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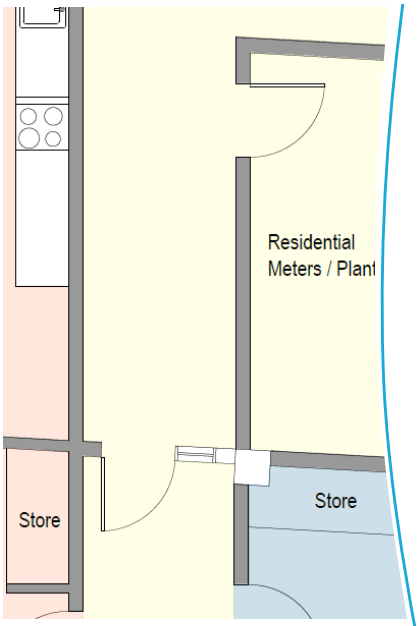

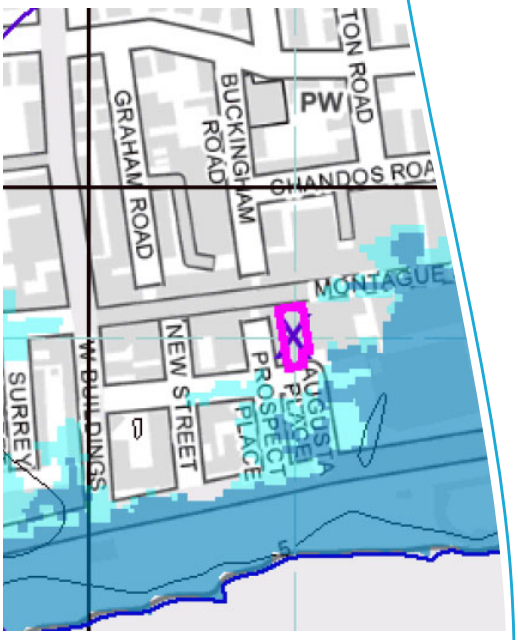

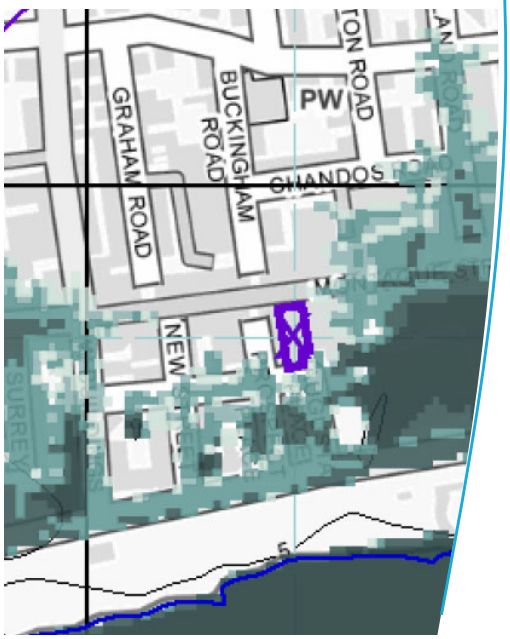

Project_

Change of Use Development
97-99 Montague Steet, Worthing

Title_

Flood Risk Assessment

Project No_

1163

Date_

September 2025

Revision_

C

Flo Consult UK Ltd
Chiltern View Studio
Buslins Lane, Chesham
Buckinghamshire, HP5 2XD

Email: mark@flo-consult.co.uk
Tel: 07772 033937
Web: www.flo-consult.co.uk

This flood risk assessment has been prepared in accordance with the NPPF, Local Planning Policies and the NPPG. Any recommendations regarding levels are based on the relevant British Standards, the standing advice provided by the EA, or based on common practice.

Flo Consult UK Ltd do not warrant that the advice in this report will guarantee the availability of flood insurance either now or in the future.

Author	**Date**	**Revision**
Mark Symonds	11th September 2025	C

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1. Introduction

This flood risk assessment has been prepared by Flo Consult UK Ltd, on behalf of Moreton Development Ltd, for a change of use (Class E to Class C3) development at 97-99 Montague Street, Worthing, BN11 3BN (hereafter referred to as 'the Site').

This report provides a detailed overview of the proposed development and an assessment of it in relation to the flood risk, and how the proposals have been developed in relation to current flood map data and current planning policy and requirements, including:

- National Planning Policy Framework (NPPF), December 2024 (as amended February 2025), Paragraphs 161-163 and 170-182;
- National Planning Practice Guidance (NPPG) ('Flood Risk and Coastal Change' section), released in March 2014 and updated in August 2022;
- Environment Agency and Department for Environment, Food and Rural Affairs guidance;
- Environment Agency and JBA Consulting via Landmark Envirocheck data Service;
- Environment Agency Product 4 Flood Level Data.

And local policies including:

- Worthing Borough Council Local Plan 2020-2036 (Adopted March 2023);
- Adur and Worthing Level 1 and Level 2 Strategic Flood Risk Assessment (July 2020)
- West Sussex LLFA Policy for the Management of Surface Water (November 2018);
- West Sussex Local Flood Risk Management Strategy (May 2014);
- West Sussex Preliminary Flood Risk Assessment (May 2011).

Worthing Borough Council need to be satisfied that the proposed development design principles will address the risk of flooding to the Site, and that the proposals will not in turn increase the risk of flooding to neighbouring land and property.

This FRA has therefore been prepared to identify and evaluate the various possible sources of flood risk, to which the Site might be subjected to, and identify any mitigation; protection; or compensation measures deemed necessary or feasible, including design requirements to promote the use of sustainable drainage systems (SuDS).

2. National and Local Guidance and Policies

2.1. National Planning Policy Framework (NPPF) and National Planning Practice Guidance

The NPPF (December 2024) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. This document is used to form this surface water management report, with particular attention to Paragraphs 161-163 (Planning for Climate Change) ad 170-182 (Planning and Flood Risk).

NPPF Paragraphs 170-182 provide guidance for planning and flood risk, where are plans should apply a sequential, risk-based approach to the location of development taking into account current and future impacts of climate change; to ensure that flood risk is not increased elsewhere due to the development; and to incorporate sustainable drainage systems.

NPPG, Paragraph 020 (Reference ID: 7-020-20220825), outlines that the objectives of this FRA are to establish whether a proposed development is likely to be affected by current or future flooding from any source; whether it will increase flood risk elsewhere; whether the measures proposed to deal with these effects and risks are appropriate; whether there is evidence for the local planning authority to apply (if necessary) the Sequential Test; and whether the development will be safe and pass the Exception Test, if applicable.

2.2. Worthing Borough Council Local Plan 2020-2036

Relevant section of Policy DM20 – Flood Risk and Sustainable Drainage state:

a) *'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.*

b) *A site-specific Flood Risk Assessment must be submitted with planning applications for:*

   i. *sites of 1 hectare or greater in Flood Zone 1;*

   ii. *new development (including minor development and change of use) in Flood Zones 2 and 3;*

   iii. *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.*

c) *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:*

   i. *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;*

   ii. *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'.*

3. Site Setting and Description

3.1. Site Location

The Site is in a commercial area of Worthing, is approximately 1km south of Worthing train station, and is bound by Montague Street to the north, retail / commercial buildings to the east and west, and Augusta Place to the south.

The postcode at the Site is BN11 3BN, with the co-ordinates being: Easting: 514625, Northing: 102405.

3.2. Existing Site and Topography

As detailed in Appendix A, the Site, in a pre-development state, currently consists of a building that covers most of the Site area, with retail space at ground floor level and commercial space at first floor level.

Access to the ground floor retail space is to the front (Montague Street) and rear (Augusta Place) of the building, with access to the first floor being to the rear only (Agusta Place).

In terms of topography, there are no differences in levels on the ground floor of the building, with external areas having a general fall in an easterly direction.

3.3. Proposed Development

Refer to Appendix B for proposed development plans, where they show the Site, in a post development state, to be the conversion of the first floor and second floor into 8 residential units (Use Class C3), with ground floor staying as retail space (Use Class E).

The entrance to the residential units will be from the rear (Augusta Place) as in the pre-development state. There are no living / habitable areas or bedrooms at ground flood level.

3.4. Waterbody / Rivers / Artificial Sources

The nearest waterbody, river or canal to the Site, is the coastline approximately 100m to the south and Teville Stream approximately 3 km to the east.

3.5. Public Sewers

As shown on the Southern Water asset map in Appendix C, the nearest sewer networks to the Site are a foul water network flowing along the east and west boundary of the Site, which discharges to a foul network in Montague Road (north), and a surface water sewer network to the south below Augusta Place.

3.6. Ground Conditions

The ground conditions for the Site can be determined via the British Geological Survey (BGS) website, where it shows the ground to be formed of River Terrace Deposits (clay, silt, sand and peat), over bedrock consisting of Lewes Nodular Chalk Formation (chalk).

4. Sources of Flooding

In accordance with the NPPF, flood risk must be assessed for all sources of flooding. All possible sources of flooding, and a brief description of each, are as follows:

4.1. Fluvial Flooding

Fluvial flooding results from watercourses / rivers surcharging and flooding the surrounding areas.

4.2. Coastal Flooding

Coastal flooding results from high tides from the sea.

4.3. Pluvial Flooding

'Pluvial' flooding is that which results from rainfall generated overland flow before the run-off enters any watercourse, drain or sewer. It is more often linked to high intensity rainfall events (typically in excess of 30mm per hour). However, it can also result from lower intensity rainfall or melting snow where the ground is saturated, frozen, developed or has low permeability. This results in overland flow and ponding in depressions in the topography. In urban areas 'pluvial' flows are likely to follow the routes of highways and other surface connectivity to low spots where flooding can occur. In some cases, it can deviate from this route into adjacent developments via dropped kerbs (either for access to driveways or disability access).

4.4. Groundwater Flooding

Groundwater flooding is caused by the emergence of water from sub-surface permeable strata. Fluctuations in the groundwater table can cause flooding should the table rise above the existing ground level. Groundwater flooding events tend to have long durations, lasting days or weeks.

4.5. Flooding from Drains and Sewers

Flooding from drains and sewers is caused when the capacity of the drains and sewers is exceeded, and will result in flooding from the manholes.

4.6. Canals, Reservoirs and Other Artificial Sources

Flooding from canals, reservoirs and artificial sources is caused when the capacity of the sources are exceeded, or if there is an infrastructure failure.

5. Sourced Data

Data from the Environment Agency and information from other parties are to be studied to establish which sources of flooding are at the site.

5.1. Environment Agency Flood Maps for Planning

The Environment Agency (EA) fluvial flood zone map shown in Figure 1 indicates that the Site is in **Flood Zone 1**.

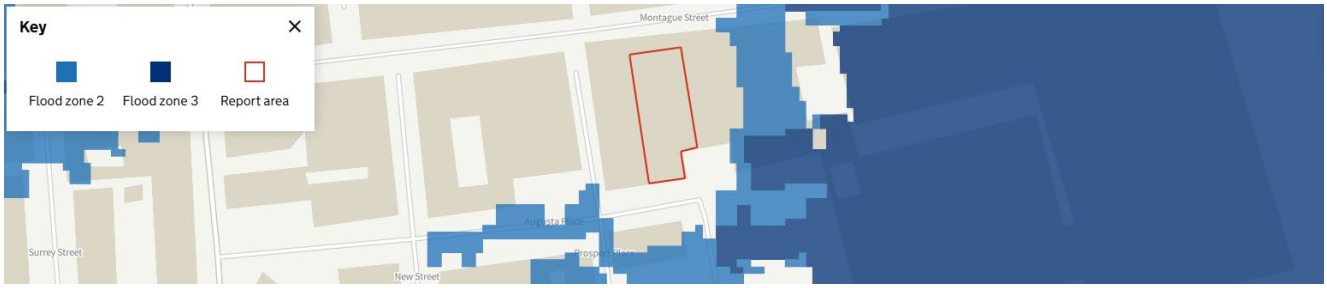


Figure 1 – EA Flood Zone Map

The EA **fluvial** flood extent map shown in Figure 2 indicates that the Site is **outside** the **present-day** fluvial flood extent area in the **1 in 30 annual likelihood event.**

Figure 2 – EA Fluvial Flood Extent – Present Day - 1 in 30

The EA **fluvial** flood extent map shown in Figure 2 indicates that the Site is **outside** the **present-day** fluvial flood extent area in the **1 in 100 (river) / 1 in 200 (tidal) annual likelihood event.**

Figure 3 – EA Fluvial Flood Extent – Present Day - 1 in 100 / 1 in 200

The EA **fluvial** flood extent map shown in Figure 4 indicates that the Site is **outside** the **present-day** fluvial flood extent area in the **1 in 1000 annual likelihood event.**

Figure 4 – EA Fluvial Flood Extent – Present Day - 1 in 100 / 1 in 200

The EA **fluvial** flood extent map shown in Figure 5 indicates that the Site is **outside** the **future climate change** fluvial flood extent area in the **1 in 30 annual likelihood event.**

Figure 5 – EA Fluvial Flood Extent – Future Climate Change - 1 in 30

The EA **fluvial** flood extent map shown in Figure 6 indicates that the Site is **within** the **future climate change** fluvial flood extent area in the **1 in 100 (river) / 1 in 200 (tidal) annual likelihood event.**

Figure 6 – EA Fluvial Flood Extent – Future Climate Change - 1 in 100 / 1 in 200

The EA **fluvial** flood extent map shown in Figure 7 indicates that the Site is **within** the **future climate change** fluvial flood extent area in the **1 in 1000 annual likelihood event.**

Figure 7 – EA Fluvial Flood Extent – Future Climate Change - 1 in 1000

The EA **surface water / pluvial** extent map shown in Figure 8 indicates that the Site is **outside** the surface water / pluvial flood extent area in the **1 in 1000 annual likelihood event.**

The map also shows no flooding to the entrance / exist location to the first-floor units (rear) and within Augusta Place (south).

Figure 8 – EA Surface Water / Pluvial Flood Extent – 1 in 1000

5.2. Landmark Envirocheck Data Maps

Refer to Appendix D for Landmark Envirocheck flood map data. The data shown on the maps have been sourced from studies by JBA Consulting and the Environment Agency (EA). The summary of each of the maps are as follows:

Flood Data Map

The EA/NRW flood data map also indicates that the Site is in Flood Zone 1.

Pluvial, Fluvial and Coastal Flooding

The Envirocheck (JBA) 75-year return period flood map indicates that there is no pluvial fluvial or coastal flooding at the Site.

The Envirocheck (JBA) 100-year return period flood map indicates that there is no fluvial or coastal flooding at the Site.

The Envirocheck (JBA) 200-year return period flood map indicates that there is no pluvial, fluvial or coastal flooding at the Site.

The Envirocheck (JBA) 1000-year return period flood map indicates that there is no pluvial, fluvial or coastal flooding at the Site.

Surface Water Flood Depths

The Envirocheck (EA/NRW) 30-year return period flood map indicates that there is no surface water / rainfall flood depth within the Site, and no surface water / rainfall flood depths at the entrance / exit to the first-floor units including Augusta Place (south).

The Envirocheck (EA/NRW) 100-year return period flood map indicates that there is no surface water / rainfall flood depth within the Site, and no surface water / rainfall flood depths at the entrance / exit to the first-floor units including Augusta Place (south).

The Envirocheck (EA/NRW) 1000-year return period flood map indicates that there is no surface water / rainfall flood depth within the Site, and no surface water / rainfall flood depths at the entrance / exit to the first-floor units including Augusta Place (south).

Ground Water Flooding

The Envirocheck / BGS flood data map indicates that at the Site there is limited potential for groundwater flooding at the Site.

The ESI groundwater flood map indicates that there is a low risk of groundwater flooding at the Site.

Canal Failure

The Envirocheck (JBA) canal failure map indicates that the Site is not in a canal coverage, and not in a canal failure area.

Historic Flood Map

The Envirocheck historic flood map indicates that there has been no flooding at the Site from any source.

5.3. EA Flood Risk Assessment Data

Flood Risk Assessment Data was issued by the EA on the 25th October 2024, for a site approximately 300m to the west where:

Flood Zones

The flood data map also indicates that the Site is in Flood Zone 1.

Modelled Flood Outlines

The Tidal Defended map shows the Site **will not flood** during the 0.5% Annual Exceedance Event (AEP) (2012);

The Tidal Undefended map shows the Site **will not flood** during the 0.5% AEP (2115).

5.4. Flood Defence Improvements

The EA published information regarding the flood defences in Worthing, which states:

'The Notice

Announcement of intention not to prepare an environmental statement under regulation 5 (1) of the Environmental Impact Assessment (Land Drainage Improvement Works) Regulations 1999 (Amendment) 2017. Notice is hereby given that the Environment Agency intends to provide an improved level of flood protection in Worthing, West Sussex on the South Coast of England.

The Works

The proposed improvement works are located along an approximate 3.7km stretch of the Worthing frontage, extending from groyne 69 at Sea View Road to groyne 140 opposite Brooklands Brighton Road car park. The proposed scheme constitutes maintenance and reconstruction of the Worthing coastal assets on a short-term (less than 10 years) basis, whilst a longer-term scheme is developed.

Phase 1 comprises timber repairs to groynes and the placement of additional rock to support the groynes will be undertaken in Year 1. This will be followed by a period of monitoring and subsequent beach recycling in Years 2 and 3. As part of Phase 2, volumes of shingle will be moved around within individual sections or moved between the 6 frontage sections. It is assumed that 30% of the required shingle volumes naturally accumulate following the groyne repairs in Phase 1. An ongoing review of updated monitoring data throughout the project lifetime will be undertaken.

6. Probability of Flooding

6.1. Fluvial Flooding - Probability: Present Day: LOW, Future Climate Change: MEDIUM

The EA flood zone maps indicate that the Site is in Flood Zone 1.

The EA fluvial flood extent maps indicate that the Site is outside the present-day fluvial flood extent area in the 1 in 1000 annual likelihood event. The EA fluvial flood extent maps indicate that the Site is outside the future climate change fluvial flood extent area in the 1 in 30 annual likelihood event. The EA fluvial flood extent maps indicate that the Site is within the future climate change fluvial flood extent area in the 1 in 100 (river) / 1 in 200 (tidal) and 1 in 1000 annual likelihood event.

The Envirocheck (JBA) 75-Year to 1000-year return period flood map indicates that there is no fluvial or coastal flooding at the Site.

The Tidal Defended map shows the Site will not flood during the 0.5% Annual Exceedance Event (AEP) (2012), and the Tidal Undefended map shows the Site will not flood during the 0.5% AEP (2115), with the lifespan of the Site likely to be up to 2115

Based on the flood data, there is a low probability of fluvial flooding at the Site for a present-day scenario, as the Site is in Flood Zone 1, with all maps showing the Site to be outside the fluvial flood extents.

However, the flood map data identifies the Site to be within the fluvial extent area during the 1 in 100 (river) / 1 in 200 (tidal) and 1 in 1000 annual likelihood event, but not 1 in 30 annual likelihood event, in a future climate change scenario. As the flooding at the Site will occur between the 1 in 100 and 1 in 1000 annual likelihood event only, there will be a medium probability of flooding in a future climate change event.

6.2. Pluvial Flooding - Probability: LOW

The EA surface water / pluvial extent maps indicate that the Site is outside the surface water / pluvial flood extent area in the 1 in 1000 annual likelihood event.

The Envirocheck (JBA) 75-year to 1000-year return period flood map shows no pluvial flooding at the Site.

The Envirocheck (EA/NRW) 30-year to 1000-year return period flood map indicates that there is no surface water / rainfall flood depth within the Site.

Therefore, based on the assessed data, the risk of pluvial flooding is deemed to be low.

6.3. Groundwater Flooding - Probability: LOW

The Envirocheck / BGS flood data map indicates that at the Site there is limited potential for groundwater flooding at the Site. The ESI groundwater flood map indicates that there is a low risk of groundwater flooding at the Site. Therefore, based on the assessed data, the risk of groundwater flooding is deemed to be low.

6.4. Flooding from Drains and Sewers - Probability: LOW

The nearest sewer networks to the Site are a foul water network flowing along the east and west boundary of the Site, which discharges to a foul network in Montague Road (north), and a surface water sewer network to the south blow Augusta Place.

There has been no history of flooding from the sewers, and it is likely that the flood water will be contained within roads and pedestrian due to the upstand kerbs and local low-points to channel drains. Therefore, the probability of flooding from drains and sewers for the site is deemed to be low.

6.5. Canals, Reservoirs and Other Artificial Sources - Probability: LOW

There are no known canals, reservoirs or other artificial sources near the Stie, and therefore, the probability of flooding from an artificial source is also deemed to be low.

7. Flood Risk and Vulnerability

The NPPG Paragraphs 077 to 078 set out the flood risk for the Site by assessing the flood zones, flood risk vulnerability classification, and flood risk vulnerability and flood zone 'compatibility'.

7.1. Flood Zones

NPPG Paragraph 077, Table 1 indicates that the flood zones are:

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain 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). 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. (Not separately distinguished from Zone 3a on the Flood Map)

The EA flood map data has identified that the Site is in Flood Zone 1.

7.2. Flood Risk Vulnerability Classification

NPPG Paragraph 066, Table 2 stated the flood risk vulnerability classifications as:

Flood Risk Vulnerability Classification
Essential Infrastructure Essential transport infrastructure (including mass evacuation routes) which should cross the area at risk; Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood; Wind turbines.
Highly Vulnerable Police and ambulance stations; fire stations and command centers; telecommunications installations required to be operational during flooding; Emergency dispersal points; Basement dwellings; Caravans, mobile homes and park homes intended for permanent residential use; Installations requiring hazardous substances consent.
More Vulnerable Hospitals; Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels; **Buildings used for dwelling houses**, student halls of residence, drinking establishments, nightclubs and hotels; Non–residential uses for health services, nurseries and educational establishments; Landfill* and sites used for waste management facilities for hazardous waste; Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.
Less Vulnerable Police, ambulance and fire stations which are not required to be operational during flooding; Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'More Vulnerable' class; and assembly and leisure; Land and buildings used for agriculture and forestry; Waste treatment (except landfill* and hazardous waste facilities); Minerals working and processing (except for sand and gravel working); Water treatment works which do not need to remain operational during times of flood.
Water-Compatible Development Flood control infrastructure; Water transmission infrastructure and pumping stations; Sewage transmission infrastructure and pumping stations; Sand and gravel working; Docks, marinas and wharves; Navigation facilities; Ministry of Defence installations; Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location; Water-based recreation (excluding sleeping accommodation); Lifeguard and coastguard stations; Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms; Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

This development is classed as a 'More Vulnerable' as the Site will have residential units on the first-floor, with access from the ground floor.

7.3. Flood Risk Vulnerability and Flood Zone 'Compatibility'

Table 3 of the NPPF identifies is a development is appropriate based on the flood zone to which the site lies, and the flood risk vulnerability classification.

NPPF – Table 3 - Flood Risk Vulnerability and Flood Zone 'Compatibility'					
Flood Zones	**Flood Risk Vulnerability Classification**				
	Essential Infrastructure	Highly Vulnerable	**More Vulnerable**	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	† Exception Test required	✗	Exception Test required	✓	✓
Zone 3b*	* Exception Test required	✗	✗	✗	✓*

"†" In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

"*" In Flood Zone 3b (functional floodplain) essential infrastructure that has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.

The development is deemed to be '**More Vulnerable**', but as the Site is in **Flood Zone 1**, Table 2 of the NPPG shows the Site is appropriate for development, with **no requirement for an exception test.**

8. The Sequential Test and Exception Test

8.1. The Guidance

Paragraph 174 of the NPPF states that: *'Within this context the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying for this test'.*

8.2. The Sequential Test

The Site is for the refurbishment of an existing building, and therefore the Site in this context of the planning application cannot be moved to another area.

All other buildings within the retail area of Worthing, which warrant the conversion of Use Class E to Use Class C3 (in terms of requirement by the public), have the same flood risk as the Site. Therefore, moving to an alternative / similar Site will not reduce the flood risk.

All habitable areas of the Site are to be on the first floor of the building, and not on the ground floor which has a medium risk of fluvial flooding (future climate change event).

By having the residential units on the first flood, the living / habitable areas of the Site, are steered away from the areas of the highest risk of flooding.

Therefore, due to there being no alternative sites with a reduced risk of flooding, and the habitable rooms being steered away from the highest flood risk areas, the Site has met the sequential test requirements.

9. Safe Development over Lifetime

There is a known housing shortage in the Worthing area, especially for residential dwellings that are suitable for first-time buyers (i.e. flats). There is a declining requirement for retail, and therefore converting existing retail buildings to residential will benefit the community and will also prevent new homes being built elsewhere.

As the Site (at ground floor level) has a high probability of flooding, a 5-stage sequential approach is to be taken into consideration for the conversion design. The 5-stage sequential approach sets out suitable flood mitigation, resistance and resilience measures for the Site, to ensure it is safe for its lifetime in terms of its occupants / residents.

9.1. Stage 1 - Understanding the Flood Risk

The assessed flood maps and data show that the flood risk to the Site is from coastal / tidal sources only, and during the future climate change 1 in 200 and 1 in 1000 annual likelihood event only.

All living and habitable (bedroom) areas will be on the first and second floor and therefore will not flood in any future climate change flood scenario.

9.2. Stage 2 – Avoiding the Risk

The existing building is to have appropriate flood mitigation, resistance and resilience measures installed, with the occupants of the retail unit and residential units evacuating the building when necessary, and to follow appropriate action.

Flood Warning

Coastal / tidal flooding at the Site should only occur during an exceedance event beyond the design capacity of the flood defences, or in the event of a failure of the flood defences.

The risk of flooding from coastal / tidal sources is dependent on the prediction of high tides in combination with atmospheric conditions generating a surge event. Given the likely predictable nature of such events potentially coinciding, flood warnings could be issued within a sufficient timeframe to allow retail managers and residents to prepare for flooding, protect the building and evacuate if necessary.

The EA and Met Office provide flood warnings up to five days in advance. These warnings can be coupled with specific on-site systems to provide a useful system of escalation tide to specific actions.

All future occupants / owners of the retail and residential units are to sign up to Flood Warnings Direct (FWD) from the EA and to Weather Alerts from the Meteorological Office and to act upon the guidance provided.

The flood warning and how to sign up to the flood warnings will be provided to the occupants of the retail and residential units on completion of the conversion works and / or new purchase / rental agreements.

The EA operates a Flood Forecasting and Warning Service in areas at risk of flooding from rivers or the sea, which relies on direct measurements of rainfall, river levels, tide levels, in-house predictive models, rainfall radar data and information from the Met Office. This service operates 24 hours a day, 365 days a year.

Flood Warnings Direct (FWD)

Floodline Warnings Direct is a free service operated by the EA that provides flood warnings direct to you by telephone, mobile, email, SMS text message and fax. Sign up for Floodline Warnings Direct by calling Floodline on 0845 988 1188 or going online and using the link: Home page - Sign up for flood warnings - GOV.UK (environment-agency.gov.uk)

Estimated Flood Warning Time

It is important to determine the estimated lead time between the EA sending out the warning and the time flooding might occur, and depending on the cause / type of flooding the estimated duration of the flood.

The occupants of the retail and residential units will take necessary action when the type of warning and timing is known.

Alarm

An alarm in the form of telephone calls, mobile calls, emails, or SMS text messages will be raised when a specific warning or trigger is received. The flood warning code sent in the alarm from the EA will be as set out in Figure 9.

This alarm will be obvious to the management of the retail unit and occupants of the residential units, and they will be clear on how to respond. Alarms will also take into account those with sensory or mobility impairment.

Flood Evacuation Plan

The current occupants of the retail and residential units at the conversion completion, and any other future occupants will also be encouraged to make an emergency plan, where the form shown in Appendix F can be completed.

Flood Warning Codes

	Meaning	General advice
ONLINE FLOOD RISK FORECAST	Be aware. Keep an eye on the weather situation.	• Check weather conditions. • Check for updated flood forecasts on the Environment Agency website.
 FLOOD ALERT	Flooding is possible Be prepared.	• Be prepared to act on your flood plan. • Prepare a flood kit of essential items. • Monitor local water levels and the flood forecast on our website.
 FLOOD WARNING	Flooding is expected. Immediate action required.	• Move family, pets and valuables to a safe place. • Turn off gas, electricity and water supplies if safe to do so. • Put flood protection equipment in place.
 SEVERE FLOOD WARNING	Severe flooding. Danger to life.	• Stay in a safe place with a means of escape. • Be ready should you need to evacuate. • Co-operate with the emergency services. • Call 999 if you are in immediate danger.
WARNING NO LONGER IN FORCE	No further flooding is currently expected in your area.	• Be careful. Flood water may still be around for several days. • If you've been flooded, ring your insurance company as soon as possible.

Figure 9 – Environment Agency Flood Warning Codes

9.3. Stage 3 – Substitution

In all flood events, fluvial flood water will be prevented from entering the Site, and therefore ensure that no flooding occurs within any areas of the retail unit.

9.4. Stage 4 - Land Raising, Flood Control and Surface Water Management

Land Raising

Raising the external or internal threshold is not Architecturally feasible, as there isn't sufficient head room to the existing ground floors, and therefore the risk to the Site / retail unit will remain the same.

However, as detailed in Stage 5 there will be flood mitigation, resistance, and resilience measures put into place to prevent flood water ingress.

Flood Water Flow and Flood Water Displacement

The proposed work to the Site is the conversion of the existing building to residential units on the first floor only.

Therefore, as there will be no alterations to the extent of the existing building and no infill to the areas, no flood water flows will be affected, and no flood water will be displaced to neighboring land or properties.

Surface Water Management

The extent of the building will not change from a pre to post development state, with the rainwater pipes and surface water discharge destination also remaining the same.

Therefore, as the Site is for an internal conversion only, the surface water run-off rates and/or volumes will not change, and subsequently there will be no increase in flood risk.

9.5. Stage 5 - Flood Resistance and Resilience Building Techniques

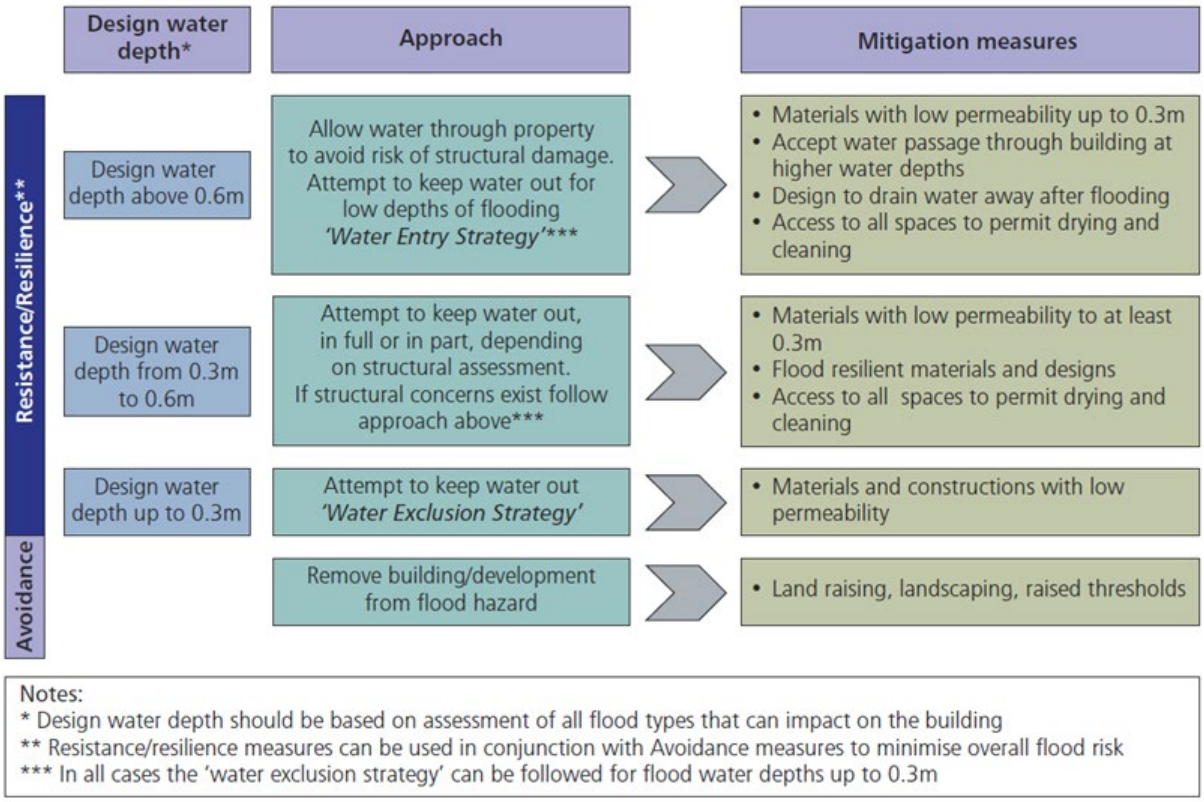


Figure 10 – Design Approach and Flood Resilient Design and Construction Diagram

It is estimated that flooding may only occur during a future climate change event, but with new flood defences in place, the estimated flood levels at the Site are predicted to be less than 0.30m. Therefore, the design will be to attempt to keep water out, with the Site having a 'Water Exclusion Strategy.'

9.6. Water Exclusion Strategy - Flood Resistance and Resilience

The water exclusion strategy will be for levels up to at least 0.30m above the finished floor level will include:

- Installation of flood defence barriers at all opening of the retail units to at least 0.30m. These will be installed by the managers of the retail units upon receiving flood warnings;
- The retail unit flood will be built with suitable floor finishes of either ceramic or concrete-based floor tiles, stone, and sand/cement screeds. All tiles will be bedded on a cement-based adhesive/bedding compound and water-resistant grout will be used;
- Concrete screeds above polystyrene or polyurethane insulation will be avoided as they hinder drying of the insulation material. Suitable materials for skirting boards will include ceramic tiles and PVC. Ceramic tiles are likely to be more economically viable and environmentally acceptable;
- The materials for the internal walls and floors are materials with good drying ability post flooding event;
- Under floor services using ferrous materials will be avoided;
- Electrical points are to be at least 0.30m above the finished floor level.

10. Safe Access and Egress

10.1. Coastal / Tidal Flooding

The risk of flooding from coastal / tidal sources is dependent on the prediction of high tides in combination with atmospheric conditions generating a surge event.

Given the likely predictable nature of such events potentially coinciding, flood warnings can be issued within a sufficient timeframe to allow retail managers and residents to prepare for flooding, protect the building and evacuate to safe areas.

Therefore, as enough warning (in terms of time) can be given prior to a coastal / tidal flood event safe egress can be from the retail and residential units.

10.2. Surface Water / Rainfall Flooding

The entrance to the residential units will be from the rear (Augusta Place) as in the pre-development state. There are no living / habitable areas or bedrooms at ground flood level.

The EA surface water / pluvial extent map shown in Figure 8 indicates that the Site is outside the surface water / pluvial flood extent area in the 1 in 1000 annual likelihood event. The map also shows no flooding to the entrance / exist location to the first-floor units (rear) and within Augusta Place (south).

The Envirocheck (EA/NRW) 1000-year return period flood map indicates that there is no surface water / rainfall flood depth within the Site, and no surface water / rainfall flood depths at the entrance / exit to the first-floor units including Augusta Place (south).

Therefore, safe access and egress can be made to and from the results unit at the ground floor, and to and from the residential units on the first floor design all surface water / rainfall flood events.

10.3. Flood Warning and Plan

As detailed in Section 9.2 of this report, the managers of the retail units and occupants of the residential units will sign up to the flood warning systems, and will be made aware of the potential for tidal defence breaches and flooding.

The occupants of the retail and residential units will take the necessary action when the type of warning and timing is known.

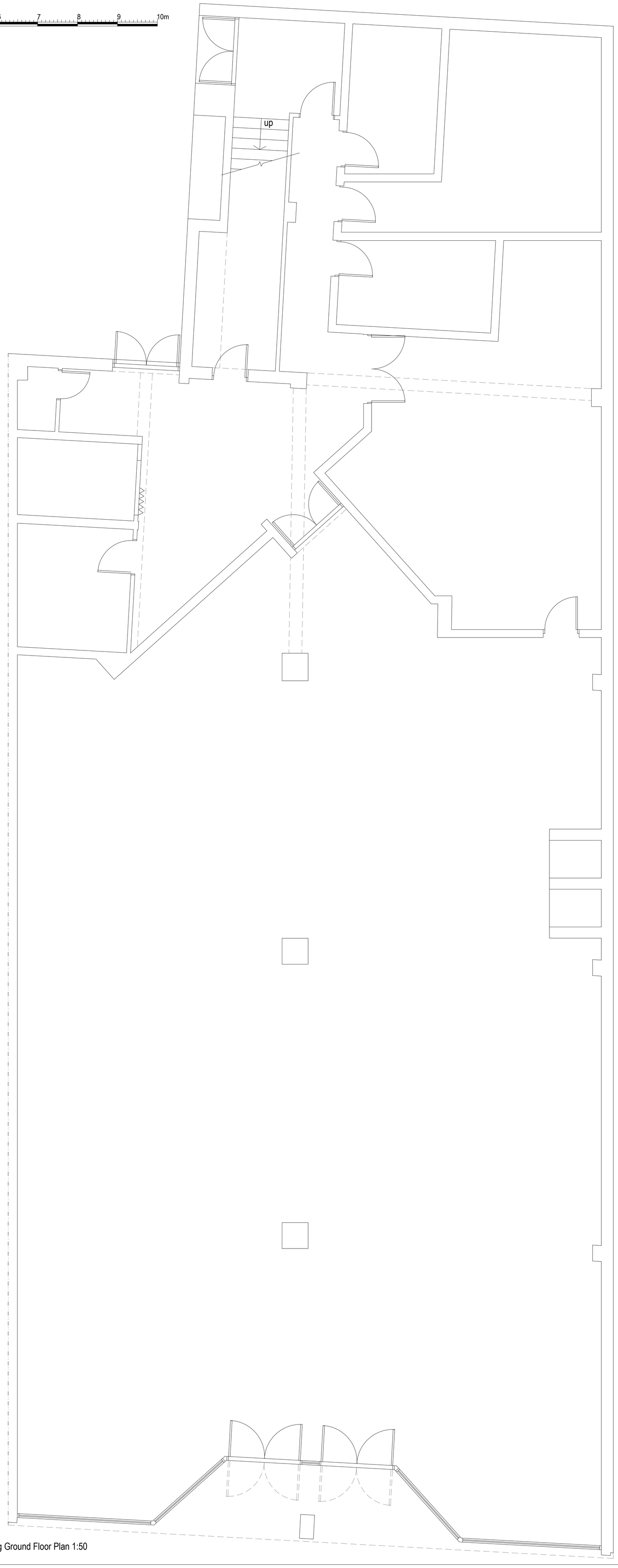
This alarm will be obvious to the management of the retail unit and occupants of the residential units, and they will be clear on how to respond. Alarms will also take into account those with sensory or mobility impairment.

The current occupants of the retail and residential units at the conversion completion, and any other future occupants will also be encouraged to make an emergency plan, where the form shown in Appendix F can be completed.

The suitable plan for tidal flood events would be for the retail units to be evacuated (retail unit to close), and for the residential unit occupants to seek refuge in their units on the first-floor.

Appendix A Existing Site Plans

1:50 0 1 2 3 4 5 6 7 8 9 10m



Existing Ground Floor Plan 1:50

amendments

bpm Architectural Services Ltd.

client: Moretons Investments Ltd

project: 97-99 Montague Street
Worthing
BN11 3BN

project ref: 3110 Drawing No. 01

drawing title: Existing Ground Floor Plan

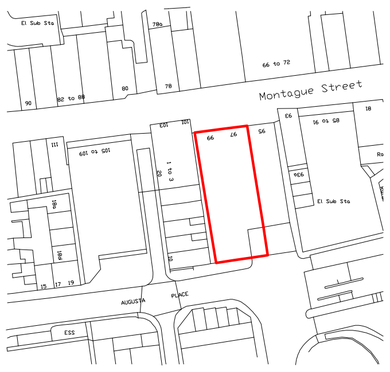
drawn by: AW

date: June 25 scale: 1:50@ A1

www.bpmnet.co.uk
info@bpmnet.co.uk

Do not scale off drawing, check all dimensions on site before all work is commenced

All goods materials workmanship to conform with current building regs BSS and COP's

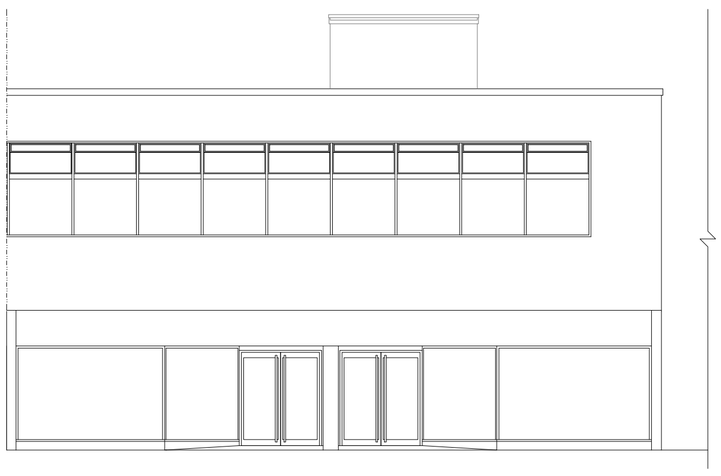


Location plan 1:1250

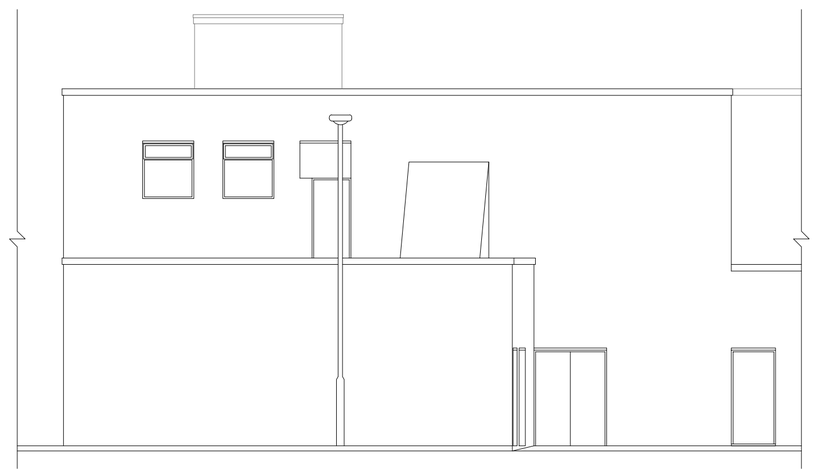
1:1250 0 10 20 30 40 50 60 70 80 90 100

Block plan 1:500

1:500 0 10 20 30 40 50m

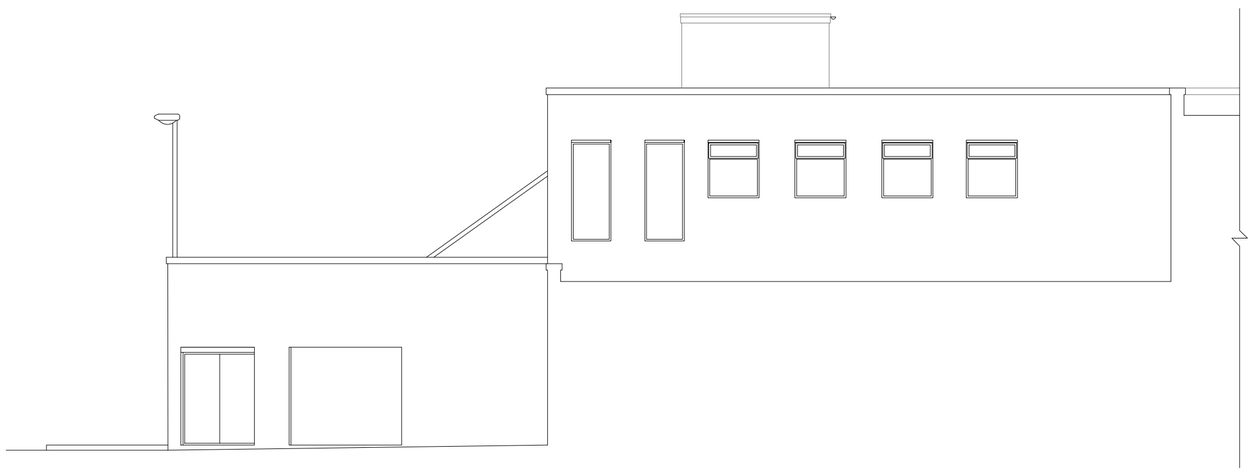


Existing Front Elevation (North) 1:100



Existing Rear Elevation (South) 1:100

Existing Side Elevation (West) 1:100



Existing Side Elevation (East) 1:100

1:100 0 1 2 3 4 5 6 7 8 9 10m

No external changes to be made as part of the proposals and all proposed elevations are as existing

amendments

bpm Architectural Services Ltd.

client: Moretons Investments Ltd

project: 97-99 Montague Street
Worthing
BN11 3BN

project ref: 3110 Drawing No. 03

drawing title: Existing Elevations

drawn by: AW

date: June 25 scale: 1:50@ A1

www.bpmnet.co.uk
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All goods materials workmanship to conform with current building regs BSS and COP's

Appendix B Proposed Site Plans

1:50 0 1 2 3 4 5 6 7 8 9 10m

Residential Common Access / Hallway

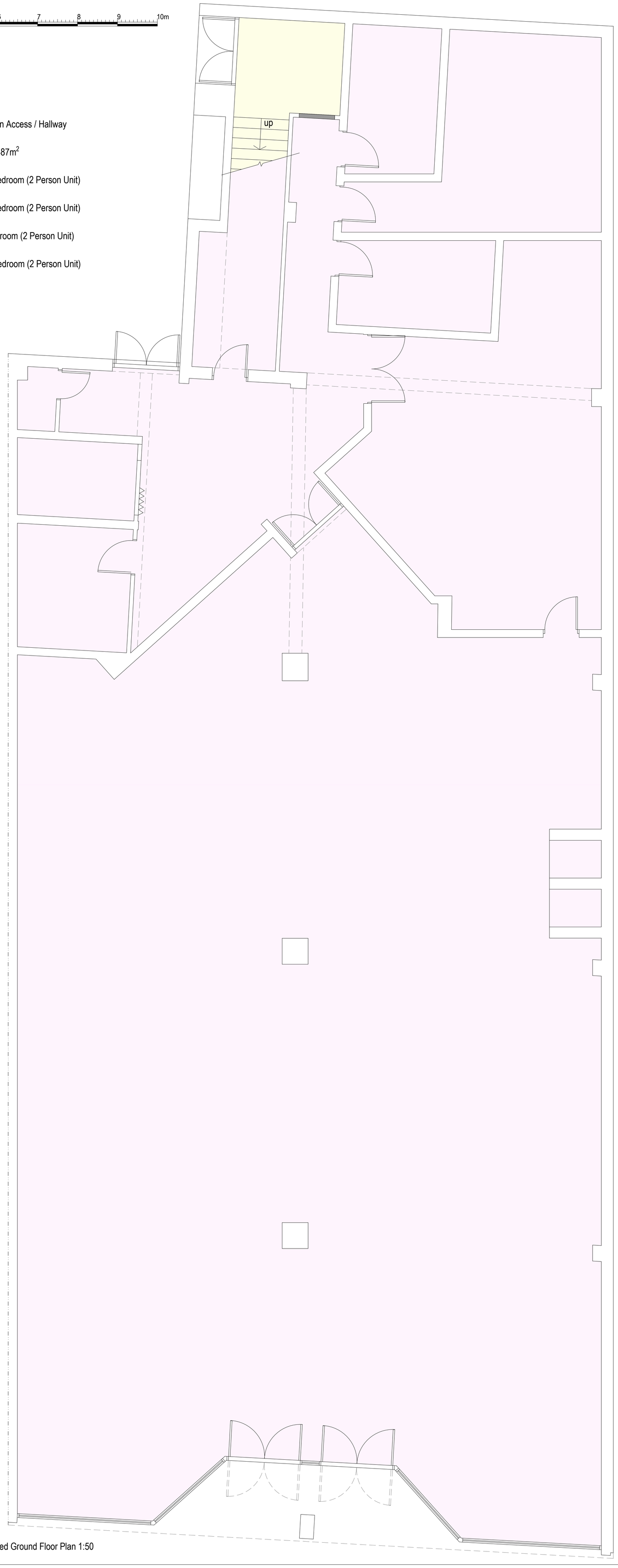
Commercial Unit - 487m^2

Flat A 80.5m^2 - 1 Bedroom (2 Person Unit)

Flat B 81.1m^2 - 1 Bedroom (2 Person Unit)

Flat C 75m^2 - 1 Bedroom (2 Person Unit)

Flat D 89.2m^2 - 1 Bedroom (2 Person Unit)



Proposed Ground Floor Plan 1:50

amendments

bpm Architectural Services Ltd.

client: Moretons Investments Ltd

project: 97-99 Montague Street
Worthing
BN11 3BN

project ref: 3110

Drawing No. 04

drawing title: Proposed Ground Floor Plan

drawn by: AW

date: June 25

scale: 1:50@ A1

www.bpmnet.co.uk
info@bpmnet.co.uk

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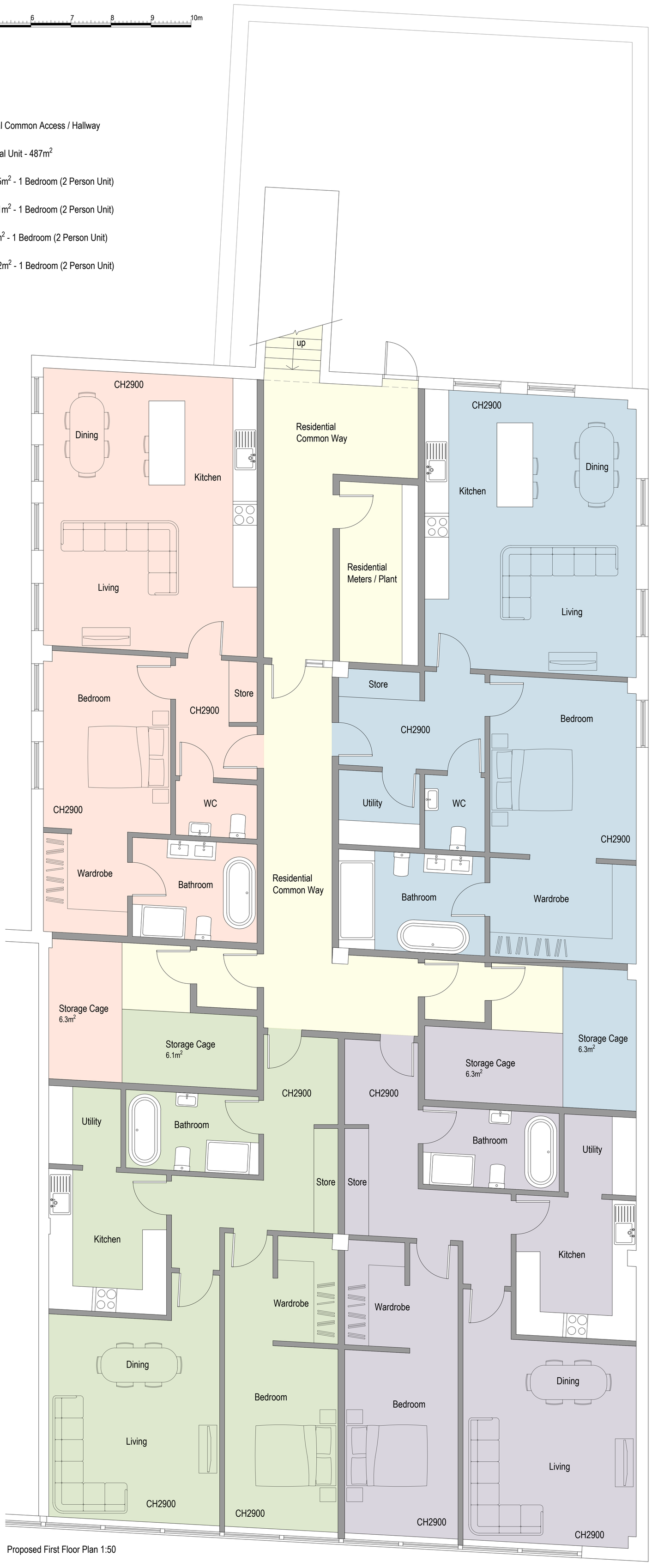
All goods materials workmanship to conform with current building regs BSS and COP's

1:50 0 1 2 3 4 5 6 7 8 9 10m

- Residential Common Access / Hallway
- Commercial Unit - 487m^2
- Flat A 80.5m^2 - 1 Bedroom (2 Person Unit)
- Flat B 81.1m^2 - 1 Bedroom (2 Person Unit)
- Flat C 75m^2 - 1 Bedroom (2 Person Unit)
- Flat D 89.2m^2 - 1 Bedroom (2 Person Unit)



Proposed First Floor Plan 1:50

amendments

bpm Architectural Services Ltd.

client	Moretons Investments Ltd
project	97-99 Montague Street Worthing BN11 3BN
project ref:	3110
Drawing No.	05
drawing title	Proposed First Floor Plan
drawn by	AW
date	June 25
scale	1:50@ A1

www.bpmnet.co.uk
info@bpmnet.co.uk

Do not scale off drawing, check all dimensions on site before all work is commenced

All goods materials workmanship to conform with current building regs BSS and COP's

1:50 0 1 2 3 4 5 6 7 8 9 10m

1:100 0 1 2 3 4 5 6 7 8 9 10m

Proposed Second Floor Plan 1:50

Residential Common Access / Hallway

Flat A 62.7m^2 - 2 Bedroom (3 Person Unit)

Flat B 43m^2 - 1 Bedroom (1 Person Unit)

Flat C 62.3m^2 - 1 Bedroom (3 Person Unit)

Flat D 72.1m^2 - 2 Bedroom (4 Person Unit)

amendments

bpm Architectural Services Ltd.

client: Moretons Investments Ltd

project: 97-99 Montague Street
Worthing
BN11 3BN

project ref: 3110 Drawing No. 01

drawing title: Proposed DRAFT

drawn by: AW

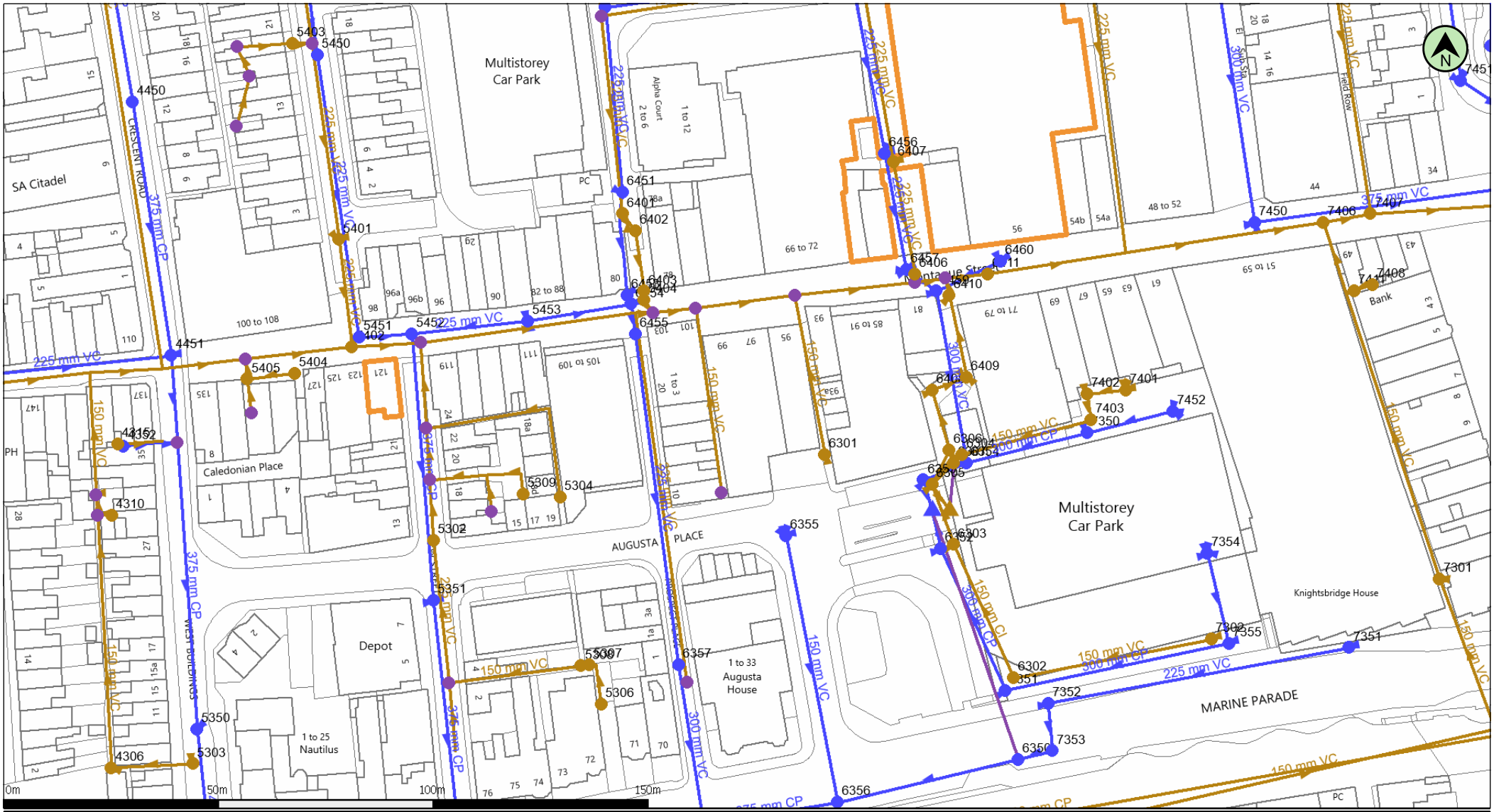
date: Aug 25 scale: 1:50@ A1

www.bpmnet.co.uk
info@bpmnet.co.uk

Check all dimensions on site before all work is commenced

All goods materials workmanship to conform with current building regs BSS and COP's

Appendix C Southern Water Asset Plans



Date: 17/06/25 | Scale: 1:1250 | Map Centre: 514633,102405 | Data updated: 20/05/25 | Our Ref: 1800627 - 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 2025 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.

Foul Gravity Sewer
Combined Gravity Sewer
Culverted Water Course or Treated Effluent
Surface Water Gravity Sewer
Rising Main, Vacuum or Syphon
Combined Outfall
Surface Water Outfall
Foul Outfall
Surface Water Inlet
Combined Pumping Station
Surface Water Pumping Station
Foul Pumping Station
Water Treatment Works
Section 104 Area
Building Over Agreement Area
Foul Manhole
Combined Manhole
Surface Water Manhole
Side Entry Manhole, Demarcation Chamber, Dummy Manhole or Surface Water Soakaway

mark@flo-consult.co.uk

97-99 Montague St

WATER for LIFE
from Southern Water.

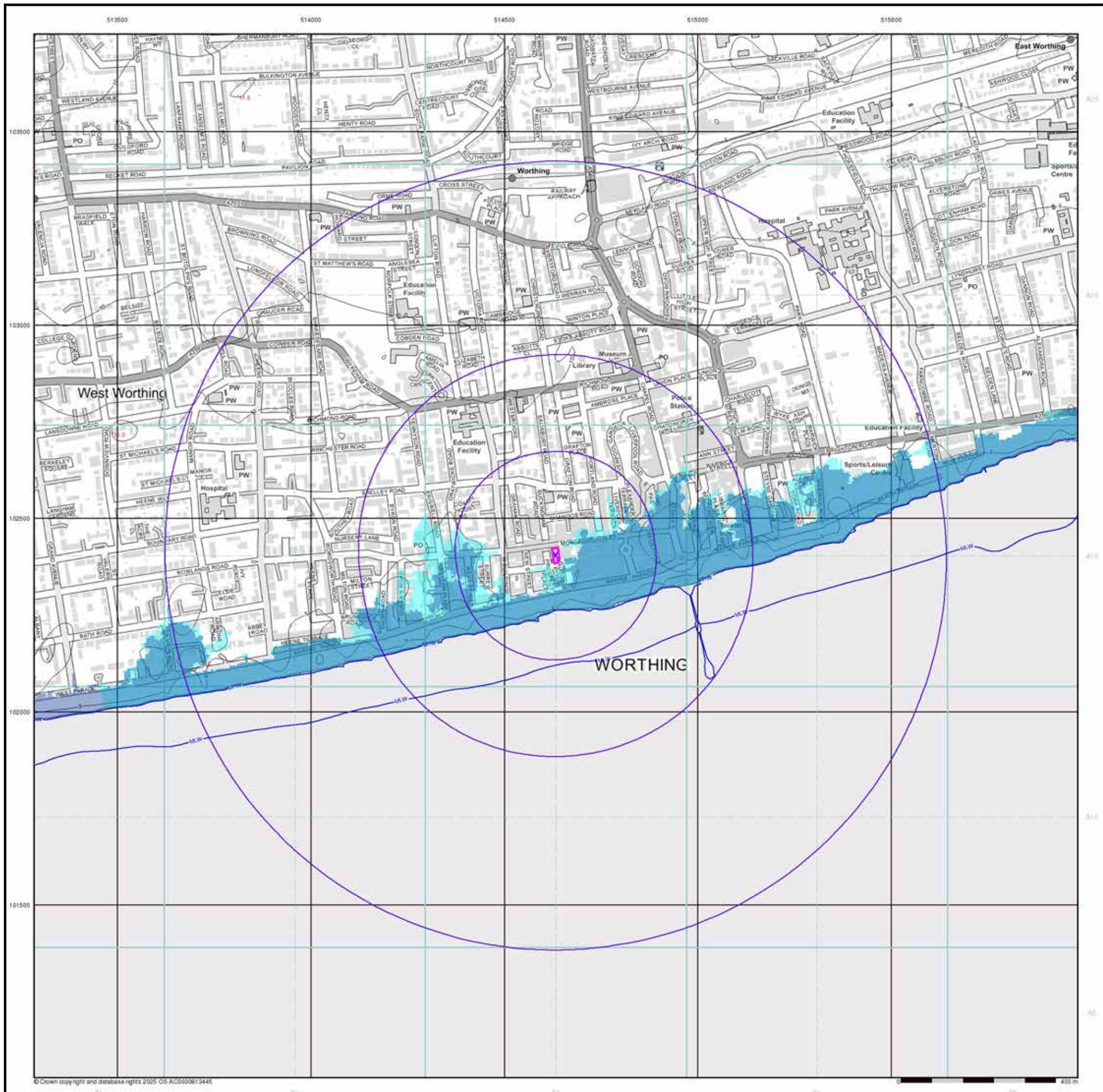
Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
4306	F	4.73	0.00	-
4310	F	0.00	0.00	-
4315	F	0.00	0.00	-
5302	F	5.28	0.00	-
5303	F	5.03	3.17	-
5304	F	0.00	0.00	-
5306	F	0.00	0.00	-
5307	F	0.00	0.00	-
5308	F	0.00	0.00	-
5309	F	0.00	0.00	-
5401	F	5.34	2.58	-
5402	F	5.17	0.93	-
5403	F	0.00	0.00	-
5404	F	5.19	4.27	-
5405	F	5.16	3.96	-
6301	F	5.37	4.03	-
6302	F	2.83	1.48	-
6303	F	2.90	1.29	-
6304	F	2.94	1.25	-
6305	F	3.04	1.11	-
6306	F	5.21	1.95	-
6307	F	2.92	0.00	-
6401	F	5.77	3.12	-
6402	F	5.62	2.97	-
6403	F	5.61	2.84	-
6404	F	5.58	2.75	-
6406	F	5.11	1.87	-
6407	F	5.26	2.21	-
6408	F	5.30	1.71	-
6409	F	5.30	1.60	-
6410	F	5.22	1.32	-
6411	F	5.04	0.00	-

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
7301	F	4.84	3.28	-
7302	F	2.85	1.89	-
7401	F	3.10	1.93	-
7402	F	3.12	1.60	-
7403	F	2.96	1.57	-
7406	F	4.89	0.77	-
7407	F	4.90	0.00	-
7408	F	0.00	0.00	-
7411	F	0.00	0.00	-
4352	S	0.00	0.00	-
4450	S	3.40	1.82	-
4451	S	5.10	0.00	-
5350	S	5.03	2.73	-
5351	S	5.22	2.78	-
5450	S	5.60	0.00	-
5451	S	5.21	0.00	-
5452	S	5.26	3.08	-
5453	S	5.42	3.81	-
6350	S	4.85	0.00	-
6351	S	2.84	1.61	-
6352	S	2.91	1.53	-
6353	S	3.16	1.62	-
6354	S	2.91	1.74	-
6355	S	5.23	3.79	-
6356	S	4.95	2.71	-
6357	S	5.18	2.70	-
6450	S	5.98	4.45	-
6451	S	5.80	0.00	-
6453	S	5.60	3.50	-
6454	S	5.55	3.46	-
6455	S	5.54	3.35	-
6456	S	5.23	3.46	-

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
6457	S	5.19	3.28	-
6459	S	5.21	3.18	-
6460	S	5.10	3.49	-
7350	S	2.94	1.88	-
7351	S	5.19	3.44	-
7352	S	5.12	3.00	-
7353	S	4.90	0.00	-
7354	S	2.86	1.90	-
7355	S	2.80	1.83	-
7450	S	4.98	4.06	-
7451	S	6.08	4.33	-
7452	S	2.95	2.02	-
8457	S	0.00	0.00	-

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert

Appendix D Envirocheck Flood Map Data



Envirocheck®

LANDMARK INFORMATION GROUP®

EA/NRW Flood Data Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Flood Data

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Contours (height in metres)

Standard Contour — 105 — 100 — 95

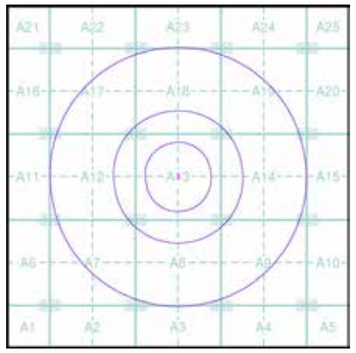
Master Contour

Spot Height 167.8

MLW Mean Low Water

MHW Mean High Water

EA/NRW Flood Data Map - Slice A



Order Details

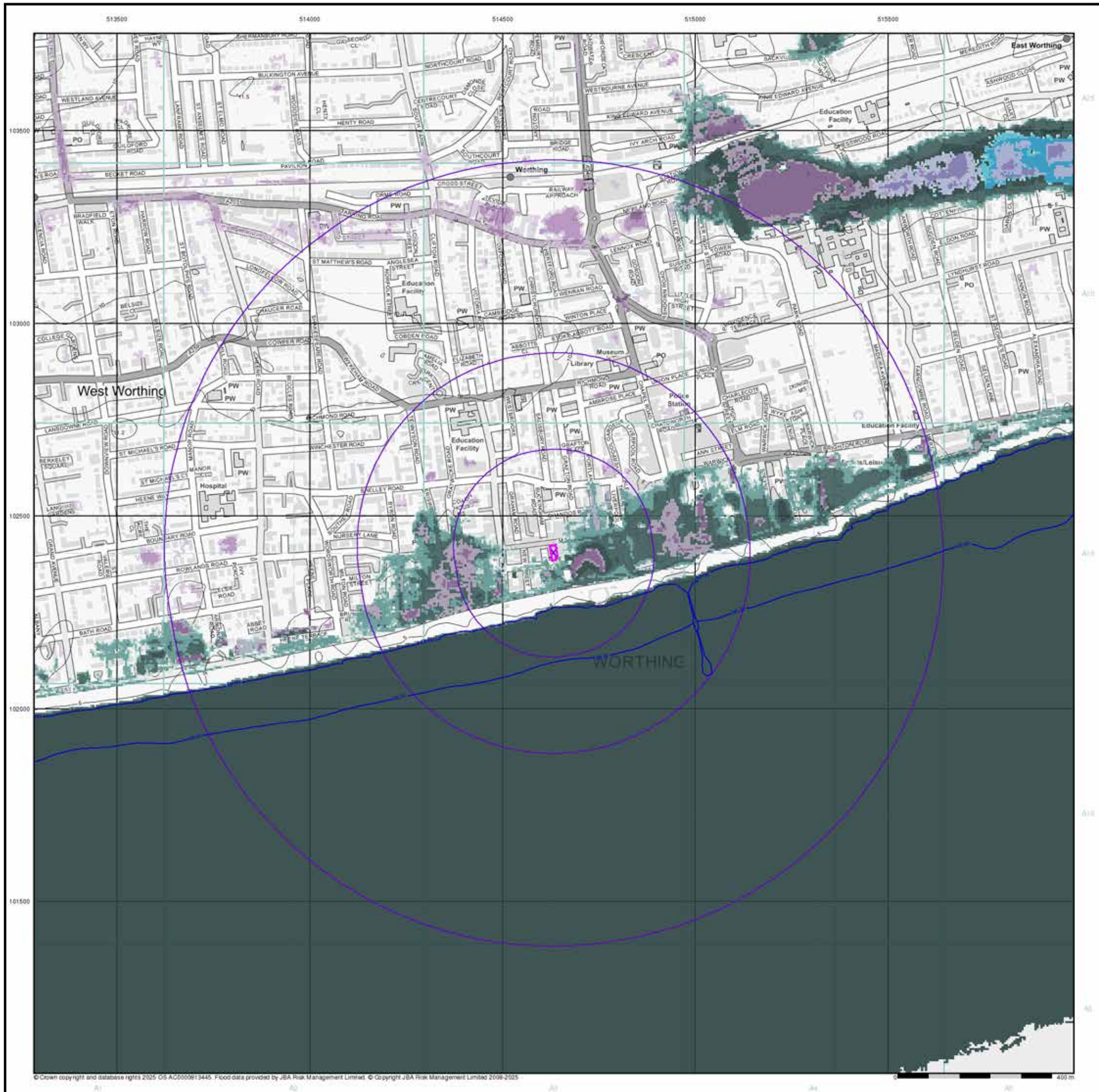
Order Number:	379277286_1_1
Customer Ref:	1163
National Grid Reference:	514630, 102400
Slice:	A
Site Area (Ha):	0.06
Search Buffer (m):	1000

Site Details

97-99, Montague Street, WORTHING, BN11 3BN

Landmark INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Envirocheck

LANDMARK INFORMATION GROUP®

JBA 75 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

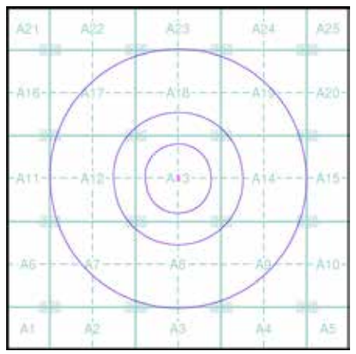
Contours (height in metres)

Standard Contour 105 100 95 — MLW Mean Low Water

Master Contour — MHW Mean High Water

Spot Height *167.8

JBA 75 Year Return Flood Map (Undefended) - Slice A



Order Details

Order Number:	379277286_1_1
Customer Ref:	1163
National Grid Reference:	514630, 102400
Slice:	A
Site Area (Ha):	0.06
Search Buffer (m):	1000

Site Details

97-99, Montague Street, WORTHING, BN11 3BN

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

Envirocheck®

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JBA 100 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Modelled Flood Depth

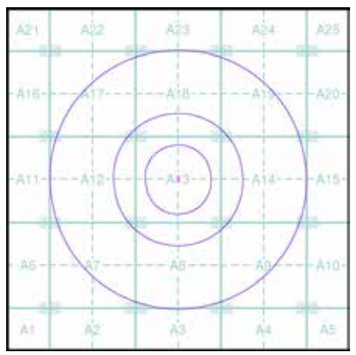
Fluvial Depth	Coastal Depth
0.01m - 0.05m	0.01m - 0.05m
0.05m - 0.1m	0.05m - 0.1m
0.1m - 0.3m	0.1m - 0.3m
0.3m - 1m	0.3m - 1m
>1m	>1m

Contours (height in metres)

Standard Contour 105
Master Contour 100
Spot Height 95 167.8

MLW Mean Low Water
MHW Mean High Water

JBA 100 Year Return Flood Map (Undefended) - Slice A



Order Details

Order Number:	379277286_1_1
Customer Ref:	1163
National Grid Reference:	514630, 102400
Slice:	A
Site Area (Ha):	0.06
Search Buffer (m):	1000

Site Details

97-99, Montague Street, WORTHING, BN11 3BN

Landmark INFORMATION GROUP
Tel: 0844 844 9952
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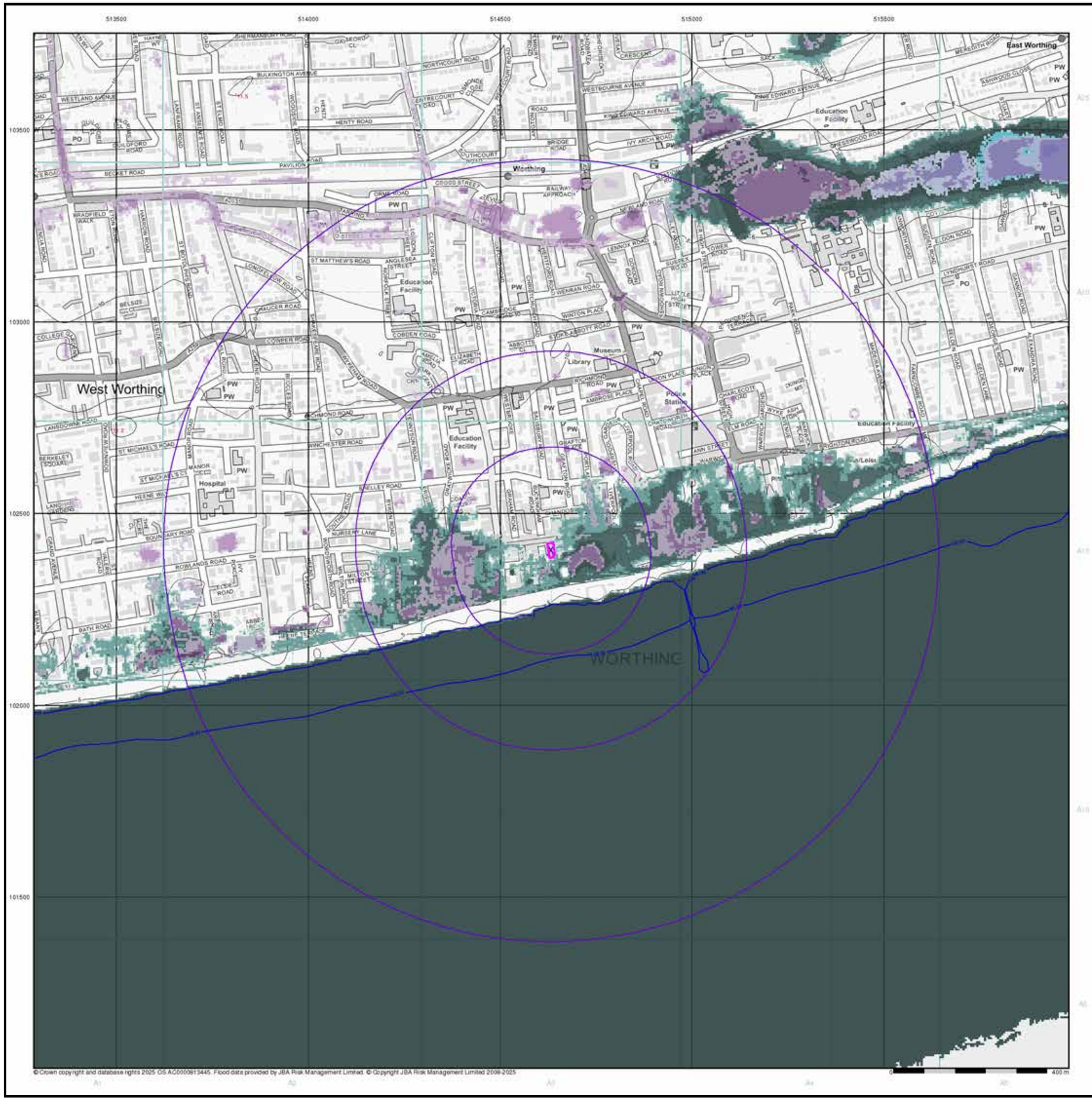
Web: www.envirocheck.co.uk



Envirocheck®

LANDMARK INFORMATION GROUP®

JBA 200 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

Standard Contour 105 100 95

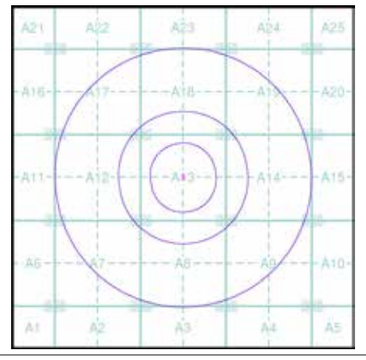
Master Contour

Spot Height 167.8

MLW Mean Low Water

MHW Mean High Water

JBA 200 Year Return Flood Map (Undefended) - Slice A



Order Details

Order Number:	379277286_1_1
Customer Ref:	1163
National Grid Reference:	514630, 102400
Slice:	A
Site Area (Ha):	0.06
Search Buffer (m):	1000

Site Details

97-99, Montague Street, WORTHING, BN11 3BN

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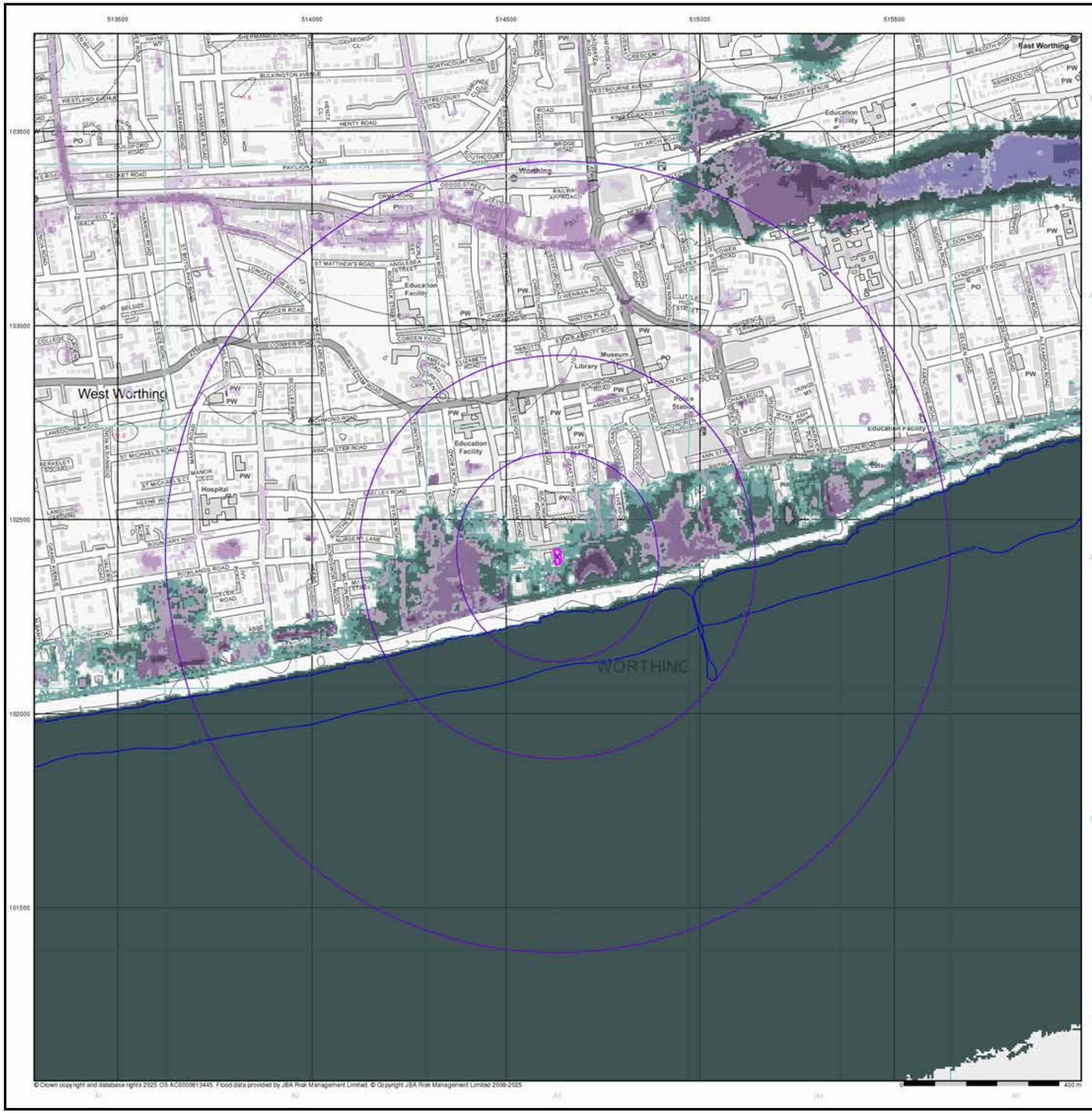
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Envirocheck®

LANDMARK INFORMATION GROUP®

JBA 1000 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

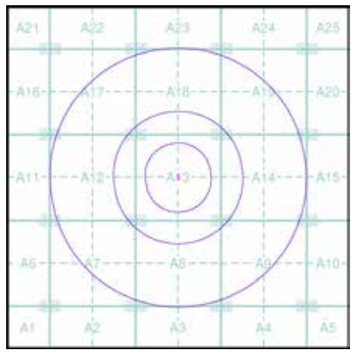
Contours (height in metres)

Standard Contour 105 100 95 — MLW Mean Low Water

Master Contour — MHW Mean High Water

Spot Height 167.8

JBA 1000 Year Return Flood Map (Undefended) - Slice A



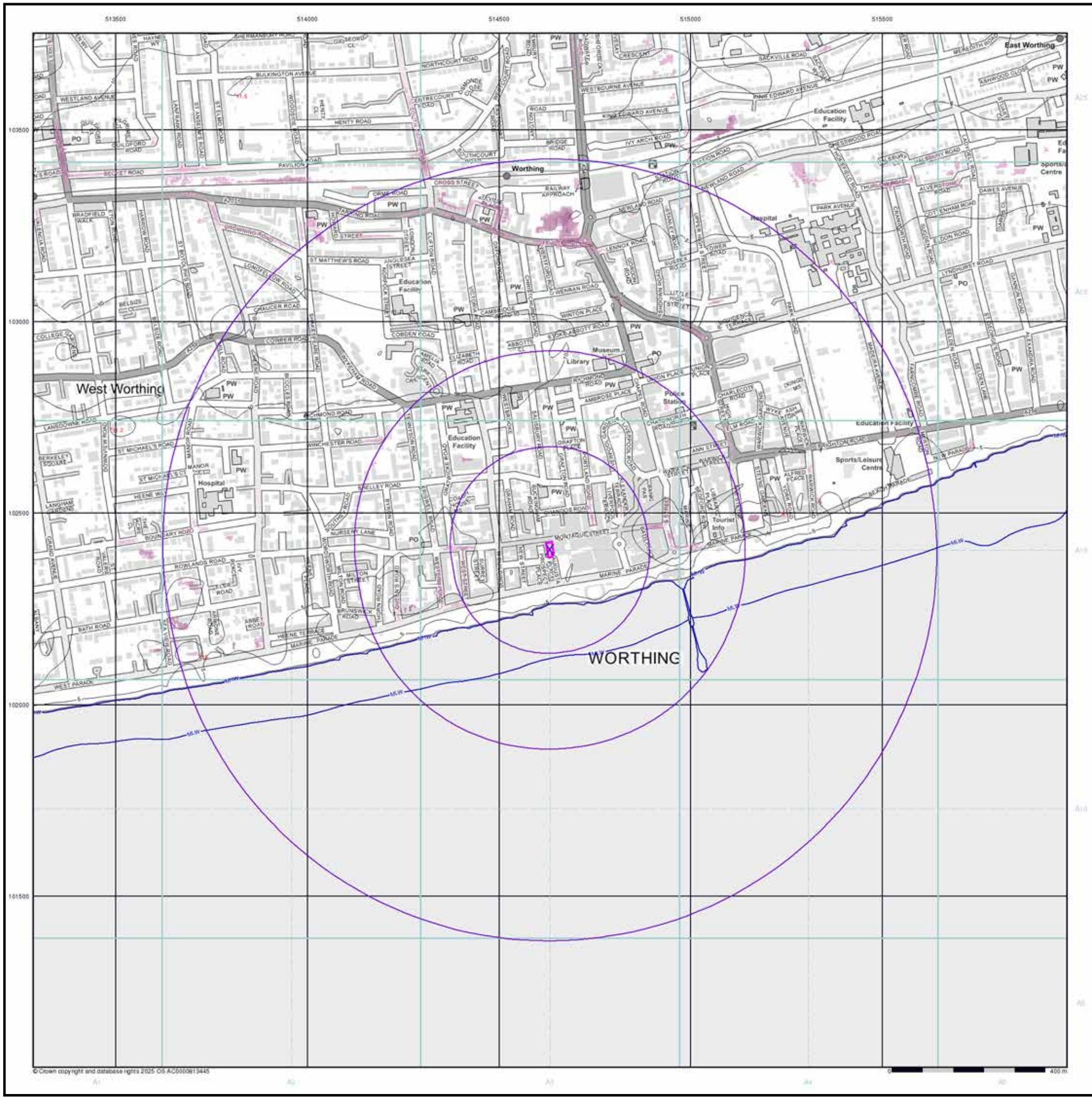
Order Details

Order Number:	379277286_1_1
Customer Ref:	1163
National Grid Reference:	514630, 102400
Slice:	A
Site Area (Ha):	0.06
Search Buffer (m):	1000

Site Details

97-99, Montague Street, WORTHING, BN11 3BN

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Envirocheck®

LANDMARK INFORMATION GROUP®

EA/NRW Surface Water 30 Year Return Depth Map (1:10,000)

General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

Surface Water Depth

- 0 - 0.15m
- 0.15 - 0.30m
- 0.30 - 0.60m
- 0.60 - 0.90m
- 0.90 - 1.20m
- > 1.20m

Contours (height in metres)

Standard Contour 105 100 95 | MLW Mean Low Water

Master Contour | MHW Mean High Water

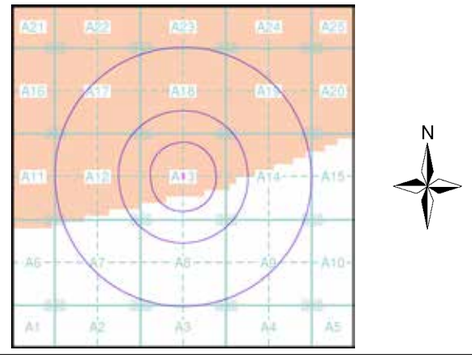
Spot Height *167.8

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A



Order Details

Order Number:	379277286_1_1
Customer Ref:	1163
National Grid Reference:	514630, 102400
Slice:	A
Site Area (Ha):	0.06
Search Buffer (m):	1000

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97-99, Montague Street, WORTHING, BN11 3BN

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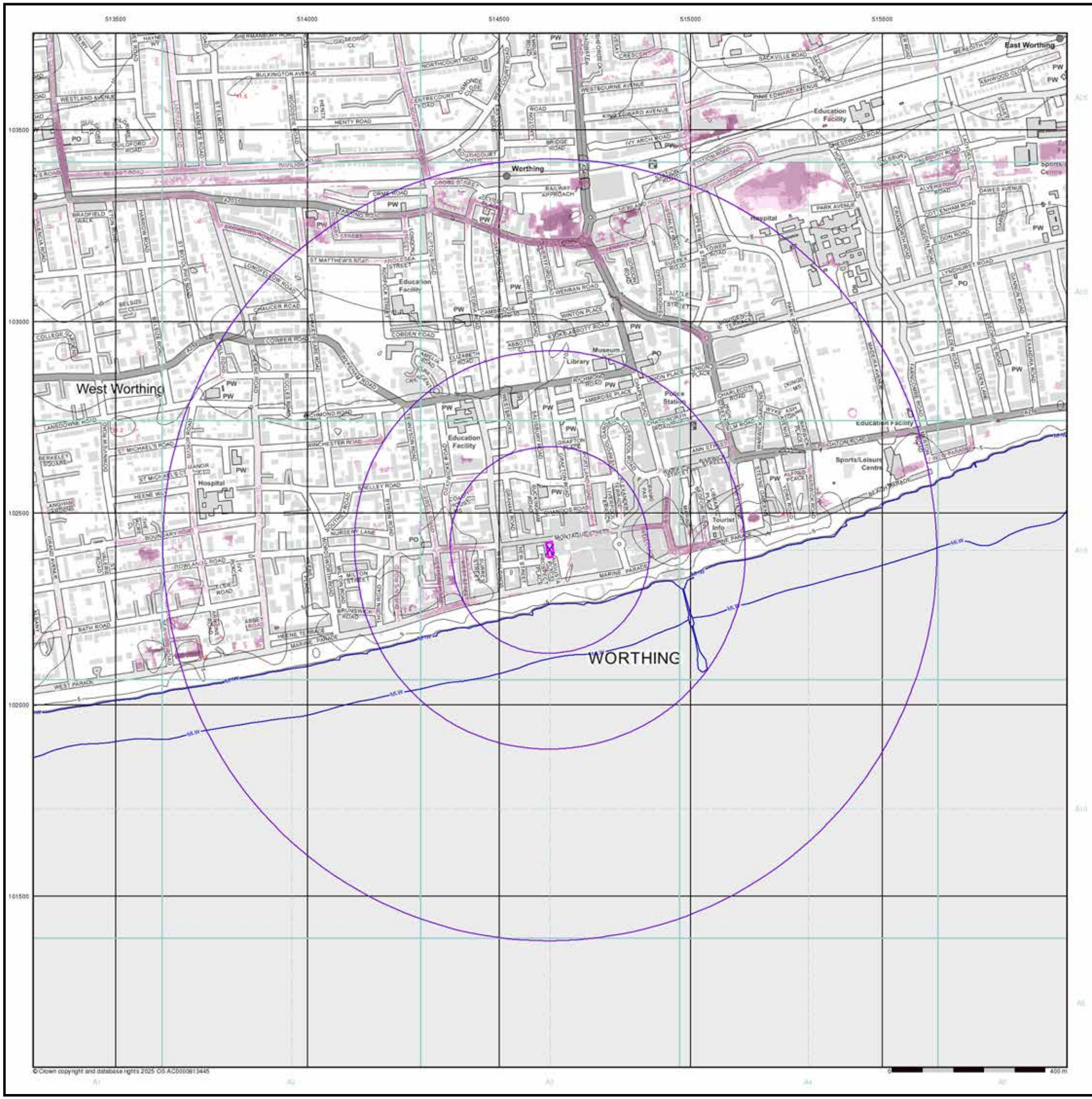


Envirocheck

LANDMARK INFORMATION GROUP®

EA/NRW Surface Water 100 Year Return Depth Map

General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

Surface Water Depth

- 0 - 0.15m
- 0.15 - 0.30m
- 0.30 - 0.60m
- 0.60 - 0.90m
- 0.90 - 1.20m
- > 1.20m

Contours (height in metres)

Standard Contour 105 100 95 | MLW Mean Low Water

Master Contour | MHW Mean High Water

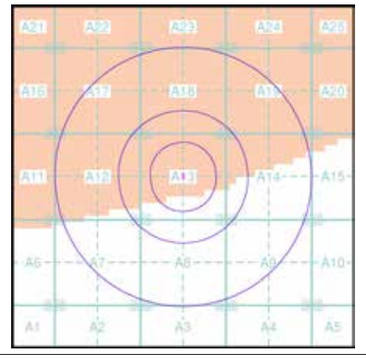
Spot Height * 167.8

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A



Order Details

Order Number:	379277286_1_1
Customer Ref:	1163
National Grid Reference:	514630, 102400
Slice:	A
Site Area (Ha):	0.06
Search Buffer (m):	1000

Site Details

97-99, Montague Street, WORTHING, BN11 3BN

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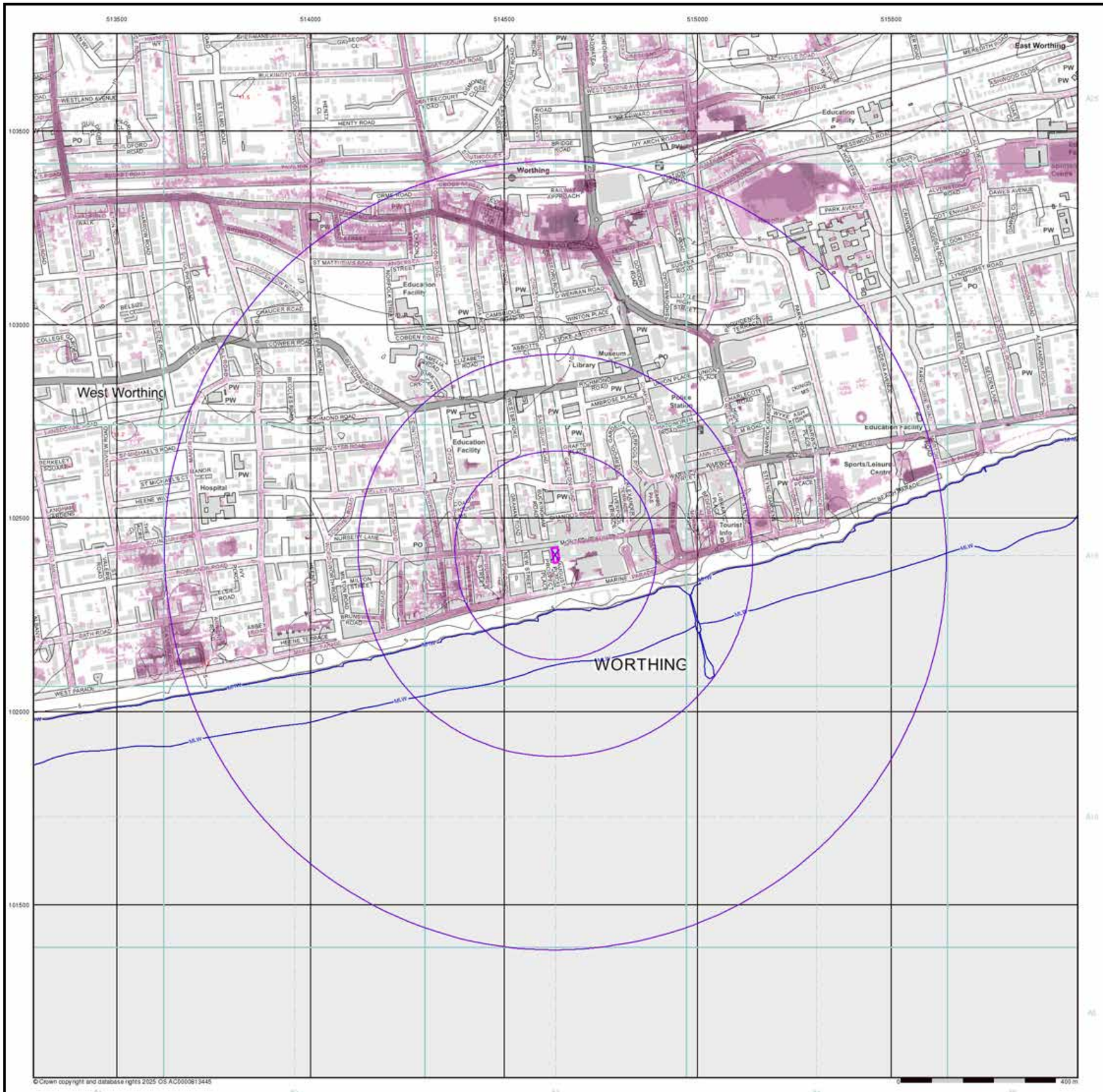


Envirocheck®

LANDMARK INFORMATION GROUP®

EA/NRW Surface Water 1000 Year Return Depth Map (1:10,000)

General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

Surface Water Depth

- 0 - 0.15m
- 0.15 - 0.30m
- 0.30 - 0.60m
- 0.60 - 0.90m
- 0.90 - 1.20m
- > 1.20m

Contours (height in metres)

Standard Contour 105 100 95 — MLW Mean Low Water

Master Contour — MHW Mean High Water

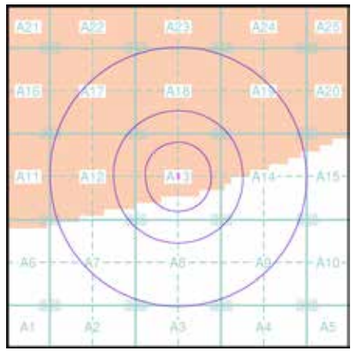
Spot Height * 167.8

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A



Order Details

Order Number:	379277286_1_1
Customer Ref:	1163
National Grid Reference:	514630, 102400
Slice:	A
Site Area (Ha):	0.06
Search Buffer (m):	1000

Site Details

97-99, Montague Street, WORTHING, BN11 3BN

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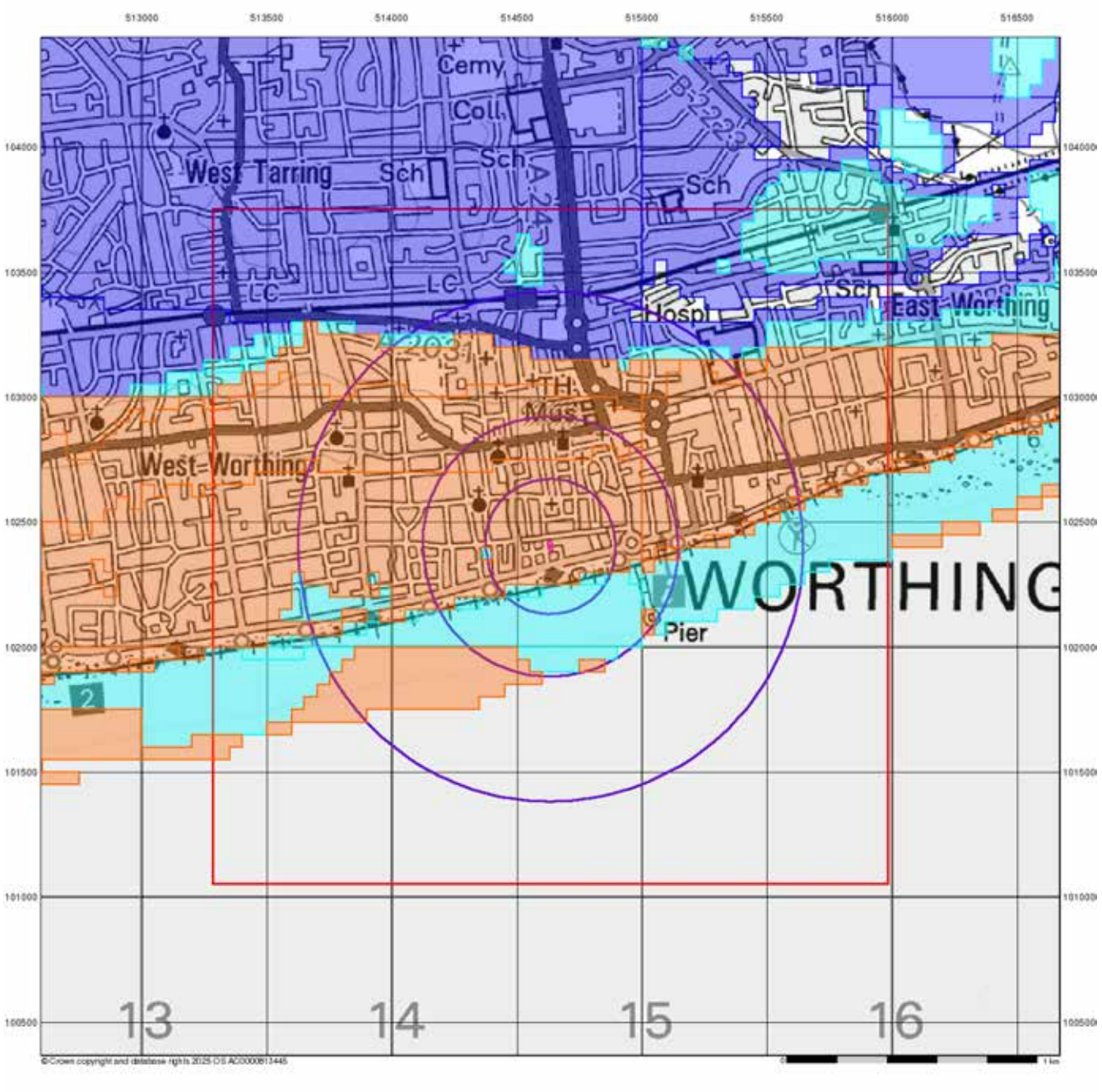

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LANDMARK INFORMATION GROUP®

BGS Flood Data (1:50,000)

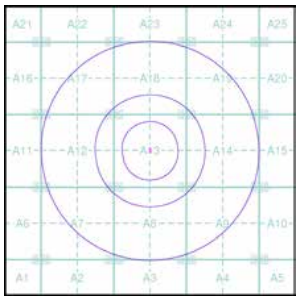
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

BGS Groundwater Flooding Susceptibility

- Potential for Groundwater Flooding to Occur at Surface
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Limited Potential for Groundwater Flooding to Occur

BGS Flood Data Map - Slice A



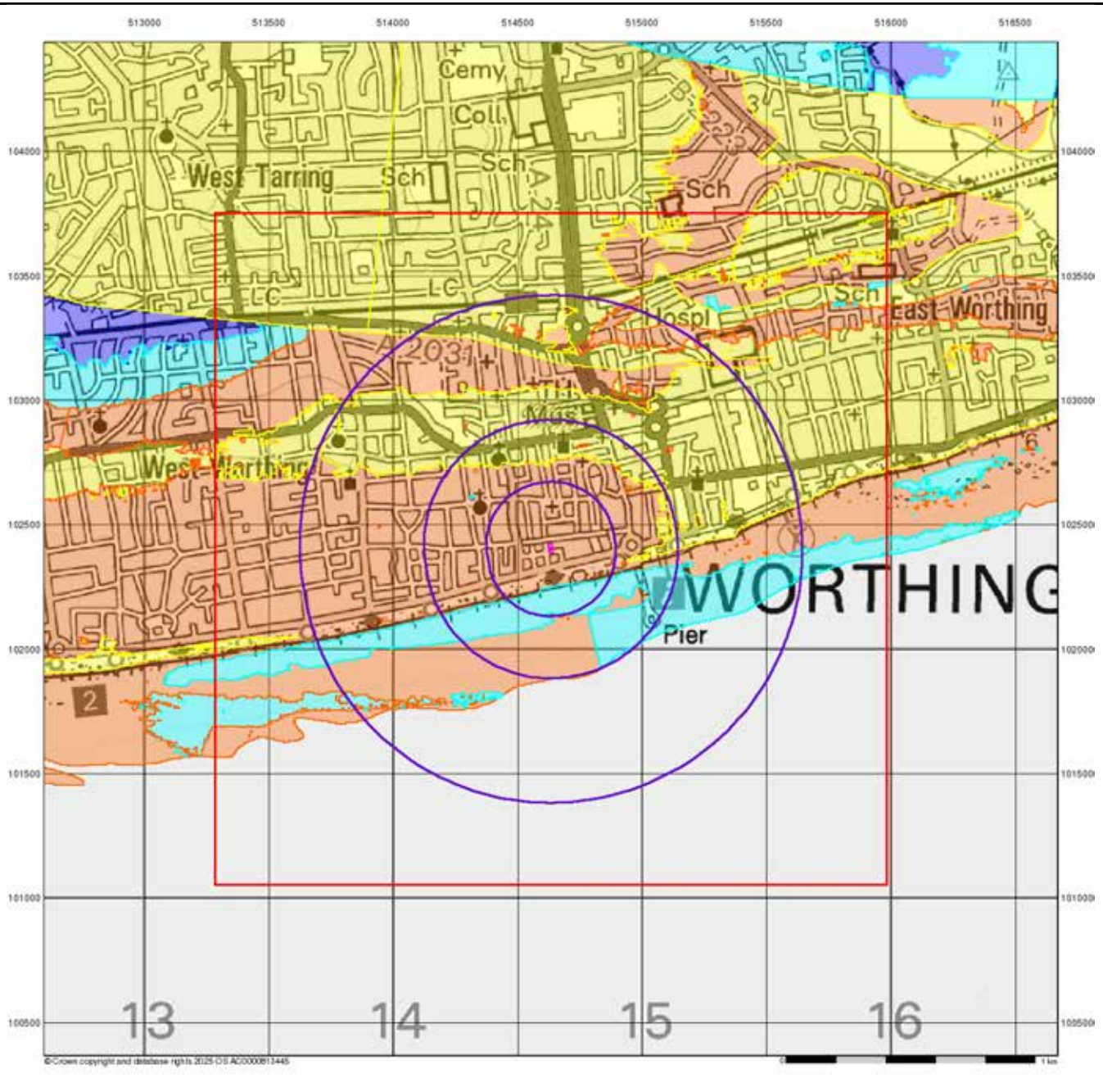
Order Details

Order Number:	379277286_1_1
Customer Ref:	1163
National Grid Reference:	514630, 102400
Slice:	A
Site Area (Ha):	0.06
Search Buffer (m):	1000

Site Details

97-99, Montague Street, WORTHING, BN11 3BN

Landmark® INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Envirocheck

LANDMARK INFORMATION GROUP

GeoSmart Information Groundwater Flood Map (1:50,000)

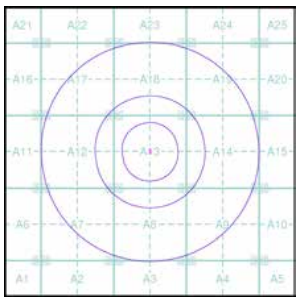
General

Specified Site
Specified Buffer(s)
Bearing Reference Point
Slice

GeoSmart Information Groundwater Flooding Risk

High Risk
Moderate Risk
Low Risk
Negligible Risk

GeoSmart Information Groundwater Flood Map - Slice A



Order Details

Order Number:	379277286_1_1
Customer Ref:	1163
National Grid Reference:	514630, 102400
Slice:	A
Site Area (Ha):	0.06
Search Buffer (m):	1000

Site Details

97-99, Montague Street, WORTHING, BN11 3BN

Envirocheck®

LANDMARK INFORMATION GROUP®

JBA Canal Failure Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

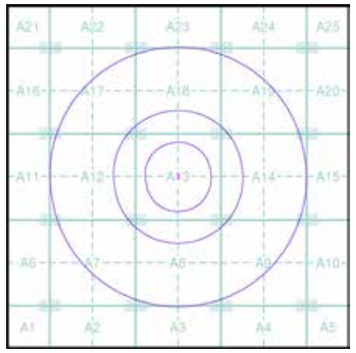
Flood Data

- Canal Failure
- Coverage

Contours (height in metres)

- Standard Contour (105, 100, 95)
- Master Contour
- Spot Height (*167.8)
- MLW Mean Low Water
- MHW Mean High Water

JBA Canal Failure Flood Map - Slice A



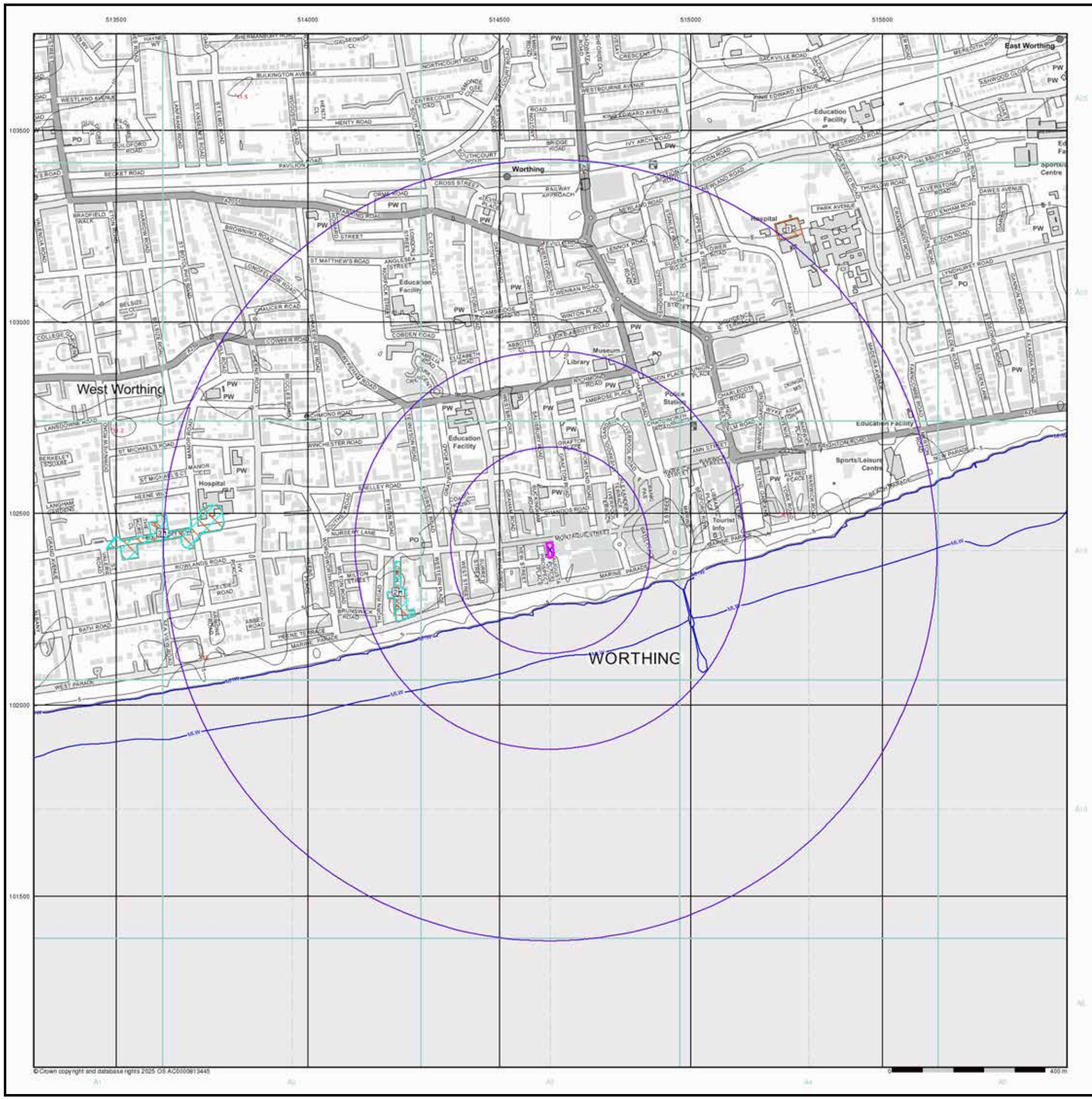
Order Details

Order Number:	379277286_1_1
Customer Ref:	1163
National Grid Reference:	514630, 102400
Slice:	A
Site Area (Ha):	0.06
Search Buffer (m):	1000

Site Details

97-99, Montague Street, WORTHING, BN11 3BN

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Envirocheck®

LANDMARK INFORMATION GROUP®

EA/NRW Historic Flood Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID

Historic Flood Events Data

- Channel Capacity Exceeded (no raised defences)
- Channel Capacity Exceeded /Surface Water
- Groundwater/High Water Table
- Local Drainage/Surface Water
- Mechanical Failure
- Obstruction/Blockage - Bridge
- Obstruction/Blockage - Channel
- Historical Flood Liabilities
- Obstruction/Blockage - Culvert
- Obstruction/Blockage - Debris Screen
- Operational Failure/ Breach of Defence
- Other
- Overtopping of Defences
- Surface Water
- Unknown

Contours (height in metres)

Standard Contour 105 100 95

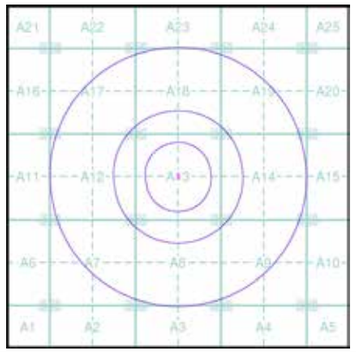
Master Contour

Spot Height *167.8

MLW Mean Low Water

MHW Mean High Water

EA/NRW Historic Flood Map - Slice A



Order Details

Order Number:	379277286_1_1
Customer Ref:	1163
National Grid Reference:	514630, 102400
Slice:	A
Site Area (Ha):	0.06
Search Buffer (m):	1000

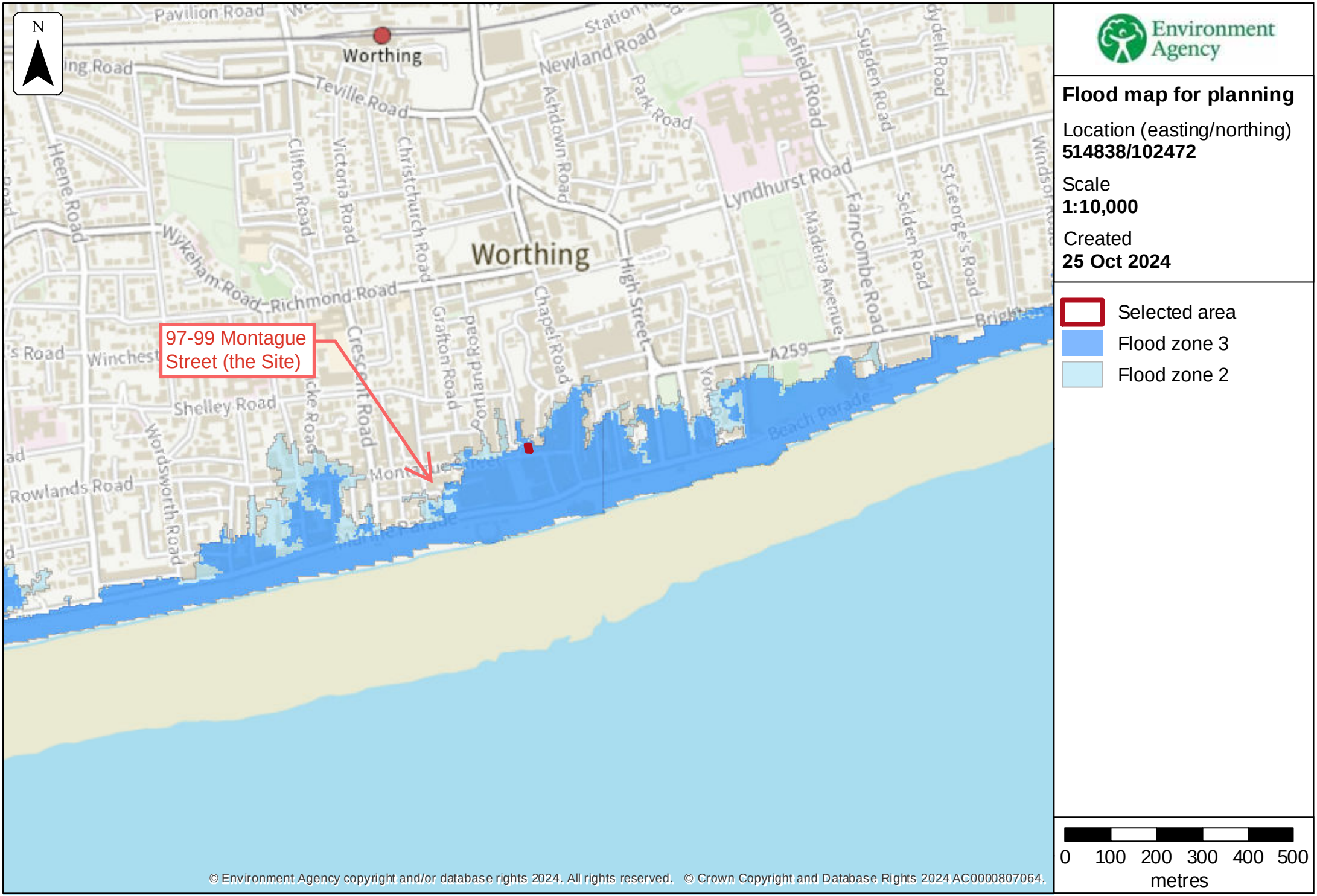
Site Details

97-99, Montague Street, WORTHING, BN11 3BN

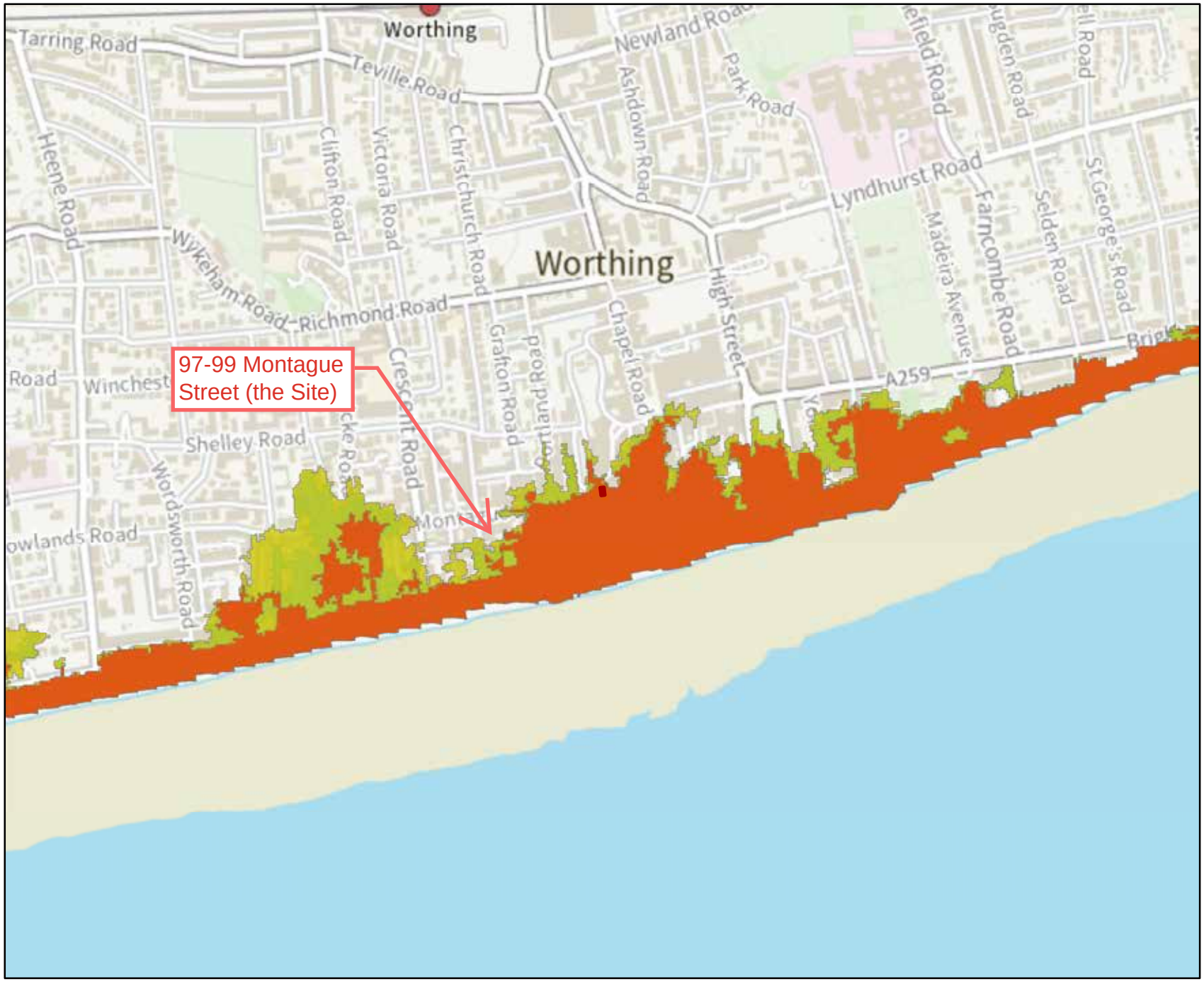
Landmark INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

Appendix E Environment Agency Flood Risk Assessment Data


N
Pavilion Road
Worthing
Teville Road
Newland Road
Park Road
Ashdown Road
Homefield Road
Sugden Road
Lyndhurst Road
Farncombe Road
Selden Road
St George's Road
Madeira Avenue
Heene Road
Clifton Road
Victoria Road
Christchurch Road
Worthing
Wykeham Road
Richmond Road
Grafton Road
Chapel Road
High Street
A259
Crescent Road
Shelley Road
Wordsworth Road
Rowlands Road
Beach Parade
97-99 Montague Street (the Site)
Environment Agency
Flood map for planning
Location (easting/northing)
514838/102472
Scale
1:10,000
Created
25 Oct 2024
Selected area
Flood zone 3
Flood zone 2
0 100 200 300 400 500
metres
© Environment Agency copyright and/or database rights 2024. All rights reserved. © Crown Copyright and Database Rights 2024 AC0000807064.

Modelled Flood Outlines (Defended Tidal). Centred BN11 3HA. Centred 25/10/2024.



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

Modelled Flood Outlines (Undefended Tidal). Centred BN11 3HA. Centred 25/10/2024.

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

Appendix F Environment Agency Flood Plan

Personal flood plan

Name

Environment Agency

Are you signed up to receive flood warnings?
If not call Floodline on 0345 988 1188 to see if your area receives free flood warnings.

Let us know when you've completed your flood plan by calling Floodline on **0345 988 1188.** This will help us learn more about how people are preparing for flooding.

General contact list	Company name	Contact name	Telephone
Floodline	Environment Agency		0345 988 1188
Electricity provider			
Gas provider			
Water company			
Telephone provider			
Insurance company and policy number			
Local council			
Local radio station			
Travel/weather info			

Key locations

Service cut-off	Description of location
Electricity	
Gas	
Water	

Who can help/who can you help?

Relationship	Name	Contact details	How can they/you help?
Relative			
Friend or neighbour			

Be prepared for flooding. Act now

Personal flood plan

What can I do NOW?

Environment Agency

- Put important documents out of flood risk and protect in polythene ☐
- Check your insurance covers you for flooding ☐
- Look at the best way of stopping floodwater entering your property ☐
- Make a flood plan and prepare a flood kit ☐
- Find out where you can get sandbags ☐
- Identify who can help you/ who you can help ☐
- Identify what you would need to take with you if you had to leave your home ☐
- Understand the flood warning codes ☐

What can you do if a flood is expected in your area?

Actions	Location
Home	
• Move furniture and electrical items to safety	
• Put flood boards, polythene and sandbags in place	
• Make a list now of what you can move away from the risk	
• Turn off electricity, water and gas supplies	
• Roll up carpets and rugs	
• Unless you have time to remove them hang curtains over rods	
• Move sentimental items to safety	
• Put important documents in polythene bags and move to safety	
Garden and outside	
• Move your car out of the flood risk area	
• Move any large or loose items or weigh them down	
Business	
• Move important documents, computers and stock	
• Alert staff and request their help	
• Farmers move animals and livestock to safety	
Evacuation - Prepare a flood kit in advance	
• Inform your family or friends that you may need to leave your home	
• Get your flood kit together and include a torch, warm and waterproof clothing, water, food, medication, toys for children and pets, rubber gloves and wellingtons	

There are a range of flood protection products on the market to help you protect your property from flood damage. A directory of these is available from the **National Flood Forum** at **www.bluepages.org.uk**

Be prepared for flooding. Act now

GEHO0709BQPU-E-E