







**Legend**

-  Adur and Worthing Boundary
-  South Downs National Park

**JBA Groundwater Mapping**

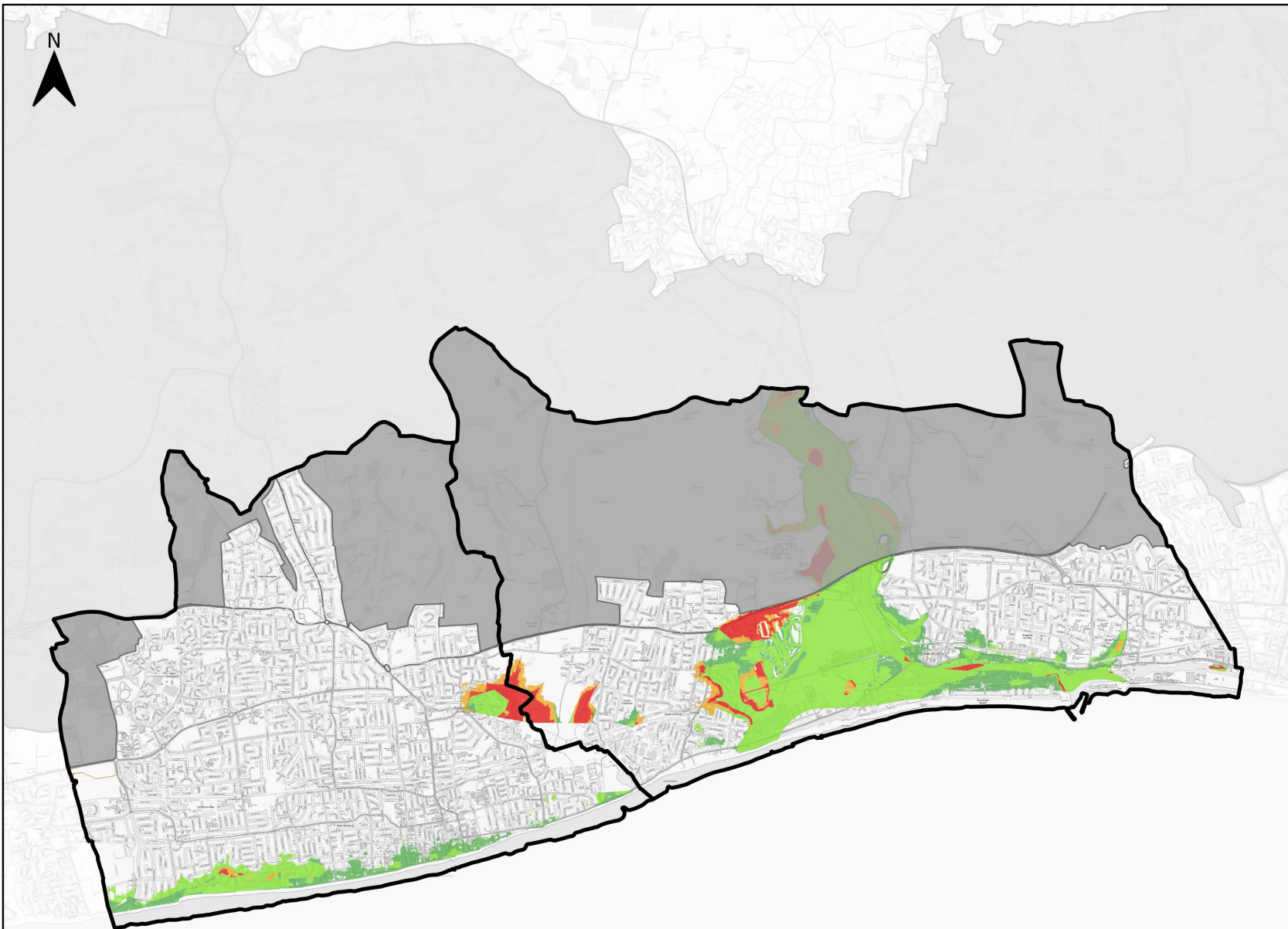
-  Groundwater levels are either at or very near (within 0.025m of) the ground surface.
-  Groundwater levels are between 0.025m and 0.5m below the ground surface.
-  Groundwater levels are between 0.5m and 5m below the ground surface.
-  Groundwater levels are at least 5m below the ground surface.



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**Adur and Worthing Councils SFRA: JBA Groundwater Mapping**

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**Legend**

- Adur and Worthing Boundary
- South Downs National Park
- Zone GW 1
- Zone GW 2
- Zone GW 3
- Zone GW 4

**Notes**

Technical assessment of the impact of sea level rise upon groundwater. Zone categories are outlined as follows:

GW1 - GW level more than 0.5m below the surface and region is above the current tidal level but below the future tidal level.

GW2 - GW level more than 0.5m below the surface and region is below the present day tidal level OR GW level between 0.025m and 0.5 below the surface and region is above the current tidal level but below the future tidal level

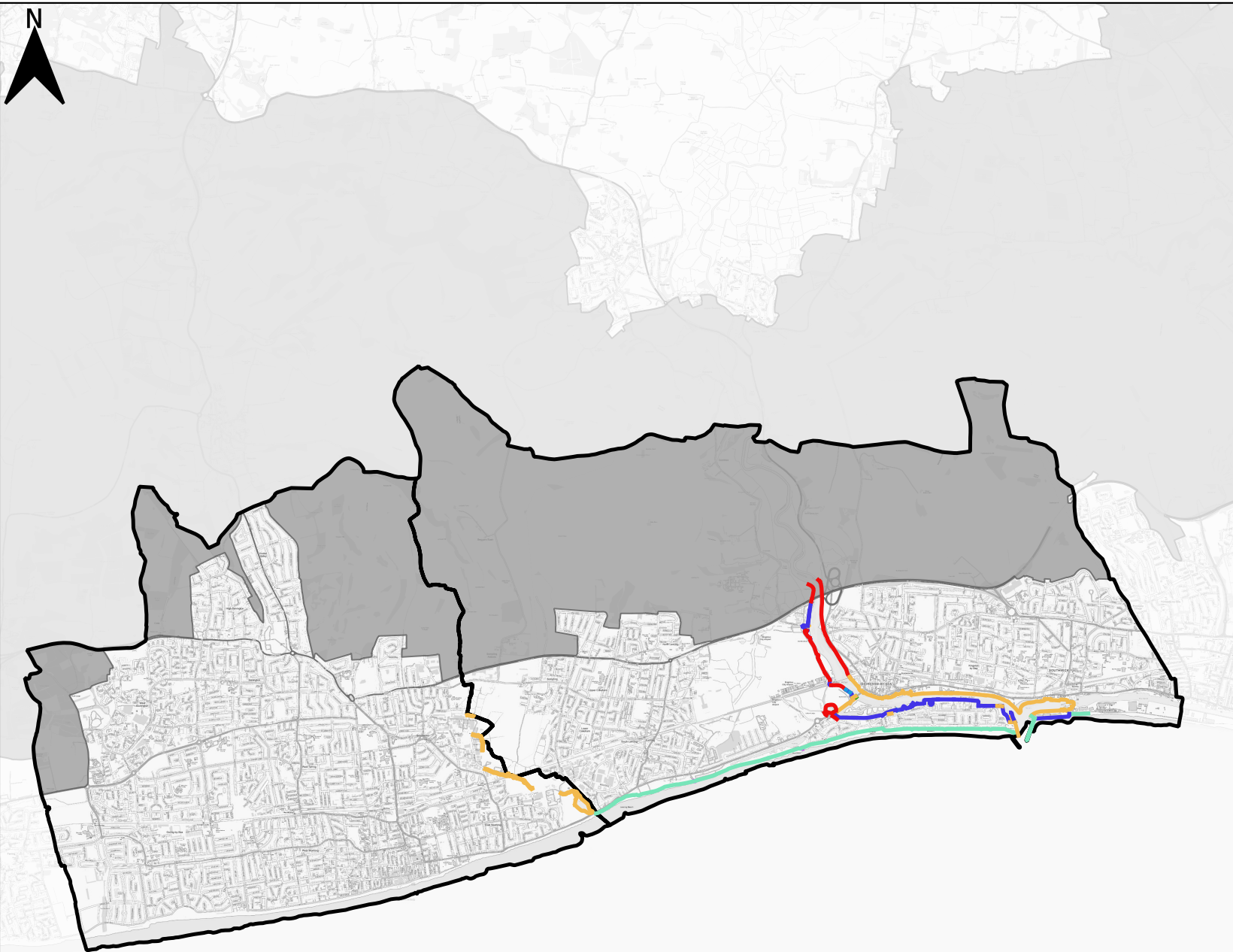
GW3 - GW level between 0.025m and 0.5m below the surface and region is below the present day tidal level OR GW level within 0.25m of the surface and region is above the current tidal level but below the future tidal level

GW4 - GW level within 0.025m of the surface and region is below the present day tidal level.








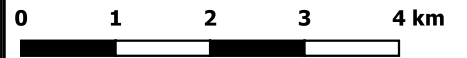
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**Legend**

-  Adur and Worthing Boundary
-  South Downs National Park
- Aims Defences**
-  Beach
-  Bridge Abutment
-  Demountable Defence
-  Embankment
-  Flood Gate
-  Natural High Ground
-  Wall

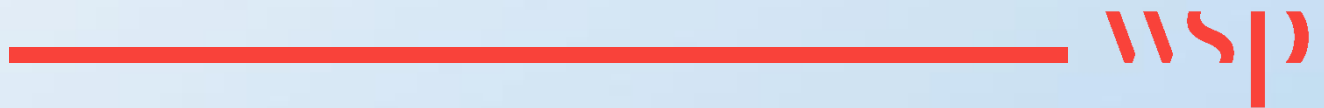


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# Appendix F

## **EA PRE APPLICATION CONSULTATION MINUTES**





# AGENDA & MEETING NOTES

<b>PROJECT NUMBER</b>	70118838	<b>MEETING DATE</b>	25 November 2024
<b>PROJECT NAME</b>	Kwick-Fit, Brighton Road, Shoreham	<b>VENUE</b>	MS Teams
<b>CLIENT</b>	Blenheim Estates	<b>RECORDED BY</b>	LM
<b>MEETING SUBJECT</b>	Pre-Application advice for Flood Risk Management		

<b>PRESENT</b>	Jon Denman Environment Agency Anna Rabone Environment Agency Sam Davies WSP Dinu Jose WSP Louise Markose WSP
<b>APOLOGIES</b>	N/A
<b>DISTRIBUTION</b>	As above
<b>CONFIDENTIALITY</b>	<b>Confidential</b>

ITEM	SUBJECT	ACTION	DUE
<b>1</b>	<b>Introductions</b> Anna Rabone—Planning Advisor   Sustainable Places Jon Denman—Strategic Partnership (Flood Modelling and Mapping) Sam Davies—WSP Senior Engineer Dinu Jose—Assistant Engineer Louise Markose—Associate Director		
<b>1.1</b>	Health, Wellbeing and Safety Pause on Seasonal Affective Disorder (SAD)		
<b>2</b>	Introduction to the scheme location, including site location, and proposed scheme, no ground floor accommodation, parking is proposed on the ground floor. Finished floor level of 4.4m AOD and 8m OAD for the Upper Ground for 49 residential units.		
<b>2.1</b>	It was advised to confirm with the Shoreham Harbour Joint Area Action Plan (JAPP) for recommended residential floor levels, however it was suggested to be 5.77m AOD for residential floor level.	WSP to check and confirm.	

## MEETING NOTES

		Checked and confirmed by D.J	
<b>2.1.1</b>	It was confirmed that the risk at the proposed scheme is from tidal flooding and therefore no floodplain compensation would be required.		
<b>2.2</b>	The scheme is in a flood warning area and an indicative lead time is approximately 2 days for a tidal event on the River Adur. WSP were advised to speak to the Local Planning Authority on potential requirements for emergency planning at the scheme and what may be required	EA to speak to flood warning colleagues and confirm.  EA to provide a link to the guidance document on Safe Access and Egress and Emergency planning.	
<b>3</b>	The 1 in 200 year plus climate change level should be used for the design flood event (undefended) for residential.  Non-residential could use the 60 year design life assumption (2115 Climate Change epoch).  The EA advised that measures should be put in place to protect the cars during a tidal event.		
<b>4</b>	The Free Wharf project is putting in defences south of the proposed scheme. Environment Agency (EA) inspect, but do not maintain the defences. Refer to the JAAP.		
<b>5</b>	The EA noted that they are in the process of updating the flood model in the area and may be ready in January 2025 and the flood map will be updated approximately March / April. WSP stated that the planning application will most likely be submitted in the next 1-2 months. Therefore, the existing Arun to Adur Coastal Modelling (2012) provided as part of the consultation in August 2024, remains the best available information.		

## MEETING NOTES

### **NEXT MEETING**

An invitation will be issued if an additional meeting is required.

# Appendix G

## **FLOOD ALERT/WARNING TIME**



**From:** Rabone, Anna <[Anna.Rabone@environment-agency.gov.uk](mailto:Anna.Rabone@environment-agency.gov.uk)>  
**Sent:** 16 January 2025 15:19  
**To:** Davies, Samuel <[samuel.davies2@wsp.com](mailto:samuel.davies2@wsp.com)>  
**Subject:** RE: Cost Recovered Advice: 37-41 Brighton Rd, Shoreham-by-Sea : ENV PAC/1/SSD/00346

Hi Sam,

Thank you very much for your email.

In regard to your query, Jon has just checked and says we would usually get a coastal flood alert or warning out 9 hours in advance of the peak tide. We do sometimes send out alerts or warning with more notice depending on the time of day.

I hope the above is helpful.

*Kind regards,*  
Anna

**Anna Rabone**  
Sustainable Places Technical Specialist | Solent & South Downs  
Environment Agency | Oving Road, Chichester, West Sussex, PO20 2AG

[anna.rabone@environment-agency.gov.uk](mailto:anna.rabone@environment-agency.gov.uk)  
Direct dial: 02077 140525

Working days: Monday to Friday

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# Appendix H

## **CORRESPONDANCE WITH EA REGARDING FLOOD RESILIENCE MEASURES**



**Subject:** RE: OBJECTION TO PLANNING APPLICATION AWDM/0738/25 (EA REF HA/2025/126876/01)  
**Sent:** 26-08-2025, 19:52:10  
**From:** Anna Rabone<Anna.Rabone@environment-agency.gov.uk>  
**To:** Davies, Samuel  
**Cc:** Markose, Louise

---

Hi Sam,

One of our flood risk technical specialists has looked at the document attached to your email dated 11 August and provided some feedback:

The document provides indicative examples of resistance and resilience measures, but exact details are not provided on what is proposed for this development stating that they will provide at the later application stage. However, we are pleased that the text gives information about the the level they will protect to, and it states that exact designs will be put forth at later application stages. We are reasonably satisfied that this is sufficient to be able to remove our flood risk objection if the text is incorporated into a revised Flood Risk Assessment. We are also pleased to see that floating cars have been considered as well.

I hope the above is helpful. If you copy me into any correspondence with the council when you submit the revised FRA, I will then be able to log this and get a response to the council as quickly as we can.

Thank you very much.

*Kind regards,*  
Anna

**Anna Rabone**  
Sustainable Places Technical Specialist | Solent & South Downs  
**Environment Agency** | Oving Road, Chichester, West Sussex, PO20 2AG

[anna.rabone@environment-agency.gov.uk](mailto:anna.rabone@environment-agency.gov.uk)  
Direct dial: 02077 140525

Working days: Monday to Friday

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---

**From:** Davies, Samuel <[samuel.davies2@wsp.com](mailto:samuel.davies2@wsp.com)>  
**Sent:** 11 August 2025 09:25  
**To:** Anna Rabone <[Anna.Rabone@environment-agency.gov.uk](mailto:Anna.Rabone@environment-agency.gov.uk)>  
**Cc:** Markose, Louise <[louise.markose@wsp.com](mailto:louise.markose@wsp.com)>  
**Subject:** RE: OBJECTION TO PLANNING APPLICATION AWDM/0738/25 (EA REF HA/2025/126876/01)

Hello Anna,  
Thank you for your response on this.  
As discussed, it was mentioned that the EA would be amenable to looking at our proposed updates, addressing your objection, before updating the FRA and formally re-submitting.  
Please find attached our response, which we intend to incorporate into the FRA.  
Thanks,  
Sam.

---

**From:** Anna Rabone <[Anna.Rabone@environment-agency.gov.uk](mailto:Anna.Rabone@environment-agency.gov.uk)>  
**Sent:** 21 July 2025 15:05  
**To:** Davies, Samuel <[samuel.davies2@wsp.com](mailto:samuel.davies2@wsp.com)>

**Cc:** Markose, Louise <[louise.markose@wsp.com](mailto:louise.markose@wsp.com)>

**Subject:** RE: OBJECTION TO PLANNING APPLICATION AWDM/0738/25 (EA REF HA/2025/126876/01)

Hello Sam,

We do expect this information to be provided for an outline application, hence the objection.

*Kind regards,*  
Anna

**Anna Rabone**

Sustainable Places Technical Specialist | Solent & South Downs

**Environment Agency** | Oving Road, Chichester, West Sussex, PO20 2AG

[anna.rabone@environment-agency.gov.uk](mailto:anna.rabone@environment-agency.gov.uk)

Direct dial: 02077 140525

Working days: Monday to Friday

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**From:** Davies, Samuel <[samuel.davies2@wsp.com](mailto:samuel.davies2@wsp.com)>

**Sent:** 21 July 2025 14:03

**To:** Anna Rabone <[Anna.Rabone@environment-agency.gov.uk](mailto:Anna.Rabone@environment-agency.gov.uk)>

**Cc:** Markose, Louise <[louise.markose@wsp.com](mailto:louise.markose@wsp.com)>

**Subject:** RE: OBJECTION TO PLANNING APPLICATION AWDM/0738/25 (EA REF HA/2025/126876/01)

Thank you Anna,

The position that we would like to take is that as the application is for Outline Planning Permission, the detail of resilience measures including levels to be confirmed/specified would be secured by a Condition a later stage. Please could you advise of this would be acceptable to the Environment Agency and therefore the objection lifted?

Thanks,  
Sam.

---

**From:** Anna Rabone <[Anna.Rabone@environment-agency.gov.uk](mailto:Anna.Rabone@environment-agency.gov.uk)>

**Sent:** 21 July 2025 11:39

**To:** Davies, Samuel <[samuel.davies2@wsp.com](mailto:samuel.davies2@wsp.com)>

**Cc:** Markose, Louise <[louise.markose@wsp.com](mailto:louise.markose@wsp.com)>

**Subject:** RE: OBJECTION TO PLANNING APPLICATION AWDM/0738/25 (EA REF HA/2025/126876/01)

Hello Sam,

I think to overcome the objection it is simply a case of updating the Flood Risk Assessment (FRA) with the information highlighted in the letter, namely, to provide more detail on the flood resistance and resilience measures proposed and what level they will be provided at.

Resources are stretched here at the moment, so it will probably take longer to set up a meeting than it will for you to update the FRA. If you want to send me an email with some basic information about the flood resistance and resilience measures, I can try and get our flood risk team to have a quick look before you update the FRA if that helps?

*Kind regards,*  
Anna

**Anna Rabone**

Sustainable Places Technical Specialist | Solent & South Downs

**Environment Agency** | Oving Road, Chichester, West Sussex, PO20 2AG

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Direct dial: 02077 140525

Working days: Monday to Friday

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**From:** Davies, Samuel <[samuel.davies2@wsp.com](mailto:samuel.davies2@wsp.com)>  
**Sent:** 18 July 2025 11:55  
**To:** Anna Rabone <[Anna.Rabone@environment-agency.gov.uk](mailto:Anna.Rabone@environment-agency.gov.uk)>  
**Cc:** Markose, Louise <[louise.markose@wsp.com](mailto:louise.markose@wsp.com)>  
**Subject:** OBJECTION TO PLANNING APPLICATION AWDM/0738/25 (EA REF HA/2025/126876/01)

Hello Anna,  
Regarding the objection to the planning application AWDM/0738/25 (EA REF HA/2025/126876/01) for the proposed development 39-41 Brighton Road, Shoreham, would you be open to a discussion about how we can overcome these concerns/objections?  
Thanks,  
Sam.



**Samuel Davies**  
Senior Flood Risk Consultant  
Bsc, Msc MCIWEM

M+ 44 (0)7860863144

WSP in the UK

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