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25029_250923 29TH SEPTEMBER 2025

FTAO Debbie Marriage
DJM Planning
16 Fairdene
Southwick
Brighton BN42 4QN

BY EMAIL ONLY

Dear Debbie,

25029 - MARINE VIEW, 111 MARINE PARADE, WORTHING BN11 3QG

Further to the comments from WSP on this application for change of use, we can confirm that we have reviewed the level 1 SFRA for Worthing as produced by JBA Consulting in July 2024.

The Level 1 SFRA updates that previously issued in 2020 and used in the production of the FRA composed by Aegaea. The level 2 SFRA which holds further detail for various areas in Adur and Worthing is unchanged from its issue in July 2020.

Review of Level 1 SFRA – July 2024

This section of the SFRA details in writing the information required for producing flood risk assessments, sequential tests, sources of local flooding and with much text on flood policy. Accompanying this section are a number of appendices which indicate the various region flood maps for tidal, fluvial, surface water, groundwater and historic flood recordings.

These maps indicate the application site is well within flood zone 3a with further flooding modelled for surface water for the 1%, 0.5% and 0.1% tidal, fluvial & pluvial events.

Map Appendices

The map appendices show the whole of the Adur and Worthing area. The maps are not detailed and show no flood levels for any areas. Flood level data (previously known as the Product 4 to 8 flood data) must be applied for through the gov.uk website.

Appendix A – G indicates the tidal, fluvial and surface water flood areas and zones. The site is indicated within these areas.

Appendix H shows Tidal flooding risk zones. This determines zones depending on the site floor level. A present tidal level of 4.1m AOD is indicated with a future tidal level of 5.38m AOD predicted. The ground floor finished floor level of the application site is 6.41m AOD with the basement set at 3.77m AOD.

Product 4-8 Flood Data – (Now known as the Flood Risk Assessment Data)

This data is required for the production of the Flood Risk Assessment. It was initially received by Aegaea when they produced their FRA dated April 2022, indicating the flood levels for the 0.5% 1 in 200 (2115) event as 5.23m for un defended and 4.64m for the defended situation. The 0.1% (1 in 1000 year event) is shown as 4.83m for the defended situation.

SDA applied again for this information in July 2025, shown attached, which can be seen as indicating the same flood levels.

Safe Escape

All habitable rooms and sleeping rooms are proposed at ground floor and above. There are no habitable bedrooms proposed at the basement level. The basement is to provided dining and kitchen facilities only. The steps at the front of the property which lead down to the basement are set at a level of 4.75m.

Safe escape from the basement can be afforded. As well as escape externally, internal stairs from the basement can safely bring users to the ground floor level of 6.41m.

Conclusion

The latest modelled flood levels have not altered from the April 2021 FRA produced by Aegaea. There is no material change in what the FRA has concludes therefore we see no reason to prevent the application being approved.

I trust this helps.

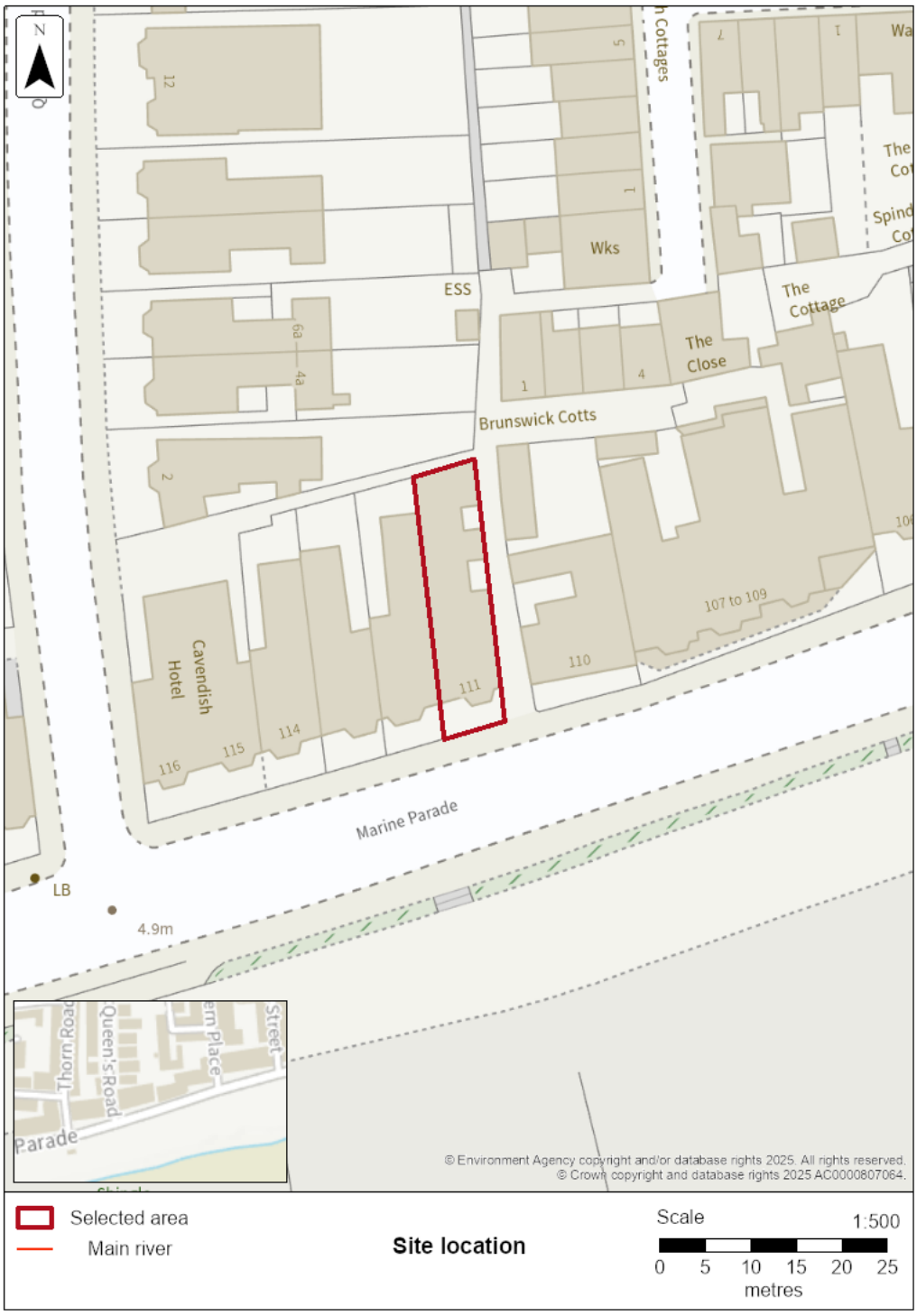
Kind regards,

Simon Dent
For Simon Dent Associates

Flood risk assessment data

Location of site: Marine View, 111 Marine Parade, Worthing, BN11 3QG
Document created on: 4 July 2025
This information was previously known as a product 4.
Customer reference number: EIR2025/13553

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)
- modelled data
- information about strategic flood risk assessments
- information about this data
- information about flood risk activity permits
- help and advice

Information that's unavailable

This document **does not** contain:

- past floods
- flood defences and attributes

We do not have past flooding data for this location.

Please note that:

- flooding may have occurred that we do not have records for
- flooding can come from a range of different sources
- we can only supply flood risk data relating to floodng from rivers or the sea

You can contact your Lead Local Flood Authority or Internal Drainage Board to see if they have other relevant local flood information. Please note that some areas do not have an Internal Drainage Board.

We aren't able to display flood defence locations and attributes as there are no formal flood defences in the area of interest.

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:

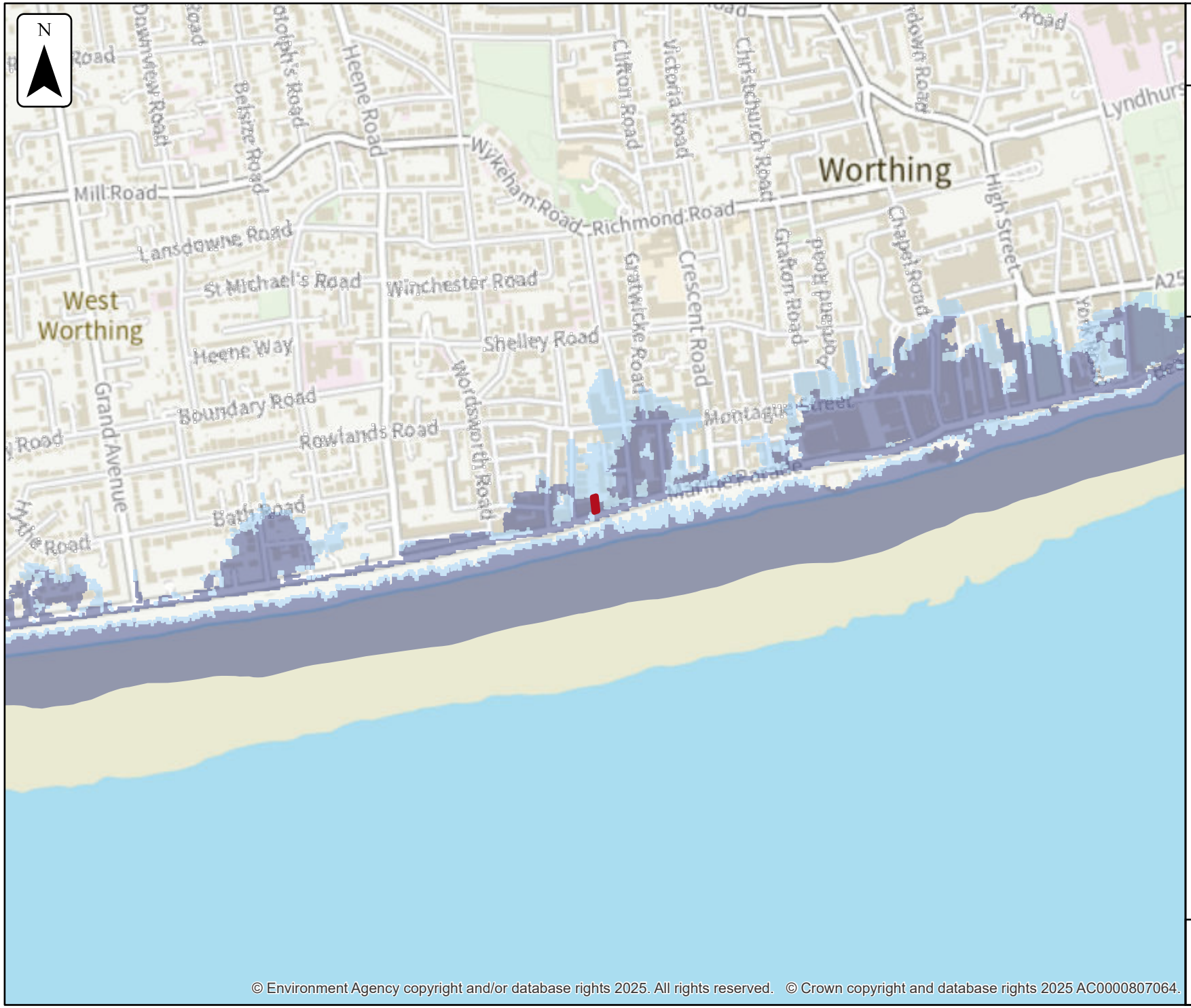
- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

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)
514278/102246

Scale
1:10,000

Created
4 Jul 2025

- Selected area
- Flood Zone 3
- Flood Zone 2

0 100 200 300 400 500
metres

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.

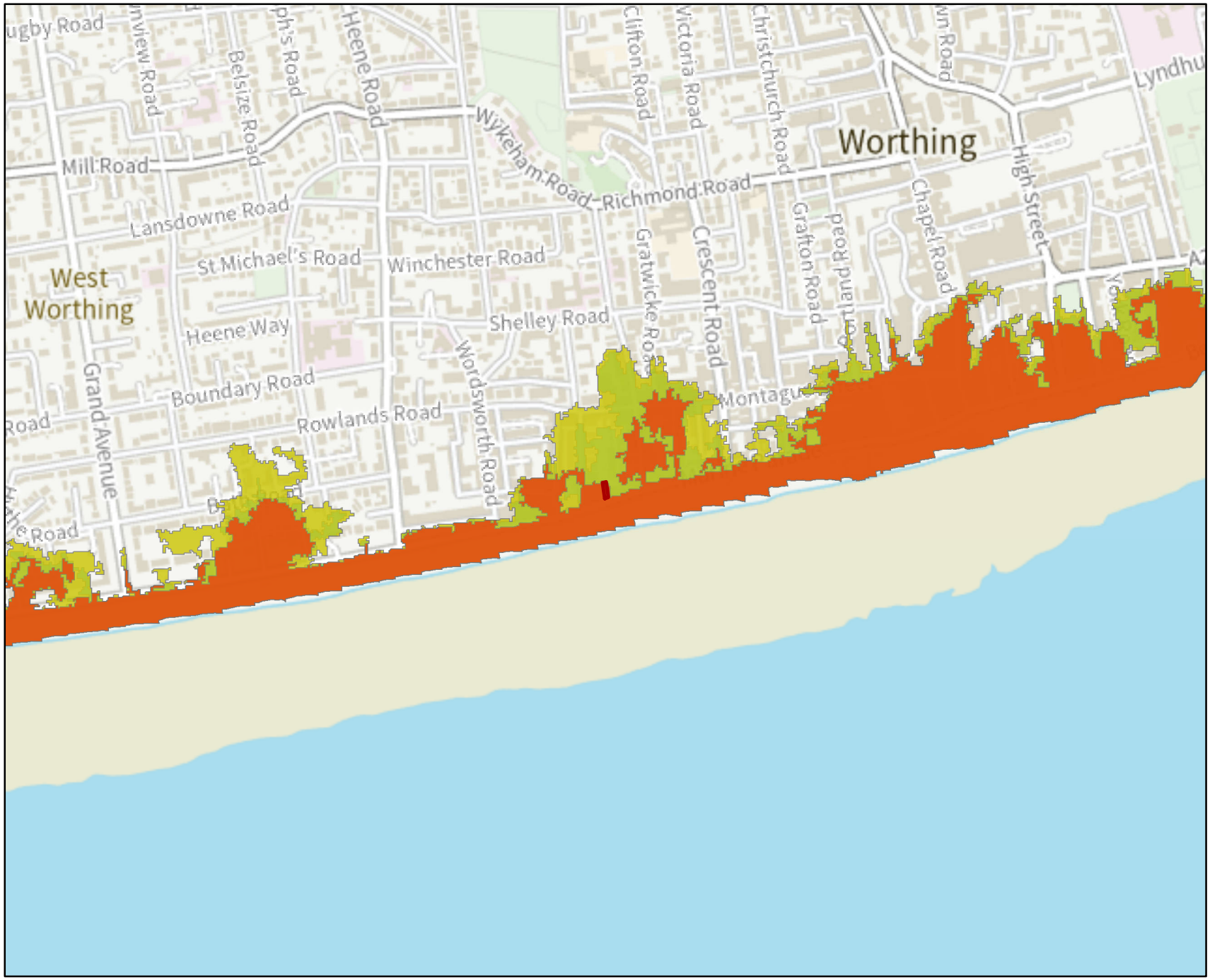
The Environment Agency will incorporate the new allowances into future modelling studies. For now, it's your responsibility to demonstrate that new developments will be safe in flood risk terms for their lifetime.

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 3QG. Created 04/07/2025.



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

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 3QG. Created 04/07/2025.

Environment Agency

N

Legend

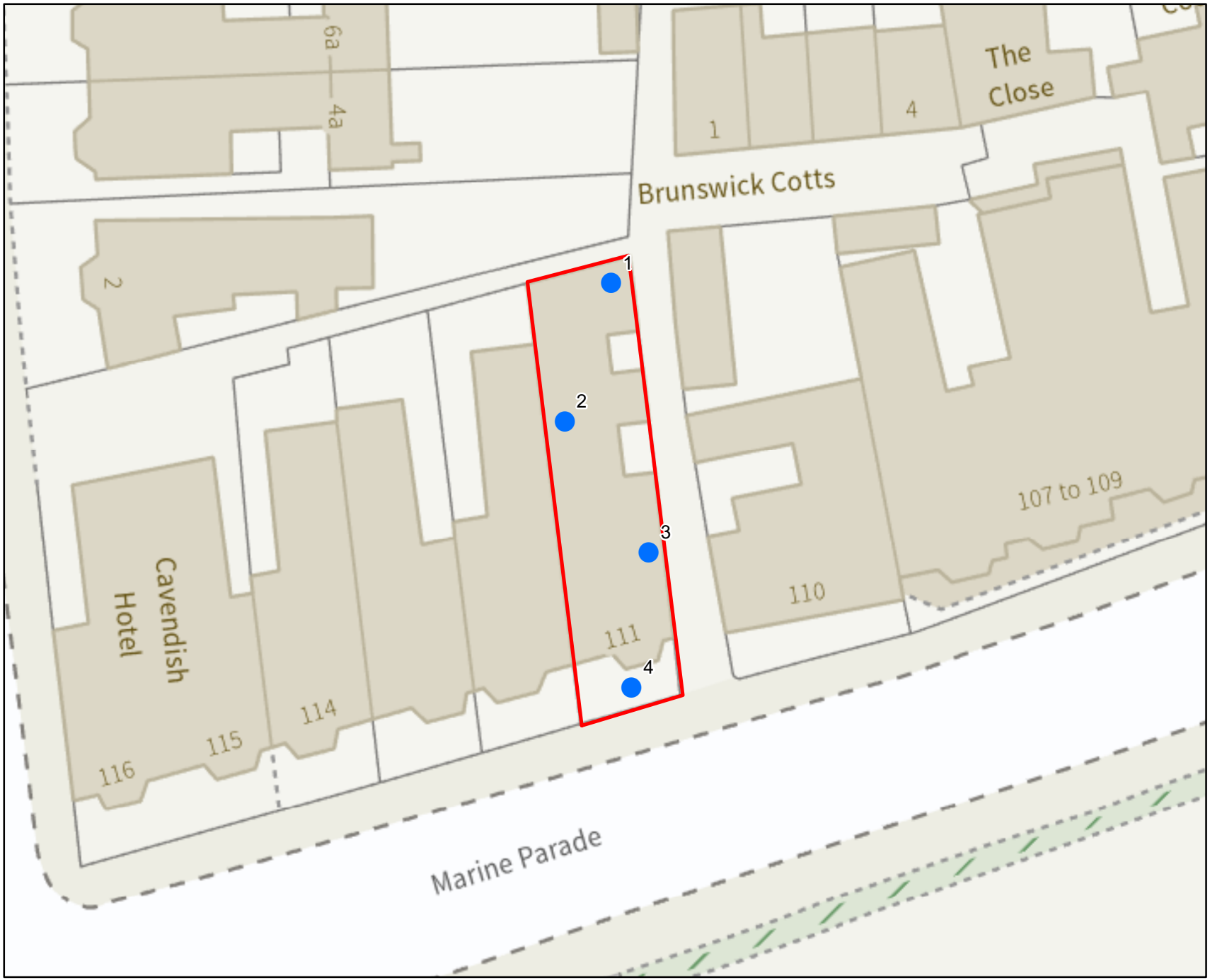
- Site Boundary
- 0.5% AEP (2012) (Undefended)
- 0.5% AEP (2070) (Undefended)
- 0.5% AEP (2115) (Undefended)
- 0.1% AEP (2012) (Undefended)

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

FRA Site Boundary & Node Points. Centred BN11 3QG. Created 04/07/2025.



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: 1:350

0 0.0075 0.015
Kilometers

Product 4 Flood Risk Data Requested by: Simon Dent Associates

Site: Marine View, 111 Marine Parade, Worthing, BN11 3QG

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	514279	102260	-	-	5.23	-
2	514276	102251	-	-	5.23	-
3	514281	102243	-	-	5.23	-
4	514280	102234	-	-	5.23	-

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	514279	102260	-	5.00	4.63	4.83
2	514276	102251	4.62	5.00	4.64	4.83
3	514281	102243	4.62	5.00	4.64	4.83
4	514280	102234	4.63	5.00	4.64	4.83

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	514279	102260	-	-	0.76	-
2	514276	102251	-	-	1.25	-
3	514281	102243	-	-	0.85	-
4	514280	102234	-	-	1.04	-

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	514279	102260	-	0.52	0.15	0.35
2	514276	102251	0.64	1.02	0.66	0.84
3	514281	102243	0.23	0.61	0.25	0.44
4	514280	102234	0.36	0.74	0.38	0.57

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

Produced on: 04/07/2025

*** 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