

Project_

Change of Use Development 25-27 Montague Steet, Worthing

Title_

Flood Risk Assessment

Project No_

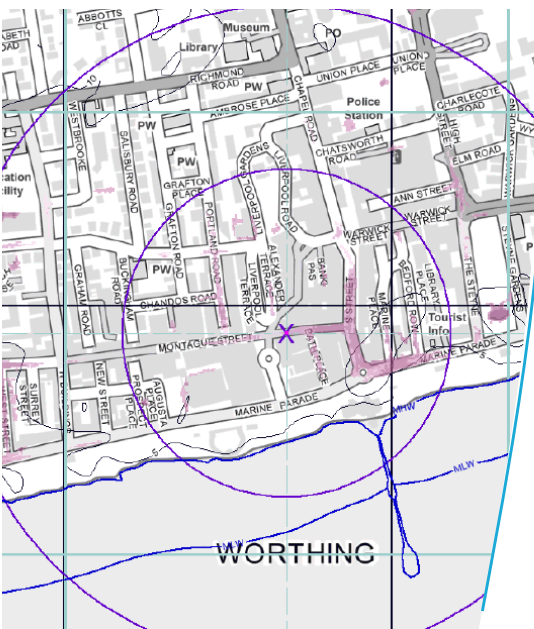
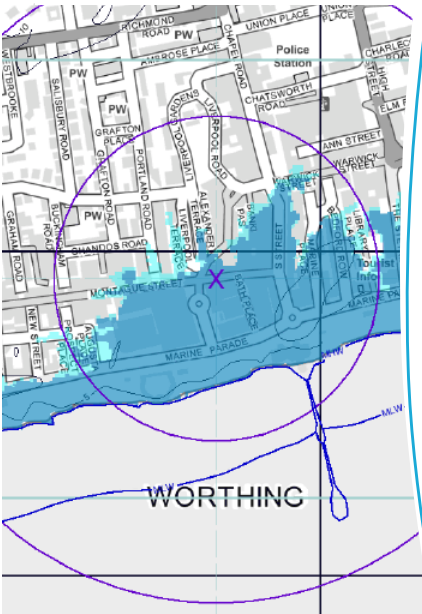
1306

Date_

April 2026

Revision_

A



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 report has been prepared for the private and confidential use of Moretons Investments Ltd and cannot be reproduced in whole or in part or relied upon by any third party for any use whatsoever without the express written authorisation of Flo Consult UK Limited. If any third party whatsoever comes into possession of this report, they rely on it at their own risk and Flo Consult UK Limited accepts no duty or responsibility (including in negligence) to any such third party.

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	30 th April 2026	A

Contents	Page
1. Introduction	1
2. National and Local Guidance and Policies	2
3. Site Setting and Description	3
4. Sources of Flooding	4
5. Sourced Data	5
6. Probability of Flooding	9
7. Flood Risk and Vulnerability	10
8. The Sequential Test and Exception Test	13
9. Exception Test and Safe Development over Lifetime	14
10. Safe Access and Egress	17

Appendices

Appendix A	-	Proposed Site Plans
Appendix B	-	Southern Water Asset Plans
Appendix C	-	Envirocheck Flood Map Data
Appendix D	-	Environment Agency Flood Model Data
Appendix E	-	Environment Agency Flood Plan

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 development at 25-27 Montague Street, Worthing, BN11 3BE (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, December 2024 (as amended February 2025), Paragraphs 161-163 and 170-182;
- National Planning Practice Guidance ('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 (DEFRA) 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 – updated February 2025)) 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) and 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 / retail area of Worthing, is approximately 1km south of Worthing train station, and is bound by Montague Street to the north, commercial and residential units leading to Bath Place to the east, pedestrian access areas to the south, and further commercial and residential units to the west.

The postcode at the Site is BN11 3BE, with the co-ordinates being: Easting: 514850, Northing: 102440.

3.2. Existing Site and Topography

The Site, in a pre-development state, currently consists of a building that covers most of the Site area, with external access / exit area to the front and rear. The building has a retail unit on the ground floor and storage at basement, first, second and third floor level.

In terms of topography, there are no changes on the ground floor of the building, with the external access areas (Montague Street – north and pedestrian access - south) falling, with a slight grade, in an easterly direction.

3.3. Proposed Development

Refer to Appendix A for proposed development plans, where they show the Site, in a post development state, is a conversion of the first, second and third floors to 4 residential units (Use Class C3), with ground floor and basement staying as a retail unit (Use Class E).

The entrance to the residential and retail units will be from Montague Street (north of the Site) and the pedestrian access area (south of the Site). 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 2.5 km to the east.

3.5. Water Mains and Public Sewers

As shown on the Southern Water asset map in Appendix B, the nearest water main is in Montague Street, with the nearest sewers being a 375mm surface water and 150mm foul water in Montague Street.

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 is 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) present-day fluvial flood zone map shown in Figure 1 indicates that the Site are is in Flood Zone 3.

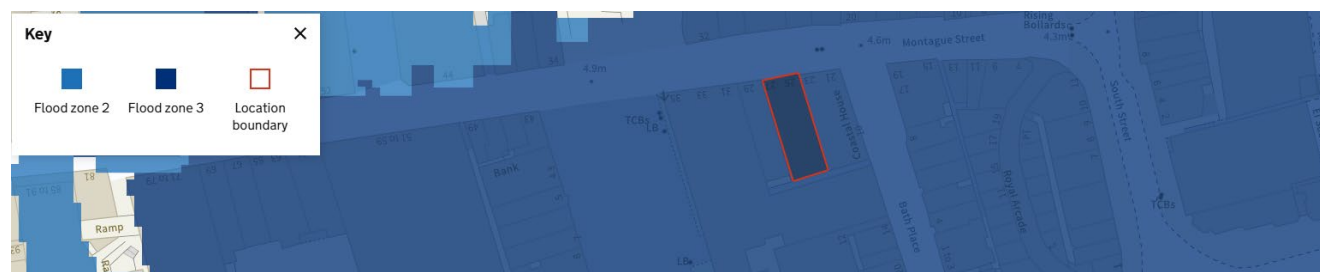


Figure 1 – EA Present Day Flood Zone Map

The EA fluvial flood extent map shown in Figure 2 indicates that the Site is within the future climate change (2070-2115) fluvial flood extent area.

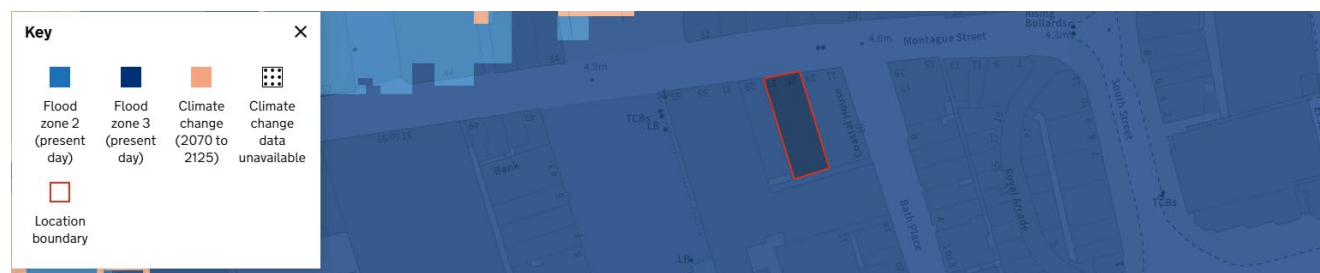


Figure 2 – EA Fluvial Flood Extent – Climate Change (2070 to 2125)

The EA surface water extent map shown in Figure 3 indicates that the Site and external pedestrian access areas to the rear / south are outside the surface water flood extent area in the 1 in 30 annual likelihood event.

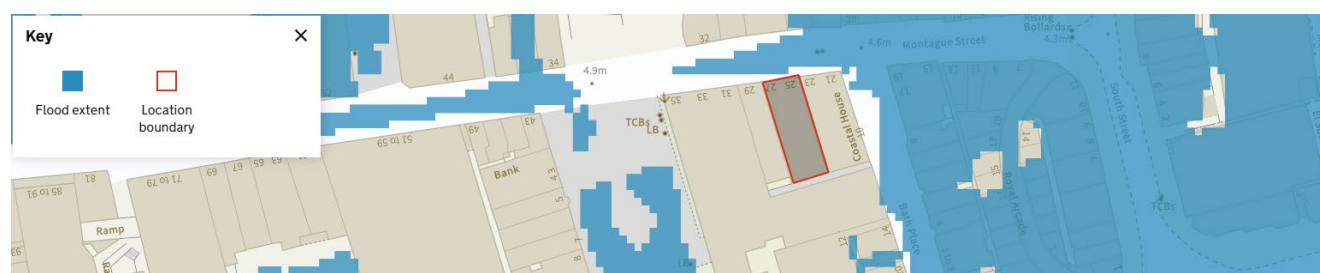


Figure 3 – EA Surface Water / Pluvial Flood Extent – 1 in 30

The EA surface water extent map shown in Figure 4 indicates that the Site is within the surface water flood extent area in the 1 in 100 annual likelihood event.

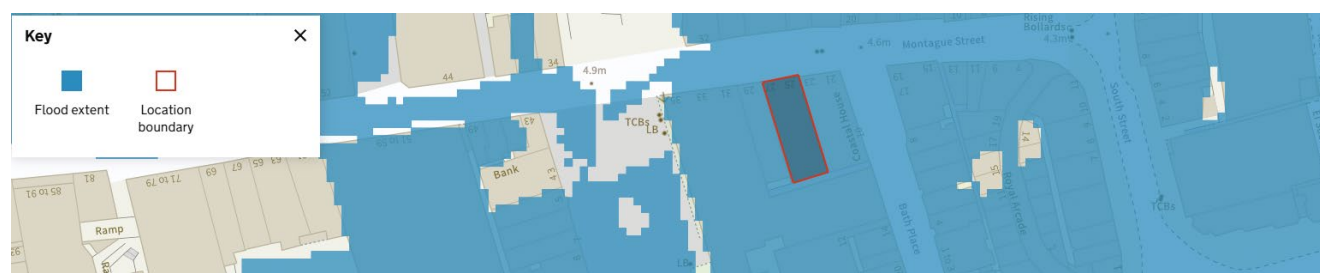


Figure 4 – EA Surface Water / Pluvial Flood Extent – 1 in 100

The EA surface water extent map shown in Figure 5 indicates that the Site is within the surface water flood extent area in the 1 in 1000 annual likelihood event.

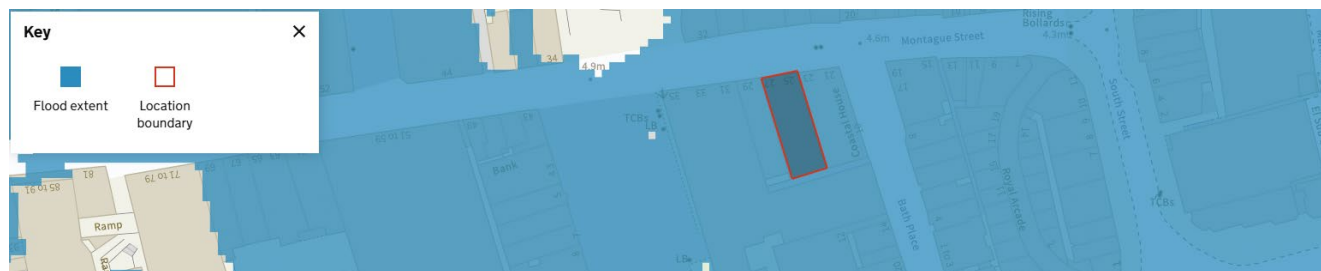


Figure 5 – EA Surface Water / Pluvial Flood Extent – 1 in 1000

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 is as follows:

Flood Data Map

The EA/NRW flood data map also indicates that the Site is in Flood Zone 3.

Pluvial, Fluvial and Coastal Flooding

The Envirocheck (JBA) 75-year return period flood map indicates that there is no pluvial or fluvial (river) flooding at the Site, but coastal flooding (undefended) of over 1.0m.

The Envirocheck (JBA) 100-year return period flood map indicates that there is no fluvial (river) flooding at the Site, but coastal flooding (undefended) of over 1.0m.

The Envirocheck (JBA) 200-year return period flood map indicates that there is no pluvial or fluvial (river) flooding at the Site, but coastal flooding (undefended) of over 1.0m.

The Envirocheck (JBA) 1000-year return period flood map indicates that there is no pluvial or fluvial (river) flooding at the Site, but coastal flooding (undefended) of over 1.0m.

In summary, the JBA maps indicate that there is no flooding at the development site from pluvial or fluvial (river) sources for all return periods, but coastal flooding over 1.0m for all return periods in an undefended scenario. The data therefore suggest the flood risk at the Site is from coastal sources only.

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 within Montague Street or the pedestrian access area directly to the north and south (residential unit access / exit points).

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 within Montague Street or the pedestrian access area directly to the north and south (residential unit access / exit points).

The Envirocheck (EA/NRW) 1000-year return period flood map indicates that there is no surface water / rainfall flood depth within the Site, no surface water / rainfall flood depths at the pedestrian access to the south (residential unit access points) but surface water / rainfall flood depths of up between 0.30m to 0.60m within Montague Street to the north (other residential unit access / exit), and surface water / rainfall flood depths of up between 0.15m to 0.30m within Bath Street to the east (road leading to pedestrian access to south).

In summary, the data from the EA flood map identifies that there is no surface water / rainfall flooding at the Site or pedestrian access area to the south, with surface water flooding to Montague Street (outside the Site boundary) during the 1000-year return period only.

Ground Water Flooding

The Envirocheck / BGS flood 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 area, 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 202 for 30 Montague Street, which is adjacent to the Site (8m north) and therefore applicable to this FRA.

Flood Zones

The flood data map also indicates that the Site is in Flood Zone 3.

Modelled Flood Outlines

The Tidal Defended map shows the Site will flood during the 0.5% Annual Exceedance Event (AEP) (2012);

The Tidal Undefended map shows the Site will flood during the 0.5% AEP (2115).

EA Flood Level Data

The flood water levels at the Site have been stated by the EA at the Site and Montague Road (directly south of the Site at residential access) for the 0.5% AEP, 0.5% (2070) AEP, 0.5% (2115) AEP, and the 0.1% AEP.

As shown on other flood map data, the source of flooding at the Site is coastal / tidal, and the lifespan of the Site is likely to be up to 2115. Therefore, the flood water level of the **0.5% (2115) AEP** is to be assessed. A summary of which is as follows:

Table 1	-	Tidal Water Levels Undefended	-	5.26m AOD
Table 2	-	Tidal Water Levels Defended	-	5.01m AOD
Table 3	-	Tidal Water Depths Undefended	-	0.49m
Table 4	-	Tidal Water Depths Defended	-	0.27m

There are existing flood defences at Worthing that protect the Site, with planned work by the EA to improve / repair the defences (see Section 5.4 below).

Therefore, as the Site is defended, the flood level of **5.01m AOD** and the flood depth of **0.27m** is to be used to assess the flood risk.

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: **HIGH**

The EA present-day fluvial flood zone map indicates that the Site are is in Flood Zone 3.

The EA fluvial flood extent map indicates that the Site is within the future climate change (2070-2115) fluvial flood extent area.

The JBA maps indicate that there is no flooding at the development site from fluvial (river) sources for all return periods, but coastal flooding over 1.0m for all return periods in an undefended scenario. The data therefore suggest the flood risk at the Site is from coastal sources only.

The Tidal Defended map shows the Site will flood during the 0.5% Annual Exceedance Event (AEP) (2012), and the Tidal Undefended map shows the Site will flood during the 0.5% AEP (2115), with the lifespan of the Site likely to be up to 2115

There are existing flood defences at Worthing that protect the Site, with planned work by the EA to improve / repair the defences. The EA have produced modelled flood data for the Site in a defended scenario (0.5% AEO – 2115), which states that the flood level will be **5.01m AOD** with a flood depth of **0.27m**.

Based on the flood data, there is low probability of fluvial (river) flooding), but a high probability of fluvial (tidal/coastal) during its lifetime.

6.2. Pluvial Flooding - Probability: **LOW**

The EA surface water extent map indicates that the Site and external pedestrian access areas to the rear are outside the surface water flood extent area in the 1 in 30 annual likelihood event.

The EA surface water extent maps indicate that the Site is within the surface water flood extent area in the 1 in 100 and 1 in 1000 annual likelihood event.

However, the Envirocheck (JBA) 75-year to 1000-year return period flood map shows no pluvial flooding at the Site, and 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 all the assessed data, the risk of pluvial flooding is deemed to be low.

6.3. Groundwater Flooding - Probability: **LOW**

The Envirocheck / BGS flood 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 water main is in Alexander Place and Montague Street, with the nearest sewers being a 225mm surface water and 150mm foul water in Alexander Place, and 375mm surface water and 150mm foul water in Montague Street.

There has been no history of flooding from the water mains 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**

The Envirocheck (JBA) canal failure map indicates that the Site is not in a canal coverage, and not in a canal failure area. There are no other known reservoirs or artificial sources near the Site, 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 3.

7.2. Flood Risk Vulnerability Classification

NPPG Paragraph 077, 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 to third 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 Site is in Flood Zone 3 with the proposed use being classed as ‘More Vulnerable’. Therefore, Table 2 (Annex 3) of the NPPG states that an Exception Test is required.

8. The Sequential Test and Exception Test

8.1. Sequential and Exception Test Guidance

NPPF Paragraph 175 states:

'The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).'

NPPF Paragraph 176 states:

'Applications for some minor development and changes of use (footnote62) should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63'.

Footnotes 62 and 63 state:

'This includes householder development, small non-residential extensions (with a footprint of less than 250m2) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate'.

8.2. The Sequential Test

The Site consists of the conversion of an existing building to create residential units, and therefore in accordance with NPPF Paragraph 176 and Foot Note 62, the Site should not be subject to the sequential test.

The Site is also 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 and third floor of the building, and not on the ground floor which has a high risk of fluvial flooding.

By having the residential units on the first floor and above, 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. Exception Test and 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.

The coastal / tidal 0.5% AEP flood level at the Site, in a defended scenario will be **5.01m AOD** with a maximum flood depth of **0.27m**.

All living and habitable (bedroom) areas will be on the first, second and third floors and therefore will not flood in any flood scenario.

9.2. Stage 2 – Avoiding the Risk

Predictability

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.

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.

Flood Warning

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 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 \(environment-agency.gov.uk\)](https://www.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 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 6.

This alarm will be obvious to the 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 occupants of the 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 E can be completed.

Flood Warning Codes

ONLINE FLOOD RISK FORECAST	Meaning Be aware. Keep an eye on the weather situation.	General advice • Check weather conditions. • Check for updated flood forecasts on the Environment Agency website.
 FLOOD ALERT	Meaning Flooding is possible Be prepared.	General advice • 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	Meaning Flooding is expected. Immediate action required.	General advice • 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	Meaning Severe flooding. Danger to life.	General advice • 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	Meaning No further flooding is currently expected in your area.	General advice • 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 6 – 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 ground floor access areas to the residential units.

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 / ground floor access 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 on the first to third floors 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

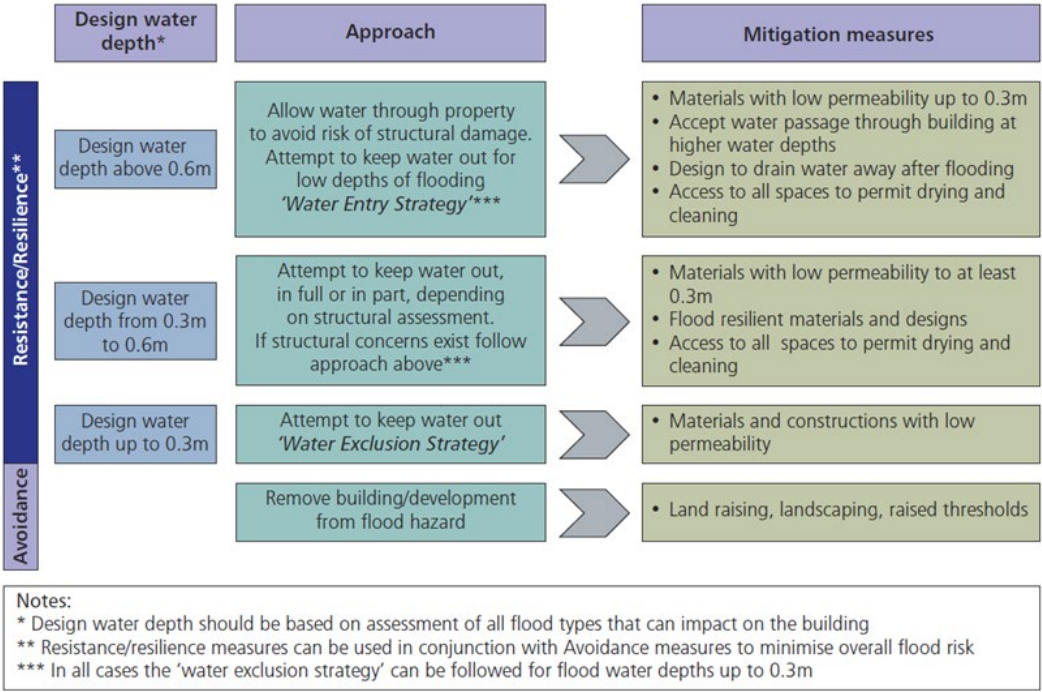


Figure 6 – Design Approach and Flood Resilient Design and Construction Diagram

The assessed flood maps identify the flood level at the Site as 0.27m. 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 ground floor access to at least 0.30m. These will be installed by the occupants of the residential units upon receiving flood warnings;
- Ground floor access areas 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;
- The materials for the internal walls and floors are materials with good drying ability post flooding event;
- 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 access to a flood event to the residential units can be via the pedestrian access area to the south of the Site, as this is shown to have a lower probability of flooding.

However, the pedestrian access area leads to Bath Street (east of the Site) which is shown to have surface water / pluvial flood depths of between 0.15m to 0.30m during the 1000-year return period (see Appendix C)

Landmark EnviroCheck (EA) flood velocity map (Figure 7 and Appendix C) shows that the 1000-year return period surface water / pluvial velocity in Bath Street is 1.0 m/s.

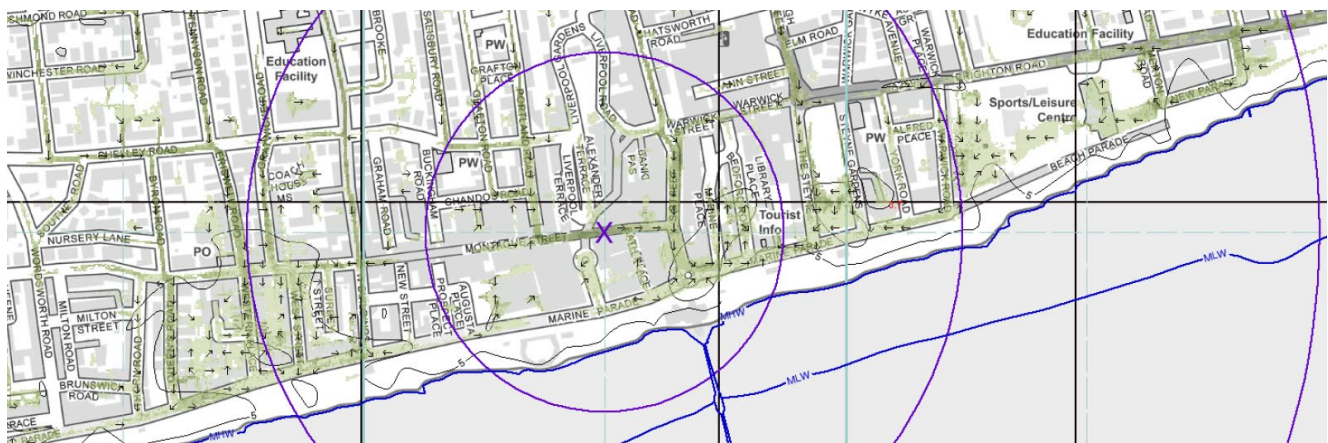


Figure 7 – Surface Water Velocity Map – 1000-Year Return Period

Safe access and egress via Bath Street in a flood event are to be assessed against 'DEFRA / EA - FD2321/TR1 - Flood Risk to People', which shows the calculation to establish the flood hazard threshold, with the calculation being:

Hazard Threshold = $d \times (v + 0.5)$ where: d = flood depth and v = flood velocity.

For Bath Street the flood depth is 0.30m and the velocity is 1.0 m/s, and therefore the flood hazard is **0.45**.

As detailed in the chart below (Figure 8) 0.45 is deemed to be low hazard rating with **Danger for None**. Therefore, safe access and egress can be gained to and from the residential units to the south of the Site via the pedestrian access and Barth Street.

Velocity Coefficient C		0.5									
(V+C) * D		Depth									
Velocity		0.25	0.50	0.75	1.00	1.25	1.50	1.75	2.00	2.25	2.50
0.00	0.13	0.25	0.38	0.50	0.63	0.75	0.88	1.00	1.13	1.25	
0.50	0.25	0.50	0.75	1.00	1.25	1.50	1.75	2.00	2.25	2.50	
1.00	0.38	0.75	1.13	1.50	1.88	2.25	2.63	3.00	3.38	3.75	
1.50	0.50	1.00	1.50	2.00	2.50	3.00	3.50	4.00	4.50	5.00	
2.00	0.63	1.25	1.88	2.50	3.13	3.75	4.38	5.00	5.63	6.25	
2.50	0.75	1.50	2.25	3.00	3.75	4.50	5.25	6.00	6.75	7.50	
3.00	0.88	1.75	2.63	3.50	4.38	5.25	6.13	7.00	7.88	8.75	
3.50	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00	10.00	
4.00	1.13	2.25	3.38	4.50	5.63	6.75	7.88	9.00	10.13	11.25	
4.50	1.25	2.50	3.75	5.00	6.25	7.50	8.75	10.00	11.25	12.50	
5.00	1.38	2.75	4.13	5.50	6.88	8.25	9.63	11.00	12.38	13.75	

	From	To	
Class 1	0.75	1.25	Danger for some
Class 2	1.25	2.50	Danger for most
Class 3	2.50	20.00	Danger for all

Figure 8 - Velocity, depth and flood hazard matrix

10.3. Safe Access and Egress Notification and Procedure

The safe access and egress details will be provided to the occupants of the new residential units on completion of the purchase and/or rental agreement.

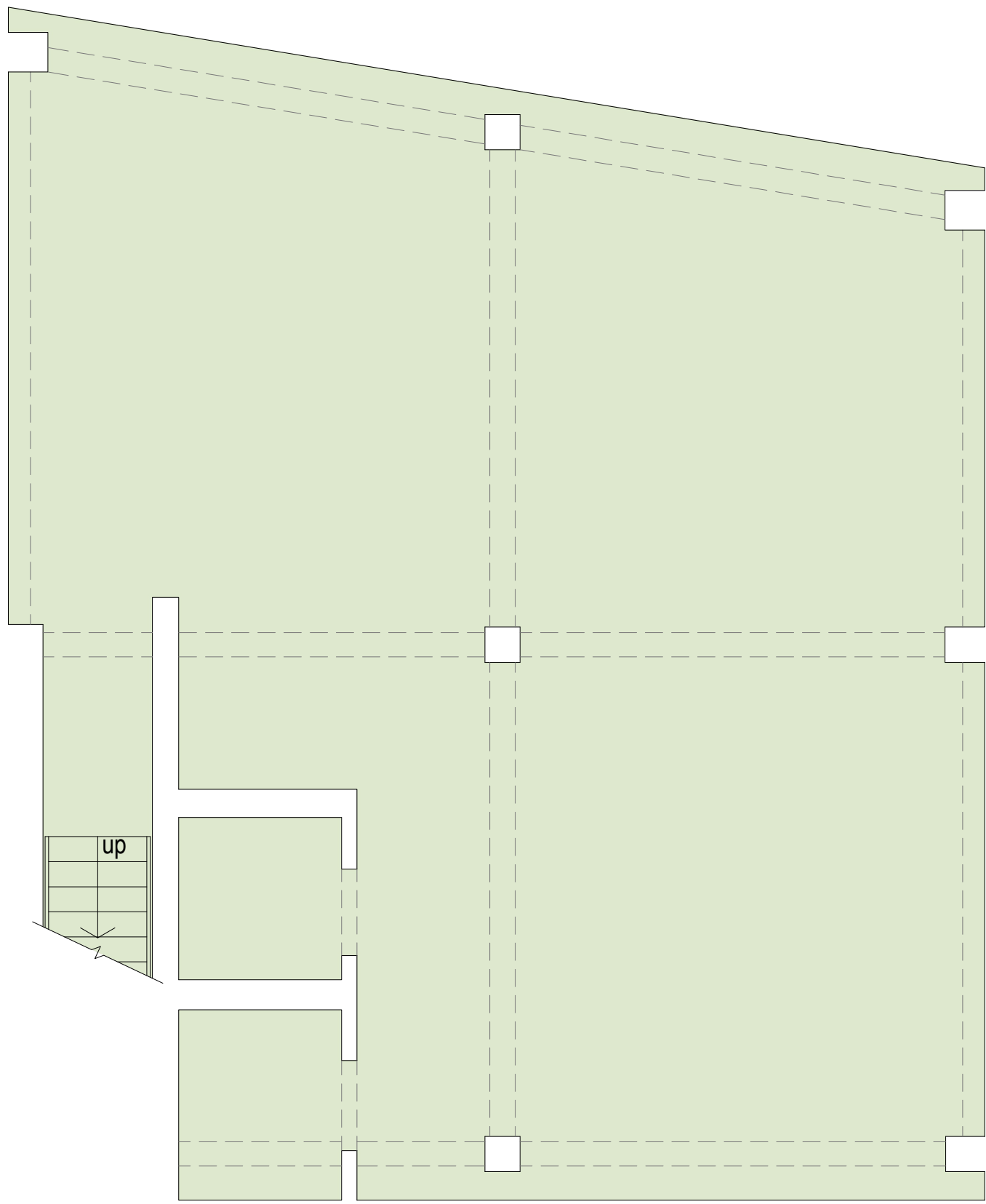
Details of how to conduct safe access and egress to and from the building during extreme rainfall events will be included in the information pack, as well as the need to evacuate and/or seek refuge for more extreme rainfall events when the warning has been given.

The information provided on completion of the purchase and/or rental agreement will also state and show where to evacuate during extreme storm events. This will also be posted in communal access areas within the building.

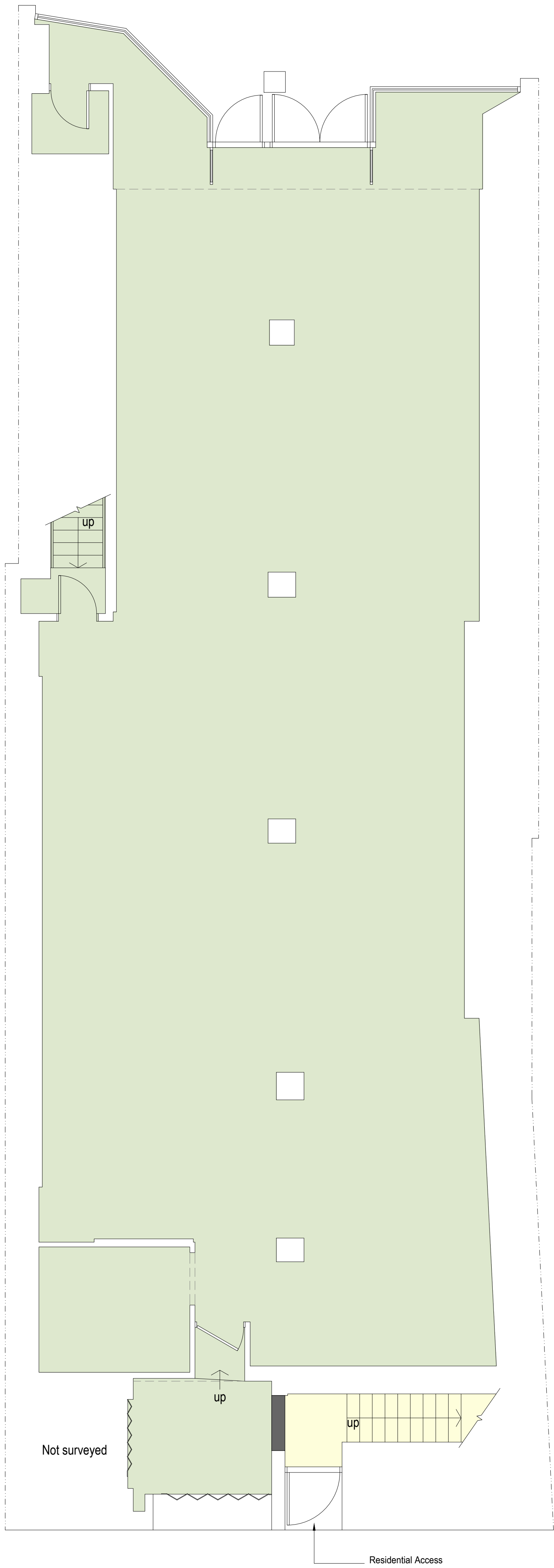
The information and statement in communal areas will detail that the entrance / exit to the south of the building is to be used only in extreme rainfall events.

Appendix A

Proposed Site Plans

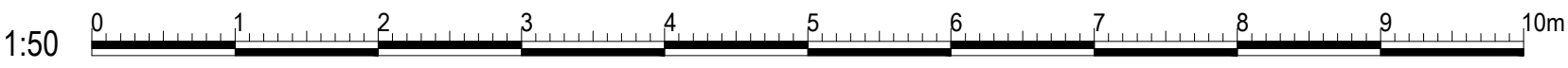


Proposed Basement Floor Plan 1:50

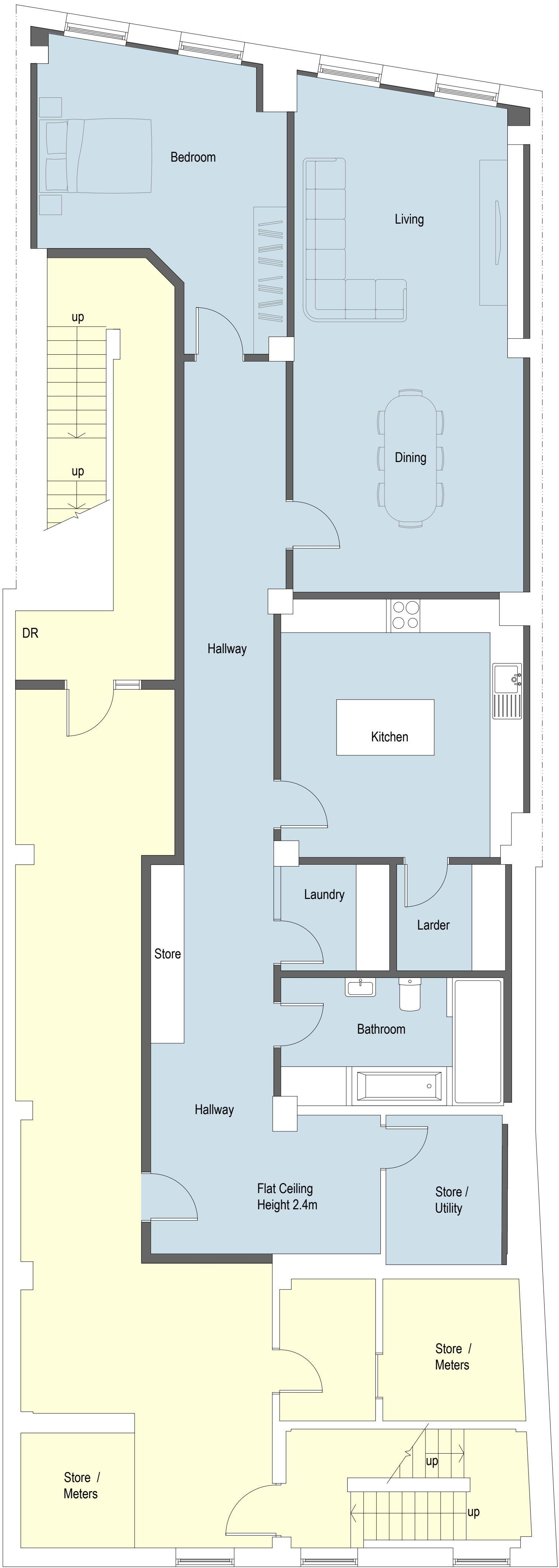


Proposed Ground Floor Plan 1:50

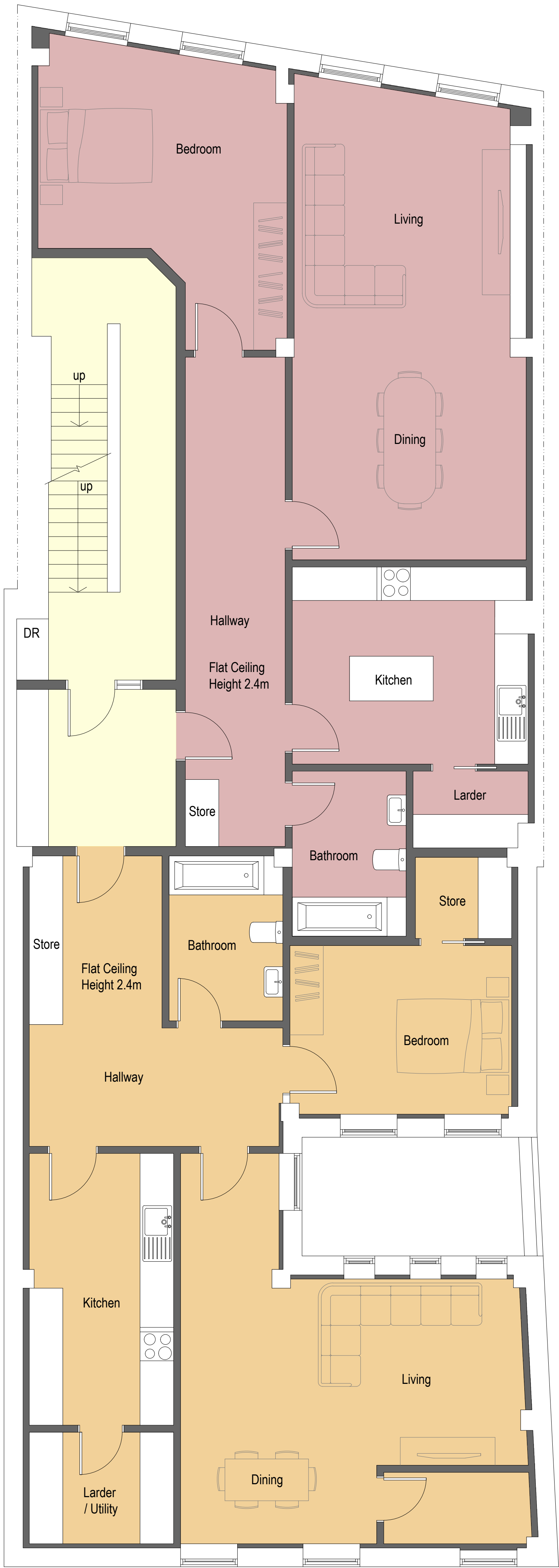
- Proposed GIA
- Commercial²
 - Residential Common Access / Hallway
 - Flat A - 138m² - 1 Bedroom / 2 Person
 - Flat B - 95m² - 1 Bedroom / 2 Person
 - Flat C - 91m² - 1 Bedroom / 2 Person
 - Flat D - 105m² - 2 Bedroom / 4 Person



amendments	
bpm	Architectural Services Ltd.
client	Moretons Investments Ltd
project	25-27 Montague Street Worthing BN11 3BE
project ref:	3003
Drawing No.	05
drawing title	Proposed basement and ground floor plan
drawn by	AW
date	Mar 26
scale	1:50@ A1
	www.bpmnet.co.uk info@bpmnet.co.uk
Do not scale off drawing, check All goods materials workmanship to all dimensions on site before all conform with current building regs work is commenced BSS and COP's	



Proposed First Floor Plan 1:50



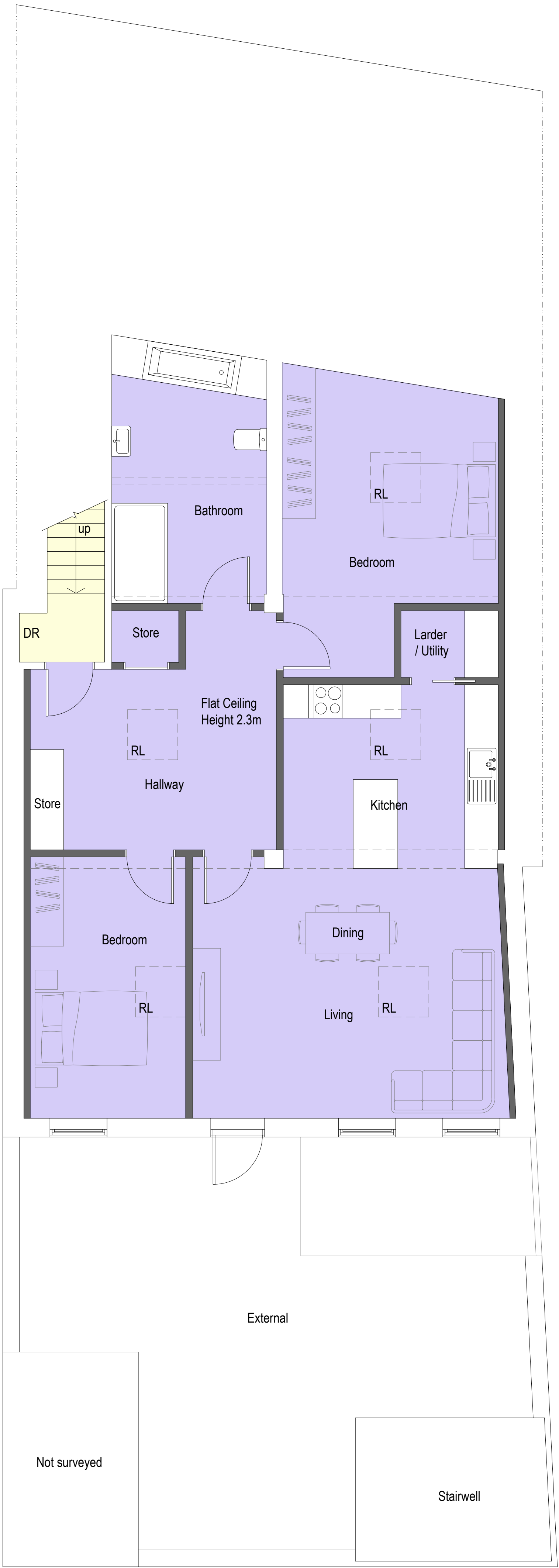
Proposed Second Floor Plan 1:50

Proposed GIA

- Commercial²
- Residential Common Access / Hallway
- Flat A - 138m² - 1 Bedroom / 2 Person
- Flat B - 95m² - 1 Bedroom / 2 Person
- Flat C - 91m² - 1 Bedroom / 2 Person
- Flat D - 105m² - 2 Bedroom / 4 Person



amendments	
bpm	Architectural Services Ltd.
client	Moretons Investments Ltd
project	25-27 Montague Street Worthing BN11 3BE
project ref:	3003
Drawing No.	06
drawing title	Proposed first and second floor plan
drawn by	AW
date	Mar 26
scale	1:50@ A1
www.bpmnet.co.uk info@bpmnet.co.uk	
Do not scale off drawing, check All goods materials workmanship to all dimensions on site before all conform with current building regs work is commenced BSS and COP's	



Proposed Third Floor Plan 1:50

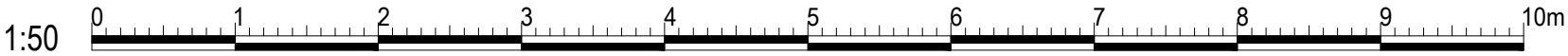


Block plan 1:500

Proposed GIA

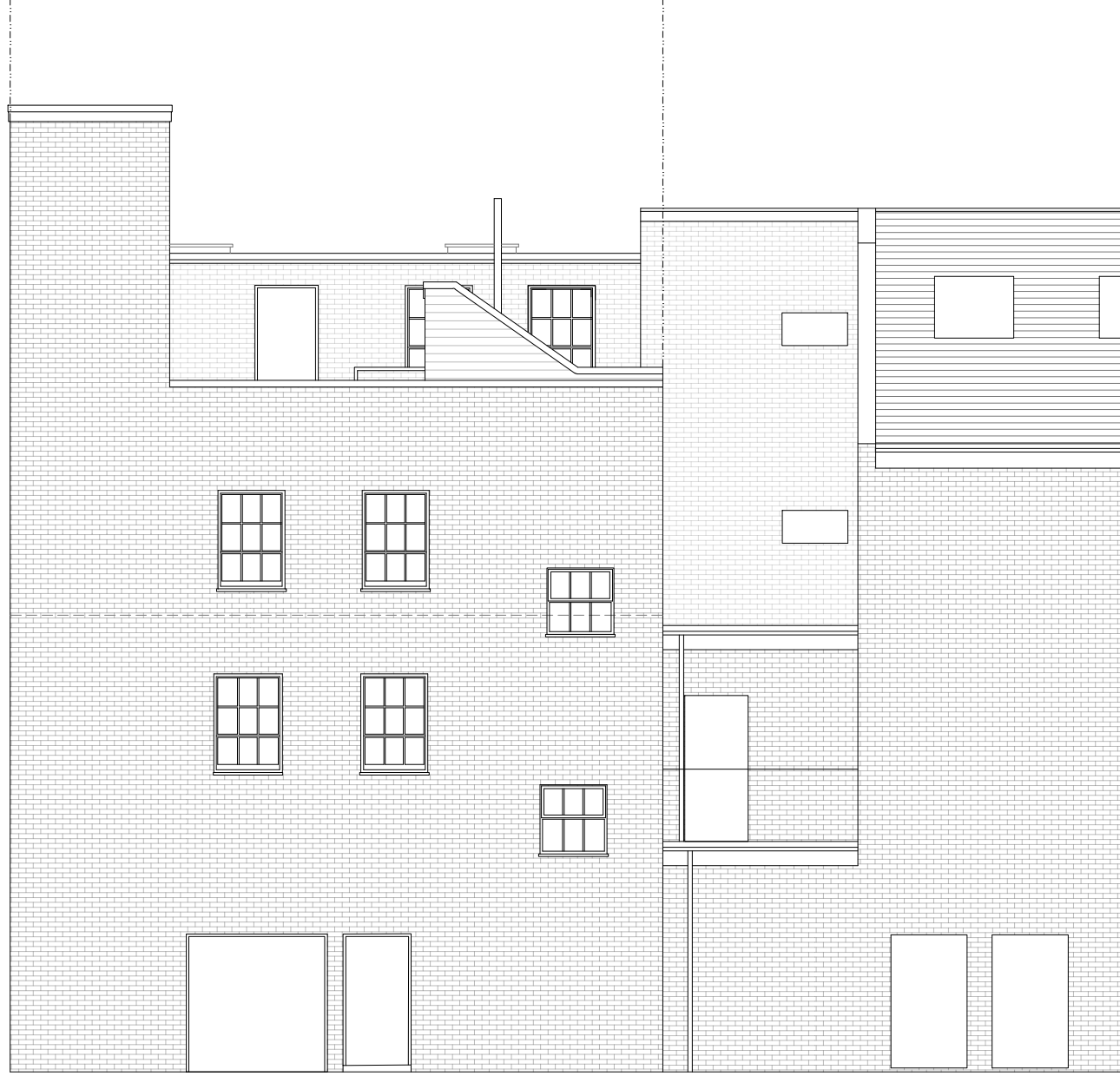
- Commercial²
- Residential Common Access / Hallway
- Flat A - 138m² - 1 Bedroom / 2 Person
- Flat B - 95m² - 1 Bedroom / 2 Person
- Flat C - 91m² - 1 Bedroom / 2 Person
- Flat D - 105m² - 2 Bedroom / 4 Person

amendments	
bpm Architectural Services Ltd.	
client	Moretons Investments Ltd
project	25-27 Montague Street Worthing BN11 3BE
project ref:	3003
Drawing No.	07
drawing title	Proposed third floor plan
drawn by	AW
date	Mar 26
scale	1:50@ A1
www.bpmnet.co.uk info@bpmnet.co.uk	
Do not scale off drawing, check All goods materials workmanship to all dimensions on site before all conform with current building regs work is commenced BSS and COP's	





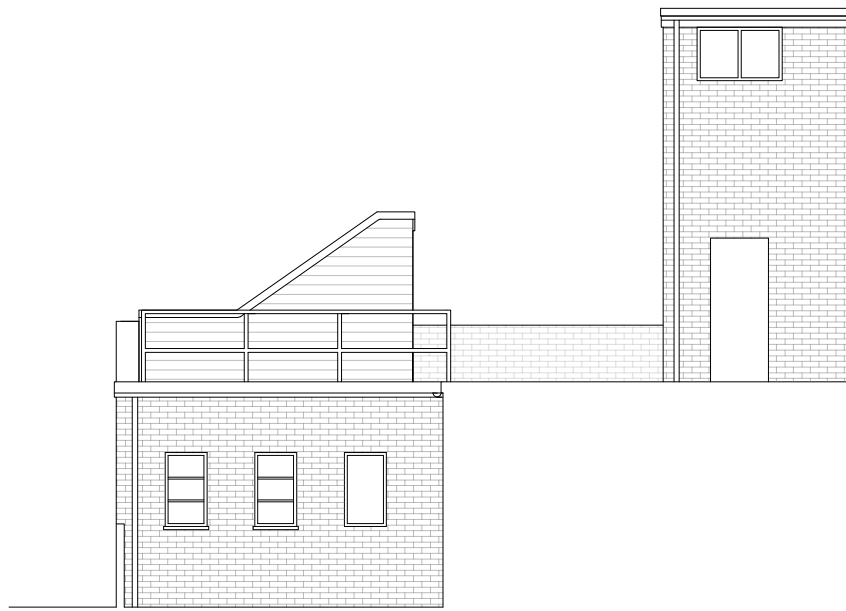
Proposed Front Elevation (North) 1:100



Proposed Rear Elevation (South) 1:100

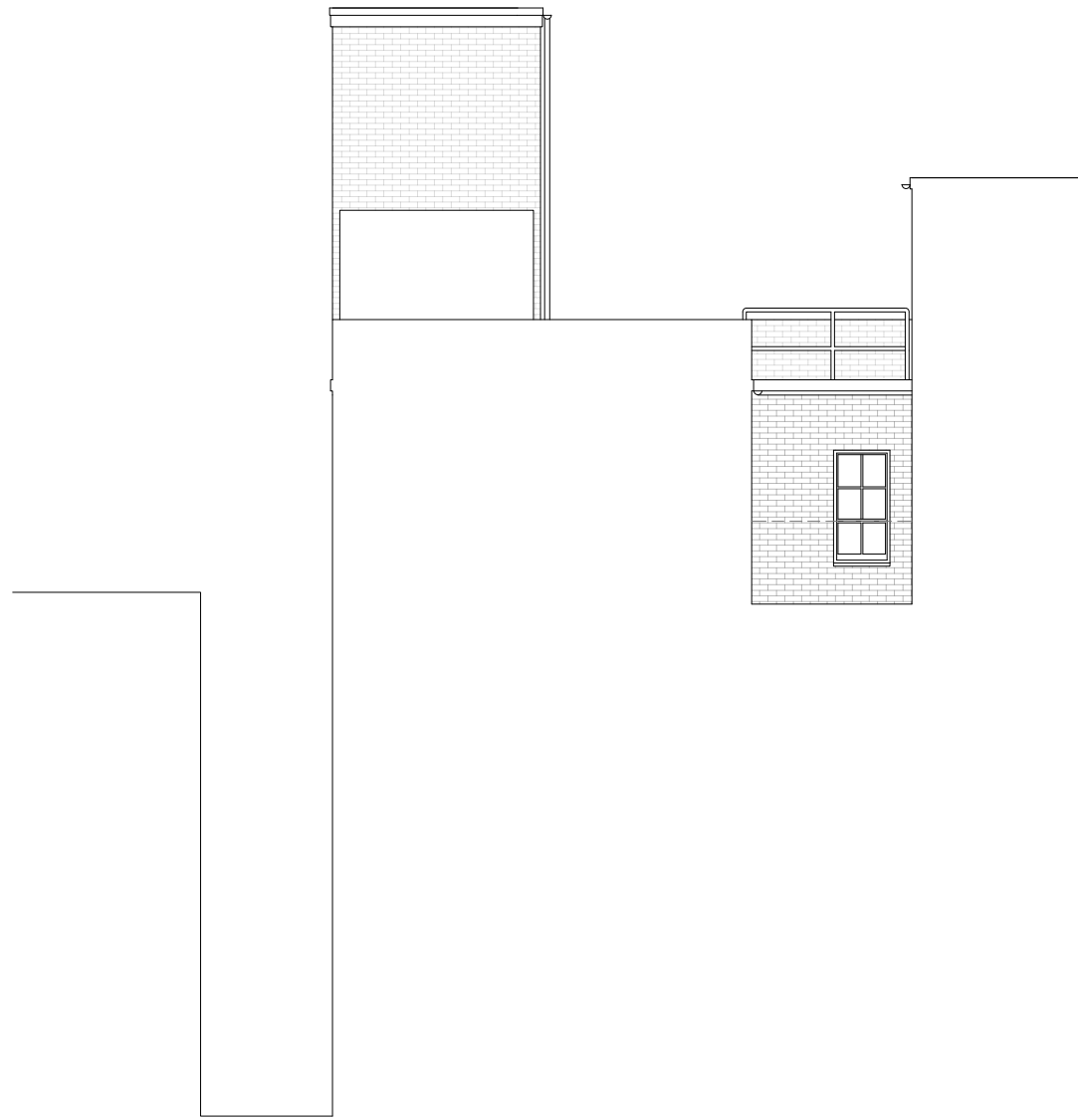


Proposed Elevation AA 1:100



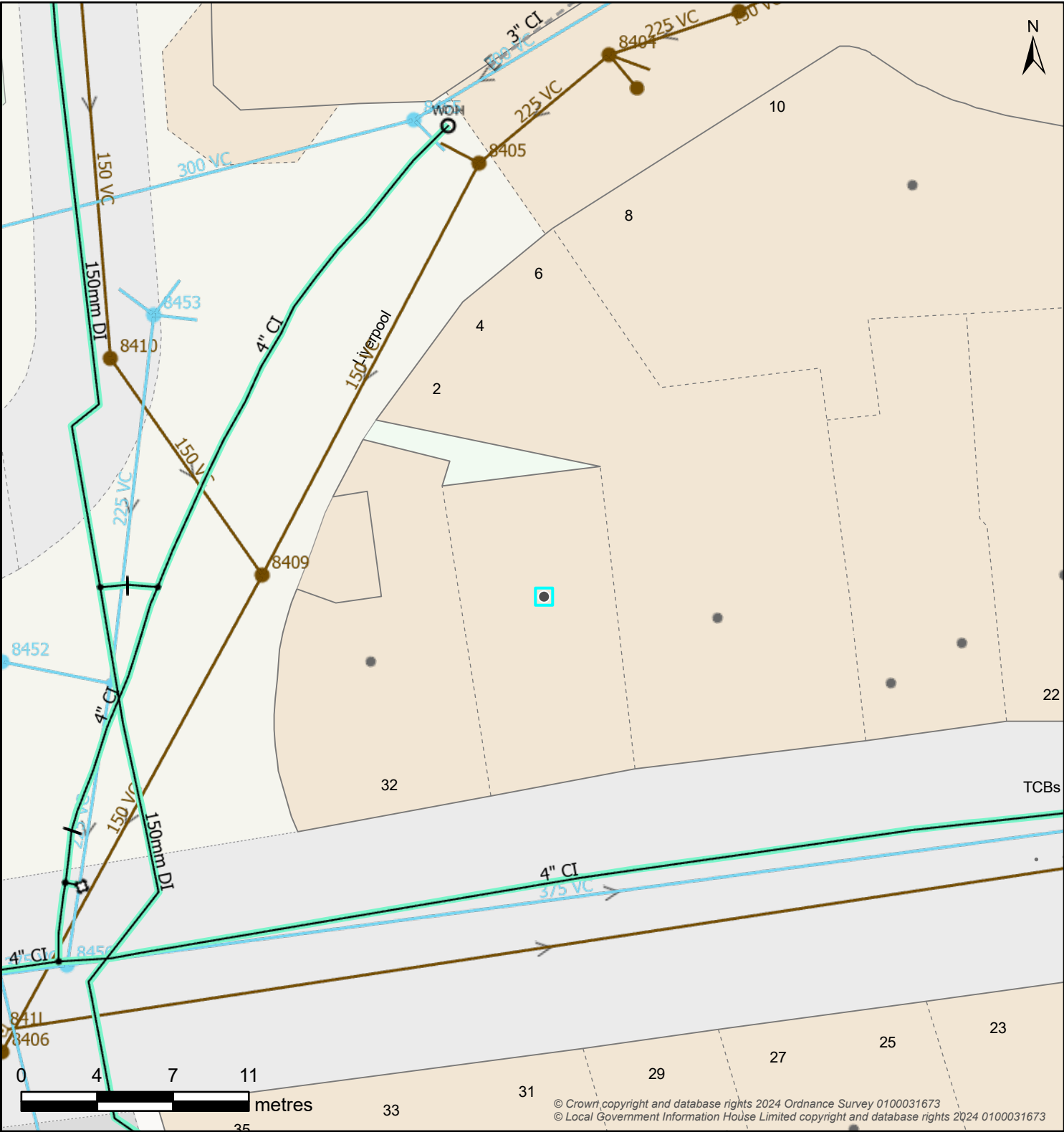
Proposed Elevation BB 1:100

No external changes to be made
as part of application.



Proposed Elevation CC 1:100

amendments	
bpm Architectural Services Ltd.	
client	Moretons Investments Ltd
project	25-27 Montague Street Worthing BN11 3BE
project ref:	3003
Drawing No.	08
drawing title	Proposed elevations
drawn by	AW
date	Mar 26
scale	1:100@ A1
www.bpmnet.co.uk info@bpmnet.co.uk	
Do not scale off drawing, check All goods materials workmanship to all dimensions on site before all conform with current building regs work is commenced BSS and COP's	



© Crown copyright and database rights 2024 Ordnance Survey 0100031673
© Local Government Information House Limited copyright and database rights 2024 0100031673

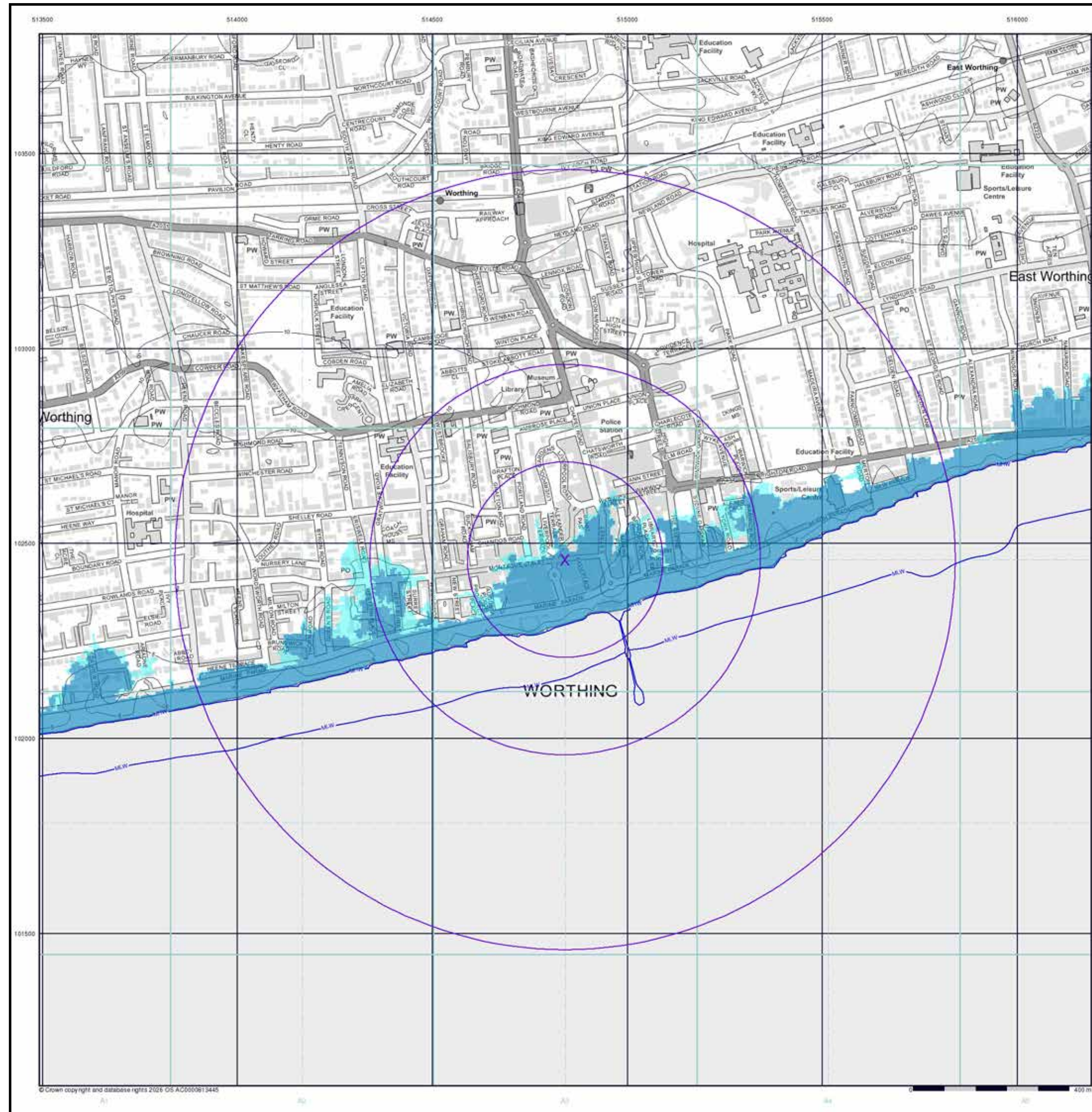
Boundary Box		Break Pressure Tank		Capped End		Hydrant		
Boundary Box	BPT Break Pressure Tank	Capped End	Emptying Plug	Fire Hydrant	Washout Hydrant			
Pressure Monitoring		Service Reservoir		Meter		Valve – Controllable		
Logger	Covered	Tower	Meter	Open Valve	Closed Valve	Stop Tap		
Site				Valve – Flow				
Abstraction Point	Supply Works	AV Air Valve	NRV Non-Return Valve	WO Washout Empty Valve				
Booster Station	Transfer Station	Valve – Pressure			Pipe Bridge			
Surface Reservoir	Underground Source	PRV Pressure Reducing Valve	PSV Pressure Sustaining Valve	Pipe Bridge				
Water Pipe				Water Area				
Communication	Trunk	Decommissioned		Water Supply Zone		District Meter Area		
Distribution	Raw	Discolouration						
Non-Potable	Private							

Map Title: SW Print

Printed By: Kelly.Donaldson
Date Printed: 23/09/2024
Map Scale: 250

The information provided is believed to be correct but is provided on an 'as is' basis and without any warranty or condition express or implied, statutory or otherwise as to its quality or fitness for purpose. Actual positions of assets should always be determined on site.





© Crown copyright and database rights 2025 OS AC0000913445

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

General

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

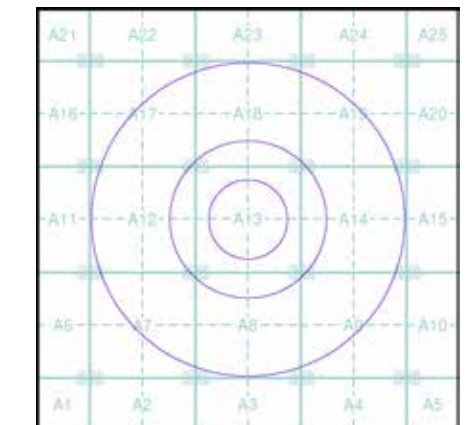
Flood Data

- 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: 105, 100, 95
- Spot Height: 167.8
- MLW: Mean Low Water
- MHW: Mean High Water

EA/NRW Flood Data Map - Slice A

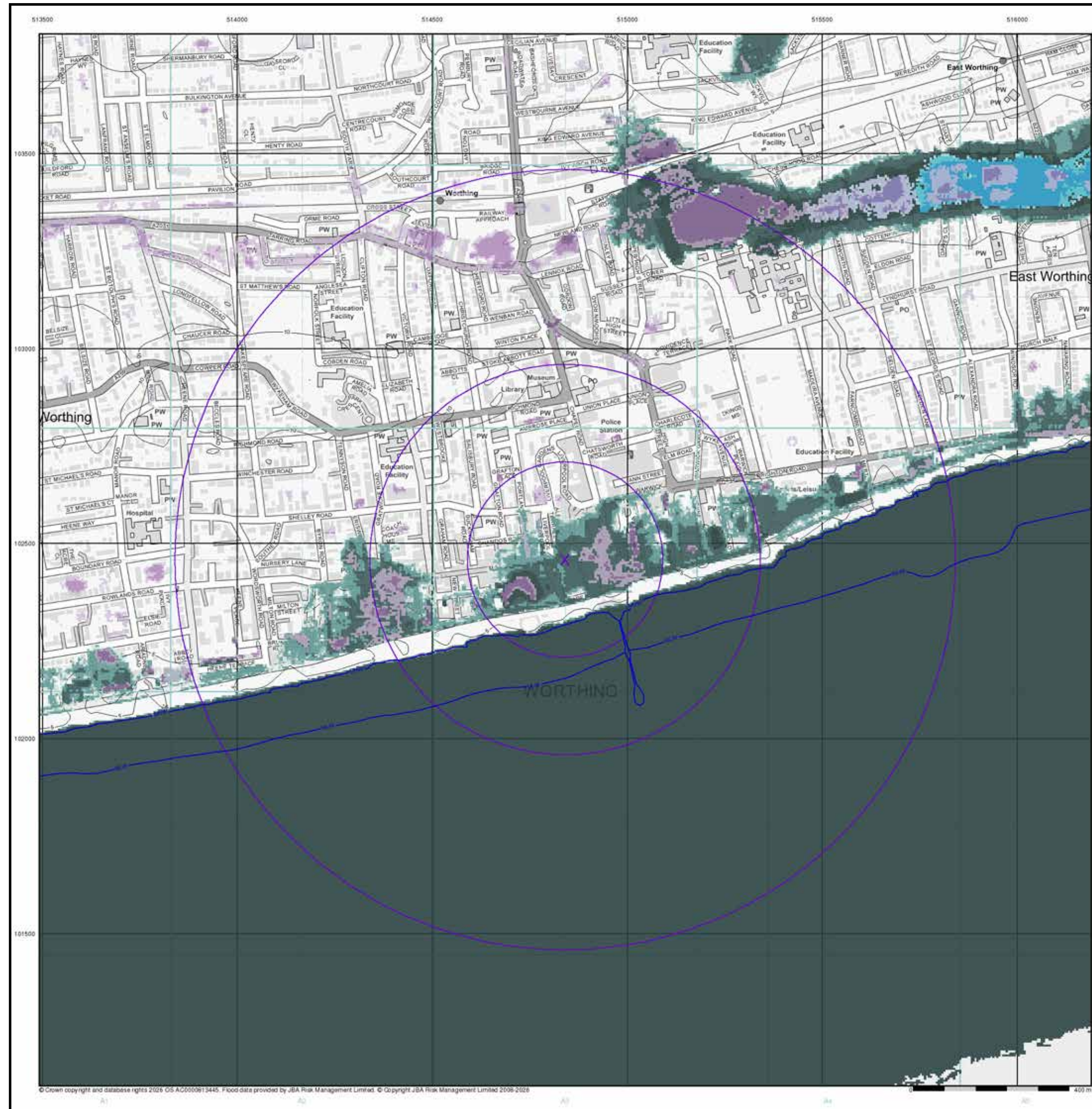


Order Details

Order Number: 401502359_1_1
Customer Ref: 1306 - 25-27 Montague Street
National Grid Reference: 514840, 102460
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Trespass, 25-27, Montague Street, Worthing, BN11 3BE



© Crown copyright and database rights 2025 OS AC0000913445. Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2005-2025

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

General

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

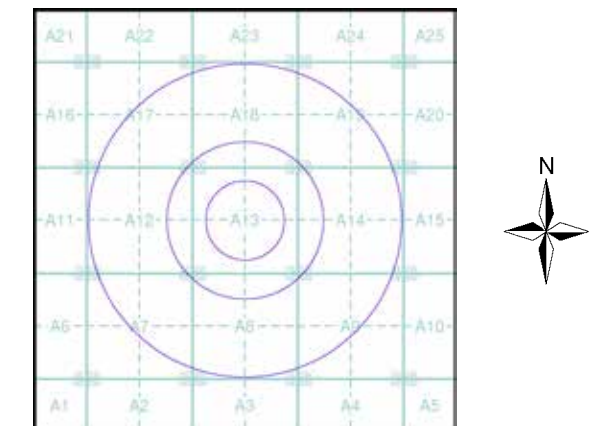
Modelled Flood Depth

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
- Master Contour 100
- Spot Height 167.8
- MLW Mean Low Water
- MHW Mean High Water

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

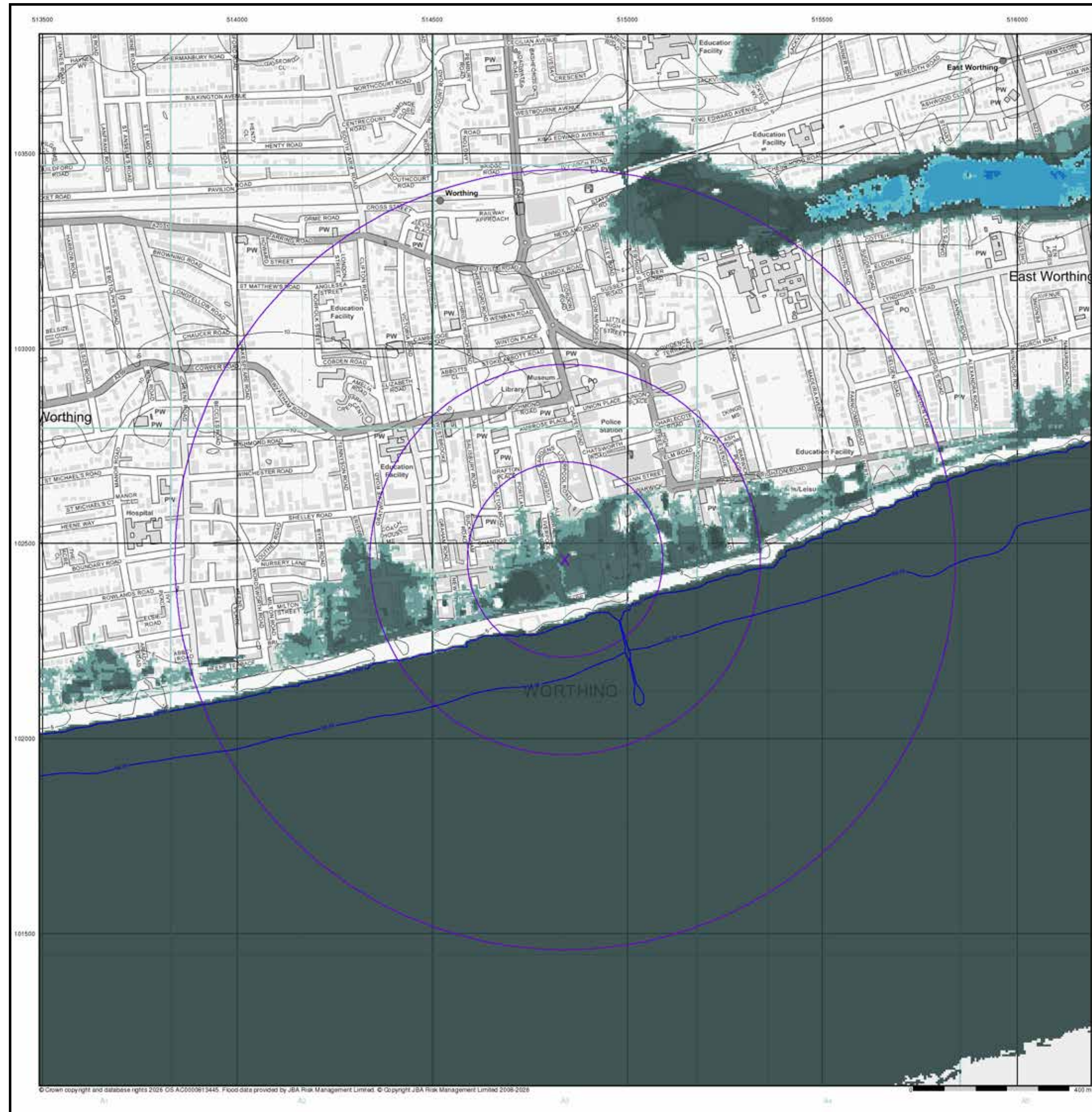


Order Details

Order Number: 401502359_1_1
 Customer Ref: 1306 - 25-27 Montague Street
 National Grid Reference: 514840, 102460
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Trespass, 25-27, Montague Street, Worthing, BN11 3BE



© Crown copyright and database rights 2025 OS A00000613445. Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2026

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

General

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

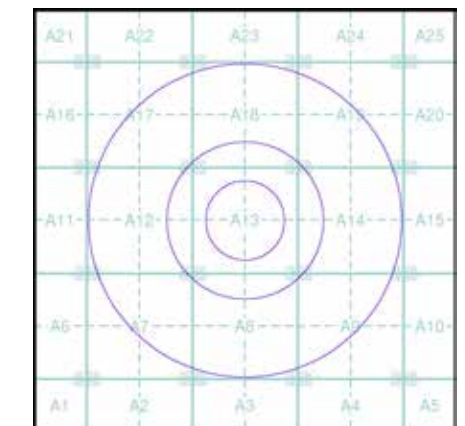
Modelled Flood Depth

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 105 100 95
- Master Contour 105 100 95
- Spot Height 167.8
- MLW Mean Low Water
- MHW Mean High Water

JBA 100 Year Return Flood Map (Un defended) - Slice A

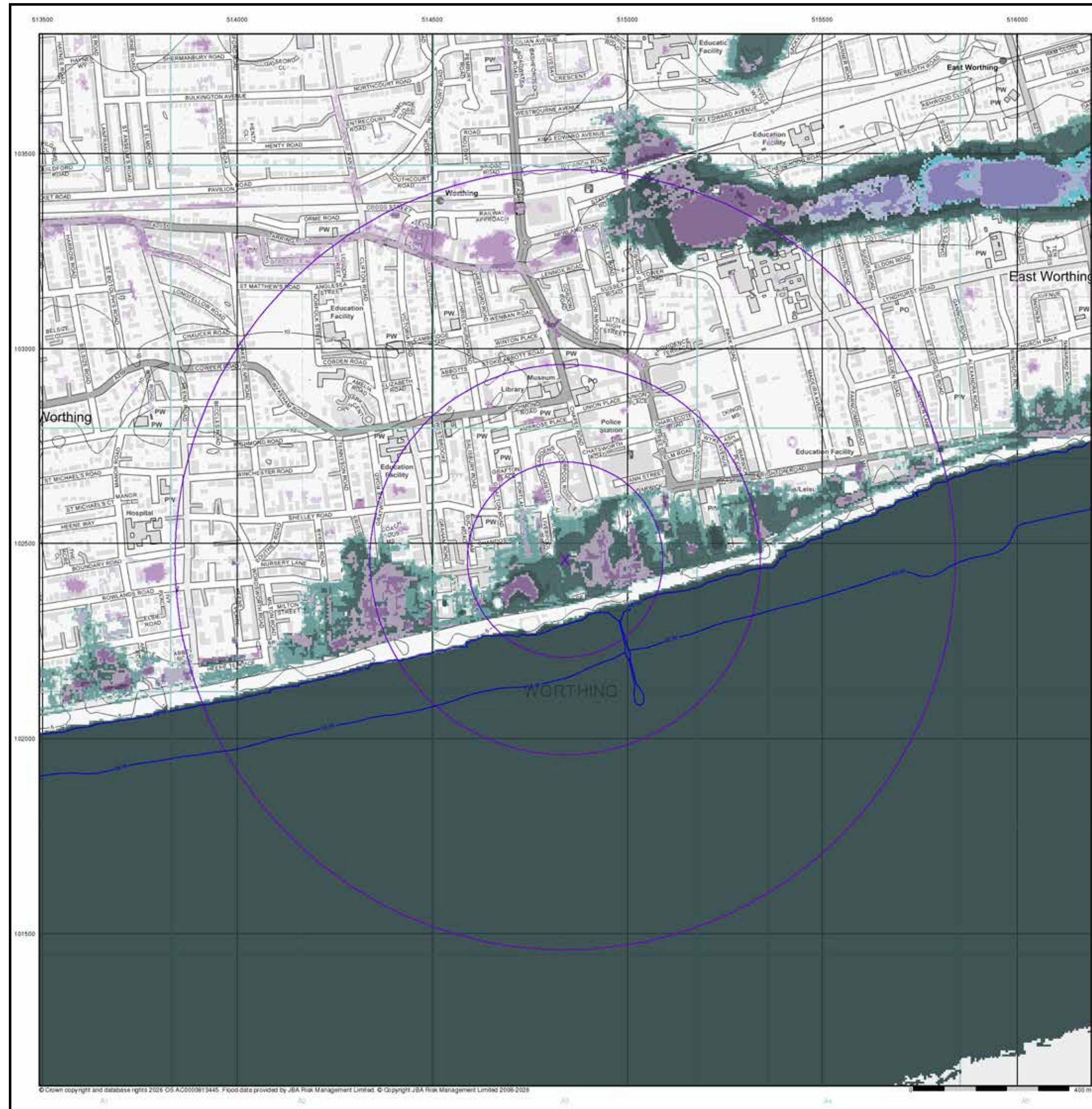


Order Details

Order Number: 401502359_1_1
Customer Ref: 1306 - 25-27 Montague Street
National Grid Reference: 514840, 102460
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Trespass, 25-27, Montague Street, Worthing, BN11 3BE



© Crown copyright and database rights 2025 OS AC0000913445. Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2025

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

General

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

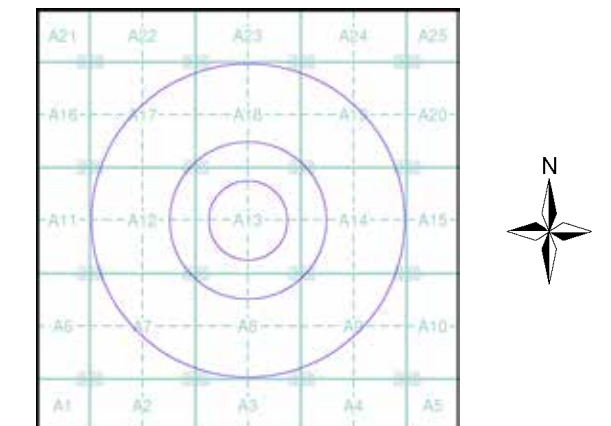
Modelled Flood Depth

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 (Un defended) - Slice A

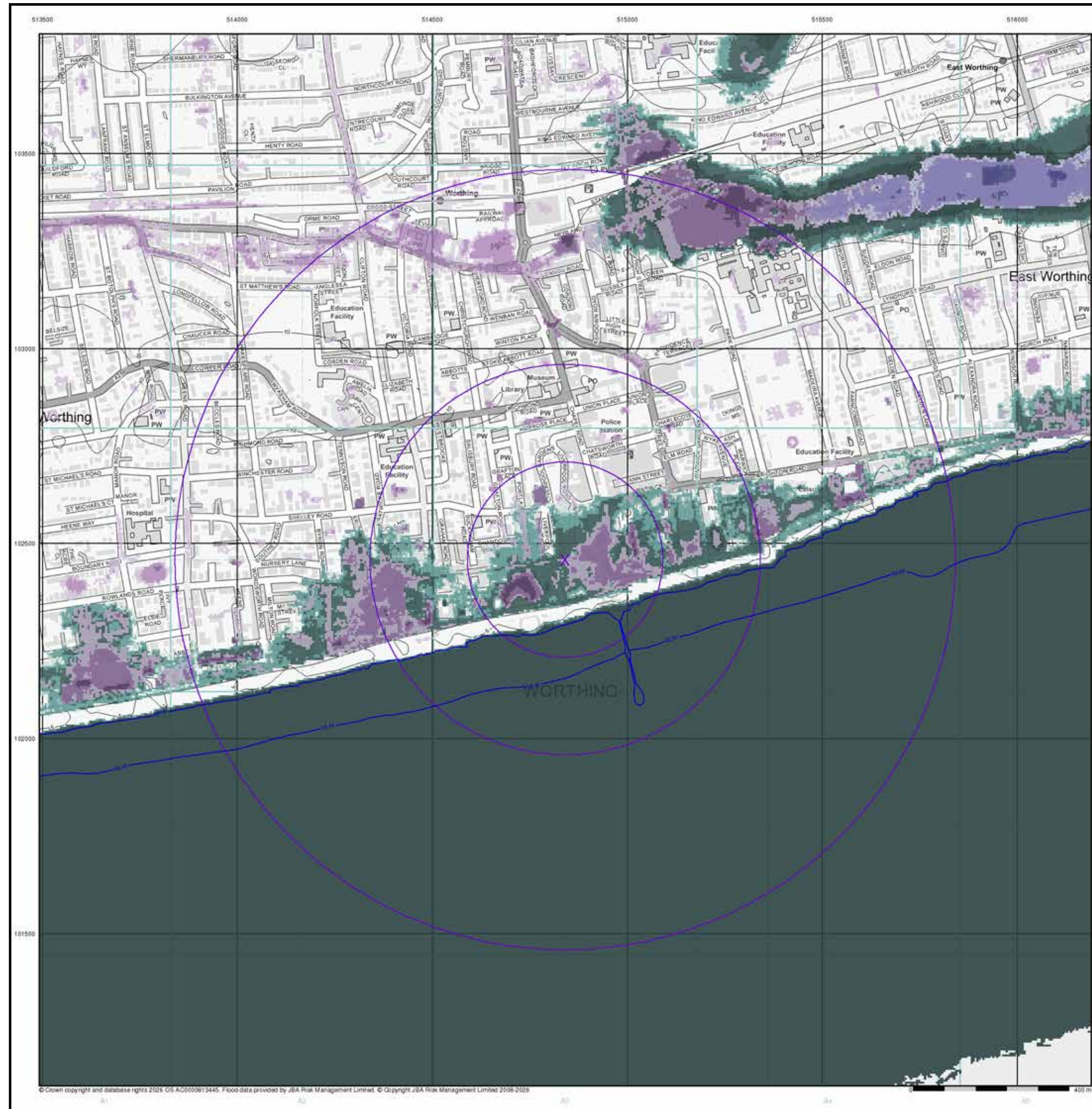


Order Details

Order Number: 401502359_1_1
Customer Ref: 1306 - 25-27 Montague Street
National Grid Reference: 514840, 102460
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Trespass, 25-27, Montague Street, Worthing, BN11 3BE



© Crown copyright and database rights 2025 OS AC0000913445. Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2009-2026

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

General

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

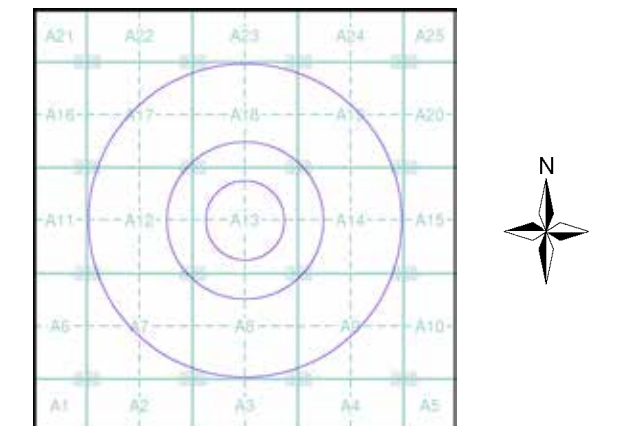
Modelled Flood Depth

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
- Master Contour
- Spot Height 167.8
- MLW Mean Low Water
- MHW Mean High Water

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



Order Details

Order Number: 401502359_1_1
Customer Ref: 1306 - 25-27 Montague Street
National Grid Reference: 514840, 102460
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Trespass, 25-27, Montague Street, Worthing, BN11 3BE



© Crown copyright and database rights 2025 OS AC0000913445

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

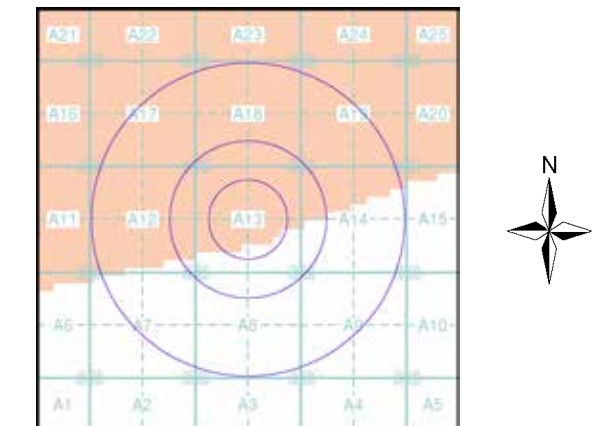
Contours (height in metres)

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

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

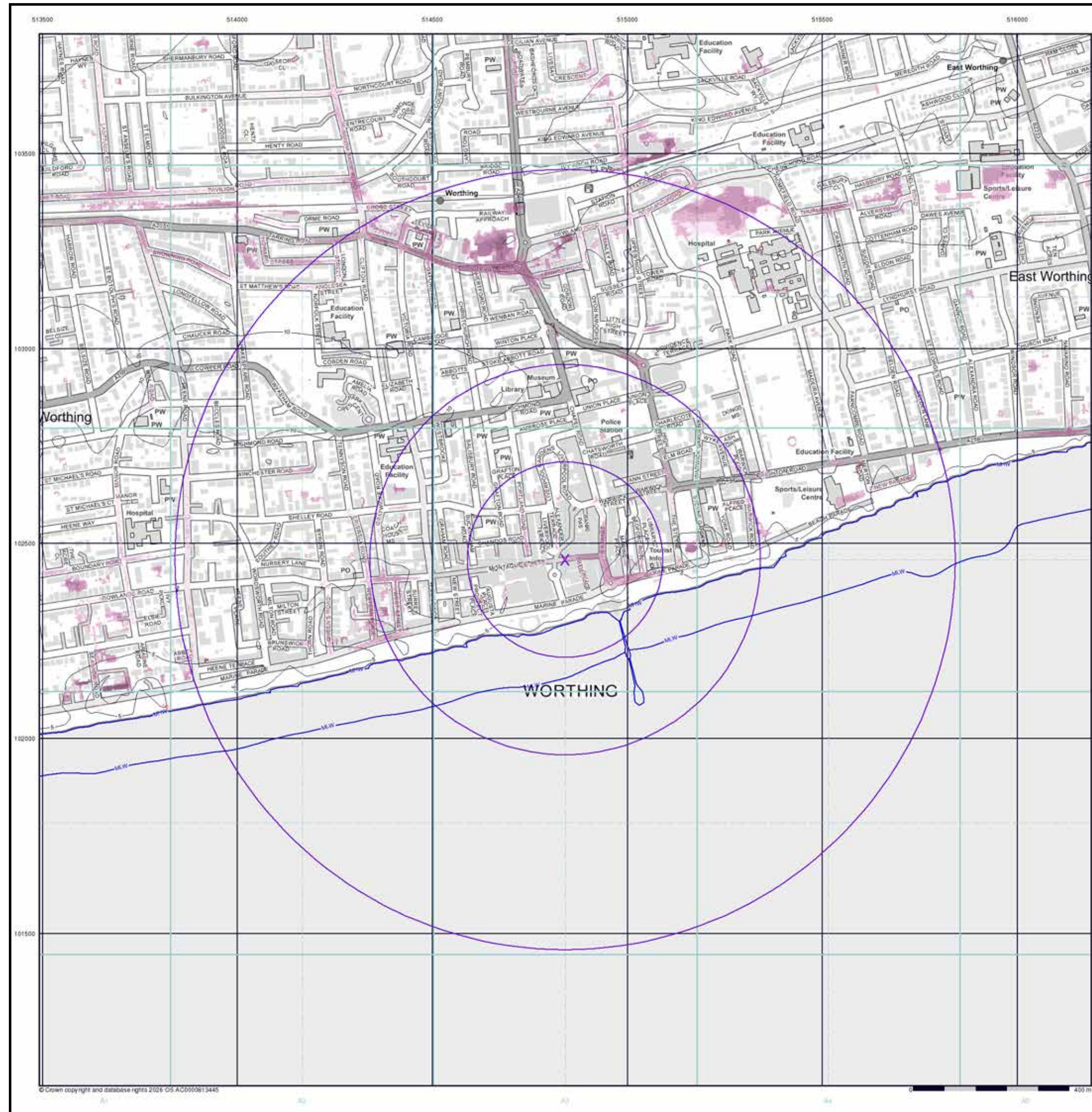


Order Details

Order Number: 401502359_1_1
Customer Ref: 1306 - 25-27 Montague Street
National Grid Reference: 514840, 102460
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Trespass, 25-27, Montague Street, Worthing, BN11 3BE



© Crown copyright and database rights 2025 OS AC0000913445

EA/NRW Surface Water 100 Year Return Depth Map

General

Specified Site Specified Buffer(s) 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)

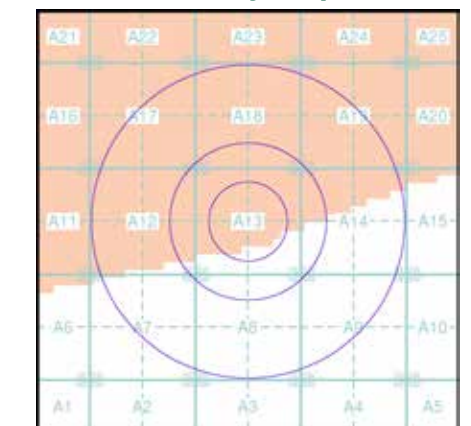
Standard Contour 105 100 95
Master Contour 100 95
Spot Height *167.8
MLW Mean Low Water
MHW Mean High Water

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

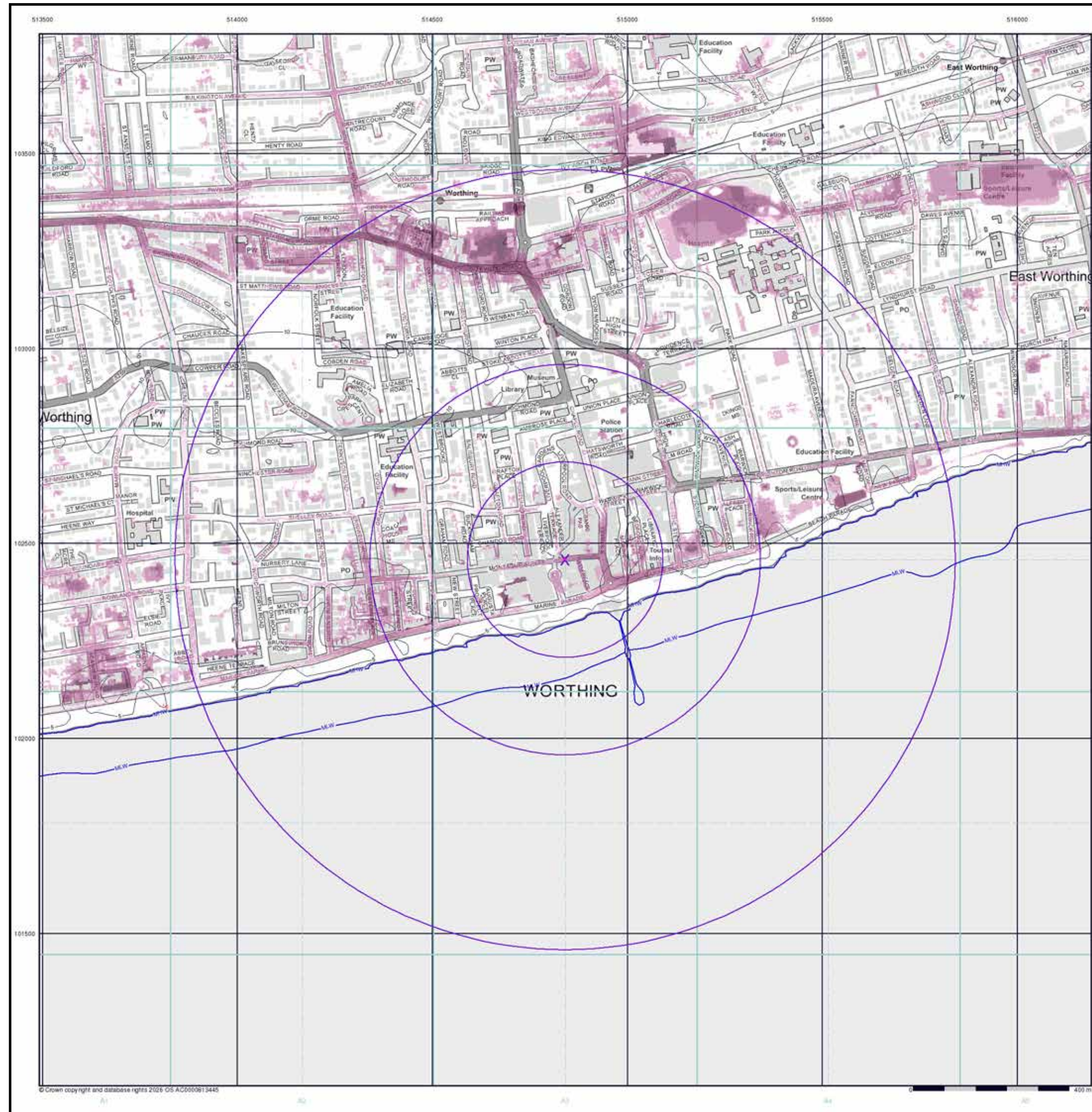


Order Details

Order Number: 401502359_1_1
Customer Ref: 1306 - 25-27 Montague Street
National Grid Reference: 514840, 102460
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Trespass, 25-27, Montague Street, Worthing, BN11 3BE



© Crown copyright and database rights 2025 OS AC0000913445

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

General

- Specified Site
- Specified Buffer(s)
- 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)

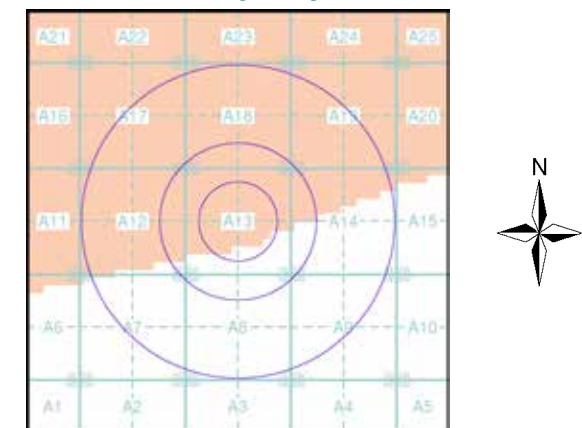
- Standard Contour
- Master Contour
- Spot Height

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: 401502359_1_1
Customer Ref: 1306 - 25-27 Montague Street
National Grid Reference: 514840, 102460
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Trespass, 25-27, Montague Street, Worthing, BN11 3BE



© Crown copyright and database rights 2025 OS AC0000613445

EA/NRW Surface Water 1000 Year Return Velocity and Flow Direction Map (1:10,000)

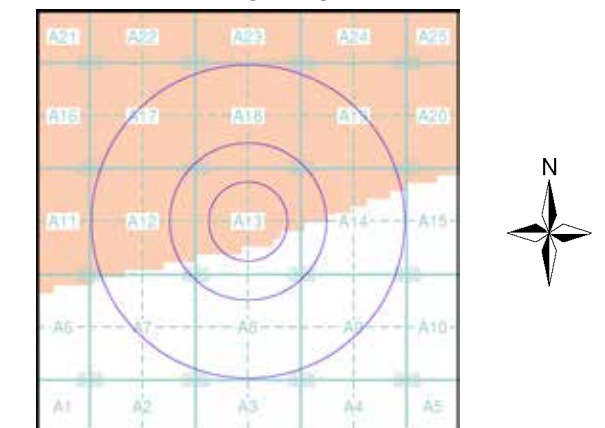
General
Specified Site Specified Buffer(s) Bearing Reference Point

Surface Water Velocity and Direction
0.00 - 0.25m/s
0.25 - 0.50m/s
0.50 - 1.00m/s
1.00 - 2.00m/s
> 2.00m/s
Flow Direction at maximum velocity

Contours (height in metres)
Standard Contour 105 100 95
Master Contour
Spot Height *167.8
MLW Mean Low Water
MHW Mean High Water

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: 401502359_1_1
Customer Ref: 1306 - 25-27 Montague Street
National Grid Reference: 514840, 102460
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details
Trespass, 25-27, Montague Street, Worthing, BN11 3BE



© Crown copyright and database rights 2026 OS AC0000613445. Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2026

JBA Canal Failure Map (1:10,000)

General

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

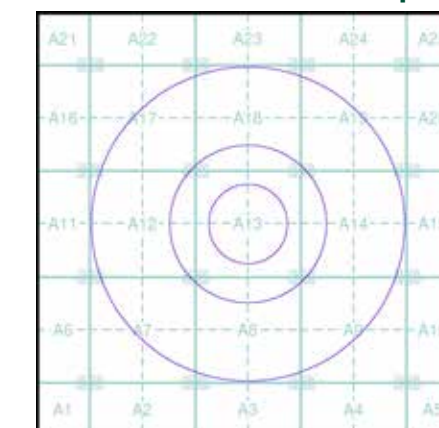
Flood Data

- Canal Failure
- Coverage

Contours (height in metres)

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

JBA Canal Failure Flood Map - Slice A

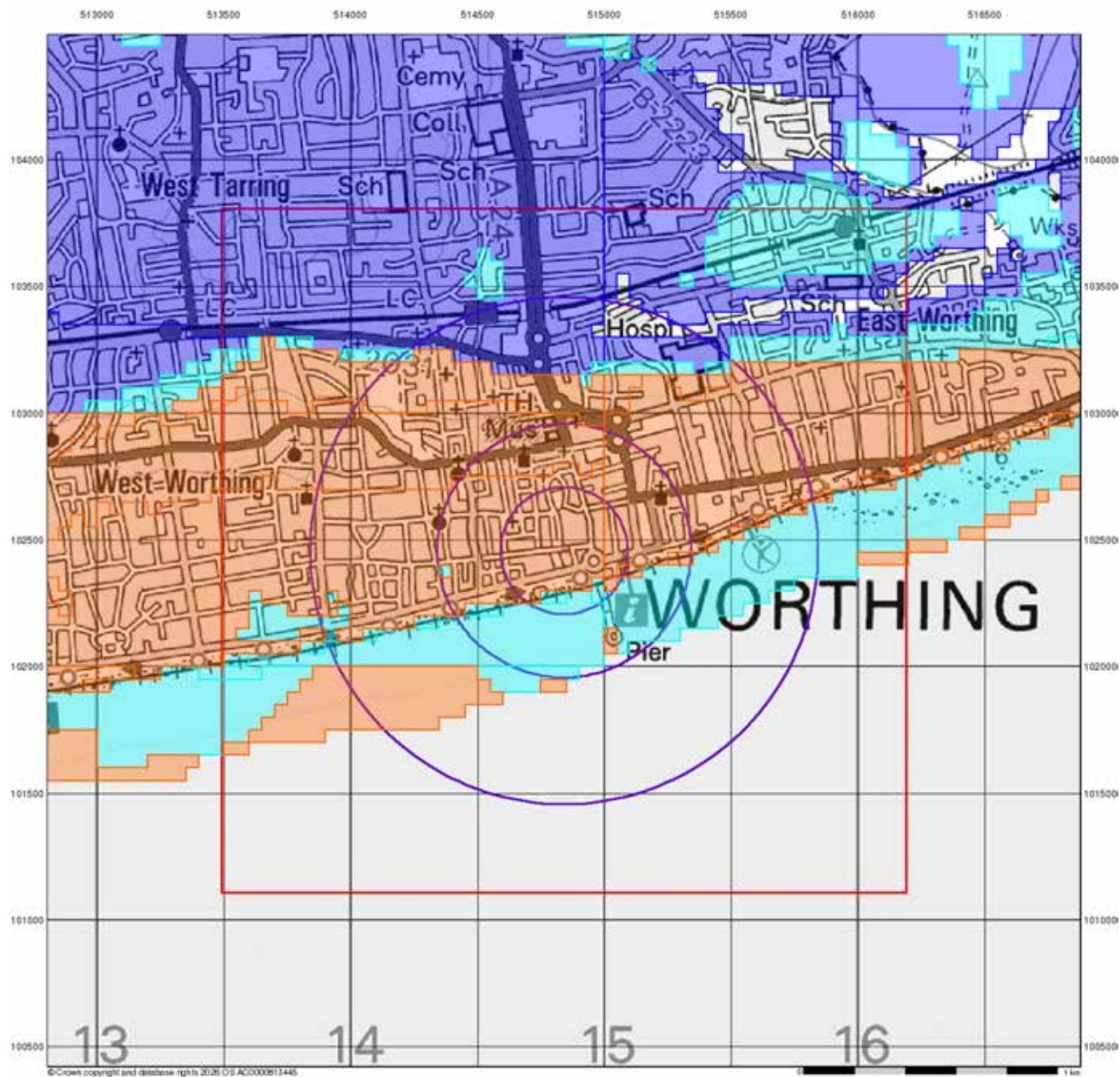


Order Details

Order Number: 401502359_1_1
Customer Ref: 1306 - 25-27 Montague Street
National Grid Reference: 514840, 102460
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Trespass, 25-27, Montague Street, Worthing, BN11 3BE



© Crown copyright and database rights 2020 OS A20000813445

Envirocheck[®]

LANDMARK INFORMATION GROUP[®]

BGS Flood Data (1:50,000)

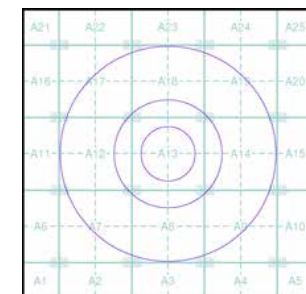
General

- ◇ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Slice
- 8 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

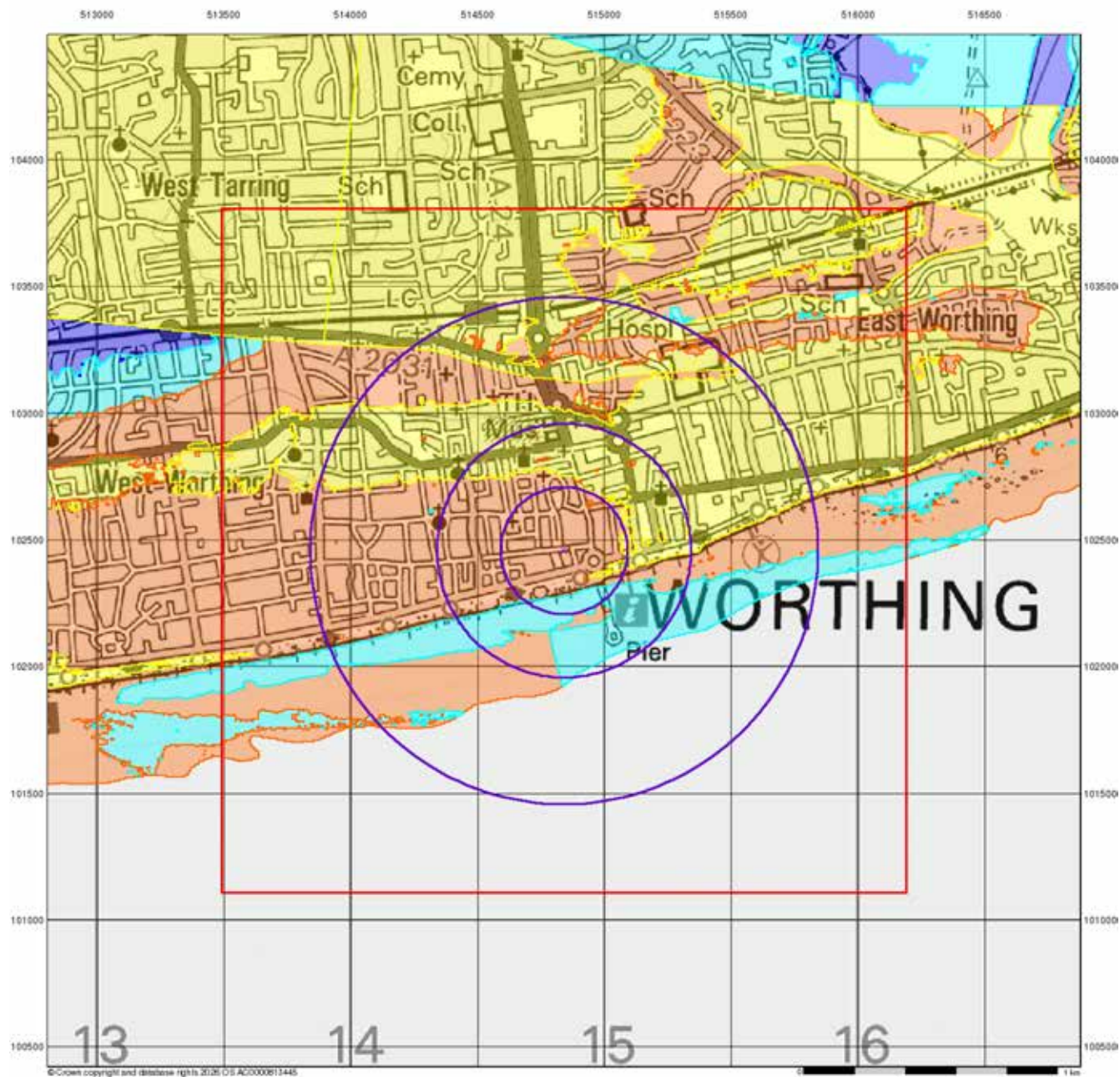
Order Number: 401502359 1_1
 Customer Ref: 1306 - 25-27 Montague Street
 National Grid Reference: 514840, 102460
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Trespass, 25-27, Montague Street, Worthing, BN11 3BE

Landmark[®]
 LANDMARK INFORMATION GROUP

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



© Crown copyright and database rights 2020 OS A20000813445

Envirocheck®

LANDMARK INFORMATION GROUP®

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

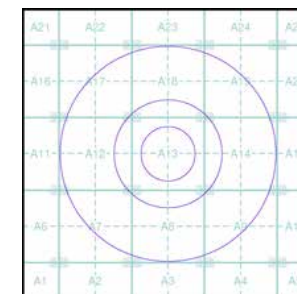
General

- 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: 401502359_1_1
 Customer Ref: 1306 - 25-27 Montague Street
 National Grid Reference: 514840, 102460
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Trespass, 25-27, Montague Street, Worthing, BN11 3BE

Landmark
 INFORMATION GROUP

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



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

General

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

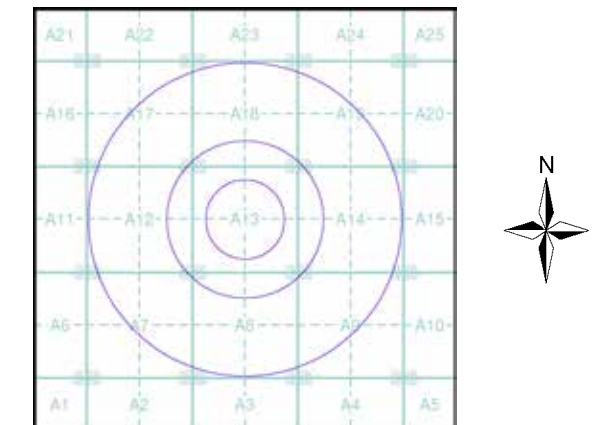
Historic Flood Events Data

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

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

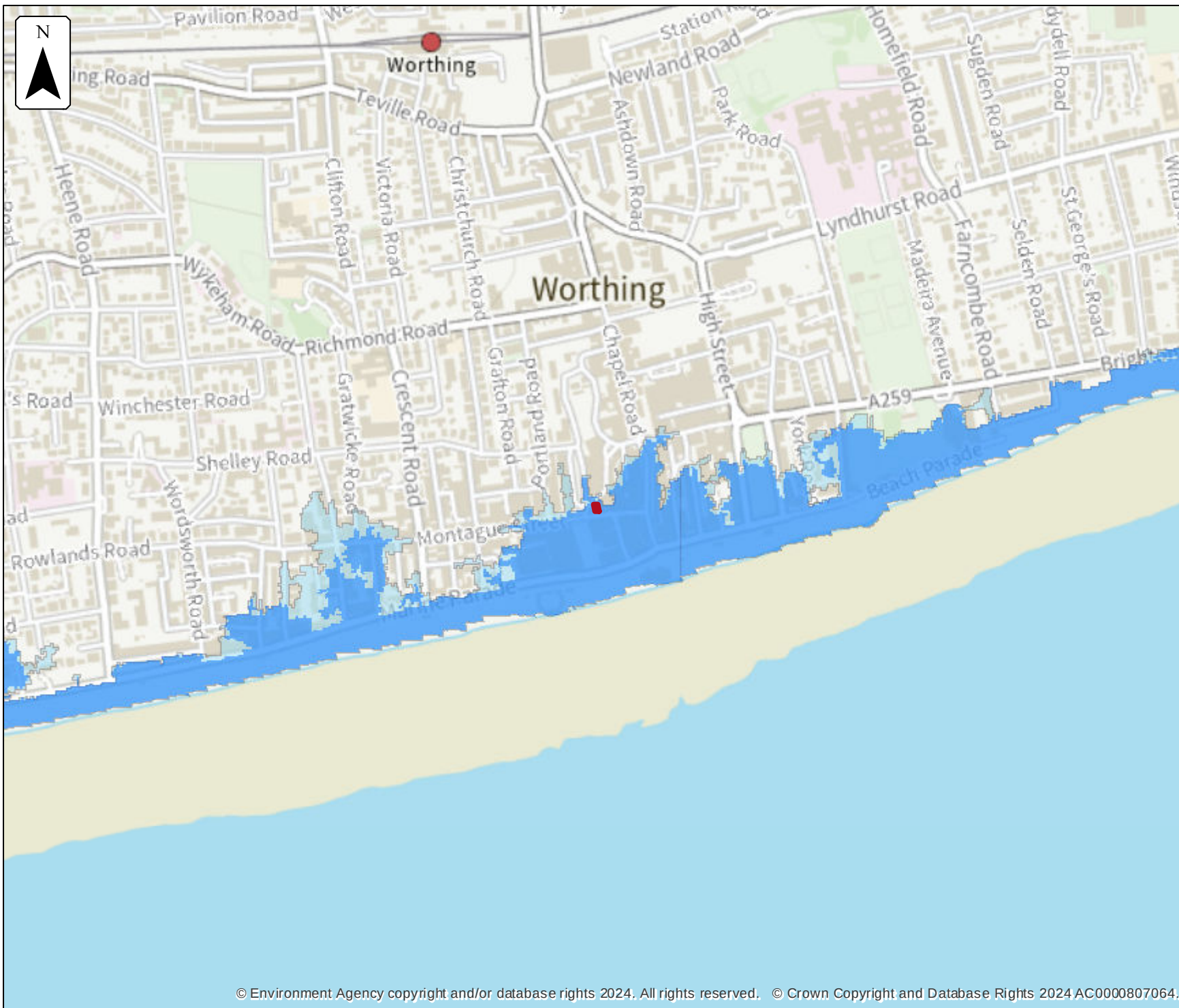


Order Details

Order Number: 401502359_1_1
Customer Ref: 1306 - 25-27 Montague Street
National Grid Reference: 514840, 102460
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Trespass, 25-27, Montague Street, Worthing, BN11 3BE



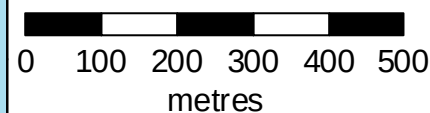
Flood map for planning

Location (easting/northing)
514838/102472

Scale
1:10,000

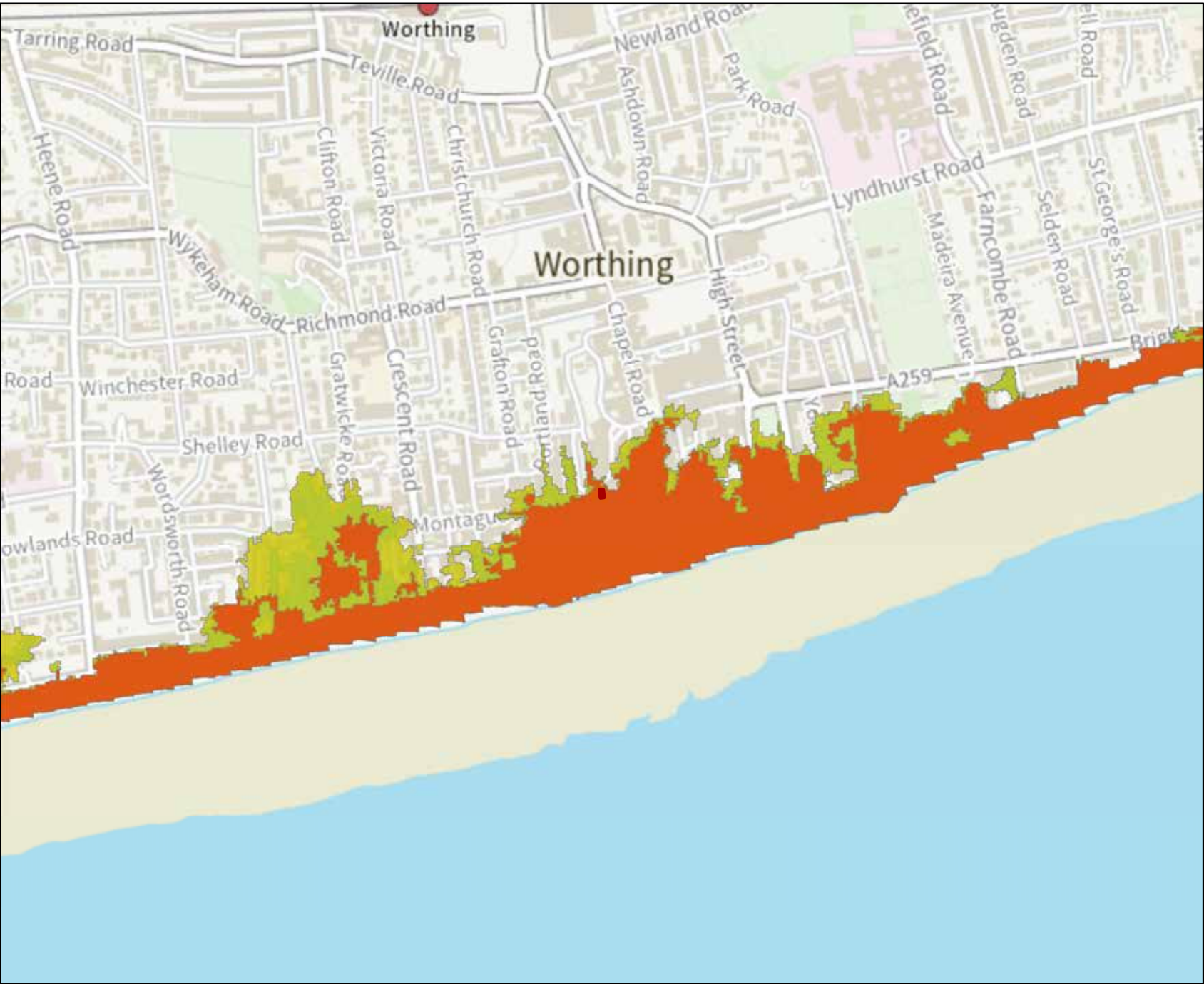
Created
25 Oct 2024

-  Selected area
-  Flood zone 3
-  Flood zone 2



© 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



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 (Un defended Tidal). Centred BN11 3HA. Centred 25/10/2024.

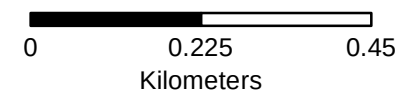


Legend

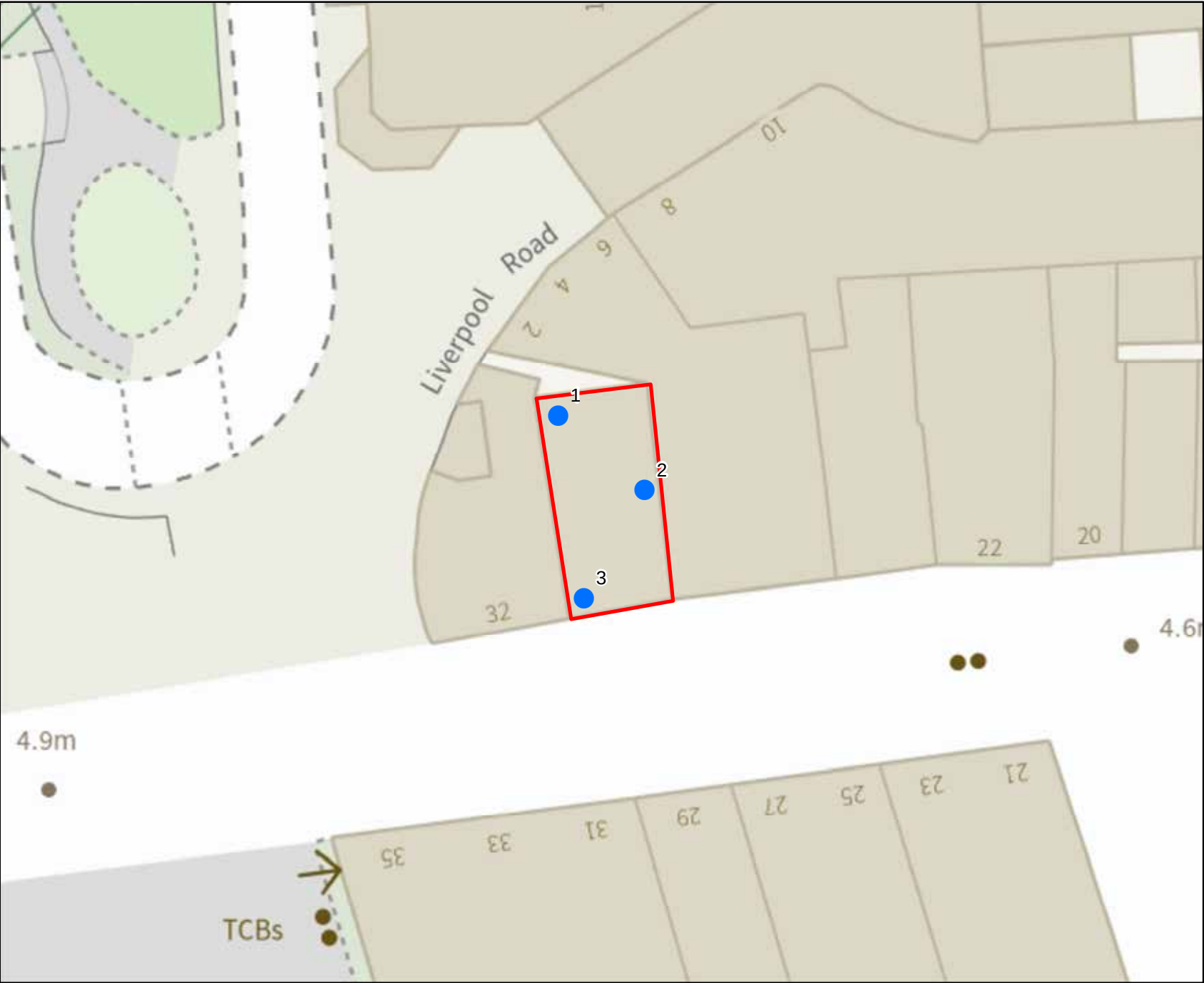
-  Site Boundary
-  0.5% AEP (2012) (Un defended)
-  0.5% AEP (2070) (Un defended)
-  0.5% AEP (2115) (Un defended)
-  0.1% AEP (2012) (Un defended)

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

Scale: 1:10,000



FRA Site Boundary & Node Points. Centred BN11 3HA. Centred 25/10/2024.

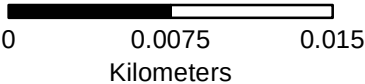


Legend

- 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: 1:350



Product 4 Flood Risk Data Requested by: Mark Symonds

Site: 30 Montague Street, Worthing, BN11 3HA

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	514836	102478	-	-	5.26	-
2	514841	102473	-	-	5.26	-
3	514838	102466	-	-	5.26	-

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	514836	102478	5.05	5.21	5.01	5.16
2	514841	102473	5.05	5.21	5.01	5.16
3	514838	102466	5.05	5.21	5.01	5.16

Table 3: Water Depths: Tidal Undefended

Node Ref	NGR		Modelled Flood Depths in Metres			
	Eastings	Northings	Undefended Annual Exceedance Probability			
			0.5%	0.5% (2070)*	0.5% (2115)*	0.1%
1	514836	102478	-	-	0.43	-
2	514841	102473	-	-	0.49	-
3	514838	102466	-	-	0.49	-

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	514836	102478	0.22	0.38	0.18	0.33
2	514841	102473	0.28	0.44	0.24	0.39
3	514838	102466	0.31	0.47	0.27	0.41

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

Produced on: 25/10/2024

*** 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.

Personal flood plan

Name



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?



Put important documents out of flood risk and protect in polythene

☐

Look at the best way of stopping floodwater entering your property

☐

Find out where you can get sandbags

☐

Identify what you would need to take with you if you had to leave your home

☐

Check your insurance covers you for flooding

☐

Make a flood plan and prepare a flood kit

☐

Identify who can help you/ who you can help

☐

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