



131 NEWLAND ROAD
ADDITIONAL INFORMATION REGARDING SURFACE WATER FLOOD RISK

Introduction

My client has applied for prior approval for proposed change of use of the ground floor from Class E (commercial/business/service) to provide additional floorspace for first floor flat (Use Class C3).

WSP, in their letter dated 1st July, has raised concerns in view of the site being at risk of surface water flooding. In summary, whilst acknowledging that no proposed sleeping accommodation on the ground floor, they are concerned by the potential increase in vulnerability due to the increase in sleeping accommodation within the property. As a result, they have requested that an Emergency Plan should be submitted, in line with 'Flood risk emergency plans for new development' as produced by ADEPT and EA.

Following an exchange of emails with the case officer, it has been requested that my client needs to provide some justification for introducing habitable accommodation on the ground floor in an area at risk of flooding. The case officer acknowledged that this should be proportionate to the application

Given the nature of the proposed development and the nature and extent of the flood risk, it is not considered to be proportionate to provide an Emergency Plan that accords with the aforementioned guidance.

Flood Risk

The site is at risk from flooding from surface water flooding. The flooding is primarily caused back blocked drains in Newlands Road. The flooding is very sporadic in nature and subsides within an hour.

According to the EA, the frequency / probability of surface water flooding at this location is currently 'medium', increasing to 'high' between 2040 and 2060. See the extract below.

Flood risk summary

Your selected location: 131, Newland Road, Worthing, BN11 1LB
This information tells you the flood risk of the land around a building, not the building itself.
[How we assess an area's flood risk](#)
The highest risk of flooding at this location is from **surface water**.
[Flood risk and climate change](#)

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

Yearly chance of flooding

Very low	Low	Medium	High
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Yearly chance of flooding between 2040 and 2060

Very low	Low	Medium	High
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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](#)

It should be noted that the site is not at risk from any sudden inundation from the breach of either a tidal or a fluvial defence. As a result, any flooding on the site would not rise rapidly.

The extent of the area at risk from surface water flooding is shown on the EA map extract below:



It should be noted that the chance of the site flooding to a depth of 20cm is currently 'medium' and this will remain the case for 2040-2060. The chance of the site flooding to a depth of 30cm is currently 'low' and this will remain the case for 2040-2060. The chance of the site flooding to a depth of 60cm is currently 'very low' and this will remain the case for 2040-2060. See the extracts below.

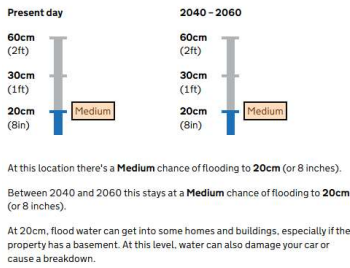
Surface water: possible flood depths

Your selected location: 131, Newland Road, Worthing, BN11 1LB
This information tells you the flood risk of the land around a building, not the building itself.

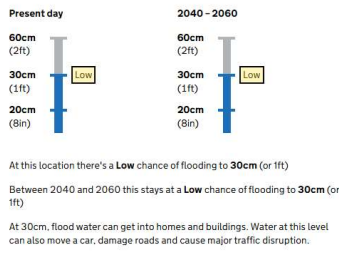
Flooding is hard to predict and there is always a chance any flood water could be deeper than what we show.

[What the flood risk ratings mean](#)

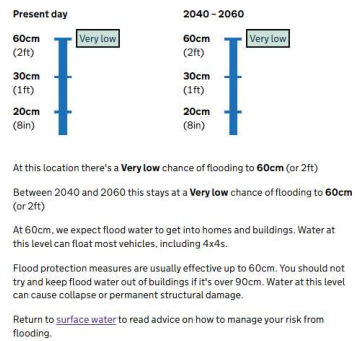
Chance of flooding to 20cm



Chance of flooding to 30cm



Chance of flooding to 60cm



Flood Warnings

Surface water flooding is not covered by the EA's Flood Warning System. As a result, there would be no benefit in my client signing up for any flood warnings.

Site Evacuation Procedures & Routes

Given the nature, depth, duration and extent of the area at risk of flooding, it would not be necessary to evacuate the building.

Whilst the proposal introduces habitable accommodation on the ground floor, all of the sleeping accommodation would be on the first floor.

Safe Refuge

Given the nature, depth and duration of flooding, safe refuge could be sought on the first floor for the limited duration of any flood event.

Furthermore, the proximity of the site to the edge of the area at risk from flooding (approximately 100m) is such that an alternative safe refuge could readily be found; noting that flood depths are not expected to be greater than 20cm, the water would not be flowing and it would recede quickly.

Flood Proofing / Resilience

As previously advised, the levels within the proposed development will not be altered and, as a result, they will be no lower than existing levels.

As far as providing 'details of any flood proofing/ resilience and resistance techniques' is concerned, the proposed development does not involve the creation of any new buildings and, in view of the nature and depth of the flooding, it is not considered to be proportionate or necessary for any flood proofing measures to be incorporated.

It should be noted that the floor comprises concrete overlaid with tiles. As a result, recovery and reoccupation could be swift.

I trust the above provides you with sufficient justification for the introduction of limited habitable accommodation (but no sleeping accommodation) on the ground floor of 131 Newland Road.

Chris Geddes
Albion Planning
24th July 2025