

Appendix 5

Flood Maps and Correspondence

Flood risk assessment data



Location of site: 518853,104937 (shown as easting and northing coordinates)

Document created on: 21 November 2025

This information was previously known as a product 4.

Customer reference number: EIR2025/41441

Map showing the location that flood risk assessment data has been requested for.



About the models used

Model name: Adur Coastal Model, 2012
Scenario(s): Defended tidal, Undefined tidal
Date: 20 August 2012

These models contain the most relevant data for your area of interest.

Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1% chance of occurring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 3.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

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

Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change



Flood map for planning

Location (easting/northing)
518853/104937

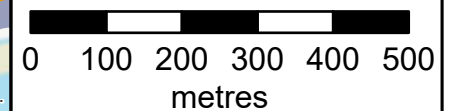
Scale

1:10,000

Created

21 Nov 2025

-  Selected area
-  Flood defence
-  Flood Zone 3
-  Flood Zone 2



Modelled data

This section provides details of different scenarios we have modelled and includes the following (where available):

- outline maps showing the area at risk from flooding in different modelled scenarios
- map(s) showing the approximate water levels for the return period with the largest flood extent for a scenario and table(s) of sample points providing details of the flood risk for different return periods

Climate change

The climate change data included in the models may not include the latest [flood risk assessment climate change allowances](#). Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

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

Modelled scenarios

The following scenarios are included:

- Defended modelled tidal: risk of flooding from the sea where there are flood defences
- Defences removed modelled tidal: risk of flooding from the sea where flood defences have been removed

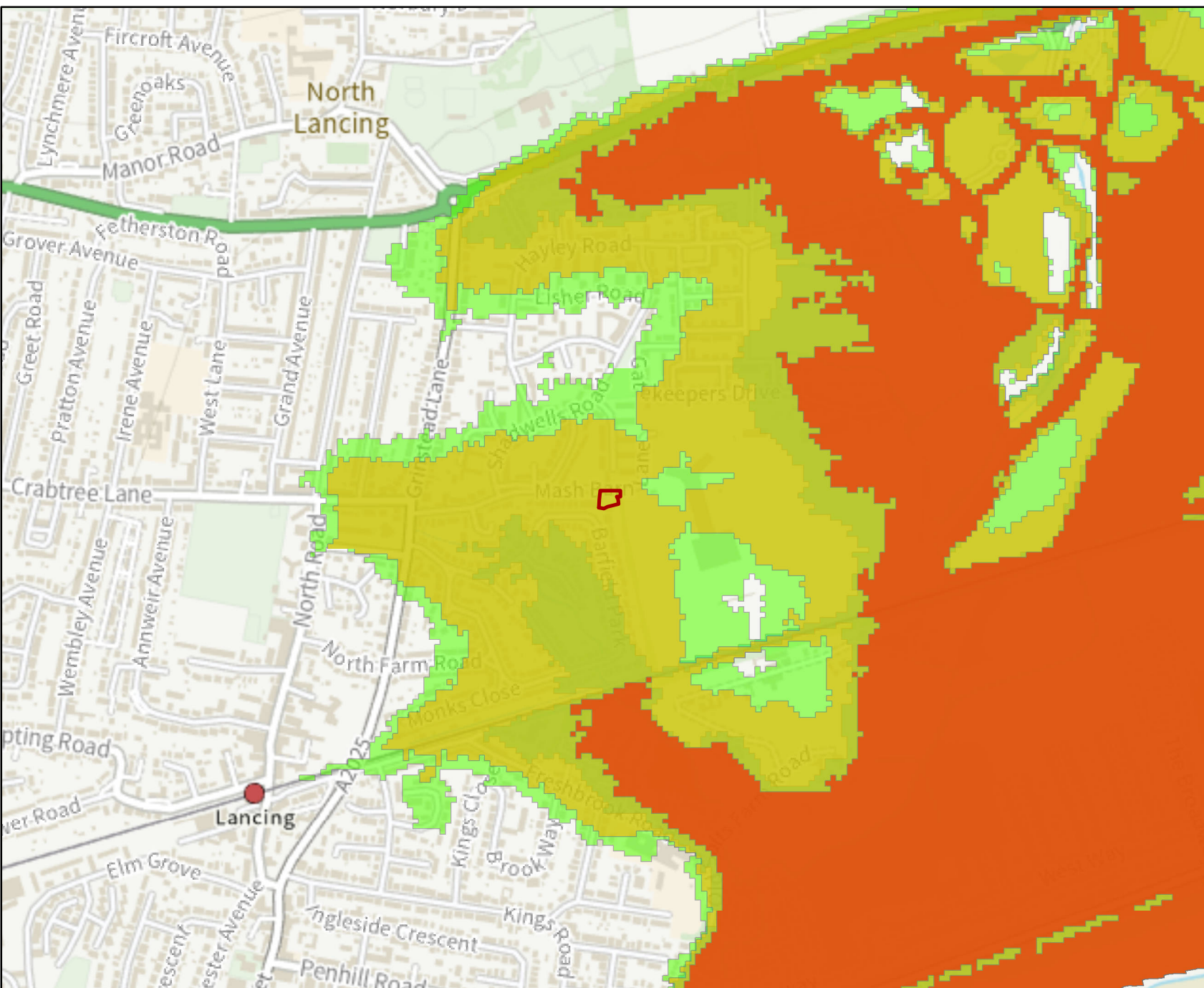
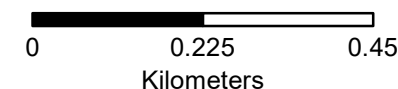


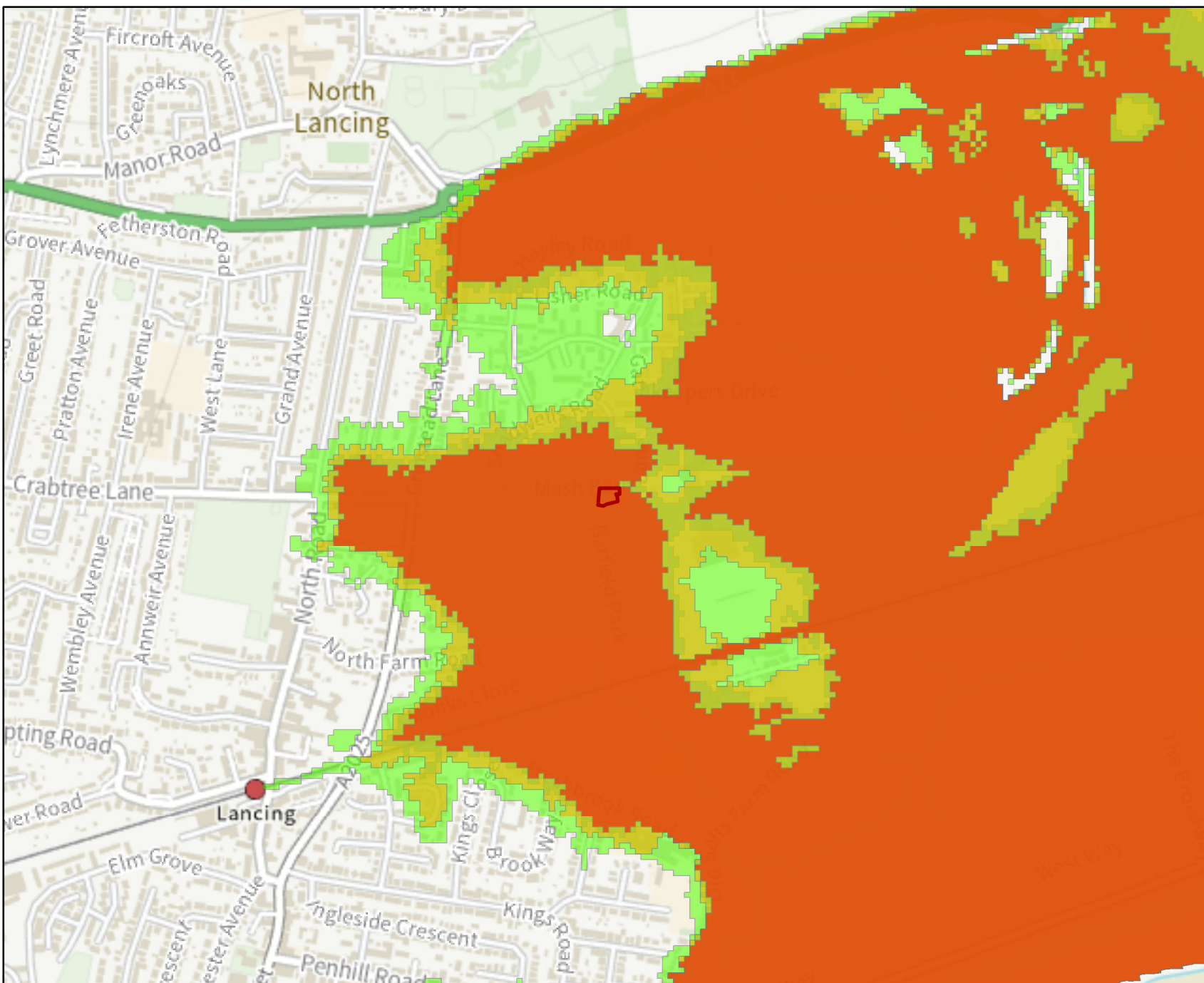
Legend

- 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



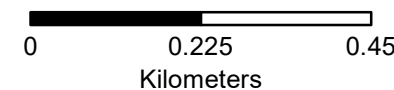


Legend

-  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





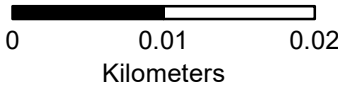
Legend

● Site Nodes

□ Site Boundary

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Scale: 1:500



Product 4 Flood Risk Data Requested by: Stuart Magowan

Site: 518853,104937 (easting and northing coordinates)

Table 1: Water Levels: Tidal Undefended

Node Ref	NGR		Modelled Flood Levels in Metres AOD			
	Eastings	Northings	Undefended Annual Exceedance Probability			
			0.5%	0.5% (2070)*	0.5% (2115)*	0.1%
1	518840	104949	4.26	4.79	5.40	4.48
2	518871	104950	4.26	4.79	5.40	4.48
3	518854	104942	4.26	4.79	5.40	4.48
4	518838	104934	4.26	4.79	5.40	4.48
5	518868	104934	4.26	4.79	5.40	4.48
6	518843	104922	4.26	4.79	5.40	4.48
7	518859	104927	4.26	4.79	5.40	4.48

Table 2: Water Levels: Tidal Defended

Node Ref	NGR		Modelled Flood Levels in Metres AOD			
	Eastings	Northings	Defended Annual Exceedance Probability			
			0.5%	0.5% (2070)*	0.5% (2115)*	0.1%
1	518840	104949	-	4.47	5.05	-
2	518871	104950	-	4.47	5.05	-
3	518854	104942	-	4.47	5.05	-
4	518838	104934	-	4.47	5.05	-
5	518868	104934	-	4.47	5.05	-
6	518843	104922	-	4.47	5.05	-
7	518859	104927	-	4.47	5.05	-

Table 3: Water Depths: Tidal Undefined

	NGR		Modelled Flood Depths in Metres			
			Undefined Annual Exceedance Probability			
Node Ref	Eastings	Northings	0.5%	0.5% (2070)*	0.5% (2115)*	0.1%
1	518840	104949	0.60	1.13	1.74	0.82
2	518871	104950	0.15	0.68	1.29	0.37
3	518854	104942	1.00	1.53	2.14	1.22
4	518838	104934	1.25	1.77	2.39	1.46
5	518868	104934	0.52	1.05	1.66	0.74
6	518843	104922	1.33	1.86	2.47	1.55
7	518859	104927	0.99	1.52	2.13	1.21

Table 4: Water Depths: Tidal Defended

	NGR		Modelled Flood Depths in Metres			
			Defended Annual Exceedance Probability			
Node Ref	Eastings	Northings	0.5%	0.5% (2070)*	0.5% (2115)*	0.1%
1	518840	104949	-	0.81	1.38	-
2	518871	104950	-	0.36	0.94	-
3	518854	104942	-	1.21	1.53	-
4	518838	104934	-	1.46	2.03	-
5	518868	104934	-	0.73	1.31	-
6	518843	104922	-	1.54	2.02	-
7	518859	104927	-	1.20	1.73	-

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

Produced on: 21/11/2025

*** The flood risk data provided is based on existing EA hydraulic models with an allowance for climate change. Please note the climate change allowances provided are not up to date. These were updated on 27 July 2021.**

You should refer to '[Flood risk assessments: climate change allowances](#)' for the most up to date allowances. You will need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

There is no additional information or health warnings for these levels/depths or the model from which they have been produced.



Surface water map

Yearly chance of flooding

☐ Extent

☐ Depth

Yearly chance of flooding between 2040 and 2060

☐ Extent

☒ Depth

High chance

More than 3.3% chance each year

Medium chance

Between 1% and 3.3% chance each year

Low chance

Between 0.1% and 1% chance each year

Map details

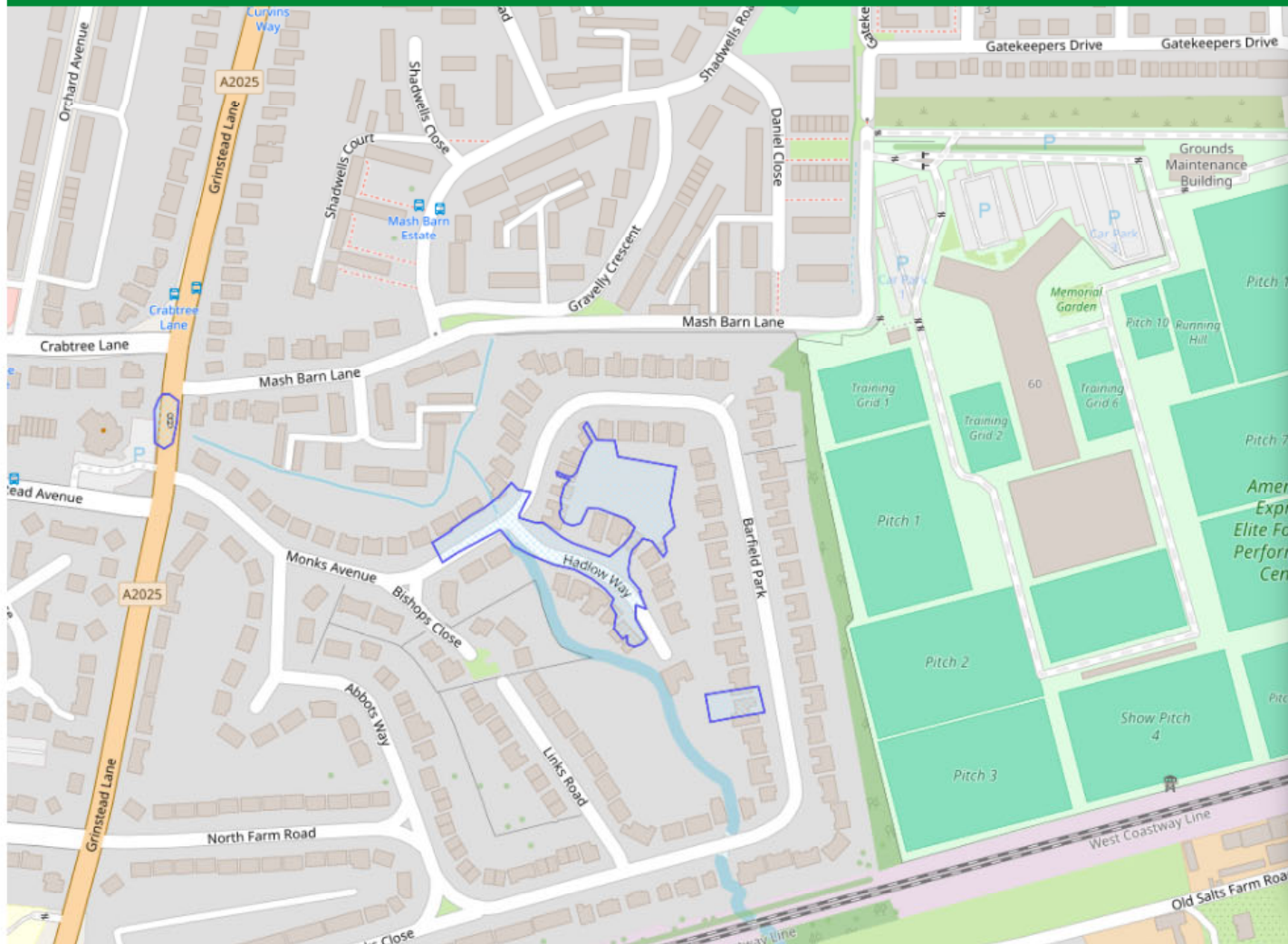
☒ Show flooding



Defra OGC preview

[Layers](#)

[Download](#)



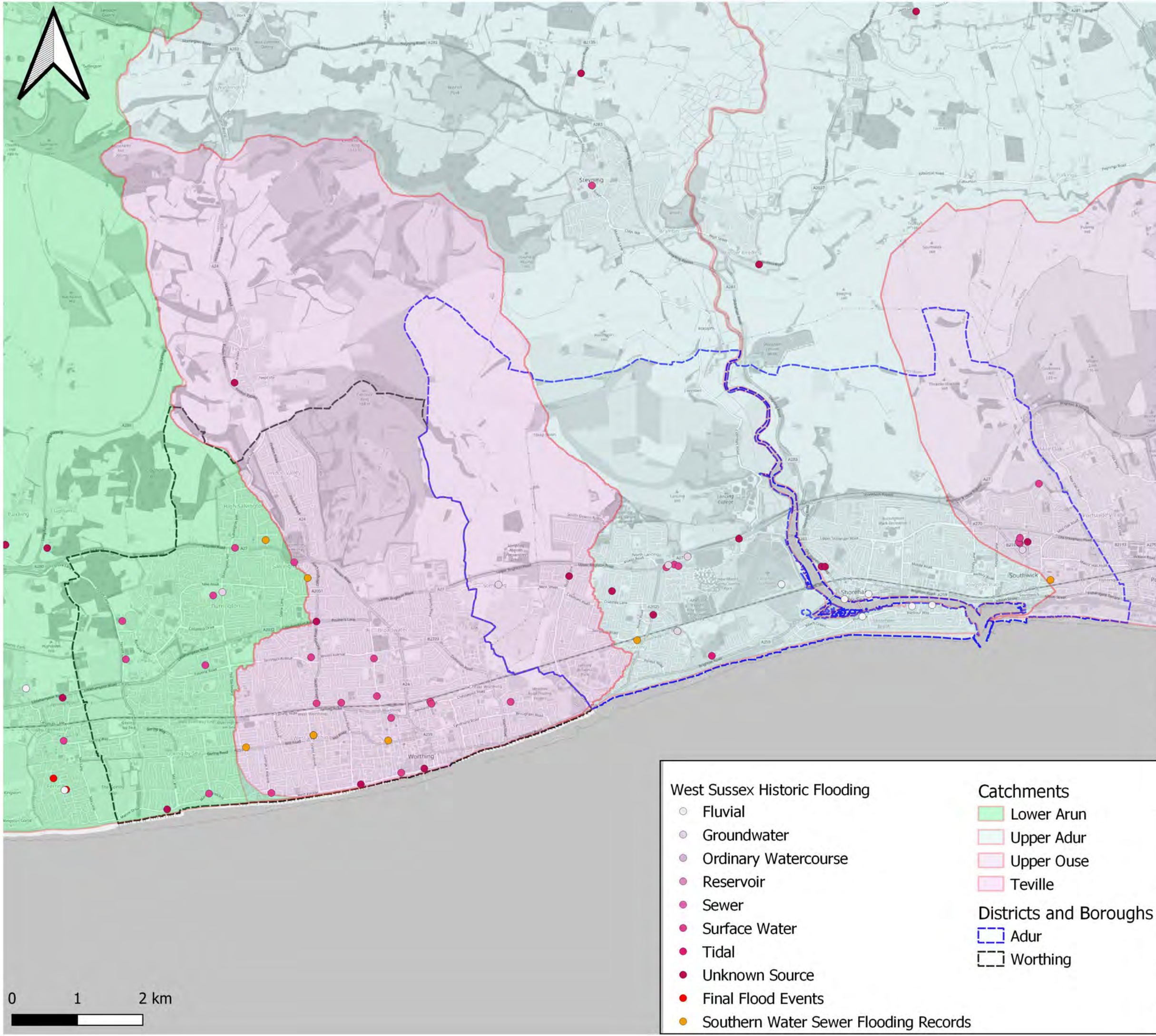
Historic Flood Map

Environment Agency



Historic_Flood_Map





Do not scale - Use only figured dimensions
The contractor is to check all dimensions on site and report any discrepancies to the site Supervisor
This drawing is to be read in conjunction with other standard documentation

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P01	7/12/2024	EM	FIRST ISSUE	AR	KW
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING
A - AUTHORISED AND ACCEPTED

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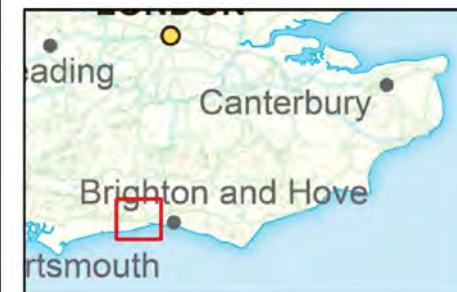
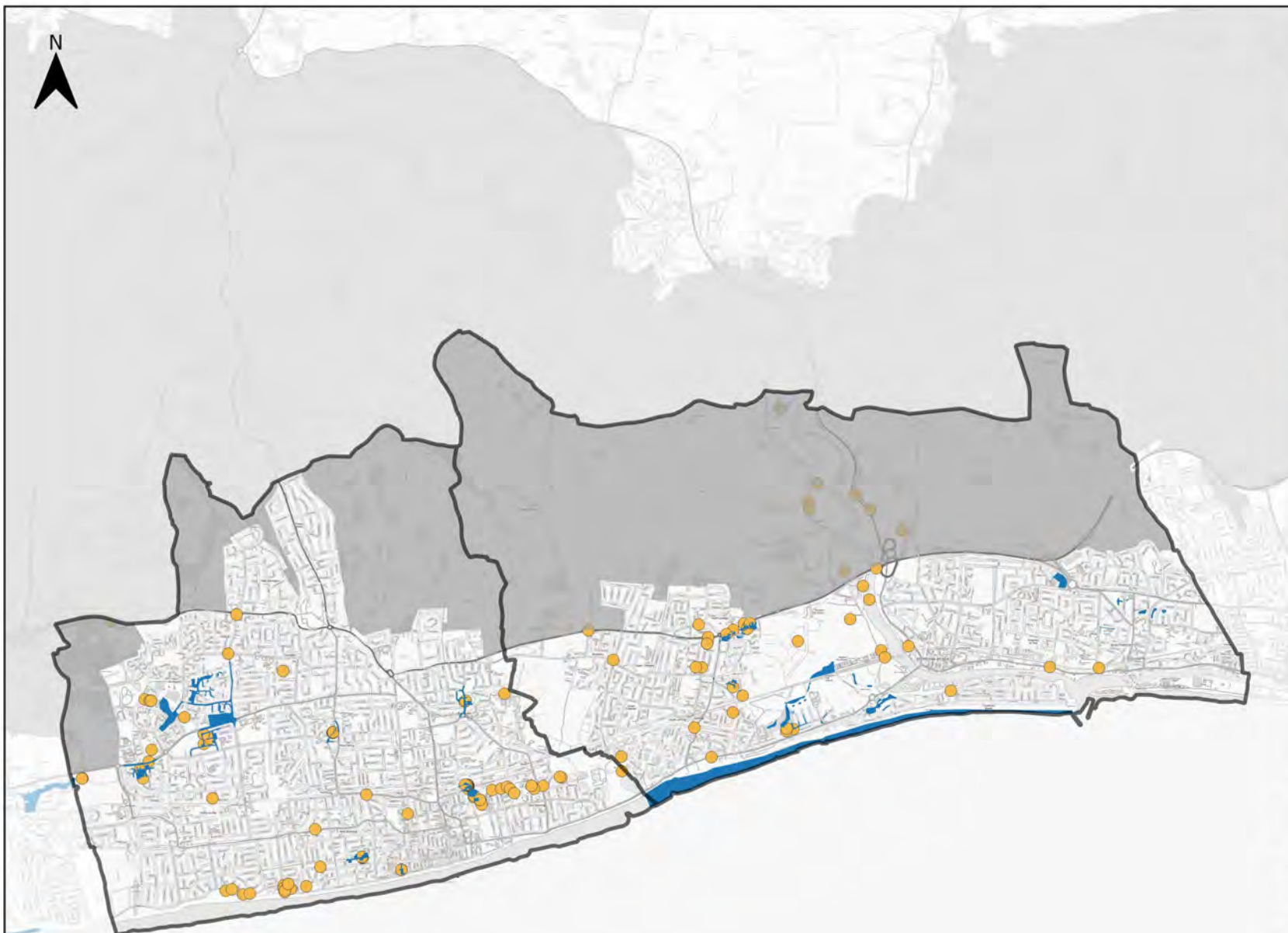
CLIENT:

PROJECT:
Local Flood Risk Management Strategy Mapping

TITLE:
006 - Adur and Worthing Historic Flood Map

DRAWN: EM	CHECKED: AR	APPROVED: KW
PROJECT 70121454	SCALE 1:1	DATE: 17/12/2024
DRAWING 70121454-WSP-DG-WA-0006-P01		RFV: P01

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Legend

 Adur District and Worthing Borough

Historic Flooding

 Recorded Flood Outlines

 WSCC Recorded Incidents

0 1 2 3 4 km



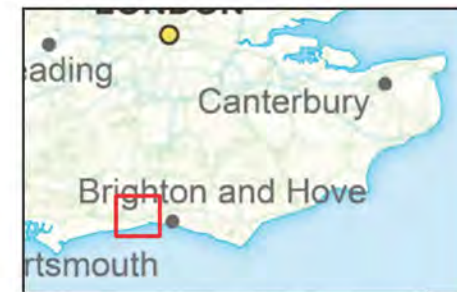
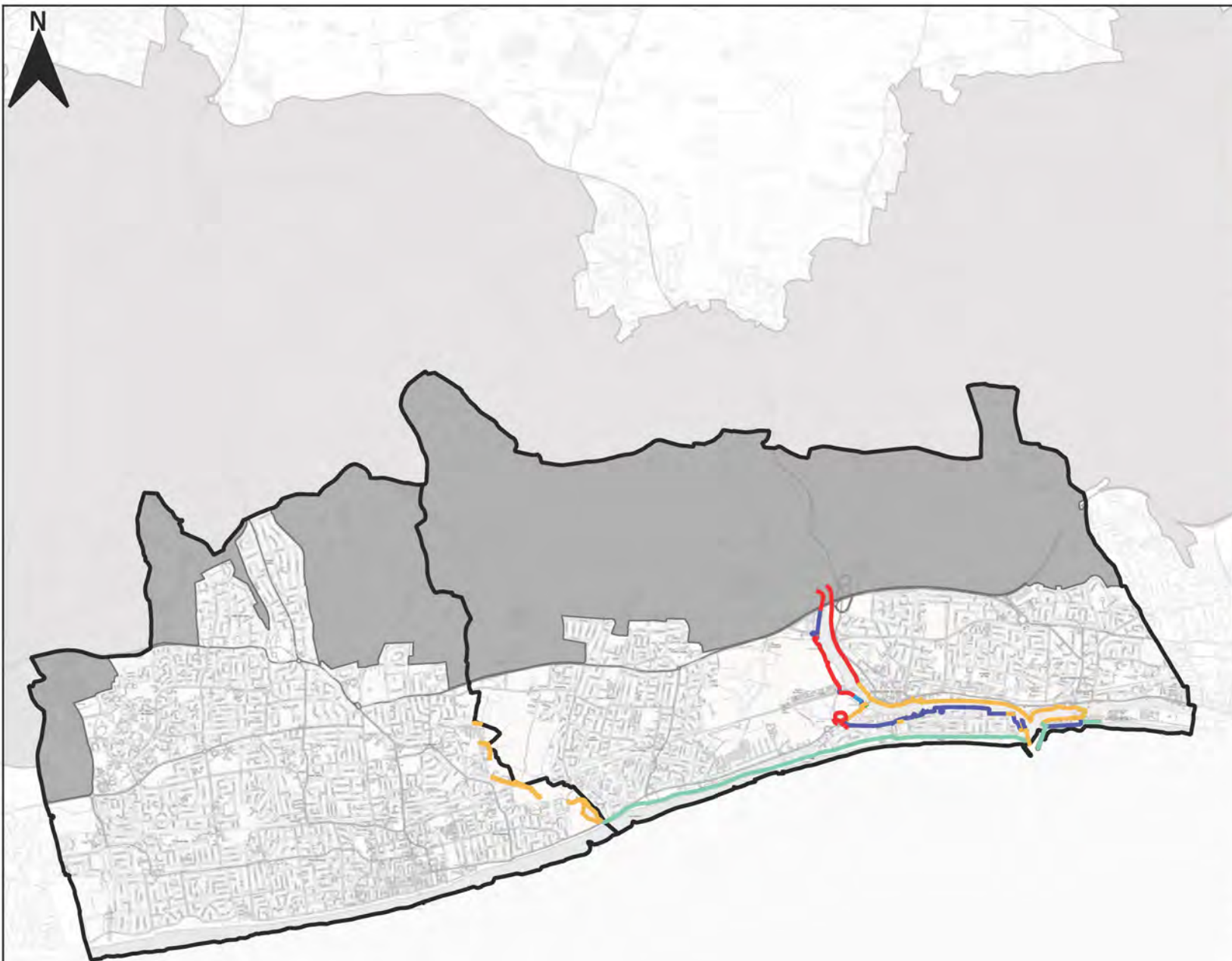
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Adur and Worthing Councils SFRA: Historic Flooding

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ADUR & WORTHING
COUNCILS



Legend

Adur and Worthing Boundary

South Downs National Park

Aims Defences

Beach

Bridge Abutment

Demountable Defence

Embankment

Flood Gate

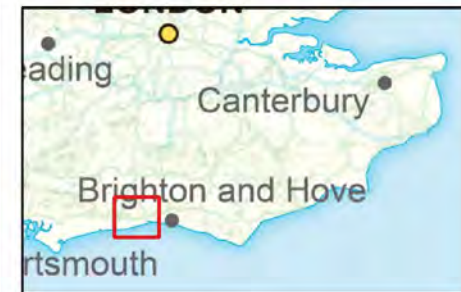
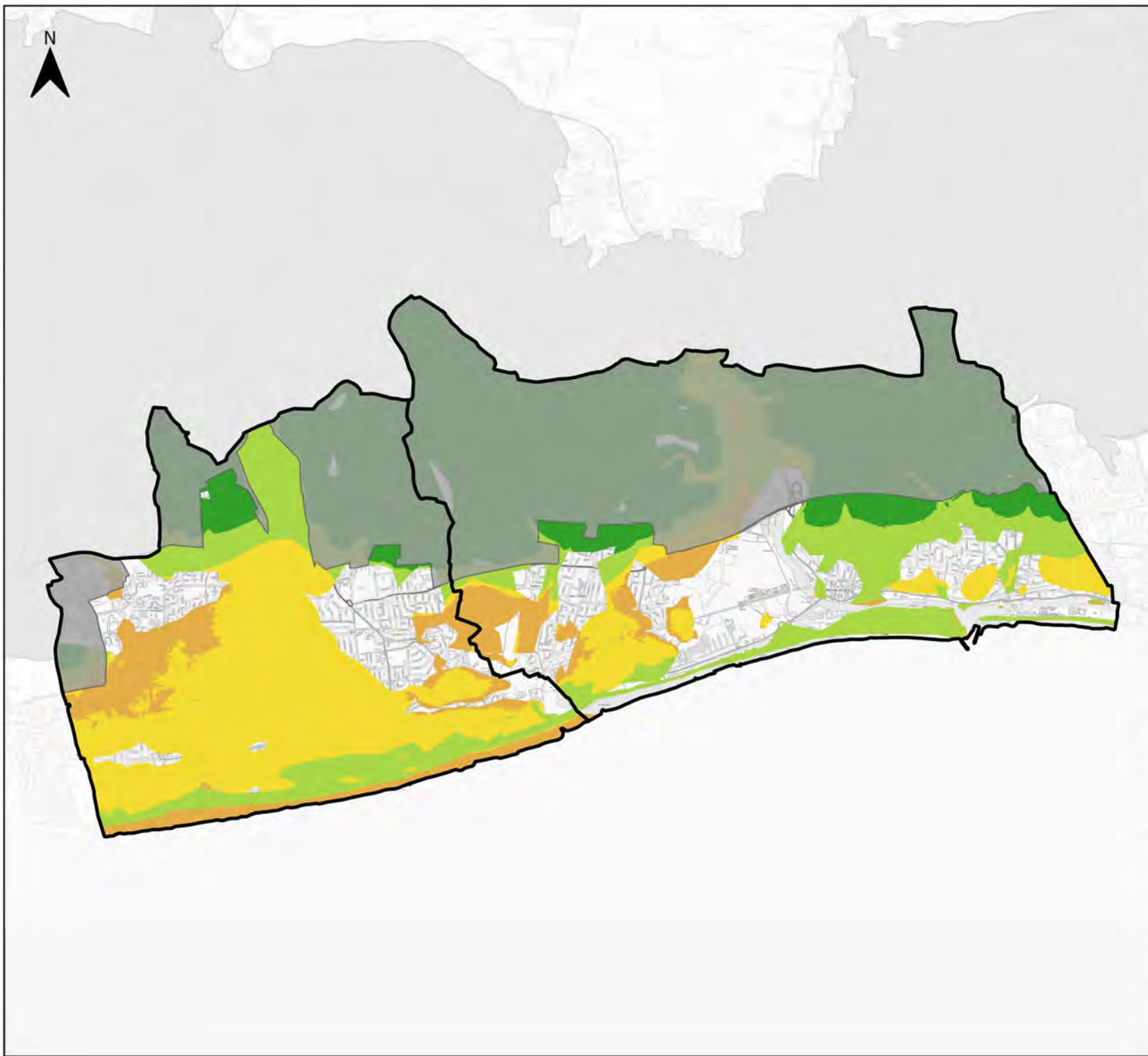
Natural High Ground

Wall



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Legend

-  Adur and Worthing Boundary
-  South Downs National Park

JBA Groundwater Mapping

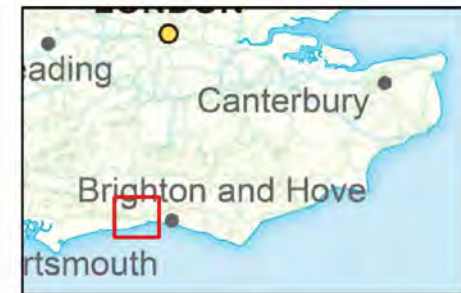
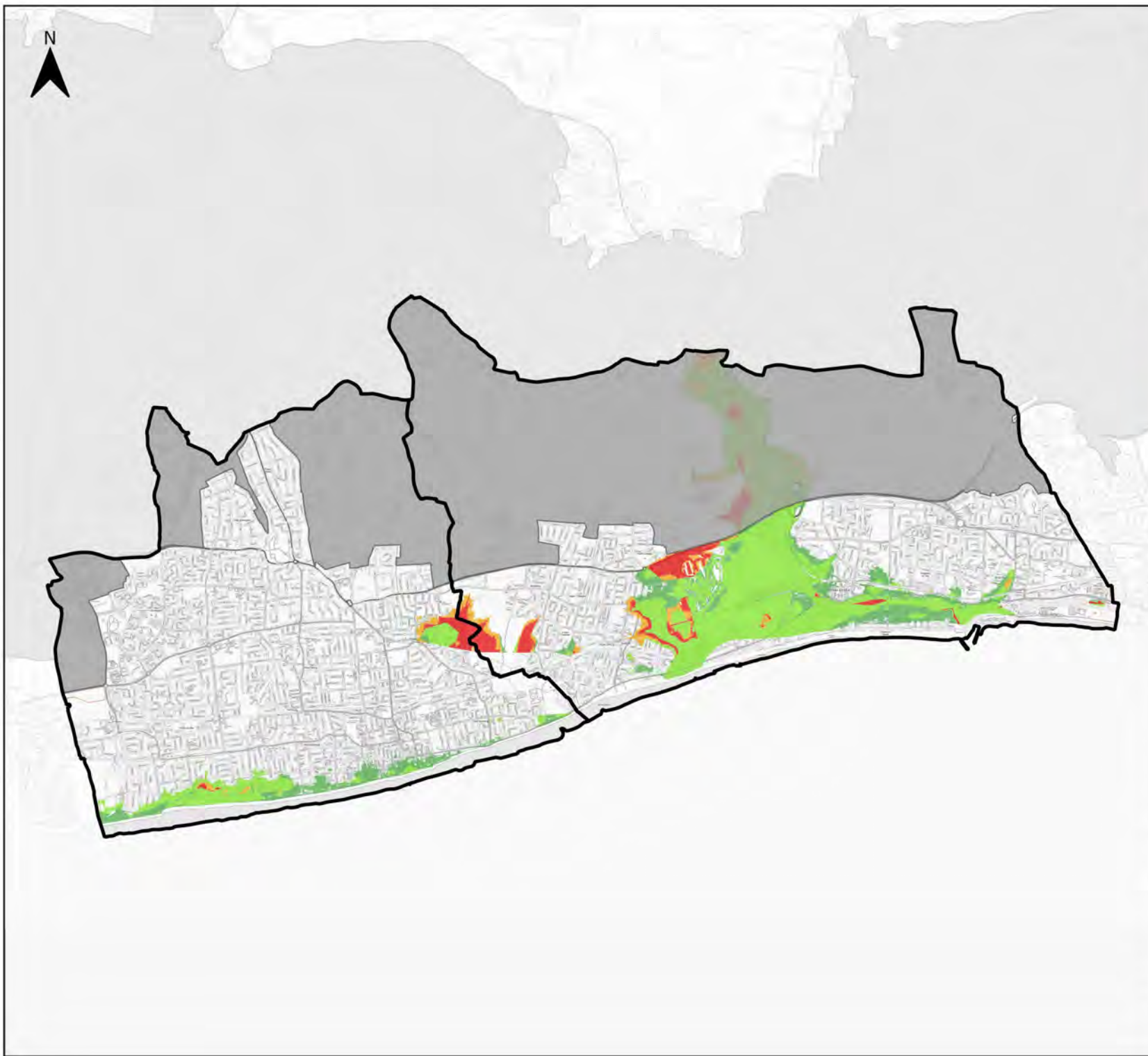
-  Groundwater levels are either at or very near (within 0.025m of) the ground surface.
-  Groundwater levels are between 0.025m and 0.5m below the ground surface.
-  Groundwater levels are between 0.5m and 5m below the ground surface.
-  Groundwater levels are at least 5m below the ground surface.



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Adur and Worthing Councils SFRA: JBA Groundwater Mapping

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Legend

-  Adur and Worthing Boundary
-  South Downs National Park
-  Zone GW 1
-  Zone GW 2
-  Zone GW 3
-  Zone GW 4

Notes

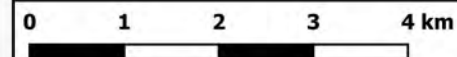
Technical assessment of the impact of sea level rise upon groundwater. Zone categories are outlined as follows:

GW1 - GW level more than 0.5m below the surface and region is above the current tidal level but below the future tidal level.

GW2 - GW level more than 0.5m below the surface and region is below the present day tidal level OR GW level between 0.025m and 0.5 below the surface and region is above the current tidal level but below the future tidal level

GW3 - GW level between 0.025m and 0.5m below the surface and region is below the present day tidal level OR GW level within 0.25m of the surface and region is above the current tidal level but below the future tidal level

GW4 - GW level within 0.025m of the surface and region is below the present day tidal level.



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