



FLOOD RISK ASSESSMENT

173A Findon Road Worthing West Sussex BN14 0BQ

Reference: U0905 FRA-v1

Aug-26

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Report Limitations

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The information presented and conclusions drawn are based on statistical data and are for guidance purposes only. The study provides no guarantee against flooding of the study site or elsewhere, nor of the absolute accuracy of water levels, flow rates and associated probabilities.

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Purpose of this report

- 1.1 Urban Water has been appointed to undertake a Level 1 – Screening Study Flood Risk Assessment for a development located at BN14 0BQ.

Objectives

- 1.2 The objectives of this FRA are to demonstrate the following:
- Whether the proposed development will likely be affected by current or future flooding.
 - Whether the proposed development will increase flood risk elsewhere.
 - Whether the flood risks associated with the proposed development can be satisfactorily managed.
 - Whether the measures proposed to deal with the flood risk are sustainable.

Documents Consulted

- 1.3 To achieve these objectives, the following documents have been consulted and referenced:

The National Planning Policy Framework (NPPF)
CIRIA C753 document The SuDS Manual, 2015
Local Flood Risk Management Strategy (LFRMS)
Level 1 Strategic Flood Risk Assessment (SFRA)
Aerial photographs and topographical survey of the site
British Geological Society Records
Local Council flood Maps
Environment Agency flood maps
The CIRIA publication 'C635 Designing for exceedance in urban drainage Good practice'



Development Site and Location

- 2.1 The site is located at Findon Road , Worthing. The nearest postcode is BN14 0BQ. Refer to appendix A for site location plan.
- 2.2 The current use of the site is a house with storage areas and outbuildings. The current user vulnerability classification of the site is More vulnerable. The site is located in the River Flood Zone 1. Refer to Appendix B for more details.

Development Proposals

- 2.3 The proposed development includes the demolition of existing structures (storage and outbuildings) for the construction of a new dwelling. Refer to Appendix B for the layout of the proposed development.
- 2.4 The vulnerability classification of the proposed development is More vulnerable with an estimated lifetime between 50 and 100 years.

Site Hydrology and Hydrogeology

- | | | |
|------------------------|-----|---|
| Hydrology | 2.5 | The Ferring Rife is located approximately 3400 m away from the development. |
| Aquifer | 2.6 | The development is located within an unproductive strata. These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow. |
| Source Protection Zone | 2.7 | The site is located within the source protection zone 2. This zone is defined by a 400 day travel time from a point below the water table. This zone has a minimum radius of 250 or 500 metres around the source. |
| Groundwater Levels | 2.8 | The ground water levels for this site are unknown. |

Site Geology

- | | | |
|---------|-----|--|
| Bedrock | 2.9 | The British Geological Survey records of the site show that it is located within the Newhaven Chalk Formation-Chalk. |
|---------|-----|--|



Superficial Deposits 2.10 The British Geological Survey records show that the superficial deposits are Head-Clay, silt, sand and gravel.



National Planning Policy Framework (NPPF)

- 3.1 The NPPF and its technical guidance is a set of planning policies with the key objective of contributing to sustainable development. As part of it, they ensure that flood risk and sustainability are considered during the planning process. This ensures that developments are not located in flood risk areas and directs developments to lower risk areas. The NPPF applies a sequential risk-based approach to determining land suitability for development in flood risk areas. The NPPF also encourages developers to seek opportunities to reduce the overall level of flood risk through the development layout and the application of Sustainable Drainage Systems (SuDS).

The Flood and Water Management Act (2010)

- 3.2 The Flood and Water Management Act aims to reduce the flood risk associated with extreme weather events. It provides robust flood risk management for people, homes and businesses and encourages using SuDS for developments. A robust SuDS strategy should consider the recommendations in this Flood Risk Assessment.

Strategic Flood Risk Assessment (SFRA)

- 3.3 Planning policy with regard to development and flood risk in the area is detailed in the Level 1 Strategic Flood Risk Assessment (Final report) which was published in 2024. The proposed development site is located within the administrative boundary of the Adur and Worthing.
- 3.4 The SFRA commits to direct new development to locations at the lowest flood risk. The SFRA provides information on the levels and flood hazards that could result from flooding. The Environment Agency flood zone maps and the SFRA ignore the presence of existing flood defences when defining the potential extent of flooding.
- 3.5 This report follows the guidance given in the Level 1 Strategic Flood Risk Assessment by evaluating the flood risk and providing relevant flood mitigation.



- 4.1 The NPPF guidance states that the sequential test "is to steer new development to areas with the lowest risk of flooding from any source. Where the test applies, development proposals should not be located in areas at risk of flooding where alternative sites, appropriate for the development, are reasonably available in areas with a lower risk of flooding. The area to which the test is applied should not be greater than the anticipated catchment of the development in terms of its likely occupiers or users."

Applicability of the Sequential Test

- 4.2 The flood risks were determined by identifying all the sources of flooding and assessing their possible impact and likelihood to development. It is confirmed that the development is:

- In Flood Zone 1, based on the Planning Flood Risk Map
- At Low risk of surface flooding
- At very low risk of groundwater flooding
- Outside of a critical drainage area
- Potentially within an area of sewer flooding

- 4.3 This type of development is exempt from applying the sequential test as per Policy F5(2)(c) of the National Planning Policy Framework (NPPF). Under Policy F5.2(b)(ii), this development is exempt from the Sequential Test because the site-specific Flood Risk Assessment (FRA) demonstrates the risk is strictly limited to surface water flooding. To satisfy this exemption, the proposed layout and mitigation strategy guarantee occupant safety over the development's lifetime without increasing flood risk elsewhere. See copy of Policy F5(2)(b)(ii) below:

"F5.2. The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, other than for:

b. Sites where a site-specific flood risk assessment demonstrates clearly that:

ii. Where the site would be at risk of surface water flooding only, the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development without increasing flood risk elsewhere in accordance with policy F7. "



Exception Test

4.4 Fluvial flood risk has been assessed using the Environment Agency Flood Map for Planning, in accordance with the sequential risk-based approach set out in the NPPF and Planning Practice Guidance. The requirement for the Exception Test is determined by the vulnerability classification of the proposed land use in relation to the mapped Flood Zone designation. This ensures that the need for an Exception Test is based on the statutory flood map, while more detailed datasets are used within the FRA to refine site-specific risk and mitigation measures.

Step 1
Flood Zone
categorisation

4.5 The proposed development is less than 1 ha and falls within the Environment Agency (EA) Flood Zone 1. Therefore, this Flood Risk Assessment Level 1-Screening report should be sufficient under the NPPF. Flood Zone 1 is considered to have a low probability of flooding, with an annual probability of flooding of <0.1%. The chance of flooding is 1 in 1000 years or lower.

Step 2
Flood risk vulnerability

4.6 In Annex 3: Flood risk vulnerability classification of the NPPF Planning Practice Guide, the proposed development is classified as 'More vulnerable '.

Step 3
Flood Zone
incompatibility

4.7 The Flood Risk vulnerability and Flood Zone incompatibility table 2 of the NPPF Planning Practice Guide states that More vulnerable developments do not require an exception test.

The Exception Test

4.8 The exception test is not required.



- 5.1 The development has been assessed for the following potential flood risks, river and tidal flood risk, surface water flooding, flooding from groundwater, reservoir flood risk and drainage systems.

Flood Defence and Historic Flooding

- 5.2 The Environment Agency records show that the site does not benefit from flood defences. They also show that the area around the site has not been flooded in the past. See Appendix C for details.

Flooding from river and sea

- 5.3 The proposed development is less than 1 ha and falls within the Environment Agency (EA) Flood Zone 1. Therefore, this Flood Risk Assessment Level 1-Screening report should be sufficient under the NPPF. Flood Zone 1 is considered to have a low probability of flooding, with an annual probability of flooding of <0.1%. The chance of flooding is 1 in 1000 years or lower.
- 5.4 The climate change allowance is not applicable for this site.
- 5.5 The site is located in an area outside of fluvial flooding flood risk.
- 5.6 It is concluded that the site is not affected by fluvial/sea flood risk.

Surface water (overland flows) flood risk

- 5.7 The Environment Agency Flood Map for Planning Surface Water dataset indicates a low surface water flood risk. A residual risk of localised shallow ponding during extreme rainfall events remains possible. The mapping includes present day and climate change scenarios based on the UKCP18 Upper End 2070s climate change allowance.
- 5.8 *The Environment Agency Flood Map for Planning Surface Water datasets combine national flood modelling with locally available detailed flood model information. Flood extents below 75mm depth are removed from the mapping, as shallow surface water flooding of this magnitude is generally unlikely to prevent access or cause flooding to*



properties.

Building footprints are raised within the modelling process by approximately 300mm above surrounding ground levels. As a result, raw model outputs can sometimes indicate that buildings are outside mapped flood extents.

The mapping is not intended to provide property-specific flood risk or confirm flooding to individual buildings. However, building footprints are infilled using OS MasterMap data where surrounding flood extents indicate potential flood risk to buildings.

The modelling process also removes isolated small wet areas and infills isolated dry areas surrounded by floodwater to improve the usability and consistency of the datasets for strategic planning purposes.

- 5.9 The strategic flood risk for the Adur and Worthing confirms that the flood risk for the site is Low. The surface water flood data from the strategic flood risk assessment has not been produced to determine the flood levels at individual properties. This data does not contain the climate change allowances for depth levels. Therefore, the Design flood level is based on the Environment Agency Flood Map for Planning Surface Water datasets. The mapping is not intended to determine flood levels at individual properties and therefore the design flood level below remains an estimate based on the best available information. Actual flood depths across the site may vary depending on local ground conditions and drainage capacity.
- 5.10 Based on the Environment Agency Flood Map for Planning Surface Water datasets, the Strategic Flood Risk Assessment and the presence of surface water drainage systems within the site and surrounding area, the site is considered to be at Low risk of surface water flooding during extreme rainfall events. The flood depths have been informed by the Flood Map for Planning Surface Water climate change datasets, which are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5. The 'Upper end' (based on the 95th percentile) for the 2070s epoch (2061-2125) has been used for the climate change scenarios. The mapping indicates a potential flood depth of approximately 150mm. The average ground level at the location of the mapped surface water flooding is approximately 32.7 m AOD and therefore the estimated surface water flood level at the site could be in the region of 32.85 m AOD. This level has been adopted for the purposes of this Flood Risk Assessment.



Flooding from drainage systems in adjacent areas

- 5.11 The area around the development is shown as having a high level of sewer incident within the flood maps of the Strategic Flood Risk Assessment. See appendix C for details.

Reservoirs Risks

- 5.12 The Reservoir Flood Map (RFM) produced by the Environment Agency does not show the risk to individual properties of dam breach flooding. The maps do not indicate or relate to any particular probability of dam breach flooding. The maps were prepared for emergency planning purposes. They can be used to help reservoir owners produce on-site plans, and the Local Resilience Forum produce off-site plans and to prioritise areas for evacuation/early warning in the event of a potential dam failure. The RFM shows that the development could be outside of the possible dam breach flooding path. See Appendix C.

Groundwater flood risk

- 5.13 The British Geological Survey's flood risk susceptibility maps show that the development has limited susceptibility to groundwater flooding. The risk of groundwater flood to the site is considered very low. Refer to appendix C for record drawings.

Critical Drainage Areas

- 5.14 The development does not fall within a critical drainage area.



6.1 The Flood hazard assessment has demonstrated that the site is:

- In Flood Zone 1, based on the Planning Flood Risk Map
- At Low risk of surface flooding
- At very low risk of groundwater flooding
- Outside of a critical drainage area
- Potentially within an area of sewer flooding

6.2 Under the NPPF it is necessary to demonstrate that, for any new development on the site, it is possible to provide an adequate level of flood protection for personnel working or living at the development.

Design Flood Level

6.3 The design flood level is the maximum estimated water level during the design storm event including an allowance for climate change in line with current best practice and the national planning policy guidance.

6.4 The Design Flood Level for this development has been determined by evaluating the levels from the Fluvial/Sea, Surface Water and Groundwater flood levels.

6.5 For this site, the Design Flood Level is 32.85m AOD. This is the highest level and corresponds to the Surface Water Flood Level.

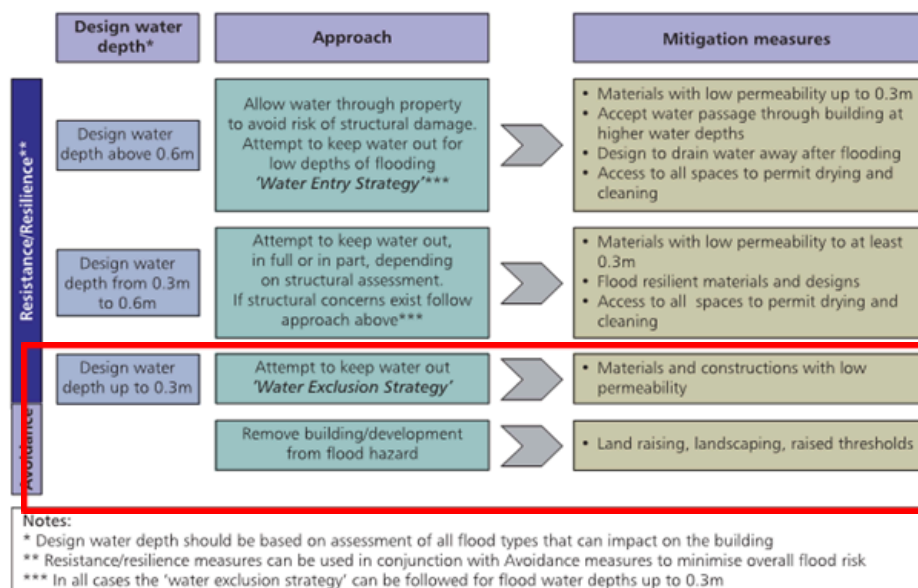
Flood Protection

6.6 The National Planning Guidance standing advice and Environment Agency recommends that where possible, flood avoidance is provided by establishing the development's finished floor level 600mm above (freeboard) the design flood level. However, this level can be reduced if there is a high level of certainty about the estimated flood level. For this site the estimated free board has been determined to be 0.3m above the Design Flood Level due to the quality of the flood risk information available and the type of risk. The finished floor should be 33.15m AOD. The site already complies with this level as the average level is 33.15 m AOD.



- 6.7 It is possible to achieve the required FFL, as it is proposed to raise the finished floor level by 100 mm above the average external ground level. As the foundations and other parts of the building may be in contact with water, the following flood mitigation is proposed.
- 6.8 The flood mitigation strategies for the development has been based on the CLG 2007 Improving the Flood Performance of New Buildings. See the figure below for the strategy highlighted in red. The strategy is based on the water level within the proximity to the building.

Rationale for flood resilient and/or resistant design strategies



- 6.9 The design water depth for this site is 0.3m below the existing ground level. The development should utilise building materials that are suitable for a 'water exclusion strategy'. Materials classified as "Good" (highlighted in red) in the Figure below shall be used for new construction up to 33.45m AOD.



Flood resilience characteristics of building materials (based on laboratory testing)

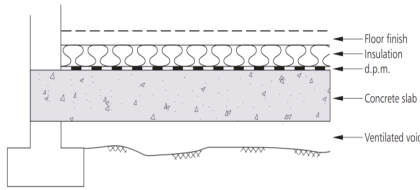
Material	Resilience characteristics*		
	Water penetration	Drying ability	Retention of pre-flood dimensions, integrity
Bricks			
Engineering bricks (Classes A and B)	Good	Good	Good
Facing bricks (pressed)	Medium	Medium	Good
Facing bricks (handmade)	Poor	Poor	Poor
Blocks			
Concrete (3.5N, 7N)	Poor	Medium	Good
Aircrete	Medium	Poor	Good
Timber board			
OSB2, 11mm thick	Medium	Poor	Poor
OSB3, 18mm thick	Medium	Poor	Poor
Gypsum plasterboard			
Gypsum Plasterboard, 9mm thick	Poor	Not assessed	Poor
Mortars			
Below d.p.c. 1:3(cement:sand)	Good	Good	Good
Above d.p.c. 1:6(cement:sand)	Good	Good	Good

*Resilience characteristics are related to the testing carried out and exclude aspects such as ability to withstand freeze/thaw cycles, cleanability and mould growth

- 6.10 New services and fittings (communications wiring, heating systems, electrical services, water, electricity and gas meters) should be placed at above the level of 33.45m AOD, to provide a 600mm freeboard. All service entries should be sealed (e.g. with expanding foam or similar closed cell material).
- 6.11 Closed-cell insulation should be used for pipes. Sealed PVC external framed doors or good fit and sealed wooden frames should be used.
- 6.12 Hollow core timber internal doors should not be used unless sufficient flood warning is given, butt hinges, can be used to allow internal doors to be easily removed and stored.
- 6.13 Suspended concrete floor slab at least 150mm thick is the preferred option. Beam and Block slabs with geomembrane and 75mm min screed can also be used. There should be a minimum space of 150mm ventilated void between the ground level and the bottom of the floor slab. Damp proof membranes should be included in the design. Floor insulation should be of the closed-cell type. Under floor services using ferrous materials should be avoided. Ceramic/concrete-based floor tiles, sitting on a bed of sand, cement render and water resistant grout can be used. Ground-bearing slabs are also an option. See figures below.

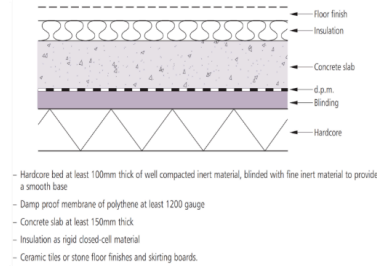


Suspended Concrete Slab detail



- Reinforced concrete slab at least 150mm thick and complying with structural requirements for uplift forces
- Damp proof membrane of polythene at least 1200 gauge
- Insulation as rigid closed-cell material
- Ceramic tiles or stone floor finishes and including skirting boards.

Ground bearing Concrete Slab detail

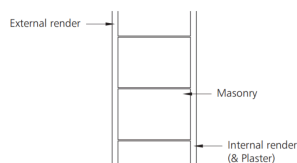


- Hardcore bed at least 100mm thick of well compacted inert material, blinding with fine inert material to provide a smooth base
- Damp proof membrane of polythene at least 1200 gauge
- Concrete slab at least 150mm thick
- Insulation as rigid closed-cell material
- Ceramic tiles or stone floor finishes and skirting boards.

6.14 Concrete blocks used in foundations should be sealed with an impermeable material or encased in concrete to prevent water movement from the ground to the wall construction. In new walls use extended periscope subfloor ventilators or fit removable airbrick covers; fix plasterboard sheets horizontally rather than vertically, or split sheets mid-height with a dado rail, to reduce the extent of replacement; specify lime- or cement-based renovating plasters or renders rather than gypsum-based, with water-resistant paint finishes. The use of water-proof, water-resistant or micro-porous surface coatings on masonry should be avoided as they can inhibit the drying-out of the building fabric.

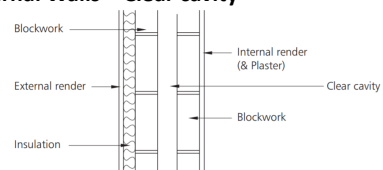
6.15 Good quality facing bricks or external renders with water-repellent properties can be used for the external face. See the examples below of external walls that can be used.

Solid External Wall



- External cement based render, preferably with lime content. Composition depends on masonry. The following mixes have good resilient properties:
 - 1 cement : 6 sand on bricks;
 - 1 cement : 4 sand: 1/2 lime on concrete blockwork or bricks;
 - 1 cement : 6 sand: 1 lime on Aircrete blocks.
 - Masonry with minimum thickness of 300mm (thin mortar joint construction using Aircrete blocks is effective as demonstrated in laboratory tests) or alternatively reinforced concrete wall
 - Internal cement-based render, preferably with lime content. Composition depends on masonry; the following mix is effective for flood resilience:
 - 1 cement : 6 sand: 1 lime on Aircrete.
- Apply external and internal renders, following good practice guidance, ensuring minimum total thickness of 20mm and at least two coats.
- Use external insulation in preference to internal insulation.

Cavity External Walls – Clear cavity

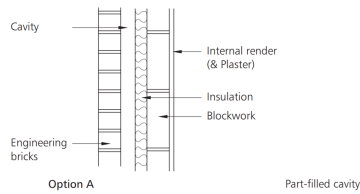


Clear cavity

- External cement based render, preferably with lime content. Composition depends on masonry; the following mixes are effective for flood resilience:
 - 1 cement: 4 sand: 1/2 lime on concrete blockwork (or bricks);
 - 1 cement: 6 sand: 1 lime on Aircrete.
- Apply render following good practice guidance, ensuring minimum total thickness of 20mm and two coats.
- Internal cement based render, preferably with lime content. Composition depends on masonry. The following mix works well:
 - 1 cement: 6 sand: 1 lime on Aircrete.
- Stainless steel wall ties should be used to minimise corrosion and consequent staining.



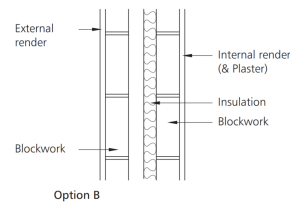
Cavity External Walls- Part fill Option A



Part-filled cavity – Option A

- External face consisting of engineering bricks up to required level for flood protection (up to 0.6m maximum above floor level plus one course). Other external facing materials can be used above this level, but ensure interface is watertight.
- Rigid insulation.
- Internal face consisting of blocks.
- Internal cement based render, preferably with lime content. Composition depends on masonry; the following mix is effective:
 - 1 cement : 6 sand: 1 lime on Aircrete.
- Ensure stainless steel wall ties are used to minimise corrosion and consequent staining.
- Sacrificial plasterboard can be used, but it needs to be removed between ground floor and flood level. The board should be fitted horizontally to make removal easier. In some cases a dado rail can be used to cover the joints.

Cavity External Walls- Part fill Option B



Part-filled cavity – Option B

- External cement based render, preferably with lime content. Composition depends on masonry; the following mixes are effective:
 - 1 cement : 4 sand: 1/2 lime on concrete blockwork
 - 1 cement : 6 sand: 1 lime on Aircrete.
- External face consisting of blocks.
- Rigid insulation.
- Internal face consisting of blocks.
- Internal cement based render, preferably with lime content. Composition depends on masonry; the following mix is effective for flood resilience:
 - 1 cement : 6 sand: 1 lime on Aircrete.
- Ensure stainless steel wall ties are used to minimise corrosion and consequent staining.

6.16 The site is within an area of sewer flooding. The following recommendation should be followed:

- All new connections to the sewer network should have non-return valves or a Pump NRV system (Kessel System) to protect it from sewer backflows.



7.1 The NPPF specifically stipulates that consideration should be given to potential off-site flood impacts of any proposed development. These off-site impacts are in relation to the following:

- Surface water management
- Flood flow conveyance, storage and climate change

Surface Water Management

7.2 The surface water run-off will be disposed of using SuDS techniques. The aim is to provide a sustainable design that accommodates the proposed attenuation volume and replicates the existing drainage regime using the SuDS hierarchy. See drainage strategy produced for this project for more information.

7.3 With no increase in the rate of surface water discharge from the site, compared to the site in its current configuration, the proposed development would have no adverse impact on surface water flood risk at the site or surrounding area. The SuDS should be designed at the detailed project stage.

Flood Flow conveyance and storage

7.4 Due to the size of the development and its location in the flood risk zone, flood compensation for this development is not required.



- 8.1 It is concluded that subject to the proposed mitigation measures, the site can be developed in accordance with the provisions of the NPPF and the requirements of the Environment Agency and the local planning authority.
- 8.2 This report demonstrates that the proposal will be safe, in terms of flood risk, for its design life and will not increase the flood risk elsewhere.



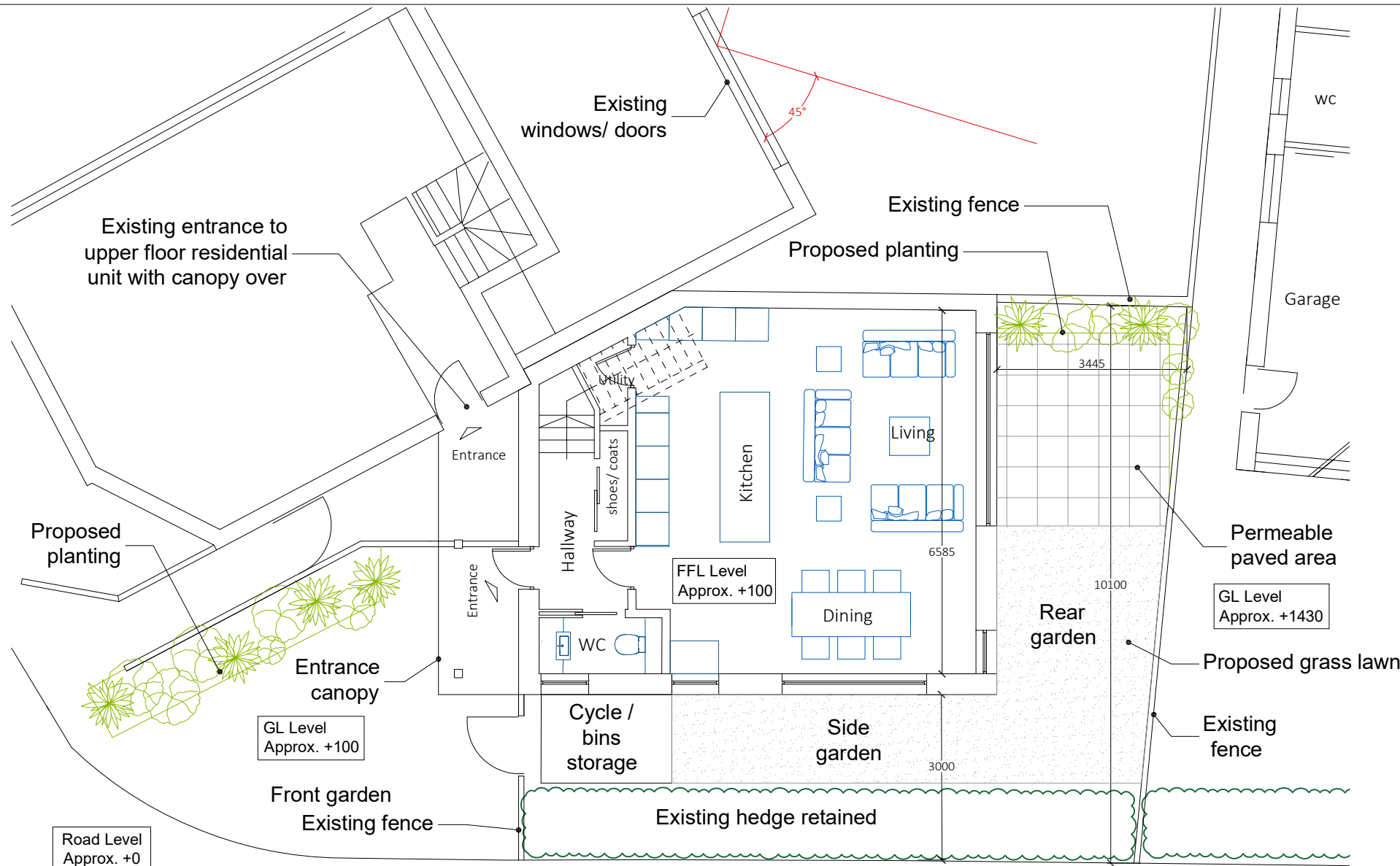
Appendix A



Appendix B

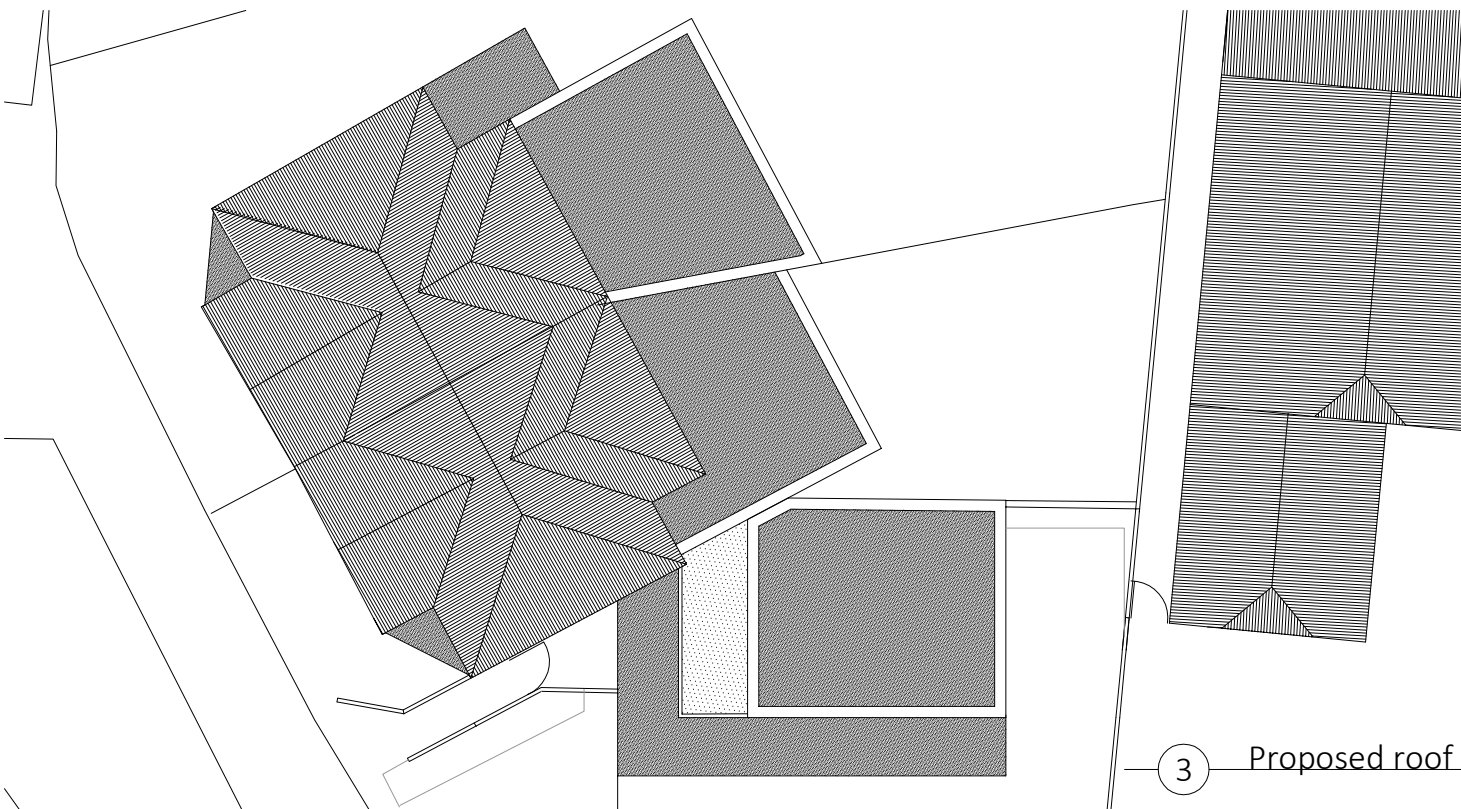
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General Notes

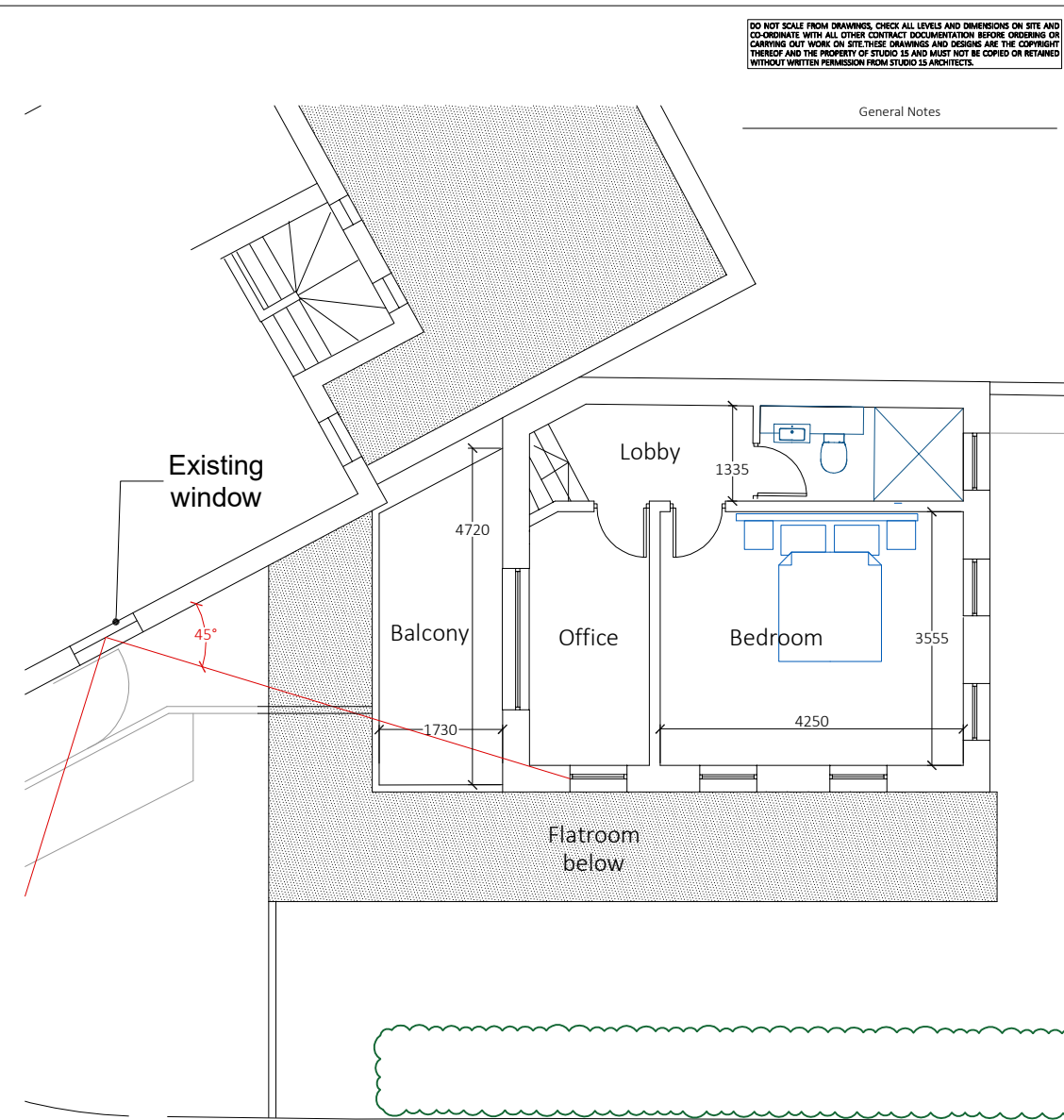


2 Proposed ground floor plan

1:100

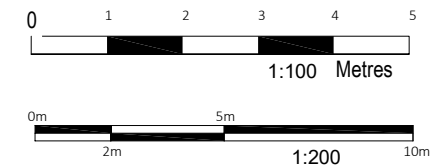


1:200



2 Proposed Upper floor plan

1:100



Site Area: 150m²
GF: 50.0m² GIA
FF: 30.0m² GIA

A Details revised to reflect planning req. and client's instruction 29.06.2026

No. Revision/Issue Date

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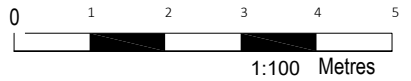
Client Name and Address
Mr & Mrs Wayne Newsom
173A Findon Rd
Worthing BN14 0BQ

Proposed new development

Project ARCH2026_FiRd-R	Sheet
Date 15.06.2026	A105-A
Scale as stated at A3	
PLANNING ISSUE	



N



1:100 Metres

1A

Existing single-storey rear extension no.173

Existing fence

Existing entrance to upper floor residential unit

Existing entrances with canopy over

Existing fence

Entrance
Porch

Office

WC

kitchen

Store

Store

Store

Outbuilding

GL Level
Approx. +1430

Existing fence

Porch

FFL Level
Approx. +200

Store

Store

Hedge

Outbuilding

Outline of footprint
of proposed building

Road Level
Approx. +0

GL Level
Approx. +100

Front foyer

Existing fence

Vale Drive

1

Existing ground floor plan

1:100

No. Revision/Issue Date

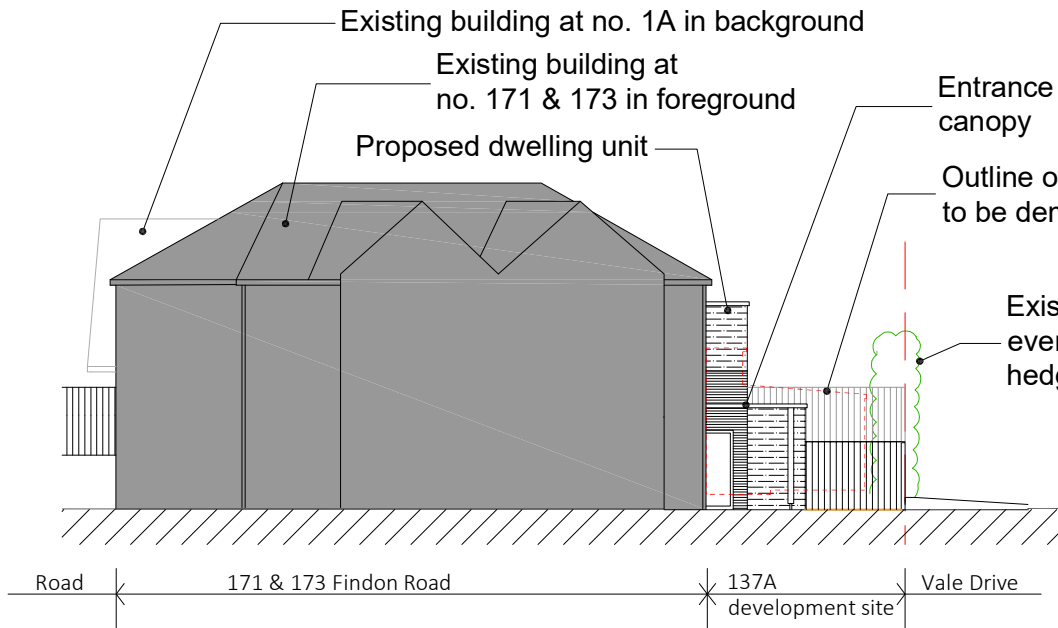
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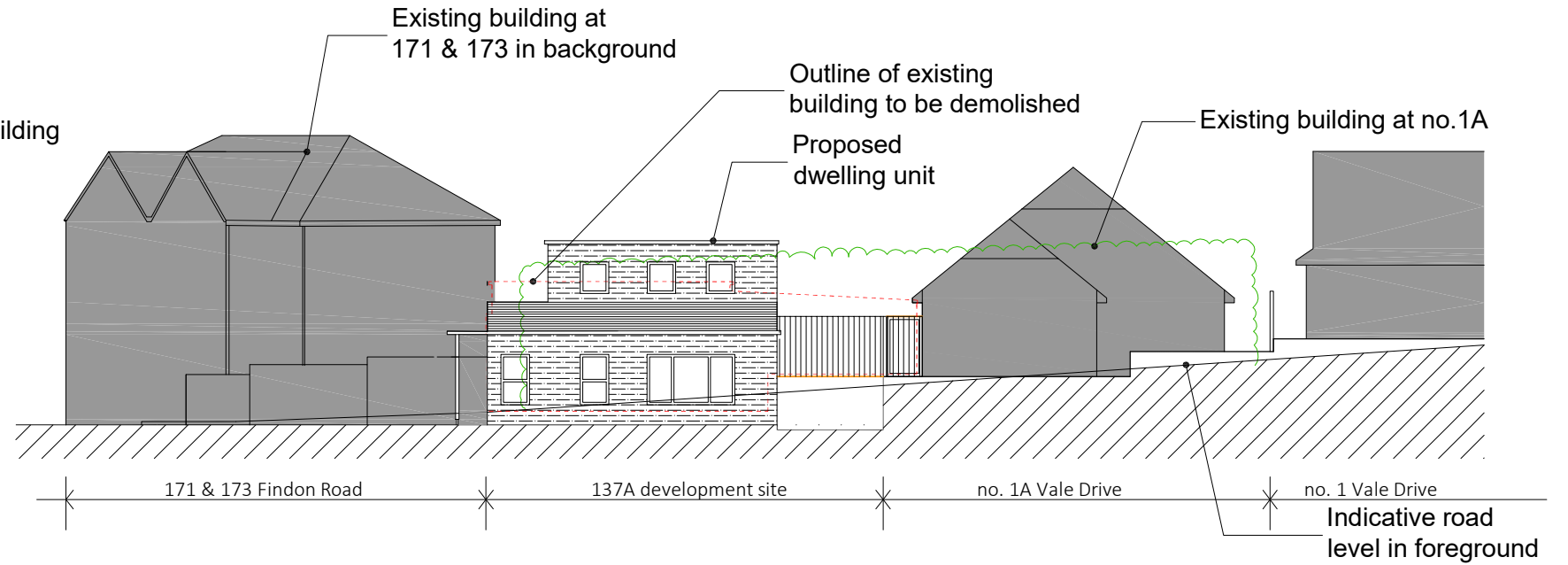
Proposed new development

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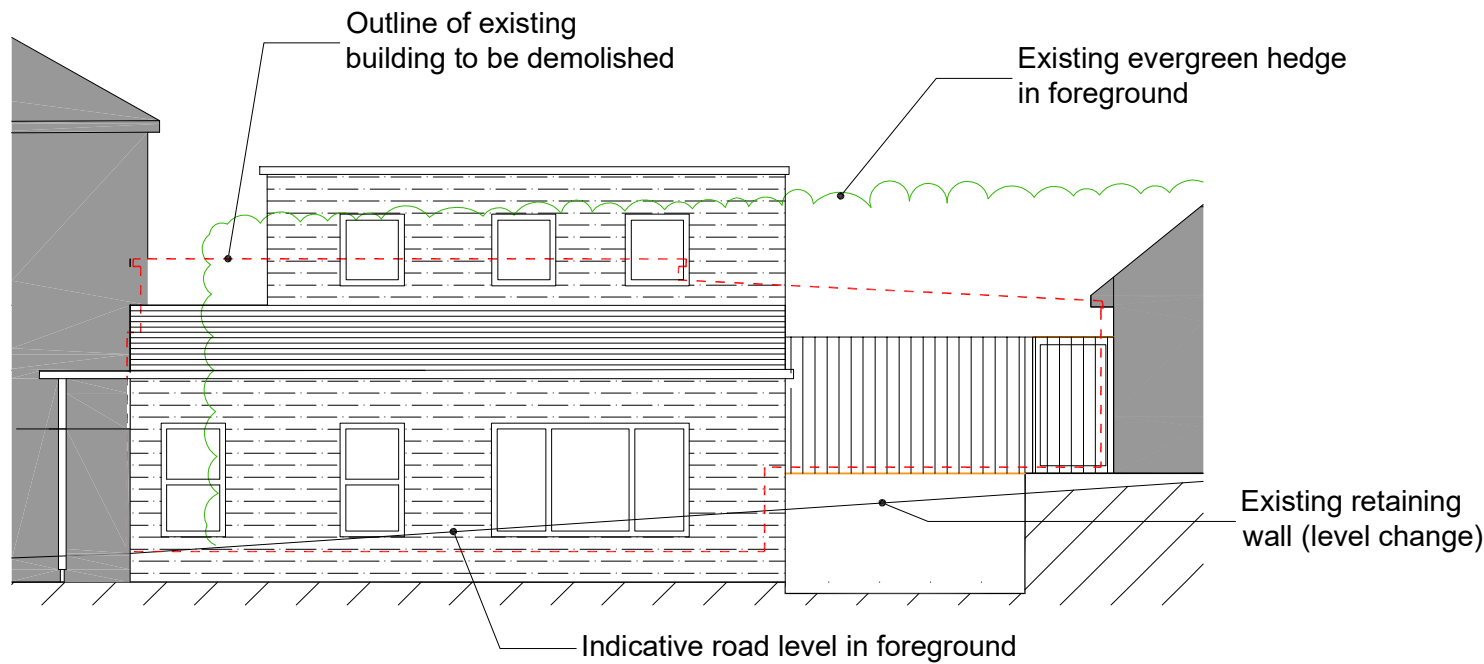
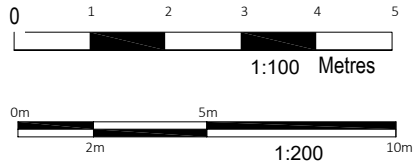
① Proposed east (front) street elevation

1:200



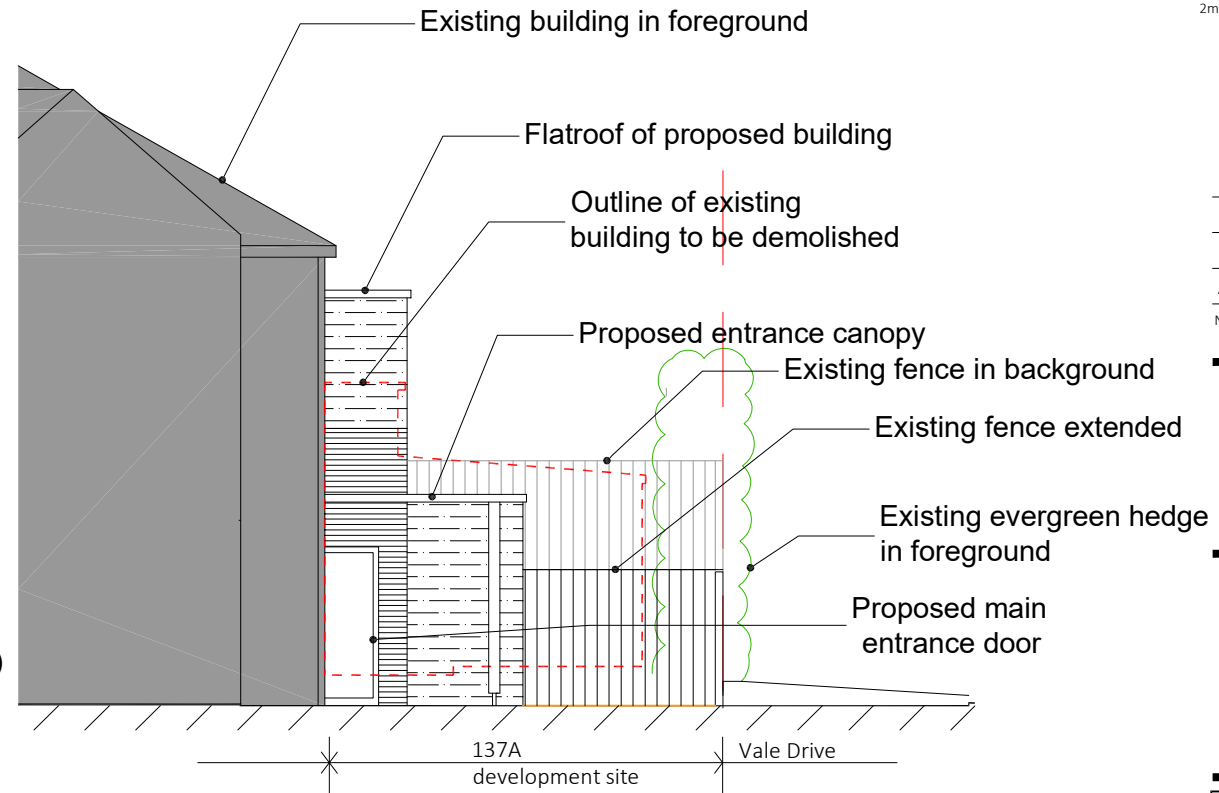
② Proposed north (side) street elevation

1:200



③ Proposed north (side) street elevation

1:100



④ Proposed east (front) street elevation

1:100

A Details revised to reflect planning req. and client's instruction 29.06.2026
No. Revision/Issue Date

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Worthing BN14 0BQ

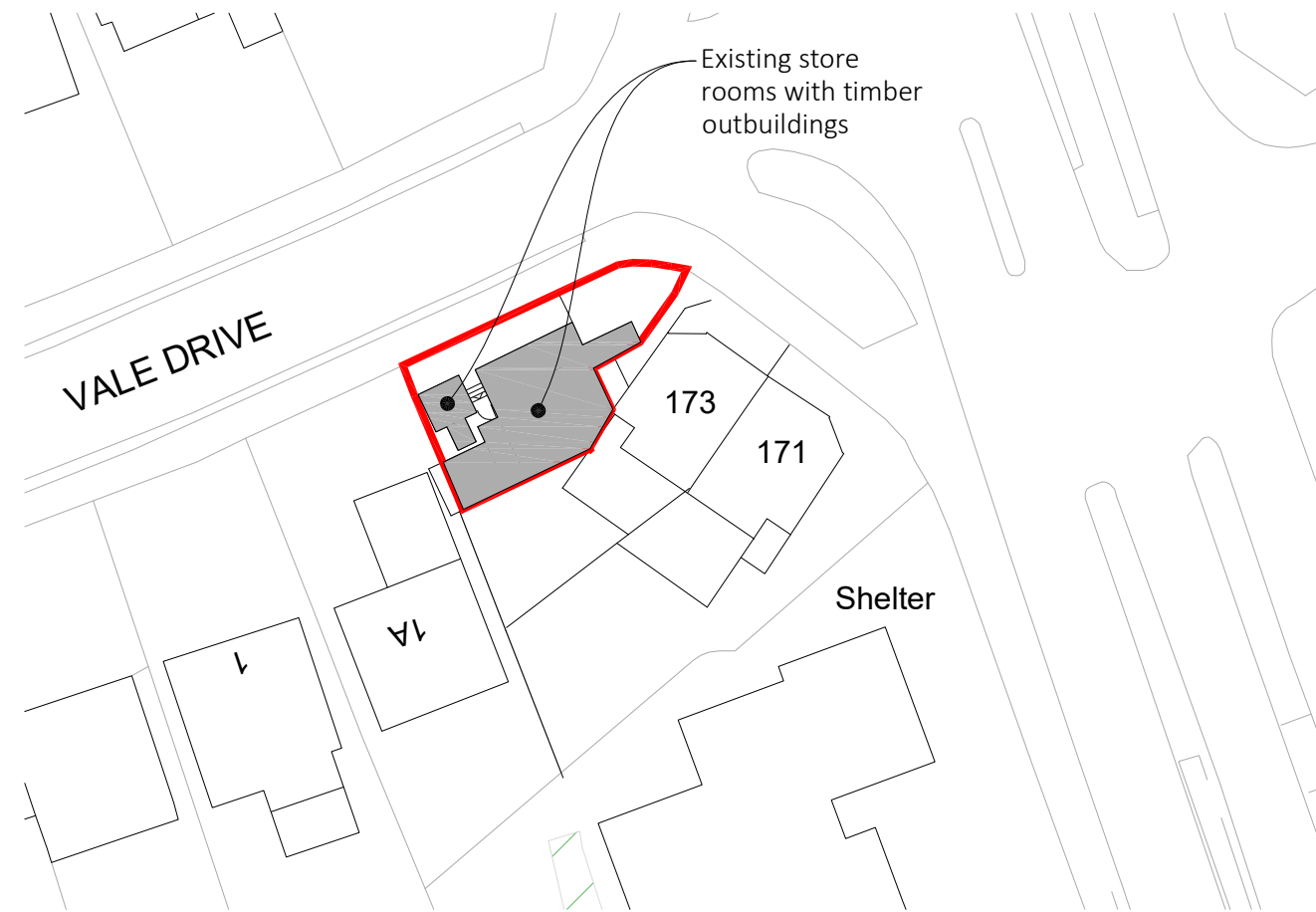
Proposed new development

Project ARCH2026_FiRd-R	Sheet
Date 15.06.2026	A106-A
Scale as stated at A3	
PLANNING ISSUE	



1 Existing Site Location Plan

1:1250



2 Existing Block Plan

1:500



3 Proposed Block Plan

1:500



DO NOT SCALE FROM DRAWINGS. CHECK ALL LEVELS AND DIMENSIONS ON SITE AND CO-ORDINATE WITH ALL OTHER CONTRACT DOCUMENTATION BEFORE ORDERING OR CARRYING OUT WORK ON SITE. THESE DRAWINGS AND DESIGNS ARE THE COPYRIGHT THEREOF AND THE PROPERTY OF STUDIO 15 AND MUST NOT BE COPIED OR RETAINED WITHOUT WRITTEN PERMISSION FROM STUDIO 15 ARCHITECTS.

General Notes

- Key
- Proposed Development site
 - Existing house
 - Proposed new building/ extensions

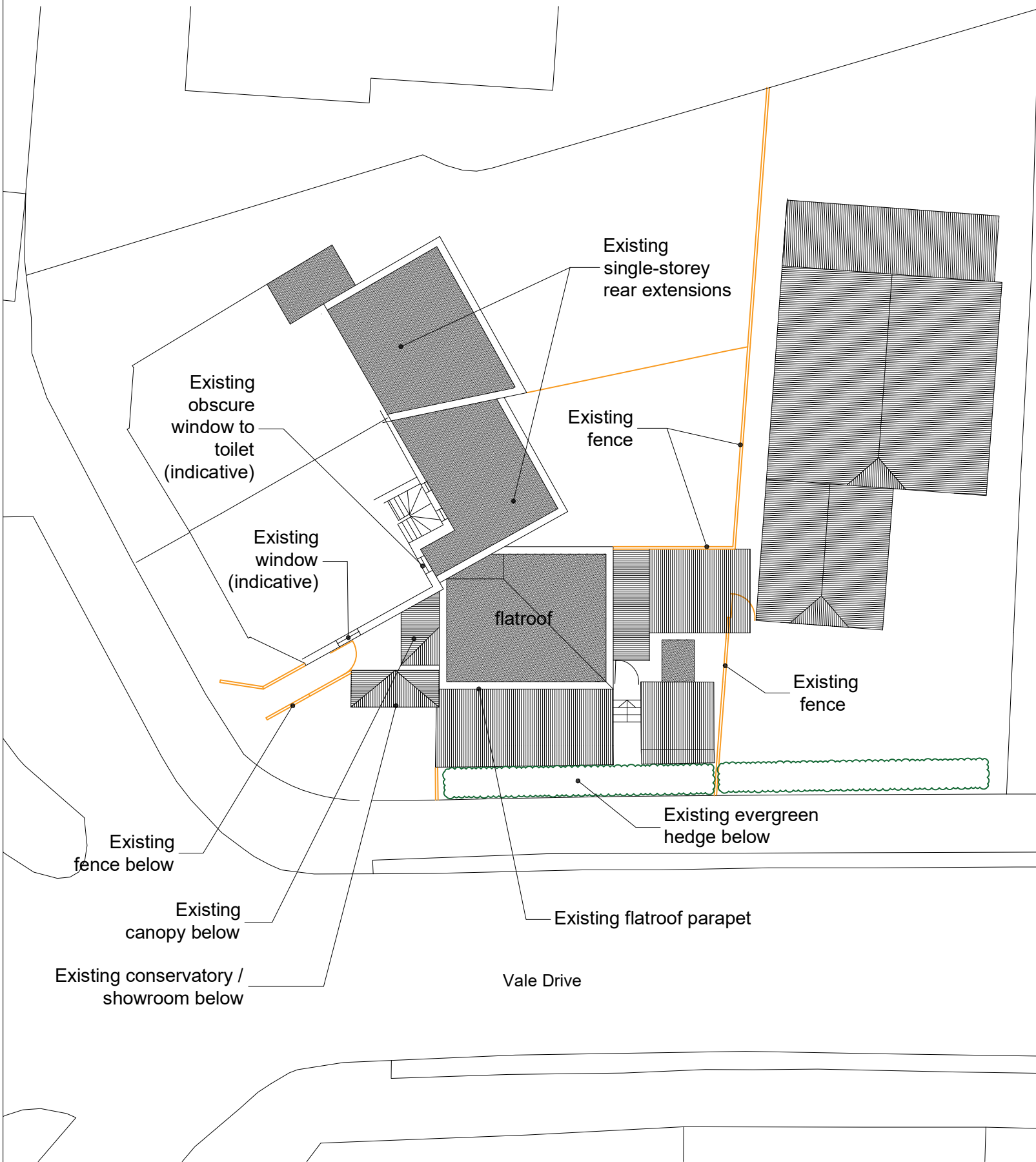
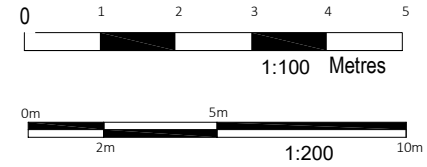
No. Revision/Issue Date

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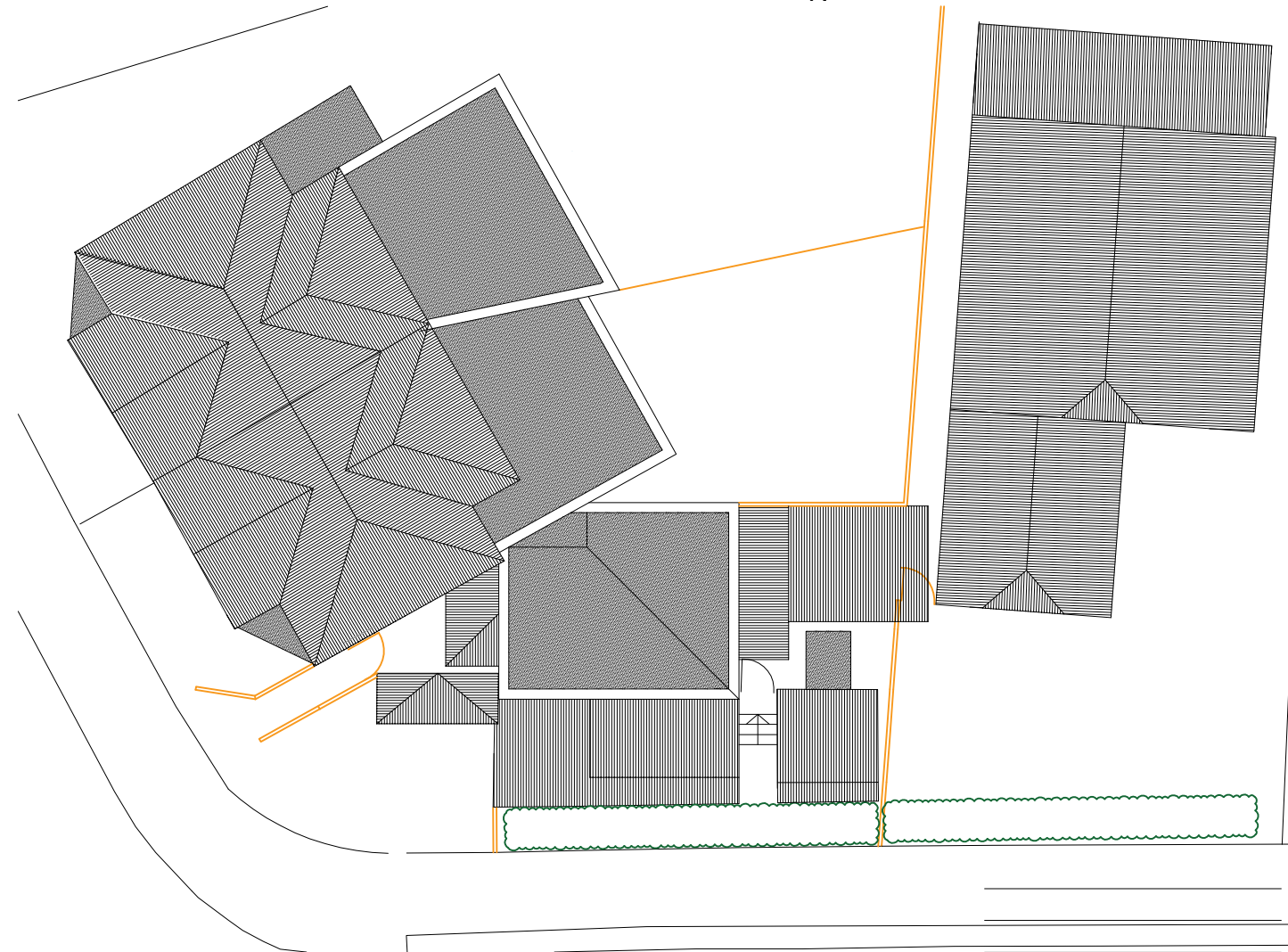
Proposed development

Project ARCH2026_FiRd-R	Sheet
Date 15.06.2026	A100
Scale as stated at A3	
PLANNING ISSUE	



1 Existing upper floor roof plan / roof plan

1:200



3 Existing roof plan

1:200

No. Revision/Issue Date

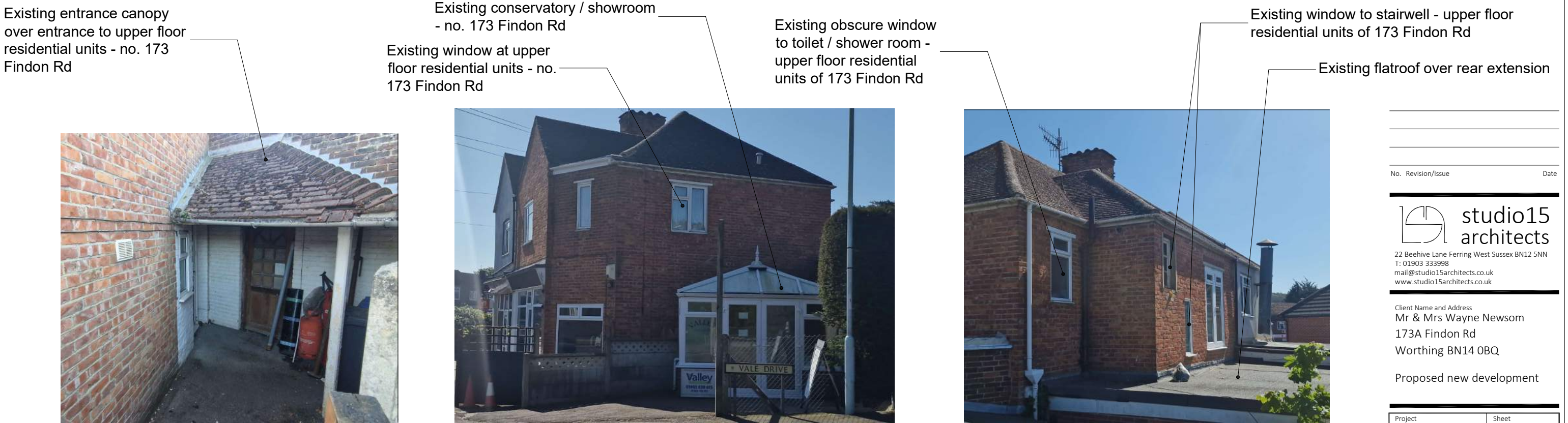
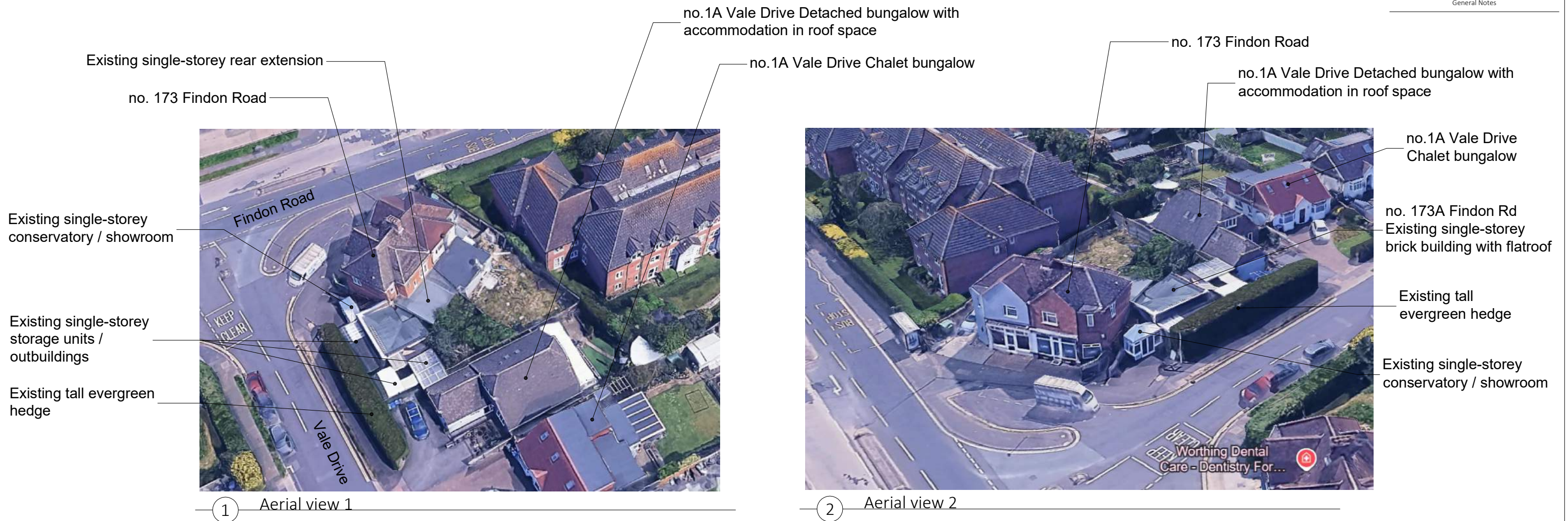


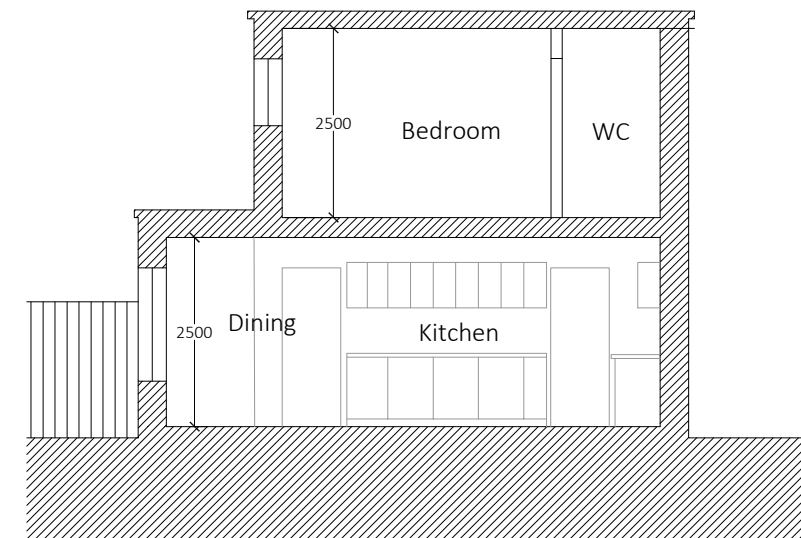
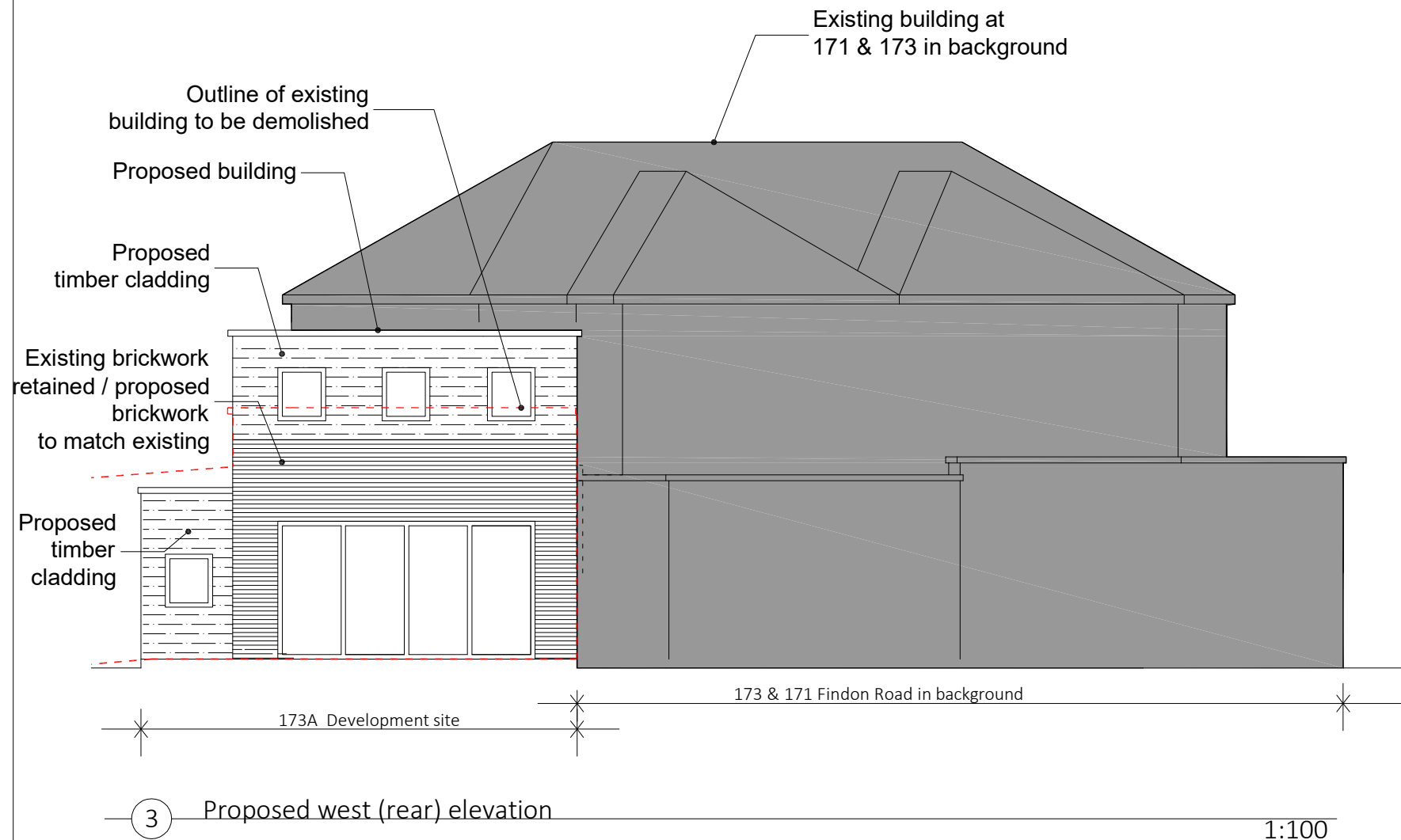
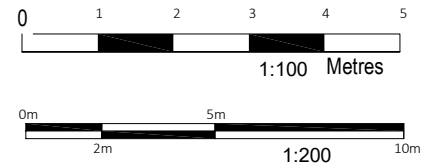
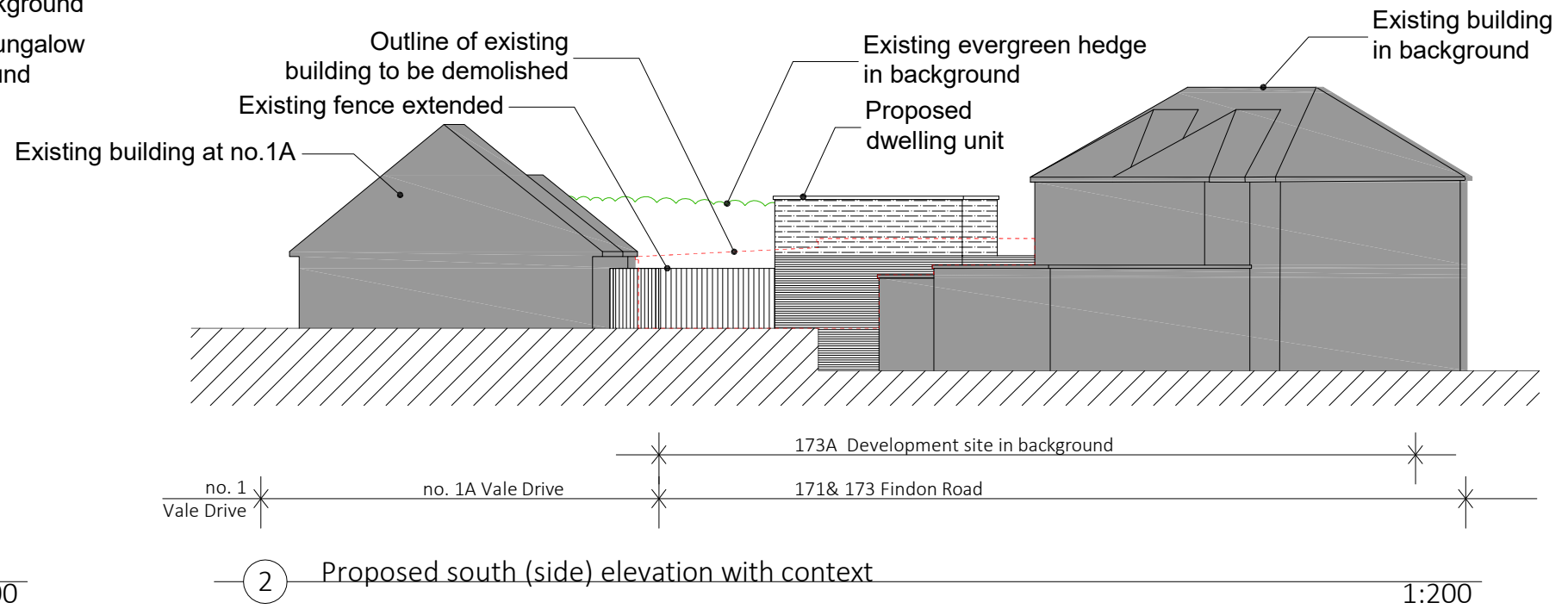
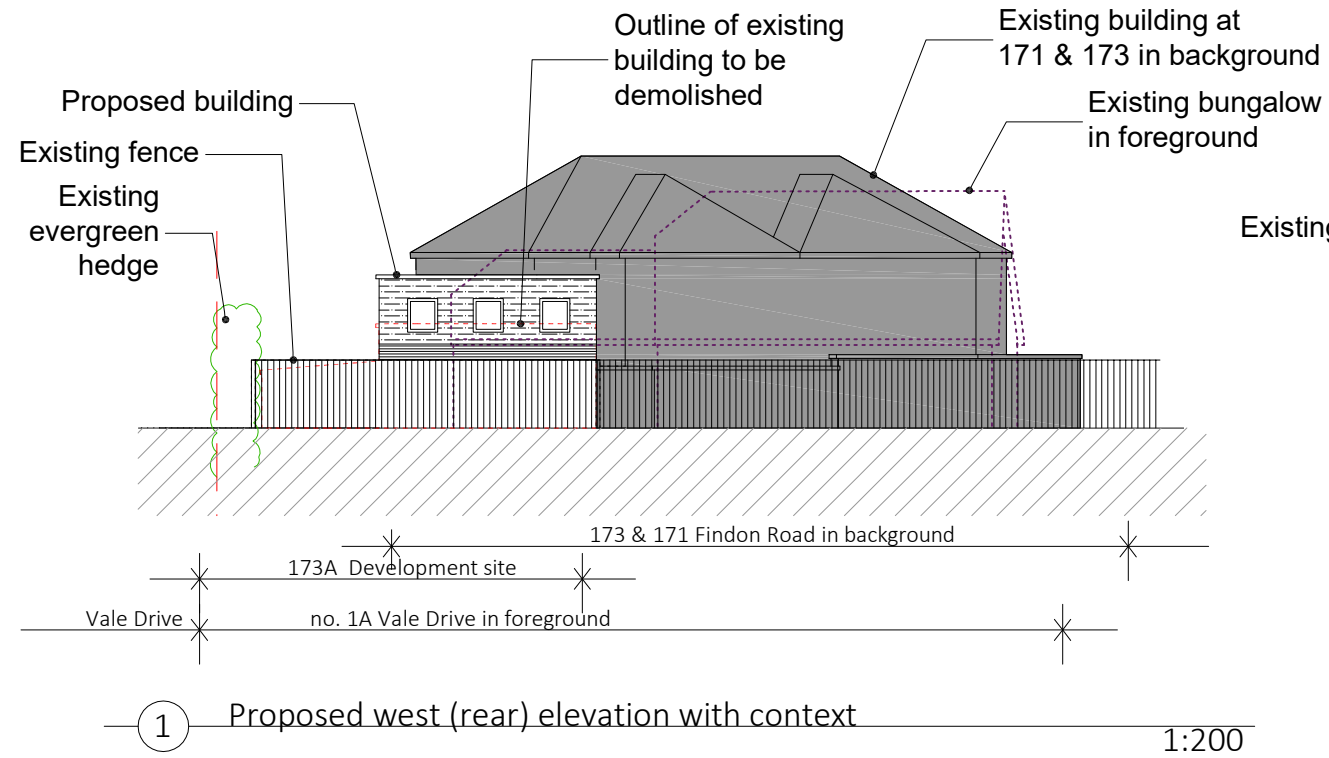
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Proposed new development

Project ARCH2026_FiRd-R	Sheet A102
Date 15.06.2026	
Scale as stated at A3	
PLANNING ISSUE	





A Details revised to reflect planning req. and client's instruction 29.06.2026

No. Revision/Issue Date

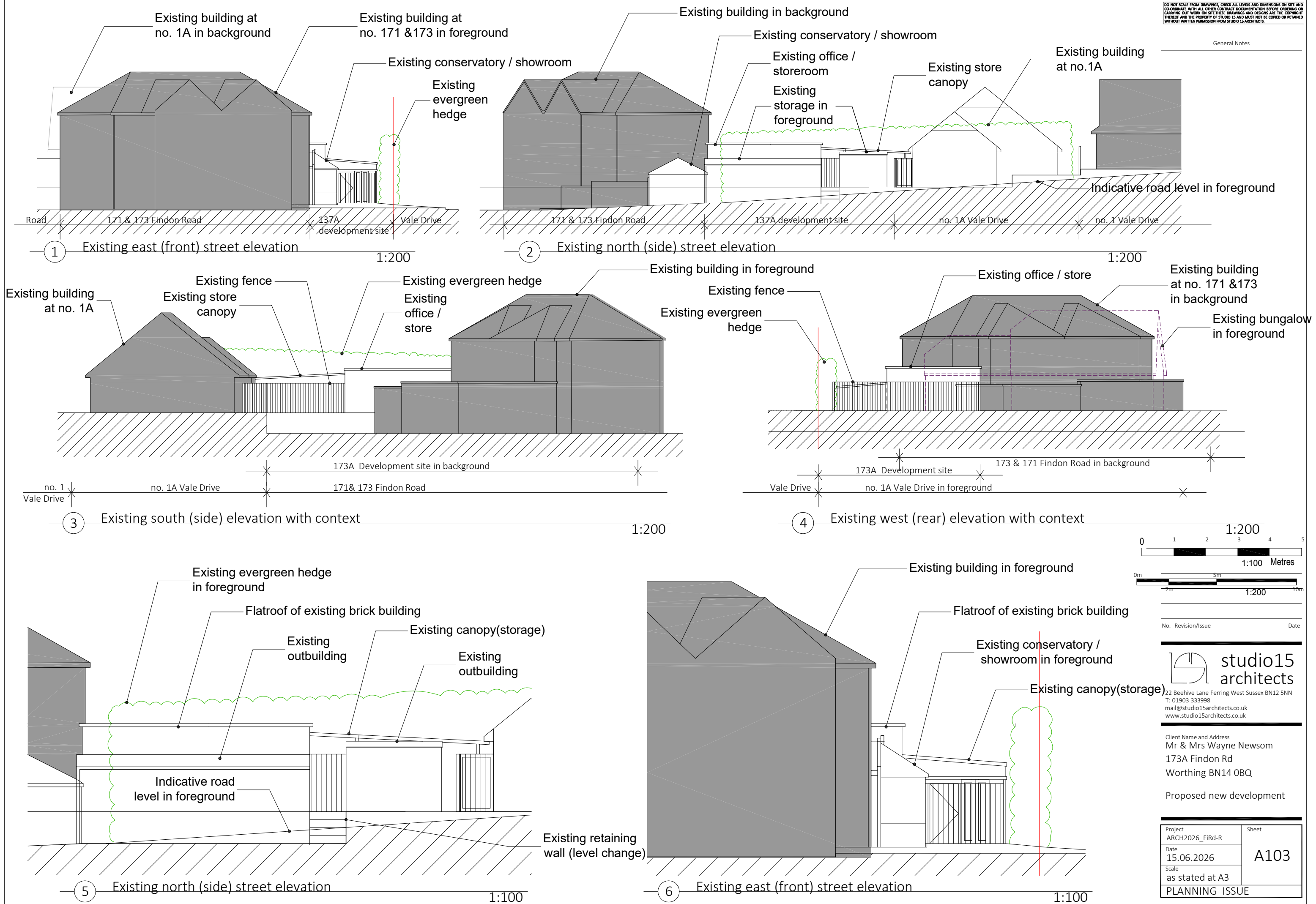
studio15 architects

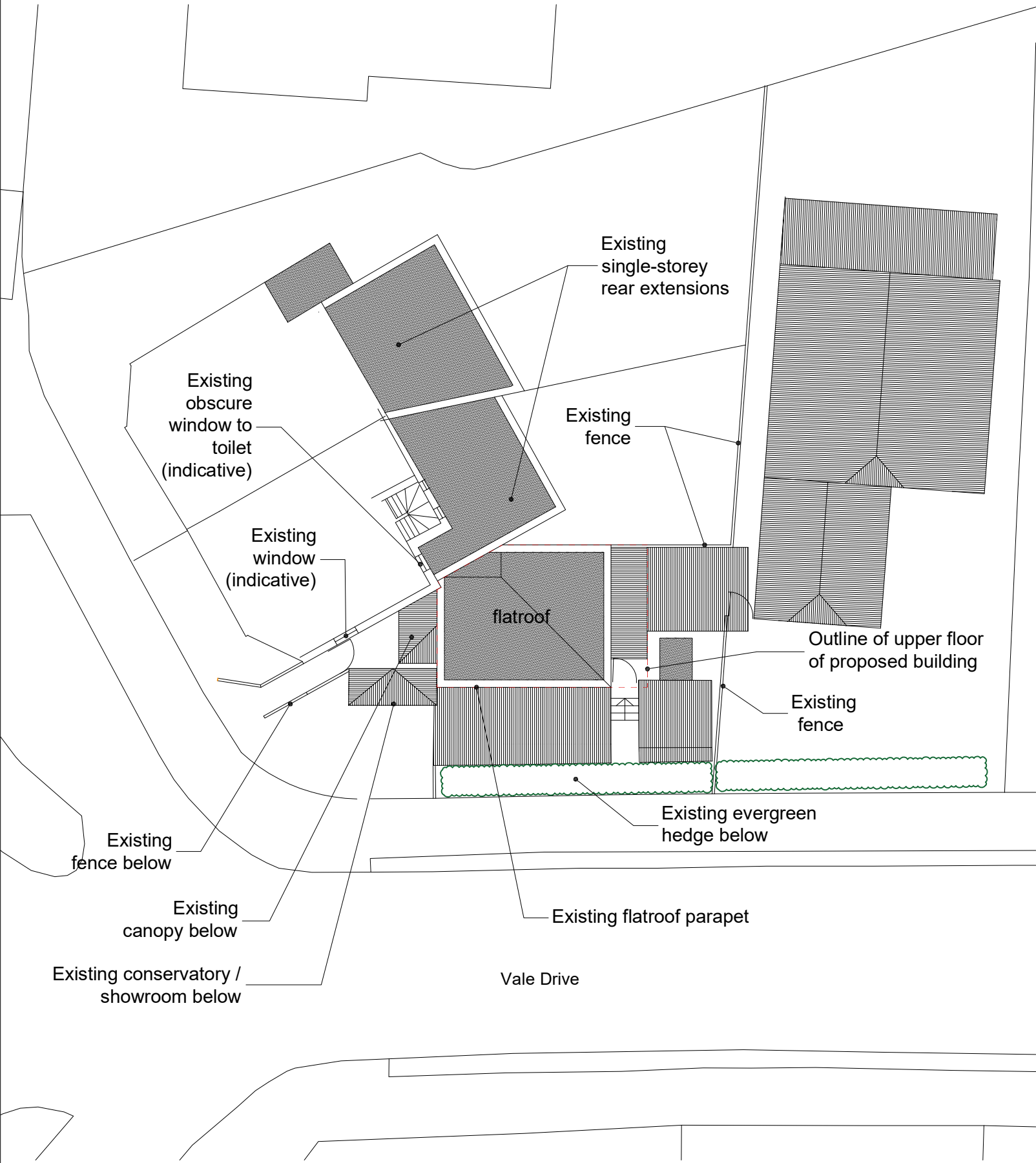
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Proposed new development

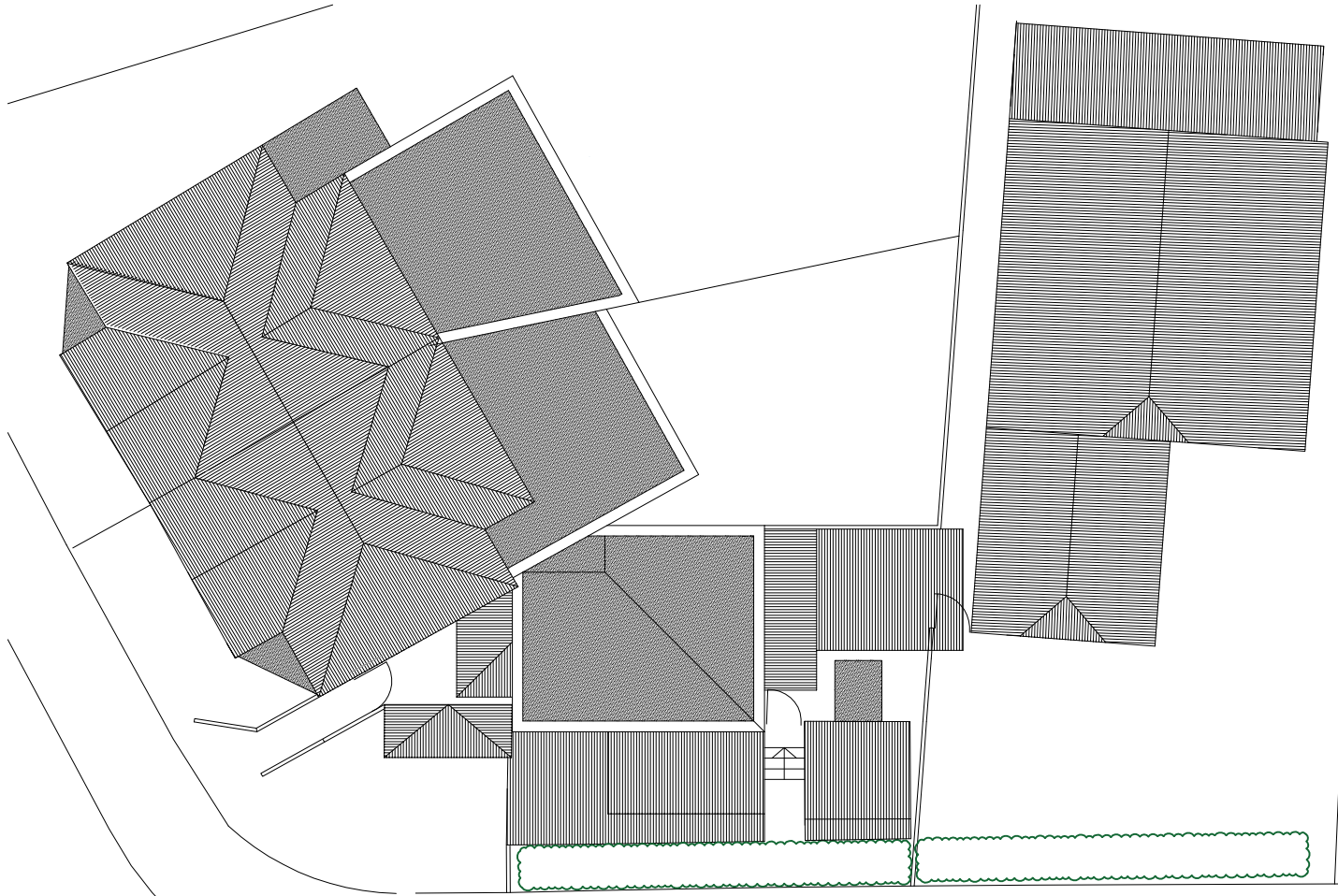
Project ARCH2026_FiRd-R	Sheet
Date 15.06.2026	A107-A
Scale as stated at A3	
PLANNING ISSUE	





1 Existing upper floor roof plan / roof plan

1:200



3 Existing roof plan

1:200

No. Revision/Issue Date

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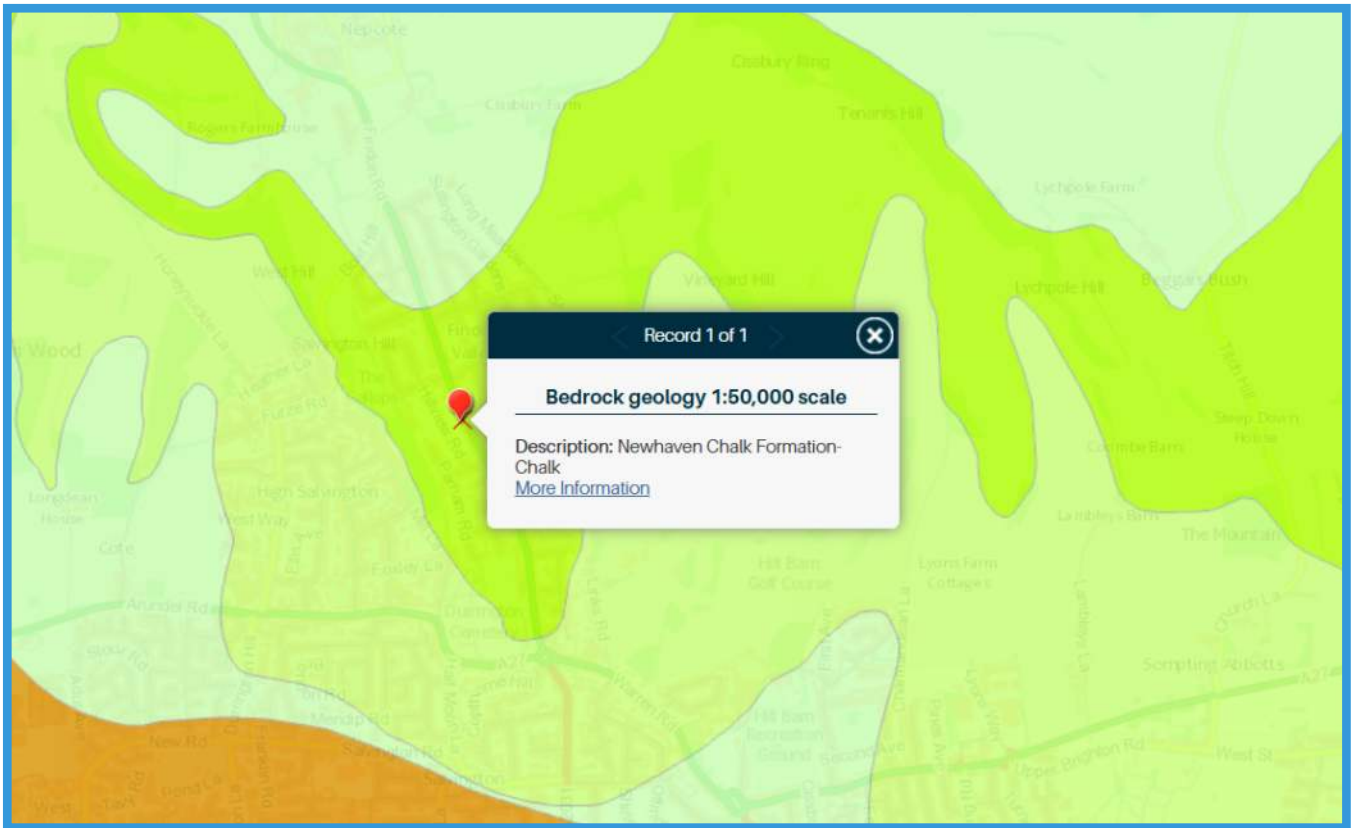
Proposed new development

Project ARCH2026_FiRd-R	Sheet A102
Date 15.06.2026	
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PLANNING ISSUE	

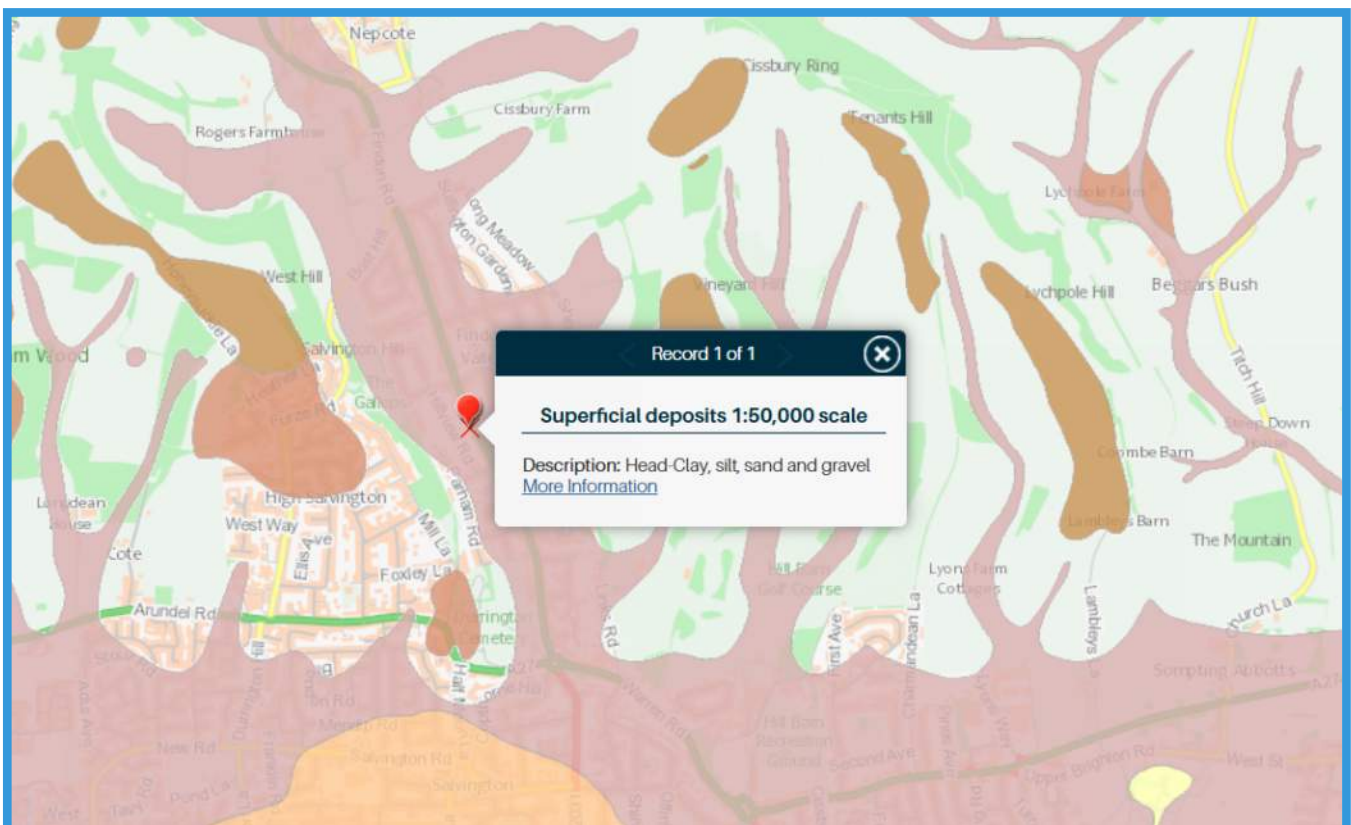


Appendix C

GEOLOGY - BEDROCK - Newhaven Chalk Formation-Chalk



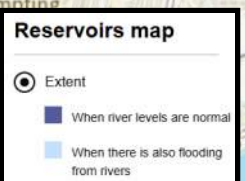
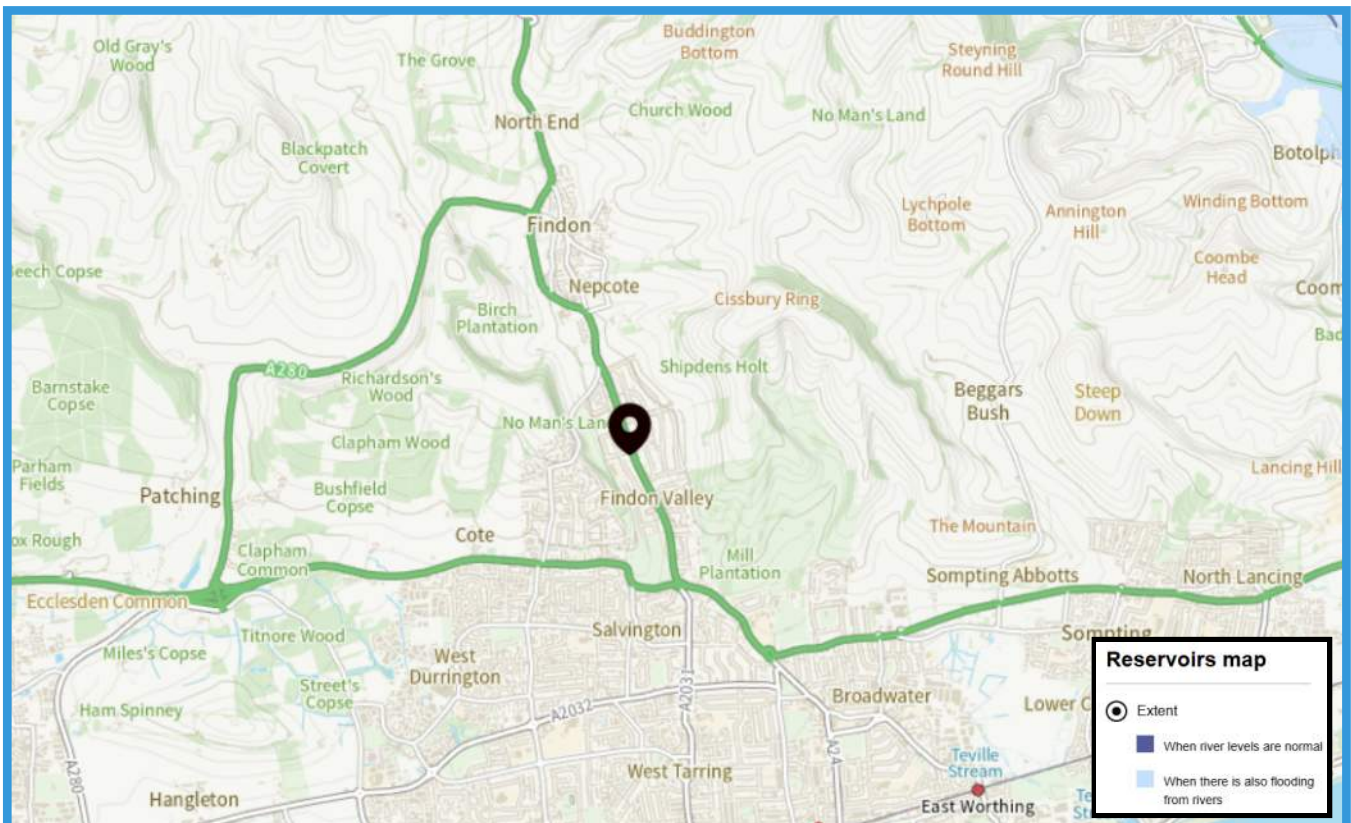
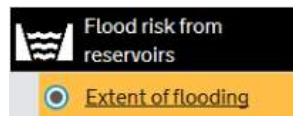
GEOLOGY - SUPERFICIAL DEPOSITS - Head-Clay, silt, sand and gravel



Main River Map



Reservoirs Map



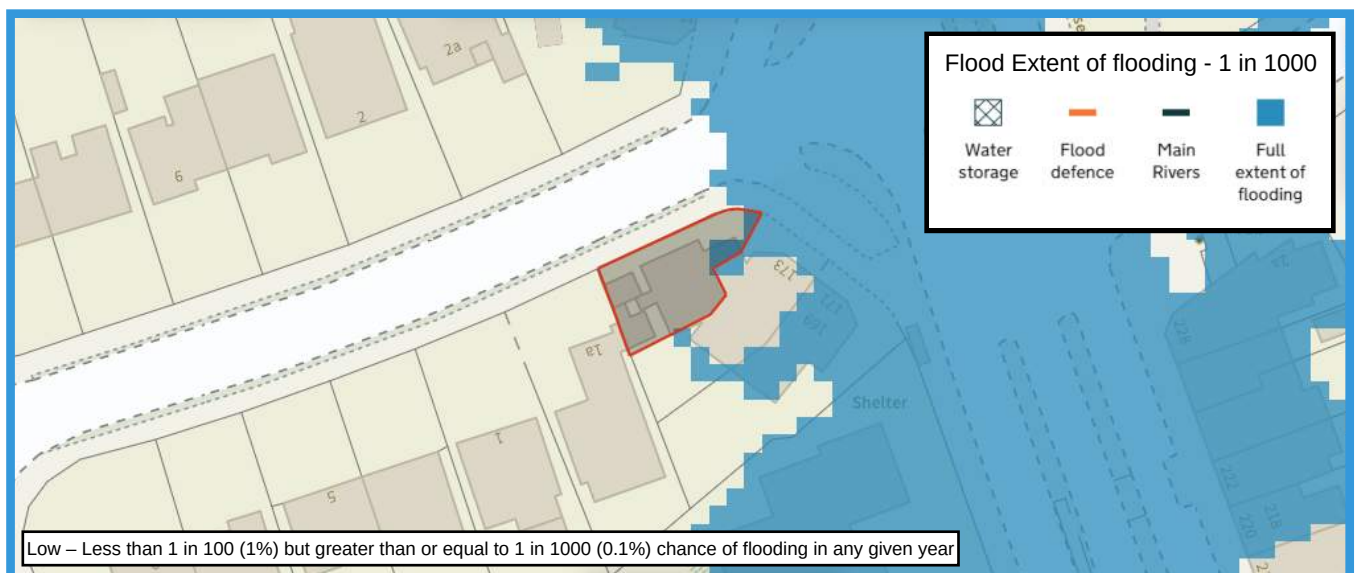
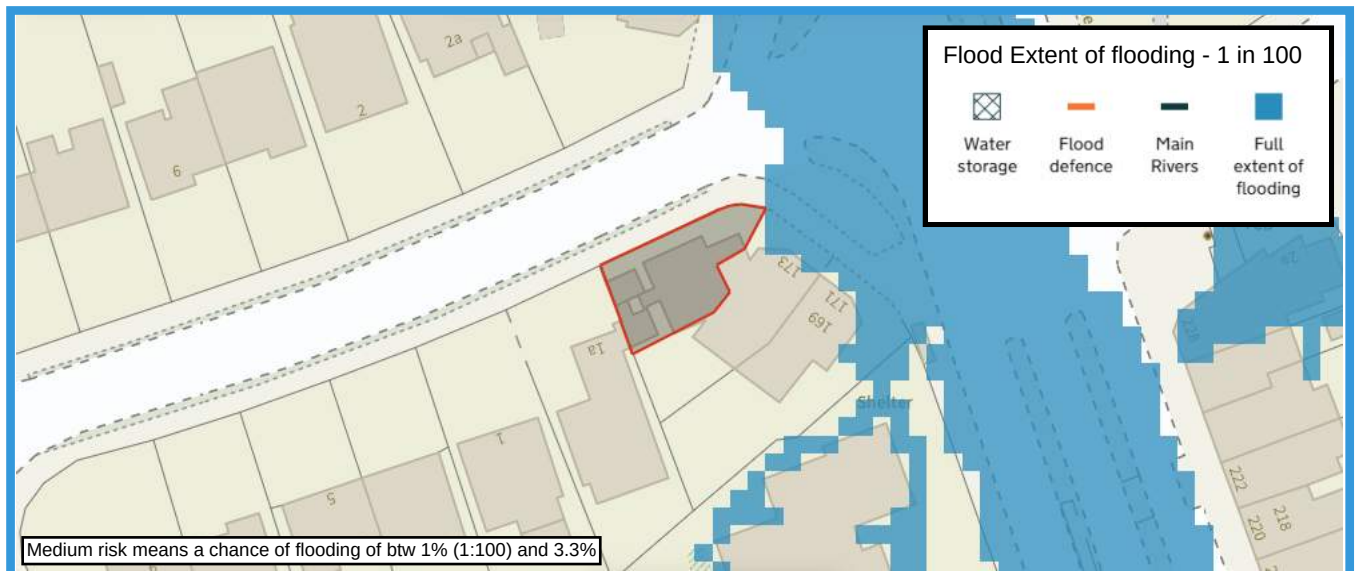
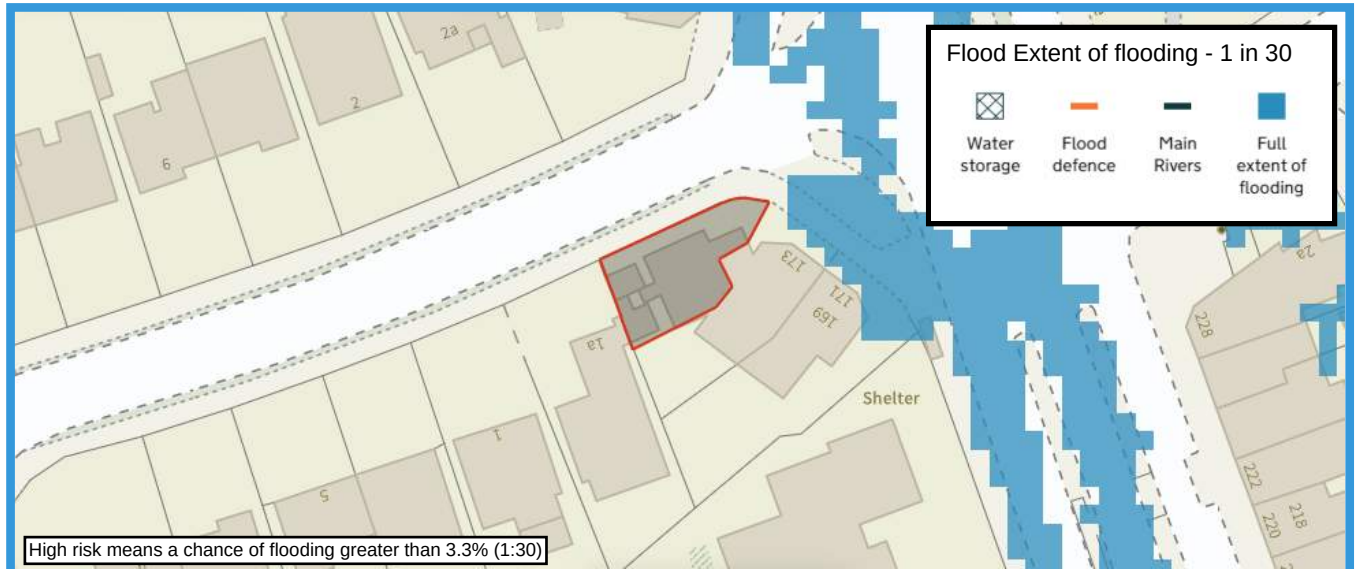
SITE SURFACE WATER FLOOD RISK

This is the EA Climate change scenarios. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5.

The 'Upper end' (based on the 95th percentile) for the 2070s epoch (2061-2125) has been used for the climate change scenarios. We have chosen long-term epochs appropriate to support long-term planning and development decisions.

EXTENT

2061 to 2125



Surface water depth in millimetres



Water storage

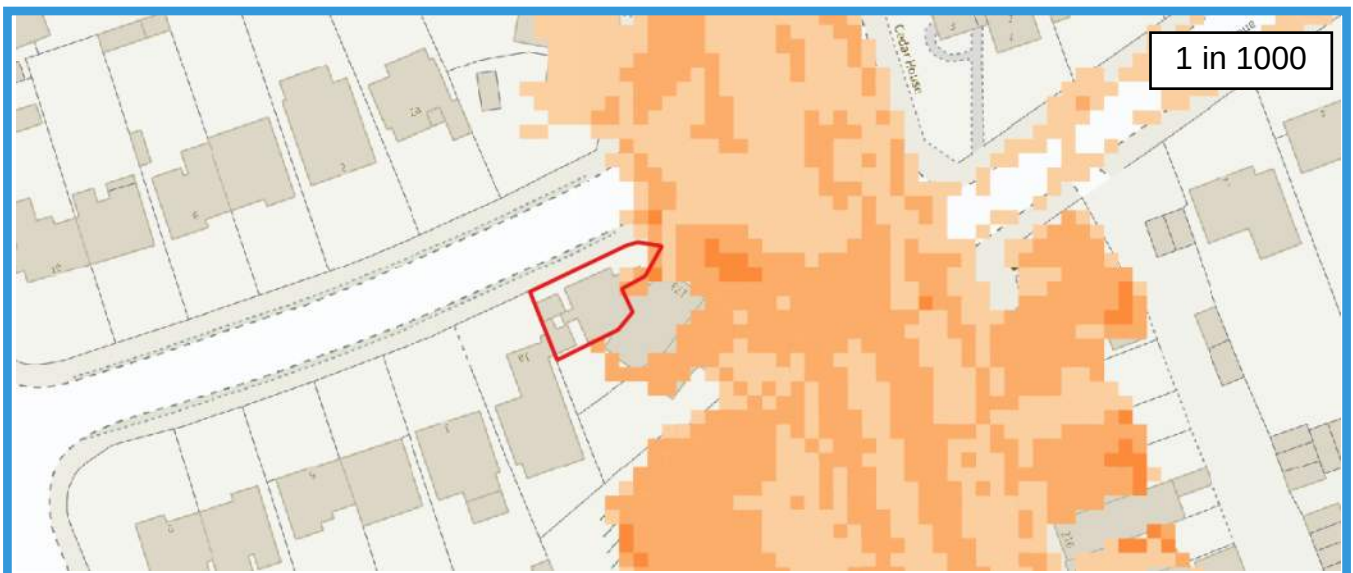
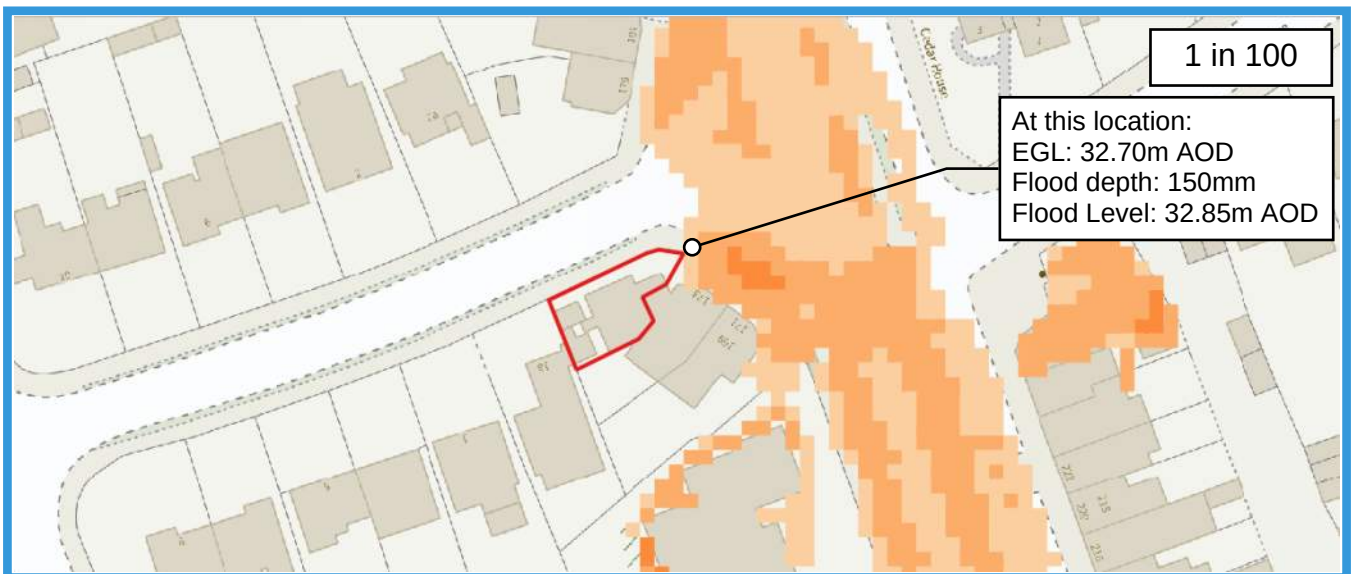
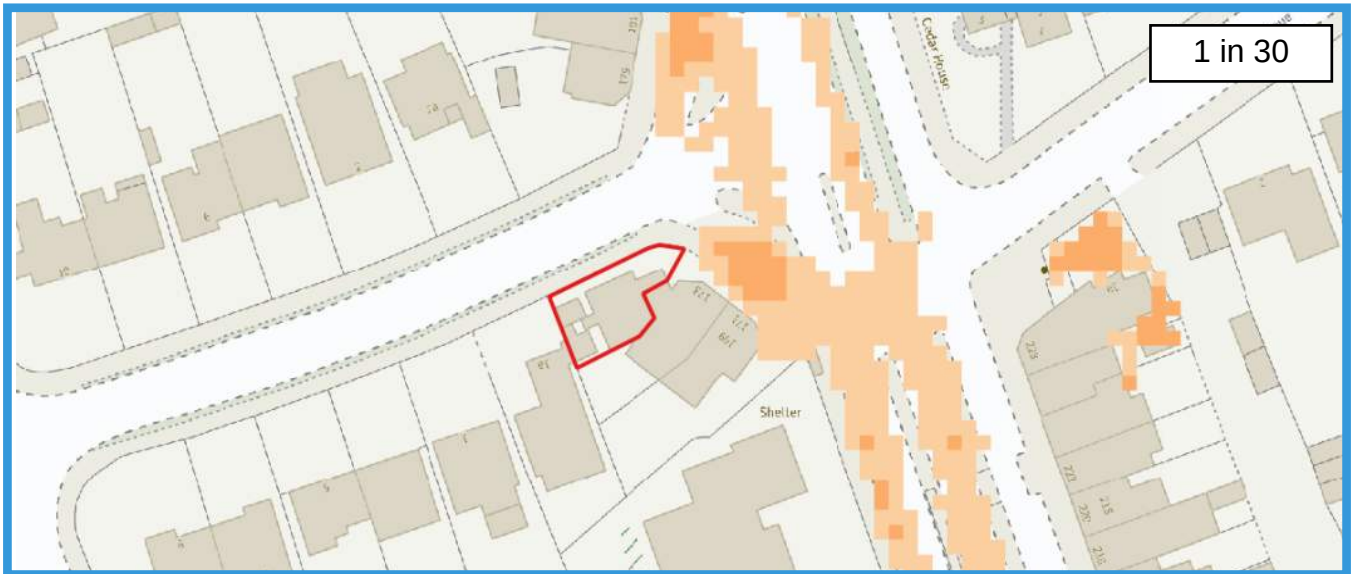


Flood defence



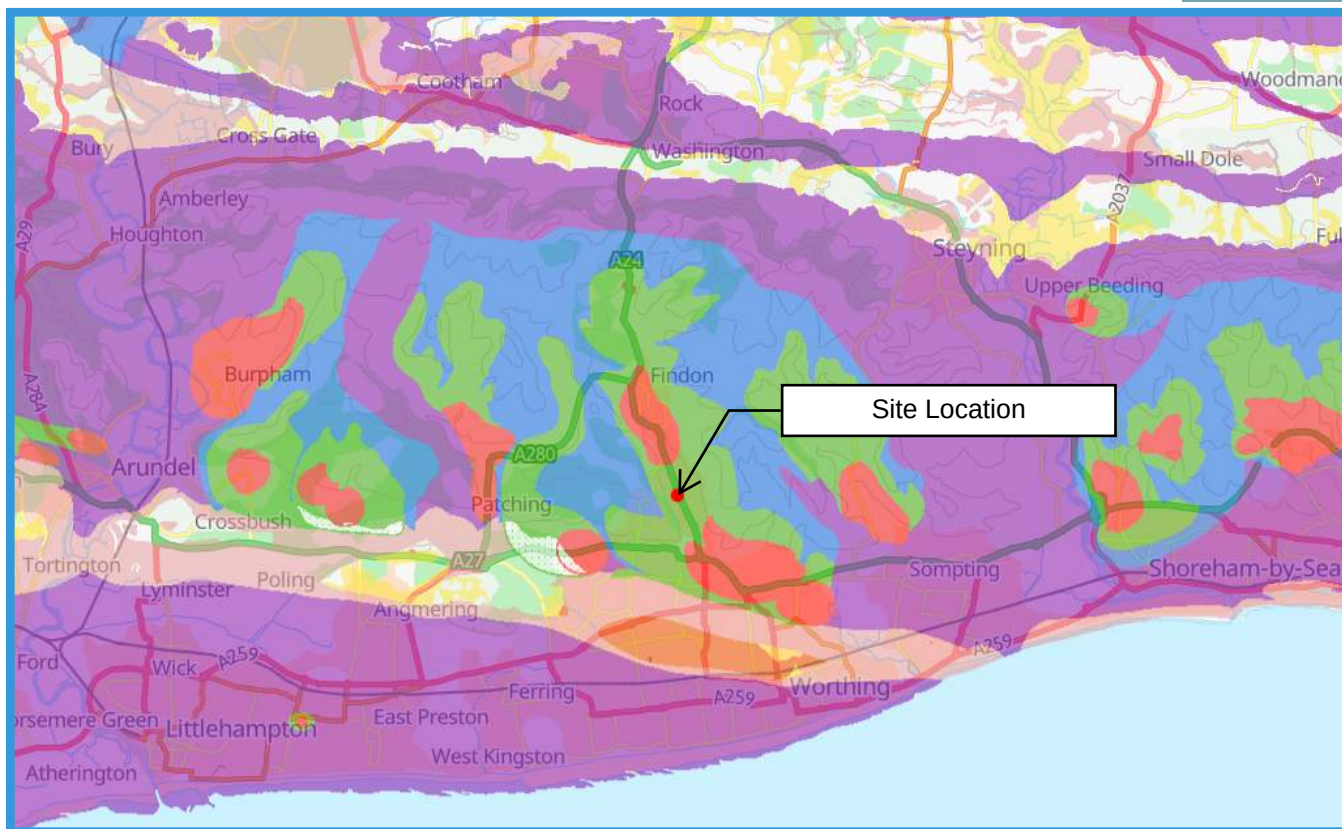
Main Rivers

WATER DEPTH 2061 to 2125



MAGIC RESULTS

MAGiC



MAGiC

Site Check Results

Site Check Report generated on Sun Aug 02 2026

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: TQ12810678

Aquifer Designation Map (Superficial Drift) (England)

TYPOLOGY Secondary (undifferentiated)

Aquifer Designation Map (Bedrock) (England)

TYPOLOGY Principal

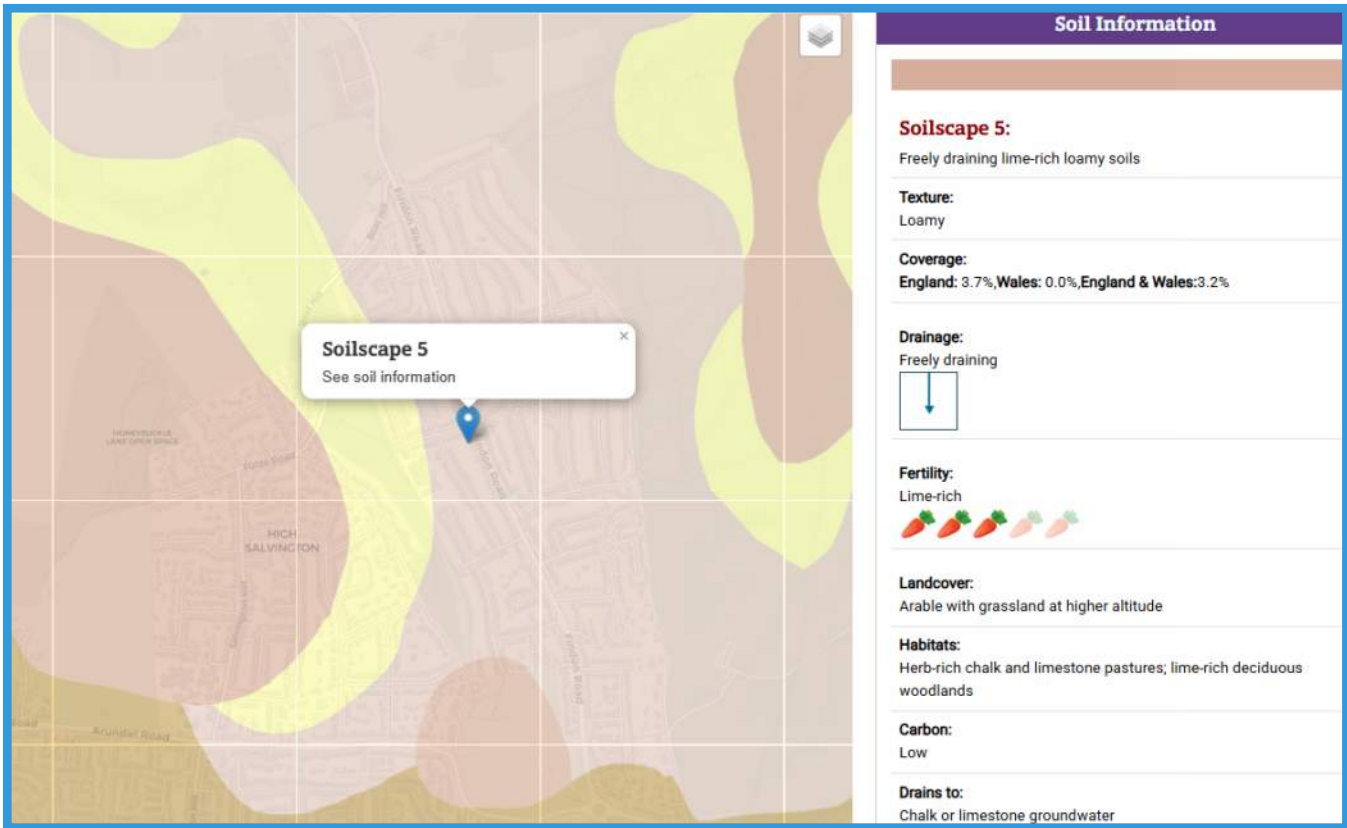
Source Protection Zones merged (England)

NUMBER 3

NUMBER 2

SOILSCAPES MAP

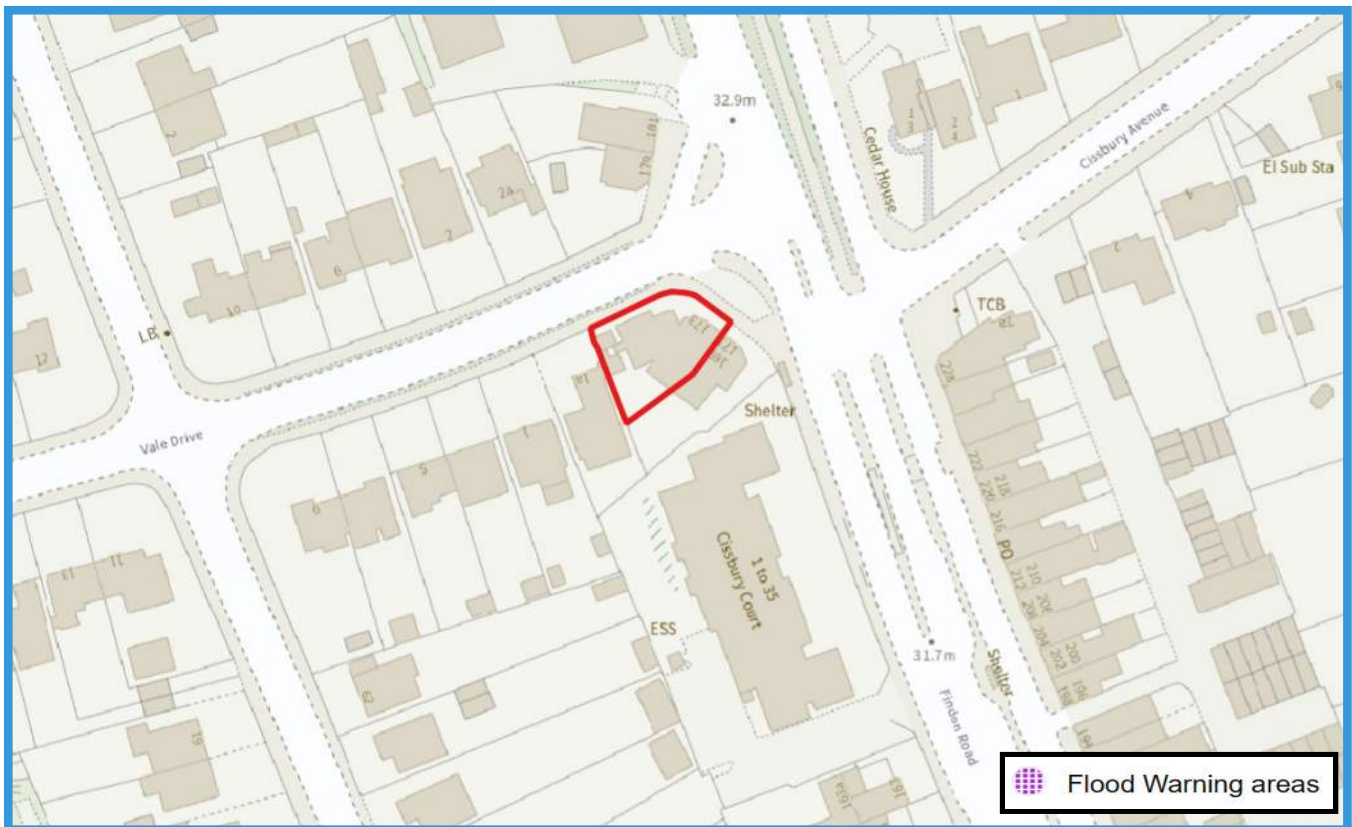
LandIS®



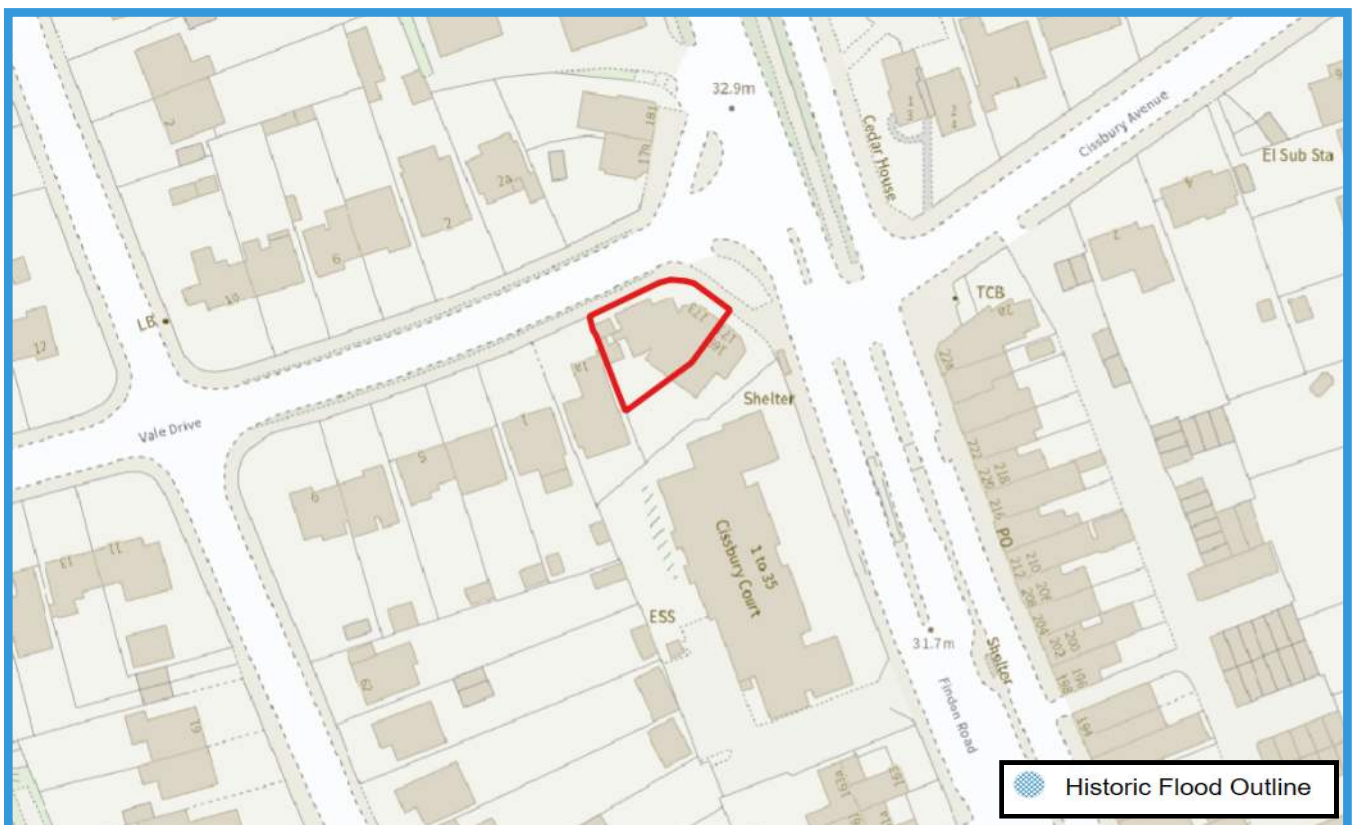
GROUND WATER FLOOD RISK



FLOOD WARNING AREA



HISTORIC FLOOD MAP



SITE SEWER FLOODING

Table 6-4: Sewer Incident Report Form database for Adur District and Worthing Borough SFRA areas

Post code	Recorded flood incidents	Post code	Recorded incidents	flood
BN11 1	6	BN14 0	1	
BN11 2	25	BN14 8	1	
BN11 3	12	BN14 9	7	
BN11 4	3	BN15 0	27	
BN11 5	11	BN15 8	10	
BN12 4	13	BN15 9	45	
BN13 1	3	BN42 4	65	
BN13 2	65	BN43 5	8	
BN13 3	2	BN43 6	5	
Total: 309				

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	512806/106787	1 September 2026 20:06

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)
512806/106787

Scale
1:2,500

Created
1 Sep 2026 20:06

-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m