

FLOOD RISK ASSESSMENT

OUR REFERENCE

90017601

PROPERTY ADDRESS

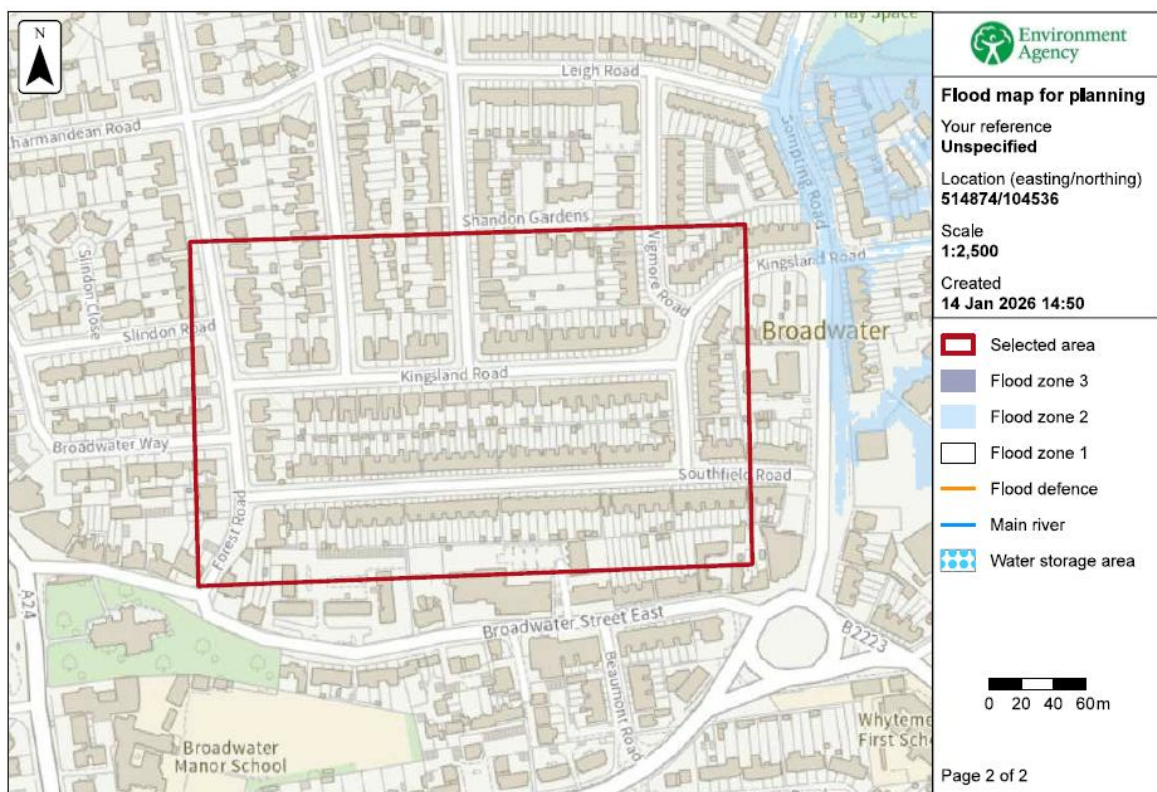
48 Kingsland Road, Worthing, West Sussex BN14 9ED

PROPOSED DEVELOPMENT

Installation of conservatory to rear of property. This is a **Minor Development** as categorised by the Environment Agency, having a floor area of **under 28 square metres**, well below the 250 square metres specified.

FLOOD RISK ASSESSMENT

Flood zone 1



© Environment Agency copyright and/or database rights 2026. All rights reserved. © Crown copyright and database rights 2026 Ordnance Survey licence number AC0000807064.

Please be advised that:

- The proposed conservatory is not to be used for storage and therefore there would be no loss should flooding ever occur. Additionally, any furniture positioned in the structure will be removable in the event of flooding.

- Our client should already be aware if ever any flood warnings should occur and therefore would move possessions that may be affected to a higher level to avoid damage.
- All electrical sockets and switches will be positioned at level greater than at risk of flooding and will be fitted in compliance of current British standards.

Surface Water Drainage/Mitigation measures

Any rainwater drainage caused will be directed into a new soakaway.

Surface Water Flooding

According to The Environment Agency, the area is currently at Very Low Risk of Surface Water Flooding, and this risk stays Very Low between 2040 to 2060.

Surface water
[More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

▶ [Why surface water flooding is a problem](#)

Flooding from Rivers and Sea

There is a similarly very low risk from flooding by Rivers and the Sea.

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Groundwater and Reservoirs

There is little chance of this area being affected by this form of flooding

Groundwater

[More about your groundwater flood risk](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

► [What this means](#)

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.

Reservoirs

[More about your reservoir flood risk](#)

Flooding from reservoirs is unlikely in this area.

What a reservoir is

A reservoir is a large natural or artificial lake that is designed to collect and store water.

They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.