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Flood Risk Assessment

Proposed Residential Development at

56 Marlowe Road, Worthing

On behalf of

Denra Design Limited

September 2025

Document History and Status

Project Number 24070

Date	Version	Prepared By	Reviewed By	Approved By
30 Sept 2025	1.0	Sonya Macandrew BEng GMICE	Stuart Magowan IEng MICE	Stuart Magowan IEng MICE

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CONTENTS

1 Non Technical Summary 1

2 Planning Policy Context 2

2.1 National Planning Policy Framework 2
2.2 Lead Local Flood Authority 3
2.3 Adur & Worthing Council 3
2.4 Local Planning Policy 3

3 Existing Site 6

3.1 Site Location 6
3.2 Site Description 6
3.3 Existing Drainage 7
3.4 Geology and Groundwater 7

4 Flood Zone, Flood Defences and Flood History 8

4.1 Flood Zone 8
4.2 Flood Defences 8
4.3 Flood History 9

5 Flooding Potential 10

5.1 Tidal and Fluvial Flooding 10
5.2 Surface Water Flooding 10
5.3 Groundwater Flooding 10

6 Development Proposals 11

6.1 Description 11
6.2 Surface Water Drainage 11

7 Safe Development 12

7.1 Flood Zone Compatibility 12
7.2 Sequential and Exception Test Risk 12
7.3 Risk to Others 13

8 Conclusions 14

9 List of Appendices, Images and Tables 15

1 Non Technical Summary

1.1 This Flood Risk Assessment has been undertaken in accordance with the National Planning Policy Framework on behalf of Denra Design Limited in support of a Planning Application for the construction of a single dwelling adjacent to the existing dwelling at 56 Marlowe Road, Worthing.

1.2 This Assessment is to be read in conjunction with all planning, architectural and other reports that accompany the Planning Application for the proposed development.

1.3 The site is located in Flood Zone 1.

1.4 This report concludes that the risk to this site of flooding from tidal or fluvial sources, surface water flows or groundwater is negligible.

1.5 In terms of flood risk the proposed development is suitable at this location.

2 Planning Policy Context

2.1 National Planning Policy Framework

2.1.1 The current version of the National Planning Policy Framework is dated December 2024 and was amended on 7 February 2025 to correct cross references from footnotes 7 and 8 and amend the end of the first sentence of paragraph 155 in relation to development in the Green Belt to make its intent clear.

2.1.2 With regard to planning and flood risk the National Planning Policy Framework states that *'the sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).'*

2.1.3 With regard to planning and flood risk the National Planning Policy Framework states that *'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[63]. 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;

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.'

2.1.4 Footnote 63 states that *'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.*

2.1.5 With regard to minor developments the NPPF states that *'applications for some minor development and changes of use[62] 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.'*

2.1.6 Footnote 62 states that *'this includes householder development, small non-residential extensions (with a footprint of less than 250m^2) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate.'*

2.2 Lead Local Flood Authority

2.2.1 West Sussex County Council became a Lead Local Flood Authority under the Flood and Water Management Act 2010 and was given a series of new responsibilities to coordinate the management of local flood risk.

2.2.2 As part of its role West Sussex County Council has commissioned and produced the following documents:

- Preliminary Flood Risk Assessment - May 2011
- Local Flood Risk Management Strategy – July 2025

2.2.3 The above documents have been reviewed in the preparation of this report.

2.3 Adur & Worthing Council

2.3.1 Adur & Worthing Council has commissioned and produced the following documents:

- Level 1 Strategic Flood Risk Assessment - July 2024
- Level 2 Strategic Flood Risk Assessment - July 2020

2.3.2 The above documents have been reviewed in the preparation of this report.

2.4 Local Planning Policy

2.4.1 The Worthing Local Plan was adopted by Worthing Borough Council on 28 March 2023.

2.4.2 The following policies are of specific relevance to this Flood Risk Assessment:

2.4.3 **Policy DM20** Flood Risk and Sustainable Drainage states that

'a) The Council will work with relevant bodies to ensure that flood risk in Worthing is managed and reduced. Development should be directed away from areas of highest risk of flooding from any source and opportunities should be taken to reduce flooding through sustainable drainage systems and natural flood management to deliver multi-functional benefits for people and wildlife.

Flood Risk Assessment

b) A site specific Flood Risk Assessment must be submitted with planning applications for:

i) sites of 1 hectare or greater in Flood Zone 1;

ii) all new development (including minor development and change of use) in Flood Zones 2 and 3;

iii) development that would introduce a more vulnerable class on land at increased flood risk in future or subject to other sources of flooding identified by the Strategic Flood Risk Assessment.

c) The Flood Risk Assessment should be proportionate to the degree of flood risk and appropriate to the scale, nature and location of development. It will need to demonstrate that:

i) the site has passed the sequential test (this has already been undertaken for all sites allocated in the Local Plan) and within the site the most vulnerable development is located in areas at lowest flood risk from any source unless there are overriding reasons for not doing so;

ii) Where required by national policy, demonstrate both parts of the exception test have been passed:

- *the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*
- *the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*

iii) current and future flooding from all sources including in-combination and cumulative effects, and any residual risk can be safely managed;

iv) ensure safe access and egress to and from the development, where necessary as part of an agreed flood warning and evacuation plan;

v) development will not increase flood risk elsewhere, and where possible will reduce the overall level of flood risk; and

vi) development should be appropriately flood resistant and resilient so in the event of a flood it can be quickly brought back into use without significant refurbishment.

3 Existing Site

3.1 Site Location

3.1.1 The development site is located at 56 Marlowe Road, Worthing, West Sussex, BN14 8EY and centred on Ordnance Survey reference TQ 152 041.



Image 1: Site Location

3.1.2 The site is bounded by Marlowe Road to the southwest and Sheridan Road to the southeast with residential dwellings beyond and on all other boundaries.

3.1.3 The closest watercourse is a tributary of the Teville Stream which is located approximately 700m east of the southeastern site boundary and classified as a main river.

3.1.4 The site is approximately 1.8km north of the south coast.

3.1.5 A copy of the site location plan is located in Appendix 1 at the rear of this report.

3.2 Site Description

3.2.1 The site is approximately 200m^2 in area and currently comprises land in use as garden for the adjacent two-storey end of terrace dwelling.

3.2.2 Existing ground levels for the site are at approximately 5m AOD.

3.2.3 A copy of the existing site layout plan is located in Appendix 2 at the rear of this report.

3.3 Existing Drainage

3.3.1 Surface water and foul water from the existing property are understood to discharge in an unrestricted manner to the public surface and foul water sewers beneath Marlowe Road and Sheridan Road.

3.3.2 A copy of the sewer records is located in Appendix 3 at the rear of this report.

3.4 Geology and Groundwater

3.4.1 British Geological Survey maps and borehole information confirm that the site is within an area underlain by up to 1m of topsoil over drift of gravel with chalk to a depth of approximately 3.5m below ground level overlying gravel with clay to a depth of 5m below ground level. This overlies a substrata of clay to approximately 11m below ground level and upper and middle chalk from 11m to at least 85m below ground level.

3.4.2 Ingress of water was recorded at 4.7m below ground level in January 1999 and rest water level was recorded at a depth of 7m below ground level in September 1976.

3.4.3 The online “Magic Map” available from DEFRA confirms that the site is located above a secondary A aquifer in the bedrock and a secondary undifferentiated aquifer in the superficial drift. The groundwater vulnerability is classified as medium with a potential risk of soluble rock identified. The site is not in a source protection zone.

3.4.4 A copy of the geological borehole data is located in Appendix 4 at the rear of this report.

4 Flood Zone, Flood Defences and Flood History

4.1 Flood Zone

4.1.1 The Environment Agency's online mapping and flood risk assessment data confirm that the site is located in Flood Zone 1 and is not at risk of tidal or fluvial flooding from anything less extreme than a 1:1,000 year flood event.

4.1.2 The Environment Agency's Flood Risk Assessment data maps show the site is not at risk of tidal flooding from anything less extreme than the undefended 1:200 year flood event to 2115.

4.1.3 The Environment Agency's Flood Risk Assessment data maps show the site is not at risk of undefended fluvial flooding from anything less extreme than a 1:100 year flood event plus climate change allowance.

4.1.4 The Environment Agency have confirmed that the site is approximately 270m away from Flood Zone 2 and that they are therefore unable to provide data from detailed fluvial or tidal models which is relevant to the site.

4.1.5 The Level 1 Strategic Flood Risk Assessment dated July 2024 concurs with the above showing the site not to be at risk of flooding from anything less extreme than a 1:100 year fluvial flood event and 1:200 tidal event plus climate change allowance on its map of Fluvial and Tidal Modelling with climate change allowance.

4.2 Flood Defences

4.2.1 The Adur & Worthing Council Level 1 Strategic Flood Risk Assessment dated July 2024 notes the following:

'The Shoreline Management Plan (SMP) forms part of Defra's strategy for flood and coastal defence. It provides a large-scale assessment of risks associated with coastal evolution and presents the policy framework to address these risks in a sustainable manner. The SMP policies defined by DEFRA are:

- *Hold the line – maintain or upgrade the level of protection provided by defences.*
- *Advance the line – build new defences seaward of the existing defence line.*
- *Managed realignment – allowing retreat of the shoreline, with management to control or limit the movement.*
- *No active intervention – a decision not to invest in providing or maintaining defences.*

Not all policies are guaranteed funding and over time the Environment Agency along with other partners will identify the cost. The SMPs are currently undergoing a refresh.

The Beachy Head to Selsey Bill Shoreline Management Plan (2006) covers the length of the coastline in the Adur and Worthing Local Plan areas, and sets out to define flood risk in this area, identify policies which can be utilised to best manage these risks, and use these policies to inform future development across the coastline. The preferred policy selected for the entirety of the Beachy Head to Selsey Bill area is to 'Hold the Line'…

The Rivers Arun to Adur flood and erosion management strategy 2010-2020 (2010) covers the Local Plan areas between Ferring and the Shoreham Port lock gates. The strategy details the planned works and management approaches that will be used to achieve the 'Hold the Line' strategy at Goring, Worthing, Brooklands and Shoreham by Sea. The Environment Agency has now begun to implement the recommended options.'

4.3 Flood History

4.3.1 Environment Agency

4.3.1.1 The Environment Agency online map of historic flood incidents does not identify any historic incidents of flooding affecting the site or its immediate vicinity.

4.3.2 West Sussex County Council

4.3.2.1 Neither the Preliminary Flood Risk Assessment dated May 2011 nor the Local Flood Risk Management Strategy dated July 2025 any historic incidents of flooding affecting the site or its immediate vicinity.

4.3.3 Adur & Worthing Council

4.3.3.1 The Level 1 Strategic Flood Risk Assessment dated July 2024 does not identify any historic incidents of flooding affecting the site or its immediate vicinity.

4.3.3.2 Copies of the available flood maps and correspondence are located in Appendix 5 at the rear of this report.

5 Flooding Potential

5.1 Tidal and Fluvial Flooding

5.1.1 The Environment Agency's online long term flood risk service shows the site is located in Flood Zone 1 and is not at risk of tidal or fluvial flooding from anything less extreme than a 1,000 year flood event up to 2069.

5.1.2 The Flood Map for Planning indicates that if the current 'Hold the Line' flood defence policy is not maintained to protect the residential area in which the site is located that the site (and surrounding residential areas) may move into Flood Zone 2 at some time in the future after 2069.

5.1.3 The Environment Agency have confirmed that they do not hold any modelled predicted future levels for the site as it is 270m from Flood Zone 2.

5.2 Surface Water Flooding

5.2.1 The Environment Agency's maps confirm that the site is not at risk of surface water flooding from anything less extreme than a 1:1,000 year storm event.

5.2.2 The flood mapping contained within the various flood documents produced by West Sussex County Council and Adur and Worthing Council do not identify any flood risk associated with surface water or overland flow routes on the site.

5.3 Groundwater Flooding

5.3.1 The British Geological Survey borehole log information recorded a resting water level of 7m below ground level in a nearby 200m deep Southern Water borehole.

5.3.2 The Environment Agency's online data states that flooding from groundwater is unlikely in the area of the site.

5.3.3 There are no records identified within West Sussex County Preliminary Flood Risk Assessment or Local Flood Risk Management Strategy nor in Adur & Worthing Council's Strategic Flood Risk Assessment of groundwater flooding affecting the site nor is the site identified as at risk of groundwater flooding in the Strategic Flood Risk Assessment.

6 Development Proposals

6.1 Description

6.1.1 The development proposal is for the construction of a single two-storey dwelling adjacent to the existing dwelling at 56 Marlowe Road, Worthing with associated car parking and access.

6.1.2 A copy of the proposed site location plan is located in Appendix 6 at the rear of this report.

6.2 Surface Water Drainage

6.2.1 The proposed surface water drainage strategy will be predominantly based on infiltration to ground if site investigation indicates this is viable.

6.2.2 Should site investigation demonstrate that infiltration to ground is not viable and as there is no reasonably close by watercourse available then agreement with Southern Water for a suitably restricted discharge to the public surface water sewer beneath Sheridan Road will be made.

6.2.3 The drainage proposals will be confirmed at detailed design stage subject to further site investigations and testing.

7 Safe Development

7.1 Flood Zone Compatibility

7.1.1 The site and its wider area are in Flood Zone 1 and will remain so until at least 2069.

7.1.2 The site is identified as at potential risk of moving into Flood Zone 2 at some time after 2069 if the 'Hold the Line' policy is not maintained.

7.1.3 With reference to Annex 3 of the National Planning Policy Framework and Table 2 of the Government Guidance on Flood Risk and Coastal Change at https://www.gov.uk/guidance/flood-risk-and-coastal-change:

- Annex 3: Flood Risk Vulnerability Classification

  Residential development is classified as More Vulnerable.

- Table 2: Flood Risk Vulnerability and Flood Zone Compatibility

  More Vulnerable development is considered appropriate in Flood Zones 1 & 2

7.2 Sequential and Exception Test Risk

7.2.1 The site is currently in Flood Zone 1.

7.2.2 The site and surrounding residential area may move into Flood Zone 2 at some time after 2069 if the 'Hold the Line' policy is not maintained.

7.2.3 Given the number of properties in the potentially affected area around the site that might be impacted after 2069 it is improbable that the 'Hold the Line' policy will not be maintained and the resultant flood risk is therefore negligible.

7.2.4 The Environment Agency have confirmed that they are unable to provide data from detailed fluvial or tidal models which is relevant to the site.

7.2.5 Government Guidance on Flood Risk and Coastal Change states that more vulnerable development is appropriate in Flood Zone 2 provided it passes the sequential test.

7.2.6 The development proposal is for a single dwelling adjacent to an existing property in an established sustainable residential area that is anticipated to be defended for the lifetime of the development.

7.2.7 The Adur & Worthing Council Level 2 Strategic Flood Risk Assessment 2020 is currently only available in draft form as it is being updated. It is noted that many of the sites under consideration are in present day Flood Zones 2 and 3.

7.2.8 On this basis of the points above the site would pass the sequential test.

7.3 Risk to Others

7.3.1 A suitable surface water drainage system will be designed to current standards incorporating SuDS elements providing attenuation and storage which will minimise runoff leaving the site during times of heavy rain and allow for current climate change uplift in rainfall intensity.

7.3.2 Surface water will be discharged in accordance with the SuDS drainage hierarchy either by infiltration to ground and / or to the surface water sewer at a restricted rate agreed with the sewerage undertaker.

7.3.3 The risk of surface water flooding to others due to the development proposals is reduced and the resultant risk is negligible.

7.3.4 Sewerage undertakers have an obligation to upgrade the existing networks if a connection to an equivalent or larger sized public sewer is technically achievable.

7.3.5 The residual risk of sewer flooding from this development for the foreseeable future is therefore negligible.

8 Conclusions

8.1 The site is located within Flood Zone 1 and is not at risk of flooding from tidal or fluvial sources, overland surface water flows or groundwater to at least 2069.

8.2 The site is within a large residential area identified as at potential risk of moving into Flood Zone 2 at some time after 2069. It is improbable that the ‘Hold the Line’ policy will not be maintained, and the resultant flood risk is therefore negligible.

8.3 The Environment Agency have stated that they are unable to provide data from their detailed fluvial or tidal models which is relevant to this site.

8.4 There are no historic records of flooding from any source affecting the site or its immediate area.

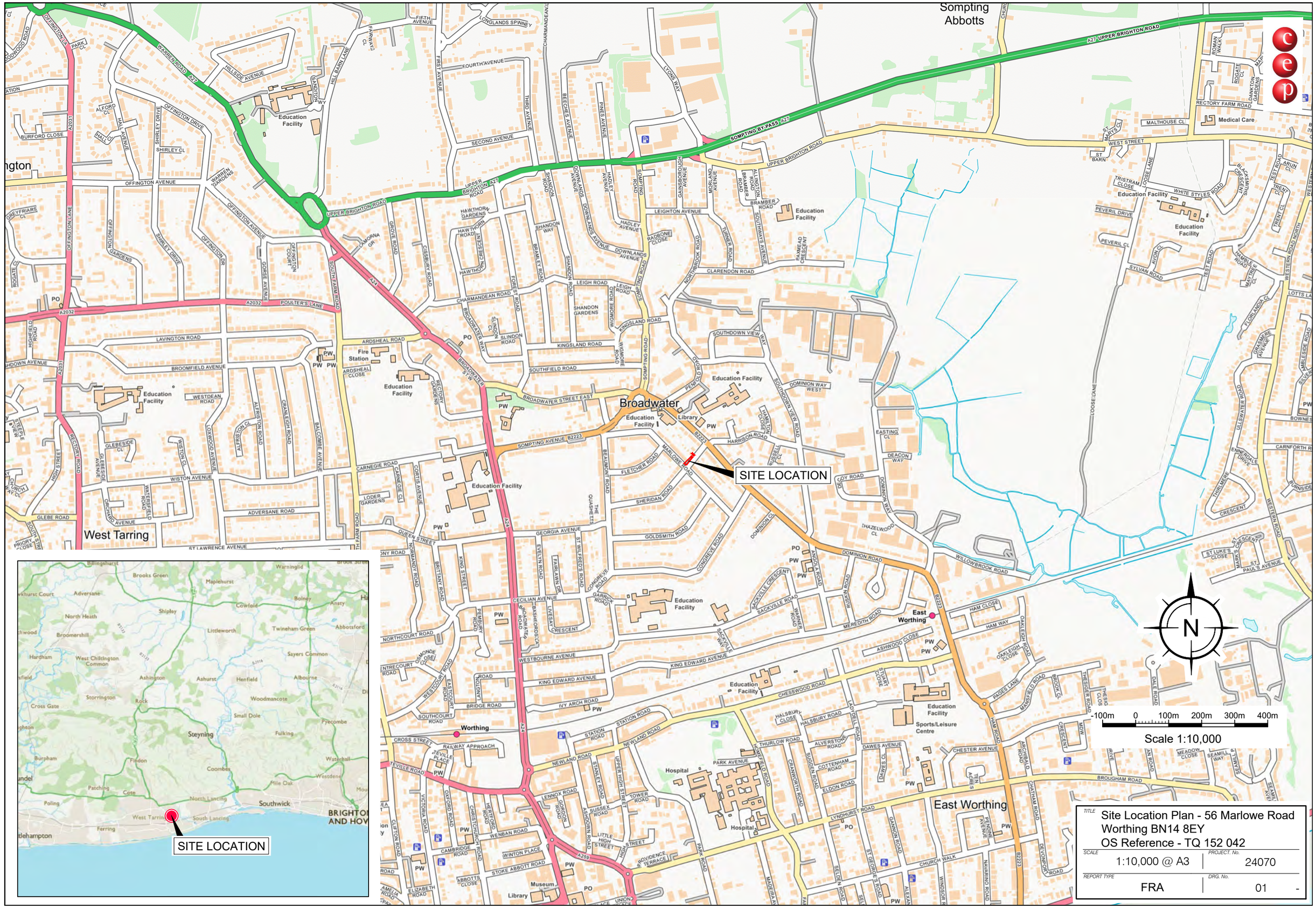
8.5 In terms of flood risk, the development proposals are suitable at this location.

9 List of Appendices, Images and Tables

Appendix 1	Site Location Plan
Appendix 2	Existing Site Layout Plan
Appendix 3	Sewer Records
Appendix 4	Geological Borehole Data
Appendix 5	Flood Maps and Correspondence
Appendix 6	Proposed Site Layout Plan

Appendix 1

Site Location Plan



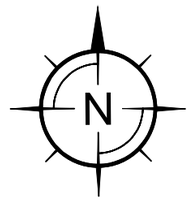
TITLE
Site Location Plan - 56 Marlowe Road
Worthing BN14 8EY
OS Reference - TQ 152 042

SCALE	PROJECT. No.
1:10,000 @ A3	24070
REPORT TYPE	DRG. No.
FRA	01 -

Appendix 2

Existing Site Layout Plan





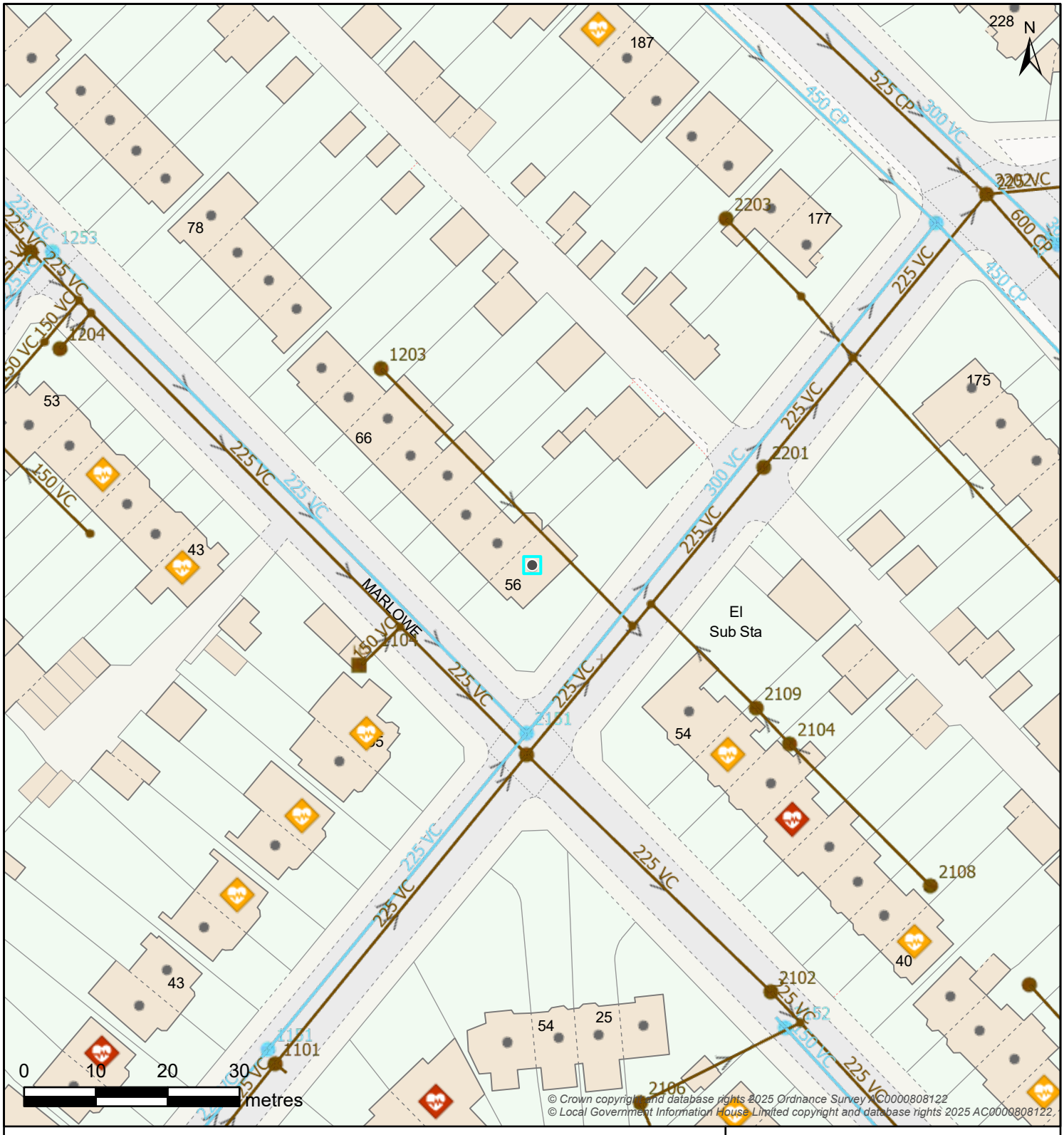


TITLE Existing Site Plan

SCALE	PROJECT. No.
1:500 @ A3	24070
REPORT TYPE	DRG. No.
FRA	02 -

Appendix 3

Sewer Records



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Boundary Box
- Boundary Box

Break Pressure Tank
- BPT Break Pressure Tank

Capped End
- Capped End

Hydrant
- Emptying Plug
- Fire Hydrant
- WOH Washout Hydrant

Pressure Monitoring
- Logger

Service Reservoir
- Covered
- Tower

Meter
- Meter

Valve - Controllable
- Open Valve
- Closed Valve
- Stop Tap

Site
- Abstraction Point
- Booster Station
- Surface Reservoir
- Supply Works
- Transfer Station
- Underground Source

Valve - Flow
- AV Air Valve
- NRV Non-Return Valve
- WO Washout Empty Valve

Valve - Pressure
- PRV Pressure Reducing Valve
- PSV Pressure Sustaining Valve

Pipe Bridge
- Pipe Bridge

Water Pipe
- Communication
- Distribution
- Non-Potable
- Trunk
- Raw
- Private
- Decommissioned
- Discolouration

Water Area
- Water Supply Zone
- District Meter Area

Map Title: SW Print

Printed By: Lia.Loversidge

Date Printed: 11/06/2025

Map Scale: 750

The information provided is believed to be correct but is provided on an 'as is' basis and without any warranty or condition express or implied, statutory or otherwise as to its quality or fitness for purpose. Actual positions of assets should always be determined on site.

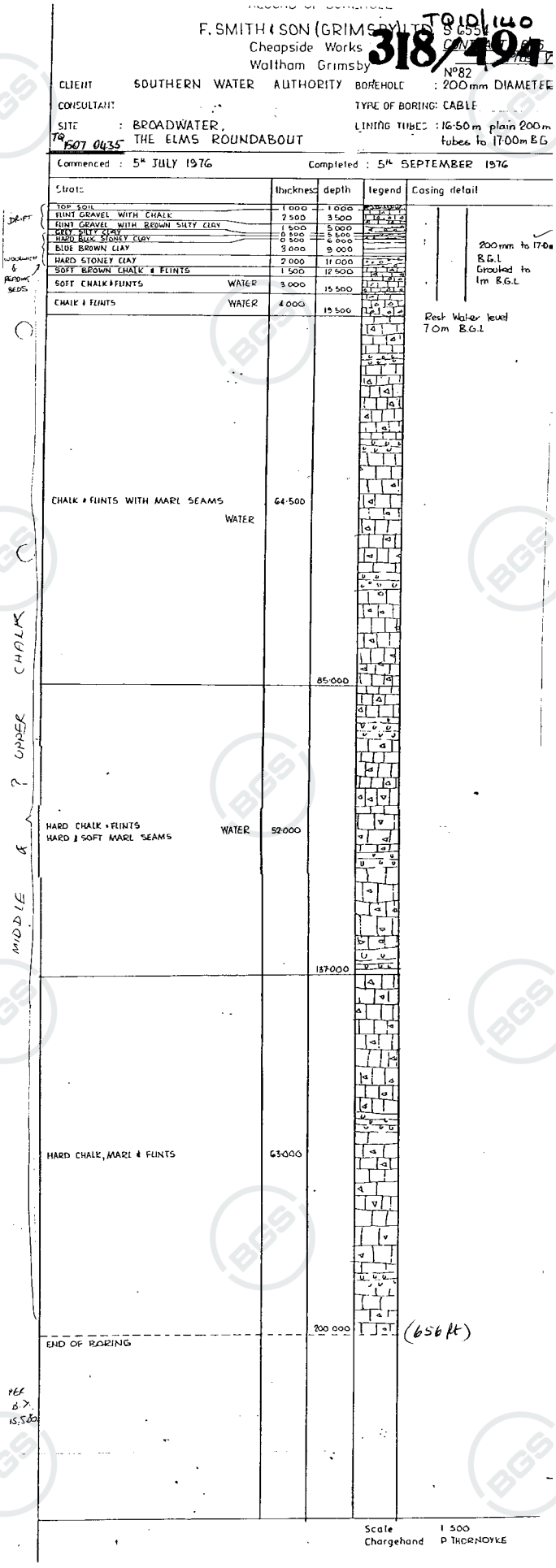
WATER for LIFE from Southern Water

Appendix 4
Geological Borehole Data


British Geological Survey
GeoIndex Onshore
Enter location
Data
Borehole records
Add Data
Show Legend
Help
Feedback
TQ10SE69
TQ10SE49
TQ10SE104
TQ10SE50
TQ10SE31/E
TQ10SE51
TQ10SE15
TQ10SE31/C
TQ10SE31/B
TQ10SE31/A
TQ10SE31/D
TQ10SE52
TQ10SW43
TQ10SW42
TQ10SE70
TQ10SE79
TQ10SE77
TQ10SE78
TQ10SE80
TQ10SE72
TQ10SE73
TQ10SE71
TQ10SE106
TQ10SE105
TQ10SE76
TQ10SE75
TQ10SE74
TQ10SE189
TQ10SE27
TQ10SE211
TQ10SE237
TQ10SE236
TQ10SW21
TQ10SW112
TQ10SE17
TQ10SW20
TQ10SE18
TQ10SE170
TQ10SE162
TQ10SE35
TQ10SE25
TQ10SW121
TQ10SE169
Kingsland Rd
Southfield Rd
Broadwater Way
Broadwater St East
Forest Rd
Sompting Rd
Penfold Rd
Dominion Way West
Southdown View Rd
Hamilton Close
Harrison Rd
Deacon Way
Marlowe Rd
B2223 Sompting Ave
Beaumont Rd
Fletcher Rd
Sheridan Rd
Manor Sports Ground
Broadwater Rd
Georgia Ave
Goldsmith Rd
Queen St
Congreve Rd
Hazelwood Close
Decoy Rd
Willowbrook Rd
Sackville Crescent
Angola Rd
Ruskin Rd
Thackeray Rd
Meredith Rd
Warner Rd
Sackville Rd
King Edward Ave
Westbourne Ave
Livesay Crescent
Garrick Rd
Bashford's La
Pembury Rd
Brittany Rd
Normandy Rd
King St
Evelyn Rd
Fairlawn Dr
St Wilfred's Rd
Coms Ave
Langton Rd
East Worthing
Ham Close
Ham Way
Oakleigh Rd
Ashwood Close
Location: 515274, 104128
Contains OS data © Crown Copyright and database right 2020

British Geological Survey

BGS ID: 577886 : BGS Reference: TQ10SE70
British National Grid (27700) : 515070,104350



Contact BGS: ngdc@bgs.ac.uk

CLIENT	JOB NO	LOCATION	BOREHOLE NO
JOHN ALLEN ASSOCIATES	C9955	WSS 0132, HAM BRIDGE ESTATES	BH2
DATE: JANUARY 1999	SCALE: 1 to 50	BORING METHOD: DYNAMIC SAMPLING	Sheet: 1

Drilling & Casing Progress	SAMPLE/TEST Type & No.	SAMPLE/TEST Depth(M)	SPT N – value or COHESION	DESCRIPTION	O D LEVEL	LEGEND	DEPTH
22ND							0.0
				MADE GROUND – Grass overlying dark brown sandy subsoil.			0.10
	U	0.50	128.00	MADE GROUND – Stiff medium to dark brown very sandy clay with some fine to coarse gravel and occasional fragments of concrete and brick.			0.90
				MADE GROUND – Medium to dark brown, slightly clayey/silty sand with some fine to coarse gravel and fragments of concrete and brick.			1.55
	U	2.00	116.00				1.95
	U	2.50	60.00	MADE GROUND – Stiff dark brown/black slightly sandy silty soily? clay with some fine gravel and occasional decaying rootlets			
	U	3.00	40.00				
	U	3.50	28.00	Initially firm, becoming soft, dark blue/grey, occasionally brown, very silty slightly sandy CLAY.			
	U	4.00	24.00				
	U	4.50	20.00				4.75
				Visually very moist, medium brown fine to coarse SAND and GRAVEL with numerous large fragments of flint			
22ND							6.00

DUNELM DRILLING CO
0191 626 2634 FAX 0191 617 0086

BOREHOLE LOGSHEET

Water Observations, Remarks, Etc
Ingress of water noted at 4.70m.
No actual standing level as borehole backfilled to 4.30m.

Appendix 5

Flood Maps and Correspondence

creating a better place
for people and wildlife

Environment Agency

Our reference: **EIR2025/24643**

Date: **08/09/2025**

Dear Sonya,

Thank you for your request of 18 August 2025 to use Environment Agency Product 4 data for the property at **56 Marlowe Road, Worthing, BN14 8EY.**

Response to your request

The Environment Agency's records indicate that the above site is located in Flood Zone 1 (land assessed as having less than 0.1% (1 in 1,000) chance of flooding in any given year from **rivers or the sea**). Therefore, the likelihood of flooding from rivers and sea in this area is estimated as 'very low'.

Proximity to Flood Zones 2 or 3

The above site is approximately 270 metres away from Flood Zone 2. We are therefore unable to provide data from our detailed fluvial or tidal models which is relevant to your site.

More information on Flood Zones can be found on the GOV.UK website:

http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-1-flood-zones/

Surface water flooding

Our mapping indicates that this site is at **Very Low Risk** surface water flooding.

For information on flooding from all other sources, such as surface water, please contact the Lead Local Flood Authority, which in this case is **West Sussex County Council**. A link to their information available online is shown below:

https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/dealing-with-flooding/flood-risk-management/local-flood-risk-management-strategy/

Please note that the above is a link to an external website which the Environment Agency does not control or maintain. Therefore, the link may not be the most up-to-date at the date of this letter. If the link does not work, and you are unable to find the information about surface water flooding on the relevant website, please contact the authority named above directly.

Where you can find further information

- Detailed long-term flood information and maps can be found on the GOV.UK website:

  https://flood-warning-information.service.gov.uk/long-term-flood-risk/

- Flood maps for planning can be found on the GOV.UK website:

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

- Please be aware that in February 2016 the Environment Agency updated its guidance on climate change allowances. The standard allowance of adding 20% to peak flows – as per previous guidance in the National Planning Policy Framework, may not be applicable for the purposes of informing development proposals. It is possible that our current modelling has under estimated flood risk when taking climate change into consideration. This does not however have an effect on Flood Zones 2 or 3. For further information please visit:

  https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances

- Further details about the Environment Agency information supplied can be found on the GOV.UK website:

  https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather

- If you have requested this information to help inform a development proposal, then you should note the information on GOV.UK on the use of Environment Agency information for Flood Risk Assessments:

  https://www.gov.uk/planning-applications-assessing-flood-risk

  https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion

If you have any queries or would like to discuss the content of this letter further please call us on 03708 506 506, or reply to the email sent to you with this letter attached.

Please get in touch if you have any further queries or contact us within two (2) months if you would like us to review the information we have sent.

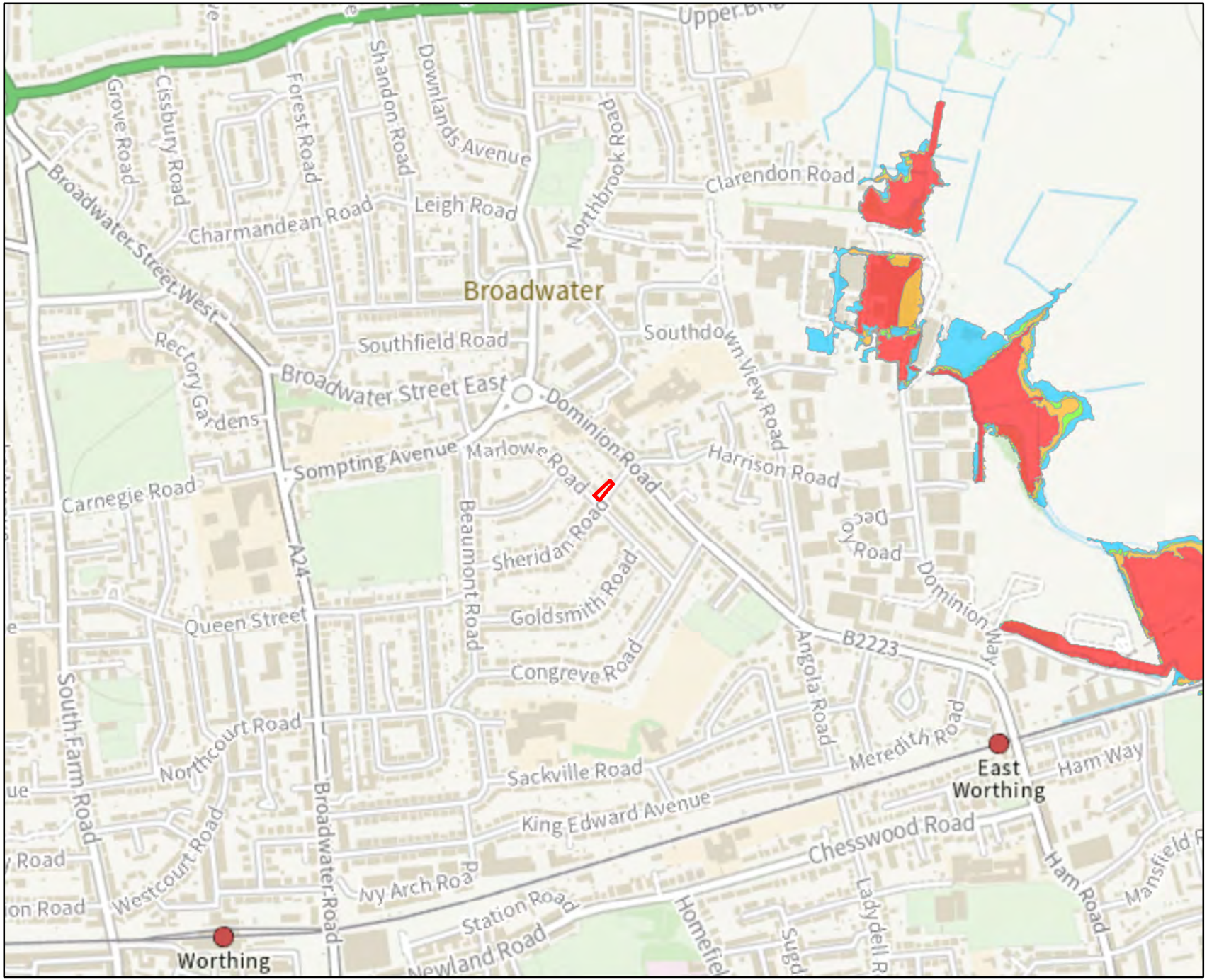
For information on what you can expect from us and our full service commitment to you, please click on this link:

https://www.gov.uk/government/publications/environment-agency-customer-service-commitment--2/environment-agency-customer-service-commitment

Yours sincerely,

Amy O'Donnell
Partnership and Strategic Overview West Sussex, Solent and South Downs
Environment Agency | Teville Gate House, Teville Road, Worthing, West Sussex, BN11 1UR

Modelled Flood Outlines (Undefended Fluvial). Centred 515225,104209. Created 08/09/2025.



Environment Agency

N

Legend

- Site Boundary
- 5% AEP (Undefended Fluvial)
- 1% AEP (Undefended Fluvial)
- 1% AEP +CC (Undefended Fluvial)
- 0.1% AEP (Undefended Fluvial)

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Scale: 1:10,000

0 0.225 0.45
Kilometers

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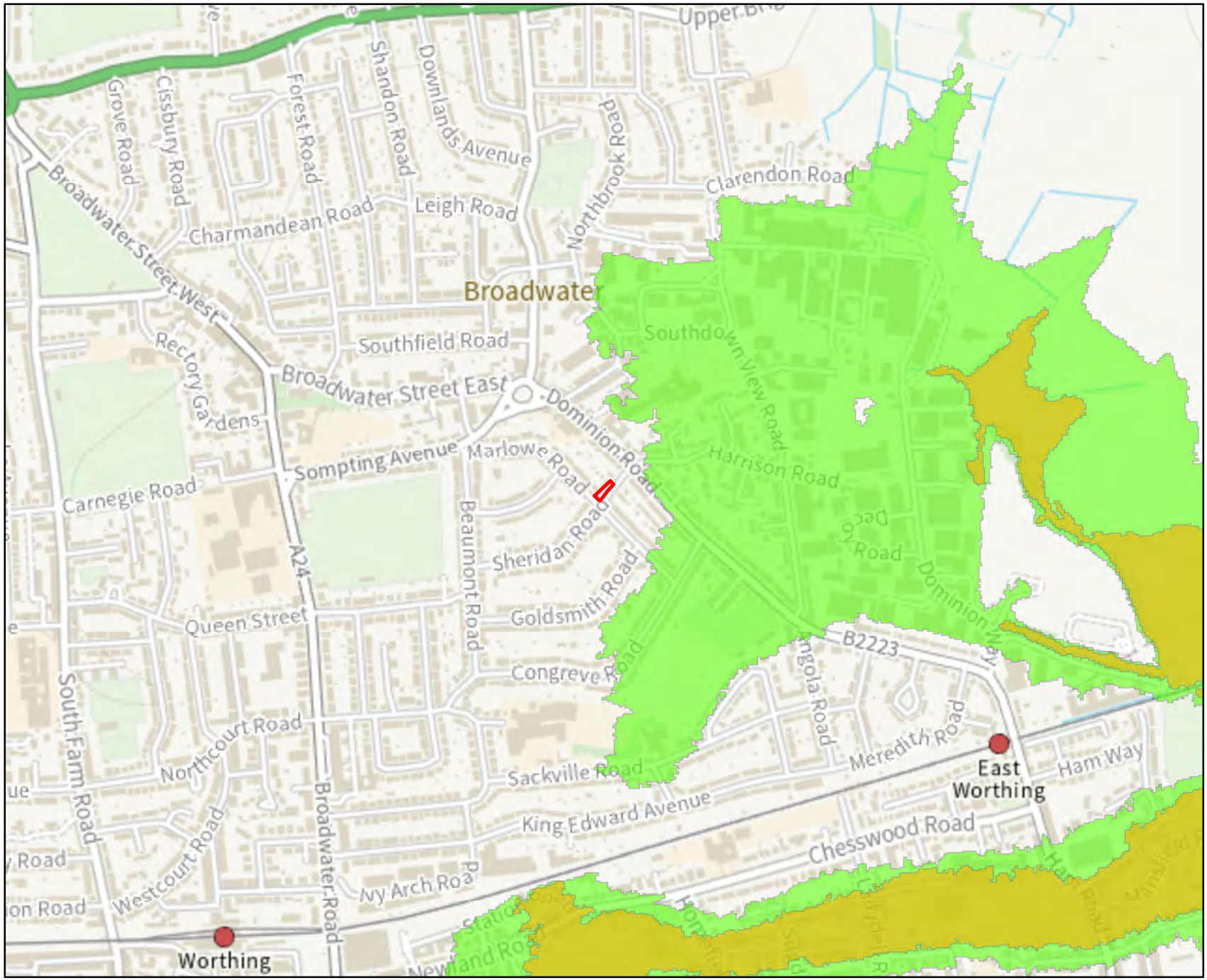
Contact us: National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Tel: 03708 506 506. Email:enquiries@environment-agency.gov.uk

Modelled Flood Outlines (Undefended Tidal). Centred 515225,104209. Created 08/09/2025.



Environment Agency

N

Legend

- Site Boundary
- 0.5% AEP (2012) (Undefended)
- 0.5% AEP (2070) (Undefended)
- 0.5% AEP (2115) (Undefended)
- 0.1% AEP (2012) (Undefended)

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Scale: 1:10,000

0 0.225 0.45
Kilometers

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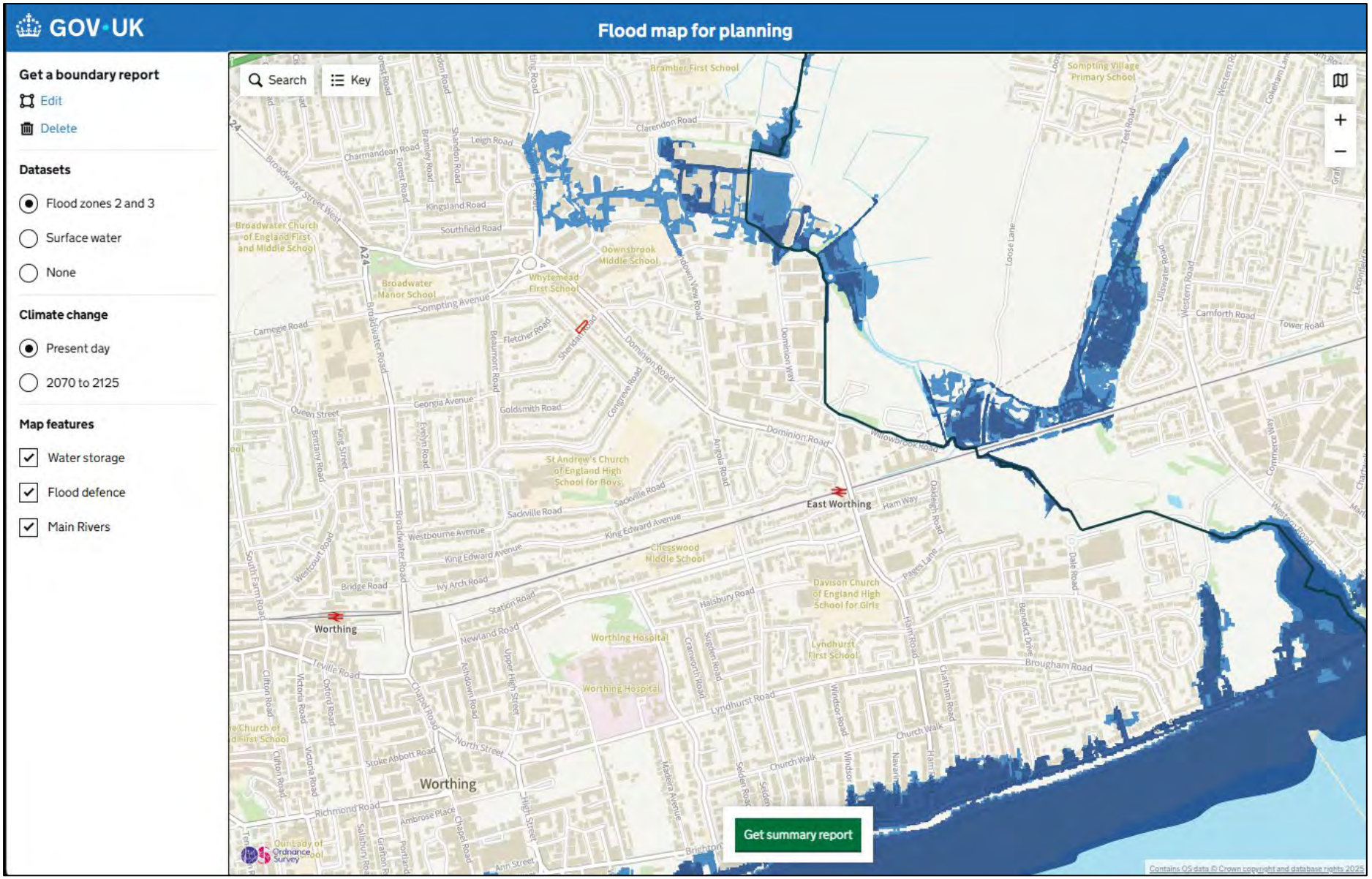
GOV·UK
Flood map for planning
Get a boundary report
Edit
Delete
Datasets
Flood zones 2 and 3
Surface water
None
Climate change
Present day
2070 to 2125
Map features
Water storage
Flood defence
Main Rivers
Search
Key
Get summary report
Worthing
East Worthing
Worthing
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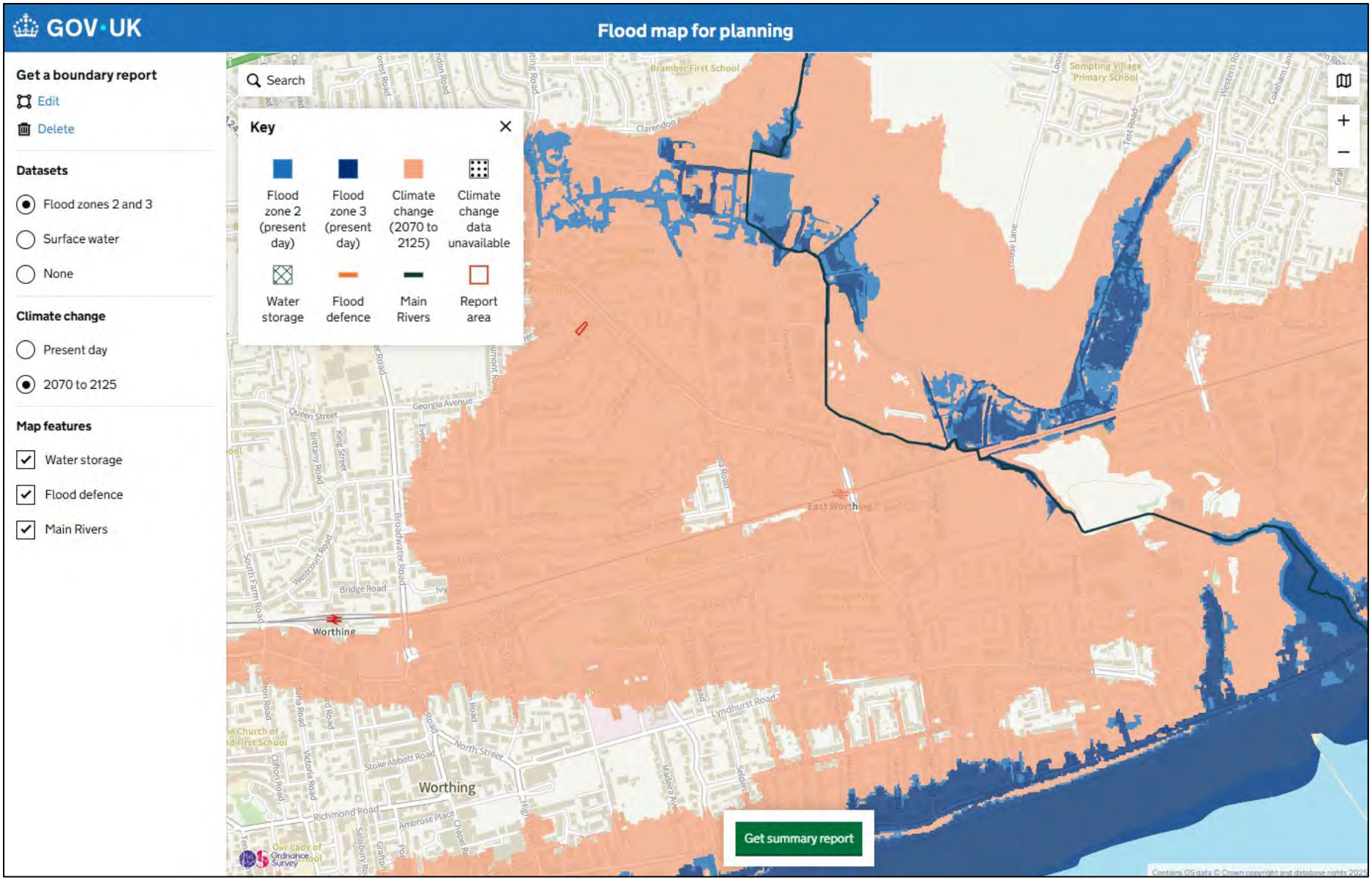
GOV·UK
Flood map for planning
Get a boundary report
Edit
Delete
Datasets
Flood zones 2 and 3
Surface water
None
Climate change
Present day
2070 to 2125
Map features
Water storage
Flood defence
Main Rivers
Search
Key
Flood zone 2 (present day)
Flood zone 3 (present day)
Climate change (2070 to 2125)
Climate change data unavailable
Water storage
Flood defence
Main Rivers
Report area
Bramber First School
Sompting Village Primary School
Clarendon Road
Queen Street
Georgia Avenue
King Street
Brittany Road
Broadwater Road
East Worthing
Westcourt Road
South Farm Road
Bridge Road
Worthing
Lyndhurst Road
North Street
Stoke Abbott Road
Richmond Road
Ambrose Place
Victoria Road
Clifton Road
Our Lady of Ordnance Survey
Get summary report
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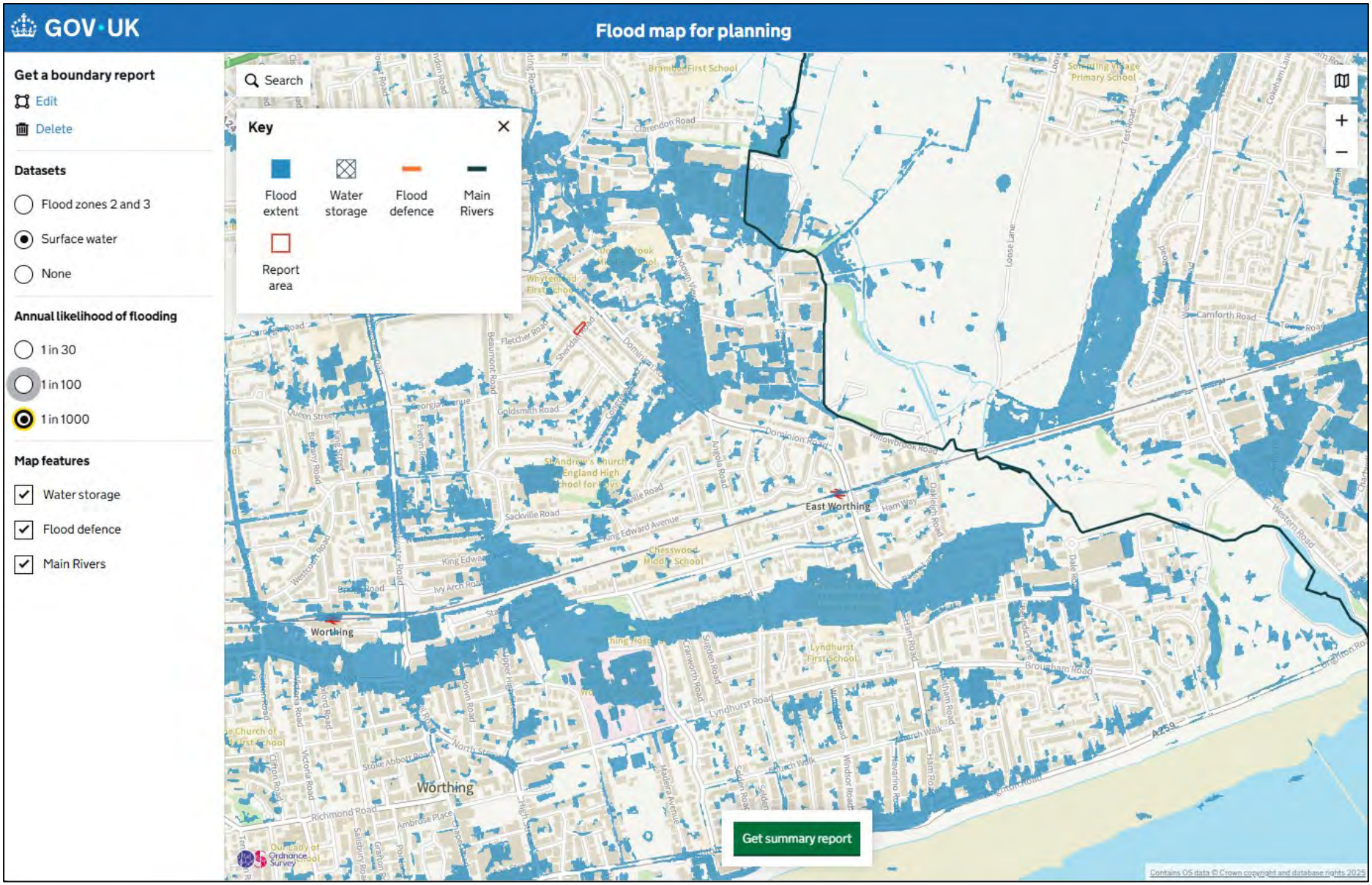
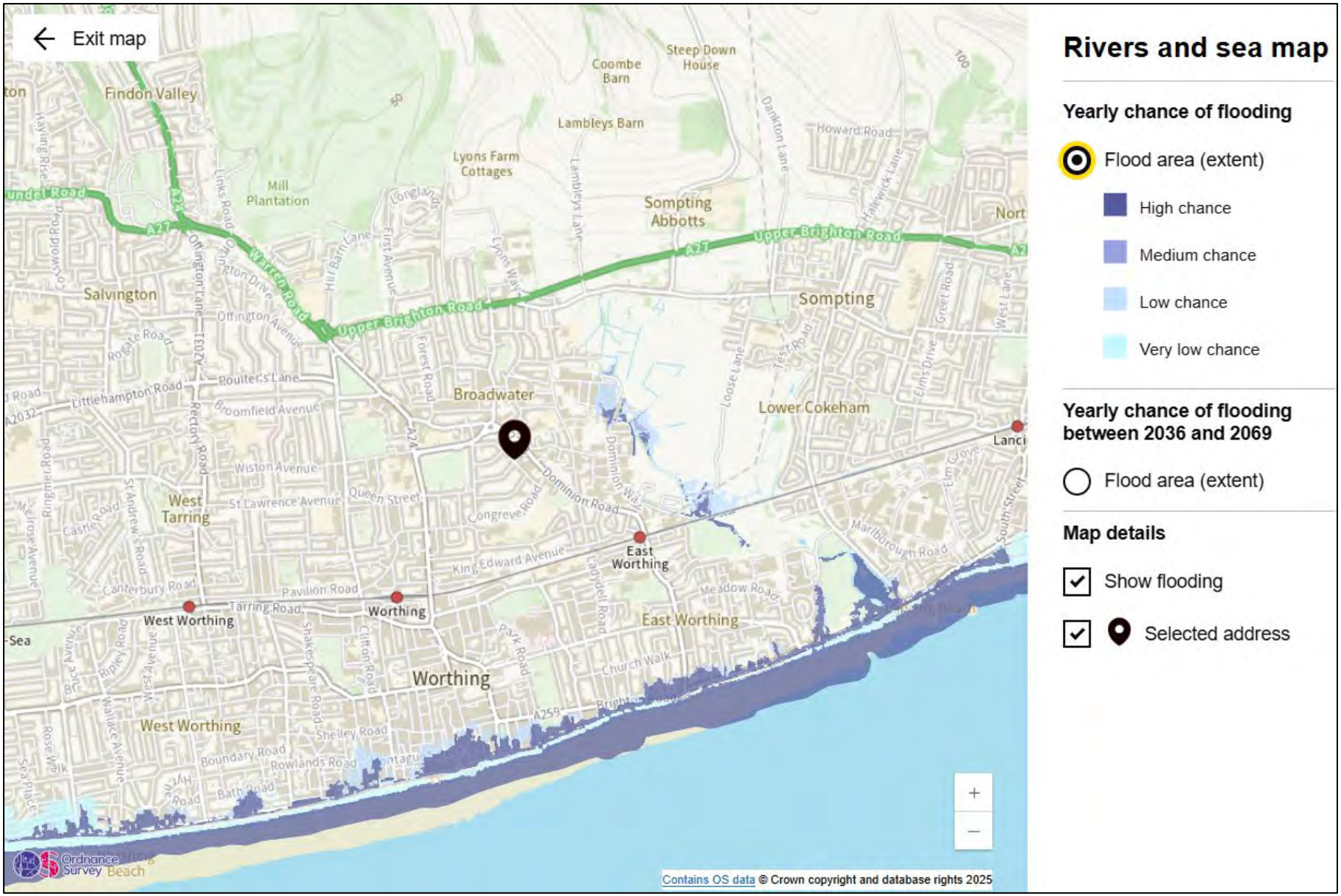

GOV·UK
Flood map for planning
Get a boundary report
Edit
Delete
Datasets
Flood zones 2 and 3
Surface water
None
Annual likelihood of flooding
1 in 30
1 in 100
1 in 1000
Map features
Water storage
Flood defence
Main Rivers
Search
Key
Flood extent
Water storage
Flood defence
Main Rivers
Report area
Worthing
East Worthing
Get summary report
Contains OS data © Crown copyright and database rights 2025



Rivers and sea map

Yearly chance of flooding

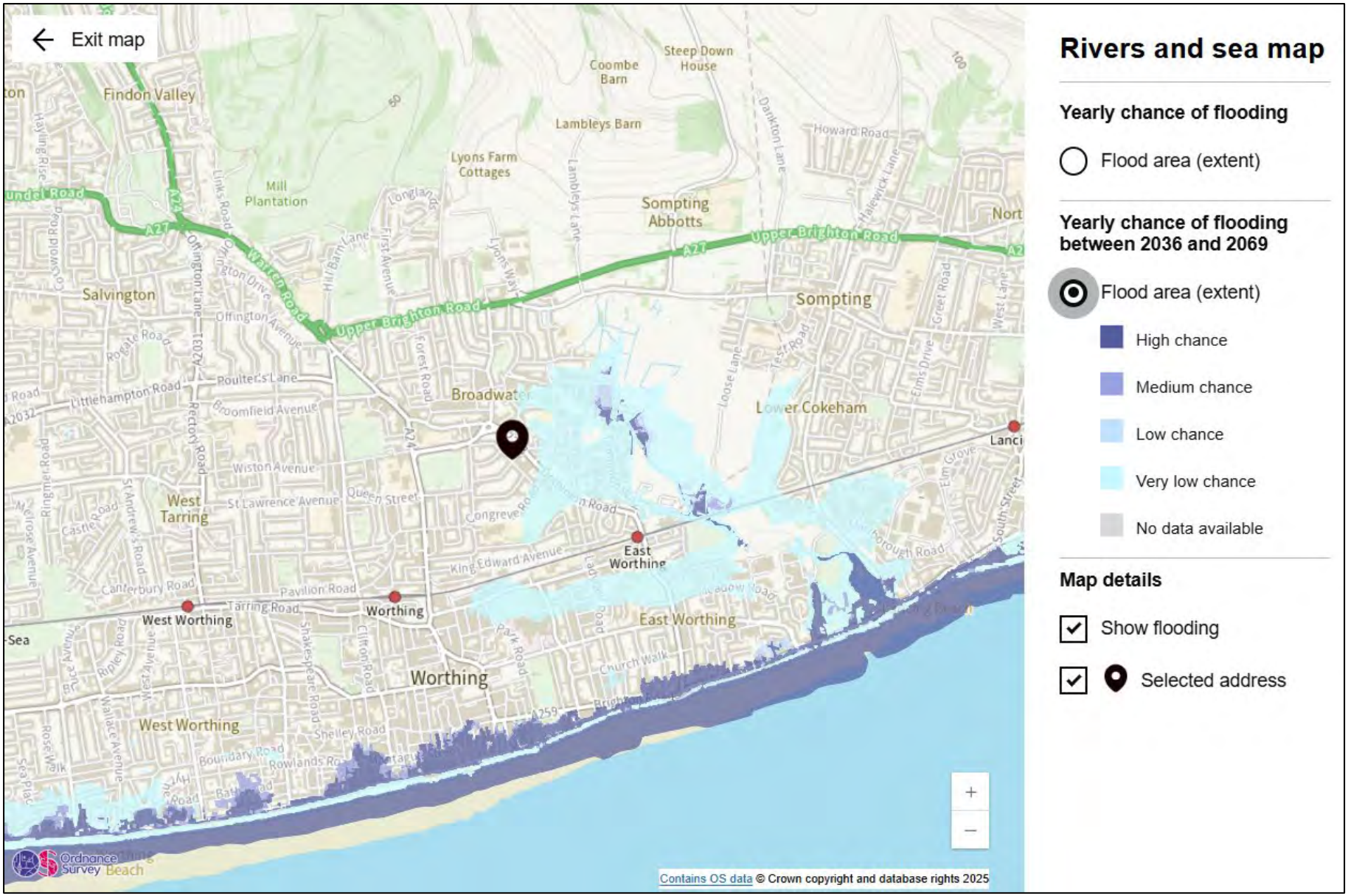
- (●) Flood area (extent)
  - High chance
  - Medium chance
  - Low chance
  - Very low chance

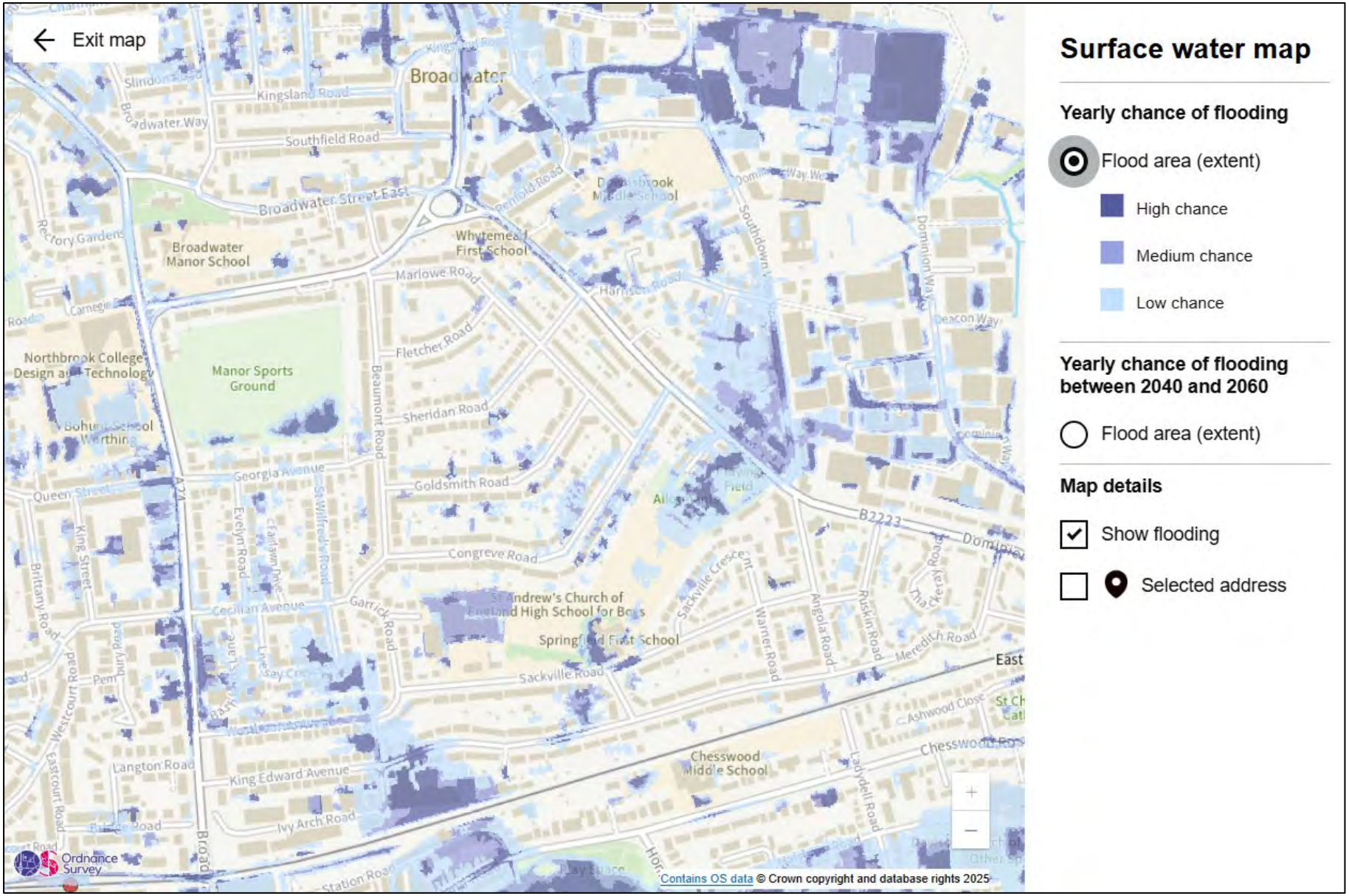
Yearly chance of flooding between 2036 and 2069

- ( ) Flood area (extent)

Map details

- [x] Show flooding
- [x] Selected address


Exit map
Findon Valley
Coombe Barn
Steep Down House
Lambleys Barn
Howard Road
Lyons Farm Cottages
Mill Plantation
Sompting Abbotts
Upper Brighton Road
Warren Road
Salvington
Sompting
Broadwater
Lower Cokeham
West Tarring
East Worthing
West Worthing
Worthing
Rivers and sea map
Yearly chance of flooding
Flood area (extent)
Yearly chance of flooding between 2036 and 2069
Flood area (extent)
High chance
Medium chance
Low chance
Very low chance
No data available
Map details
Show flooding
Selected address
Contains OS data © Crown copyright and database rights 2025



Surface water map

Yearly chance of flooding

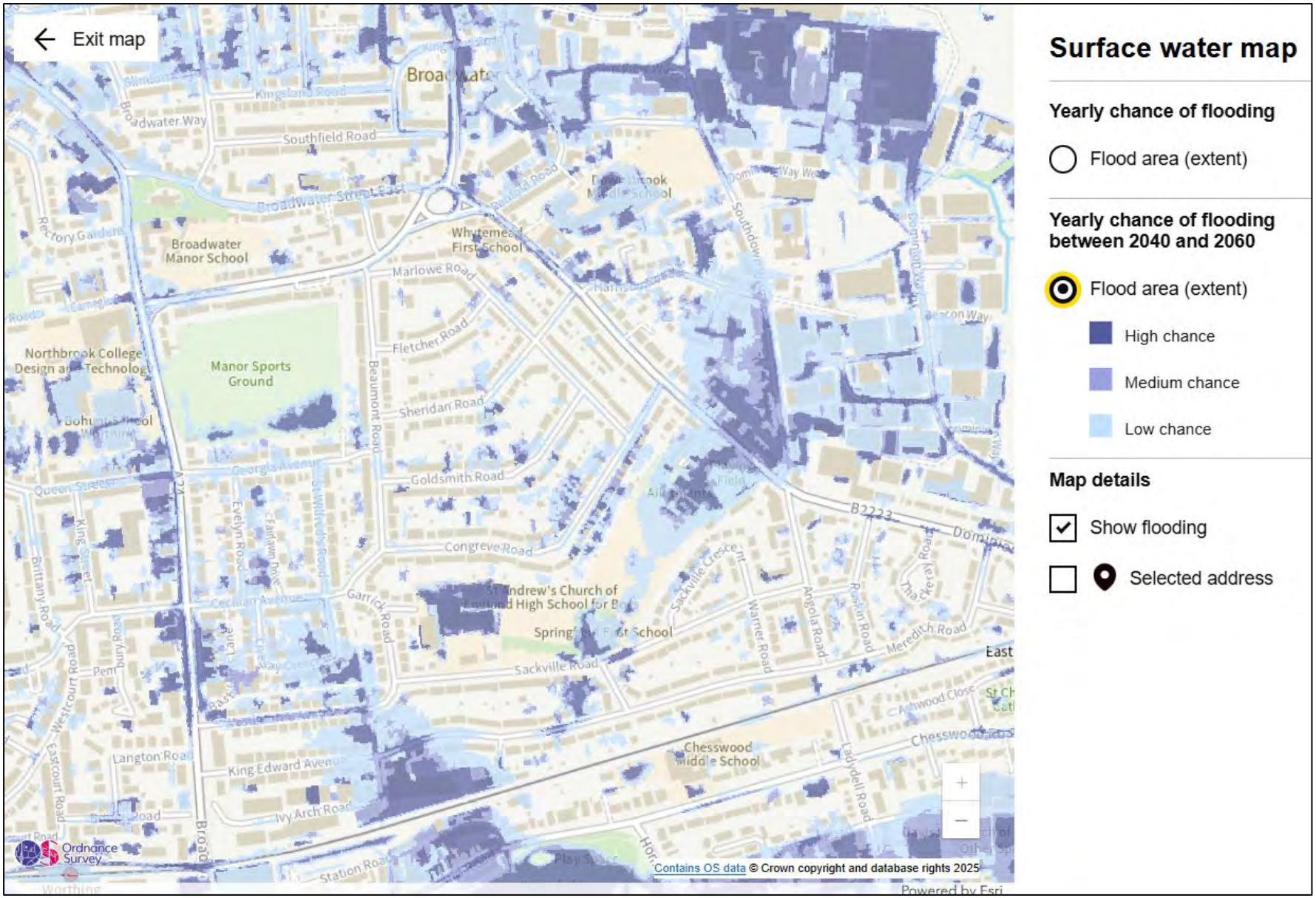
- (●) Flood area (extent)
  - High chance
  - Medium chance
  - Low chance

Yearly chance of flooding between 2040 and 2060

- ( ) Flood area (extent)

Map details

- [x] Show flooding
- [ ] Selected address



Surface water map

Yearly chance of flooding

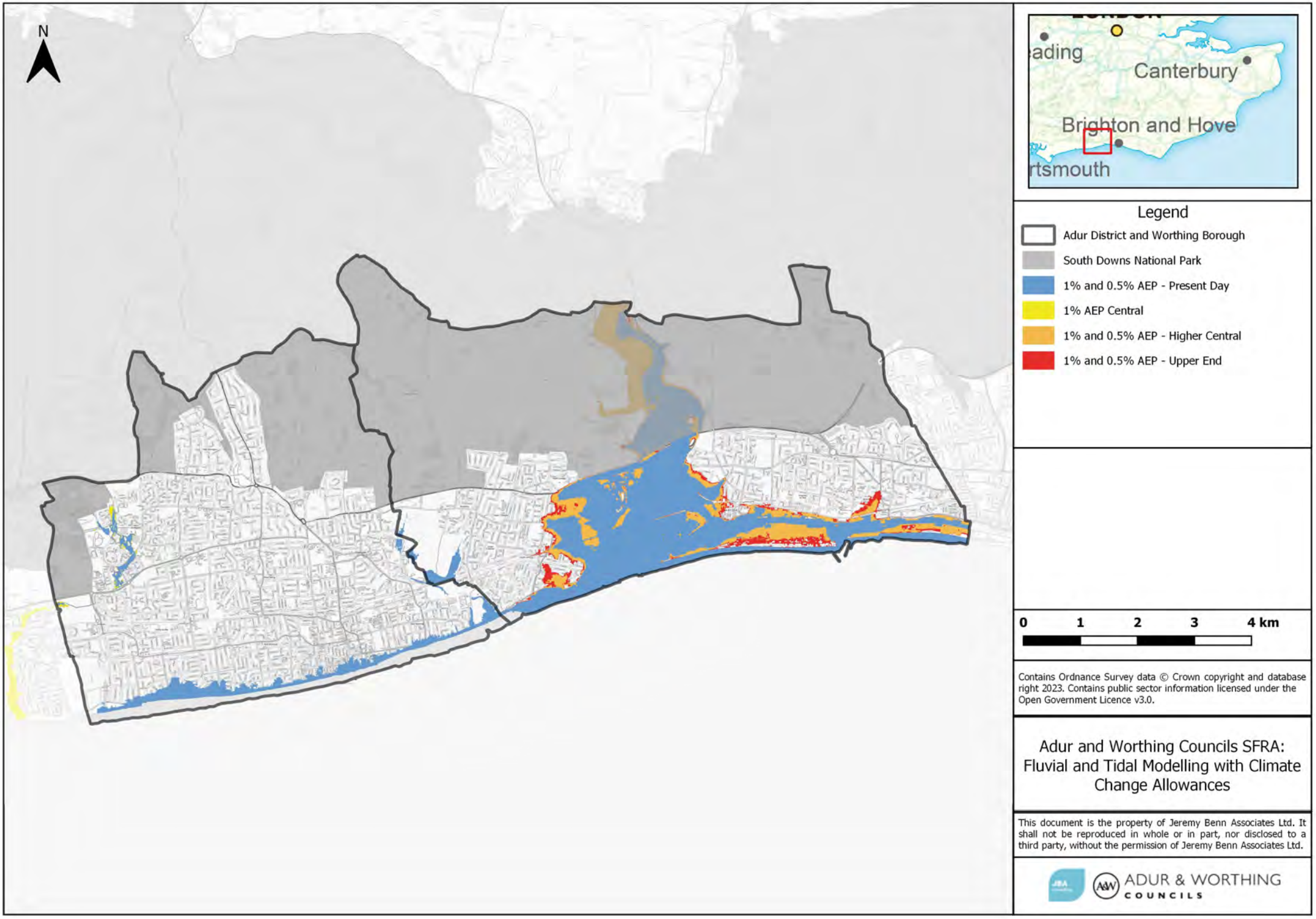
- ○ Flood area (extent)

Yearly chance of flooding between 2040 and 2060

- ◉ Flood area (extent)
  - High chance
  - Medium chance
  - Low chance

Map details

- ☑ Show flooding
- ☐ Selected address



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Adur and Worthing Councils SFRA: Fluvial and Tidal Modelling with Climate Change Allowances

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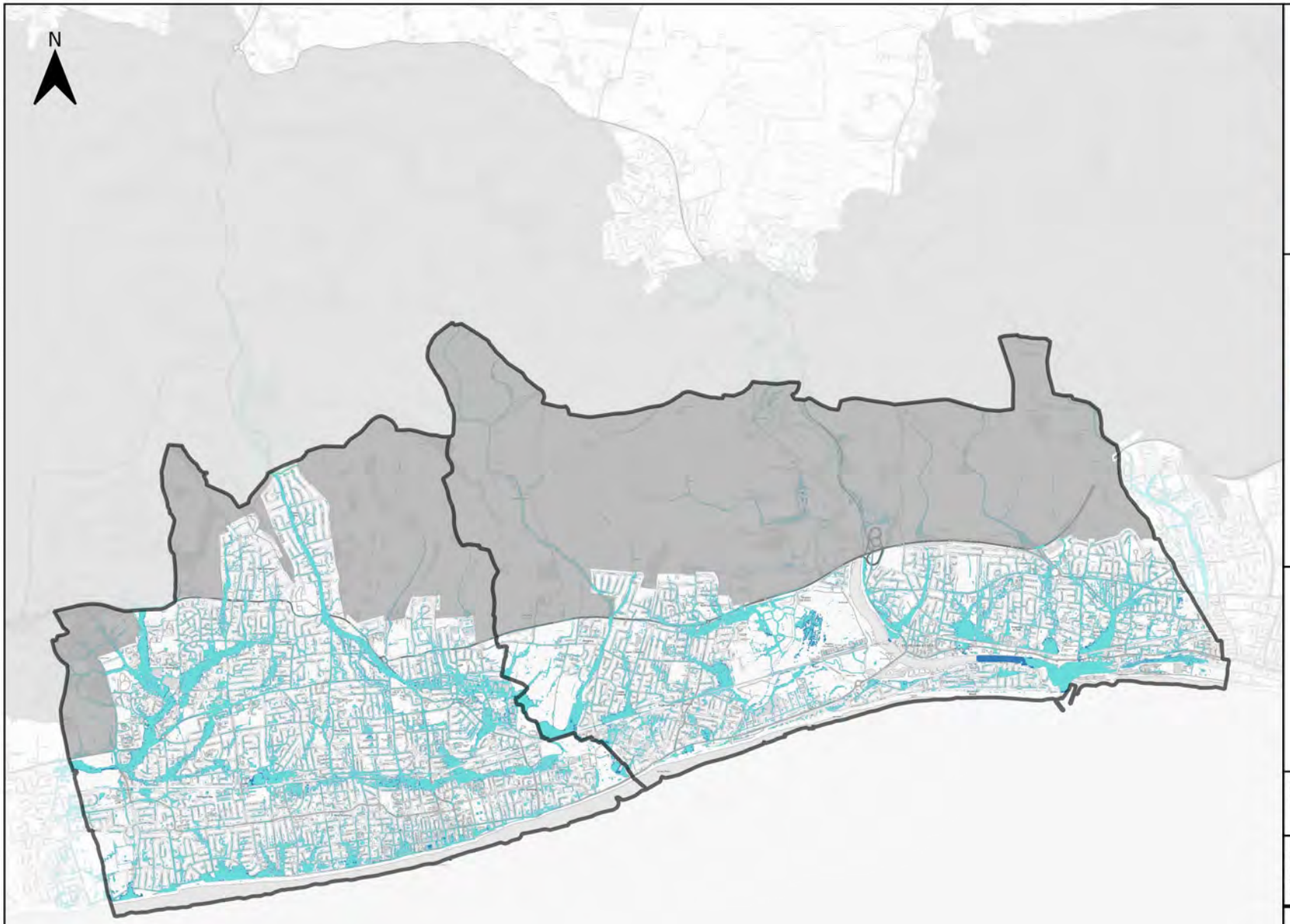
ADUR & WORTHING COUNCILS





Legend

- Adur District and Worthing Borough
- South Downs National Park
- 1% AEP Plus 25% Climate Change
- 1% AEP Plus 45% Climate change

0 1 2 3 4 km

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Adur and Worthing Councils SFRA: Risk of Flooding from Surface Water with Climate Change Allowances

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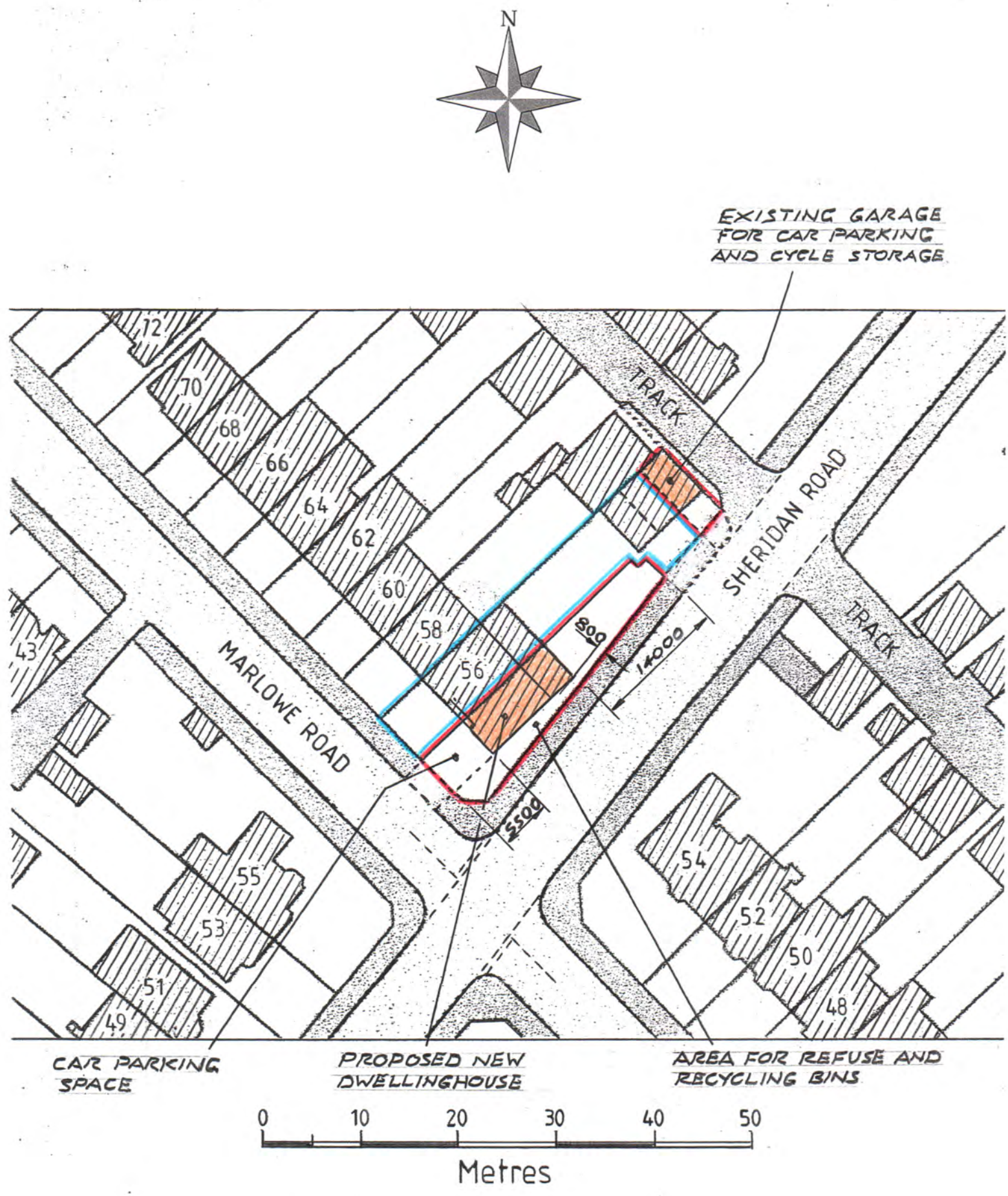
Appendix 6

Proposed Site Layout Plan



SITE LAYOUT PLAN -- Scale 1:500