Flood Risk Assessment

67 High Street, Worthing BN11 1DN

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Version: 2

STONE & BRICK
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REPORTS AND ASSESSMENTS

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INTRODUCTION

Stone & Brick solutions were commissioned to produce a Flood Risk Assessment report for the proposed development at 67 High Street, Worthing BN11 1DN.

The general limitations of this report are:

This report has been prepared using the best data and information that was available at the time of writing. There is the potential for further information or data to become available, leading to changes in the conclusions drawn by this report, for which Stone & Brick solutions cannot be held responsible.

SITE DESCRIPTION

67 High Street, Worthing BN11 1DN is a two-storey structure facing eastward and positioned prominently southwest of the roundabout junction connecting the High Street, North Street, and Lyndhurst Road.

This proposed property stands as a detached mixed-use building, featuring a ground-floor retail space and first-floor offices.

Figure 1- Site Location Plan

Key

Site Boundary

GEOLOGY OF THE AREA

Superficial deposits are the youngest geological deposits formed during the most recent period of geo-logical time, the Quaternary, which extends back about 2.6 million years from the present.

According to publicly available data from The British Geological Survey records https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer , the Superficial Geology is recorded as Kempton Park Gravel Member and the Bedrock Geology is recorded as London Clay Formation.

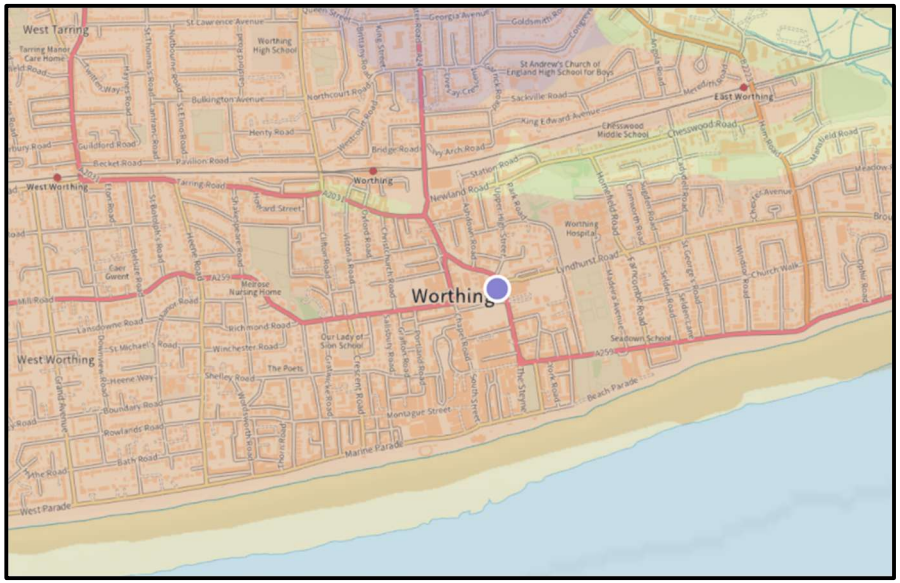


Figure 2- Superficial Geology at the site. (Source: British Geological Survey Website)

River Terrace Deposits - Sand, silt an...

River Terrace Deposits:

Lithological Description: Sand and gravel, locally with lenses of silt, clay or peat.

Figure 3- Bedrock Geology at the site. (Source: British Geological Survey Website)

Seaford Chalk Formation - Chalk

Seaford Chalk Formation:

Lithological Description: Firm white chalk with conspicuous semi-continuous nodular and tabular flint seams. Hardgrounds and thin marls are known from the lowest beds. Some flint nodules are large to very large.

Definition of Lower Boundary: In Sussex the lower boundary is conformable at the base of Shoreham Marl 2, which marks the change from regularly spaced nodular and grainy chalk beds of the upper Lewes Nodular Chalk Formation to smooth white chalks. This marl is equivalent to the East Cliff Marl 2 in Kent and is also identified at the Anstey Quarry [TL 395 329] south of Royston, in the "Transitional" Province. In the field, this is the most difficult boundary to place precisely as it falls in the sequence where the predominance of interbeds of hard chalk reduces in favour of soft chalk. The most positive criterion is the incoming of abundant thick-shelled inoceramid debris (Platyceramus) in soft chalks, although this might not be applicable everywhere. The presence of a sequence containing carious flints within the low Seaford Chalk and high Lewes Chalk is a helpful field indicator of the boundary. Geomorphologically the formation characteristically forms long, even, dipslope crests.

Definition of Upper Boundary: The upper boundary is conformable at the Buckle Marl 1 in the Sussex succession (Mortimore, 1986). Typically, at upward change from white flinty chalks with no marl seams to less flinty chalk with numerous marl seams (the Newhaven Chalk Member). The incoming of common Zoophycos flints and the presence of the zonal Uintacrinus socialis crinoid at the base of the Newhaven Chalk Formation are useful indicators in the field.

Thickness: Generally, in the range 50 to 80 m in the basinal successions of Sussex and Hampshire within the Southern Province. Equivalent beds in Kent are in the range 55 to 60 m. Over considerable areas of Southern England the thickness of this unit is limited by erosion beneath the sub-Palaeogene unconformity.

GROUND CONDITION/GEOLOGY

By checking the British Geological survey borehole map, considering the boreholes records near to the proposed site, no groundwater was encountered during drilling of the borehole.

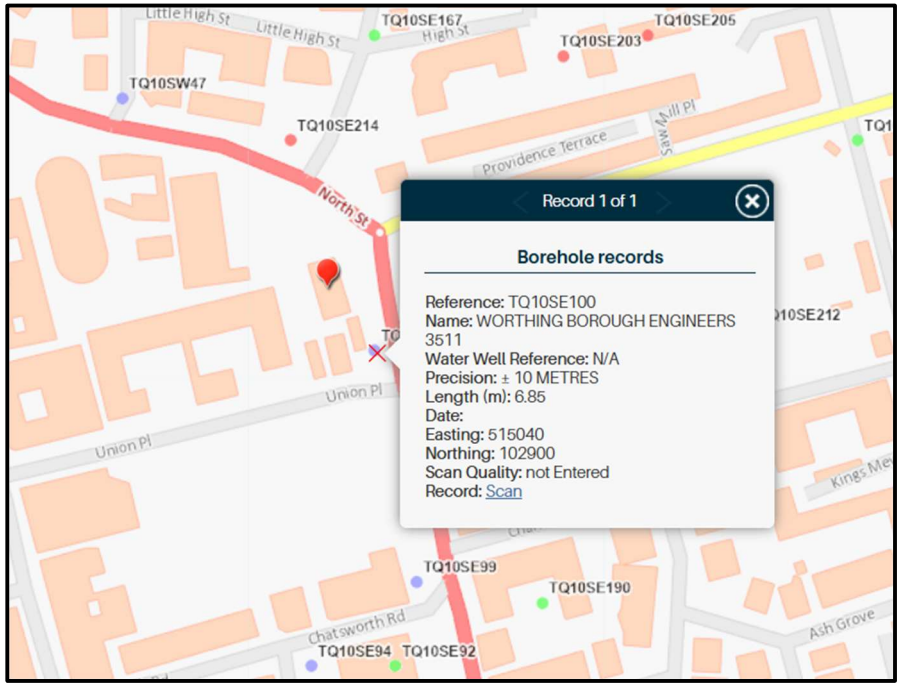


Figure 4 - Street Map indicating existing boreholes nearby the property

More specific data about existing local boreholes has been found. Figure 4. above summarizes the British Geological Survey (BGS) records held for previous boreholes carried out close to the site.

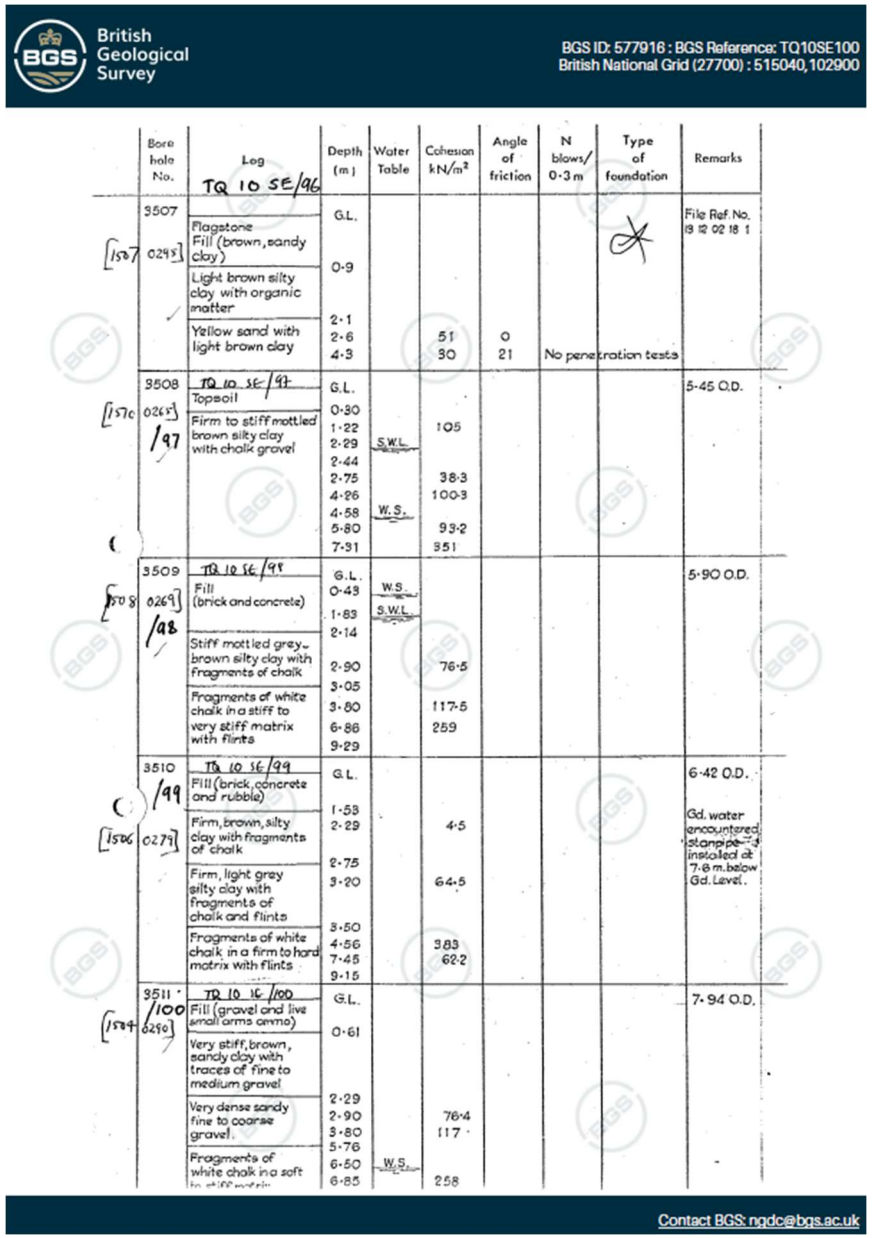
The borehole investigation report done on the property is below:

Borehole TQ10SE96, shows:

- Made Ground with Flagstone Fill (brown, sandy clay) in the first 0.9m below ground level (bgl);

- Light brown silty clay with organic matter between 0.9m to 2.1m below ground level (bgl);

- Yellow sand with light brown Clay between 2.1m to 4.3m below ground level (bgl);



British Geological Survey

BGS ID: 577916 : BGS Reference: TQ10SE100
British National Grid (27700) : 515040, 102900

Bore hole No.	Log TQ 10 SE/96	Depth (m)	Water Table	Cohesion kN/m²	Angle of friction	N blows/ 0·3 m	Type of foundation	Remarks
3507 [1587 0295]		G.L.						File Ref. No. 19 12 02 18 1
	Flagstone Fill (brown, sandy clay)	0·9						
	Light brown silty clay with organic matter	2·1						
	Yellow sand with light brown clay	2·6		51	0			
		4·3		30	21	No penetration tests		
3508 [1570 0265] /97	TQ 10 SE/97 Topsoil	G.L. 0·30						5·45 O.D.
	Firm to stiff mottled brown silty clay with chalk gravel	1·22		105				
		2·29	S.W.L.					
		2·44						
		2·75		38·3				
		4·26		100·3				
		4·58	W.S.					
		5·80		93·2				
		7·31		351				
3509 [1508 0269] /98	TQ 10 SE/98 Fill (brick and concrete)	G.L. 0·43	W.S.					5·90 O.D.
		1·83	S.W.L.					
	Stiff mottled grey-brown silty clay with fragments of chalk	2·14						
		2·90		76·5				
	Fragments of white chalk in a stiff to very stiff matrix with flints	3·05						
		3·80		117·5				
		6·86		259				
		9·29						
3510 /99 [1506 0279]	TQ 10 SE/99 Fill (brick, concrete and rubble)	G.L. 1·53						6·42 O.D. Gd. water encountered, standpipe installed at 7·8 m. below Gd. Level.
	Firm, brown, silty clay with fragments of chalk	2·29		4·5				
		2·75						
	Firm, light grey silty clay with fragments of chalk and flints	3·20		64·5				
		3·50						
	Fragments of white chalk in a firm to hard matrix with flints	4·56		383				
		7·45		62·2				
		9·15						
3511 /100 [1584 0290]	TQ 10 SE /100 Fill (gravel and live small arms ammo)	G.L. 0·61						7·94 O.D.
	Very stiff, brown, sandy clay with traces of fine to medium gravel	2·29						
		2·90		76·4				
	Very dense sandy fine to coarse gravel.	3·80		117				
		5·76						
	Fragments of white chalk in a soft	6·50	W.S.					
		6·85		258				

Contact BGS: ngdc@bgs.ac.uk

Figure 5 – Borehole record TQ10SE96-100

SOURCES OF FLOODING – ACTUAL FLOOD RISK

The NPPF describes potential sources of flooding. This section provides a review of flooding from land, sewers, groundwater, and artificial sources, in addition to that from rivers and the sea.

- Flood Risk from Land, Surface Water and Sewers
- Flooding from land can be caused by rainfall being unable to infiltrate into the natural ground or entering the drainage systems due to blockage, or flows being above design capacity. This can the result in (temporary) localised ponding and flooding. The natural topography and location of buildings/structures can influence the direction and depth of water flowing off impermeable and permeable surfaces.
- Surface water flooding can be difficult to predict, much more so than river or sea flooding as it is hard to forecast exactly where or how much rain will fall in any storm.

Referring to checking of long-term flood risk from Gov.uk website, https://check-long-term-flood-risk.service.gov.uk

The area around 67 High Street, Worthing BN11 1DN has a

- Vey low risk of surface water flooding
- Very low risk of flooding from rivers and the sea
- Flooding from groundwater is unlikely in this area.
- Flooding from reservoirs is unlikely in this area.

Surface water

Yearly chance of flooding

Very low	Low	Medium	High

Yearly chance of flooding between 2040 and 2060

Very low	Low	Medium	High

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

It's a problem because:

- it often happens in places you don't expect, like up hills
- it's hard to predict, as heavy rain sometimes only affects a small part of an area
- where there's lots of tarmac and concrete the water has nowhere to go

Map showing site specific extend of flooding from surface water is shown below:

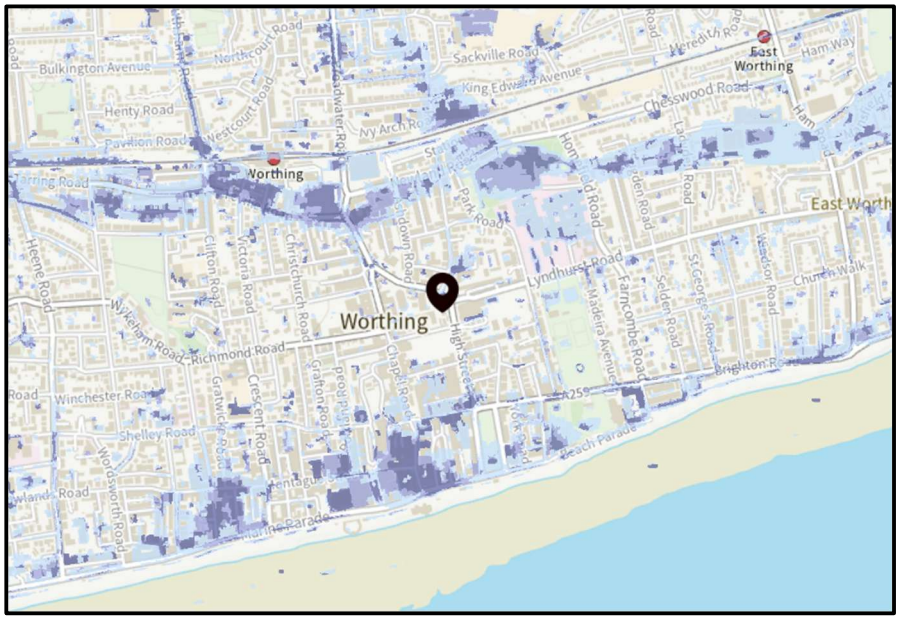


Figure 6 - Extent of flooding from surface water (Source: Flood Risk Service Gov.UK)

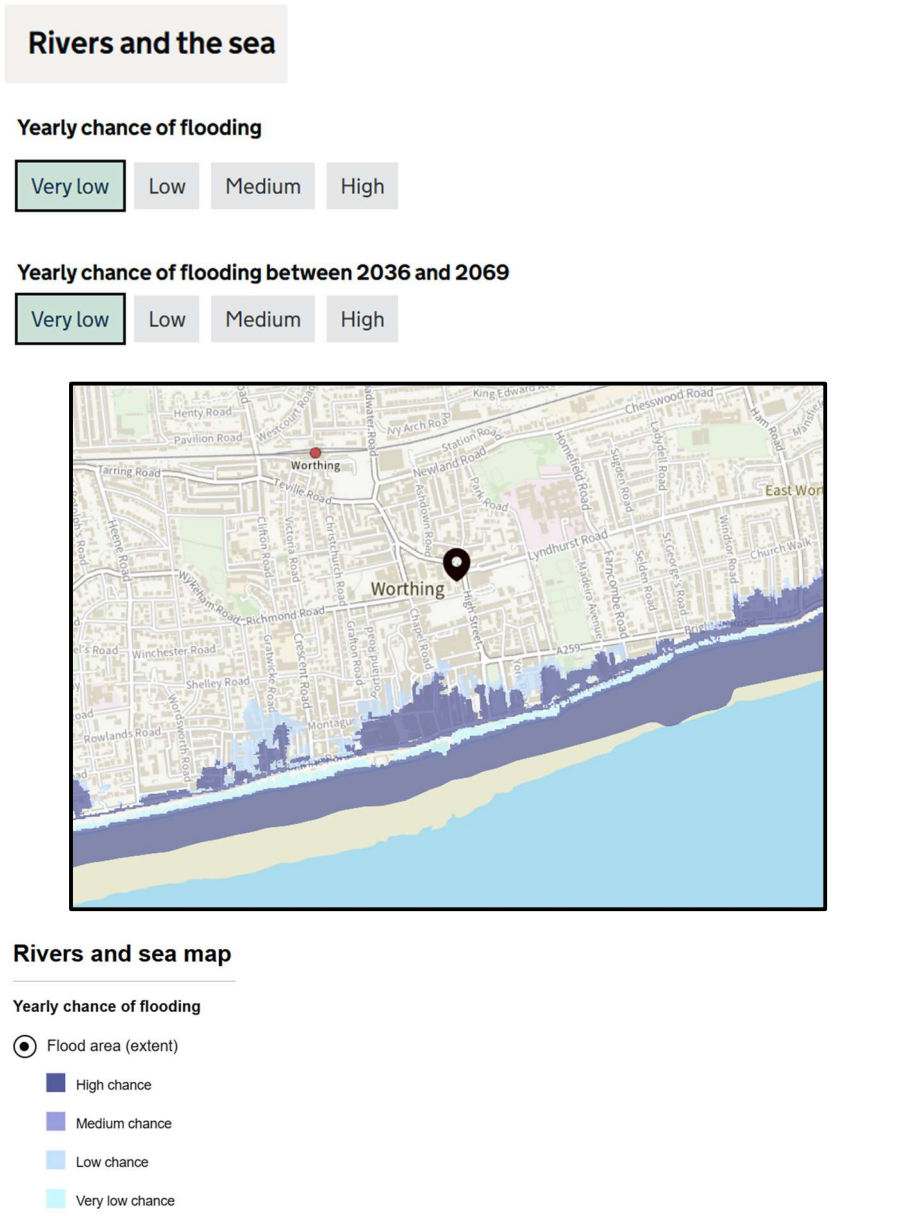


Figure 7 - Extent of flooding from Rivers and the sea (Source: Flood Risk Service Gov.UK)

Other flood risks

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

Flooding from reservoirs is unlikely in this area.

FLOOD MAP FOR PLANNING

The Government flood mapping information for this provided by the Environment Agency has confirmed that this site falls within Flood Zone 1. The Environment Agency defines flood zones as follows: -

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	**515016/102929**	**11 May 2025 22:00**

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 2025 AC0000807064. https://flood-map-for-planning.service.gov.uk/os-terms

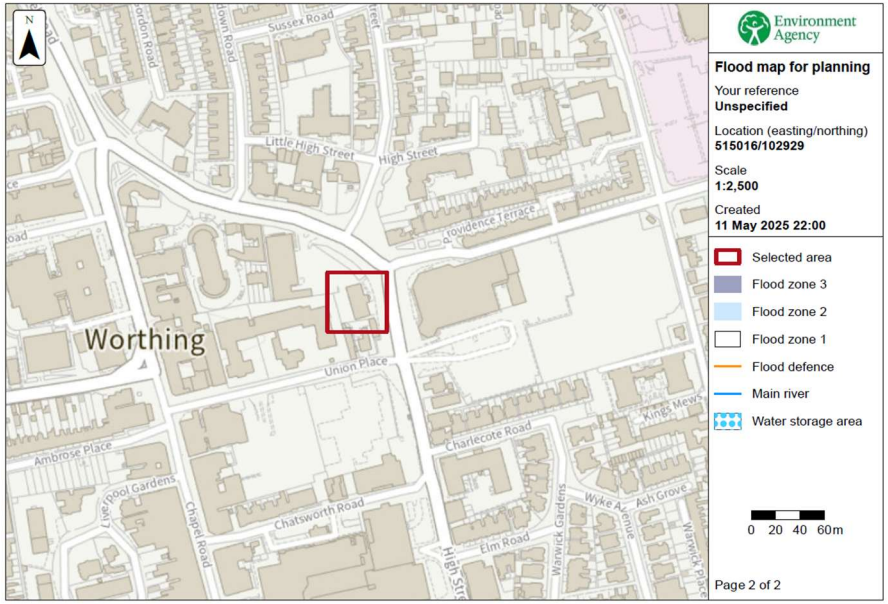


Figure 8 - Flood Map for Planning

Source: https://flood-map-for-planning.service.gov.uk/

The Environment Agency (EA) flood Map for Planning (Figure 6) shows that the Site is located within defended Flood Zone 1, zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (< 0.1%).

Under the NPPF, all new planning applications must undergo a Sequential Test. This test must be implemented by local planning authorities with a view to locating particularly vulnerable new developments (e.g. residential, hospitals, mobile homes etc.) outside of the floodplain.

The test refers to the EA Flood Zones described in Table below. For reference, the NPPF Sequential Test:

Flood Risk Vulnerability and Flood Zone 'Compatibility' Table is reproduced below:

Flood risk vulnerability classification (see table 2)		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	×	Exception Test required	✓
	Zone 3b functional floodplain	Exception Test required	✓	×	×	×

Figure 9- The Sequential Test: Flood Risk Vulnerability and Flood Zone 'Compatibility' Table as specified by NPPF.

i) Zone 1 – This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (< 0.1%)

ii) Zone 2 - This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1%< 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5%-0.1%) in any year.

iii) Zone 3a - This zone comprises land assessed as having a 1 in 100 or greater annual probability of

river flooding (> 0.1%) or a 1 in 200 or greater annual probability of sea flooding (>0.5%) in any year.

iv) Zone 3b – This zone comprises land where water must flow or be stored in times of flood. SFRAs should identify this flood zone (Land

which would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in extreme (0.1%) flood, or at another probability to be agreed between the LPA and the Environment Agency, including water conveyance routes.

PROPOSED DRAINAGE STRATEGY

As the proposed site is for Change of use from commercial space (Class E) to 10 no. flats (Class C3), with no increase to roof area, surface water runoff is to be discharger re-using the existing drainage.

There are no construction works proposed to the remaining area. It is therefore proposed for the onsite surface water drainage network to remain as existing and to be re-used.

MAINTENANCE

General Drainage Maintenance Specification

Inlet Structures and Inspection Chambers

- Inlet structures such as rainwater downpipes, road gullies and channel drains should be free from obstruction at all times to all free flow through the SuDS
- Inspection Chambers and Rodding Eyes are used on bends or where pipes come together. They allow access and cleaning to the system if necessary.

Inlet Structures and Inspection Chambers	
Regular Maintenance	**Frequency**
Inlet Structures **Inspect rainwater downpipes, channel drains and road gullies, removing obstructions and silt as necessary. Check that there is no physical damage.** **Strim vegetation 1m min surround to structures and keep area free from silt and debris**	Monthly
Inspections Chambers and below ground control chambers. **Remove cover and inspect, ensuring that the water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt.** **Undertake inspection after leaf fall in Autumn**	Annually
Occasional Maintenance **Check topsoil levels are 20mm above edges of chambers to avoid mower damage.**	As necessary
Remedial Work **Repair physical damage if necessary**	As required

FLOOD EVACUATION PLAN

The Environment Agency usually issues a flood alert between 2 and 12 hours before flooding. Flood alerts are usually issued during waking hours where possible. However, in tidally affected locations, flood alerts can be given up to 72 hours before hand, as tidal surges are much easier to predict than river flooding.

The Environment Agency usually issues a flood warning 30 minutes to 2 hours before flooding.

Flood Evacuation Route:

In the event of flooding at 67 High Street, Worthing BN11 1DN, it is crucial to evacuate promptly and safely. This area is susceptible to surface water flooding due to its low-lying position and the steep topography of the surrounding region, which can cause rapid stormwater flow during heavy rainfall.

Recommended Evacuation Route

1. Exit the site via Union Place or south side of High Street

   Proceed east along South Street

   Connect to Chandos Road or Brighton Road (higher ground)

   End at an appropriate Emergency Assistance Centre or higher ground location (community centre)

This route leads to higher ground and a facility equipped to provide shelter and assistance during flooding events.

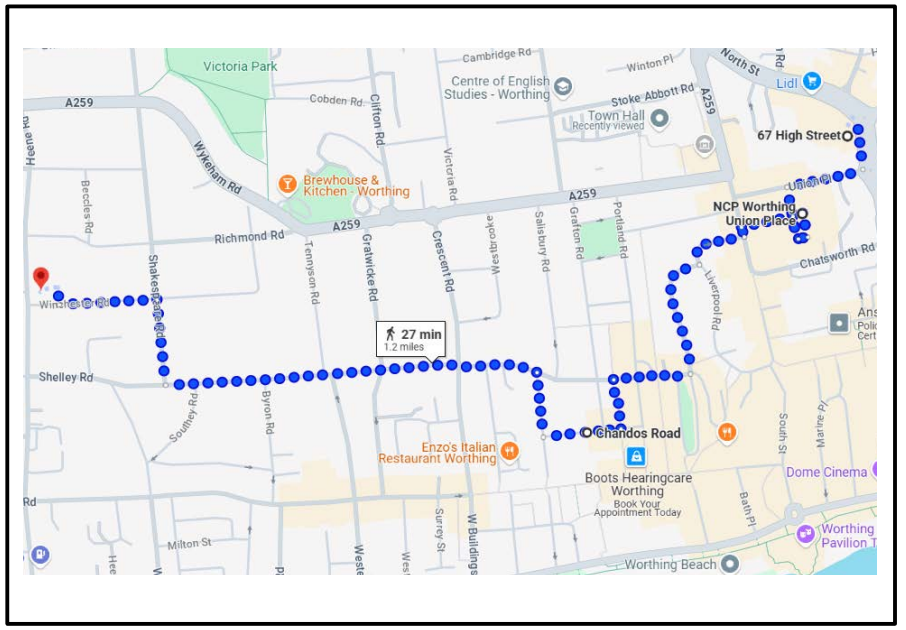


Figure 10 - Proposed Flood Evacuation Route

SAFE REFUGE ON SITE

If in the worst-case scenario, flooding has begun and depths appear to be greater than 25cm at the site and along the proposed evacuation route, it is advised that occupants seek refuge within the building at the first floor.

FLOOD HAZARD PREVENTION

It is recommended that signs explaining EA Flood Warning Service and the proposed Flood Emergency Procedure be issued to site

management and occupants to ensure all regular occupants are aware of the emergency procedures.

WARNING PROCEDURES

This section contains information on the types of flood warning available to site owners and occupants, as well as suggested actions in the event of these warnings being enacted.

The EA operates a 24-hour telephone service on 0345 988 1188 that provides frequently updated flood warnings and associated floodplain information.

The site owner(s) will be required to register for this service. It is advised that all residents/occupants and also register for this service, as site owner(s) may not be on site at the time of a flood event. It is the responsibility of the site owner to make this service available to all users.

Further information can be found on www.environment-agency.gov.uk/floodline and https://www.iow.gov.uk/keep-the-island-safe/severe-weather/flooding/ . Floodline Warnings Direct is a free service operated by the EA that provides flood warnings direct to occupants by telephone, mobile phone, fax, or pager.

It is the responsibility of the site owner(s) to keep the evacuation routes and areas of safe refuge known to all occupants.

Upon receipt of a flood warning, and following liaison and agreement with the Emergency Services, the site should be evacuated.

All occupants should be advised not to return to the site until the site is deemed to be safe for return by the Emergency Services / EA. If flood waters have receded the site can be accessed provided it is safe to do so.

Site owners will be responsible for informing future occupants and site owners of the risk posed from flooding.

The Flood Emergency (Evacuation) Plan, as well as details of the proposed evacuation route should be communicated to all current and future site owners and occupants through deeds. All occupants should be provided with a hard copy of the document.

The Flood Emergency (Evacuation) Plan should be reviewed annually, in light of the most recent and best available data. Site owners should make regular checks and send regular reminders to occupants of the Flood Emergency and Evacuation Procedures to ensure they are fully aware of the protocols and procedures required in the event of a flood event.

As flood hazard is a combination of the depth and velocity of floodwater, evacuees should not enter floodwater unless:

Obstacles below the water can present a significant hazard that may not be immediately obvious – collapsed manhole covers, debris, vegetation etc. can trap a person or cause serious injury when submerged. Additionally, shallow fast-moving water can knock a physically fit grown man over.

It is the property owner's responsibility to liaise with the Emergency Services in relation to the decision to evacuate all occupants.

The Emergency Services will become the lead agencies in respect to the flood incident. Emergency Services will lead on the decision to evacuate and any subsequent evacuation of the development. The site owner(s) will be responsible for contacting all occupants and site users as required during an evacuation event.

If the decision to evacuate has been made, occupants should leave the site and follow the agreed evacuation route to an area located above of the calculated 1:200-year flood extent.

Once the decision to evacuate has been made, it is the site owner's responsibility to contact occupants as required during an evacuation event. If any occupants cannot or will not evacuate the Emergency Services are required to be informed immediately.

The residents should continue to liaise with the Emergency Services and Emergency Planners throughout the evacuation procedure and will report to them once the evacuation has been successful so as to avoid unnecessary strain on the resources of the Emergency Services.

If feasible, occupants should inform supervisors, close relatives, and friends of their safe evacuation, this will also help avoid unnecessary strain on the resources of the Emergency Services.

As flood hazard is a combination of the depth and velocity of floodwater, evacuees should not enter floodwater unless:

- Emergency Services are present as part of an assisted/supervised evacuation,
- or if the depths are below 25cm before evacuating.

The Emergency Services, including but not limited to the Police and the Fire Brigade will be the lead agencies in respect of flood evacuation.

Evacuees should ensure that their chosen action and route is suitable to all members of their party (i.e. the elderly, very young, or disabled).

SAFE REFUGE PROCEDURES

It is advised that occupants should not seek to proceed through flood waters if perceived to be deeper than 250mm (25cm) (unless directed by emergency services) and instead should seek safe refuge within the building.

To facilitate making an informed decision during a flooding event, it is recommended that the site owners/ occupants sign up to the EA flood alert service and monitor weather reports as per the guidance below and aforementioned.

Three day flood risk forecast	What it means • Be aware. Think ahead. Keep any eye on the weather situation When it's used • Daily forecasts of flood risk on the EA website www.environment-agency.gov.uk These are updated more frequently for higher flood risk situations Triggers • Information updated daily on the Environment Agency website • The information includes the current and forecast situation and how this is likely to affect each county in England and Wales over the next three days Impacts on the ground Maps will how one of four levels of risk for each county: • Green = no risk of flooding • Yellow = low risk of flooding • Amber = medium risk of flooding • Red = high risk of flooding Advice to the public / media • Check forecast on the EA website • Remain aware of the impending weather conditions for your area

	Advice to operations organisations • The three-day forecast is the public facing version fo the Flood Guidance Statement that Category 1 and 2 responders receive • Advice for organisations varies depending on the level of flood risk and is provided on the Flood Guidance Statement issued by the Flood Forecasting Centre. •
	**What it means** • Flooding is possible • Be prepared **When it's used** • Two hours to two days in advance of flooding **Triggers** • Forecasts that indicate flooding from rivers may be likely. • Forecast intense rainfall for rivers that respond very rapidly. • Forecasts of high tides, surges, or high winds. **Impact on the ground** • Flooding of fields, recreation land and car parks • Flooding of minor roads • Flooding of farmland • Spray or wave overtopping on the coast **Advice to the public / media** • Be prepared to act on your flood plan • Prepare a flood kit of essential items • Avoid walking, cycling, or driving through flood water • Farmers should consider moving livestock and equipment away from areas likely to flood • Call Floodline on 0845 988 1188 for up-to-date flooding information • Monitor local water levels on the Environment Agency website www.environment-agency.gov.uk **Advice to operational organisations** • Check your flood response plans to see how your organisation needs to respond • Speak to your local Environment Agency Flood Warning Duty Officer for the latest forecast information • Dial into Flood Advisory Service teleconferences • Advise the public to call Floodline on 0845 988 1188 • Please report any flooding in your area to your local Environment Agency office
	**What it means** • Flooding is expected • Immediate action required **When its used** • Half an hour to one day in advance of flooding **Triggers** • High tides, surges coupled with strong winds • Heavy rainfall forecast to cause flash flooding of rivers • Forecast flooding from rivers

	Impact on the ground • Flooding of homes and businesses • Flooding of rail infrastructure • Flooding of roads with major impacts • Significant waves and spray on the coast • Extensive flood plain inundations (including caravan parks or campsites) • Flooding of major tourist / recreational attractions **Advice to the public / media** • Protect yourself, your family and help others • Move family, pets, and valuables to a safe place • Turn off gas, electricity, and water supplies if safe to do so • Put flood protection equipment in place • If you are caught in a flash flood, get to higher ground • Call Floodline on 0845 988 1188 for up-to-date information **Advice to operational organisations** • Check flood response plans for actions required at this stage • Speak to your local Environment Agency Flood Warning Duty Officer for the latest forecast information • Advise the public to call Floodline on 0845 988 1188 • Please report any flooding in your area to your local Environment Agency office
	**What it means** • Severe flooding • Danger to life **When it's used** • When flooding poses a significant risk to life or significant disruption to communities **Triggers** • Actual flooding where the conditions pose a significant risk to life and / or widespread disruption to communities • On site observations from flooded locations • A breach in defences or failure of a barrier that is likely to cause significant risk to life • Discussions with partners **Impact on the ground** • Deep and fast flowing water • Debris in the water causing danger • Potential or observed collapse of buildings an structures • Communities isolated by flood waters • Critical infrastructure for communities disabled • Large number of evacuees • Military support **Advice to the public / media** • Stay in a safe place with a means of escape • Be ready should you need to evacuate from your home • Co-operate with the emergency services • Call 999 if you are in immediate danger • Call Floodline on 0845 98801188 for up to date flooding information **Advice to operational organisations** • Check flood response plans for actions required at this stage

	• Advise the public to put their safety first and to be ready to evacuate should the authorities decide its needed • Develop clear messages for local communities and the public

Warning no longer in force	**What it means**
	• No further is currently expected for your area.
	
	When it's used
	• When a flood warning or severe flood warning is no longer in force
	
	Triggers
	• Risk of flooding has passed
	• River or sea have dropped back below severe flood warning for flood warning levels
	• No further flooding is expected
	• Professional judgment and discussions with partners agree that a severe flood warning status is no longer needed
	
	Impact on the ground
	• No new impacts expected from flooding, however there still may be:
	  • Standing water following flooding
	  • Flooded properties
	  • Flooding or damaged infrastructure
	
	Advice to the public / media
	• Be careful. Flood water may still be around for several days and could be contaminated
	• If you've been flooded, ring your insurance company as soon as possible
	
	Advice to operational organisations
	• Recovery phase will have started
	• Advise the public to call Floodline on 0845 988 1188 for advice on what to do if they have been affected by flooding

It is the occupants continued responsibility to liaise with the Emergency Services with regards to the best course of action.

Once it has been deemed safe for the site to be evacuated, site owners will follow the flood evacuation protocol with regards to communicating decisions and actions occupants and ensuring all site users follow instruction.

It would be expected that as the lead agency for a flood incident the Emergency Services would initiate evacuation of the site once flood waters had receded to a safe level. Site owners will be responsible for contacting occupants as required during an evacuation event.

PREPARATION PRIOR TO FLOOD EVENT

There are many ways in which a site owners / occupant may prepare for the potential of a flood event. The Environment Agency recommends that users create a kit of essential items and keep it to hand. It is advised that:

• Important documents - such as passport and insurance certificates. Some documents are expensive to replace. Having these in your kit will keep them safe and to hand.

• Torch - in case it floods at night and your power is affected.

• Radio - a wind-up or battery radio will help you monitor local news and weather broadcasts for the latest flooding situation.

• Batteries - have spare batteries available to power your torch or radio.

• Blankets or warm clothing - it may be cold and you could be without power for some time.

• First aid kit - keep a first aid kit to hand in case of minor injuries. Put any prescription medication in your kit so that you have easy access to it.

• Mobile phone - keep a fully charged mobile with you so that you can contact people in an emergency or call for help. If your phone has Internet access, you can use it to check on the latest flood situation.

• Waterproof clothing - keep wellies and rubber gloves available should you need to enter the flood water.

In a flood, there may be limited time to find these essential items so it's important to prepare in advance. Completing an individual flood plan – in light of the information in this plan - will help you decide what practical actions to take before and during a flood, which will help reduce the damage flooding could cause.

ADVICE AND INFORMATION FOR SITE OWNER

Occupants should be adequately informed of the Flood Emergency (Evacuation) Plan. This should include:

- Information concerning the warning and evacuation procedure;
- A list of useful telephone numbers and websites;
- A copy of the evacuation route;
- Application forms to register with the EA's Floodline Warnings Direct Service (if the property has been removed from this automatic service).

The occupants should aim to co-ordinate any Flood Emergency (Evacuation) Plans with neighbouring and nearby sites to minimise confusion.

Further information can be found on www.environment-agency.gov.uk/floodline . It is advised that:

On receipt of a FLOOD ALERT, the individual property owners and occupiers should:

- Monitor the situation via local media;
- Make themselves aware of forecast local weather conditions;
- Alert both current visitors, and those scheduled to arrive, of the situation;
- Prepare to evacuate if necessary.

On receipt of a FLOOD WARNING, the individual property owners and occupiers should:

- Follow advice to "go in, stay in, and tune in";
- Move all vehicles to an area outside of the potential flood extent, if safe to do so;
- Alert scheduled visitors that they should seek alternative accommodation;
- Be prepared to follow instruction from the Emergency Services.

On receipt of a SEVERE FLOOD WARNING, the individual property owners and occupiers should:

- Follow advice to "go in, stay in, and tune in";
- Remain attentive to local media forecasts and news bulletins;
- Do not evacuate unless instructed to do so by the Emergency Services;

Upon receipt of a Flood Warning, site users are advised to evacuate the site to a designated place of safe refuge if deemed safe to do so.

ADDITIONAL WARNINGS IN CASE OF EVACUATION

• Floodwater may be contaminated, especially by untreated sewage. Contamination remains after the floodwater has gone and can be hazardous unless simple procedures are followed. Wear rubber boots and gloves in and around the affected property. Wash all cuts and cover with waterproof plasters. Anyone receiving a puncture wound during flood recovery should have a doctor determine whether a tetanus booster is necessary. Small children, pregnant women and people with health problems should avoid floodwater and flooded areas until the clean-up is complete. If you do feel unwell or if you accidentally ingest (swallow) mud or contaminated water and you become ill, you should consult your doctor and tell them your house was flooded.

• Floodwater can damage buildings severely, particularly if it has been flowing quickly, is over 1m deep or has been in a property for a long time. Before entering property that has been flooded, the building should be checked for signs of damage.

• Be careful when moving any debris that may have been carried onto your property or the surrounding area. Avoid heavy objects (e.g. trees) that may be unstable and could suddenly move and trap or crush you. Do not attempt to move anything yourself that cannot be lifted comfortably.

• Be careful when moving in and around property that has been flooded. Standing water and mud can hide holes, damage to structures and sharp objects. This could include uncovered manholes and drains or roads and paths, as well as broken bottles or glass. Be aware of cuts from standing or falling onto hidden hazards and slippery sediment.

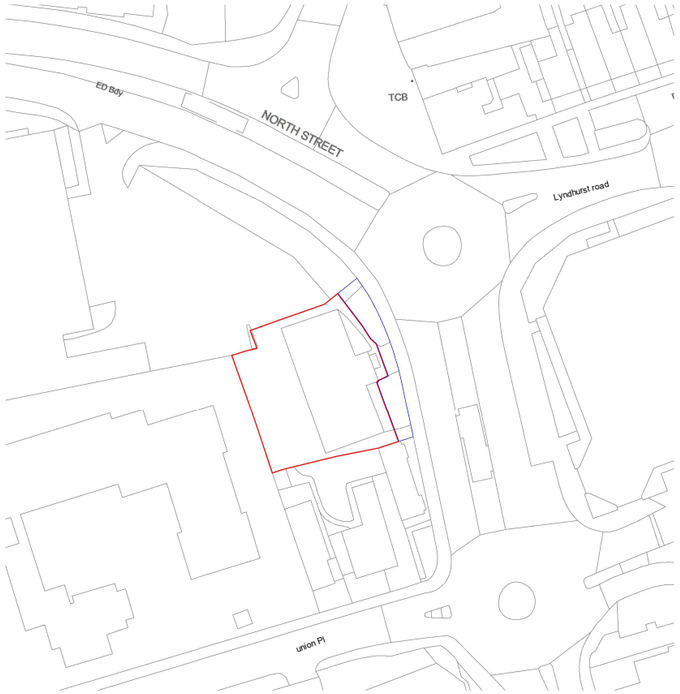
• Do not approach any structure that may be unsafe.

• Do not approach any fast-flowing water or deep standing water. If you enter swiftly flowing water, you risk drowning, regardless of your ability to swim. Shallow standing water can be dangerous for small children. Do not rely on cars or other vehicles to protect you from floodwaters. If you have to enter floodwater, in all cases move slowly and carefully, make sure you are wearing strong footwear and use a stick to check that you are not about to step into a hole or onto a sharp object. If driving in floods is unavoidable, do so with extreme caution. 6 inches depth of fast flowing water can sweep a 4x4 vehicle off a road.

• Turn off the electricity supply to the property until a qualified electrician or utility company has checked out the electrics. Use extreme caution in dealing with electricity. Ensure that all switches, sockets and appliances are checked prior to use, especially if they have been in contact with floodwater. Once all electrical safety checks have been made, make sure that you use a circuit breaker with any electrical equipment that you may use in, or to clean, or repair your property. Watch out for any fallen power lines and do not approach them - be aware that there is always a potential electric shock hazard.

• Turn off the gas supply to appliances that have been flooded (or where their vents/flues may have been affected).

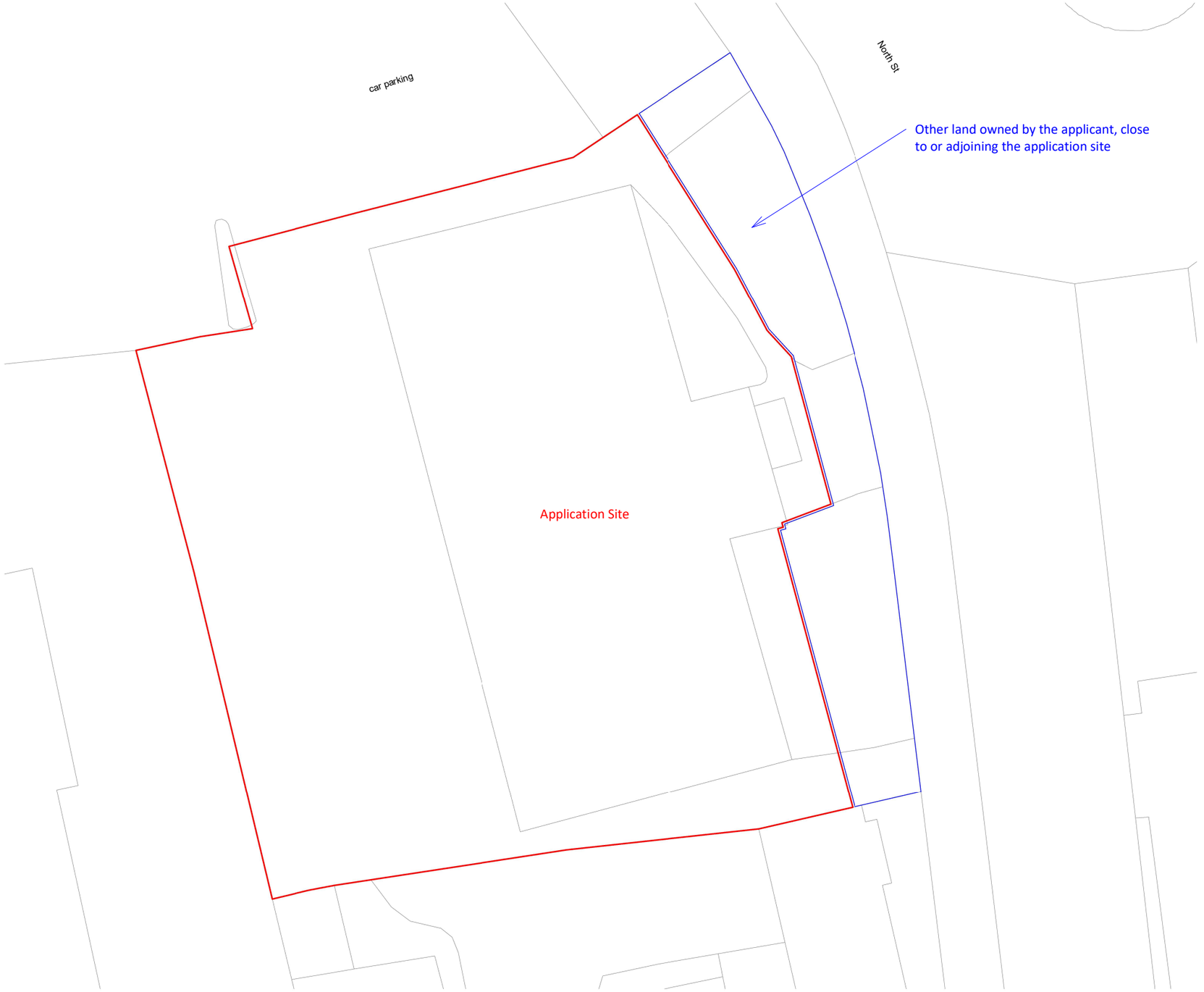
APPENDIX A – PROPOSED PLAN



0 25m 50m 100m

OS Map
1 : 1250

Propoerty Boundry
Site Area - 797 sq.m



Location Plan
1 : 200

0 1m 5m 10m 20m

DIMENSIONS
PLANNING | ARCHITECTURE | CONSULTANCY

0208 076 9300
info@pdimensions.co.uk
www.pdimensions.co.uk

PROJECT TITLE	DRAWING TITLE	REV	DRAWING NUMBER	Scale (@ A3)
Pharos House,67 High Street,Worthing, BN11 1DN	Existing Location Plan & OS Map	A	EX - L001	As indicated

CLIENT	Project number	Date	Drawn by
S J	0515	18/03/2025	sanjay

N

Area Schedule (GIA)

Name	Area	Comments
Unit 1	51 m²	1B2P
Unit 2	52 m²	1B2P
Unit 3	42 m²	Studio Flat
Unit 4	56 m²	1B2P
Unit 5	55 m²	1B2P
Unit 6	53 m²	1B2P
Unit 7	52 m²	1B2P
Unit 8	40 m²	Studio Flat
Unit 9	63 m²	2B3P
Unit 10	64 m²	2B3P

GIA - Floor area - 320 sq.m

DIMENSIONS
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GENERAL NOTES:
USE FIGURED DIMENSIONS ONLY.
DO NOT SCALE OFF DRAWINGS.
ALL DIMENSIONS ARE TO BE CHECKED ON SITE. INCONSISTENCIES ARE TO BE REPORTED TO *DIMENSIONS* IMMEDIATELY.

PROJECT TITLE
Pharos House - 67 High Street, Worthing, BN11 1DN

CLIENT
-

DRAWING TITLE
Proposed Ground Floor

Project number: -
Date: 17.03.2025
Drawn by: sanjay

REV: -
DRAWING NUMBER: PR - P001
Scale (@ A3): 1 : 100

0 1m 5m 10m

Area Schedule (GIA)

Name	Area	Comments
Unit 1	51 m²	1B2P
Unit 2	52 m²	1B2P
Unit 3	42 m²	Studio Flat
Unit 4	56 m²	1B2P
Unit 5	55 m²	1B2P
Unit 6	53 m²	1B2P
Unit 7	52 m²	1B2P
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PROJECT TITLE
Pharos House - 67 High Street, Worthing, BN11 1DN

CLIENT
-

DRAWING TITLE
Proposed First Floor

Project number	Date	Drawn by
-	17.03.2025	sanjay

REV	DRAWING NUMBER	Scale (@ A3)
-	PR - P002	1 : 100

0 1m 5m 10m

N