GeoSmart Information

FloodSmart Plus

Flood Risk Assessment

Site Address

6 Seamill Park Crescent
Worthing
BN11 2PN

Grid Reference

517015, 103285

Report Prepared for

A. J. Salter & Son

Date

05/03/2026

Report Status

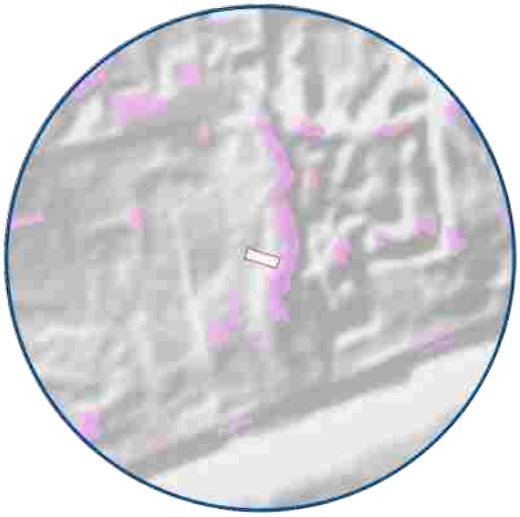
FINAL

Site Area

490 m^2

Report Reference

EF000773.01R1



RISK – Very Low to Low

The Site is mapped within the EA's fluvial Flood Zones 1, 2 and 3 (Low to High probability), with the flood risk originating from the English Channel.

Detailed flood modelling indicates that the rear garden could experience tidal flooding during the 1 in 5 year event; however, the development has raised floor levels, which would prevent internal flooding from occurring during all events, and the tidal flood risk to the development is deemed to be Very Low.

Following analysis of the baseline data the proposed development is considered to be at a Very Low risk of surface water flooding, a Negligible to Low risk of groundwater flooding and a Negligible risk of flooding from artificial sources (reservoirs, canals and sewers).

The development proposals are considered suitable with respect to flood risk without the need for any additional mitigation, although recommendations have been included within this report to further reduce the flood risk.

Report Author
Annabel Elleray
Senior Project Consultant

Report Checker
James Robinson
Senior Consultant

Report Reviewer
Bob Sargent
Associate

GeoSmart Information Ltd
Suite 9-11, 1st Floor, Old Bank Buildings,
Bellstone, Shrewsbury, SY1 1HU
+44(0)1743 298 100
info@geosmartinfo.co.uk
www.geosmartinfo.co.uk

The Property Ombudsman
COPSO ASSOCIATE MEMBER
SearchCode

Version Control

Report Version	Date	Report Author	Report Checker	Report Reviewer
EF000773.01R1	05/03/2026	Annabel Elleray	James Robinson	Bob Sargent

1. Executive summary

A review has been undertaken of national environmental data sets to assess the flood risk to the Site from all sources of flooding in accordance with the National Planning Policy Framework (NPPF) (2024) and National Planning Practice Guidance (NPPG) (published in 2014 and updated in September 2025). A site-specific flood risk assessment, to assess the flood risk to and from the development Site, is provided within this concise interpretative report written by an experienced GeoSmart consultant. Baseline flood risk and residual risks that remain after the flood risk management and mitigation measures are implemented are summarised in the table below.

Site analysis

Source of Flood Risk	Baseline[1]	After analysis[2]	After Mitigation[3]
River (fluvial) flooding	Very Low		N/A
Sea (coastal/tidal) flooding	Very Low to High	Very Low (proposed development)	N/A
Surface water (pluvial) flooding	Very Low to Medium	Very Low (proposed development)	N/A
Groundwater flooding	Negligible to Low		N/A
Other flood risk factors present	No		N/A
Is any other further work recommended?	Yes (see below)		

1 BASELINE risks assigned for the whole Site, using national risk maps, including the benefit of EA flood defences and the impacts of climate change.

2 AFTER ANALYSIS modification of risk assessment based on detailed site specific analysis including some or all of the following: flood model data, high resolution mapping, building location, access routes, topographic and CCTV surveys. Reasons for the change in classification are provided in the text.

3 AFTER MITIGATION risks include risks to proposed development / asset and occupants if mitigation measures recommended in this report are implemented, including the impacts of climate change.

N/A indicates where mitigation is not required.

Summary of existing and proposed development

The Site is currently used within a residential capacity as a two-storey detached dwelling, including an associated driveway, landscaping and access. According to the Client, the existing Finished Floor Levels (FFLs) are raised c. 250 mm above external ground levels in the front driveway and c. 750 mm above external ground levels to the rear, approximating to c. 4.70 to 4.90 mAOD using LiDAR elevation data.

Development proposals comprise the construction of a single-storey rear extension with decking and balustrades, front porch and hip to barn end roof extension, including the incorporation of front and rear dormers. The proposed extension will have FFLs raised c. 820 mm above external ground levels to the rear (i.e. approximately the same as existing).

Summary of flood risks

The flood risks from all sources have been assessed as part of this report and are as follows:

River (fluvial) and Sea (Estuarine/Coastal) flooding

According to the Environment Agency's (EA) Flood Map for Planning Purposes, the Site is located within tidal Flood Zones 1 to 3 (High Probability), with the flood risk originating from the English Channel, c. 210 m south. The entirety of the Site is located within the 'flood zone plus climate change' extent, indicating that it is modelled to be located within a flood zone in the future (2080s) as a result of climate change.

The Site partially benefits from the presence of raised ground (in the form of a storm ridge on the beach along the coastline), which acts as an informal flood defence. This storm ridge has been accounted for within the EA's flood modelling, although note that there is potential for its crest level and structure to change over time.

According to the EA's Risk of Flooding from Rivers and Sea (RoFRS) map, which considers the type, condition and crest height of flood defences, the Site has a risk of flooding ranging from Very Low to High during the present day and climate change (2036 to 2069) scenarios. The development footprint is located within an area at Very Low to Low risk during the present day scenario and Medium to High risk during the climate change scenario.

Modelled flood data obtained from the EA has been analysed in line with the most up to date guidance on climate change (EA, 2022), to confirm a maximum "design" flood level at the Site. This indicates that the flood level at the Site would be 4.13 mAOD during the 1 in 200 year (2126, Upper End) tidal overtopping event, which could result in flood depths of up to 0.96 m within the rear garden. However, due to the development having FFLs estimated to be at least 4.70 mAOD, internal flooding is considered unlikely.

Emergency evacuation routes are available to the west. In the event of a flood, safe refuge can be taken on the first floor level, acknowledging the development is raised above the flood level during all modelled events.

Baseline mapping indicates a Very Low to High risk. However, a review of the flood model data and proposed development plans indicates the risk to the proposed development is likely to be Very Low, acknowledging the rear garden could still be affected by tidal flooding.

Surface water (pluvial) flooding

According to the EA's Risk of Flooding from Surface Water (pluvial) flood mapping, the Site has a risk of pluvial flooding ranging from Very Low to Medium during both the present day the climate change (2050s) scenarios.

The rear garden could experience flooding during the 1 in 100 year and 1 in 1000 year present day events (the latter of which has been taken as a proxy for the 1 in 100 year (2070s) event), with flood depths of up to 0.3 m during the latter. This reflects surface water accumulation within an elongated topographic low point extending to the north of the Site.

A SuDS strategy has been prepared separately (ref: EF000773) to ensure surface water runoff from the Site is managed over the lifetime of the proposed development.

The proposed development has FFLs raised above the adjacent external ground level and therefore is unlikely to be affected by internal flooding in any event. Therefore, the surface water flood risk is deemed to be Very Low.

Groundwater flooding

Groundwater Flood Risk screening data indicates there is a variable potential risk of groundwater flooding at the surface in the vicinity of the Site during a 1 in 100 year event, ranging from Negligible to Low.

The hydrogeological characteristics suggest there is potential for a shallow groundwater body beneath the Site, particularly in the western section (beneath which permeable superficial deposits are mapped). Groundwater accumulation is considered most likely to affect the eastern section of the Site, within the mapped topographic low point. However, internal flooding is unlikely to occur due to the development having FFLs raised above adjacent external ground levels and being located in the highest section for the Site.

Artificial sources of flooding

The risk of flooding from artificial (man-made) sources such as reservoirs, sewers and canals has been assessed:

- The EA's Risk of Flooding from Reservoir map confirms the Site is not at risk of reservoir flooding.
- Ordnance Survey (OS) data confirms there are no canals near to the Site.
- Table 6-4 of the SFRA (JBA Consulting, 2024) has identified 25 incidences of flooding as a result of surcharging sewers within the BN11 2 postcode between 2013 and 2023.
- According to the Southern Water asset location plan obtained for the Site (Appendix D), public surface water and foul sewers are located along Seamill Park Crescent, with two nearby manholes having similar cover levels to the ground levels at the Site. However, given the presence of a raised kerb line and an intervening highway gully, as well as the property having raised FFLs, a specific risk of sewer flooding to the development has not been identified.

The risk of flooding from artificial sources is considered to be Negligible.

The risk to the development has been assessed over its expected 100 year lifetime, including appropriate allowances for the impacts of climate change which could increase the flood risk to the Site. Risks identified include sea level rise and increased potential for surface water flooding, and appropriate mitigation measures are proposed.

In accordance with paragraphs 172, 176 and footnote 62 of the NPPF (2024), as the development proposals are comprised of a minor development within Flood Zones 1 to 3, the Sequential Test is not required.

Recommendations

Recommendations for flood mitigation are provided below, based upon the proposed development and the flood risk identified at the Site.

- As there is a risk of flooding from tidal sources, Finished Floor Levels (FFL) of the proposed development should be set to 4.43 mAOD[1]. Given that the FFL of the extension is proposed to be set 820 mm above the adjacent ground levels to the rear (i.e. to at least 4.70 mAOD, approximately the same as existing), this recommendation has been satisfied, and no further mitigation for the fluvial flood risk is considered necessary.
- Occupants of the Site should be signed up to receive EA Flood Alerts and Flood Warnings.
- The ongoing management and maintenance of existing and any proposed drainage networks, under the riparian ownership of the developer, should be undertaken in perpetuity with the development.

GeoSmart recommend the mitigation measures discussed within this report are considered as part of the proposed development where possible and evidence of this is provided to the Local Planning Authority as part of the planning application.

[1] 0.3 m above the 1 in 200 year (2126, Upper End) flood level of 4.13 mAOD.

2. Introduction

Background and purpose

A site-specific flood risk assessment has been undertaken, to assess the flood risk to and from the development Site. This assessment has been undertaken by firstly compiling information concerning the Site and the surrounding area. The information gathered was then used to construct a 'conceptual site model', including an understanding of the appropriateness of the development as defined in the NPPF (2024) and the source(s) of any flood risk present, guided by the NPPG (Published in 2014 and updated in September 2025). Finally, a preliminary assessment of the steps that can be taken to manage flood risk to the development was undertaken.

This report has been prepared with reference to the NPPF (2024) and NPPG (2025).

"*The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied*" (NPPF, 2024).

The NPPF (2024) and NPPG (2025) promote a sequential, risk based approach to the location of development. This also applies to locating a development within a Site which has a variable risk of flooding.

"*The approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding*" (Paragraph: 023. NPPG, 2025).

The purpose of this report is to provide clear and pragmatic advice regarding the nature and potential significance of flood hazards which may be present at the Site.

Report scope

In accordance with the requirements set out within NPPG 2022 (Paragraph: 021 Reference ID: 7-021-20220825), a thorough review of publicly and commercially available flood risk data and EA supplied data indicating potential sources of flood risk to the Site from rivers and coastal sources, surface run-off (pluvial), groundwater and reservoirs, including historical flood information and modelled flood extent. Appropriate measures are recommended to manage and mitigate the flood risk to the property.

Information obtained from the EA and a review of the Adur and Worthing Level 1 Strategic Flood Risk Assessment (SFRA) (JBA Consulting, 2024) are used to ascertain local flooding issues and, where appropriate, identify information to support a Sequential and/or Exception test required as part of the NPPF (2024).

The existing and future flood risk to and from the Site from all flood sources is assessed in line with current best practice using the best available data. The risk to the development has been assessed over its expected lifetime, including appropriate allowances for the impacts of climate change. Residual risks that remain after the flood risk management and mitigation

measures are implemented are considered with an explanation of how these risks can be managed to keep the users of the development safe over its lifetime.

An indication of whether the Site will potentially increase flood risk elsewhere is provided, including where the proposed development increases the building footprint at the Site.

Report limitations

It is noted that the findings presented in this report are based on a desk study of information supplied by third parties. Whilst we assume that all information is representative of past and present conditions, we can offer no guarantee as to its validity and a proportionate programme of site investigations would be required to fully verify these findings.

The basemap used is the OS Street View 1:10,000 scale; however, the Site boundary has been drawn using BlueSky aerial imagery to ensure the correct extent and proportion of the Site is analysed.

This report excludes the consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

Datasets

The following table shows the sources of information that have been consulted as part of this report:

Table 1. Datasets consulted to obtain confirmation of sources of flooding and risk

Source of flooding	Datasets consulted				
	Commercial Flood Maps	Local Policy & Guidance Documents*	Environment Agency (Appendix B)	Southern Water (Appendix D)	OS Data
Historical	X	X	X		
River (fluvial) / Sea (tidal/coastal)	X	X	X		
Surface water (pluvial)	X	X	X		

Source of flooding	Datasets consulted				
	Commercial Flood Maps	Local Policy & Guidance Documents*	Environment Agency (Appendix B)	Southern Water (Appendix D)	OS Data
Groundwater	X	X			
Sewer		X		X	
Culvert/bridges		X			X
Reservoir		X	X		

*Local guidance and policy, referenced below, has been consulted to determine local flood conditions and requirements for flood mitigation measures.

Local policy and guidance

For this report, several documents have been consulted for local policy and guidance and relevant information is outlined below:

Worthing Local Plan (Worthing Borough Council, 2023):

DM20 – Flood Risk and Sustainable Drainage

- 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

- A site specific Flood Risk Assessment must be submitted with planning applications for:
    - sites of 1 hectare or greater in Flood Zone 1;
    - all new development (including minor development and change of use) in Flood Zones 2 and 3;
    - 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.

- 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:
    - 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;
    - 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.
    - current and future flooding from all sources including in-combination and cumulative effects, and any residual risk can be safely managed;
    - ensure safe access and egress to and from the development, where necessary as part of an agreed flood warning and evacuation plan;
    - development will not increase flood risk elsewhere, and where possible will reduce the overall level of flood risk; and
    - 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.

Surface Water Drainage

- The surface water drainage scheme should use Sustainable Drainage Systems, unless there is clear evidence that this would be inappropriate, and be designed to:
    - limit runoff to greenfield 1 year rates for events up to and including the 100 year plus climate change event where possible, and always ensure no increase in flows as a result of development;
    - follow natural drainage flow paths and work with existing site topography;
    - provide adequate capacity for the 30 year plus climate change event to be contained within the drainage system, and demonstrate that the development is safe for the 100 year plus climate change event scenario and does not increase in flood risk off site;
    - incorporate green infrastructure and maximise multi-functional benefits ensuring adequate treatment of surface water prior to discharge to ensure that the quality of local water is not adversely affected;
    - be sensitively located and designed to promote an enhanced landscape/ townscape and good quality spaces that improve public amenity; vi) discharge run-off according to the following hierarchy: (1) into the ground (infiltration),

(2) to a surface water body, (3) to a surface water sewer, (4) to a combined sewer. Surface water connections to the public sewerage network should only be made with prior agreement of the relevant sewerage undertaker and where it can be demonstrated that there are no feasible alternatives (this applies to new developments and redevelopments) and where there is no detriment to existing users.

- Clear management arrangements and funding for their ongoing maintenance over the lifetime of the development should be proposed. Planning conditions or obligations will be used to secure these arrangements.

Adur and Worthing Level 1 Strategic Flood Risk Assessment (JBA Consulting, 2024):

- When considering defences along the coastline, it is important to differentiate between those which are constructed to protect the coastal frontage from erosion and those which are designed to protect the coast from flood risk from the tide levels in the sea e.g. still water levels exceeding the defence crest, or waves overtopping the defence. Each of these types of defence are present in the Adur District Local Plan area but are not designed to necessarily fulfil the dual purpose of managing flood risk and coastal protection. However, with climate change, it is likely that many locations with coastal defences will need to include provision for tidal defence in the future.
- Finished floor levels for vulnerable developments (e.g., dwellings and for sleeping accommodation) should be a minimum of whichever is higher of 300mm above the:
    - average ground level of the site
    - adjacent road level to the building
    - estimated flood event level (1% AEP fluvial plus climate change or the 0.5% AEP tidal plus climate change)
- Functional floodplain (Flood Zone 3b) 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). o 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.

Guidance

Strategic Flood Risk Assessments are carried out by local authorities, in consultation with the Environment Agency, to assess the flood risk to the area from all sources both now and in the future due to climate change. They are used to inform planning decisions to ensure inappropriate development is avoided (NPPF, 2024).

3. Site analysis

Site information

The Site is located in East Worthing in a setting of primarily residential land use at National Grid Reference TQ 17015 03285.

Figure 1. Aerial imagery of the Site (Bluesky, 2026)



Figure 2 indicates ground levels within 500 m of the Site fall in a south easterly direction, towards a broad valley feature associated with the Teville Stream. An area of high ground c. 150 m south of the Site forms an intervening feature between the land and sea.

Figure 2. Site Location and Relative Elevations (GeoSmart, 2026)

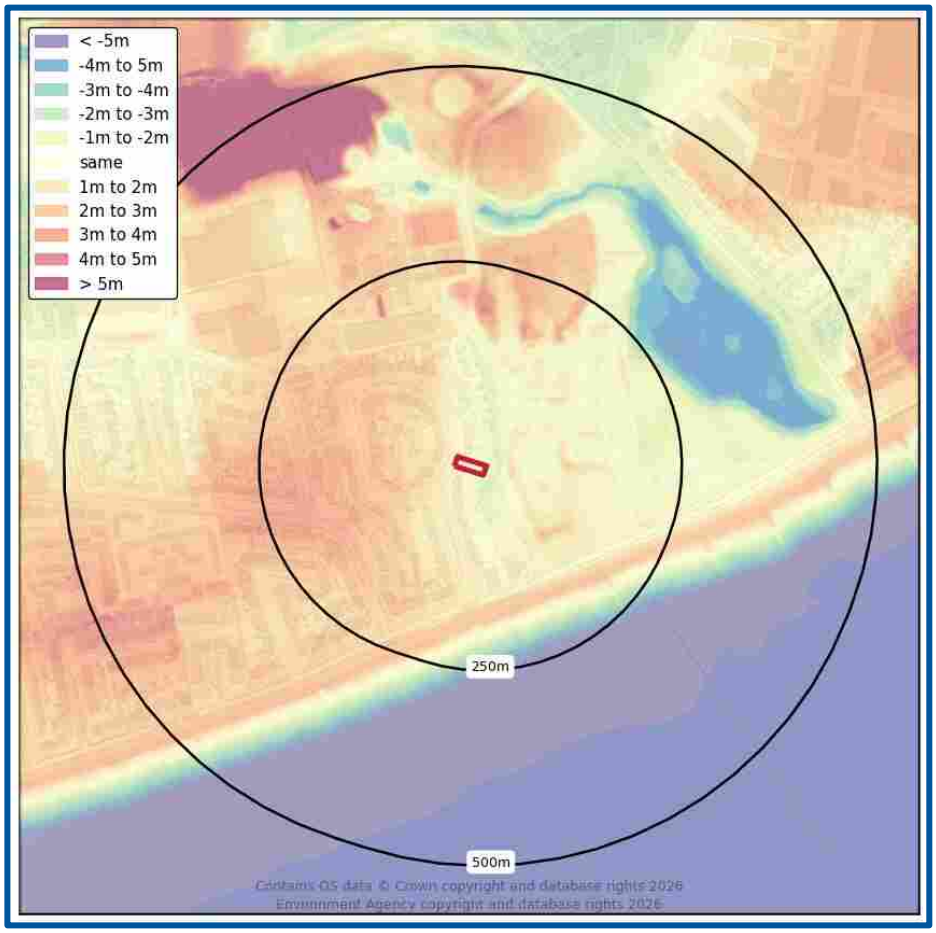
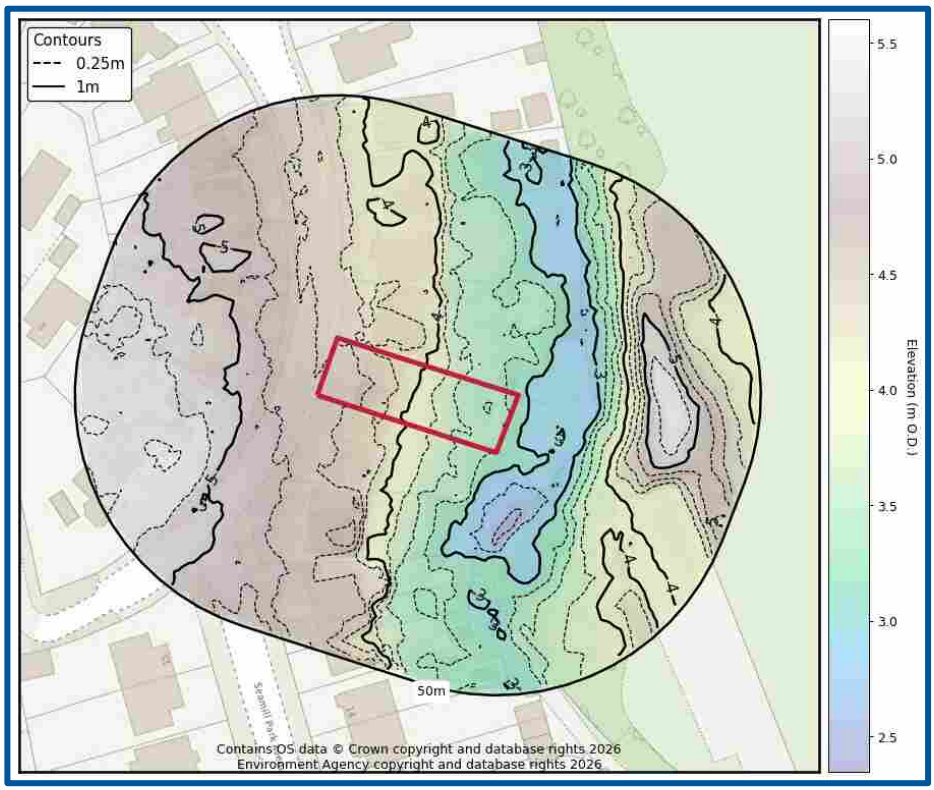


Figure 3 (overleaf) indicates that the general ground levels on the Site are between 3.17 and 4.75 mAOD, with the Site falling gradually in an easterly direction. The proposed extension is located on land with ground levels ranging between 3.95 and 4.23 mAOD. This is based on EA elevation data obtained for the Site to a 1 m resolution with a vertical accuracy of ±0.15 m.

Figure 3. Environment Agency LiDAR ground elevation data (GeoSmart, 2026)



Development

The Site is currently used within a residential capacity as a two-storey detached dwelling, including an associated driveway, landscaping and access. According to the Client, the existing Finished Floor Levels (FFLs) are raised c. 250 mm above external ground levels in the front driveway and c. 750 mm above external ground levels to the rear due to the slope of the Site, approximating to c. 4.70 to 4.90 mAOD using LiDAR elevation data.

Development proposals comprise the construction of a single-storey rear extension with decking and balustrades, front porch and hip to barn end roof extension, including the incorporation of front and rear dormers. The proposed extension will have FFLs raised c. 820 mm above external ground levels to the rear (i.e. approximately the same as existing). Site plans are included within Appendix A.

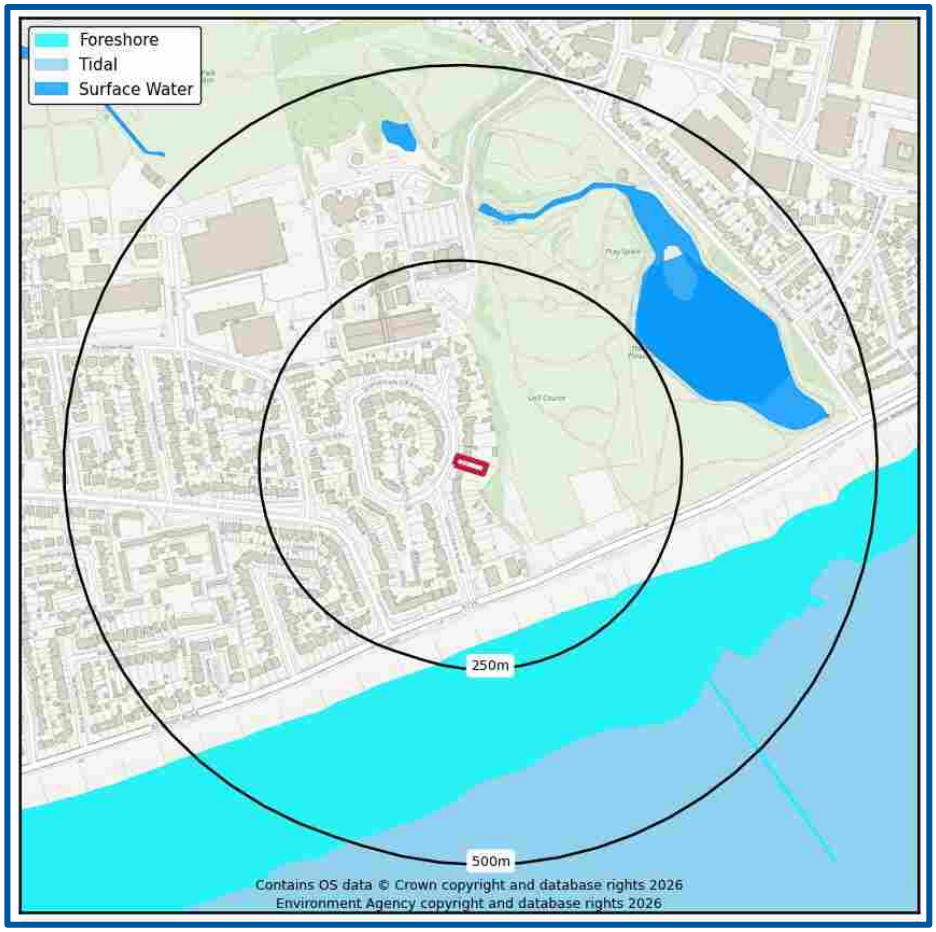
The effect of the overall development will not result in an increase in number of occupants and/or users of the building and will not result in the change of use, nature or times of occupation. According to Annex 3 of the NPPF (2024), the vulnerability classification of the existing and proposed developments is More Vulnerable. The estimated lifespan of the development is 100 years.

Hydrological features

According to Ordnance Survey (OS) mapping included in Figure 4, there are numerous surface water features within 500 m of the Site:

- The mean high tide mark of the English Channel is located c. 210 m south of the Site.
- The Toville Stream passes through The Brooklands Pleasure Grounds to the east of the Site, forming a lake located c. 250 m east of the Site at its closest point. The stream / lake feature has an outfall to the sea c. 430 m south-east.

Figure 4. Surface water features (EA, 2026)



Proximity to relevant infrastructure

Infrastructure has been identified within proximity of the Site which could influence the risks of flooding to existing or future occupants. These include:

- A sluice is present on the outfall of the Toville Stream, c. 430 m east. The outfall passes beneath Brighton Road prior to discharging into the sea.
- Several outfall pipes are located c. 250 m south of the Site, which extend out to sea for c. 400 m.

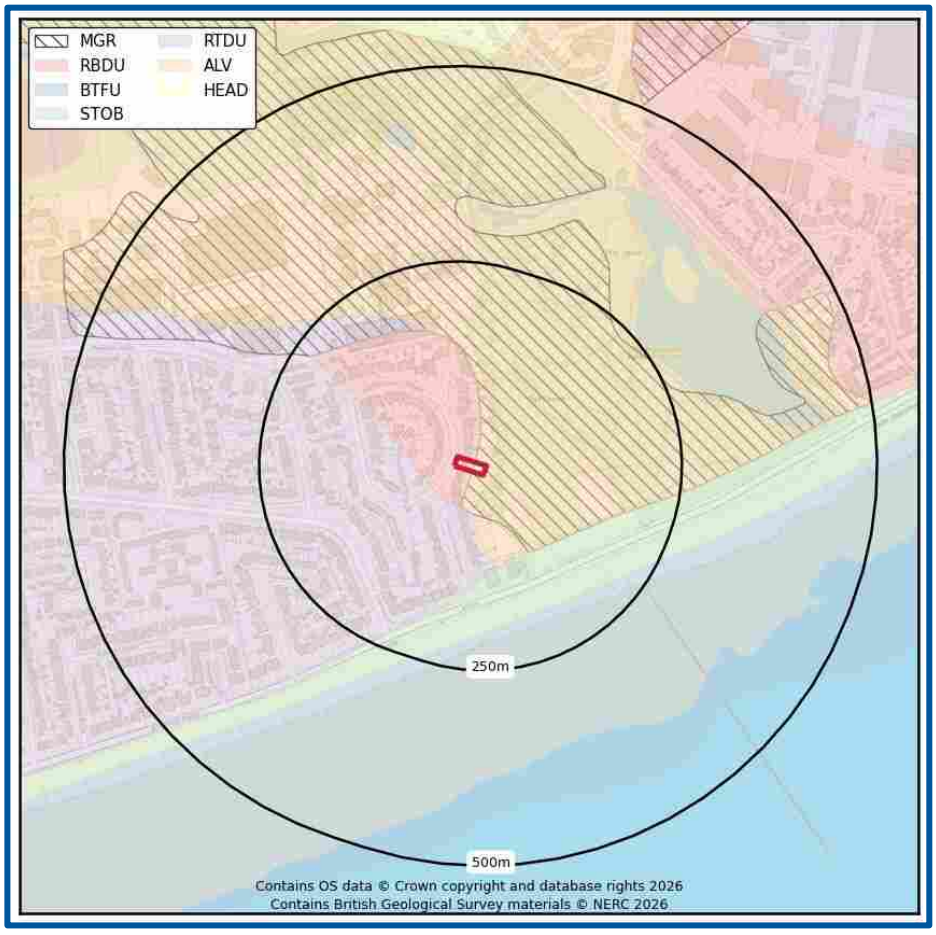
Hydrogeological features

British Geological Survey (BGS) mapping (Figure 5) indicates the western c. 60% of the Site area is underlain by a superficial geology consisting of Raised Beach Deposits (RBDUU), which comprises sand and gravel. The eastern c. 40% of the Site area is underlain by Alluvium (ALV), which comprises clay, silt, sand and peat (BGS, 2026).

Raised Beach Deposits are classified by the EA as a Secondary (A) Aquifer, which indicates they are likely to comprise permeable layers capable of supporting water supply at a local rather than strategic scale. Alluvium is classified by the EA as a Secondary (Undifferentiated) Aquifer, which indicates it is likely to have been designated as both minor and non-aquifer in different locations due to its variable characteristics.

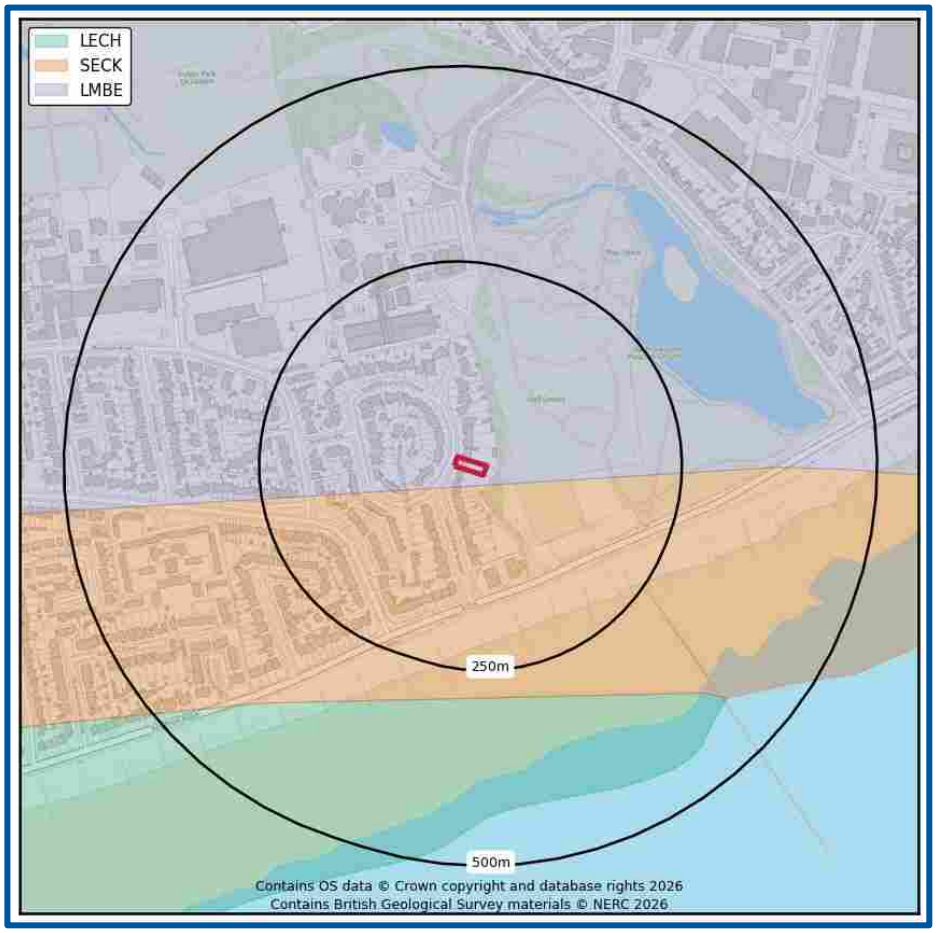
According to the BGS mapping, artificial deposits comprising Made Ground (MGR) are present beneath the eastern c. 40% of the Site, matching the mapped Alluvium extent (BGS, 2026). It is possible that any artificial ground at or in close proximity to the Site could be permeable and could therefore transmit groundwater or surface water flows, depending on its composition and hydrogeological characteristics.

Figure 5. Superficial Geology and Artificial Deposits (BGS, 2026)



BGS mapping indicates the underlying bedrock geology (Figure 6) consists of the Lambeth Group (LMBE), which comprises clay, silt and sand (BGS, 2026) and is classified by the EA as a Secondary (A) Aquifer. The surface contact between the Lambeth Group and Seaford Chalk Formation (SECK) is mapped c. 10 m south of the Site.

Figure 6. Bedrock Geology (BGS, 2026)



Geological conditions

A review of the BGS borehole database (BGS, 2026) indicates the nearest and most relevant borehole to the Site (ref: TQ10SE107) is located c. 90 m to the south east of the Site boundary at an elevation of c. 4.40 mAOD (estimated using LiDAR) This borehole has a mapped bedrock comprising Seaford Chalk, which is not relevant to the Site, although the artificial and superficial deposits encountered remain appropriate for consideration.

An additional borehole (ref: TQ10SE172) is located c. 170 m to the north of the Site boundary at an elevation of c. 5.36 mAOD (estimated using LiDAR). This borehole is mapped on the boundary between Raised Beach Deposits and River Terrace Deposits, underlain by the Lambeth Group.

A summary of the geological strata encountered by the boreholes is provided within the table overleaf.

Table 2. Summary of BGS borehole information

Strata encountered	BGS borehole TQ10SE107		BGS borehole TQ10SE172	
	Depth to base of stratum (m bgl)	Strata composition	Depth to base of stratum (m bgl)	Strata composition
Made Ground	3.04	Fill	0.30	Concrete
Superficial deposits	5.18	Silty clay with flint gravel	2.68	Sand and flint gravel with cobbles
Bedrock (Lambeth Group / Seaford Chalk Formation)	>8.09 (base of borehole)	Chalk	6.63	Fissured / laminated silty clay
			7.40	Fissured sandy silty clay
			9.00	Silty clay with sand partings
			11.15	Fissured sandy silty clay
			11.75	Fissured laminated silty clay with sandy claystone
			>12.2 (base of borehole)	Shaly lignite and iron pyrites

Groundwater

Borehole refs: TQ10SE107 and TQ10SE172 both do not contain any measurements from which the groundwater level can be confirmed.

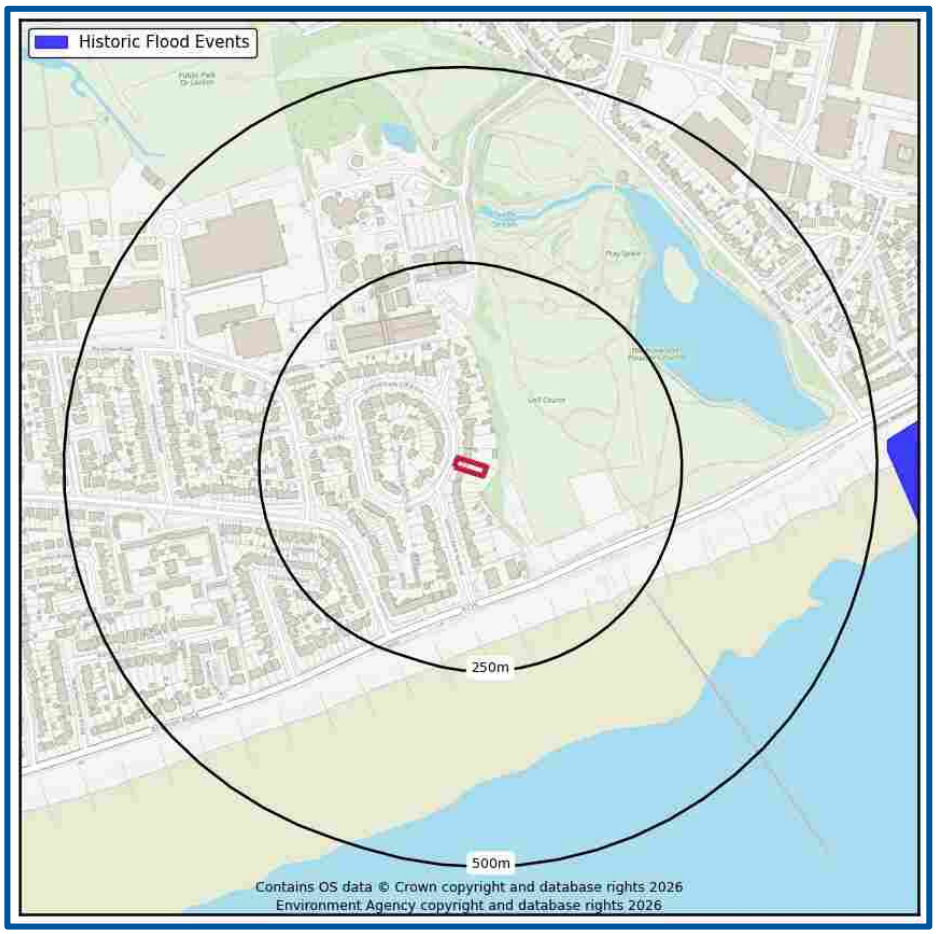
4. Flood risk to the development

Historical flood events

According to the EA's Historical Flood Map (Figure 7) and Appendix A of the SFRA (JBA Consulting, 2024; Appendix C), no fluvial or tidal flooding events have historically affected the Site.

The purpose of historical flood data is to provide information on where and why flooding may have occurred in the past. The absence of any recorded events does not mean flooding has never occurred on-Site or that flooding will never occur at the Site.

Figure 7. EA Historic Flood Map (EA, 2026)



Rivers (fluvial) / Sea (coastal) / Estuarine (tidal) flooding

The Site is located in a coastal location and the predominant risk at the Site is from flooding from the sea, termed as coastal and/or tidal processes.

Coastal flooding is caused by extreme coastal conditions that occur because of three main mechanisms, either individually or in combination. These are:

- High tide levels – variations in tidal levels due to gravitational effects of the sun and moon can result in higher sea levels. There is an approximate twice daily variation between high and low tide, onto which is superimposed a spring-neap tide cycle when extra high and low tides occur;
- Surge – an increase in sea level above tidal level caused by low atmospheric pressure which may be exacerbated by the wind acting on the sea;
- Wave action – dependent on wind speed and direction, local topography and exposure.

According to the EA's Flood Map for Planning Purposes (Figure 8, overleaf), the Site includes areas located within tidal Flood Zones 1, 2 and 3 and is therefore classified as having Low to High probability of tidal (coastal) flooding from the Sea:

- The eastern c. 50% of the Site, primarily within the rear garden, is located within Flood Zone 3.
- Areas in the centre of the Site (c. 5% of the Site area) are located within Flood Zone 2.
- The remaining c. 45% of the Site, including the majority of the existing building footprint, is located within Flood Zone 1.
- The proposed extension footprint is located across Flood Zones 1 to 3.

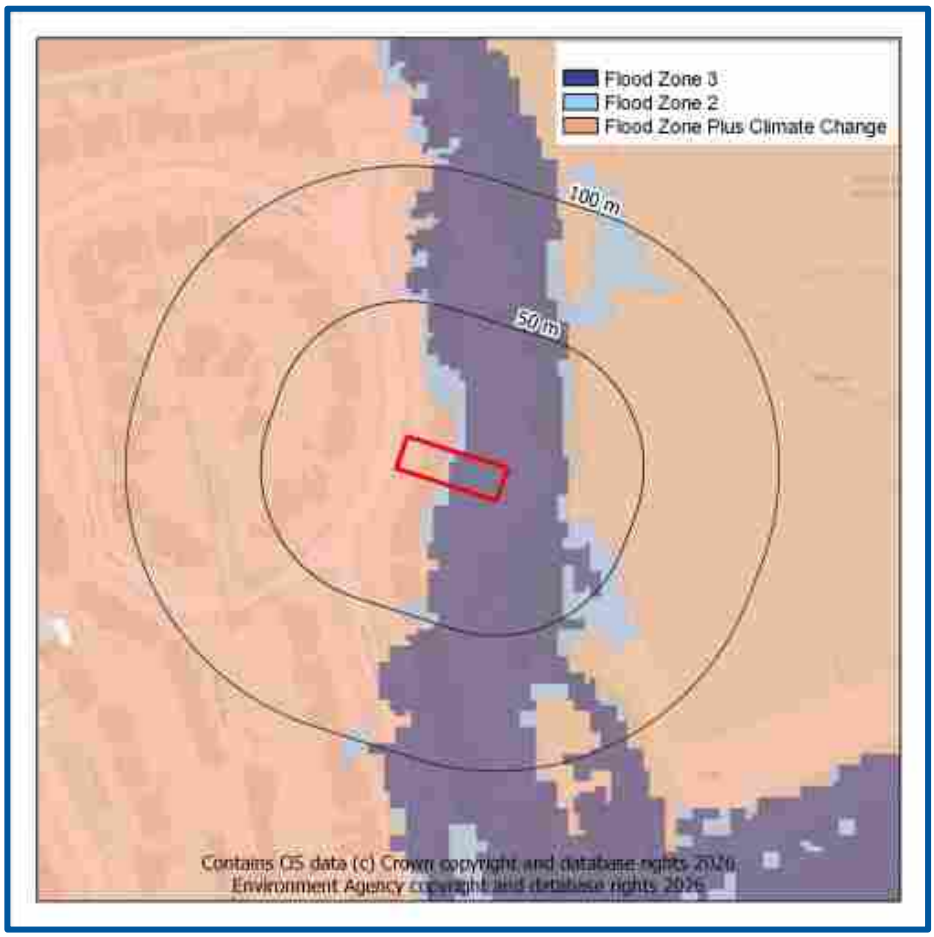
According to an analysis of the EA's detailed flood modelling, parts of the rear garden could experience flooding during the 1 in 50 year tidal flood event and are therefore located within Flood Zone 3b. The area proposed for the extension has ground levels above the 1 in 50 year tidal flood level and therefore is located within Flood Zone 3a.

When the impacts of climate change are applied (up to the 2080s epoch), the entirety of the Site is located within the flood zone extent. This indicates that the Site has either a Medium or High probability of fluvial flooding in the future, ignoring the presence of any existing flood defences and assuming that no future defence raising will occur.

According to guidance provided by the Environment Agency[2], areas within a 'flood zone plus climate change' extent should be treated as Flood Zone 2 for the purposes of applying Flood Risk Standing Advice.

[2] Environment Agency (2026). How to use flood map for planning data. Accessed from: https://flood-map-for-planning.service.gov.uk/how-to-use-flood-map-for-planning-data

Figure 8. EA Flood Map for Planning Purposes (EA, 2026)



Guidance

As defined in the NPPF (2024):

Ignoring the presence of any defences, land located in a Flood Zone 3 is considered to have High probability of flooding with a 1 in 100 year or greater annual probability of fluvial flooding or a 1 in 200 or greater annual probability of coastal flooding in any one year.

Development of "Water-Compatible", "Essential Infrastructure", "Less Vulnerable" and "More Vulnerable" land uses are suitable for this zone with "Highly Vulnerable" land uses requiring an Exception Test to be passed prior to development taking place.

Ignoring the presence of any defences, land located in a Flood Zone 2 is considered to have a Medium probability of flooding, with between a 1 in 100 and 1 in 1000 annual probability of fluvial flooding or between a 1 in 200 and 1 in 1000 annual probability of coastal flooding in any one year.

Development of "Water-Compatible" and "Less Vulnerable" land uses are suitable for this zone with "More Vulnerable" and "Essential Infrastructure" requiring an Exception test to be passed prior to development taking place.

Ignoring the presence of any defences, land located in a Flood Zone 1 is considered to have a Low probability of flooding, with less than a 1 in 1000 annual probability of fluvial or coastal flooding in any one year.

Development of all uses of land is appropriate in this zone (see glossary for terminology).

Flood defences

Guidance

Sites that are located close to flood defences are likely to be zones where rapid inundation will occur in the event of the flood defences being overtopped or breached. A Site located close to flood defences (within 250 m) may require a more detailed FRA subject to local topography.

Existing flood defences

The EA's Asset Information Management Systems (AIMS) dataset (2026) does not identify the presence of any flood defence assets within the vicinity of the Site. However, the storm ridge on the beach forms a raised feature along the coastline, which acts as an informal flood defence and has been accounted for within the Arun Coast Model (JBA Consulting, 2012). This has an estimated crest level of 6.15 mAOD at the closest point to the Site according to LiDAR elevation mapping.

Future flood defences

The Shoreline Management Plan (SMP) for Unit 4D15 (Shoreham Harbour to Worthing) confirms the policy for defences over the next 100 years is to hold the line.

From the available information, the likelihood of future flood schemes for Worthing could not be ascertained at the time of writing, with the SFRA (JBA Consulting, 2024) not identifying any proposed tidal schemes in the near future. Therefore, it is assumed that the risk presented by the Arun Coast Model (JBA Consulting, 2012) is likely to be sufficiently representative of the future tidal flood risk at the Site.

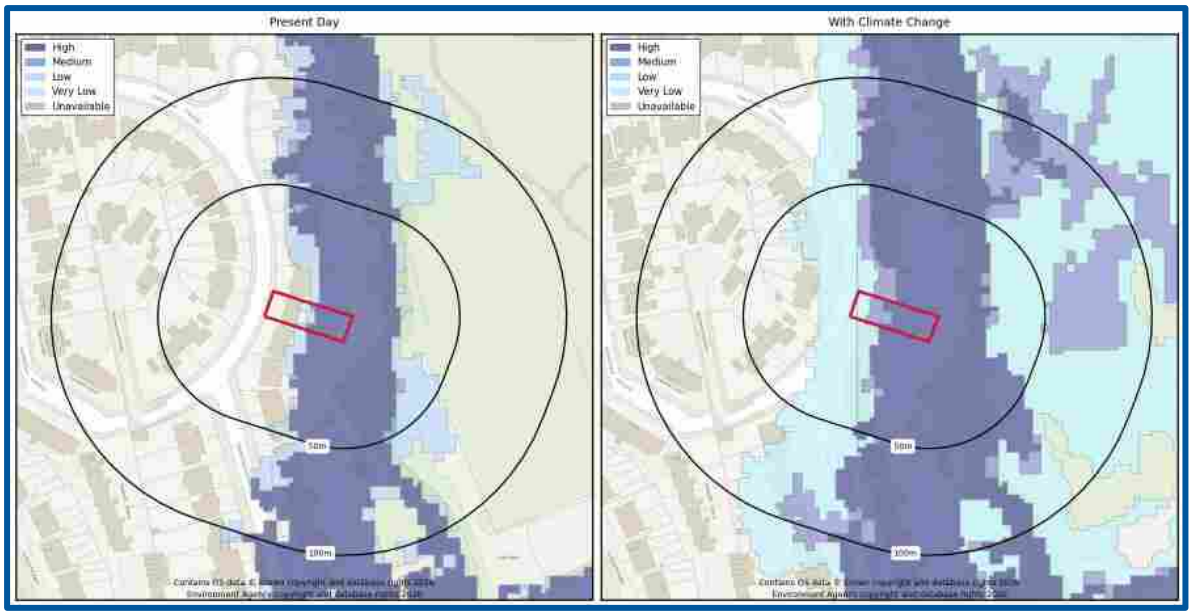
Flood risk including the benefit of defences

The type and condition of existing flood defences influence the 'actual' risk of fluvial flooding to the Site, albeit the long-term residual risk of flooding (ignoring the defences) should be considered when proposing new development.

According to the EA's Risk of Flooding from Rivers and Sea (RoFRS) map (Figure 9), which considers the type, condition and crest height of flood defences, the Site has a risk of flooding ranging from Very Low to High from the Sea during both the present day and climate change (2036 to 2069) scenarios.

The existing dwelling and extent of the proposed extension are both located within an area at Very Low to Low risk during the present day scenario and Medium to High risk during the climate change scenario.

Figure 9. Risk of Flooding from Rivers and Sea map present day and future (2036 to 2069) (EA, 2026)



Model data

As the Site is located within the EA's tidal floodplain, modelled flood elevation data was obtained from the EA and has been used to assess flood risk and to provide recommendations for mitigation for the proposed development.

Defended modelled data from the Arun Coastal Model (JBA Consulting, 2012), including the effects of wave overtopping, has been extracted from the 2D floodplain data provided at the Site[3]. This flood model includes the effects of wave onset and overtopping as well as the storm ridge along the coastline as a flood defence, accounting for potential changes to the crest height and structure of the storm ridge during an extreme event. The data is provided in the table below, with the full response from the EA, including relevant flood extents and levels, included within Appendix B.

Table 3. Defended EA present day modelled flood data

Flood data	Flooding scenario				
	1 in 5 year	1 in 20 year	1 in 75 year	1 in 200 year	1 in 1000 year
Flood level (mAOD)	3.47	3.59	3.74	3.86	4.06
On-Site flood depths (m)*	Up to 0.30	Up to 0.42	Up to 0.57	Up to 0.69	Up to 0.89
Flood depths in the dwelling (m)**	No flooding anticipated				

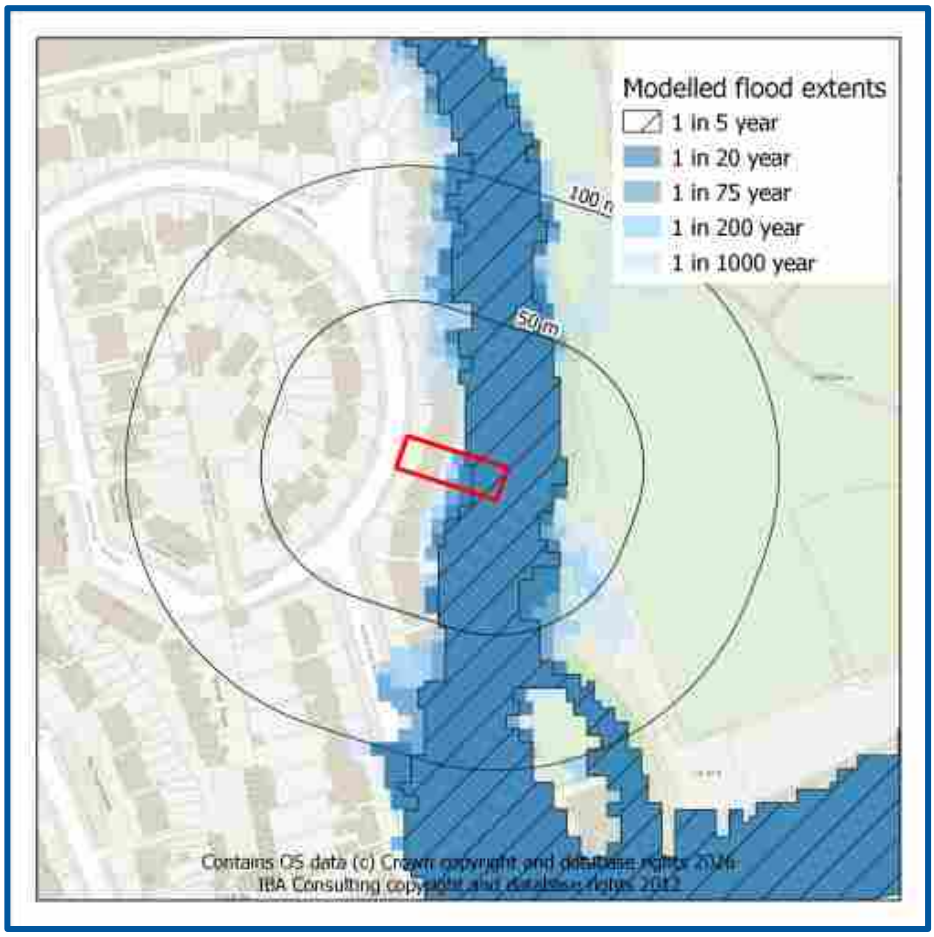
*Compared to ground levels at the Site between 3.17 and 4.75 mAOD.

**Compared to an estimated minimum FFL of 4.70 mAOD for both the existing dwelling and proposed extension.

[3] The accuracy of the modelled flood levels is not known. These are dependent on the accuracy of input datasets such as LiDAR data, used to model the impacts of flooding within the 2D domain. Confirmation of the accuracy of the modelled flood data can be obtained separately from the Environment Agency.

The following figure confirms the flood extent associated with overtopping of the high ground to the south in the present day flooding scenarios. This indicates that flooding could occur in the rear garden in all scenarios, including the 1 in 5 year event. However, internal flooding is not anticipated to occur within the existing dwelling during any scenario.

Figure 10. Defended modelled present day flooding scenarios (JBA Consulting, 2012)



Breach scenarios were not included within the Arun Coast Model, and given the Site is afforded protection by the beach along the coastline (forming an informal flood defence), a breach in the defences is considered unlikely to pose a residual flood risk to the development. Therefore, the residual flood risk posed by a breach has not been considered further.

Climate change factors

The EA's *Flood risk assessments: climate change allowances* guidance (published 19 February 2016 and updated May, 2022) has been used to inform a suitable increase in sea level and to allow for surge and wave action for the proposed development. The updated guidance confirms 'More Vulnerable' developments are required to undertake a Basic assessment approach.

As the Site is located within the South East river basin and the proposed development is classed as More Vulnerable, where the proposed lifespan is approximately 100 years, the Higher Central and Upper End allowances have been used to determine a suitable climate change factor to apply to sea levels.

The Arun Coast Model (JBA Consulting, 2012) includes modelled scenarios for the 1 in 200 year and 1 in 1000 year (2115) events, which have been used to consider the impacts of sea level rise as a result of climate change. The Higher Central (13.1 mm per year between 2096 and 2125) and Upper End (18.2 mm per year between 2096 and 2125) allowances have been used to uplift the presented flood levels and reflect the 2126 scenario.

A decrease in flood level between the 1 in 200 year (2115) and 1 in 1000 year (2115) events is noted at the Site, the reasons for which are unclear.

It should be noted that the storm ridge along the coastline is actively managed at present using groynes. However, there remains potential for changes in the structure of the storm ridge in the future, which could be affected by storm frequency and the delivery of shingle (the effects of which cannot be easily predicted). Therefore, it is possible that the storm ridge is more readily overtopped in the future, increasing the flood risk to the Site.

Table 4. Modelled flood levels plus climate change allowances

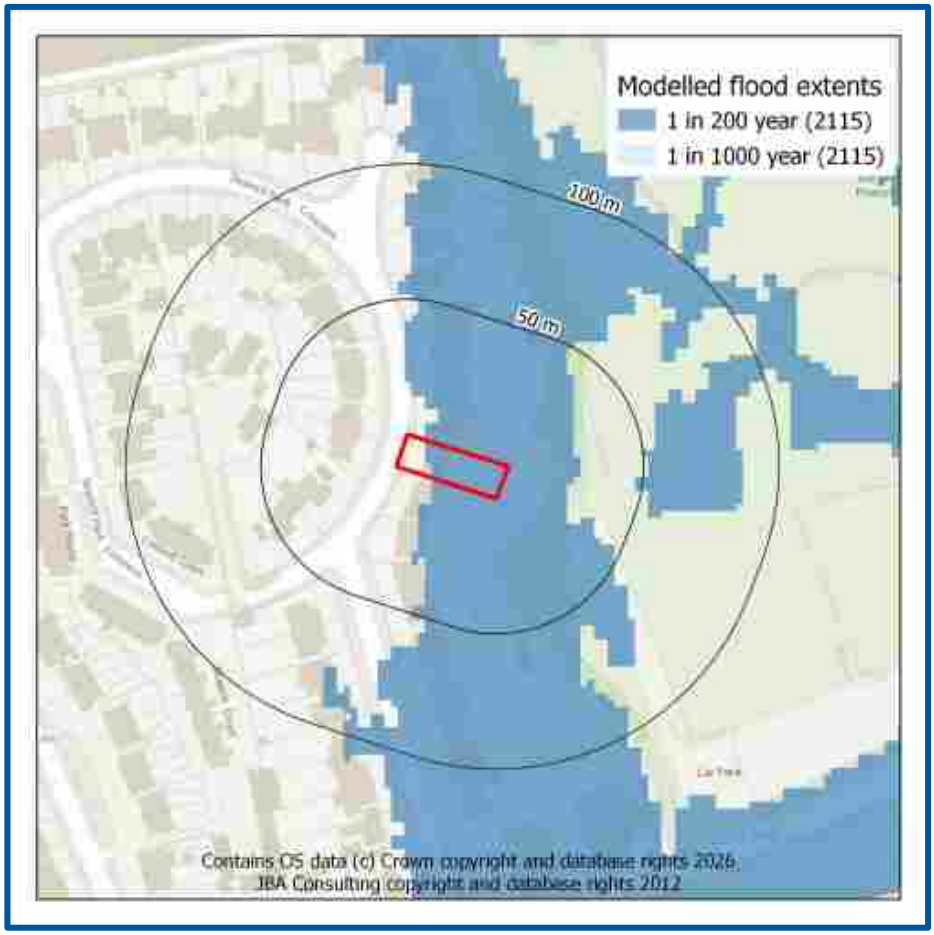
Flood data	Flooding scenario			
	1 in 200 year (2126, Higher Central)	1 in 200 year (2126, Upper End)	1 in 1000 year (2126, Higher Central)	1 in 1000 year (2126, Upper End)
Modelled flood level (mAOD)	4.07	4.13	3.92	3.98
On-Site flood depths (m)*	Up to 0.90	Up to 0.96	Up to 0.75	Up to 0.81
Flood depths in the dwelling (m)**	No internal flooding anticipated			

*Compared to ground levels at the Site between 3.17 and 4.75 mAOD.

**Compared to an estimated minimum FFL of 4.70 mAOD for both the existing dwelling and proposed extension.

The following figure confirms the flood extent associated with overtopping of the high ground to the south in the 2115 epoch. This indicates that flooding could occur in the rear garden and is mapped as encroaching across the building footprint. However, the floor levels of the existing dwelling are anticipated to be raised above the flood level in all events, reducing the potential for internal flooding.

Figure 11. Defended modelled climate change (2115) flooding scenarios (JBA Consulting, 2012)



Baseline mapping indicates there is a Very Low to High risk of flooding in the climate change (2036 to 2069) scenario, with a Medium to High risk applicable to the building footprint. Further analysis of the Site ground levels and modelled flood data across the lifetime of the development indicate the majority of the Site would be affected by tidal flooding during the 1 in 200 year (2126) overtopping scenario. However, FFLs are estimated to be raised above the modelled flood level during all scenarios, reducing the risk of internal flooding.

On the basis of the above, the risk of internal flooding is considered to be Very Low, although it is acknowledged that the flood risk elsewhere on-Site is higher.

Surface water (pluvial) flooding

Surface water flooding occurs when intense rainfall exceeds the infiltration capacity of the ground and overwhelms the drainage systems. It can occur in most locations even at higher elevations and at significant distances from river and coastal floodplains.

According to the EA's Risk of Flooding from Surface Water (pluvial) flood mapping, the Site is at a variable risk of pluvial flooding ranging from Very Low to Medium.

Figure 12 (overleaf) confirms the extent and depth of flooding in multiple modelled flood scenarios in the present day:

- During the High risk event (>3.3% AEP), the Site is modelled to be unaffected by pluvial flooding. Surface water accumulation is modelled c. 5 m to the east of the Site boundary but does not extend onto the Site itself.
- During the Medium risk event (3.3 - 1% AEP), flooding is modelled to encroach onto the eastern Site boundary, with flood depths of up to 0.2 m.
- During the Low risk event (1 - 0.1% AEP), flooding is modelled to occur across the rear garden, with the majority of flood depths of up to 0.3 m.
- The existing dwelling and proposed extension both remain unaffected during all modelled events.

Pluvial flooding is unlikely to impact access and egress during any modelled event.

Guidance

According to EA's surface water flood risk map, areas of the Site are at:

- Very Low risk - chance of flooding of less than 1 in 1000 (0.1%).
- Low risk - chance of flooding of between 1 in 1000 & 1 in 100 (0.1% and 1%).
- Medium risk - chance of flooding of between 1 in 100 and 1 in 30 (1% and 3.3%).

Appendix A of the SFRA (JBA Consulting, 2012; Appendix C) confirms that no incidents of surface water flooding have been reported within 250 m of the Site. The presence of areas of Critical Drainage is not discussed within the SFRA.

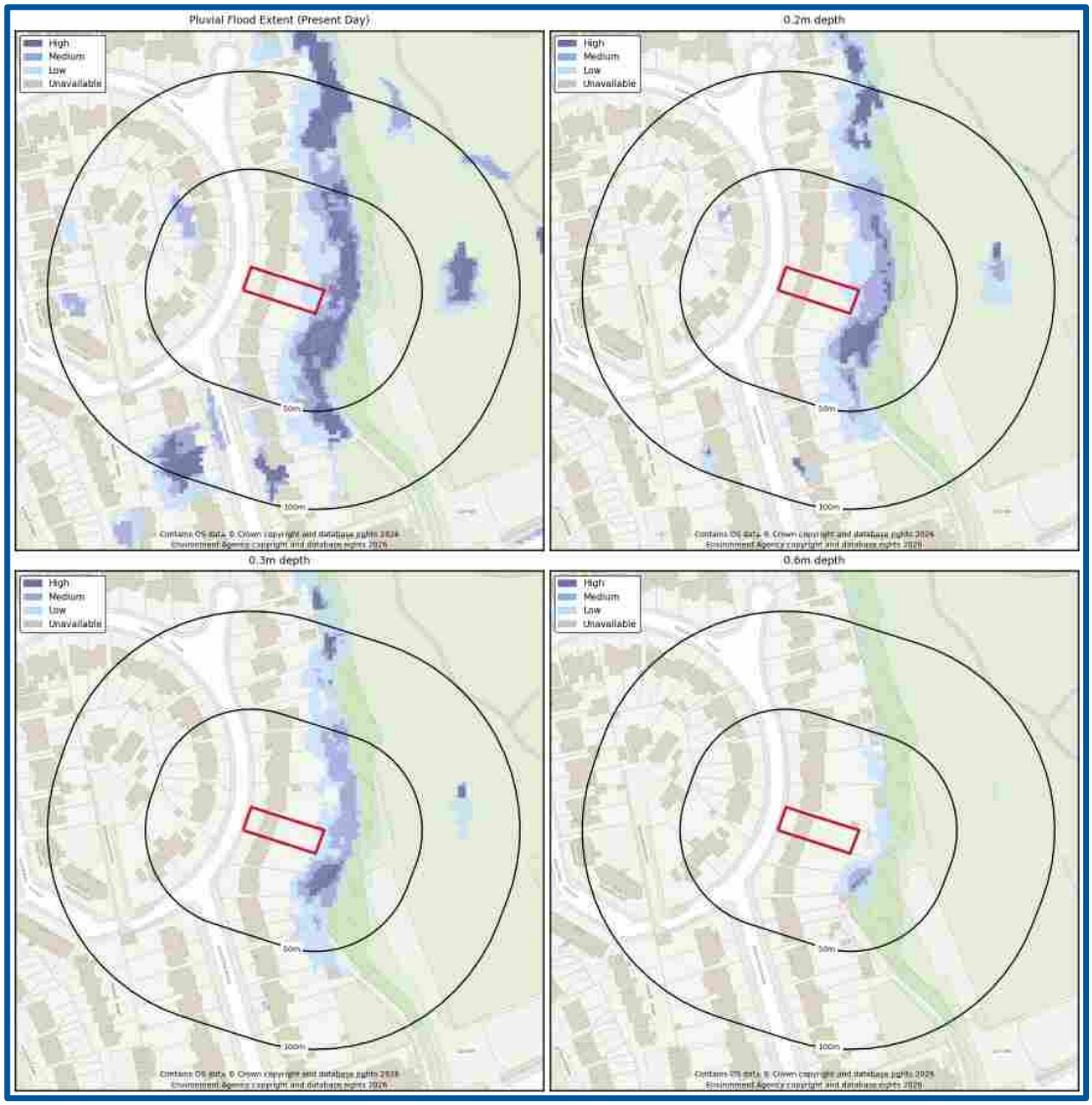
Guidance

According to EA's surface water flood risk map the following advisory guidance applies to the Site:

Flood Depth

- 0.15 to 0.3 m - Flooding would: typically exceed kerb height, likely exceed the level of a damp-proof course, cause property flooding in some areas

Figure 12. EA present day surface water flood extent and depth map (EA, 2026)



Surface water flooding flow routes

Analysis of OS mapping, ground elevation data and the EA's pluvial flow route mapping in the 1 in 1000 year (Low probability) event and Overland Flow Pathways mapping confirms the Site is not located on a potential overland flow route.

Surface water is modelled to accumulate within an elongated topographic low point passing to the east of the Site, with surface water potentially flowing towards the lowest part of the depression (to the north). Significant overland flows are not anticipated.

Climate change factors

Paragraph 002 of the National Planning Practice Guidance (2025) requires consideration of the 1% AP (1 in 100 year) event, including an appropriate allowance for climate change.

As the Site is located within the Adur and Ouse Management Catchment and the proposed development is classed as More Vulnerable, where the proposed lifespan is approximately 100 years, the Upper End (45%) allowance is required to determine a suitable climate change factor to apply to rainfall data.

As part of RoFSW mapping, climate change modelling has been applied exclusively for the central allowance up to the 2050s epoch. Whilst it should be noted that the risk of pluvial flooding is likely to be greater than this dataset indicates for the lifetime of the development, in the absence of more extensive modelling scenarios this data is considered the best resource at the time of writing.

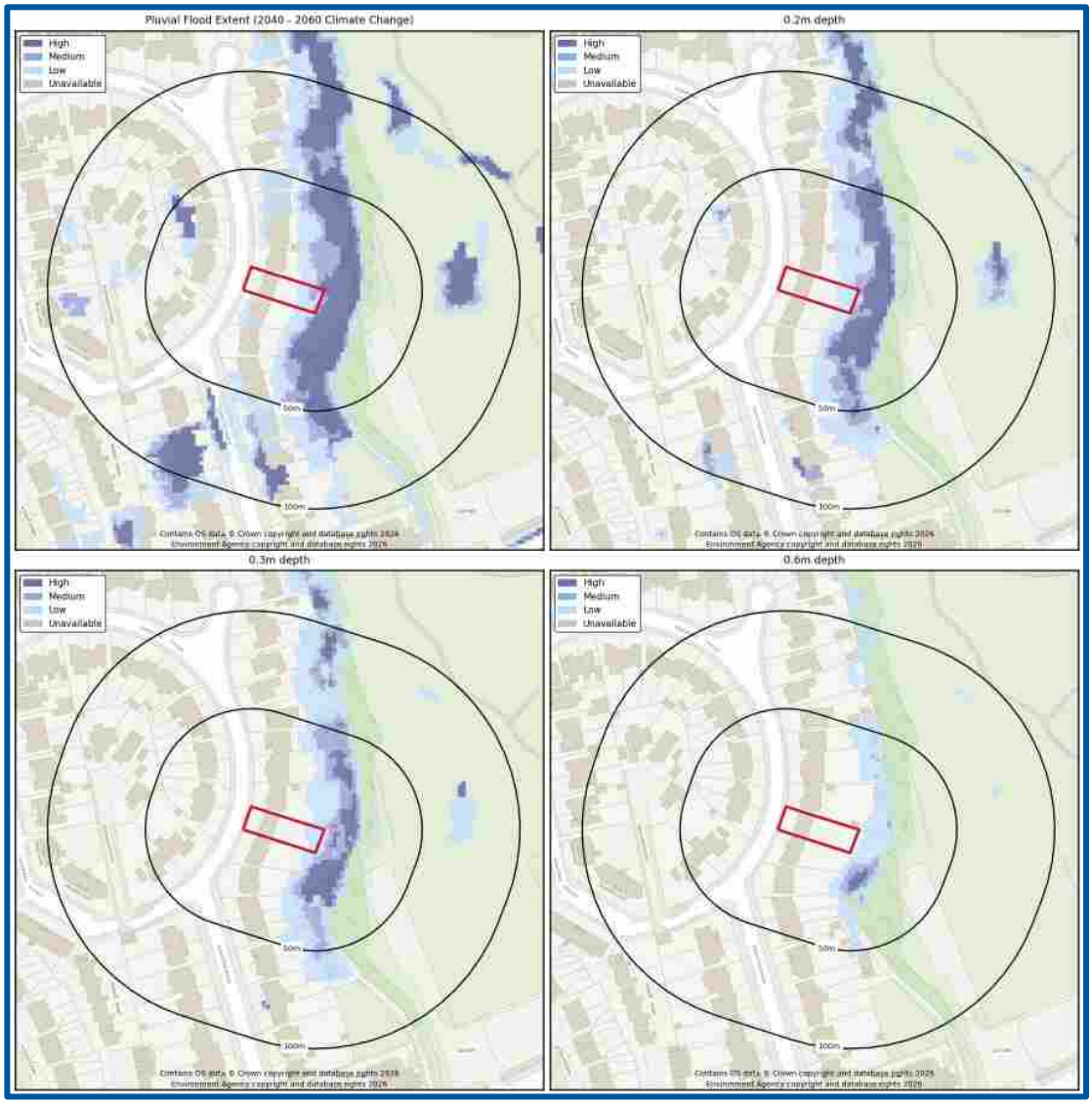
According to the RoFSW climate change modelling (Figure 13, overleaf), the risk of surface water flooding remains at Very Low to Medium, with a broadly similar flood extent during each event when compared to the respective present day scenario. Flood depths at the Site are generally up to 0.2 m during the Medium risk event and up to 0.6 m during the Low risk event. The existing dwelling and proposed extension footprint remain unaffected.

To take into account the full lifetime of the development, the 1 in 1000 year present day extent has also been considered as a proxy for the 1 in 100 year plus climate change (2070s) pluvial event. This indicates that the rear garden could experience depths of up to 0.3 m during this event, although the proposed development would not be affected.

Appendix G of the SFRA (JBA Consulting, 2024) also includes the EA's RoFSW mapping including 25% and 45% uplifts for climate change. This mapping indicates a broadly similar climate change flood extent to the 1 in 1000 year event, although at the resolution of the mapping the extent of flooding at the Site and associated flood depths cannot be determined.

On the basis of the above, the risk of pluvial flooding to the development is considered to be Very Low, acknowledging the rear garden could still be affected by flooding.

Figure 13. EA future (2040 to 2060) surface water flood extent and depth map (EA, 2026)

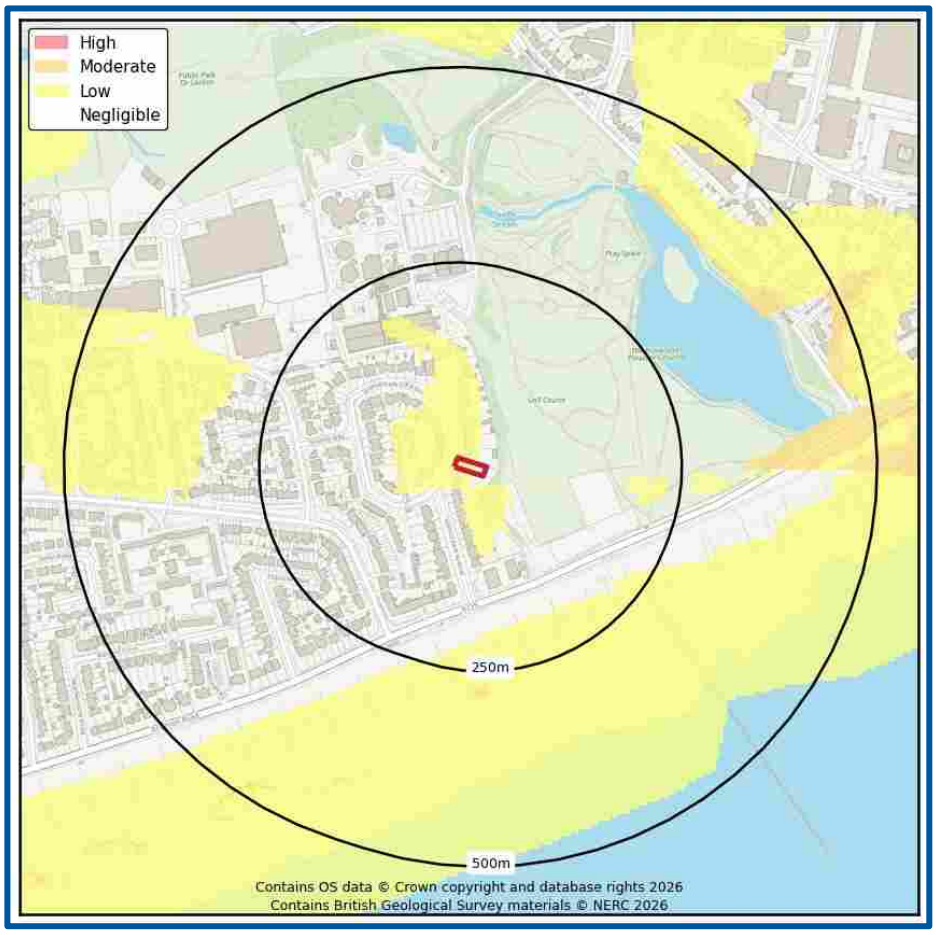


Groundwater flooding

Groundwater flooding occurs when sub-surface water emerges from the ground at the surface or into Made Ground and structures. This may be as a result of persistent rainfall that recharges aquifers until they are full; or may be as a result of high river levels, or tides, driving water through near-surface deposits. Flooding may last a long time compared to surface water flooding, from weeks to months. Hence the amount of damage that is caused to property may be substantially higher.

Groundwater Flood Risk screening data (Figure 14) indicates there is a variable risk of groundwater flooding at the surface in the vicinity from regional scale mechanisms during a 1 in 100 year event, ranging from Negligible to Low.

Figure 14. GeoSmart GW5 Groundwater Flood Risk Map (GeoSmart, 2026)



Mapped classes within the screening map combine likelihood, possible severity and the uncertainty associated with predicting the subsurface system. The map is a national scale screening tool to prompt site-specific assessment where the impact of groundwater flooding would have significant adverse consequences. Mapping limitations and a number of local factors may reduce groundwater flood risk to land and property even where it lies within mapped groundwater flood risk zones, which do not mean that groundwater floods will occur across the whole of the risk area.

A site-specific assessment has been undertaken to refine the groundwater risk screening information on the basis of site-specific datasets (see Section 3), including BGS borehole data and the EA's tidal floodplain data, to develop a conceptual groundwater model. The risk rating is refined further using the vulnerability of receptors including occupants and the existing and proposed Site layout, including the presence of basements and buried infrastructure. The presence of any nearby or on-Site surface water features such as drainage ditches, which could intercept groundwater, have also been considered.

It is understood there are no existing basements, and a basement is not proposed as part of the development. *Note: the risks are higher for basements, buried infrastructure and soakaway systems which may be affected by high groundwater levels.*

According to a review of the hydrogeology (Section 3), the western section of the Site is underlain by permeable superficial deposits above bedrock with a modest permeability. A shallow groundwater table could potentially exist above the contact between the superficial and bedrock layers, resulting in a 'perched' groundwater table. Groundwater levels may rise in the superficial aquifer in a seasonal response to prolonged rainfall recharge which may cause an unusually high peak in groundwater levels during some years.

The eastern section of the Site appears to be underlain by lower permeability superficial deposits (Alluvium), reducing the potential for an appreciable groundwater body in this area.

Groundwater levels may also rise in the superficial aquifer in response to high tidal events due to the potential hydraulic continuity with the Sea, subject to the composition of any intervening superficial deposits. It is noted groundwater flooding may occur in response to prolonged high water levels, by-passing the raised land associated with the beach even if overtopping does not occur.

The topographic low point adjacent to the eastern Site boundary is considered particularly vulnerable to groundwater seepage and accumulation. However, the proposed development is located within the highest area of the Site and has Finished Floor Levels (FFLs) raised above the adjacent external ground levels, suggesting that internal flooding from groundwater sources is unlikely to occur.

Borehole refs: TQ10SE107 and TQ10SE172 both do not contain any measurements from which the groundwater level can be confirmed.

Appendix A of the SFRA (JBA Consulting, 2024; Appendix C) confirms that no incidents of groundwater flooding have been reported within 250 m of the Site. Appendix J of the SFRA includes JBA's Groundwater Mapping, which indicates the western section of the Site, corresponding to the extent of the mapped Raised Beach Deposits, has potential for groundwater levels to be between 0.025 m and 0.5 m beneath the ground surface during an extreme event. The east of the Site does not have a mapped risk.

Spring lines have not been identified in close proximity to the Site.

The hydrogeological characteristics suggest there is potential for a shallow groundwater body beneath the Site, particularly in the western section (beneath which permeable superficial deposits are mapped). Groundwater accumulation is considered most likely to affect the eastern section of the Site, within the mapped topographic low point. However, internal

flooding is unlikely to occur due to the development having FFLs raised above external ground levels and being located in the highest section for the Site.

The baseline groundwater flood risk rating is Negligible to Low, and further analysis confirms that this would be appropriate for the Site.

Guidance
Negligible to Low risk - There will be a remote possibility that incidence of groundwater flooding could lead to damage to property or harm to other sensitive receptors at, or near, this location.

Climate change predictions suggest an increase in the frequency and intensity of extremes in groundwater levels.

- Rainfall recharge patterns will vary regionally resulting in changes to average groundwater levels.
- Sea level rises of between 0.4 m and 1 m are predicted by 2100, leading to a rise in average groundwater levels in the adjacent coastal aquifer systems, and potential increases in water levels in the associated drainage systems. The 'backing up' of groundwater levels from both coast and tidal estuary locations may extend a significant distance inland and affect infrastructure previously constructed above average groundwater levels.

The impact of climate change on groundwater levels beneath the Site is linked to the predicted rise in sea levels, as well as the variation in rainfall recharge, which is uncertain.

As part of the SFRA (JBA Consulting, 2024), a technical assessment of the future groundwater flood risk was undertaken, including the impacts of sea level rise. This analysis did not identify the Site as being in an area with an increased risk of groundwater flooding, with the relevant mapping included within Appendix C of this report.

Flooding from artificial sources

Artificial sources of flood risk include waterbodies or watercourses that have been amended by means of human intervention rather than natural processes. Examples include reservoirs (and associated water supply infrastructure), docks, sewers and canals. The flooding mechanism associated with flood risk from artificial sources is primarily related to breach or failure of structures (reservoir, lake, sewer, canal, flood storage areas, etc.)

Sewer flooding

Flooding from the sewer network can occur when flow entering the system exceeds its available discharge capacity, the system becomes blocked or it cannot discharge due to a high water level in the receiving watercourse. Water then begins to back up through the sewers and surcharge through manholes, potentially flooding highways, and properties.

Table 6-4 of the SFRA (JBA Consulting, 2024) has identified 25 incidences of flooding as a result of surcharging sewers within the BN11 2 postcode between 2013 and 2023. However, it is

recognised that this five-digit postcode covers a large area and instances of flooding are not specific to the Site.

An asset location plan has been obtained from Southern Water, confirming the location of public sewers; this is included within Appendix D. This indicates that public surface water and foul sewers are located along Seamill Park Crescent, with two nearby manholes (refs: 9304 and 9352), c. 5 m north, having similar cover levels to the ground levels at the Site. However, given the presence of a raised kerb line and an intervening highway gully, as well as the property having FFLs raised c. 250 mm above the front driveway, a specific risk of sewer flooding to the development has not been identified.

Guidance

Properties classified as "at risk" are those that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system either once or twice in the ten year reference period. Records held by the sewage utility company provide information relating to reported incidents, the absence of any records does not mean that the Site is not at risk of flooding.

Canal failure

Canals typically present a residual risk to Site rather than a direct flood risk due to the water levels being highly managed within an operating zone. Flooding can still occur from canals as a result of overtopping due to prolonged rainfall or embankment failure.

According to Ordnance Survey (OS) mapping, there are no canals within 500 m of the Site and therefore the risk is considered to be Negligible.

Water supply infrastructure

Water supply infrastructure is comprised of a piped network to distribute water to private houses or industrial, commercial or institution establishments and other usage points. In urban areas, this represents a particular risk of flooding due to the large amount of water supply infrastructure, its condition and the density of buildings.

The risks of flooding to properties from burst water mains cannot be readily assessed.

If more information regarding the condition and history of the water supply infrastructure within the vicinity of the Site is required, then it is advisable to contact the local water supplier (Southern Water).

Culverts and bridges

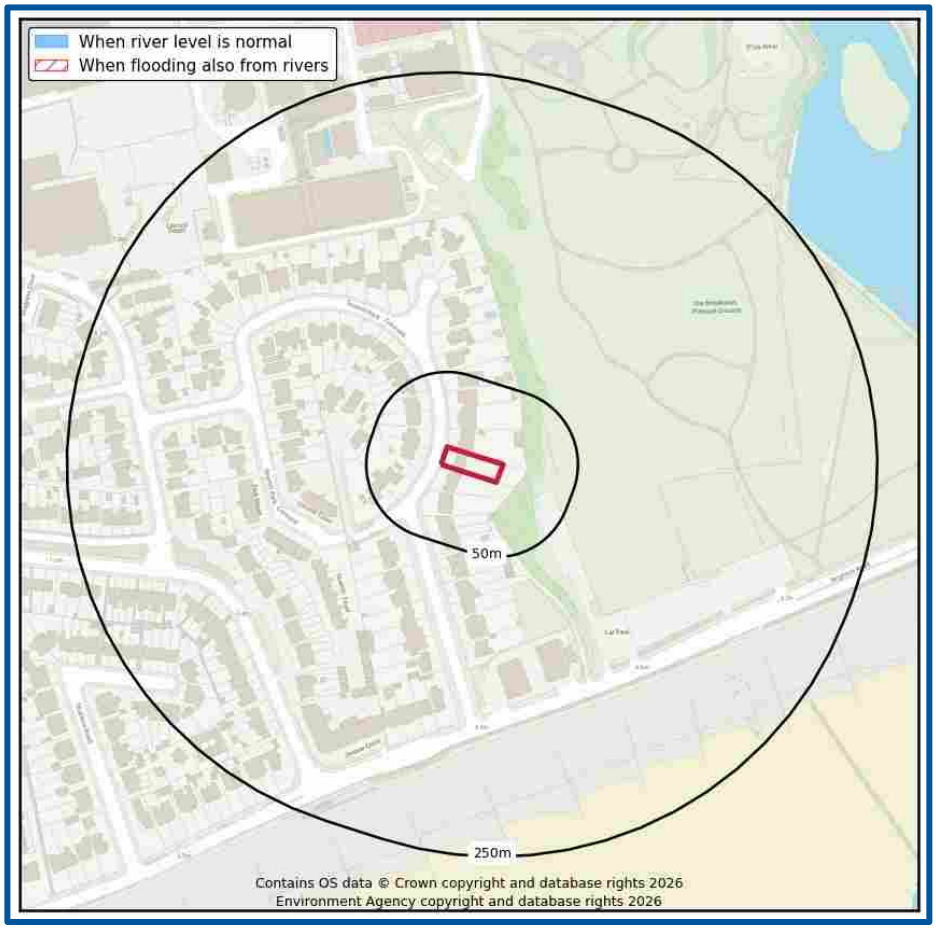
The blockage of watercourses or structures by debris (that is, any material moved by a flowing stream including vegetation, sediment and man-made materials or refuse) reduces flow capacity and raises water levels, potentially increasing the risk of flooding. High water levels can cause saturation, seepage and percolation leading to failure of earth embankments or other structures. Debris accumulations can change flow patterns, leading to scour, sedimentation or structural failure.

Culverts and bridges have not been identified within the vicinity of the Site and therefore the risk is considered to be Negligible.

Reservoir flooding

According to the EA's Risk of Flooding from Reservoir mapping the Site is not at risk of flooding from reservoirs (Figure 15) (EA, 2026).

Figure 15. EA Risk of Reservoir Flooding (EA, 2026)



Guidance

The risk of reservoir flooding is related to the failure of a large reservoir (holding over 25,000 m^3 of water) and is based on the worst-case scenario. Reservoir flooding is extremely unlikely to occur (EA, 2026).

5. Flood risk from the development

Floodplain storage

Where flood storage from any source of flooding is to be lost as a result of development, on-site level-for-level compensatory storage, accounting for the predicted impacts of climate change over the lifetime of the development, should be provided. Where it is not possible to provide compensatory storage on site, it may be acceptable to provide it off-site if it is hydraulically and hydrologically linked.

The loss of floodplain storage is less likely to be a concern in areas benefitting from appropriate flood risk management infrastructure or where the source of flood risk is solely tidal.

The proposed extension encroaches onto an area within Flood Zones 2 and 3 and is located on land which could be modestly affected by the 1 in 200 year (2126) tidal overtopping event. However, in coastal areas, raising ground levels is unlikely to impact on maximum tidal levels, so the provision of compensatory storage is not considered to be necessary (CIRIA C624 (2004)).

Drainage and run-off

Based on the topography and surface water flood risk in the vicinity, interference or interaction with overland flow paths and inflows from off-Site is considered unlikely.

The proposed development involves an increase in impermeable surfaces at the Site. An estimation of run-off is therefore required to permit effective Site water management and prevent any increase in flood risk to off-Site receptors from the Site.

A Sustainable Drainage Strategy has been prepared separately by GeoSmart (ref: EF000773.01) to manage the increase in runoff from the Site.

6. Suitability of the proposed development

The information below outlines the suitability of proposed development in relation to national and local planning policy.

National policy and guidance

The aims of the national planning policies are achieved through application of the Sequential Test and in some cases the Exception Test.

Guidance

Sequential test: The aim of this test is to steer new development towards areas with the lowest risk of flooding (NPPF, 2024). Reasonably available sites located in Flood Zone 1 should be considered before those in Flood Zone 2 and only when there are no reasonably available sites in Flood Zones 1 and 2 should development in Flood Zone 3 be considered.

Exception test: In some cases, this may need to be applied once the Sequential Test has been considered. For the exception test to be passed it must be demonstrated that the development would provide wider sustainability benefits to the community that outweigh flood risk and a site-specific FRA must demonstrate that 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.

Suitability of the proposed development, and whether the Sequential and Exception Tests are required, is based on the risk of flooding from all sources aiming to steer development towards low-risk areas. The flood risk vulnerability classification of the existing and proposed development must also be compatible with the respective Flood Zone. Some developments may contain different elements of vulnerability and the highest vulnerability category should be used, unless the development is considered in its component parts.

This report has been produced to assess all development types, prior to any development. The vulnerability classification and Flood Zones are compared within the table overleaf (Table 2 of the NPPG (2025)).

The proposed development is an extension to the existing residential property and is therefore defined as minor development.

Paragraph 176 of the NPPF (2024) states: *"Applications for some minor development and changes of use [62] should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 63".*

The NPPG (2022) defines a 'minor development' as *"householder development, alterations and small non-residential extensions (with a footprint of less than 250 m^2)."*

As a result, the proposals are not subject to the Sequential Test or an Exception Test.

Table 5. Flood risk vulnerability and flood zone 'incompatibility (taken from NPPG, 2025)

Flood risk vulnerability classification		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood Zone	Zone 1 – low probability	✓	✓	✓	✓*	✓
	Zone 2 – medium probability	✓	✓	Exception test required	✓*	✓
	Zone 3a - high probability	Exception test required	✓	X	Exception test required*	✓
	Zone 3b – functional flood plain	Exception test required	✓	X	X	X

*As the development proposals are for a minor development the Sequential and Exception Tests are not required.

EA Flood Risk Standing Advice for vulnerable developments located in Flood Zones 2 or 3 (October, 2025)

The proposed development is considered to be a minor extension; this is defined as a household or non-domestic extension with a floor space of no more than 250 m^2.

In line with the 'Minor extensions standing advice':

- A plan is required showing the finished floor levels and the estimated flood levels.
- Floor levels are either no lower than existing floor levels or 0.3 m above the estimated flood level. If your floor levels aren't going to be 0.3 m above existing flood levels, you need to check with your local planning authority if you also need to take flood resistance and resilience measures.

For all relevant vulnerable developments (i.e. more vulnerable, less vulnerable and water compatible), advice on the points should be followed:

- Surface water management;
- Access and evacuation; and,
- Floor levels.

Surface water management

Plans for the management of surface water need to meet the requirements set out in either the local authority's:

- Surface water management plan where available; OR,
- Strategic flood risk assessment.

They also need to meet the requirements of the approved building regulations Part H: drainage and water disposal. Read section H3 rainwater drainage.

Planning permission is required to use a material that can't absorb water (e.g. impermeable concrete) in a front garden larger than $5m^2$.

Access and evacuation

Details of emergency escape plans should be provided for any parts of a building that are below the estimated flood level.

Plans should show:

- Single storey buildings or ground floors that don't have access to higher floors can access a space above the estimated flood level, e.g. higher ground nearby;
- Basement rooms have clear internal access to an upper level, e.g. a staircase;
- Occupants can leave the building if there's a flood and there's enough time for them to leave after flood warnings.

Floor levels

The following should be provided:

- Average ground level of your site;
- Ground level of the access road(s) next to your building; and,
- Finished floor level of the lowest room in your building.

Finished floor levels should be a minimum of whichever is higher of 300 mm above the:

- Average ground level of the site;
- Adjacent road level to the building; OR
- Estimated river or sea flood level.

You should also use construction materials that have low permeability up to at least the same height as finished floor levels.

If you cannot raise floor levels to meet the minimum requirement, you will need to:

- Raise them as much as possible;
- Consider moving vulnerable uses to upper floors; and,
- Include extra flood resistance and resilience measures.

When considering the height of floor levels, you should also consider any additional requirements set out in the SFRA. Flood water can put pressure on buildings causing structural issues. If your design aims to keep out a depth of more than 600 mm of water, you should get advice from a structural engineer. They will need to check the design is safe.

Extra flood resistance and resilience measures

Follow the guidance in this section for developments in flood risk areas where you cannot raise the finished floor levels to the required height. You should design buildings to exclude flood water where possible and to speed recovery in case water gets in.

Make sure your flood resilience plans for the development follow the guidance in the CIRIA Property Flood Resilience Code of Practice. Please note that the code of practice uses the term 'recovery measures'. In this guide we use 'resilience measures'.

Flooding can affect the structural stability of buildings. If your building design would exclude more than 600 mm of flood water, you should get advice from a structural engineer. They will need to check the design is safe. Only use resistance measures that will not cause structural stability issues during flooding. If it is not possible to safely exclude the estimated flood level, exclude it to the structural limit then allow additional water to flow through the property.

The design should be appropriately flood resistant and resilient by:

- Using flood resistant materials that have low permeability to at least 600 mm above the estimated flood level;
- Making sure any doors, windows or other openings are flood resistant to at least 600 mm above the estimated flood level;
- Using flood resilient materials (for example lime plaster) to at least 600 mm above the estimated flood level;
- By raising all sensitive electrical equipment, wiring and sockets to at least 600 mm above the estimated flood level;
- Making it easy for water to drain away after flooding such as installing a sump and a pump;
- Making sure there is access to all spaces to enable drying and cleaning; and,
- Ensuring that soil pipes are protected from back-flow such as by using non-return valves.

Temporary or demountable flood barriers are not appropriate for new buildings. Only consider them for existing buildings when:

- There is clear evidence that it would be inappropriate to raise floor levels and include passive resistance measures; and,
- An appropriate flood warning or other appropriate trigger is available.

If proposals involve the development of buildings constructed before 1919, refer to Flooding and Historic Buildings guidance produced by Historic England.

7. Resilience and mitigation

Based on the flood risk identified at the Site, the national and local policies and guidance and proposed development, the mitigation measures outlined within this section of the report are likely to help protect the development from flooding.

Sea (coastal/tidal) flood mitigation measures

The Site is located within an area which is affected by flooding from the sea. The following table confirms the flood depths associated with the area proposed for development.

Table 6. Flood levels compared to ground levels in the area proposed for development

Flood data	Flooding scenario		
	1 in 200 year (2126, Higher Central)	1 in 200 year (2126, Upper End)	1 in 1000 year
Flood level (mAOD)	4.07	4.13	4.06
On-Site flood depths (m)*	Up to 0.90	Up to 0.96	Up to 0.89
Flood depths in the dwelling (m)**	No internal flooding anticipated		

*Compared to ground levels at the Site between 3.17 and 4.75 mAOD.

**Compared to an estimated minimum FFL of 4.70 mAOD for both the existing dwelling and proposed extension.

Raising minimum floor levels

The vulnerability classification of the Site and the Flood Zone mean proposals for the Site fall under the EA's Flood Risk Standing Advice (FRSA) for More Vulnerable developments.

In this instance, in line with the EA's FRSA the recommended minimum Finished Floor Level (FFL) should be set at least 0.3 m above the 1 in 200 year (2126, Upper End) flood level, as shown within the table overleaf.

Table 7. Recommended minimum Finished Floor Level required

Ground level in the area proposed for development (mAOD)	Flood level (mAOD)	Freeboard required above flood level (m)	Recommended FFL (mAOD)
3.95 to 4.23	4.13	0.3	4.43

The Finished Floor Levels (FFLs) of the extension are proposed to be set to 820 mm above the adjacent external ground levels to the rear, which equates to c. 4.70 to 4.90 mAOD (i.e., approximately the same as existing). Therefore, the FFLs will be set above the recommended level, and no further mitigation measures for the tidal flood risk are deemed necessary.

It is acknowledged that the areas of the rear garden could still experience flooding in the 1 in 5 year event, which would not be possible to prevent via mitigation.

Rivers (fluvial) flood mitigation measures

As the Site is not identified as being at risk of flooding from fluvial sources, mitigation measures are not required.

Surface water (pluvial) flood mitigation measures

As the proposed development is not identified as being at risk of pluvial flooding, mitigation measures are not required.

However, in line with best practice, the regular maintenance of any drains and culverts surrounding/on the Site under the riparian ownership of the developer should be undertaken to reduce the flood risk.

A surface water drainage (SuDS) strategy has been prepared separately (ref: EF000773) to ensure surface water runoff can be managed effectively over the lifetime of the proposed development.

Groundwater flood mitigation measures

Whilst there is limited potential for groundwater emergence and accumulation at the Site, given the development has raised minimum FFLs, internal flooding is considered unlikely. Therefore, mitigation measures are not required.

Reservoir flood mitigation measures

The Site is not at risk of flooding from reservoirs; therefore, mitigation measures are not required.

Other flood risk mitigation measures

As the Site is not identified as at risk from other sources, mitigation measures are not required.

Residual flood risk mitigation measures

The risk to the Site has been assessed from all sources of flooding and appropriate mitigation and management measures proposed to keep the users of the development safe over its lifetime. There is, however, a residual risk of flooding associated with the potential for failure of mitigation measures if regular maintenance and upkeep are not undertaken. If mitigation measures are not implemented or maintained, the risk to the development will remain as the baseline risk.

Further flood mitigation information

More information on flood resistance, resilience and water entry can be found here: http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf

Emergency evacuation - safe access / egress and safe refuge

Emergency evacuation to land outside of the floodplain should be provided if feasible. Where this is not possible, More Vulnerable developments and, where possible, development in general (including basements), should have internal stair access to an area of safe refuge within the building to a level higher than the maximum likely water level. An area of safe refuge should be sufficient in size for all potential users and be reasonably accessible to the emergency services.

Emergency evacuation from the development and the Site should only be undertaken in strict accordance with any evacuation plans produced for the Site, with an understanding of the flood risks at the Site including available mitigation, the vulnerability of occupants and preferred evacuation routes.

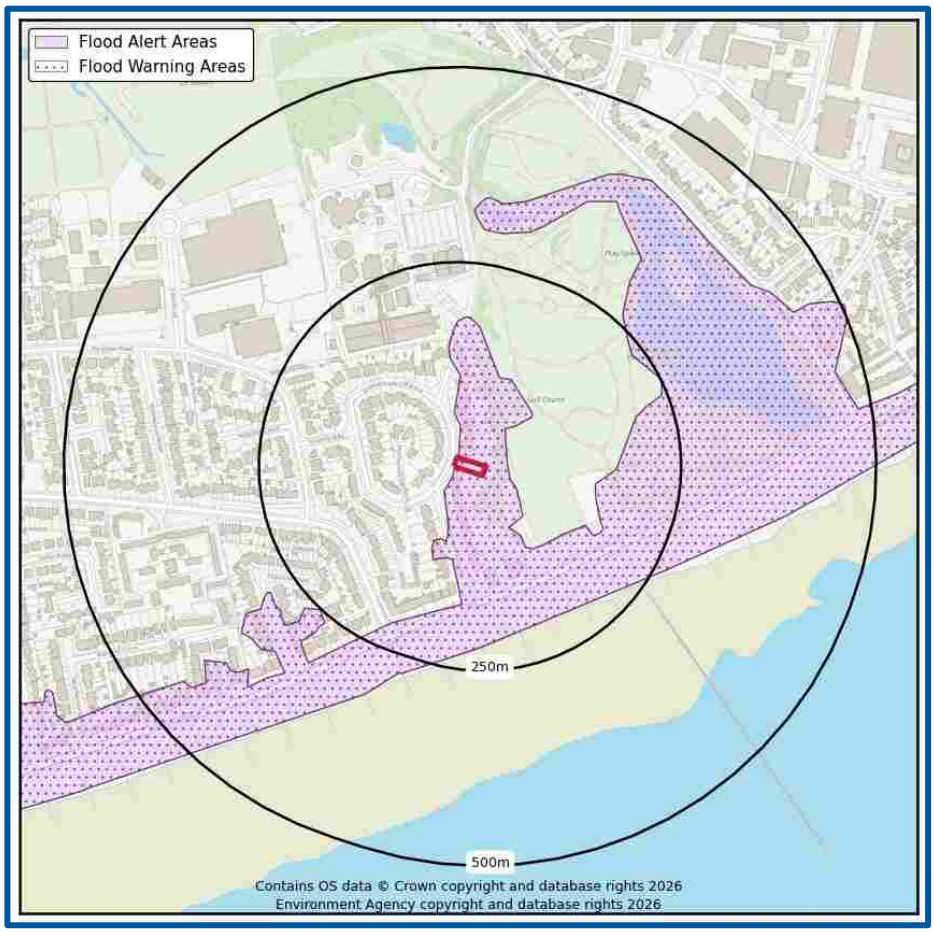
Flood warnings

The EA operates a flood warning service in all areas at risk of flooding; this is available on their website: https://www.gov.uk/check-flood-risk. The Site is located within an EA Flood Alerts/Warning coverage area so is able to receive alerts and warnings (Figure 16, overleaf). All warnings are also available through the EA's 24 hour Floodline Service (0345 988 1188).

- Flood Alert: 065WAC407; Quick Dial code: 216033
- Flood Warning: 065FWC2801; Quick Dial code: 316036

The EA aims to issue Flood Warnings 2 hours in advance of a flood event. Flood Warnings can provide adequate time to enable protection of property and evacuation from a Site, reducing risk to life and property.

Figure 16. EA Flood Warning Coverage for the local area (EA, 2026)



Emergency evacuation

Where possible, a safe access and egress route with a 'very low' hazard rating from areas within the floodplain to an area wholly outside the 1 in 100 year flood event including an allowance for climate change should be demonstrated.

Based on the EA's detailed flood modelling, the western boundary of the Site would not be affected, and evacuation routes via Seamill Park Crescent would remain accessible during all modelled scenarios. However, as a precautionary measure, it is advised that evacuation from the premises would be the preferred option in a flood event if safe to do so. It is recommended that residents monitor the local flooding conditions once an EA Flood Warning is issued in order to determine whether evacuation is required.

On-Site refuge

Evacuation should be the primary action in preference; however safe refuge could be sought at first floor level in a worst-case scenario as the development includes residential areas on the first floor.

Other relevant information

Occupants should be signed up to receive EA Flood Alerts and Warnings.

Registration to the Environment Agency's flood warning scheme can be done by following this link: https://www.gov.uk/sign-up-for-flood-warnings.

It is recommended that main communication lines required for contacting the emergency services, electricity sockets/meters, water supply and first aid stations and supplies are not compromised by flood waters. Where possible these should all be raised above the extreme flood level.

8. Conclusions and recommendations

Table 8. Risk ratings following Site analysis

Source of Flood Risk	Baseline[1]	After analysis[2]	After Mitigation[3]
River (fluvial) flooding	Very Low		N/A
Sea (coastal/tidal) flooding	Very Low to High	Very Low (proposed development)	N/A
Surface water (pluvial) flooding	Very Low to Medium	Very Low (proposed development)	Very Low
Groundwater flooding	Negligible to Low		N/A
Other flood risk factors present	No		N/A
Is any other further work recommended?	Yes (see below)		

1 BASELINE risks assigned for the whole Site, using national risk maps, including the benefit of EA flood defences and the impacts of climate change.

2 AFTER ANALYSIS modification of risk assessment based on detailed site specific analysis including some or all of the following: flood model data, high resolution mapping, building location, access routes, topographic and CCTV surveys. Reasons for the change in classification are provided in the text.

3 AFTER MITIGATION risks include risks to proposed development / asset and occupants if mitigation measures recommended in this report are implemented, including the impacts of climate change.

*N/A indicates where mitigation is not required.

The table overleaf provides a summary of where the responses to key questions are discussed in this report.

The Site is partially located in Flood Zones 2 and 3 and the development is classed as More Vulnerable, which will require review and discussion of mitigation measures with the Local Authority.

Table 9. Summary of responses to key questions in the report

Key sources of flood risks identified	Sea, surface water & groundwater (see Section 4).
Are standard mitigation measures likely to provide protection from flooding to/from the Site?	Yes (see Section 7).
Is any further work recommended?	Yes (See exec summary and Section 7).

9. Further information

The following table includes a list of additional products by GeoSmart:

Additional GeoSmart Products			
	Additional assessment: EnviroSmart Report		Provides a robust desk-based assessment of potential contaminated land issues, taking into account the regulatory perspective. Our EnviroSmart reports are designed to be the most cost effective solution for planning conditions. Each report is individually prepared by a highly experienced consultant conversant with Local Authority requirements. Ideal for pre-planning or for addressing planning conditions for small developments. Can also be used for land transactions. Please contact info@geosmartinfo.co.uk for further information.

10. References and glossary

References

British Geological Survey (BGS) (2026). GeoIndex Onshore. Accessed from: https://www.bgs.ac.uk/map-viewers/geoindex-onshore/ on 27/02/26.

Defra/Environment Agency (2005). Flood Risk Assessment Guidance for New Development. *Phase 2 Framework and Guidance for Assessing and Managing Flood Risk for New Development – Fill Documentation and Tools*. R & D Technical Report FD232-/TR2.

Environment Agency [EA] (2022). Flood risk assessments: climate change allowances. Accessed from: https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances on 27/02/26.

Environment Agency [EA] (2026). Flood map for planning. Accessed from https://flood-map-for-planning.service.gov.uk/ on 27/02/26.

Environment Agency [EA] (2026). Long term flood risk assessment for locations in England. Accessed from https://flood-warning-information.service.gov.uk/long-term-flood-risk on 27/02/26.

Environment Agency [EA] (2026). MagicMap. Accessed from: http://magic.defra.gov.uk/MagicMap.html on 27/02/26.

GeoSmart (2026). GeoSmart groundwater flood risk (GW5) map (version 2.4).

GeoSmart (2026). SuDSmart Plus report reference: EF000773.

JBA Consulting (2024). Adur and Worthing Level 1 Strategic Flood Risk Assessment. Accessed from: https://www.adur-worthing.gov.uk/planning-policy/joint-aw/adur-and-worthing-background-studies-and-info/flood-risk/ on 27/02/26.

LiDAR Survey Open Data (2026). Accessed from: https://environment.data.gov.uk/DefraDataDownload/?Mode=survey on 27/02/26.

Ministry of Housing, Communities & Local Government (2024). National Planning Policy Framework (NPPF). Accessed from: https://www.gov.uk/government/publications/national-planning-policy-framework--2 on 27/02/26.

Ministry of Housing, Communities & Local Government (2025). Planning Practice Guidance (NPPG). Flood Risk and Coastal Change. Accessed from https://www.gov.uk/guidance/flood-risk-and-coastal-change on 27/02/26.

Ordnance Survey Mapping (2026). © Crown copyright. All rights reserved. Licence number AL 100054687. For full terms and conditions visit: www.ordnancesurveyleisure.co.uk

Southern Water (2026). Asset Location Plan. Ref: 2041933 - 1

Worthing Borough Council (2023). Worthing Local Plan. Accessed from: https://www.adur-worthing.gov.uk/worthing-local-plan-2023/ on 27/02/26.

GeoSmart Information

Glossary

General terms

BGS	British Geological Survey
EA	Environment Agency
GeoSmart groundwater flood risk model	GeoSmart's national groundwater flood risk model takes advantage of all the available data and provides a preliminary indication of groundwater flood risk on a 50m grid covering England and Wales. The model indicates the risk of the water table coming within 1 m of the ground surface for an indicative 1 in 100 year return period scenario.
Dry-Island	An area considered at low risk of flooding (e.g. In a Flood Zone 1) that is entirely surrounded by areas at higher risk of flooding (e.g. Flood Zone 2 and 3)
Flood resilience	Flood resilience or wet-proofing accepts that water will enter the building, but through careful design will minimise damage and allow the re-occupancy of the building quickly. Mitigation measures that reduce the damage to a property caused by flooding can include water entry strategies, raising electrical sockets off the floor, hard flooring.
Flood resistance	Flood resistance, or dry-proofing, stops water entering a building. Mitigation measures that prevent or reduce the likelihood of water entering a property can include raising flood levels or installation of sandbags.
Flood Zone 1	This zone has less than a 0.1% annual probability of river flooding
Flood Zone 2	This zone has between 0.1 and 1% annual probability of river flooding and between 0.1% and 0.5 % annual probability sea flooding
Flood Zone 3	This zone has more than a 1% annual probability of river flooding and 0.5% annual probability of sea flooding
Functional Flood Plain	An area of land where water has to flow or be stored in times of flood.
Hydrologic model	A computer model that simulates surface run-off or fluvial flow. The typical accuracy of hydrologic models such as this is ±0.25m for estimating flood levels at particular locations.
OS	Ordnance Survey
Residual Flood Risk	The flood risk remaining after taking mitigating actions.
SFRA	Strategic Flood Risk Assessment. This is a brief flood risk assessment provided by the local council

SuDS	A Sustainable drainage system (SuDS) is designed to replicate, as closely as possible, the natural drainage from the Site (before development) to ensure that the flood risk downstream of the Site does not increase as a result of the land being developed. SuDS also significantly improve the quality of water leaving the Site and can also improve the amenity and biodiversity that a Site has to offer. There are a range of SuDS options available to provide effective surface water management that intercept and store excess run-off. Sites over 1 Ha will usually require a sustainable drainage assessment if planning permission is required. The current proposal is that from April 2014 for more than a single dwelling the drainage system will require approval from the SuDS Approval Board (SABs).

Aquifer Types

Principal aquifer	These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.
Secondary A aquifer	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.
Secondary B aquifer	Predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering.
Secondary undifferentiated	Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type due to the variable characteristics of the rock type.
Unproductive Strata	These are rock layers or drift deposits with low permeability that has negligible significance for water supply or river base flow.

NPPF (2024) terms

Exception test	Applied once the sequential test has been passed. For the exception test to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk and a site-specific FRA must demonstrate that 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.
Sequential test	Aims to steer new development to areas with the lowest probability of flooding.
Essential infrastructure	Essential infrastructure includes essential transport infrastructure, essential utility infrastructure and wind turbines.
Water compatible	Water compatible land uses include flood control infrastructure, water-based recreation and lifeguard/coastal stations.
Less vulnerable	Less vulnerable land uses include police/ambulance/fire stations which are not required to be operational during flooding and buildings used for shops/financial/professional/other services.
More vulnerable	More vulnerable land uses include hospitals, residential institutions, buildings used for dwelling houses/student halls/drinking establishments/hotels and sites used for holiday or short-let caravans and camping.
Highly vulnerable	Highly vulnerable land uses include police/ambulance/fire stations which are required to be operational during flooding, basement dwellings and caravans/mobile homes/park homes intended for permanent residential use.

Data sources

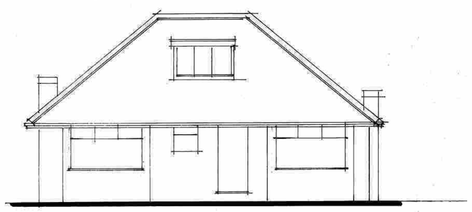
Aerial Photography	Contains Ordnance Survey data © Crown copyright and database right 2026 BlueSky copyright and database rights 2026
Bedrock & Superficial Geology	Contains British Geological Survey materials © NERC 2026 Ordnance Survey data © Crown copyright and database right 2026
Flood Risk (Flood Zone/RoFRS/Historic Flooding/Pluvial/Surface Water Features/Reservoir/ Flood Alert & Warning)	Environment Agency copyright and database rights 2026 Ordnance Survey data © Crown copyright and database right 2026
Flood Risk (Groundwater)	GeoSmart, BGS & OS GW5 (v2.4) Map (GeoSmart, 2026) Contains British Geological Survey materials © NERC 2026 Ordnance Survey data © Crown copyright and database right 2026
Location Plan	Contains Ordnance Survey data © Crown copyright and database right 2026
Topographic Data	OS LiDAR/EA Contains Ordnance Survey data © Crown copyright and database right 2026 Environment Agency copyright and database rights 2026

11. Appendices

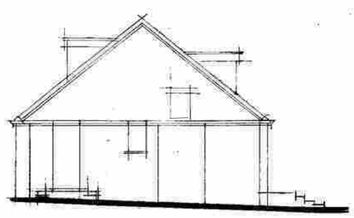
GeoSmart Information

Appendix A

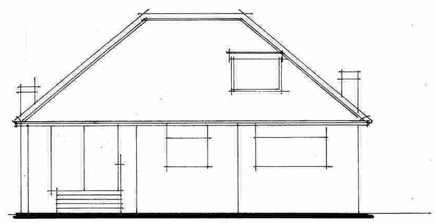
Site plans



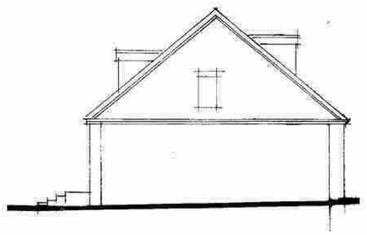
Existing West 1:100



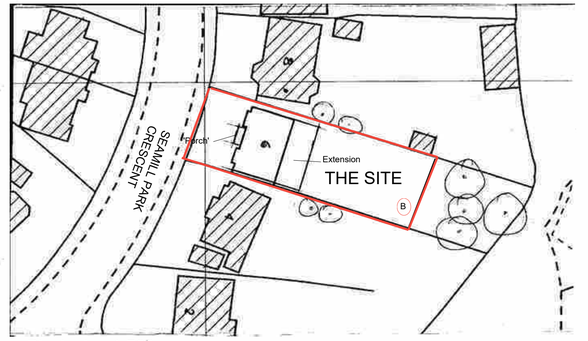
South



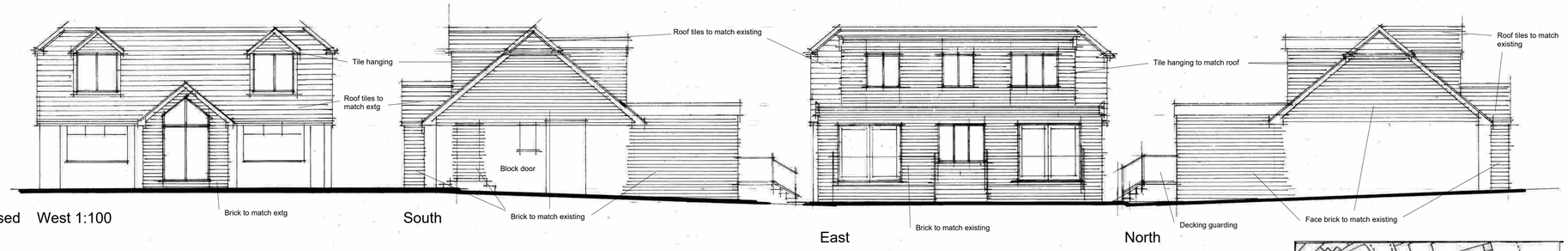
East



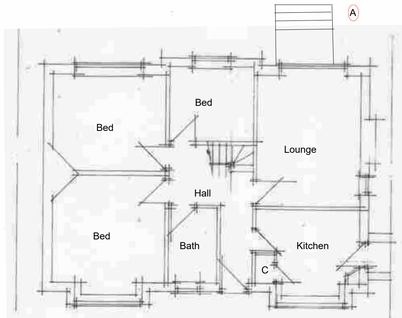
North



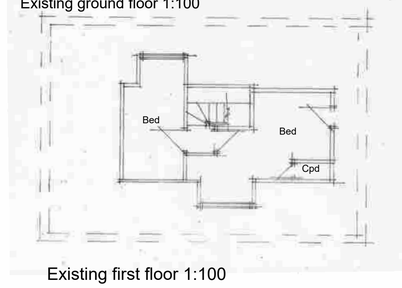
Block plan 1:500



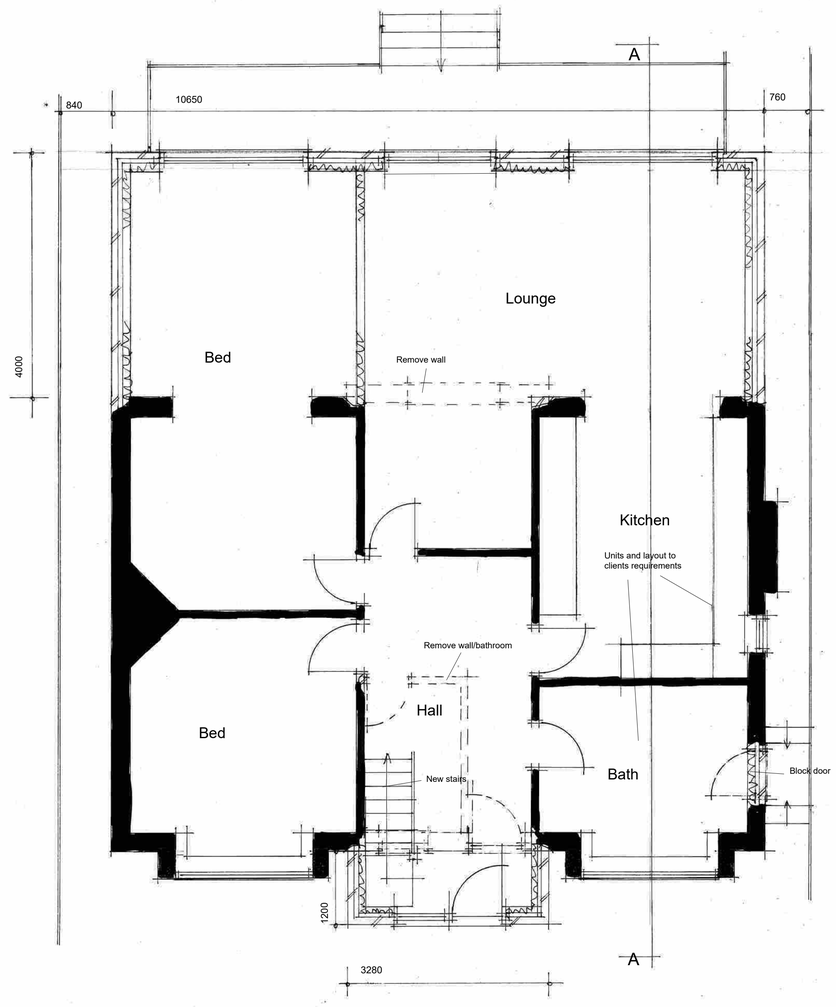
Proposed West 1:100 South East North



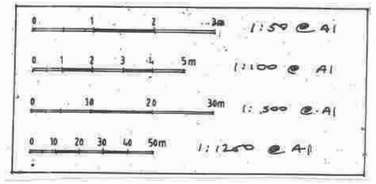
Existing ground floor 1:100

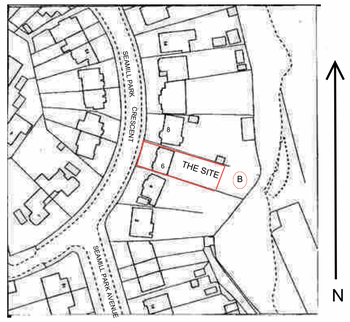


Existing first floor 1:100



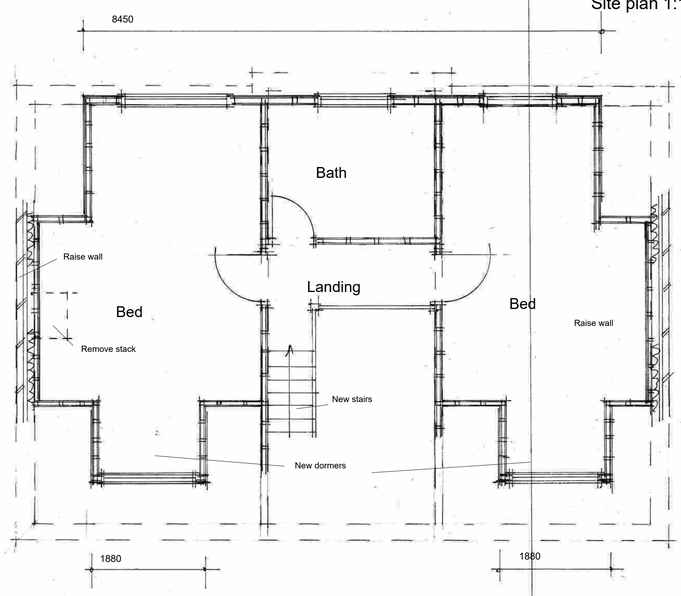
Ground floor plan 1:50



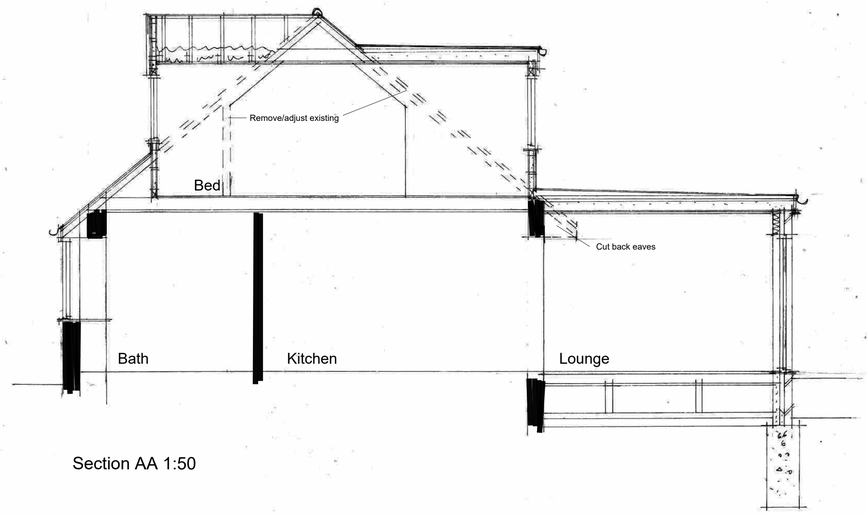


Site plan 1:1250

N for plans



First floor 1:50



Section AA 1:50

C			
B	Location plans amended	Oct 25	IS
A	To TP requirements	Sep 25	IS

Client	Mr. J. McBride		
Address	6 Seamill Park Crescent : Worthing		
Drawing	EXTENSION, ALTERATIONS AND ROOMS IN ROOF	No.	2525:1 B
Scale	1:50 1:100 1:500 1:1250	Drawn IS	Date Aug/Sep 25

AJ SALTER & SON
Architectural Technicians and Surveyors
50 WINDSOR ROAD, WORTHING, WEST SUSSEX, BN11 2LY
Tel/Fax: (01903 209496)
E-mail: ajsalterandson@hotmail.com

GeoSmart Information

Appendix B

Environment Agency data

Rosamund Whitehurst
GeoSmart
Suite 9-11
Old Bank Buildings
Bellstone,
Shrewsbury
SY1 1HU

Our ref: EIR2025/47404
Date: 24/12/2025

Dear Rosa,

Enquiry Regarding Product 5 & 6 for 6 Seamill Park Crescent, Worthing, BN11 2PN.

Thank you for your enquiry which was received on 15/12/2025.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004. The information is attached.

FRA advisory text

Name	Product 5 & 6
Description	• Arun to Adur Coastal Modelling (2012), completed by JBA Consulting. [*Arun Coastal_2012.zip*]
Licence	Environment Agency Conditional Licence
Conditions	1.0 You may use the Information for your internal or personal purposes and may only sublicense others to use it if you do so under a written licence which includes the terms of these conditions and the agreement and in particular may not allow any period of use longer than the period licensed to you. 2.0 Notwithstanding the fact that the standard wording of the Environment Agency Conditional Licence indicates that it is perpetual, this Licence has a limited duration of 5 years at the end of which it will terminate automatically without notice. 3.0 We have restricted use of the Information as a result of legal restrictions placed upon us to protect the rights or confidentialities of others. In this instance it is because of third party data. If you contact us in writing (this includes email) we will, as far as confidentiality rules allow, provide you with details including, if available, how you might seek permission from a third party to extend your use rights.

	4.1 The Information may contain some data that we believe is within the definition of “personal data” under the Data Protection Act 1998 but we consider that we will not be in breach of the Act if we disclose it to you with conditions set out in this condition and the conditions above. This personal data comprises names of individuals or commentary relating to property that may be owned by an individual or commentary relating to the activities of an individual. 4.2 Under the Act a person who holds and uses or passes to others personal data is responsible for any compliance with the Act and so we have no option but to warn you that this means you have responsibility to check that you are compliant with the Act in respect of this personal data. 5.0 The location of public water supply abstraction sources must not be published to a resolution more detailed than 1km2. Information about the operation of flood assets should not be published. 6.1 Where we have supplied model data which may include model inputs or outputs you agree to supply to the Environment Agency copies of any assessments/studies and related outputs, modifications or derivatives created pursuant to the supply to you of the Information, all of which are hereinafter referred to as “the Data”. 6.2 You agree, in the public interest to grant to the Environment Agency a perpetual royalty free non-exclusive licence to use the Data or any part thereof for its internal purposes or to use it in any way as part of Environment Agency derivative products which it supplies free of charge to others such as incorporation into the Environment Agency's Open Data mapping products.
Information Warnings	The flood risk data provided is based on existing EA hydraulic models with an allowance for climate change. Please note the climate change allowances provided are not up to date. These were updated on 27 July 2021. You should refer to 'Flood risk assessments: climate change allowances' for the most up to date allowances. You will need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.
Attribution	Contains Environment Agency information © Environment Agency and/or database rights.

	May contain Ordnance Survey data © Crown copyright 2022 Ordnance Survey 100024198.

Data Available Online

Many of our flood datasets are available online:

- Flood Map For Planning (Flood Zone 2, Flood Zone 3 ,Flood Storage Areas, Flood Defences, Areas Benefiting from Defences)
- Risk of Flooding from Rivers and Sea
- Historic Flood Map
- Current Flood Warnings

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

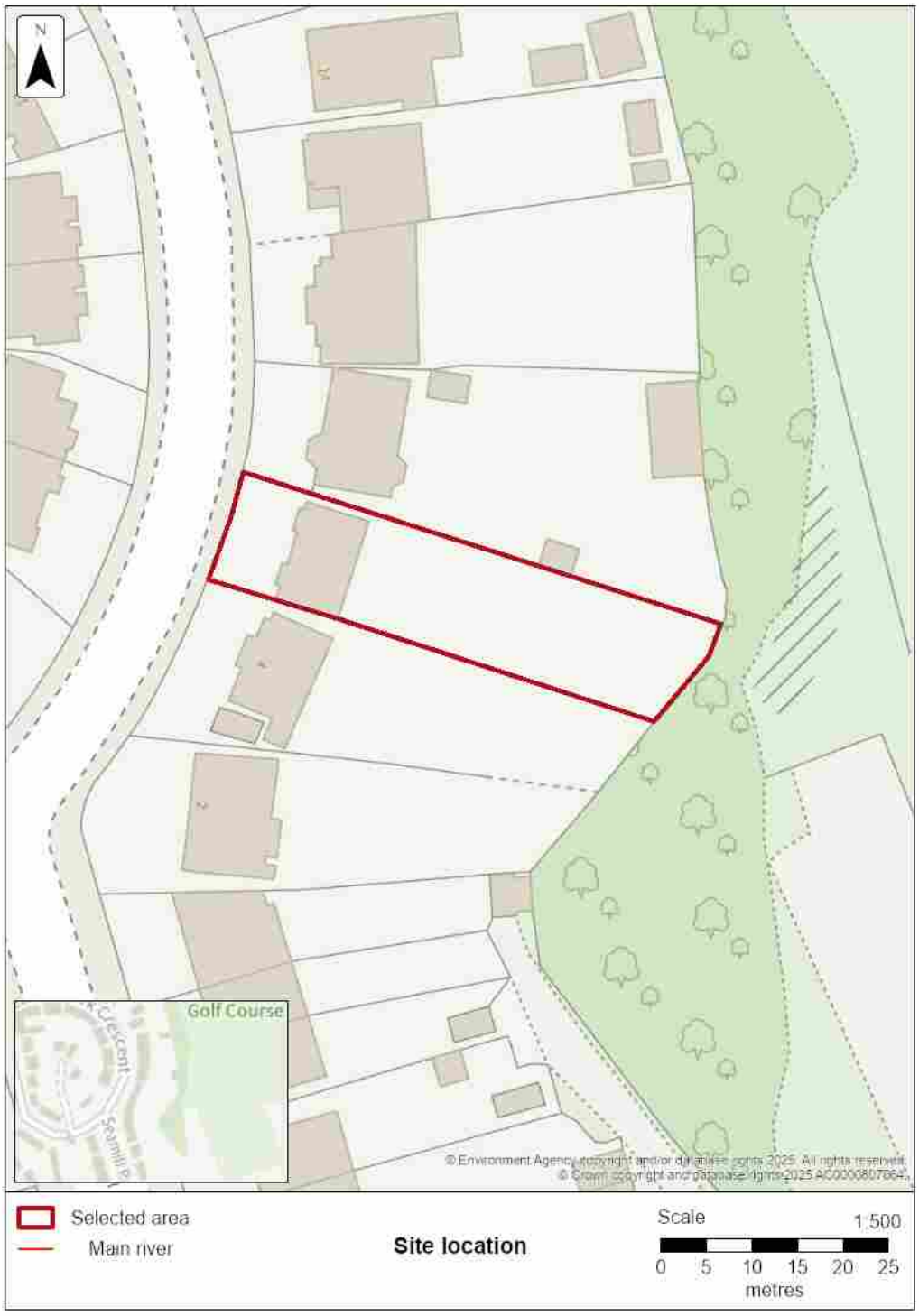
Yours sincerely,

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

Flood risk assessment data

Location of site: 6 Seamill Park Crescent, Worthing, BN11 2PN
Document created on: 23 December 2025
This information was previously known as a product 4.
Customer reference number: EIR2025/47404

Map showing the location that flood risk assessment data has been requested for.



How to use this information

You can use this information as part of a flood risk assessment for a planning application. To do this, you should include it in the appendix of your flood risk assessment.

We recommend that you work with a flood risk consultant to get your flood risk assessment.

Included in this document

In this document you'll find:

- how to find information about surface water and other sources of flooding
- information on the models used
- definitions for the terminology used throughout
- flood map for planning (rivers and the sea)
- past floods
- flood defences and attributes
- information to help you assess if there is a reduced flood risk from rivers and the sea because of defences
- modelled data
- information about strategic flood risk assessments
- information about this data
- information about flood risk activity permits
- help and advice

Surface water and other sources of flooding

When using the surface water map on the check your long term flood risk service the following considerations apply:

- surface water extents are suitable for use in planning
- surface water climate change scenarios may help to inform risk assessments, but the available data fall short of what is required to assess planned development
- surface water depth information should not be used for planning purposes

To find out about other factors that might affect the flood risk of this location, you should also check:

- reservoir flood risk
- groundwater flood risk - you could use the British Geological Survey groundwater flooding data, groundwater: current status and flood risk and the guide on mining and groundwater constraints for development - further information may be available from the lead local flood authority (LLFA)
- your local planning authority's SFRA, which includes future flood risk

Your Lead Local Flood Authority is West Sussex County.

For information about sewer flooding, contact the relevant water company for the area.

About the models used

Model name: Arun Coastal Model, 2012
Scenario(s): Defended tidal, Undefended tidal
Date: 20 August 2012

These models contain the most relevant data for your area of interest.

Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1% chance of occuring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 3.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

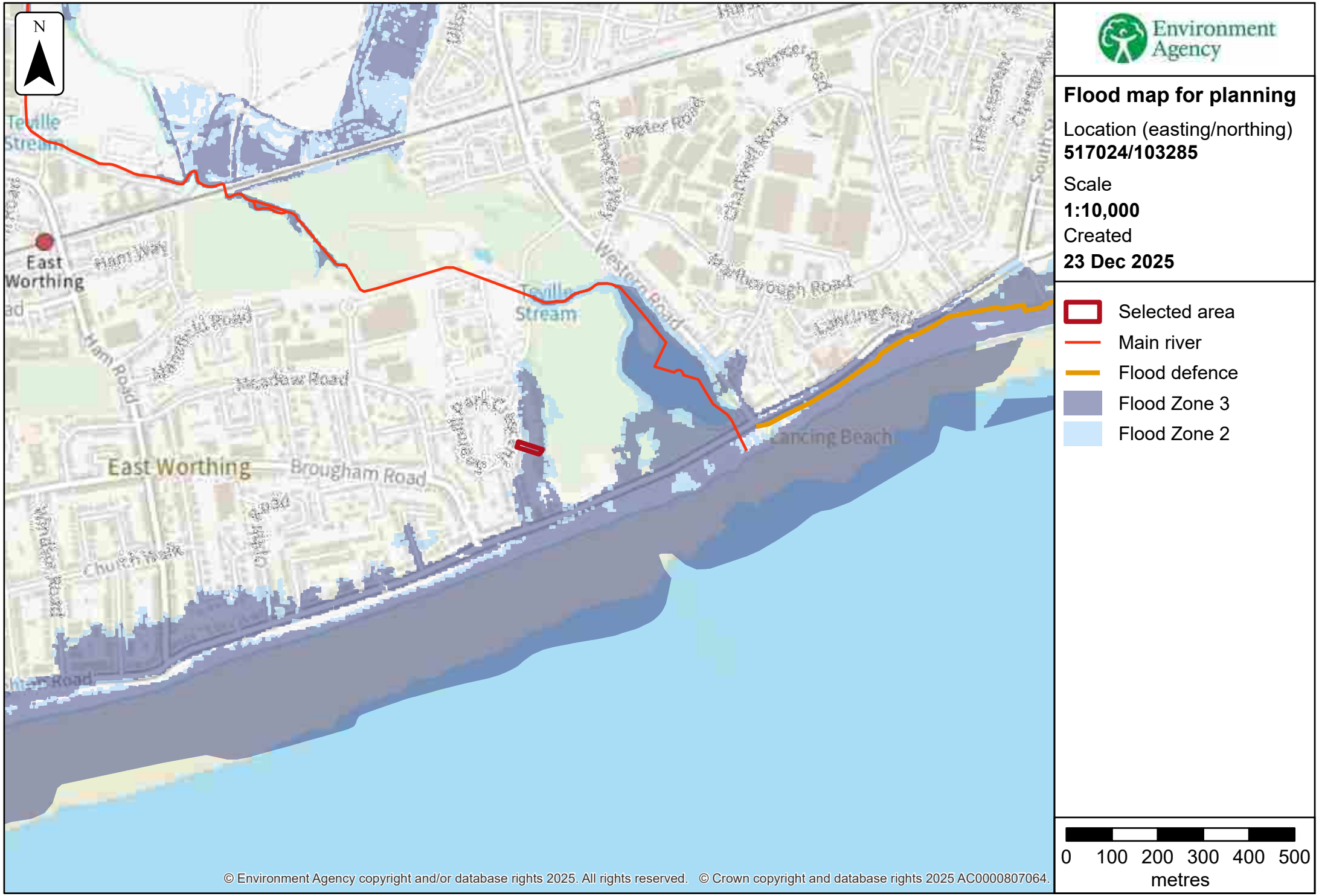
- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change



Environment Agency

Flood map for planning

Location (easting/northing)
517024/103285

Scale
1:10,000

Created
23 Dec 2025

- Selected area
- Main river
- Flood defence
- Flood Zone 3
- Flood Zone 2

0 100 200 300 400 500
metres

Past floods

Past flood events included in this document

The recorded flood outlines included in this document are for areas of land local to your site location that have been flooded by any of these sources:

- ephemeral water
- main rivers
- ordinary watercourses
- the sea
- unknown

Data limitations

The outlines do not include flooding from:

- drainage where rainfall has led to surface water ponding or overland runoff
- artificial, water-bearing sewer, water supply and wastewater treatment pipelines

Changes to flood defences

The defences (also known as assets) that were in place may also have changed. For example, assets may have been built more recently than the last recorded flood outline.

What the recorded flood outlines dataset is

The recorded flood outlines are a geographical information system (GIS) data layer that show our verified records of areas that have flooded in the past from:

- rivers
- the sea
- groundwater
- surface water

Download the complete recorded flood outlines dataset, which includes data quality flags for outlines recorded after April 2020. This indicates the confidence we have in an outline.

Get flood information from other organisations

Contact West Sussex County Lead Local Flood Authority (LLFA) and your drainage board to get information about past flooding caused by surface water or drainage systems.



© Environment Agency copyright and/or database rights 2025. All rights reserved. © Crown copyright and database rights 2025 AC0000807064.

Environment Agency

Past floods

Location (easting/northing)
517024/103285

Scale
1:10,000

Created
23 Dec 2025

Selected area

Main river

Date of flood event

September, 1980

0 100 200 300 400 500
metres

Data on past flood events

Start date	End date	Source of flood	Cause of flood	Affects location
20 September 1980	20 September 1980	main river	obstruction/blockage - channel	No

Flood defences and attributes

The flood defences map shows the location of the flood defences present.

The flood defences data table shows the type of defences, their condition and the standard of protection. It shows the height above sea level of the top of the flood defence (crest level). The height is In mAOD which is the metres above the mean sea level at Newlyn, Cornwall.

It's important to remember that flood defence data may not be updated on a regular basis. The information here is based on the best available data.

Use this information:

- to help you assess if there is a reduced flood risk for this location because of defences
- with any information in the modelled data section to find out the impact of defences on flood risk



Environment Agency

Flood defences

Location (easting/northing)
517024/103285

Scale
1:7,500

Created
23 Dec 2025

Selected area
Main river
Flood defence

0 100 200 300
metres

© Environment Agency copyright and/or database rights 2025. All rights reserved. © Crown copyright and database rights 2025 AC0000807064.

Flood defences data

Label	Asset ID	Asset Type	Standard of protection (years)	Current condition	Downstream actual crest level (mAOD)	Upstream actual crest level (mAOD)	Effective crest level (mAOD)
1	167783	Beach	200				7.10
2	148399	Beach	100				7.10

Any blank cells show where a particular value has not been recorded for an asset.

Modelled data

This section provides details of different scenarios we have modelled and includes the following (where available):

- outline maps showing the area at risk from flooding in different modelled scenarios
- map(s) showing the approximate water levels for the return period with the largest flood extent for a scenario and table(s) of sample points providing details of the flood risk for different return periods

Climate change

The climate change data included in the models may not include the latest flood risk assessment climate change allowances. Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

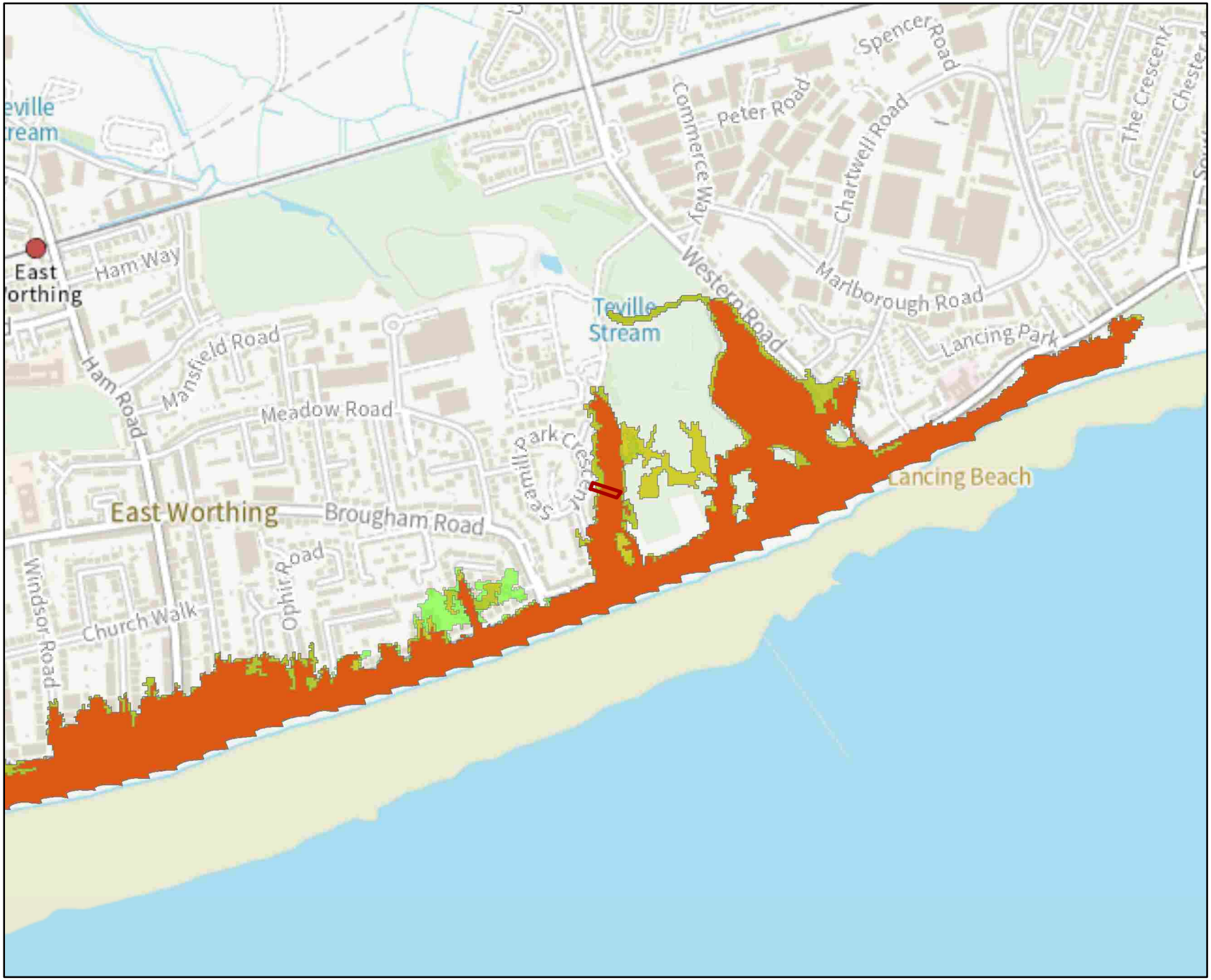
The Environment Agency will incorporate the new allowances into future modelling studies. For now, it's your responsibility to demonstrate that new developments will be safe in flood risk terms for their lifetime.

Modelled scenarios

The following scenarios are included:

- Defended modelled tidal: risk of flooding from the sea where there are flood defences
- Defences removed modelled tidal: risk of flooding from the sea where flood defences have been removed

Modelled Flood Outlines (Defended Tidal). Centred BN11 2PN. Created 23/12/2025.



Environment Agency

N

Legend

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

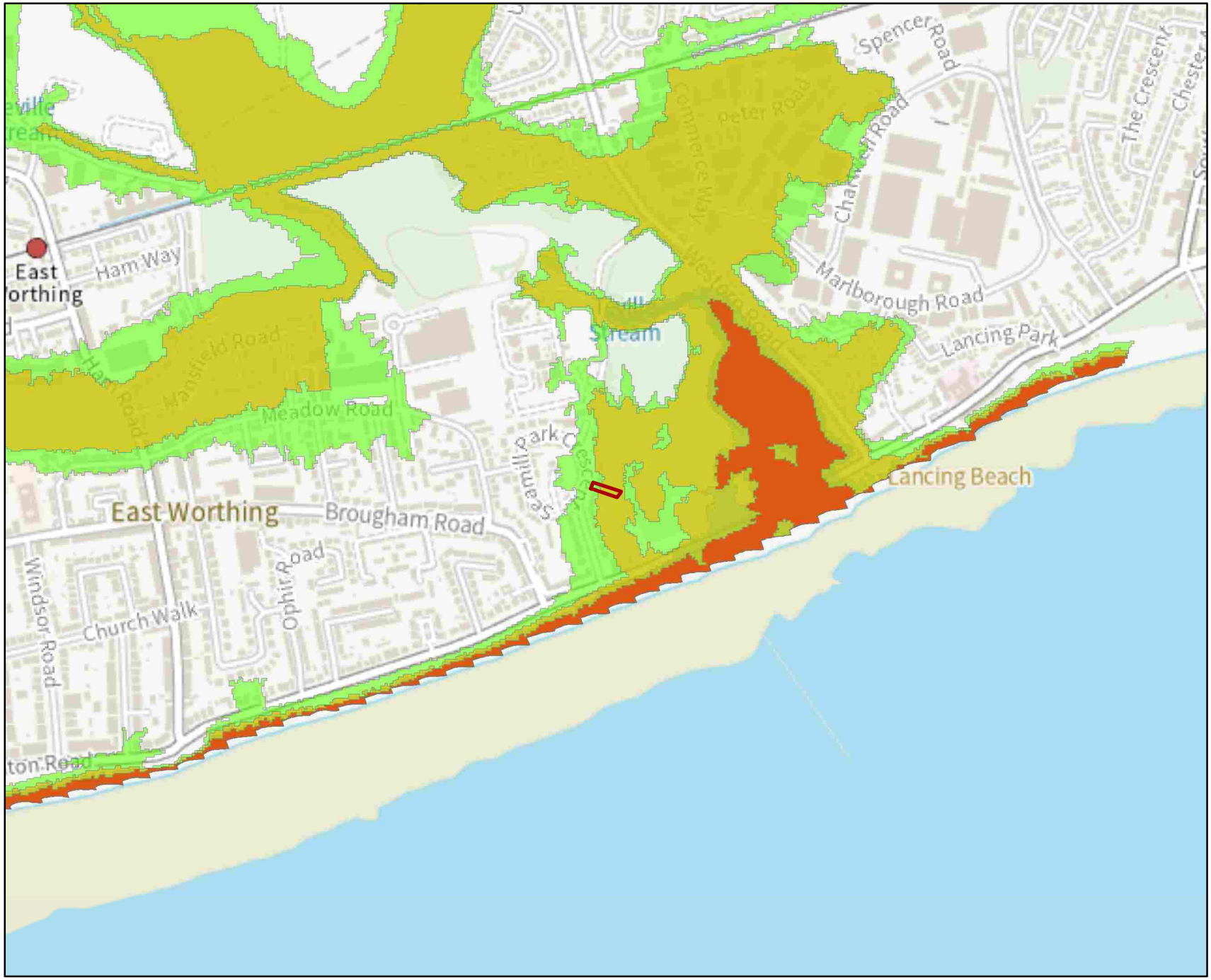
Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Scale: 1:10,000

0 0.225 0.45
Kilometers

© Environment Agency Copyright and/or database rights 2022. All rights reserved. © Crown copyright and database rights 2022. All rights reserved. Ordnance Survey licence number 100026380.
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 BN11 2PN. Created 23/12/2025.



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)

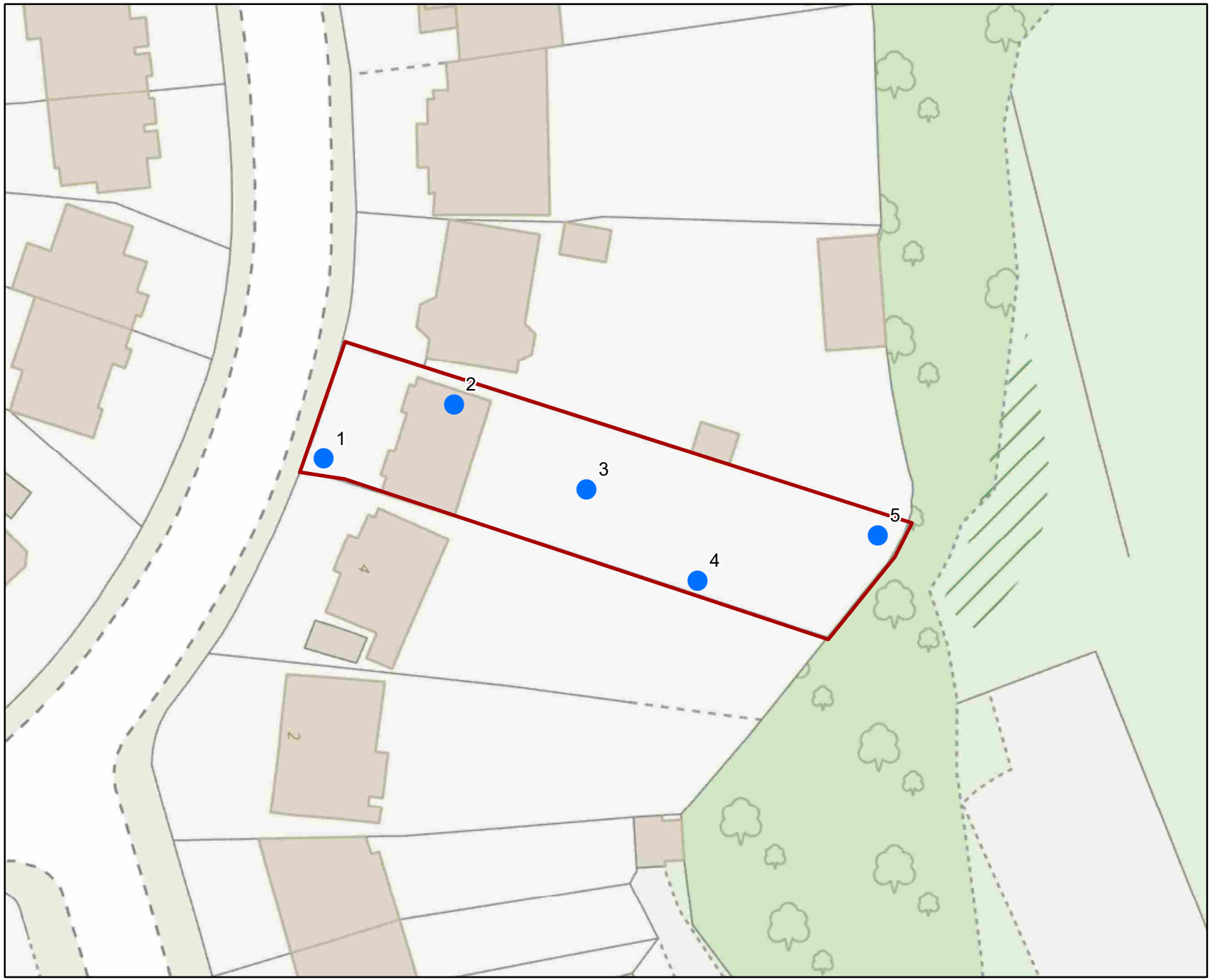
Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Scale: 1:10,000

0 0.225 0.45
Kilometers

© Environment Agency Copyright and/or database rights 2022. All rights reserved. © Crown copyright and database rights 2022. All rights reserved. Ordnance Survey licence number 100026380.
Contact us: National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Tel: 03708 506 506. Email:enquiries@environment-agency.gov.uk

FRA Site Boundary & Node Points. Centred BN11 2PN. Created 23/12/2025.



Environment Agency

N

Legend

- Site Nodes
- Site Boundary

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

Scale: 1:500

0 0.01 0.02
Kilometers

© Environment Agency Copyright and/or database rights 2022. All rights reserved. © Crown copyright and database rights 2022. All rights reserved. Ordnance Survey licence number 100026380.
Contact us: National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Tel: 03708 506 506. Email:enquiries@environment-agency.gov.uk

Product 4 Flood Risk Data Requested by: Rosamund Whitehurst

Site: 6 Seamill Park Crescent, Worthing, BN11 2PN

Table 1: Water Levels: Tidal Undefended

	NGR		Modelled Flood Levels in Metres AOD Undefended Annual Exceedance Probability			
Node Ref	Eastings	Northings	0.5%	0.5% (2070)*	0.5% (2115)*	0.1%
1	516999	103288	-	-	5.25	-
2	517011	103293	-	-	5.25	-
3	517024	103285	-	4.02	5.25	-
4	517034	103277	-	4.02	5.25	-
5	517051	103281	-	4.02	5.25	-

Table 2: Water Levels: Tidal Defended

	NGR		Modelled Flood Levels in Metres AOD Defended Annual Exceedance Probability			
Node Ref	Eastings	Northings	0.5%	0.5% (2070)*	0.5% (2115)*	0.1%
1	516999	103288	-	-	-	-
2	517011	103293	-	4.14	-	-
3	517024	103285	3.86	4.14	3.93	4.06
4	517034	103277	3.86	4.14	3.93	4.06
5	517051	103281	3.86	4.14	3.92	4.06

Table 3: Water Depths: Tidal Undefended

	NGR		Modelled Flood Depths in Metres Undefended Annual Exceedance Probability			
Node Ref	Eastings	Northings	0.5%	0.5% (2070)*	0.5% (2115)*	0.1%
1	516999	103288	-	-	0.78	-
2	517011	103293	-	-	1.20	-
3	517024	103285	-	0.59	1.81	-
4	517034	103277	-	1.04	2.26	-
5	517051	103281	-	1.01	2.23	-

Office Address: Teville Gate House, Teville Road, Worthing, West Sussex, BN11 1UR
Customer services line: 03708 506 506. Email: enquiries@environment-agency.gov.uk
www.gov.uk/government/organisations/environment-agency

Table 4: Water Depths: Tidal Defended

	NGR		Modelled Flood Depths in Metres			
			Defended Annual Exceedance Probability			
Node Ref	**Eastings**	**Northings**	**0.5%**	**0.5% (2070)***	**0.5% (2115)***	**0.1%**
1	516999	103288	-	-	-	-
2	517011	103293	-	0.10	-	-
3	517024	103285	0.43	0.71	0.50	0.63
4	517034	103277	0.88	1.16	0.94	1.08
5	517051	103281	0.92	1.20	0.98	1.12

All levels taken from: Arun to Adur Coastal Modelling (2012), completed by JBA Consulting.

Produced on: 23/12/2025

*** The flood risk data provided is based on existing EA hydraulic models with an allowance for climate change. Please note the climate change allowances provided are not up to date. These were updated on 27 July 2021.**

You should refer to 'Flood risk assessments: climate change allowances' for the most up to date allowances. You will need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

There is no additional information or health warnings for these levels/depths or the model from which they have been produced.

Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

Your Lead Local Flood Authority is West Sussex County.

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

Find out more about flood risk activity permits

Help and advice

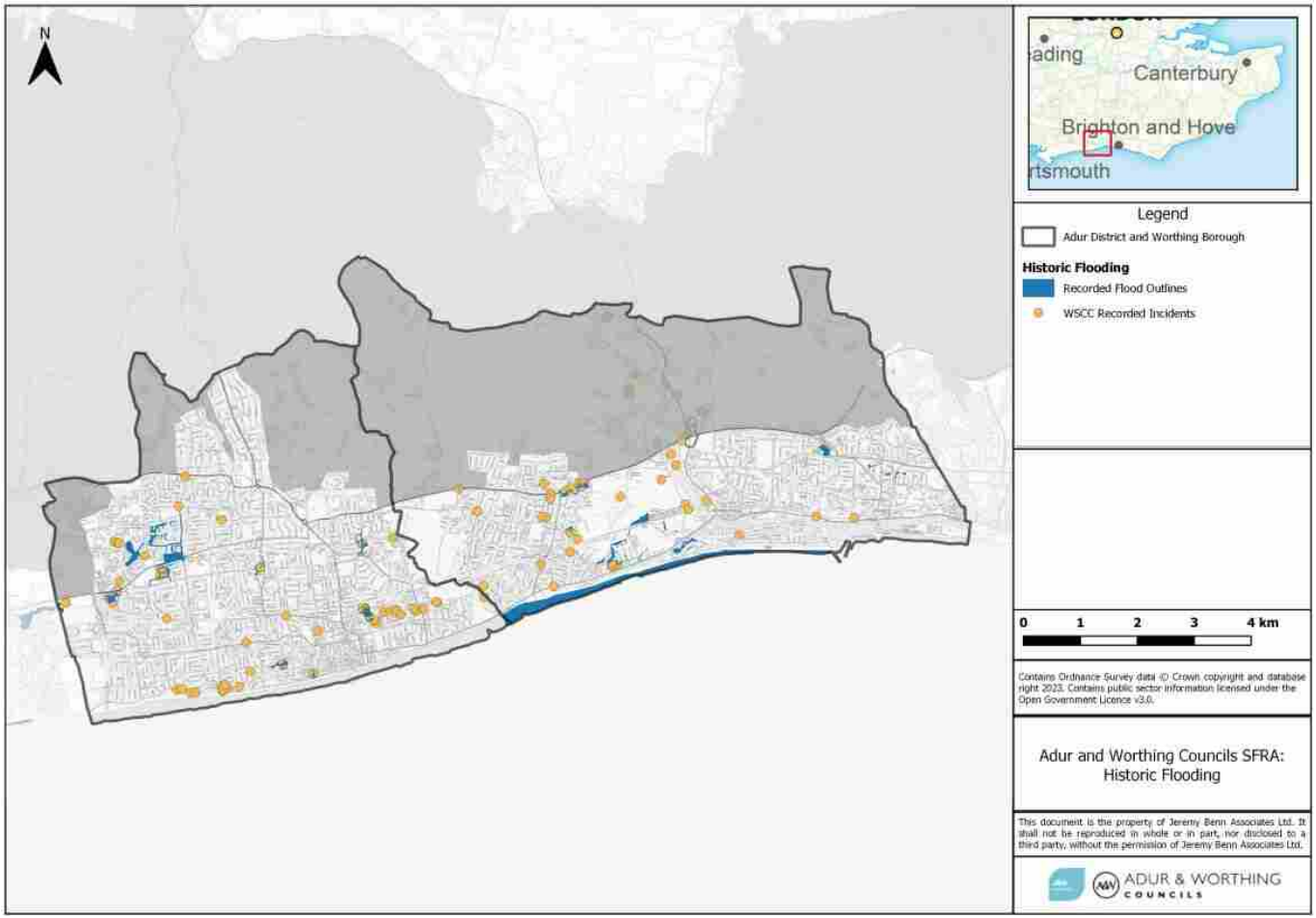
Contact the Solent and South Downs Environment Agency team at ssdenquiries@environment-agency.gov.uk for:

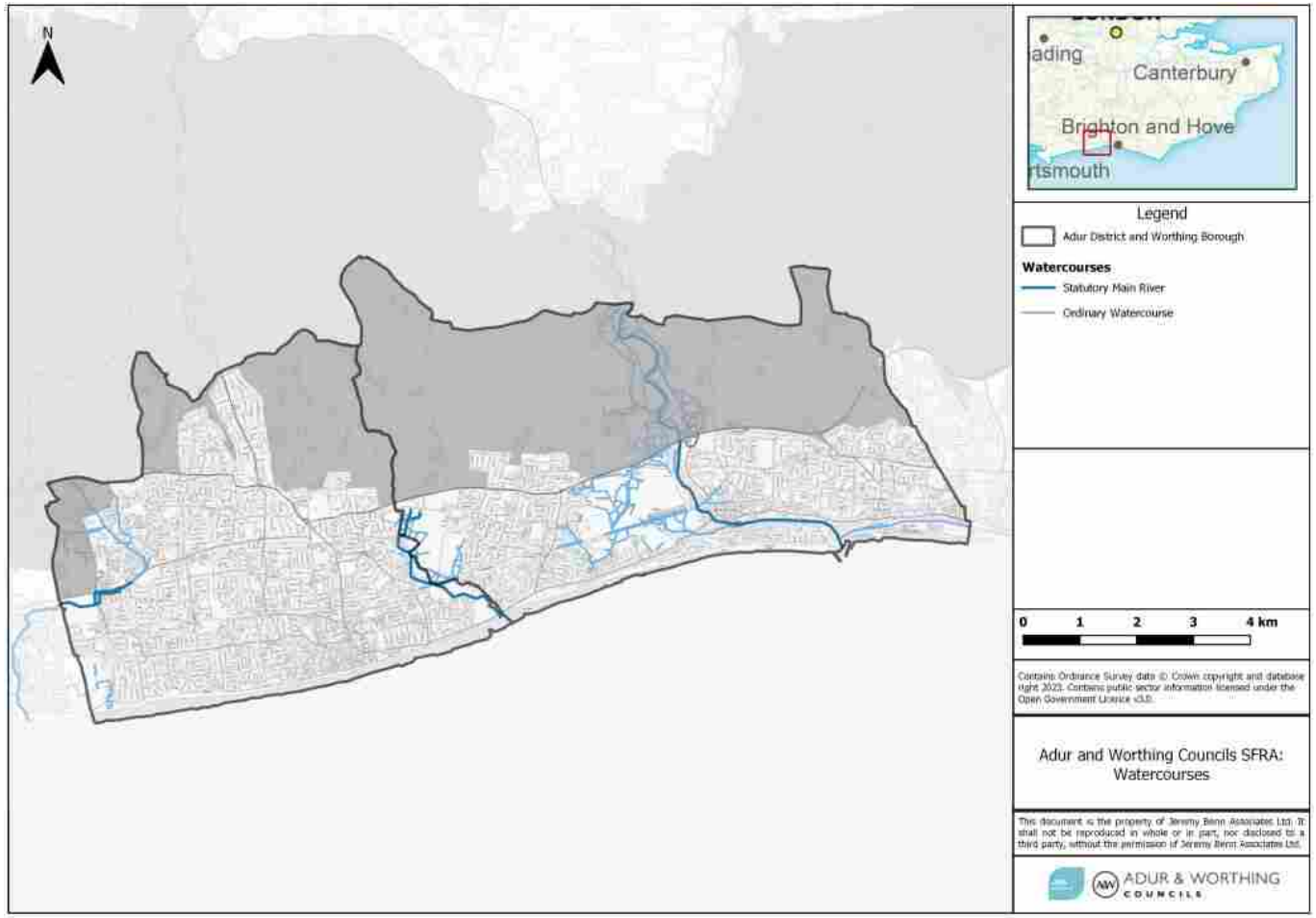
- more information about getting a product 5, 6, 7 or 8
- general help and advice about the site you're requesting data for

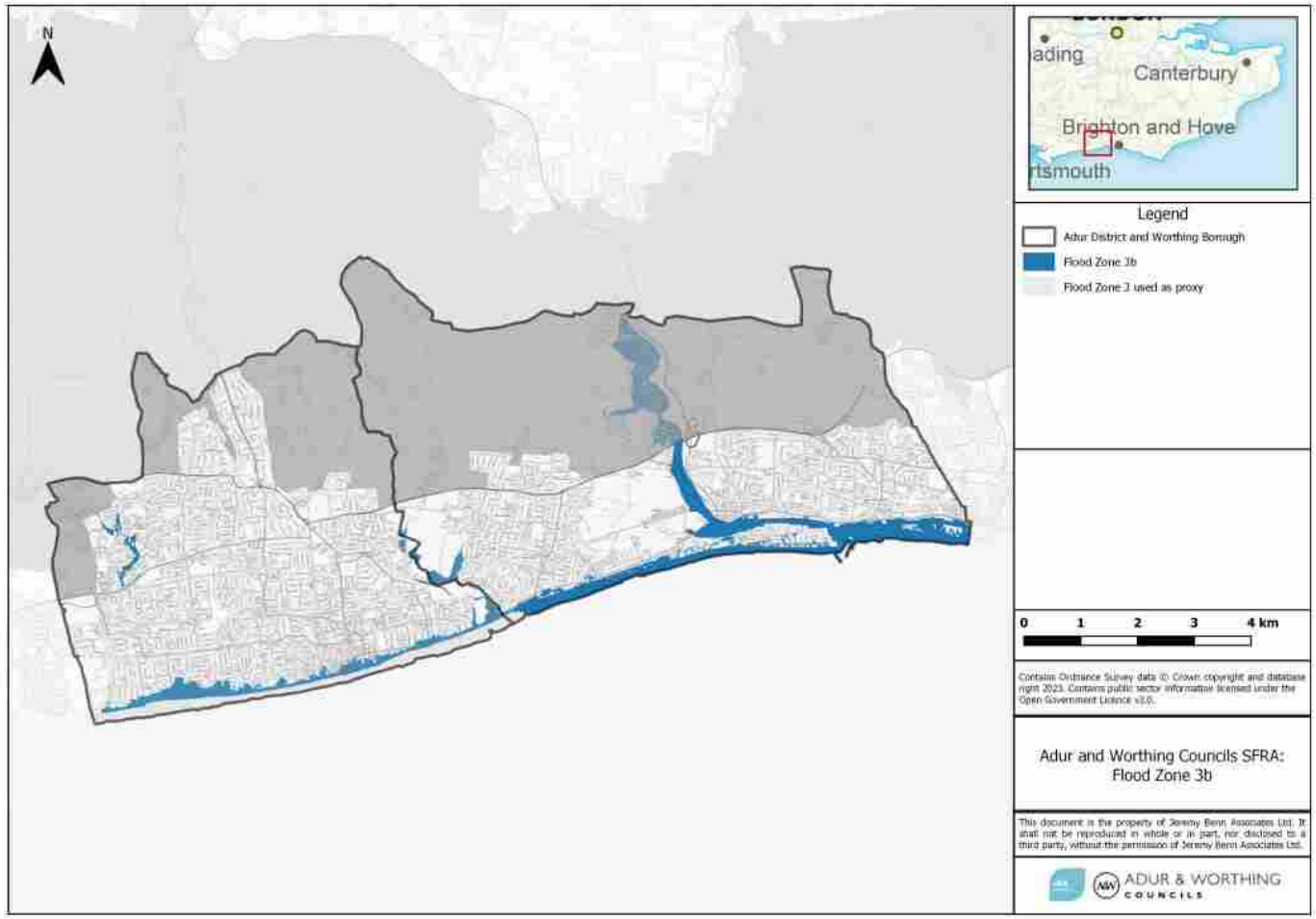
GeoSmart Information

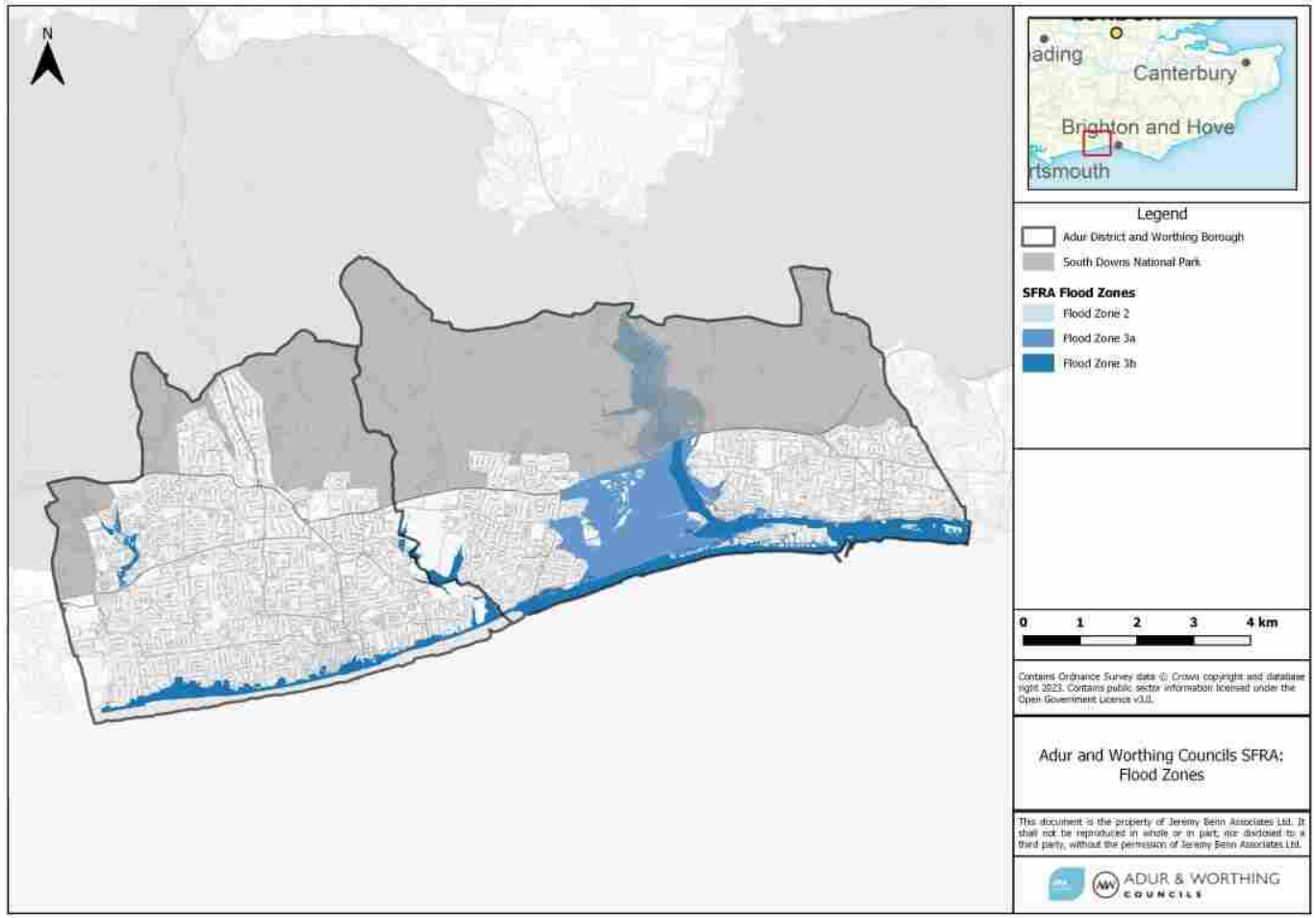
Appendix C

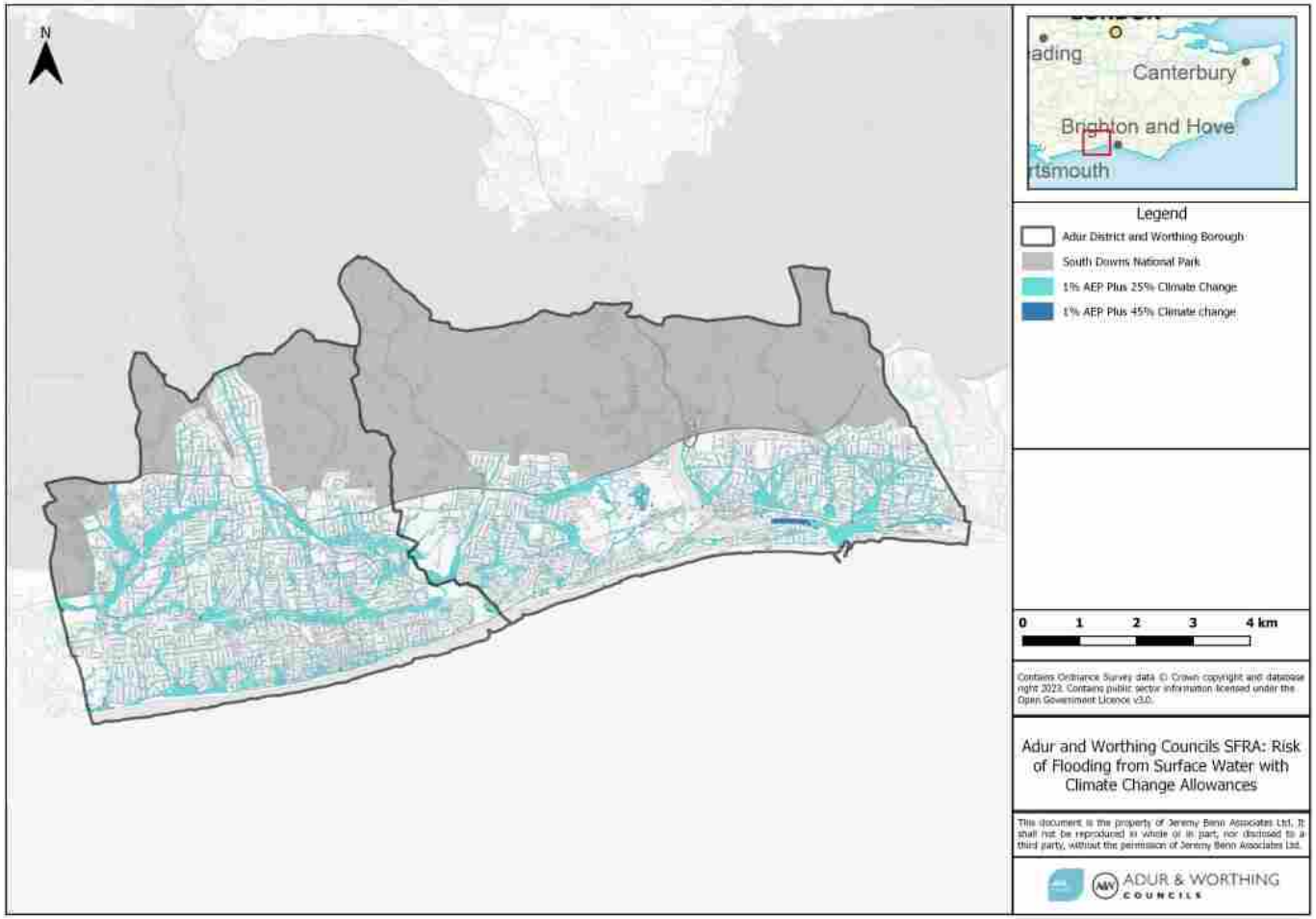
Local Council document mapping

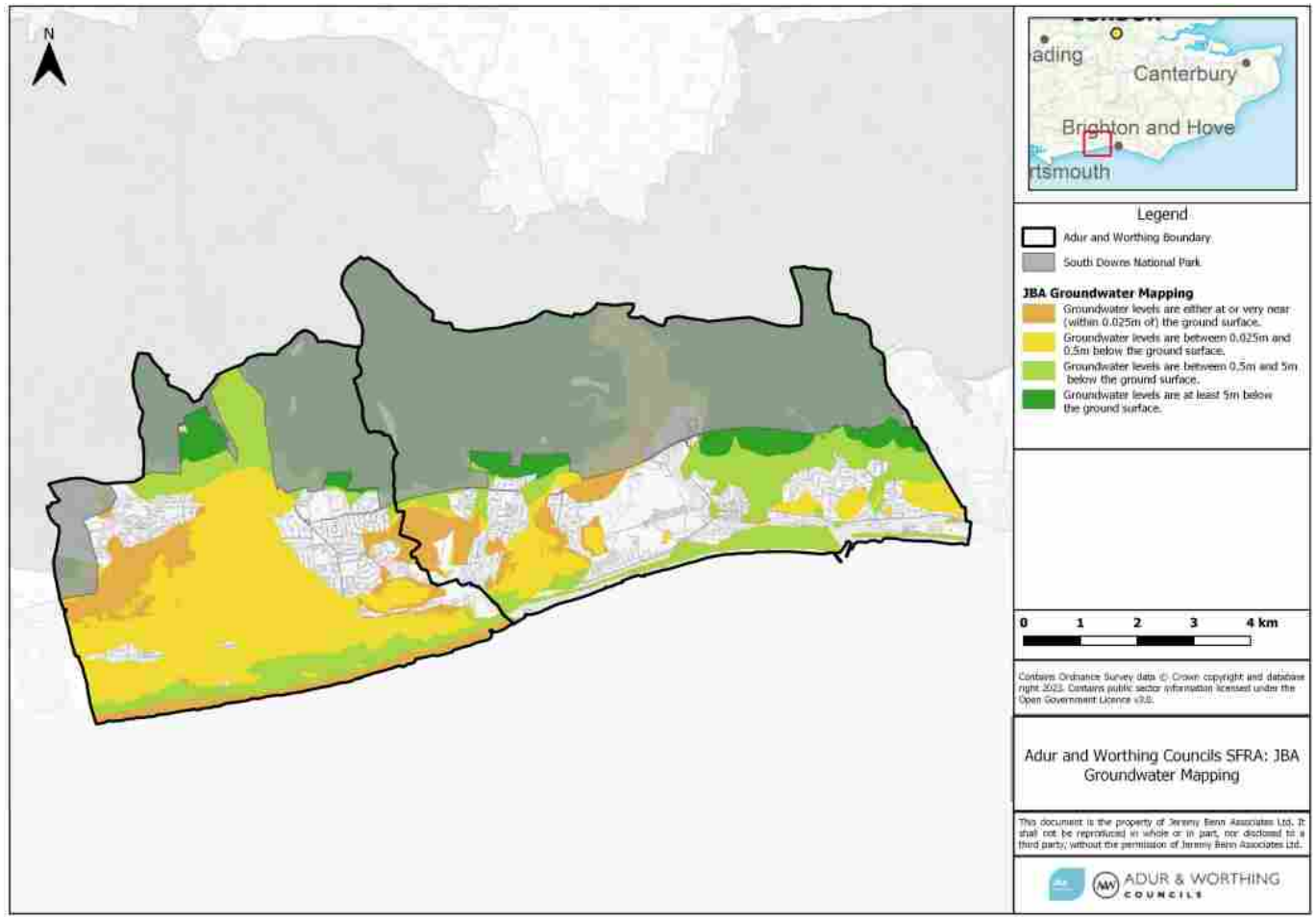


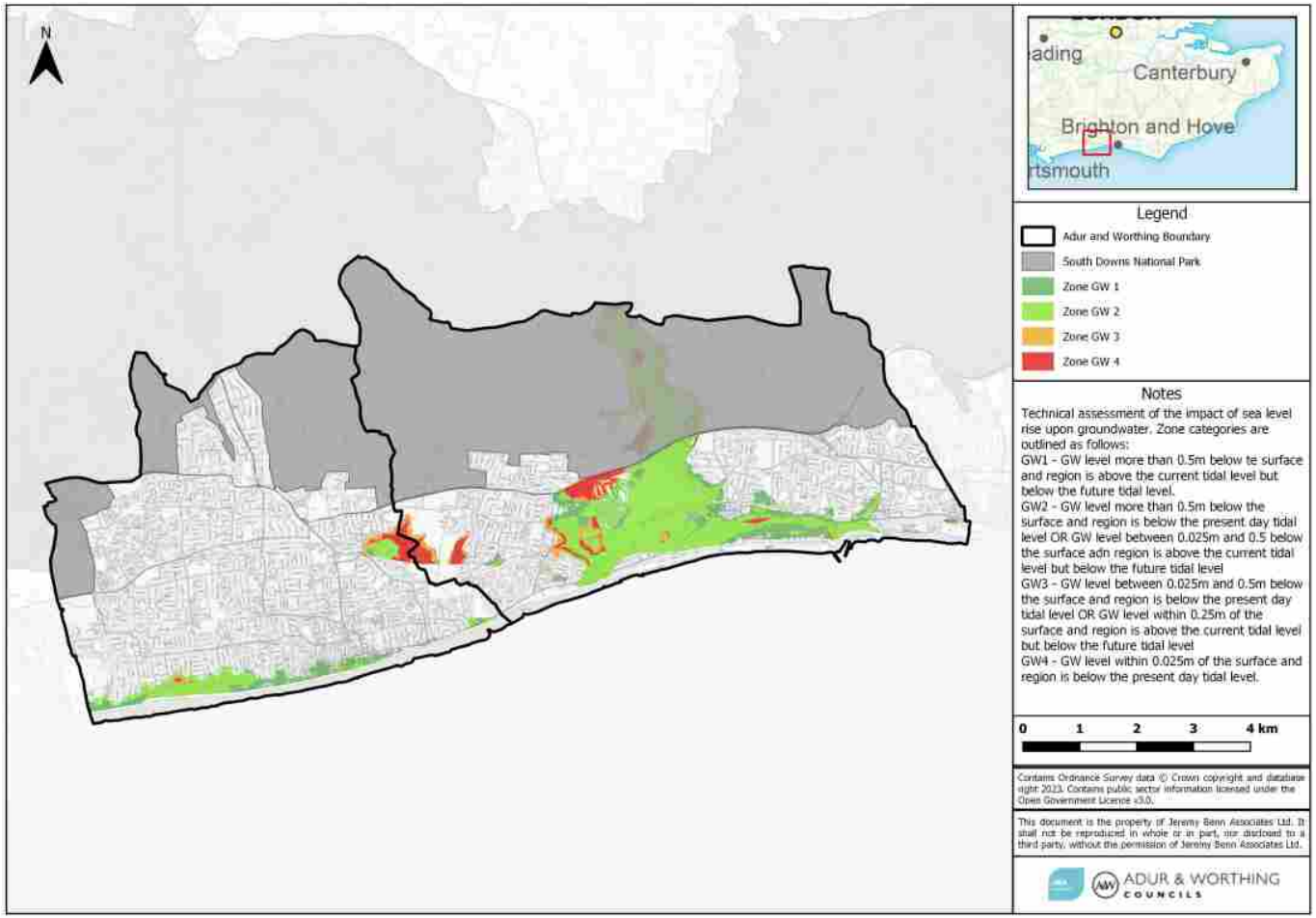

N
Canterbury
Brighton and Hove
Legend
Adur District and Worthing Borough
Watercourses
Statutory Main River
Ordinary Watercourse
0 1 2 3 4 km
Contains Ordnance Survey data © Crown copyright and database right 2023. Contains public sector information licensed under the Open Government Licence v3.0.
Adur and Worthing Councils SFRA:
Watercourses
This document is the property of Jeremy Benn Associates Ltd. It shall not be reproduced in whole or in part, nor disclosed to a third party, without the permission of Jeremy Benn Associates Ltd.
ADUR & WORTHING
COUNCILS


N
ading
Canterbury
Brighton and Hove
rtsmouth
Legend
Adur District and Worthing Borough
Flood Zone 3b
Flood Zone 3 used as proxy
0 1 2 3 4 km
Contains Ordnance Survey data © Crown copyright and database right 2023. Contains public sector information licensed under the Open Government Licence v3.0.
Adur and Worthing Councils SFRA:
Flood Zone 3b
This document is the property of Jeremy Benn Associates Ltd. It shall not be reproduced in whole or in part, nor disclosed to a third party, without the permission of Jeremy Benn Associates Ltd.
ADUR & WORTHING
COUNCILS


N
ading
Canterbury
Brighton and Hove
rtsmouth
Legend
Adur District and Worthing Borough
South Downs National Park
SFRA Flood Zones
Flood Zone 2
Flood Zone 3a
Flood Zone 3b
0 1 2 3 4 km
Contains Ordnance Survey data © Crown copyright and database right 2023. Contains public sector information licensed under the Open Government Licence v3.0.
Adur and Worthing Councils SFRA: Flood Zones
This document is the property of Jeremy Benn Associates Ltd. It shall not be reproduced in whole or in part, nor disclosed to a third party, without the permission of Jeremy Benn Associates Ltd.
ADUR & WORTHING COUNCILS


N
Canterbury
Brighton and Hove
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
Contains Ordnance Survey data © Crown copyright and database right 2023. Contains public sector information licensed under the Open Government Licence v3.0.
Adur and Worthing Councils SFRA: Risk of Flooding from Surface Water with Climate Change Allowances
This document is the property of Jeremy Benn Associates Ltd. It shall not be reproduced in whole or in part, nor disclosed to a third party, without the permission of Jeremy Benn Associates Ltd.
ADUR & WORTHING COUNCILS


N
Canterbury
Brighton and Hove
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.
0 1 2 3 4 km
Contains Ordnance Survey data © Crown copyright and database right 2023. Contains public sector information licensed under the Open Government Licence v3.0.
Adur and Worthing Councils SFRA: JBA Groundwater Mapping
This document is the property of Jeremy Benn Associates Ltd. It shall not be reproduced in whole or in part, nor disclosed to a third party, without the permission of Jeremy Benn Associates Ltd.
ADUR & WORTHING COUNCILS


N
ading
Canterbury
Brighton and Hove
rtsmouth
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 te 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 adn 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.
0 1 2 3 4 km
Contains Ordnance Survey data © Crown copyright and database right 2023. Contains public sector information licensed under the Open Government Licence v3.0.
This document is the property of Jeremy Benn Associates Ltd. It shall not be reproduced in whole or in part, nor disclosed to a third party, without the permission of Jeremy Benn Associates Ltd.
ADUR & WORTHING COUNCILS

GeoSmart Information

Appendix D

Southern Water asset location plan



(c) Crown copyright and database rights 2026 Ordnance Survey AC0000808122

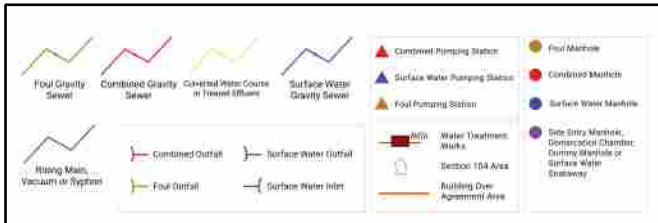
Date: 26/02/26 Scale: 1:1250 Map Centre: 516996,103285 Data updated: 22/02/26 Our Ref: 2041933 - 1

Wastewater Plan A4
Powered by digdat

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2026 Ordnance Survey AC0000808122 .This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.



davidsouth@geosmartinfo.co.uk

EF000773

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
8202	F	6.40	4.31	-
8203	F	6.57	4.19	-
8205	F	6.87	3.37	-
8206	F	0.00	0.00	-
8301	F	6.07	5.20	-
8302	F	6.39	4.65	-
8304	F	0.00	0.00	-
8305	F	0.00	0.00	-
9201	F	5.31	4.45	-
9202	F	5.00	2.94	-
9304	F	4.43	2.77	-
9305	F	0.00	0.00	-
9307	F	0.00	0.00	-
9308	F	0.00	0.00	-
9309	F	0.00	0.00	-
9311	F	0.00	0.00	-
9312	F	0.00	0.00	-
8250	S	6.08	4.52	-
8251	S	6.25	4.26	-
8252	S	6.56	4.13	-
8253	S	6.61	5.89	-
8254	S	6.49	5.29	-
8255	S	6.81	3.39	-
8350	S	6.04	4.86	-
8351	S	5.95	4.67	-
9250	S	4.90	3.00	-
9251	S	5.80	5.00	-
9352	S	4.74	0.00	-

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert

Disclaimer

This report has been prepared by GeoSmart in its professional capacity as soil, groundwater, flood risk and drainage specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client and is provided by GeoSmart solely for the internal use of its client.

The advice and opinions in this report should be read and relied on only in the context of the report as a whole, taking account of the terms of reference agreed with the client. The findings are based on the information made available to GeoSmart at the date of the report (and will have been assumed to be correct) and on current UK standards, codes, technology and practices as at that time. They do not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which will change the conclusions presented here.

This report is confidential to the client. The client may submit the report to regulatory bodies, where appropriate. Should the client wish to release this report to any other third party for that party's reliance, GeoSmart may, by prior written agreement, agree to such release, provided that it is acknowledged that GeoSmart accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known. GeoSmart accepts no responsibility for any loss or damage incurred as a result, and the third party does not acquire any rights whatsoever, contractual or otherwise, against GeoSmart except as expressly agreed with GeoSmart in writing.

For full T&Cs see http://geosmartinfo.co.uk/terms-conditions

Important consumer protection information

This search has been produced by GeoSmart Information Limited, Suite 9-11, 1st Floor, Old Bank Buildings, Bellstone, Shrewsbury, SY1 1HU.

Tel: 01743 298 100

Email: info@geosmartinfo.co.uk

GeoSmart Information Limited is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- sets out minimum standards which firms compiling and selling search reports have to meet.
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.
- By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports.
- act with integrity and carry out work with due skill, care and diligence.
- at all times maintain adequate and appropriate insurance to protect consumers.
- conduct business in an honest, fair and professional manner.
- handle complaints speedily and fairly.
- ensure that products and services comply with industry registration rules and standards and relevant laws.
- monitor their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs contact details:

The Property Ombudsman scheme

Milford House

43-55 Milford Street

Salisbury

Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk. Please ask your search provider if you would like a copy of the search code

Complaints procedure

GeoSmart Information Limited is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly. If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision. Complaints should be sent to:

Liz Lloyd

Finance Manager

GeoSmart Information Limited

Suite 9-11, 1st Floor,

Old Bank Buildings,

Bellstone, Shrewsbury, SY1 1HU

Tel: 01743 298 100

support@geosmartinfo.co.uk

12. Terms and conditions, CDM regulations and data limitations

Terms and conditions can be found on our website:

http://geosmartinfo.co.uk/terms-conditions/

CDM regulations can be found on our website:

http://geosmartinfo.co.uk/knowledge-hub/cdm-2015/

Data use and limitations can be found on our website:

http://geosmartinfo.co.uk/data-limitations/