

FLOOD RISK ASSESSMENT

21 Rowlands Road, Worthing, BN11 9RT is located within Flood Zone 1, as defined by the Local Planning Policy Statement and we therefore submit the following risk assessment.

Flood Risk Assessment

21 Rowlands Road is an established retail area, located in a prominent area in Worthing. This application is for the separation of the ground floor unit and the flat over, in the already established shopping / commercial area

Site, need for flood risk assessment

The site is within current flood zone 1 as below, considered to be at low risk of flooding. PPS25 states in this connection that commercial use and residential is less vulnerable. It is therefore suggested that no flood risk applies

Current use

The Establishment has been a bar in Rowlands Road with the flat over for many years and therefore not considered applicable relating to Flood Risk.

Proposed use

It is proposal to use the Flat above the ground floor as a separate dwelling with sleeping accommodation and therefore provides refuge against the minimal risk of flooding.

Proposed use: provision for refuge

The dwellings floor level on the upper levels is raised above the general street level and therefore provides adequate refuge provision to any possible flash flooding.

Conclusion

Exception tests for this site are not required.

The proposed application does not represent any increase in vulnerability to any flood event warranting refusal of the application

13 April 2026

Flood map for planning

Your reference Location (easting/northing) Created
Unspecified 514275/102384 20 March 2026

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:

1. Bigger than 1 hectare (ha)
2. In an area with critical drainage problems as notified by the Environment Agency
3. 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.

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