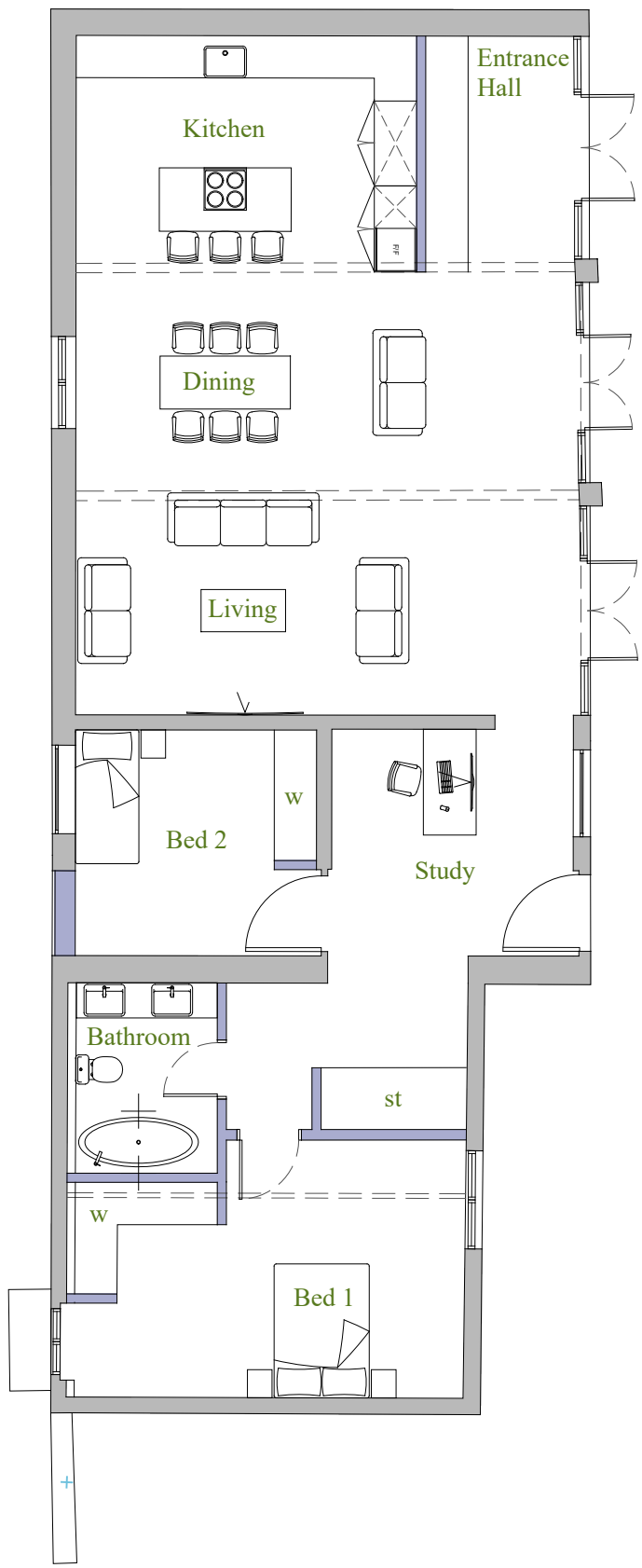
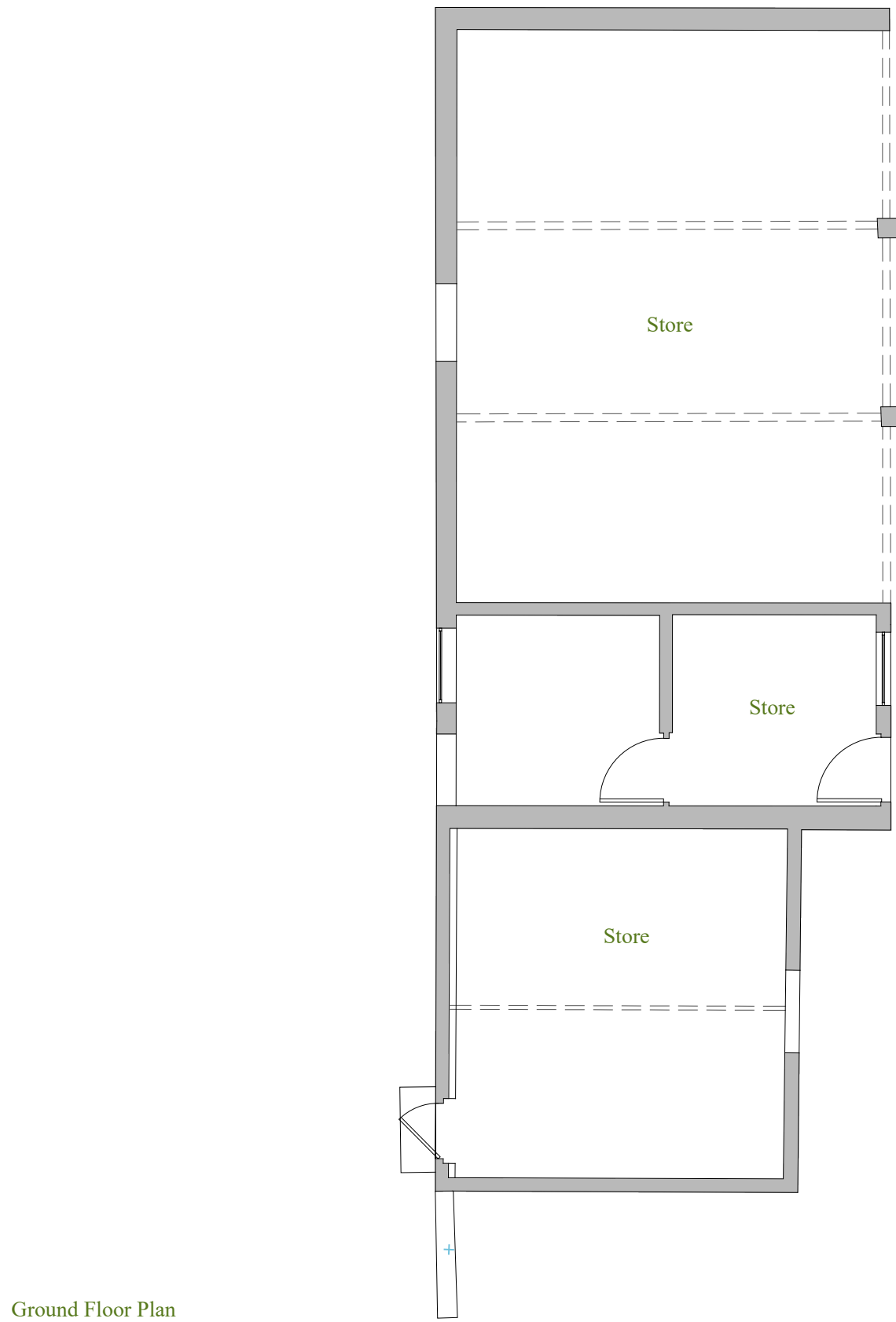
Drawing No. 2506CH_104

Revision 000



Indicative: 3.0°





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This information can be provided on request; however, it is anticipated that the full extent of residual risks will be identified during the detailed Building Regulations or construction design Status and prior to construction works commencing on site.

All responsibilities and duties of Principle Designer as stated within the above regulations now revert to the client unless Manorwood are appointed to undertake Building Regulations or construction drawings.



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Submission **Planning**

Scale @ A1 1:100

Job No. 2506CH

Drawn By VM

Checked By BK

Drawn On 20.04.2026

Issued On 20.04.2026

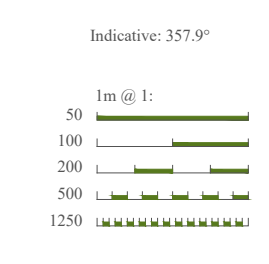
Status Existing and Proposed

Drawing PLOT 8

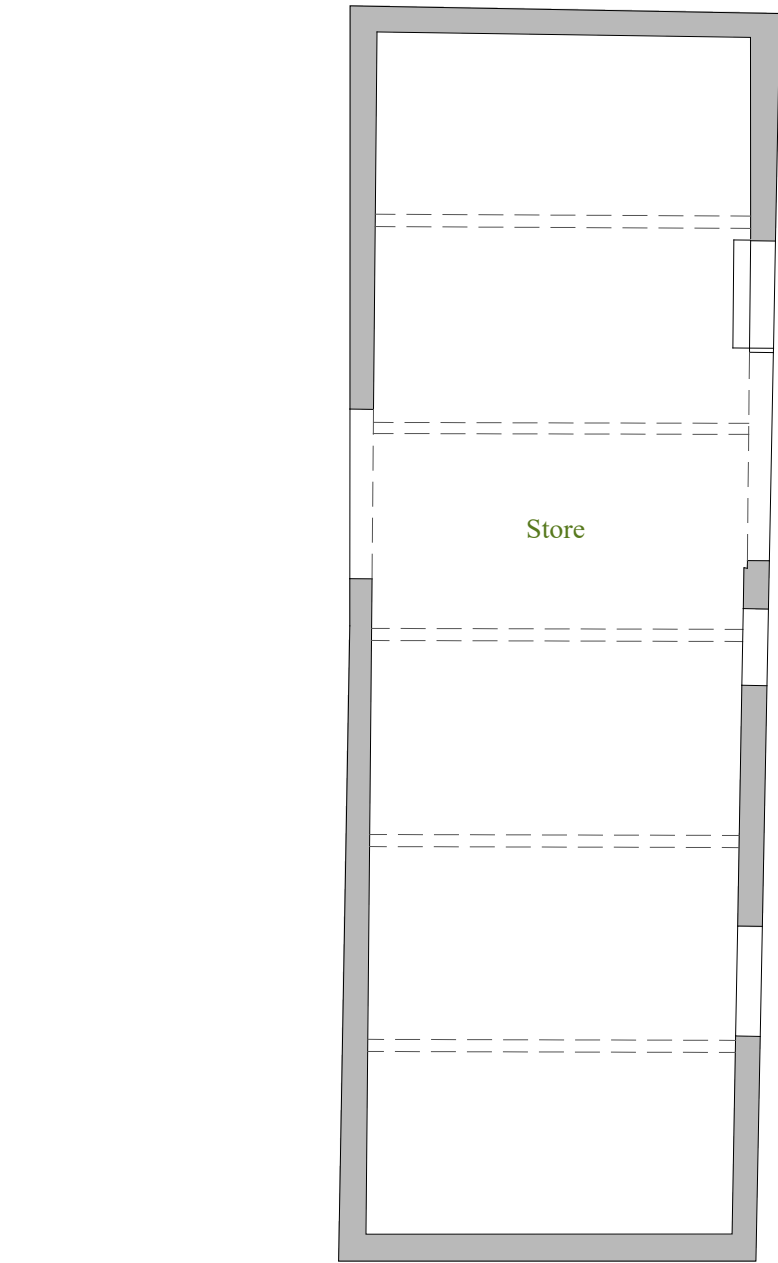
Drawing No: 2506CH_105

Revision 000

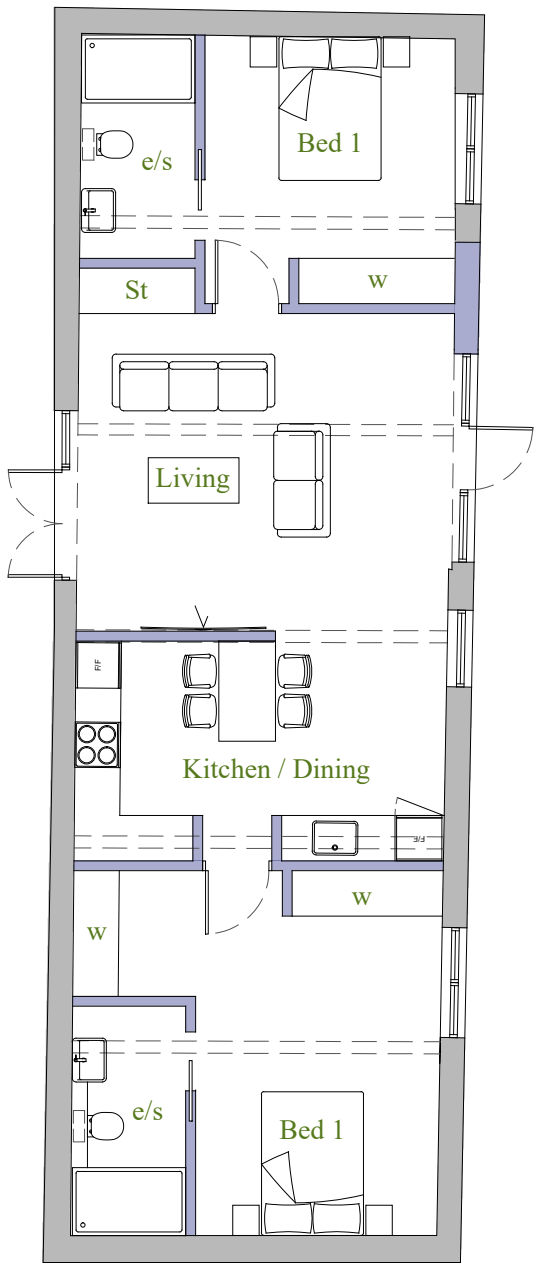
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PLOT 9



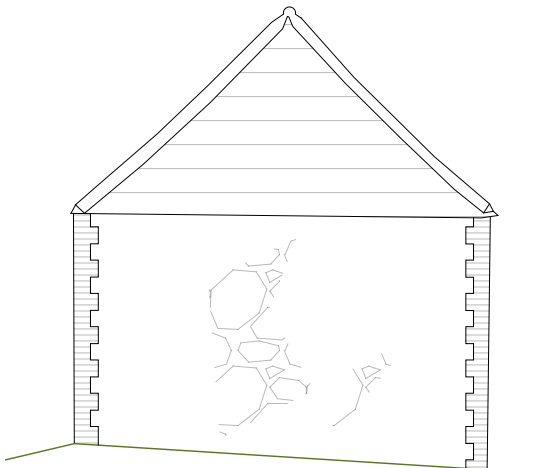
Ground Floor Plan
1:100 EXISTING



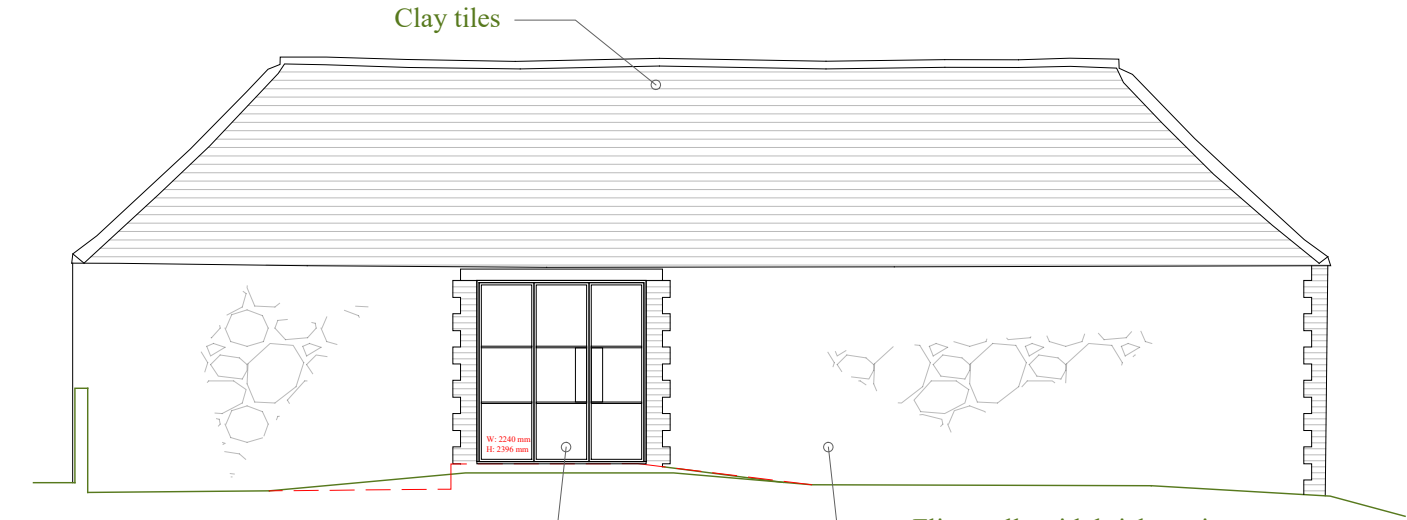
Ground Floor Plan
1:100 PROPOSED



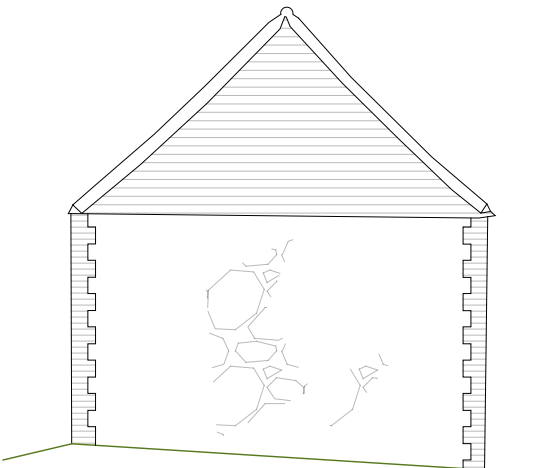
West
1:100 EXISTING



South
1:100 EXISTING



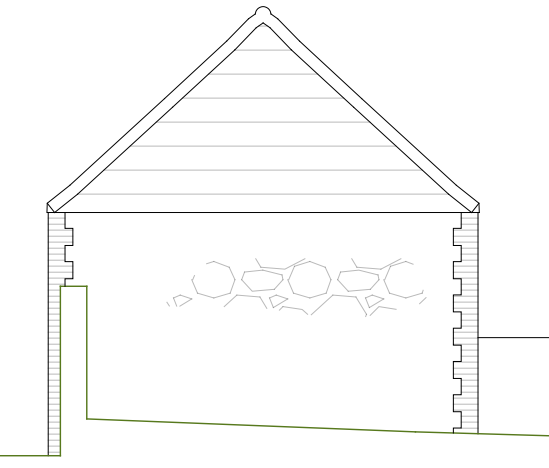
West
1:100 PROPOSED



South
1:100 PROPOSED



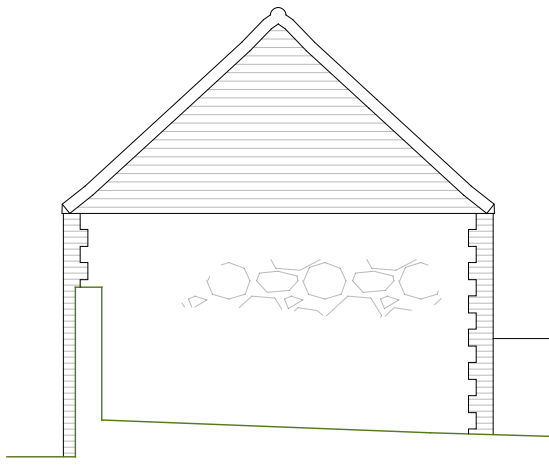
East
1:100 EXISTING



North
1:100 EXISTING



East
1:100 PROPOSED



North
1:100 PROPOSED

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Job No. 2506CH

Drawn By VM

Checked By BK

Drawn On 20.04.2026

Issued On 20.04.2026

Status Existing and Proposed

Drawing PLOT 9

Drawing No. 2506CH_106

Revision 000

