

Flood Risk Assessment

8 Fishermans Walk, Shoreham-by-Sea

Date	Prepared For	Reference
May 2026	Edward Bartlett	73557



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Contract

GeoSon Limited were instructed by Edward Bartlett, by an email dated 27th March 2026, to undertake a Site-Specific Flood Risk Assessment to support a proposed planning application for development at 8 Fishermans Walk, Shoreham-by-Sea.

Project	Flood Risk Assessment for Planning
Prepared For	Edward Bartlett
Location	8 Fishermans Walk, Shoreham-by-Sea BN43 5LW
Application	Construction of a new residential dwelling with associated parking
Our Reference	73557
Version	1.0
Issue Date	01/05/2026
Issued To	Edward Bartlett and Sergio García-Huidobro (ARQ Design)
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Purpose

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Introduction

Context

GeoSon Limited have been instructed by Edward Bartlett to undertake a Site-Specific Flood Risk Assessment (FRA) to support a proposed planning application for development at 8 Fishermans Walk, Shoreham-by-Sea.

This FRA has been undertaken in accordance with the revised National Planning Policy Framework (NPPF) December 2024 and the associated Planning Practice Guidance (PPG).

The level of flood risk to and from the site has been determined using third party information including Environment Agency flood data, national government mapping, LiDAR topography data and Local Authority documentation.

National FRA Requirements

In accordance with the National Planning Policy Framework (NPPF), a Flood Risk Assessment is required to accompany a planning application when a development site is:

- located within flood zones 2 or 3 (including minor development and change of use)
- more than 1 hectare (ha) in size
- less than 1 ha in flood zone 1 however includes a change of use in development type to a more vulnerable class (for example from commercial to residential) which could be affected by sources of flooding other than rivers and the sea
- located within an area which has been identified to have critical drainage problems by the Environment Agency

The site is located within Flood Zone 3 on the Environment Agency's Flood Map for Planning. As such, in accordance with NPPF guidance the applicant is required to submit a Flood Risk Assessment with any planning application at the site.

The Flood Risk Assessment is required to consider the proposed use of the site and assess the potential flood risk posed to the intended development from multiple sources of flooding including rivers, sea, surface water, groundwater, reservoir failure, sewer surcharge and any other artificial sources.

The Flood Risk Assessment will assess the risk posed from all potential sources of flooding so that site users and third-party land will be safe now and for the expected lifetime of the development, taking climate change into account.

Objectives

The objectives of this document are to determine:

- Whether the site is at significant risk of flooding from any source currently or in the future, taking climate change into account
- Whether the development will increase flood risk elsewhere

If the site is identified to be at risk of flooding from any source this FRA will:

- Outline appropriate mitigation measures, compliant with NPPF and PPG, which would be suitable to incorporate within the proposed development to alleviate flood risk on and off site
- Determine whether safe ingress and egress can be achieved and maintained for the lifetime of the development

Site Details

Site Description

The proposed application is located at 8 Fishermans Walk, Shoreham-by-Sea BN43 5LW.

The site is approximately 200m² in size and forms the northern half of the garden associated with 8 Fishermans Walk.

Plans provided by the applicant show that a double garage is located in the south west corner of the application area. However, according to Google Streetview imagery the garage was demolished prior to August 2021.

The remaining area is shown to be predominantly underlain by concrete on the existing plans.

The site is accessed via Fishermans Walk which forms the eastern boundary of the application boundary.

Having reviewed aerial imagery, the surrounding area is characterised by residential dwellings.

Site Address	8 Fishermans Walk, Shoreham-by-Sea BN43 5LW
OS NGR	TQ 20573 04512
County	West Sussex
Local Planning Authority	Adur District Council
Lead Local Flood Authority	West Sussex County Council

Table 1: Site Details

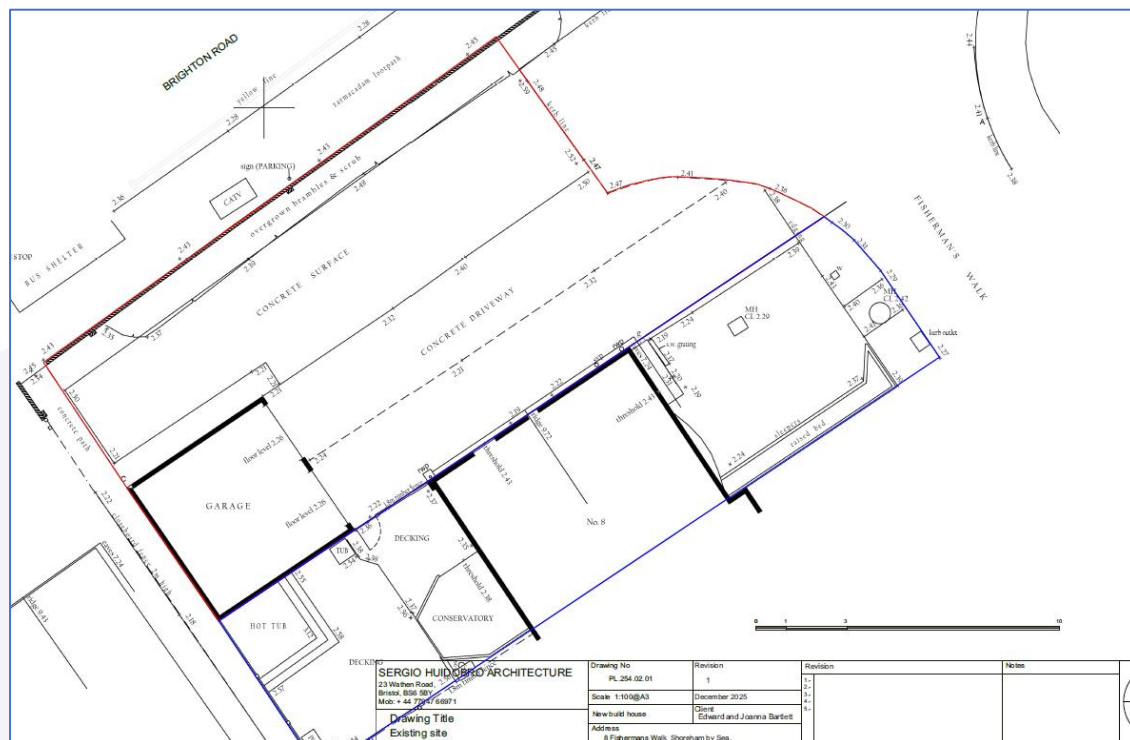


Figure 1: Existing Site Plan (Source: Sergio Huidobro Architecture)

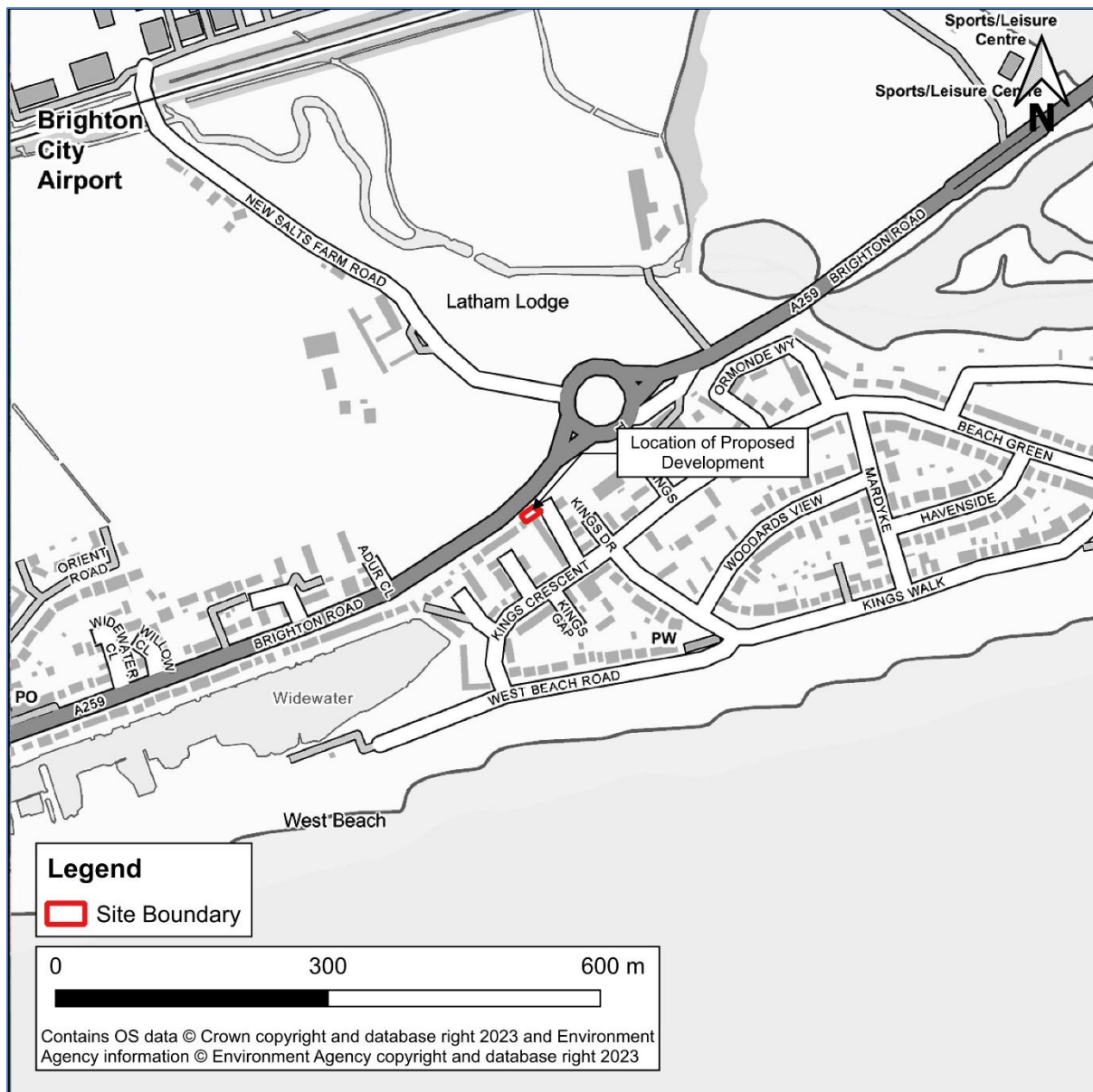


Figure 2: Site Location

Topography

A topographic survey was undertaken at the site by Sergio Huidobro Architecture and has been provided by applicant for inclusion within this report.

The topographical survey shows that external ground levels within the application boundary range between 2.21mAOD and 2.59mAOD.

Based on the plans provided by the applicant, the proposed dwelling will be constructed upon land with an approximate elevation of 2.21mAOD to 2.40mAOD.

The topographic survey extends to cover curb heights along Fishermans Walk which are shown to range from approximately 2.30mAOD to 2.50mAOD.

1.0m resolution LiDAR data obtained from the Environment Agency indicates that the surrounding area is relatively flat. Figure 3 shows the elevation profile of the site and the surrounding area. A copy of the topographic survey can be seen in Appendix A.

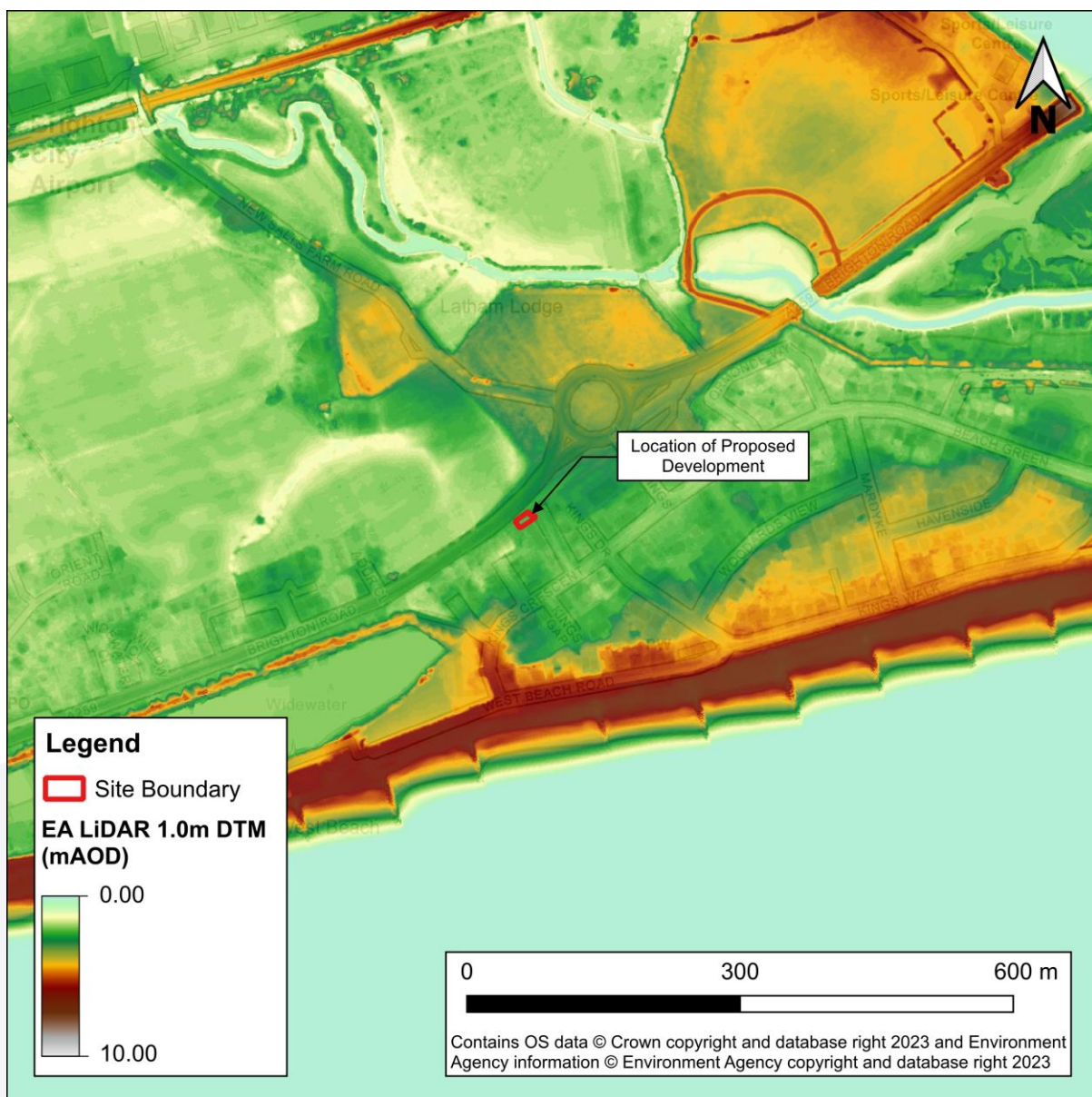


Figure 3: Topography of the Surrounding Area

Geology and Hydrogeology

Review of online British Geological Survey (BGS) records indicate that the site is located upon Newhaven Chalk Formation (chalk) bedrock. This geological strata was formed during the Santonian Age and Campanian Age some 72.2 to 85.7 million years ago.

Records state that Newhaven Chalk Formation bedrock is typically characterised by *soft to medium hard, smooth white chalks with numerous marl seams and flint bands, including abundant Zoophycos flints (notably at levels near the base). The formation is known to contain distinct phosphatic chalks of limited lateral extent. Equivalent beds, the Margate Chalk of north Kent, are marl-free and contain little flint.*

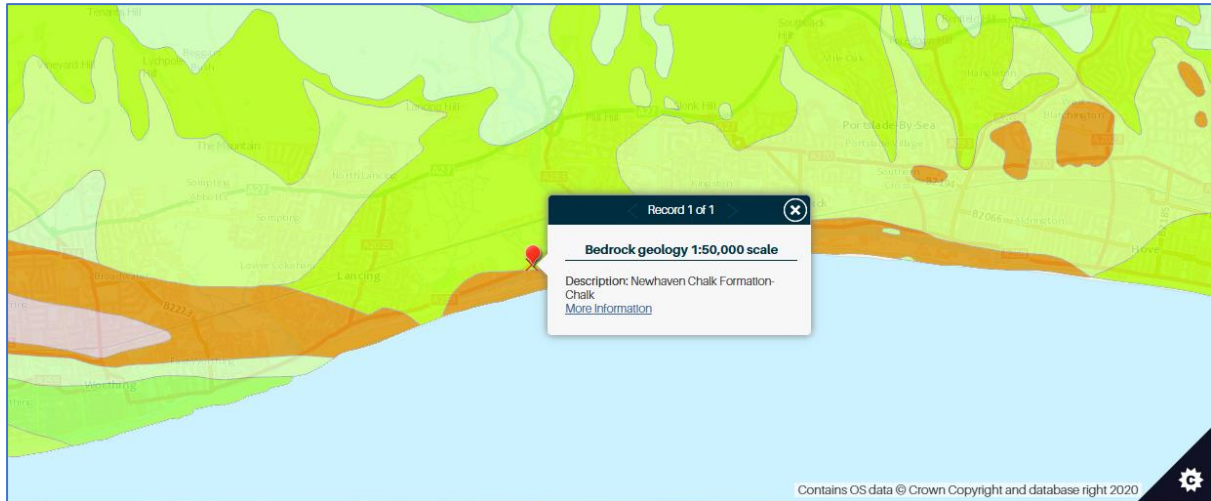


Figure 4: Bedrock Geology Map (Source: British Geological Survey)

According to BGS data the site is underlain by Alluvium (clay, silt, sand and peat) and Storm beach (gravel) superficial deposits.

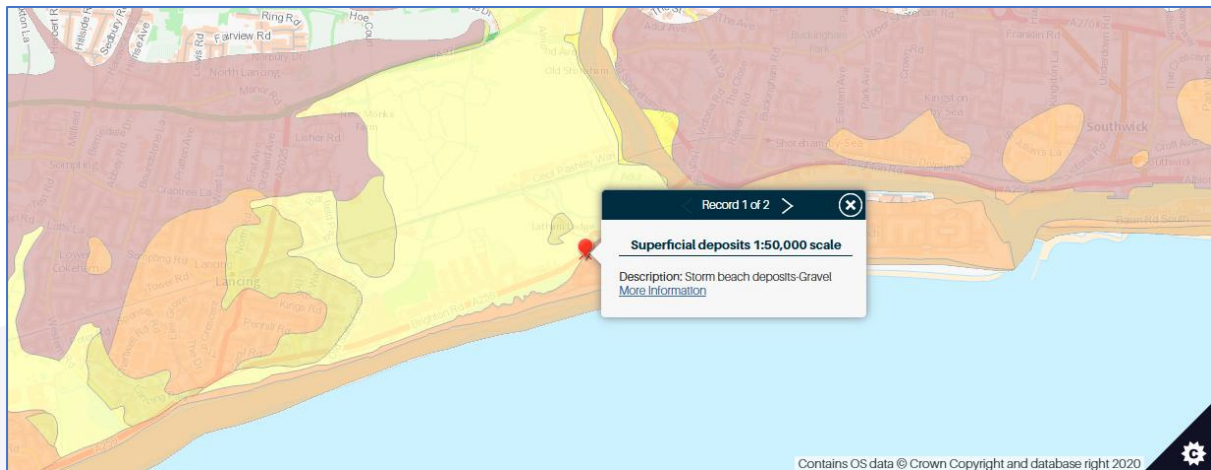


Figure 5: Superficial Deposit Geology Map (Source: British Geological Survey)

Review of Landis Soilscales online viewer suggests that the site is located within an area where the soils are classified as 'sand dune soils'.

DEFRA 'Magic Maps' indicate that the site is not located within a groundwater Source Protection Zone. According to DEFRA 'Magic Maps' the closest Source Protection Zone to the development is located approximately 1.10km north east and is classified as a Zone III – Total Catchment.

Nearby Watercourses

Review of aerial imagery shows that there are several water features located within a 1.0km radius of the development. These include:

- Widewater Lagoon 160m south west;
- The English Channel 250m south;
- Tributaries of the River Adur 260m north;
- Shoreham Harbour 390m north east; and,
- The River Adur 750m north east of the proposed application.

Widewater Lagoon (160m south west of the site) and tributaries of the River Adur (260m north of the site) are classified as 'Ordinary Watercourses'. Ordinary Watercourses within the surrounding area are managed by the Lead Local Flood Authority (West Sussex County Council).

The River Adur (750m north east of the site) connects to the English Channel and is tidally influenced.

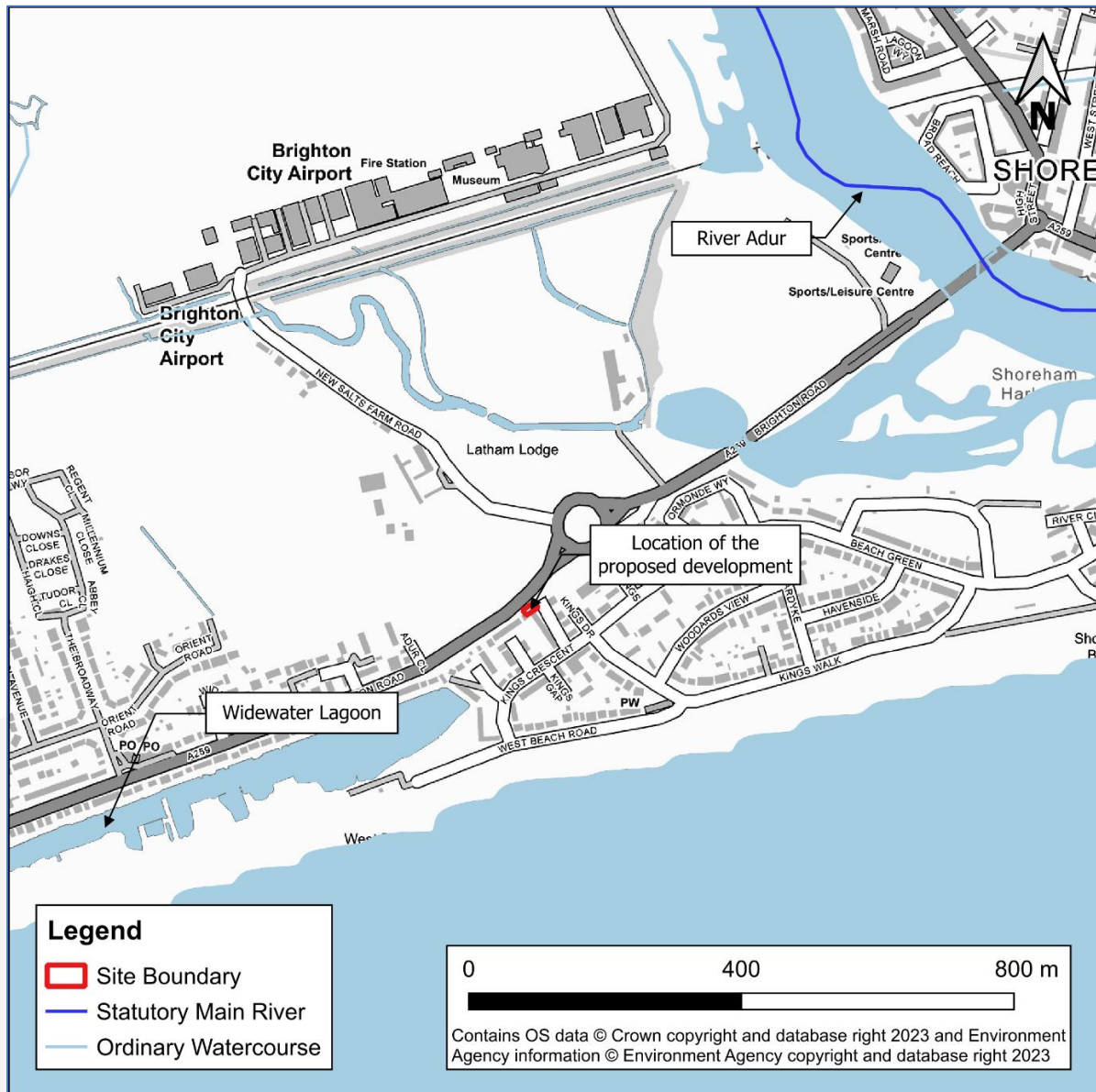


Figure 6: Watercourse Near the Site

Proposed Development

Development Proposals

The proposed planning application comprises construction of a new residential dwelling with associated parking.

According to plans provided by the applicant, the new residential dwelling will have a built footprint area of approximately 80m². A patio and footpath will be laid around the dwelling.

In addition to the new dwelling, two car parking spaces will be introduced adjacent east of the residential footprint.

Information has been provided which shows that an application for development of a three-bed dwelling at the site was granted approval in 2021 under application reference: AWDM/0881/21.

The proposed site layout plan is shown in Figure 7 and Appendix A.

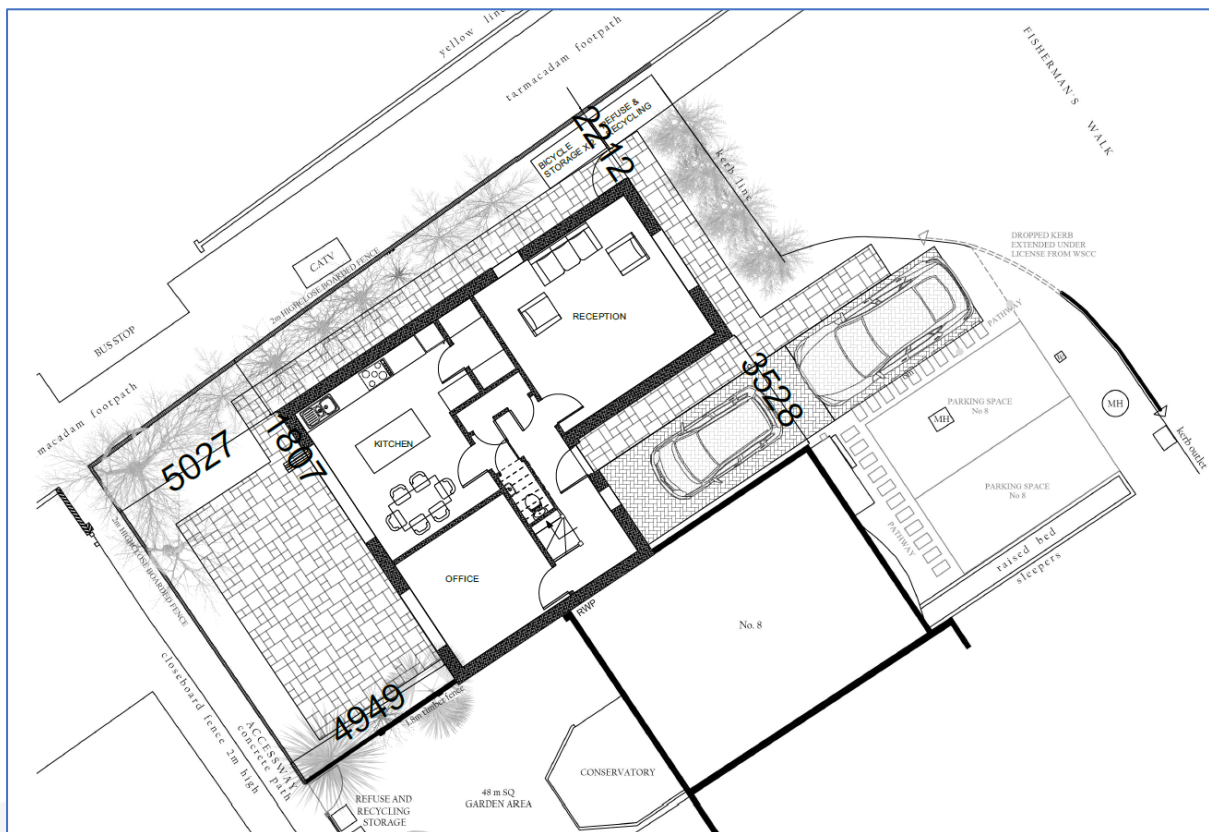


Figure 7: Proposed Ground Floor Plan (Source: Sergio Huidobro Architecture)

Development Vulnerability Classification

The National Planning Policy Framework classifies land use type in terms of vulnerability to flooding. Annex 3 of the NPPF details the flood risk vulnerability classification for each land use type (refer below).

Essential infrastructure

- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.
- Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including infrastructure for electricity supply including generation, storage and distribution systems; including electricity generating power stations, grid and primary substations storage; and water treatment works that need to remain operational in times of flood.
- Wind turbines.
- Solar farms.

Highly vulnerable

- Police and ambulance stations; fire stations and command centres; 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. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure'.)

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.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
- Car parks.

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.

Table 2: Flood Risk Vulnerability Classification (Source: NPPF)

The proposed planning application relates to construction of a residential dwelling. As such, according to NPPF guidance the site as whole will be classified as "More Vulnerable" post development.

Sequential and Exception Test Guidance

In accordance with the National Planning Policy Framework, and associated Planning Practice Guidance, the Sequential and Exception Tests should be undertaken to determine the most appropriate location for a development and used to inform the proposed design layout.

The Sequential Test is designed to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account.

The Exception Test is undertaken when development in a flood risk area cannot be avoided. The Exception Test comprises of two elements which need to be satisfied before a development can be permitted. It needs to be demonstrated that:

1. A development will provide wider sustainability benefits to the community that outweigh flood risk; and
2. A 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.

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	X	Exception Test Required	✓	✓
Zone 3b	Exception Test Required	X	X	X	✓

Table 3: Flood Risk Vulnerability and Flood Zone 'Incompatibility' (Source: PPG)

Given the nature of the proposals the development is considered 'More Vulnerable'.

According to Table 3 (above) 'More Vulnerable' development is considered suitable within Flood Zone 1, 2 and 3a (subject to the Exception Test).

However, it should be noted that the Sequential and Exception Tests do not apply to Change of Use and Minor Extension applications.

Climate Change Allowance Guidance

Peak River Flow Uplifts

In July 2021 the Environment Agency issued revised peak river flow allowances for management catchments in England. As part of the update the EA published the Peak River Flow Map which shows anticipated changes to peak river flows over time based on management catchment. Management catchments are sub-catchments of river basin districts.

According to the EA's Peak River Flow Map the site and the River Adur are located within the Adur and Ouse Management Catchment. Updated peak river flow allowances for this catchment are as follows:

Epoch	Central	Higher	Upper
2020s	16%	23%	40%
2050s	18%	28%	57%
2080s	37%	55%	107%

Table 4: Adur and Ouse Management Catchment Peak River Flow Allowances

The specific Climate Change allowance required to be assessed within the Flood Risk Assessment, to account for future change in peak river flows, is dependent on the development's design lifetime and vulnerability classification.

In accordance with the development lifetime guidance, residential developments should be considered to have a minimum lifetime of 100 years.

Additionally, residential developments are considered 'More Vulnerable'. In line with government guidance More Vulnerable developments located in flood zones 2 and 3a should use the Central Allowance to account for future climate change.

Sea Level Uplifts

In December 2019 the Environment Agency published an updated range of epoch allowances for sea level rise based on river basin district.

According to the EA's River Basin District Map the site and surrounding area are located within the South East District. Updated sea level allowances for each epoch for the South East region are as follows:

South East Allowance	2000 to 2035 (mm)	2036 to 2065 (mm)	2066 to 2095 (mm)	2096 to 2125 (mm)	Cumulative rise 2000 to 2125 (m)
Higher Central	5.7 (200)	8.7 (261)	11.6 (348)	13.1 (393)	1.20
Upper End	6.9 (242)	11.3 (339)	15.8 (474)	18.2 (546)	1.60

Table 5: Sea Level Allowances for Each Epoch in mm per year with Cumulative Sea Level Rise for Each Epoch in Brackets (Based on a 1981 to 2000 Baseline)

The Higher Central and Upper End climate change allowances should be assessed by applying the relevant cumulative mm allowance for each epoch to the current day 1 in 200 year tidal projection.

Assessment of Flood Risk

Flood risk is a combination of:

- the probability (likelihood or chance) of a flood event happening; and
- the potential consequences (impact) if an event were to occur.

In accordance with guidance set out in the Flood Risk and Coastal Change section of the PPG, areas at risk of flooding should be considered as those at risk of flooding from any source, now or in the future.

This study uses publicly available data (including EA flood maps and Local Authority documentation) to assess the potential flood risk posed to the intended development from multiple sources of flooding and the risk of flooding elsewhere, as a result of the proposals.

Where flood risks are identified this study outlines appropriate mitigation measures, compliant with NPPF and PPG, which would be suitable to incorporate within the proposed development to manage said flood risk(s).

Document Review

The following Local Authority documents have been reviewed as part of this study:

- Adur and Worthing Council Level 1 Strategic Flood Risk Assessment (2024)
- Adur and Worthing Council Level 2 Strategic Flood Risk Assessment (2020)
- West Sussex County Council Local Flood Risk Management Strategy: 2025-2030 (2025)
- West Sussex County Council Preliminary Flood Risk Assessment (2011)
- West Sussex County Council S19 Flood Investigation Reports

Historical Flooding

Historical flood incident information within the area has been assessed based on a review of Adur and Worthing, and West Sussex County Council's flood risk documentation along with the Environment Agency's Historic Flood Map and Recorded Flood Outline datasets as well as an internet search.

Review of Adur and Worthing Council's Level 1 Strategic Flood Risk Assessment's (SFRA) (2024) states that the catchment has a long history of recorded flood incidents, including significant flood events that occurred in 1980, 2000, 2007, 2012 and 2013/14.

Information within the Level 1 SFRA, and on the Environment Agency's Historic Flood Map, indicates that part of Fishermans Walk was impacted by flooding in 1984. Flooding in 1984 was reportedly caused by the local coastal flood defences being overtopped.

Despite this, no information has been provided to suggest that the site itself has been affected by historical flooding.

Tidal (The Sea) / Fluvial (River)

Environment Agency Flood Zones

The Environment Agency has created a set of Flood Zones which show the risk of flooding from rivers and sea in England, for several return period events, ignoring the presence of defences. The Flood Zones are shown on the EA's Flood Map for Planning which forms the basis for assessing flood risk and development suitability under the National Planning Policy Framework.

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than a 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of tidal 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 tidal flooding. (Land shown in dark blue on the Flood Map)
Zone 3b 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. The functional floodplain will normally comprise: • land having a 1 in 30 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 1 in 1000 annual probability of flooding). Areas of functional floodplain should be identified by local planning authorities within Strategic Flood Risk Assessments, in agreement with the Environment Agency. (Note, Zone 3b is not separately distinguished from Zone 3a on the Flood Map).

Table 6: Flood Zone Definitions (Source: Planning Practice Guidance)

The Flood Map for Planning was updated on the 25th March 2025.

The updated Flood Map for Planning continues to show Flood Zones 1, 2 and 3 for the present day (ignoring the benefits of defences).

However, the Environment Agency's mapping tool now also displays the following information:

- Rivers and sea with defences for the present day and climate change scenarios
- Rivers and sea without defences for the present day and climate change scenarios
- Surface water flood extents for the present day

According to the Environment Agency's Flood Map for Planning (refer to Figure 8) the site is located within Flood Zone 3.

Flood Zone 3 is defined as land which has a 1 in 100 or greater annual probability of river flooding; or a 1 in 200 or greater annual probability of tidal flooding.

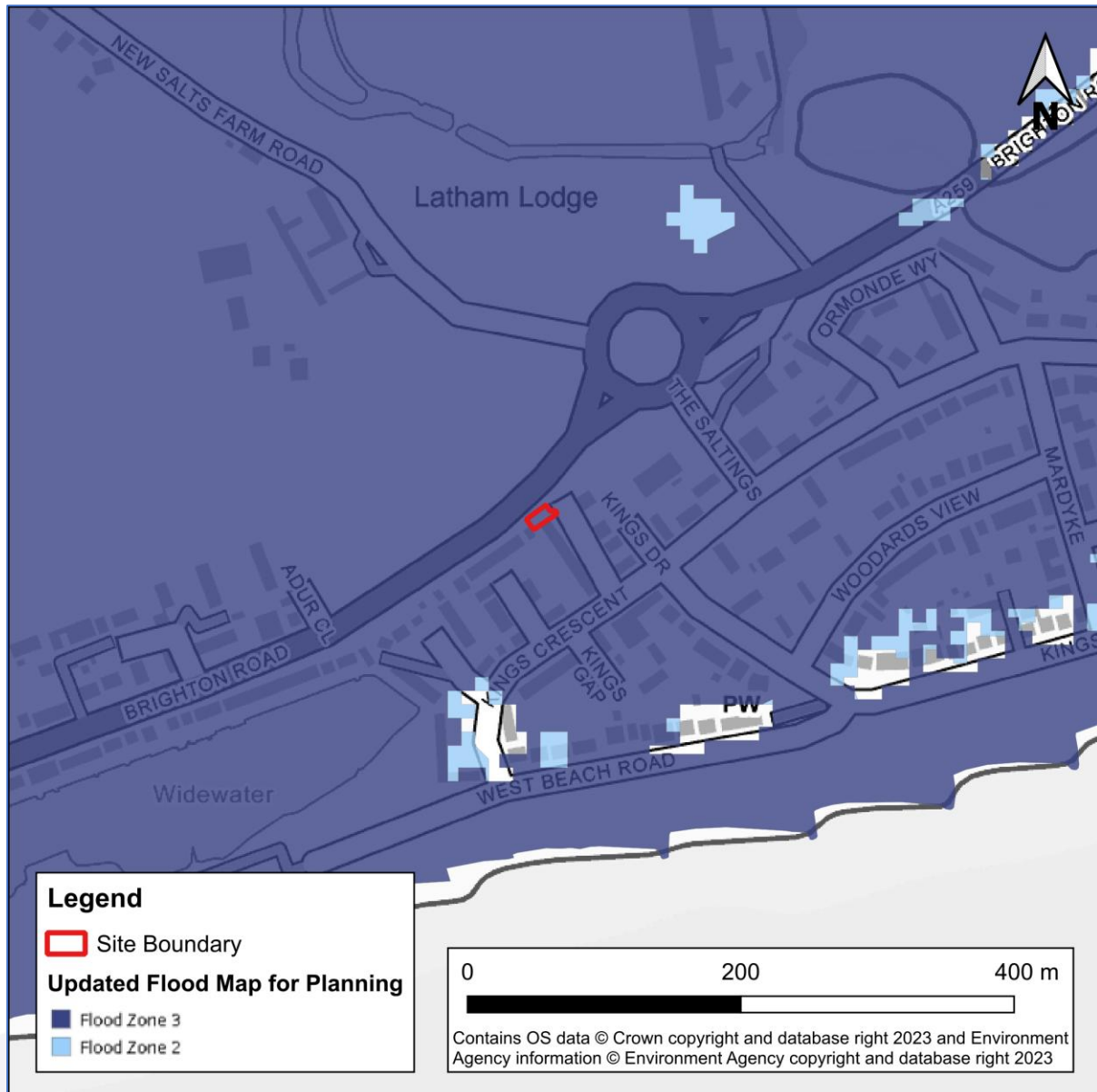


Figure 8: Environment Agency Flood Map for Planning (Source: EA)

Environment Agency Product 4 Response

Considering that the site is modelled within Flood Zone 3 on the Environment Agency's Flood Map for Planning, a Product 4 enquiry has been raised with the EA to obtain detailed flood model information in the relation to the site.

A Product 4 response (EA reference: EIR2026/16452) was received in April 2026 (refer to Appendix B). Within which the Environment Agency provided details of 2D floodplain levels as well as flood extent mapping extracted from the Adur Coastal Model (2012) and the Adur Tidal Walls Scheme Study (2018).

Undefended extents and levels have been provided from the 2012 Adur Coastal Model.

Defended extents and levels have been provided from the more recent 2018 Adur Tidal Walls Scheme Model.

As demonstrated by the extent maps provided by the EA (refer to Appendix B), the site and the surrounding area are not located within 0.5% AEP (2018), 0.5% AEP (2067) or the 0.5% AEP (2117) scenario when the tidal defences are taken into consideration. Copies of the extent mapping for both the defended and undefended scenarios can be seen in Appendix B.

Given that the site is shown to be located outside of the modelled defended extents, 2D floodplain levels are not available at the development for the defended return period events.

As such, the following section provides a review of the modelled undefended 2D floodplain levels only. These have been provided in the EA's product 4 response taken from the 2012 Adur Coastal Model.

2D floodplain levels have been provided at six node points within the site curtilage. Figure 9 shows the six node point locations.

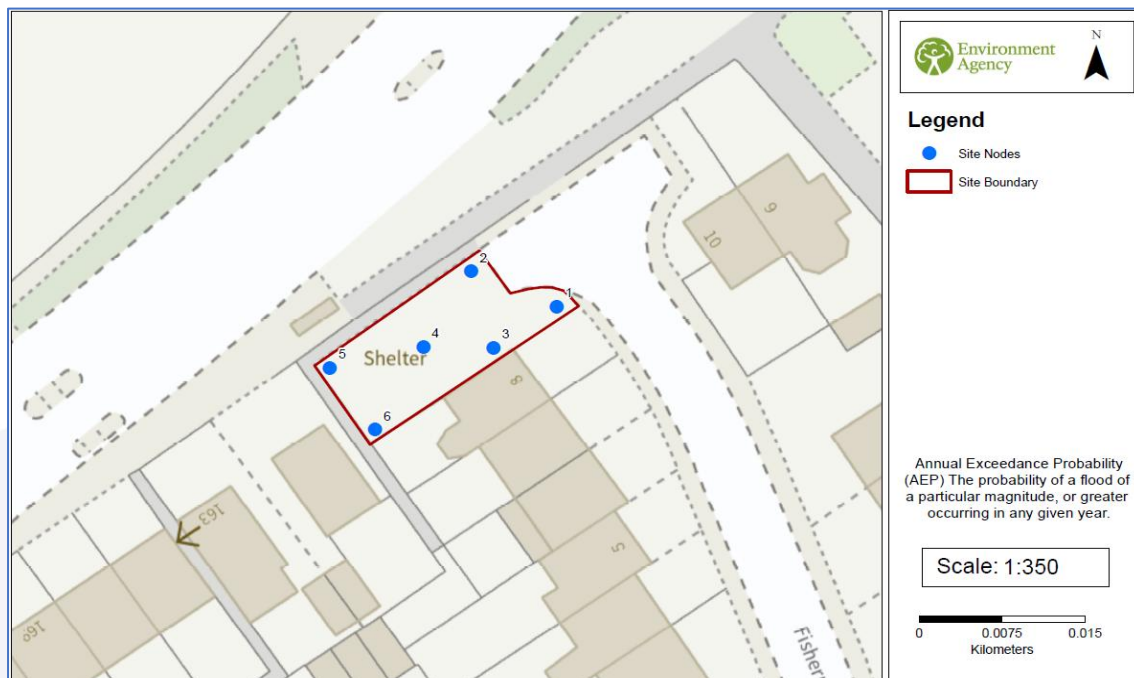


Figure 9: Node Point Locations (Source: EA)

Table 7 (overleaf) shows the reported undefended 2D floodplain levels at the site for each return period event. The full list of defended and undefended floodplain levels and depths can be seen in Appendix B.

Node Ref	NGR		Modelled Flood Levels in Metres AOD			
			Undefended Annual Exceedance Probability			
	Eastings	Northings	0.5%	0.5% (2070)*	0.5% (2115)*	0.1%
1	520585	104516	4.26	4.79	5.39	4.48
2	520577	104519	4.26	4.79	5.39	4.48
3	520579	104512	4.26	4.79	5.39	4.48
4	520573	104512	4.26	4.79	5.39	4.48
5	520565	104510	4.26	4.79	5.39	4.48
6	520569	104504	4.26	4.79	5.39	4.48

Table 7: Modelled Undefended Tidal Floodplain Levels (Source: 2012 Adur Coastal Model)

Comparison of the modelled tidal levels provided within the Product 4 response with ground levels at the site (2.21mAOD and 2.59mAOD, taken from the topographic survey) shows that the application area is located outside of the modelled defended return period events.

However, the site could be at risk of tidal flooding during all four modelled undefended scenarios.

Extreme Tide Level (Still Water)

In accordance with Environment Agency advice, developments located within areas at risk of tidal flooding should also consider assessment of the Still Water Tide Level data from the Coastal Flood Boundary Study (2018).

The Defra Spatial Data Download web service indicates that the development is located approximately 2.3km from the nearest chainage point (_4552) which is located off the coast of Shoreham-by-Sea.

Review of the data associated with chainage point _4552 shows that the modelled 0.5% AEP flood level is 4.24mAOD.

Design Flood Level

Having reviewed the outputs from both the 2012 Adur Coastal Model and the Coastal Flood Boundary Study (2018), whilst the Coastal Flood Boundary Study was produced more recently given that the 2012 Adur Coastal Model includes 2D floodplain levels at the site, the modelled results from the 2012 Adur Coastal Model are considered to be more representative of the level of risk at the development.

As such, the model results from the 2012 Adur Coastal Model have been used to base this section on.

The specific Climate Change allowance required to be assessed within the Flood Risk Assessment, to account for future change, is dependent on the development's design lifetime and vulnerability classification. Page 14 details the fluvial and tidal Climate Change allowances for the area.

Considering the nature of the development, the application should be assessed against the 2126 0.5% AEP scenario.

2D floodplain levels are not available from the 2012 Adur Coastal Model for the 2126 0.5% AEP scenario. Therefore, the South East Upper End Climate Change allowance uplifts have been calculated and applied to the undefended 2012 0.5% AEP 2D floodplain level at the site (4.26mAOD).

Note, the current national climate change allowance guidance only extends up to 2125. In line with the South East guidance, an additional 13.1mm and 18.2mm have been applied to the 2125 flood level to provide a figure for the 2126 Higher Central and Upper End scenarios, respectively.

Allowance	2012 Undefended 0.5% AEP flood level (mAOD)	Cumulative rise 2012 to 2126 (m)	2126 0.5% AEP plus climate change flood level (mAOD)
Higher Central	4.26	1.14	5.40
Upper End	4.26	1.53	5.79

Table 8: 0.5% AEP Flood Level with Higher Central and Upper End Climate Change Uplifts

Comparison of the 2126 1 in 200 year plus climate change Upper End flood level (5.79mAOD) with topographic levels associated with the area of land proposed to be developed (2.21mAOD to 2.40mAOD) indicates that the dwelling footprint may experience depths of 3.39m to 3.58m during the undefended 2126 0.5% AEP Upper End climate change scenario.

However, it is important to note that the flood level outlined above does not take into account the presence of flood defences located within wider area which afford the site protection.

This is demonstrated by the outputs from the 2018 Adur Tidal Walls Scheme Model which shows the site is located outside of the modelled defended 0.5% AEP (2018), 0.5% AEP (2067) and 0.5% AEP (2117) extent.

Defences

The site is situated within an area which benefits from the Shoreham Adur Tidal Walls Flood Defence Scheme.

According to information provided within the Environment Agency's Product 4 response, flood defences in the form of walls and embankments are located along Shoreham Harbour.

These defences are reported to offer the site and the surrounding area a design standard of protection of 300 years.

Additionally, the coastline to the south of the site is protected by the beach which reportedly offers a design standard of protection of 100 years.

Figure 10 shows the closest formal flood defences to the development based on the EA's AIMS Spatial Flood Defences dataset. Further information relating to the formal flood defences can be found in Appendix B.

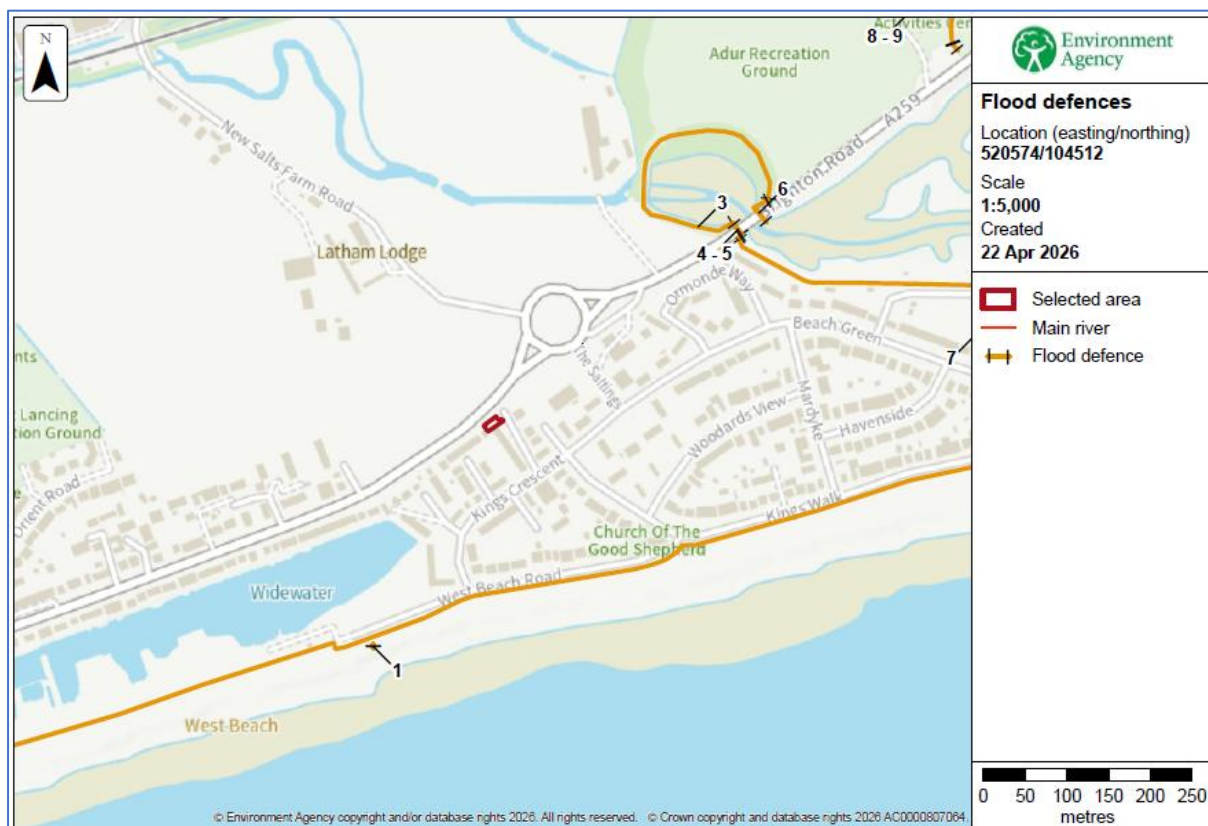


Figure 10: Formal Flood Defences Near the Site (Source: EA)

Pluvial (Surface Water)

Pluvial flooding occurs as a result of excess overland flow and stormwater ponding. Surface water flooding can happen when water does not have time to soak into the underlying ground or cannot infiltrate at all, for instance because the ground is already fully saturated.

This mechanism of flooding can also arise when the volume of precipitation exceeds the capacity of the drainage system meaning that water is unable to drain away through the sewer network and instead flows overland.

Overland flow will follow the local topography and can therefore pose a risk to both the development and surrounding third party land.

The risk posed to the site from surface water flooding has been assessed using the new National Flood Risk Assessment (NaFRA) 'Risk of Flooding from Surface Water' dataset. The updated Risk of Flooding from Surface Water maps were published on the 28th January 2025 by the Environment Agency and were subsequently integrated into the Flood Map for Planning on 25th March 2025.

The revised mapping is considered to represent a significant improvement on previous iterations of the surface water flood maps, both in terms of method and representation of the risk of flooding.

The NaFRA dataset was created by combining the best available flood models (including locally produced detailed model information and national flood modelling) to generate the probability of flood risk for each 2m grid square of land, with the aim of using the best available flood risk information in any one location.

Considerable improvements have been made when compared to the previous iterations of the RoFSW dataset including a more accurate representation of buildings within the model terrain to better capture the influence of built footprints on flow routes, the correction of misinterpretations in earlier surface water maps that wrongly suggested some buildings would remain dry, and a focus toward assessing flood risk to land rather than individual properties.

The new RoFSW dataset includes details of the annual chance of flooding to a specific depth. The dataset presents the likelihood (categorised as High, Medium or Low) of flooding to reach the following depth increments at a set location in any given year:

- 0.2m
- 0.3m
- 0.6m
- 0.9m
- 1.2m

Risk is displayed as one of the following likelihood categories:

High	An area which has more than 3.3% chance of flooding each year
Medium	An area which has between 1% and 3.3% chance of flooding each year
Low	An area which has between 0.1% and 1% chance of flooding each year
Very Low	An area which has less than a 0.1% chance of flooding each year

The 2025 RoFSW dataset includes modelled outputs for both the present day and climate change scenarios. The newly introduced climate change map shows the predicted impacts of climate change on future flood risk for the 2050's epoch (2040 – 2060) where the central allowances have been used to support short and medium-term decisions informed by the highest flood likelihood projections.

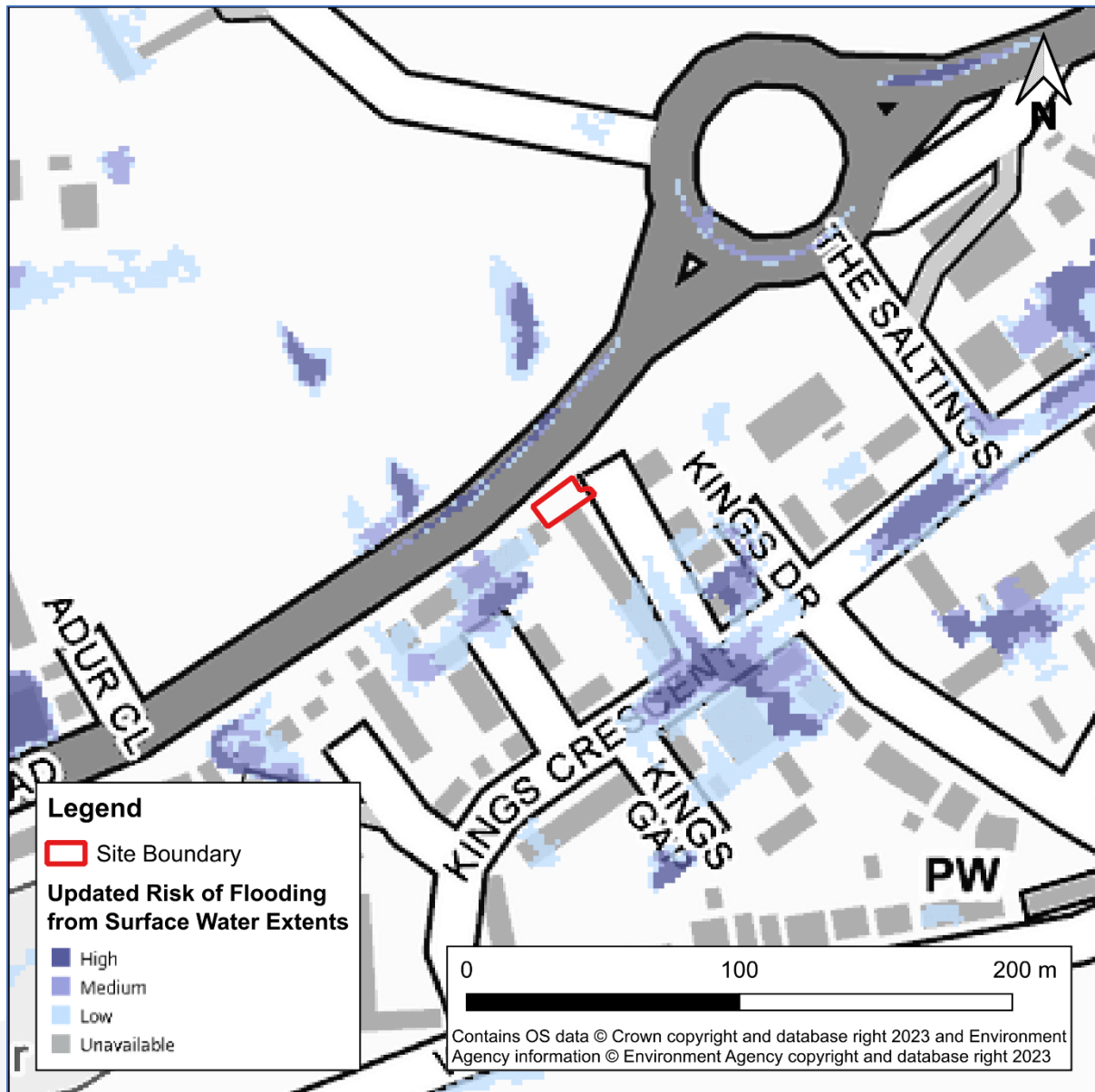


Figure 11: Risk of Flooding from Surface Water Extents (Source: EA)

The EA's Risk of Flooding from Surface Water data (Figure 11) shows that the proposed development is located within an area modelled to be at 'Very Low' risk of flooding from surface water.

However, the intersection of Kings Crescent and Fishermans Walk (located approximately 70m south of the site) has been modelled at 'Low' to 'High' risk.

Despite this, no information has been provided to suggest that the site has ever been impacted by surface water accumulation.

Groundwater

Groundwater flooding occurs when the water table rises up from the underlying rocks and emerges at the ground surface or within subsurface infrastructure (such as basements). Low lying areas that are underlain by permeable bedrock, superficial geology and aquifers are particularly susceptible to this form of flooding, especially during the winter months and after periods of heavy, sustained precipitation.

Unlike other mechanisms of flooding, groundwater flooding takes longer to dissipate as the water table needs to lower before any emerged flood water can soak back into the ground. As a result of this, whilst groundwater flooding does not pose a significant risk to life, flood waters can last for many months and can cause considerable damage to property.

Adur and Worthing Borough Council Level 1 Strategic Flood Risk Assessment (2024) uses the national scale 5m resolution JBA Groundwater map to assess the risk of groundwater emergence across the catchment. The modelling involves simulating groundwater levels for a range of return periods including the 75, 100 and 200-year events. Groundwater levels are then compared to ground surface levels to determine the head difference in metres.

According to the map the site is located in an area where the groundwater levels are between 0.5m and 5m below the ground surface.

In addition to the JBA Groundwater map, the 2024 SFRA includes a technical assessment of the future impact of groundwater flood risk within Adur and Worthing.

As part of the SFRA commission, Tidal Drainage Risk Zones and Groundwater Risk Zones were derived to understand how increases in tidal levels associated with climate change may impact groundwater and surface water flood risk within the Local Plan areas.

The assessment identified the site to be located within a Groundwater Zone 2, defined as follows:

Groundwater level more than 0.5m below the surface and region is below the present day tidal level

OR

Groundwater level between 0.025m and 0.5m below the surface and region is above the current tidal level but below the future tidal level

Despite the above, a dwelling is already present at the site and there have been no reports of groundwater ingress.

No further information has been provided to suggest that the site itself has historically been subject to groundwater flooding.

Sewer Surcharge

Sewer flooding occurs when the volume of water entering a drainage system is greater than the capacity of the sewer network. It is often experienced during periods of heavy rainfall, when a large amount of precipitation falls within a short period of time, and overloads the sewer system capacity causing a surcharge and localised short-term flooding.

Sewer flooding can also occur when the sewerage system is unable to discharge as intended. This is frequently caused by problems such as high water levels within the receiving watercourse, blockages, siltation and structural defects.

Adur and Worthing Council's Level 1 SFRA (2024) includes details of historical sewer flood incidents which have been recorded by Southern Water in the catchment area. Southern Water have provided records of incidents of flooding relating to public foul, combined and surface water sewers. For confidentiality reasons, the data has been supplied on a postcode basis from the Sewer Incident Report Form (SIRF) hydraulic overload database. Data covers all reported incidents within the borough between January 2013 and May 2023.

The SIRF database shows that the most frequently flooded postcode is BN13 2 in Worthing Borough (45 incidents) and BN42 4 in Adur District (45 incidents).

According to information within the SFRA, eight sewer flood incidents were reported between January 2013 and May 2023 within the postcode area where the development is located (BN43 5).

Despite this, no information has been provided to suggest that the site itself is susceptible to sewer surcharge flooding.

Reservoir

Reservoirs are artificially created lakes, typically formed by building a dam across an existing watercourse to hold water back. Whilst unlikely, flooding from reservoirs can occur as a result of water exceeding the reservoir capacity or structural failure of the dam or bank.

All large reservoirs are regulated under the Reservoirs Act 1975 and undergo regular maintenance to minimise the possibility of reservoir failure. This legislation is enforced by the Environment Agency and requires reservoirs to be routinely inspected and maintained to an appropriate standard. As an enforcement authority the Environment Agency is responsible for some 2,000 reservoirs in England and Wales.

The Environment Agency have produced a flood map which shows where water may go in the unlikely event of a dam or reservoir failure. Two flooding scenarios are shown on the reservoir flood maps:

- A 'dry-day' scenario which shows the predicted flood extents if a dam or reservoir failed when rivers are at normal levels
- A 'wet-day' scenario which shows how much greater the flood extent might be if a downstream river is already experiencing an extreme flood event

Review of the Environment Agency's Risk of Flooding from Reservoirs map indicates that the site is not located within the 'maximum extent of flooding from reservoirs'.

As such, the development is not considered to be susceptible to reservoir failure.

Other Sources

No canals or other artificial infrastructure have been identified within the surrounding area which could pose a risk of flooding to the development.

Flood Risk Management

Site-specific modelled 2D floodplain levels and extents have been provided by the Environment Agency as part of a Product 4 enquiry response, taken from the Adur Coastal Model (2012) and the Adur Tidal Walls Scheme Model (2018).

Modelled outputs include 2D floodplain levels and depths at six points across the site for several return period events including the 0.5% AEP (1 in 200 year) and 0.1% AEP (1 in 1000 year) scenarios.

As demonstrated by the extent maps provided by the EA (refer to Appendix B), the site and surrounding area are not located within 0.5% AEP (2018), 0.5% AEP (2067) or the 0.5% AEP (2117) scenario when the tidal defences are taken into consideration.

Despite this, in accordance with the latest guidance, the Higher Central and Upper End climate change allowances have been calculated for the development utilising the modelled undefended 0.5% AEP floodplain level (taken from the 2012 Adur Coastal Model) and applying the South East sea level allowances for each epoch.

Adding the appropriate Upper End Climate Change allowance to account for future uplift between 2012 and 2126 gives an updated 0.5% AEP Upper End Climate Change flood level at the site of 5.79mAOD.

Comparison of the 2126 0.5% AEP Upper End flood level (5.79mAOD) with topographic levels associated with the area of land proposed to be developed (2.21mAOD to 2.40mAOD) indicates that the dwelling footprint may experience depths of 3.39m to 3.58m during the undefended 2126 0.5% AEP Upper End climate change scenario.

However, to reiterate, the flood level outlined above does not take into account the presence of flood defences located within wider area. Recent flood defence improvements within Shoreham-on-Sea afford the site significant protection.

The defended situation is demonstrated by the outputs from the 2018 Adur Tidal Walls Scheme Model which shows that the site is located outside of the modelled defended 0.5% AEP (2018), 0.5% AEP (2067) and 0.5% AEP (2117) events.

Finished Floor Levels

The NPPF requires new residential Finished Floor Levels (FFL) to be set at least 300mm above the modelled 1 in 200 year plus allowance for climate change flood level. In instances where bedroom accommodation is proposed on the ground floor, such as in bungalows and self-contained flats, Finished Floor Levels should be set at least 600mm above the modelled 1 in 200 year plus allowance for climate change flood level.

Given the position of the site along an existing residential street the applicant is restricted to how high the Finished Floor Level (FFL) of the new dwelling can be raised without compromising other planning constraints such as ridge height restrictions.

Therefore, it is not feasible to set the proposed Finished Floor Level above the undefended 2126 0.5% AEP Upper End climate change flood level.

However, as demonstrated by the 2018 Adur Tidal Walls Scheme Model the site is located entirely outside of the modelled 0.5% AEP flood extent when the surrounding flood defences are taken into consideration. Therefore, the dwelling is not located within the modelled defended 0.5% AEP event.

Based on the plans provided by the applicant, the proposed dwelling will be constructed upon land with an elevation of 2.21mAOD to 2.40mAOD.

It is recommended that, if possible, the ground floor Finished Floor Level is raised at least 300mm above the surrounding external ground levels, set at least 2.70mAOD.

As shown on the proposed plans, all three bedrooms within the dwelling will be located at first floor level.

It is assumed that the first floor of the dwelling will be set at the same level as the previous approved application (5.39mAOD). Thus, raised approximately 3.0m above the surrounding external ground levels.

Mitigation Measures

In accordance with guidance published by the Environment Agency and the Department for Communities and Local Government (DCLG) flood resistance measures should be designed to keep water out of a property (by sealing off points of entry) to a maximum height of 600mm above the FFL. Holding back greater flood depths than 600mm may impact the structural integrity of a building. Therefore, in situations where flood depths are greater than 600mm it is advised that flood resilience measures are considered.

In light of the above in order to offer protection during an extreme flood event it is recommended that where practical and feasible the following mitigation measures are considered in consultation with the Local Authority, building control and the project design team:

- Non-return valves fitted on drains and pipes
- Any chambers fitted with a double seal screw down cover and frame
- Seals/bungs on hand to install in toilets and on pipes, should a flood event occur
- The electrical main ring run for the upper floor is installed on a separate switch circuit to the ground floor
- All new electrics and sockets are raised at least 600mm above the ground floor Finished Floor Level
- Any new boilers, gas meters and electrical incomer/meters are installed at least 600mm above the Finished Floor Level
- External walls are rendered resistant to flooding to first floor level
- Waterproof screed used on ground floor with waterproof ground floor internal render
- Water resistant materials such as stainless steel, plastic or solid wood used for the fitout
- Any cracks and holes in the external walls, including service and drainage entry points are sealed with mortar/sealant and made watertight
- Covers for airbricks, pet flaps and appliance vents
- Ensure there is access to all spaces to enable drying and cleaning, should a flood event occur

The applicant should also consider installation of demountable flood defence barriers to further protect ground floor entry thresholds against flood water ingress up to a maximum depth of 0.6m.

Additionally, important items and documents (including insurance policies and photographs) should be stored above the design flood level.

Any flood resilience measures should be implemented in line with the [Construction Industry Research and Information Association \(CIRIA\) Code of Practice for Property Flood Resilience](#).

Surface Water Flood Risk Mitigation

The entire site is shown to be located outside of the Environment Agency's modelled 1 in 30 year, 1 in 100 year and 1 in 1000 year surface water flood extents.

Despite this, it is recommended that the Finished Floor Level of the dwelling is set at least 300mm above the surrounding external ground levels.

It is also recommended that linear drains are installed in front of all building entry points and any external landscaping is designed to slope away from the built footprint.

These measures will help mitigate the risk of stormwater ponding at threshold entry points and stormwater ingress.

Groundwater Flood Risk Mitigation

Whilst there is no evidence to suggest that the site has historically been impacted by groundwater flooding, it is recommended that the floor of the new dwelling is made of either solid construction materials or the ground beneath the suspended floor is sealed.

The inclusion of basements and subterranean rooms at the site is not recommended. However, should the developer decide to incorporate subterranean rooms within the proposals at a later date they should be appropriately waterproofed.

These mitigation measures will protect against the unlikely occurrence of groundwater ingress should water table levels fluctuate in the future.

Flood Warnings and Alerts

The development site is located within an EA Flood Alert and Flood Warning area.

Therefore, it is recommended that the future owner / residents sign up to the Environment Agency's free Targeted Flood Alert Service at <https://www.gov.uk/sign-up-for-flood-warnings>.

Warning	Meaning / Response Actions
 Flood Alert	What it means: Flooding is possible – be prepared. When it is used: The Environment Agency will issue a Flood Alert status when flooding is possible. It is usually issued between 2 hours and 12 hours in advance of flooding, dependant on the form and characteristics of the flood risk. Triggers: Forecasts that indicate that flooding from rivers and/or high tides, surges or strong winds at sea. How is it issued: This will be issued through the Environment Agency website and via the Flood Warnings Direct service, based upon weather, river and sea conditions. Actions: When a Flood Alert is issued, individuals should: • Be prepared to act on Flood Warning and Evacuation Plans. • Prepare to relocate or move to an area outside of the modelled Flood Zone extent. • Prepare a flood kit of essentials and have it ready if needed. • Monitor local water levels and forecasts on the Environment Agency website and on the Local TV/radio stations.
 Flood Warning	What it means: Flooding expected – immediate action is required. When it is issued: Flood Warnings will be issued when water levels are rising, heavy rain is anticipated to cause rivers to flash flood or there are high tides / surges coupled with strong winds at sea. It is usually issued between 30 minutes to 2 hours in advance of flooding. Triggers: Heavy rainfall forecast to cause flash flooding of rivers, and forecast flooding from rivers or the sea. How it is issued: This will be issued through the Environment Agency website and via the Flood Warnings Direct service, based upon weather and river/sea conditions. Actions: When a Flood Warning is issued, individuals should: • If necessary, move possessions, valuables and pets higher or to a safe place. • Locate keys to lock windows and tools to switch off gas and electricity supplies in the event evacuation is required. • If flood protection measures are available (e.g. flood gates and airbrick covers) put them in place. • Consider moving any vehicles to a higher level or to an area outside of the Flood Zone. • Contact the Local Authority to find out whether evacuation is considered necessary, and if so, where they are providing rest centres for evacuees. • If evacuation is required, switch off the gas and electricity supply before leaving the property (if safe to do so).

 Severe Flood Warning	What it means: Severe flooding. Danger to life. When it is used: When flooding poses a significant threat to life. Triggers: Actual flooding where the conditions pose a significant risk to life and/or widespread disruption to communities, onsite observations from flooded locations or a breach in defences or failure of a barrier that is likely to cause significant risk to life. How it is issued: This will be issued through the EA website and via the Flood Warnings Direct service based upon weather and river conditions. In this location a Severe Flood Warning may also be received via the Local Authority. Actions: When a Severe Flood Warning is issued, individuals should: • Stay in a safe place with a means of escape. • Be ready should you need to evacuate the property. • Cooperate with the emergency services. • Call 999 if you are in immediate danger.
Warning No Longer in Force	What it means: No further flooding is currently expected in your area. When it is used: When a Severe Flood Warning, Flood Warning or Flood Alert is no longer in force. Triggers: The risk of flooding has passed, water levels have dropped below the warning level and no further flooding is affected. How it is issued: This will be issued through the EA website, local TV/radio stations and news bulletins. Actions: When a 'Warnings No Longer in Force' status is issued, site owners should: • If evacuation has occurred, check with the Local Authority that it is safe to return to the property/building. • Be careful as flood water may still be around for a few days and could be contaminated. • If there has been flooding to the property contact your landlord/management company for advice (if applicable), take photographs of any damage and contact your insurance company. If you need to make an insurance claim do not throw anything away until the insurance company says so.

Table 9: EA Flood Warning and Flood Alerts

Future owners / residents should also be advised to monitor weather forecasts by signing up to the Met Office weather warnings.

Considering the nature of the proposals, it is recommended that the applicant develops a Flood Warning and Evacuation Plan in accordance with the Environment Agency's Flood Plan template (refer to Appendix C) and West Sussex County Council's emergency planning guidance.

The Flood Warning and Evacuation Plan will outline the site-specific actions which will be followed in the event of a flood warning being issued.

Emergency Flood Kit

It is recommended that a precautionary approach is adopted and future residents also put together a flood kit.

Provision of an emergency kit will help future residents and site users to prepare and react quickly in the event of flooding.

It is important to remember that in a flood event people may not have time to find essential items. Therefore, it is vital to prepare a small easy-to-carry bag with essentials in advance.

The Environment Agency recommend that you create a grab bag of essential items including:

- Important documents in a waterproof bag such as insurance certificates, passports, driving licences and other hard to replace documents
- A copy of the emergency action plan
- Emergency contact numbers: Insurance helpline, local council and emergency services
- Contact details for your water, electricity and gas suppliers
- Spare keys for the building and any cars
- Torch and batteries (in case it floods at night and you lose power)
- Portable radio (wind-up preferable) for local station updates
- Fully charged mobile phone and charging lead
- Small power bank or portable charger
- Additional batteries for torches and radios
- Camera (if phone doesn't have one) to record damage for insurance purposes
- First aid kit and essential prescription medication (including respiratory aids)
- Anti-bacterial hand wipes/gel
- Hearing aids
- Spare glasses and/or contact lenses
- Whistle
- Bottled water (check use-by date)
- Non-perishable food items (including tinned goods and energy or cereal bars)
- Blankets and sleeping bags
- Warm clothes, waterproof clothes, wellington boots, rubber gloves
- Wash kit and essential toiletries (including toilet paper and wet wipes)
- Children's / baby essentials (including baby food / nappies etc.)
- Bank cards and emergency cash
- Notebook and pen

It is recommended that the information in this document is used to help the developer complete a flood plan (refer to the template in the report appendix).

The details within this Flood Risk Assessment should assist with deciding what practical actions to take before and during a flood event, with the aim of reducing the damage flooding could cause to the site.

Safe Access and Egress

The NPPF requires all new residential developments in areas at risk of flooding to demonstrate a route of safe escape for residents and site users which can be maintained for the lifetime of the development.

In the event of a severe flood warning, an evacuation route from the site can be provided via Fishermans Walk adjacent east of the proposal. From here, site users should travel south along Fishermans Walk. At the junction with Kings Crescent it is recommended that site users travel east before heading north along The Saltings. At the roundabout it is recommended that users travel east along the A259 (Brighton Road) and then travel north along West Street.

If flooding occurs and water exceeds 25cm anywhere along the evacuation route (including on site) residents should seek refuge within the building and await further instruction from the emergency services.

It is recommended that future residents are made aware of the evacuation route.

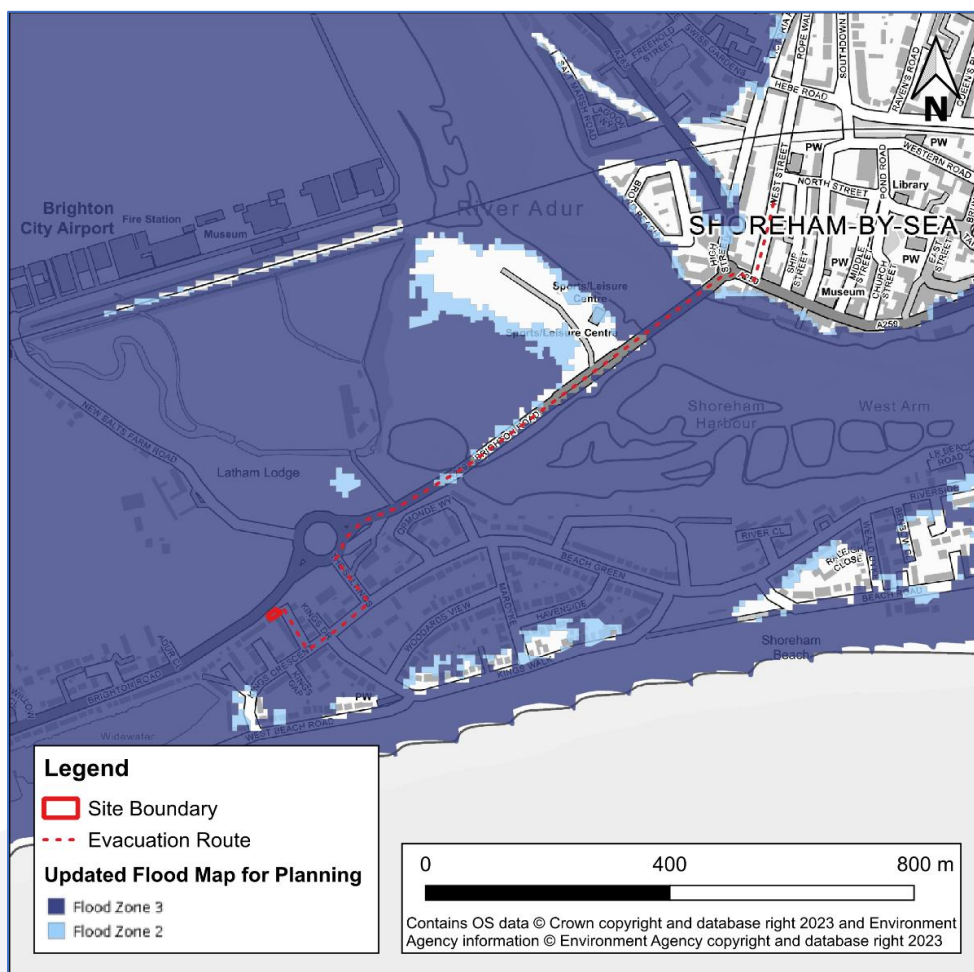


Figure 12: Evacuation Route

Given that flood risk at the site is tidally influenced, it is considered that flood waters would start to recede as the tide lowers.

On average the duration between low and high tide is 6 hours and 12.5 minutes. Therefore, it is likely that flood waters would begin to recede allowing emergency services to gain access to the property within approximately 6 hours (dependent on the low tide level and any topography/fluvial influences).

Offsite Impacts

Increases in Surface Water Runoff

The development proposals will alter the impermeable coverage within the application boundary which will potentially increase surface water runoff rates and volumes when compared with the existing site. As a result, post development surface water runoff will need to be managed accordingly.

It is recommended that the applicant incorporates Sustainable Drainage System (SuDS) techniques, such as rainwater harvesting, rain gardens and permeable paving, into the scheme to mitigate against increased flood risk to third party land and deterioration of the receiving water environment.

Surface water drainage techniques should be explored in accordance with the drainage hierarchy whereby discharge options are considered in the following order of preference:

1. Store rainwater for later use
2. Infiltration to ground
3. Discharge to a watercourse
4. Discharge to a surface water sewer/drain
5. Discharge to a combined sewer

At this stage, the client has confirmed that channel drains will be installed where appropriate to ensure that no surface water runoff from the site will discharge into the highway.

It is recommended that any new paved areas are constructed of permeable materials.

Floodplain Displacement

Whilst the site is located within the undefended 2126 0.5% AEP Upper End climate change flood extent, flood risk at the development is tidally sourced.

As such, it is considered that there will be no significant loss in floodplain storage as a result of the proposals and compensatory storage is not required.

Conclusions and Recommendations

Conclusions

GeoSon Limited have been instructed by Edward Bartlett to undertake a Site-Specific Flood Risk Assessment (FRA) to support a proposed planning application for development at 8 Fishermans Walk, Shoreham-by-Sea.

This FRA has been undertaken in accordance with the revised National Planning Policy Framework (NPPF) December 2024 and the associated Planning Practice Guidance (PPG).

The proposed application is located at 8 Fishermans Walk, Shoreham-by-Sea BN43 5LW. The site is approximately 200m² in size and forms the northern half of the garden associated with 8 Fishermans Walk.

The proposed planning application comprises construction of a new residential dwelling with associated parking.

According to plans provided by the applicant, the new residential dwelling will have a built footprint area of approximately 80m². A patio and footpath will be laid around the dwelling.

Information has been provided which shows that an application for development of a three-bed dwelling at the site was granted approval in 2021 under application reference: AWDM/0881/21.

According to the Environment Agency's Flood Map for Planning the site is located within Flood Zone 3.

Considering that the site is modelled within Flood Zone 3 on the Environment Agency's Flood Map for Planning, a Product 4 enquiry has been raised with the EA to obtain detailed flood model information in the relation to the site.

A Product 4 response (EA reference: EIR2026/16452) was received in April 2026 (refer to Appendix B). Within which the Environment Agency provided details of 2D floodplain levels as well as flood extent mapping extracted from the Adur Coastal Model (2012) and the Adur Tidal Walls Scheme Study (2018).

Modelled outputs include 2D floodplain levels and depths at six points across the site for several return period events including the 0.5% AEP (1 in 200 year) and 0.1% AEP (1 in 1000 year) scenarios.

As demonstrated by the extent maps provided by the EA (refer to Appendix B), the site and surrounding area are not located within 0.5% AEP (2018), 0.5% AEP (2067) or the 0.5% AEP (2117) scenario when the tidal defences are taken into consideration.

Despite this, in accordance with the latest guidance, the Higher Central and Upper End climate change allowances have been calculated for the development utilising the modelled undefended 0.5% AEP floodplain level (taken from the 2012 Adur Coastal Model) and applying the South East sea level allowances for each epoch.

Adding the appropriate Upper End Climate Change allowance to account for future uplift between 2012 and 2126 gives an updated 0.5% AEP Upper End Climate Change flood level at the site of 5.79mAOD.

Comparison of the 2126 0.5% AEP Upper End flood level (5.79mAOD) with topographic levels associated with the area of land proposed to be developed (2.21mAOD to 2.40mAOD) indicates that the dwelling footprint may experience depths of 3.39m to 3.58m during the undefended 2126 0.5% AEP Upper End climate change scenario.

However, to reiterate, the flood level outlined above does not take into account the presence of flood defences located within wider area. Recent flood defence improvements within Shoreham-on-Sea afford the site significant protection.

The defended situation is demonstrated by the outputs from the 2018 Adur Tidal Walls Scheme Model which shows that the site is located outside of the modelled defended 0.5% AEP (2018), 0.5% AEP (2067) and 0.5% AEP (2117) events.

The EA's Risk of Flooding from Surface Water data shows that the proposed development is located within an area modelled to be at 'Very Low' risk of flooding from surface water.

Adur and Worthing Borough Council Level 1 Strategic Flood Risk Assessment (2024) uses the national scale 5m resolution JBA Groundwater map to assess groundwater flood risk across the catchment. According to the map the site is located in an area where the groundwater levels are between 0.5m and 5m below the ground surface.

Despite this, a building is already present at the site and there have been no reports of groundwater ingress.

Adur and Worthing Council's Level 1 SFRA (2024) also includes details of historical sewer flood incidents which have been recorded by Southern Water in the catchment area. According to information within the SFRA, eight sewer flood incidents were reported between January 2013 and May 2023 within the postcode area where the development is located (BN43 5).

Review of the Environment Agency's Risk of Flooding from Reservoirs map indicates that the site is not located within the 'maximum extent of flooding from reservoirs'. As such, the application area is not considered to be susceptible to reservoir failure.

No canals or other artificial infrastructure have been identified within the surrounding area which could pose a risk of flooding to the development.

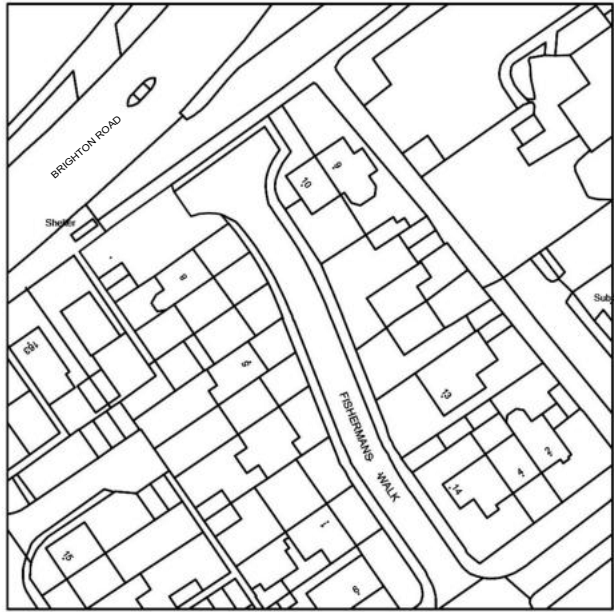
Recommendations

- The proposed planning application comprises construction of a residential dwelling.
- The updated 2126 undefended 0.5% AEP Upper End Climate Change flood level at the site of 5.79mAOD.
- However, as demonstrated by the outputs from the 2018 Adur Tidal Walls Scheme Model, the site offered protection by local flood defences and as such is located outside of the modelled defended 0.5% AEP (2018), 0.5% AEP (2067) and 0.5% AEP (2117) events.
- Given the position of the site along an existing residential street the applicant is restricted to how high the Finished Floor Level (FFL) of the new dwelling can be raised without compromising other planning constraints such as ridge height restrictions.
- Therefore, it is not feasible to set the proposed Finished Floor Level above the undefended 2126 0.5% AEP Upper End climate change flood level.
- It is recommended that, if possible, the ground floor Finished Floor Level is raised at least 300mm above the surrounding external ground levels, set at least 2.70mAOD.
- As shown on the proposed plans, all three bedrooms within the dwelling will be located at first floor level.
- It is assumed that the first floor of the dwelling will be set at the same level as the previous approved application (5.39mAOD). Thus, will be raised approximately 3.0m above the surrounding external ground levels.
- In order to offer protection during an extreme flood event it is recommended that where practical and feasible the mitigation measures detailed on Page 27 are considered in consultation with the Local Authority, building control and the project design team.
- The site is located within an EA Flood Warning and Alert area. Therefore, it is recommended that site owner(s) and future residents sign up to the Environment Agency's free Targeted Flood Alert Service at <https://www.gov.uk/sign-up-for-flood-warnings>.
- Future owners/occupiers should also be advised to monitor weather forecasts by signing up to the Met Office weather warnings.
- Considering the nature of flood risk at the site, it is recommended that the applicant develops a Flood Warning and Evacuation Plan in accordance with the Environment Agency's Flood Plan template (refer to Appendix C) and West Sussex County Council's emergency planning guidance.
- It is recommended that a precautionary approach is adopted and future residents also put together a flood kit. Provision of an emergency kit will help future residents and site users to prepare and react quickly in the event of flooding.
- In the event of a severe flood warning, an evacuation route from the site can be provided via Fishermans Walk adjacent east of the proposal. From here, site users should travel south along Fishermans Walk. At the junction with Kings Crescent it is recommended that site users travel east before heading north along The Saltings. At the roundabout it is recommended that users travel east along the A259 (Brighton Road) and then travel north along West Street.
- The development proposals will alter the impermeable coverage within the application boundary. As a result, post development surface water runoff will need to be managed accordingly. At this stage, the applicant has confirmed that channel drains will be installed where appropriate to ensure that no surface water runoff from the site will discharge into the highway.
- There will be no loss in floodplain storage as a result of the proposals.

Appendix

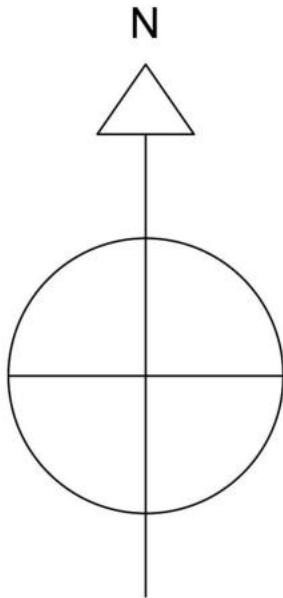
- A. Existing / Proposed Development Plans and Topographic Survey
- B. Environment Agency Product 4 Response
- C. Environment Agency Personal Flood Plan Template

Appendix A

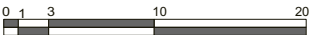
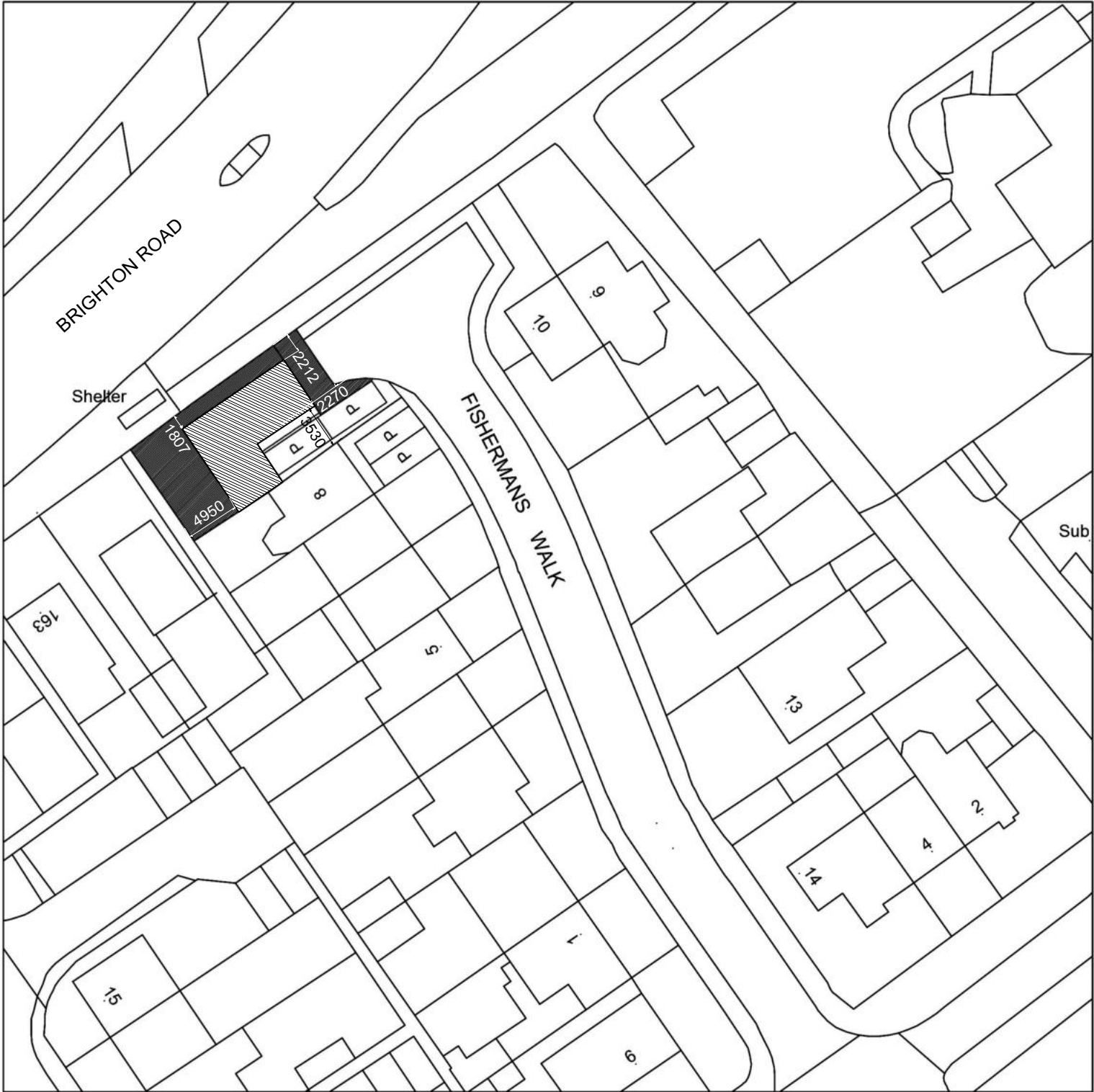


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EXISTING SITE LOCATION PLAN
SCALE 1:1250

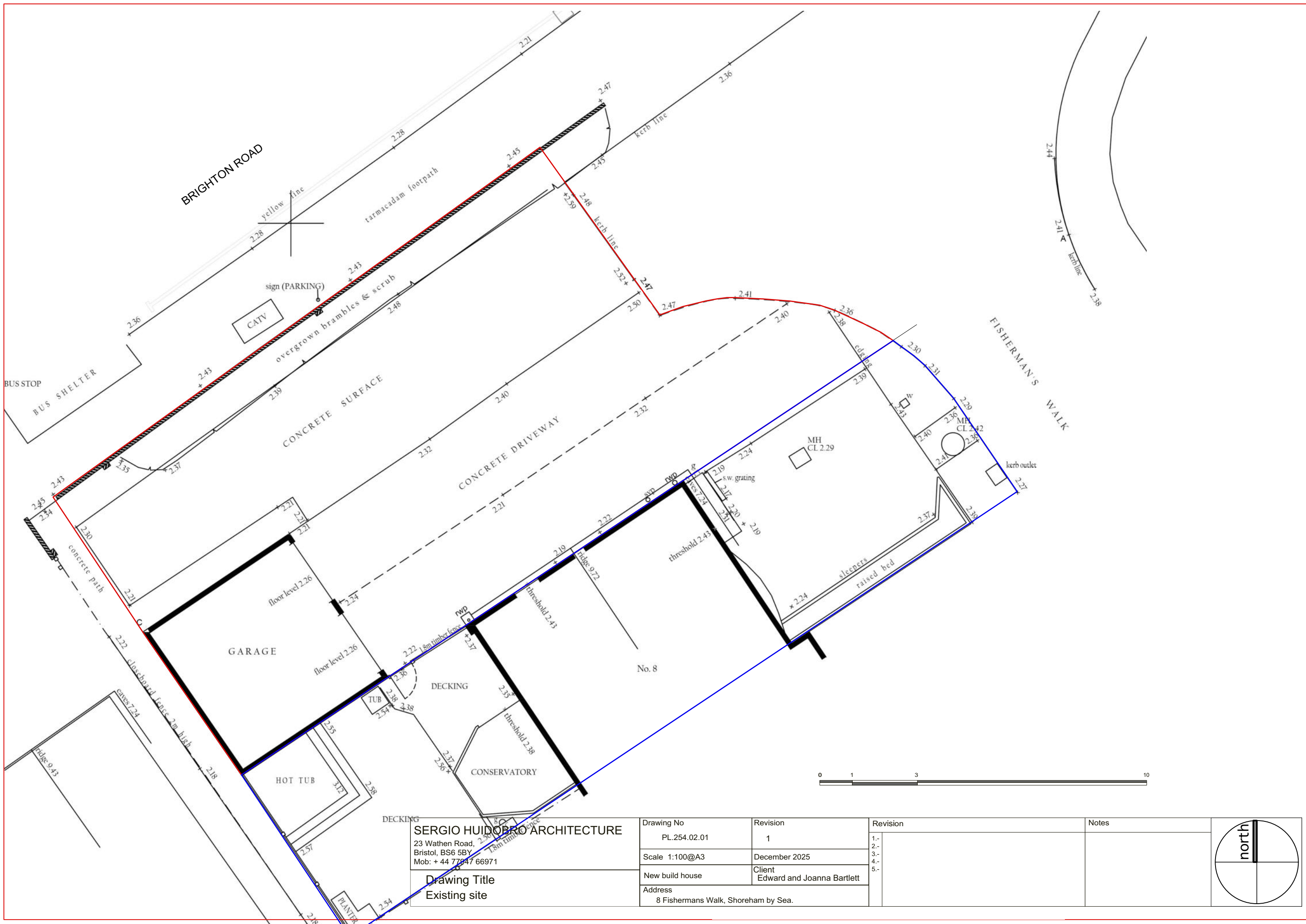


PROPOSED SITE LOCATION PLAN
SCALE 1:1250



BLOCK PLAN
SCALE 1:500

SERGIO HUIDOBRO ARCHITECTURE 23 Wathen Road, Bristol, BS6 5BY Mob: + 44 77947 66971	Drawing No PL.254.01.02	Revision 2	Revision 1.- 2.- Dimensions to boundary in block plan 3.- 4.- 5.-	Notes	
	Scale 1:1250/500@A3	December 2025			
	New build house	Client Edward and Joanna Bartlett			
	Address 8 Fishermans Walk, Shoreham by Sea.				
Drawing Title Site and Block plans					

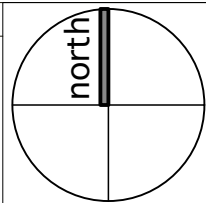


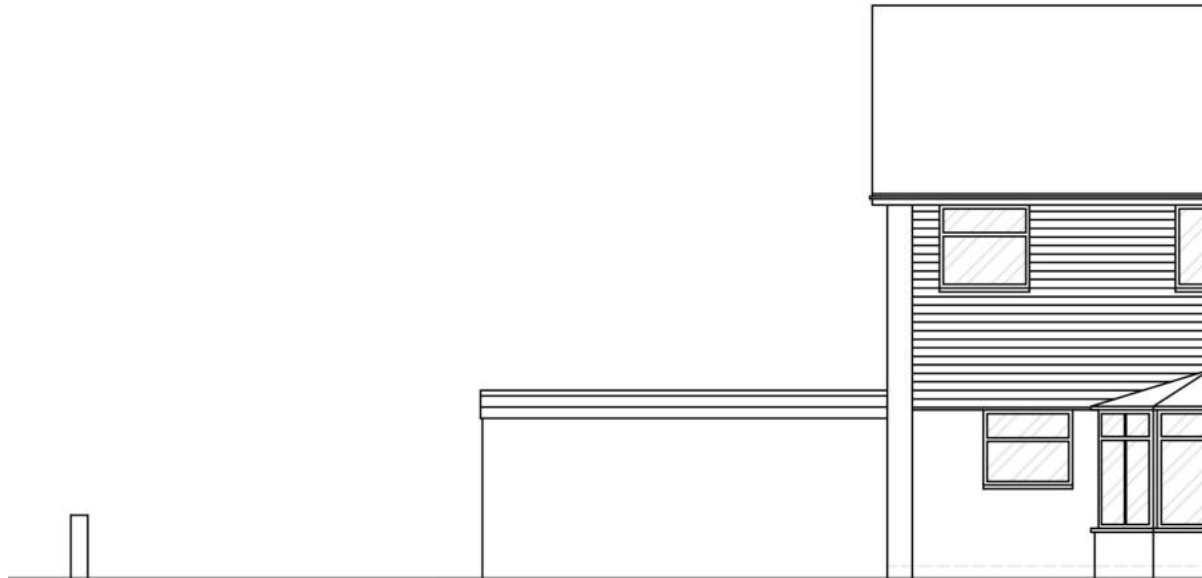
SERGIO HUIDOBRO ARCHITECTURE
23 Wathen Road,
Bristol, BS6 5BY
Mob: + 44 77947 66971

Drawing Title
Existing site

Drawing No	PL.254.02.01
Scale	1:100@A3
New build house	Client
Address	Edward and Joanna Bartlett
	8 Fishermans Walk, Shoreham by Sea.

Revision	Notes
1.-	
2.-	
3.-	
4.-	
5.-	





SOUTH WEST ELEVATION



NORTH EAST ELEVATION

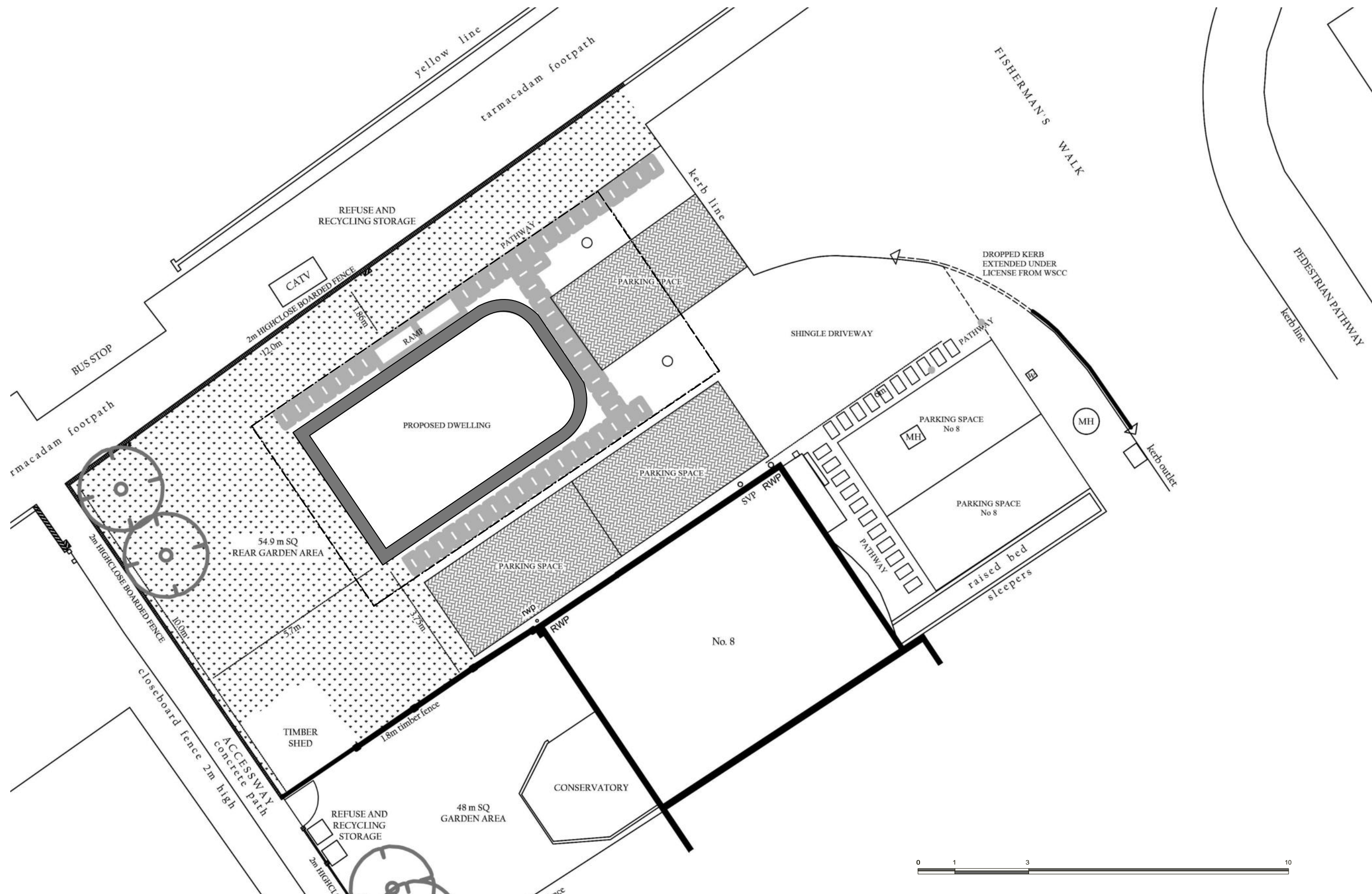


NORTH WEST ELEVATION

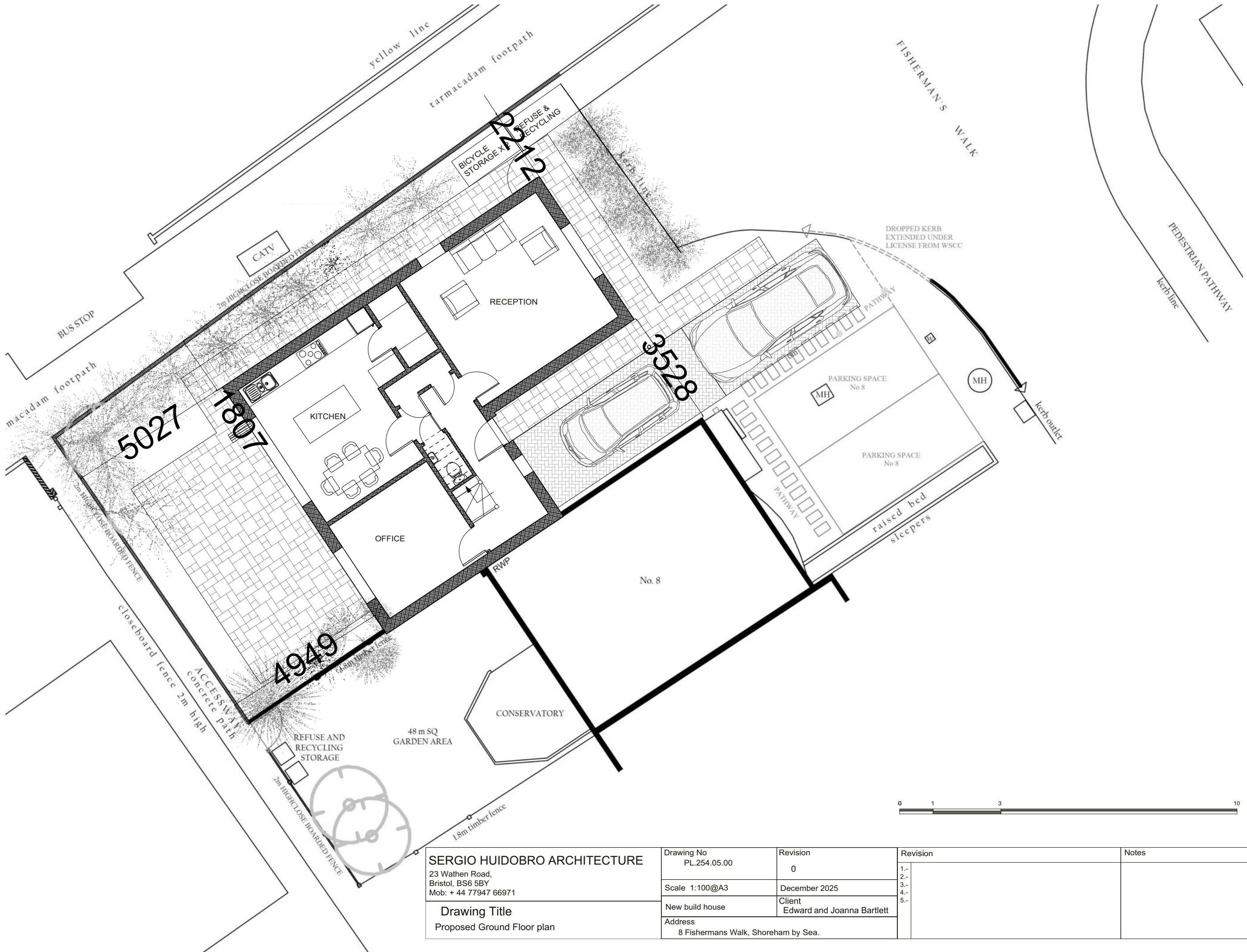
SOUTH EAST ELEVATION



SERGIO HUIDOBRO ARCHITECTURE 23 Wathen Road, Bristol, BS6 5BY Mob: + 44 77947 66971	Drawing No PL.254.03.01	Revision 1	Revision		Notes	
	Scale 1:100@A3	December 2025	1.-			
	New build house	Client Edward and Joanna Bartlett	2.-			
	Address 8 Fishermans Walk, Shoreham by Sea.		3.-			
			4.-			
Drawing Title Existing elevations			5.-			



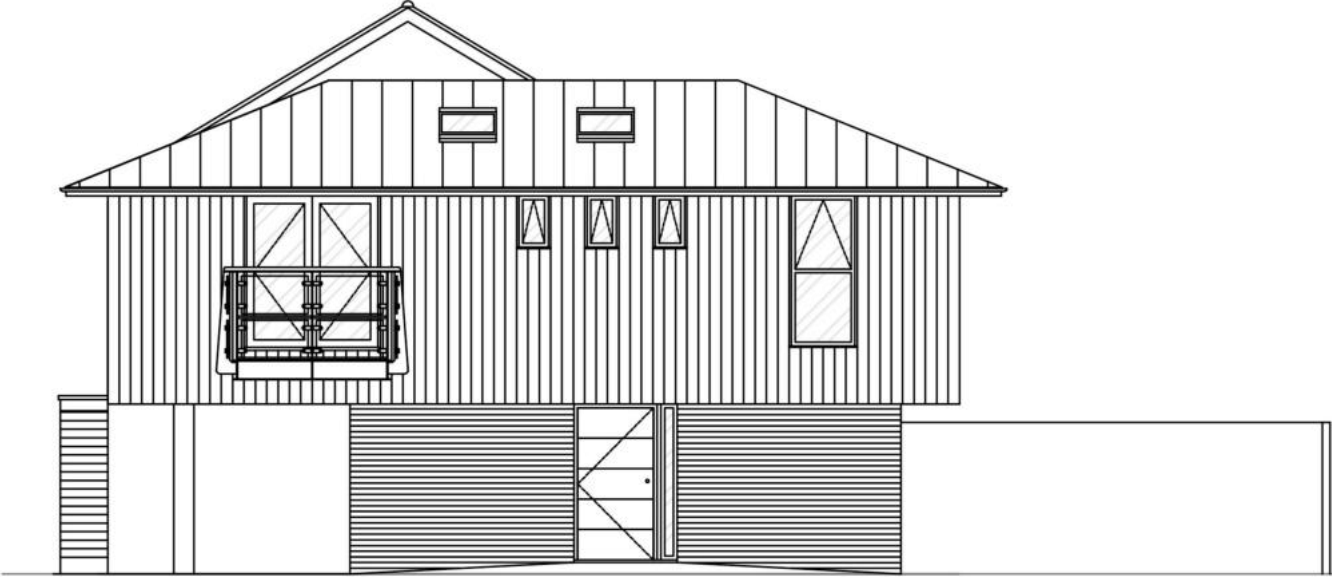
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	Scale 1:100@A3	December 2025	1.- 2.- 3.- 4.- 5.-		
Drawing Title Approved Ground Floor plan AWDM/0881/21	New build house	Client Edward and Joanna Bartlett			
	Address 8 Fishermans Walk, Shoreham by Sea.				



SERGIO HUIDOBRO ARCHITECTURE 23 Wathen Road, Bristol, BS6 5BY Mob: + 44 77947 66971 Drawing Title Proposed Ground Floor plan	Drawing No PL.254.05.00	Revision 0	Revision 1.-	Notes	north
	Scale 1:100@A3	December 2025	2.-		
	New build house	Client Edward and Joanna Bartlett	3.-		
	Address 8 Fishermans Walk, Shoreham by Sea.		4.-		
			5.-		



APPROVED AWDM/0881/21 NORTH EAST ELEVATION



APPROVED AWDM/0881/21 NORTH WEST ELEVATION



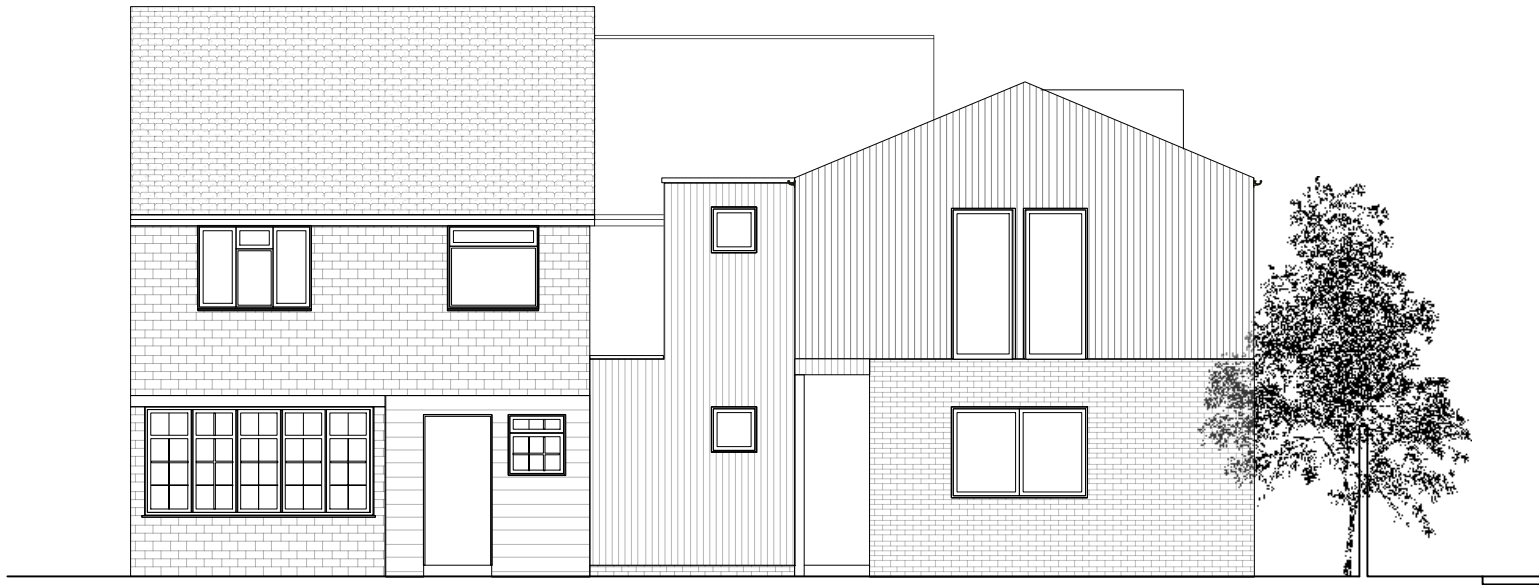
APPROVED AWDM/0881/21 SOUTH EAST ELEVATION



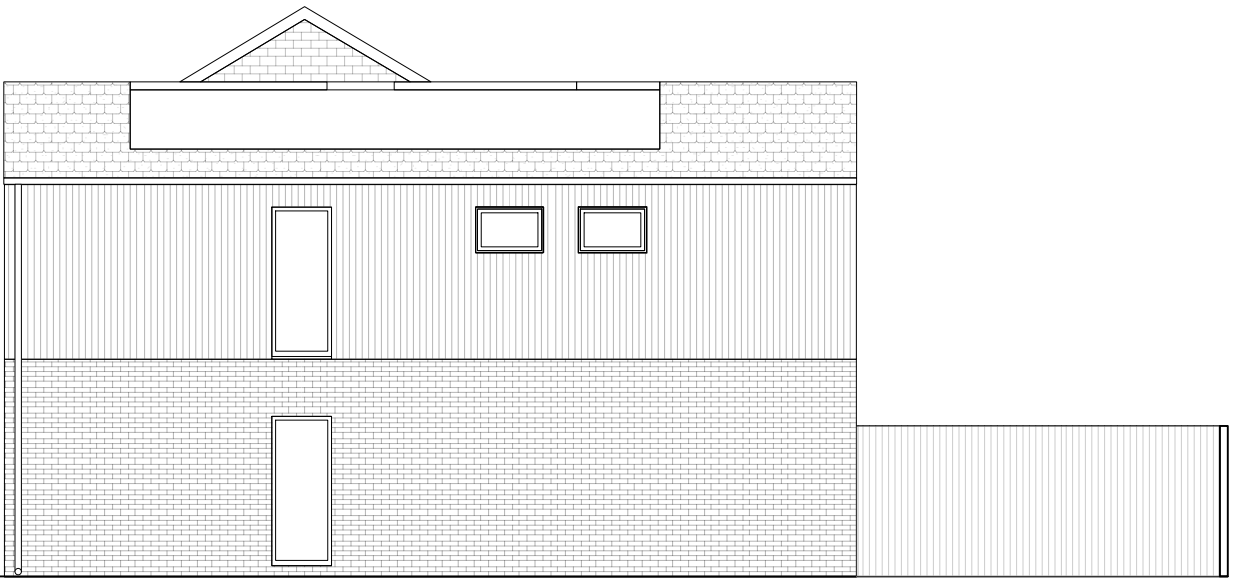
APPROVED AWDM/0881/21 SOUTH WEST ELEVATION



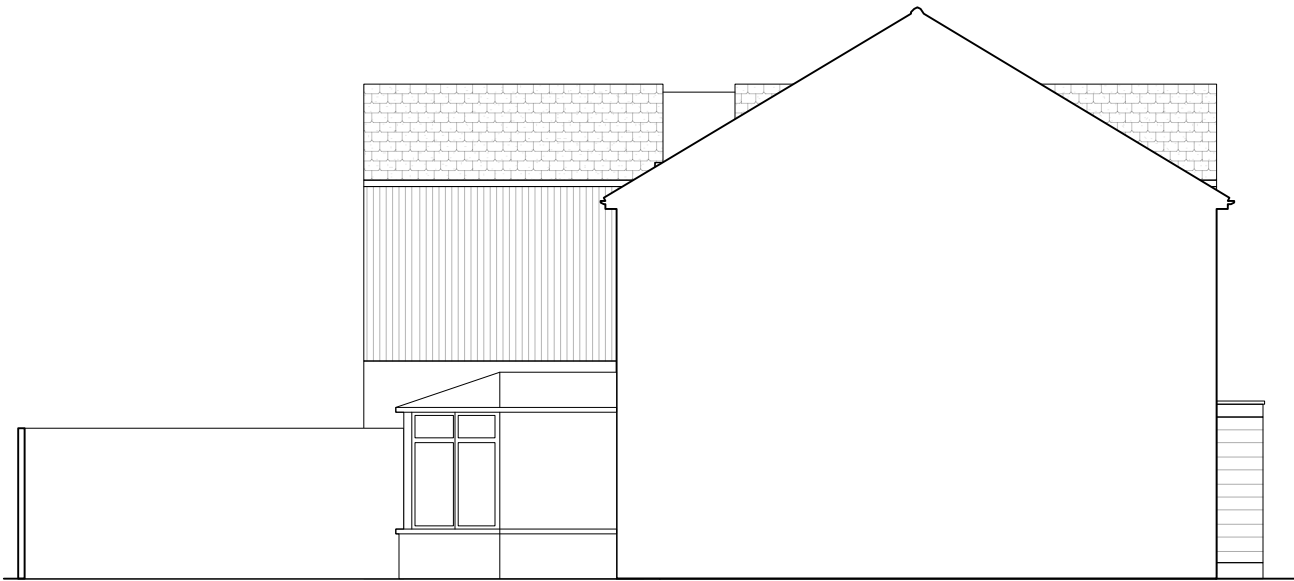
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	New build house	Client Edward and Joanna Bartlett	2.-		
	Address 8 Fishermans Walk, Shoreham by Sea.		3.-		
			4.-		
Drawing Title Approved elevations			5.-		



PROPOSED NORTH EAST ELEVATION



PROPOSED NORTH WEST ELEVATION



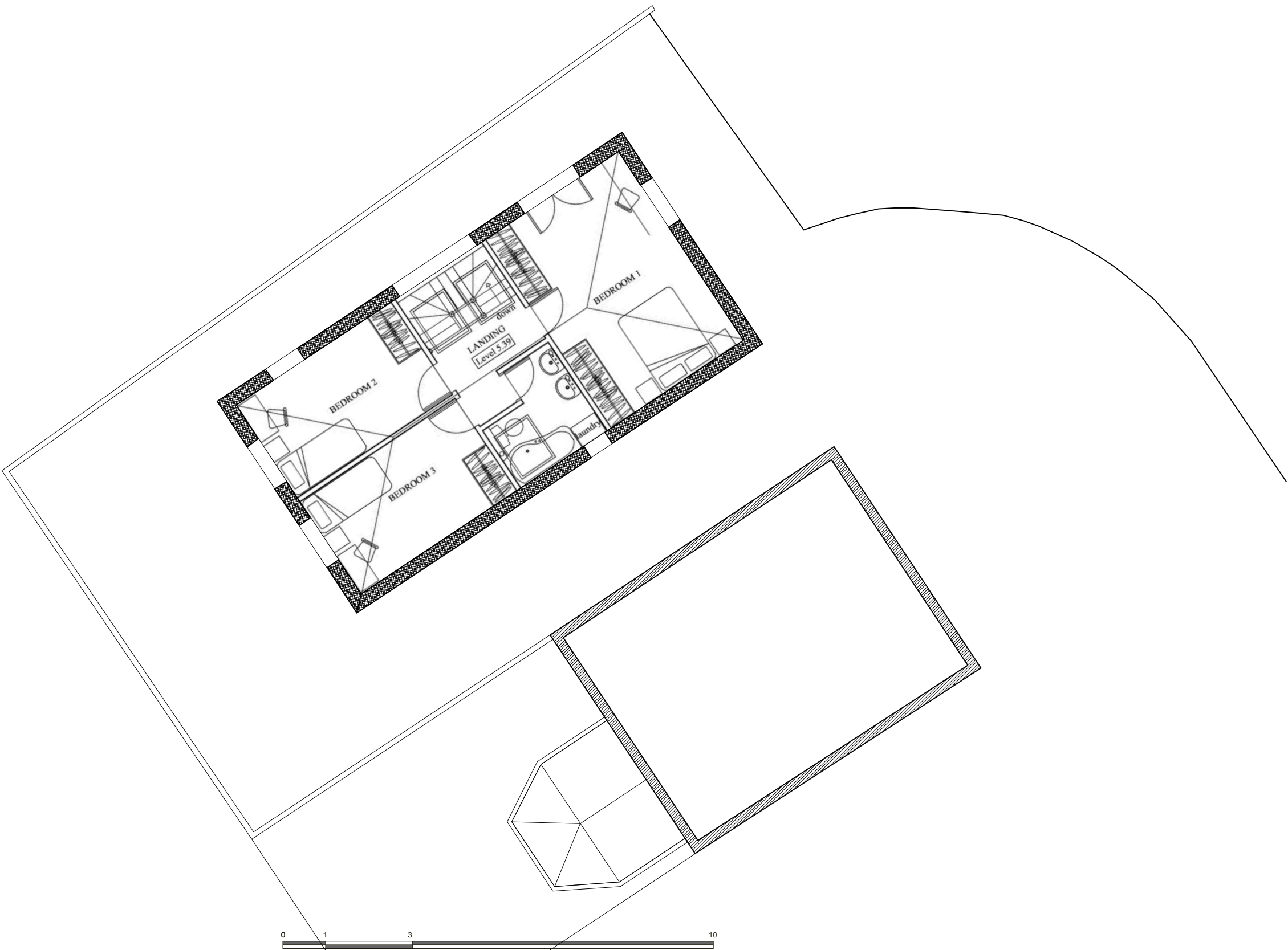
PROPOSED SOUTH EAST ELEVATION



PROPOSED SOUTH WEST ELEVATION



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	Scale 1:100@A3	December 2025			
	New build house	Client Edward and Joanna Bartlett			
	Address 8 Fishermans Walk, Shoreham by Sea.				
Drawing Title Proposed elevations					



SERGIO HUIDOBRO ARCHITECTURE
23 Wathen Road,
Bristol, BS6 5BY
Mob: + 44 77947 68971

Drawing Title
Approved First Floor plan AWDM/0881/21

Drawing No
PL.254.08.00

Scale 1:100@A3

New build house

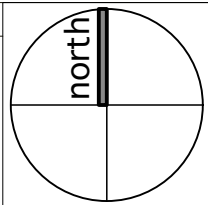
Address
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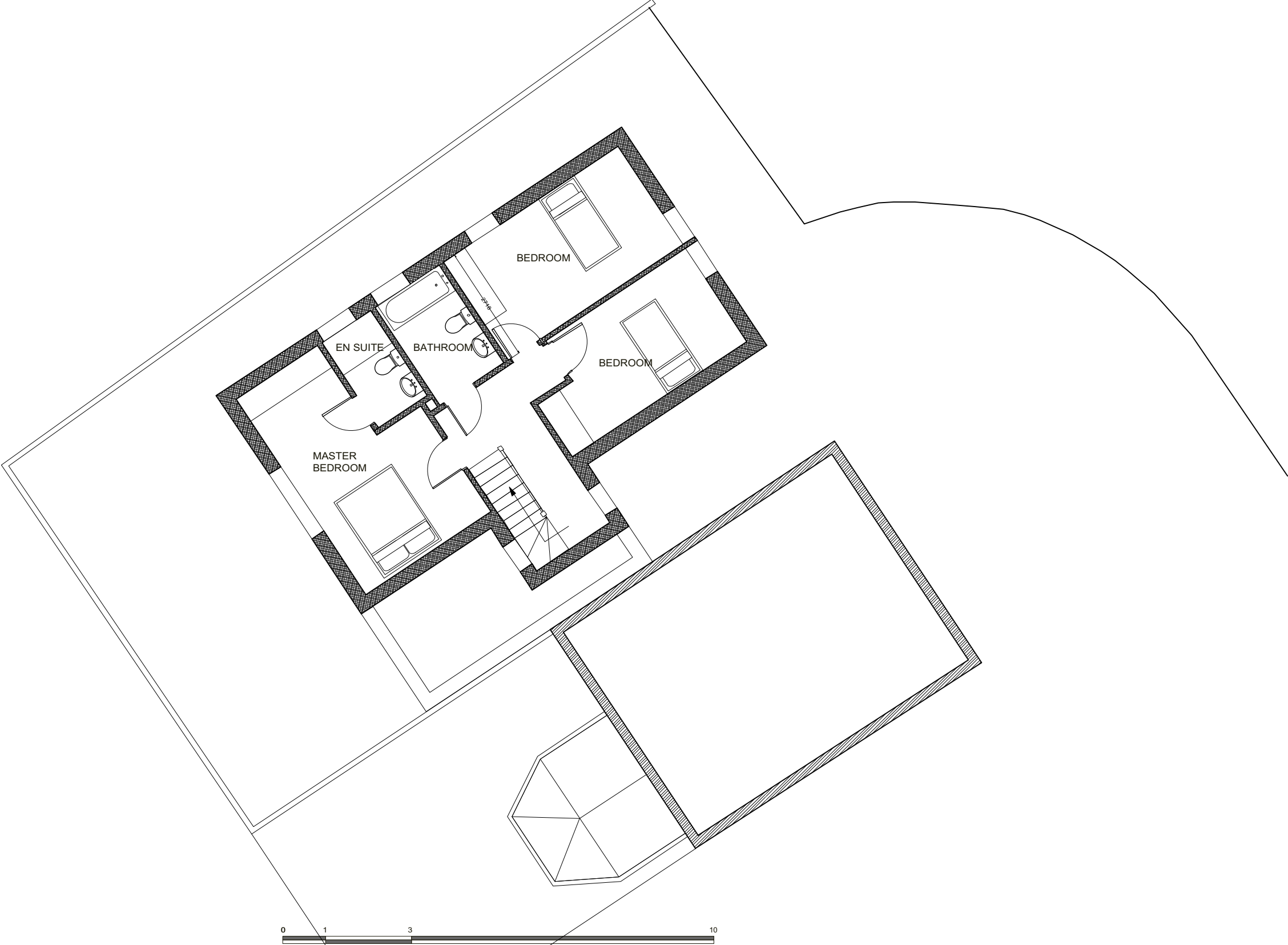
Revision
0

December 2025

Client
Edward and Joanna Bartlett

Revision		Notes
1.-		
2.-		
3.-		
4.-		
5.-		





SERGIO HUIDOBRO ARCHITECTURE
23 Wathen Road,
Bristol, BS6 5BY
Mob: + 44 77947 66971

Drawing Title
Proposed First Floor plan

Drawing No
PL.254.09.01

Scale 1:100@A3

New build house

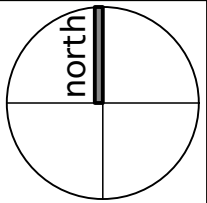
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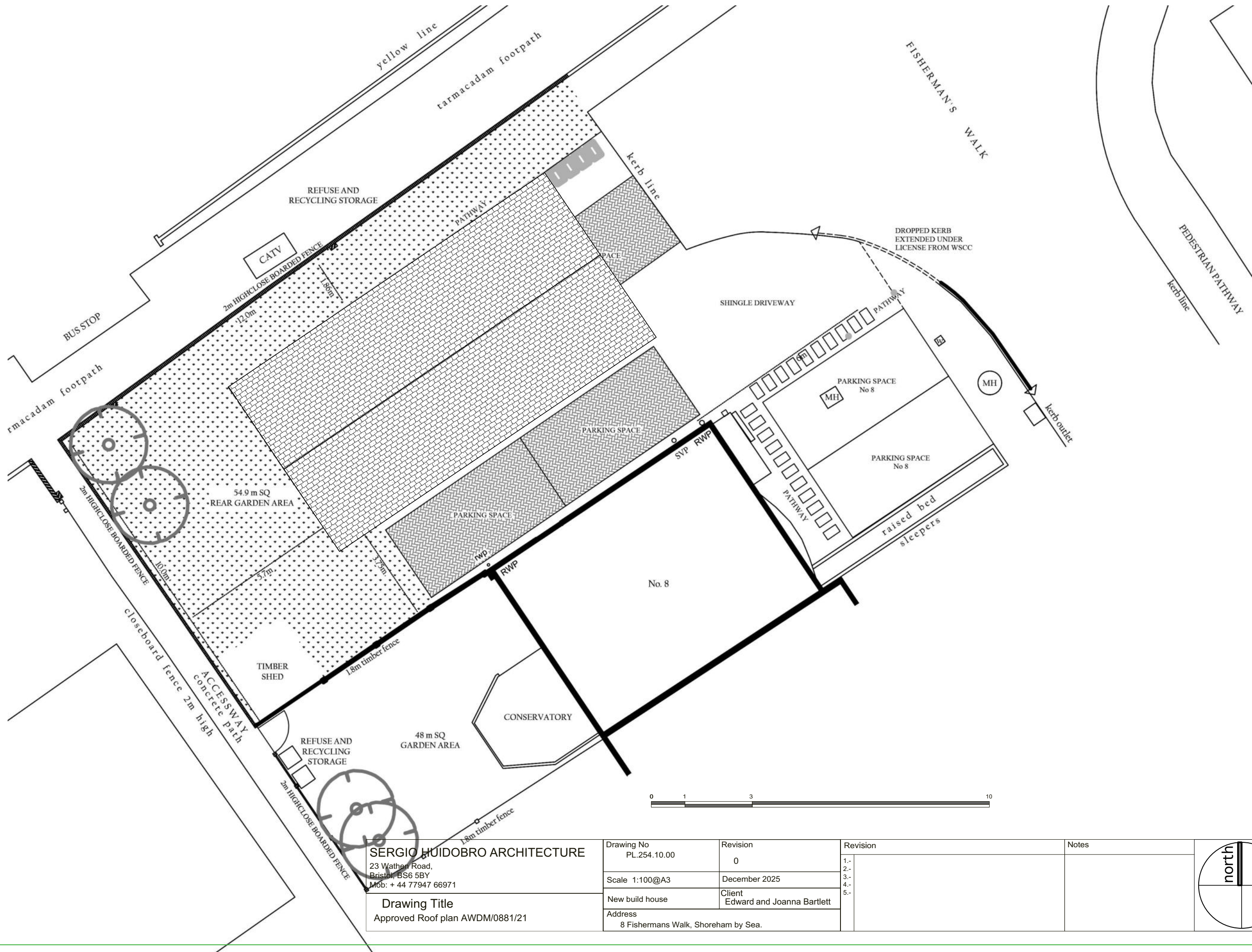
Revision
1

December 2025

Client
Edward and Joanna Bartlett

Revision		Notes
1.-		
2.-		
3.-		
4.-		
5.-		





SERGIO HUIDOBRO ARCHITECTURE
23 Wathan Road,
Bristol, BS6 5BY
Mob: + 44 77947 66971

Drawing Title
Approved Roof plan AWDM/0881/21

Drawing No	Revision	Revision	Notes
PL.254.10.00	0		
Scale 1:100@A3	December 2025		
New build house	Client Edward and Joanna Bartlett		
Address 8 Fishermans Walk, Shoreham by Sea.			

1.-

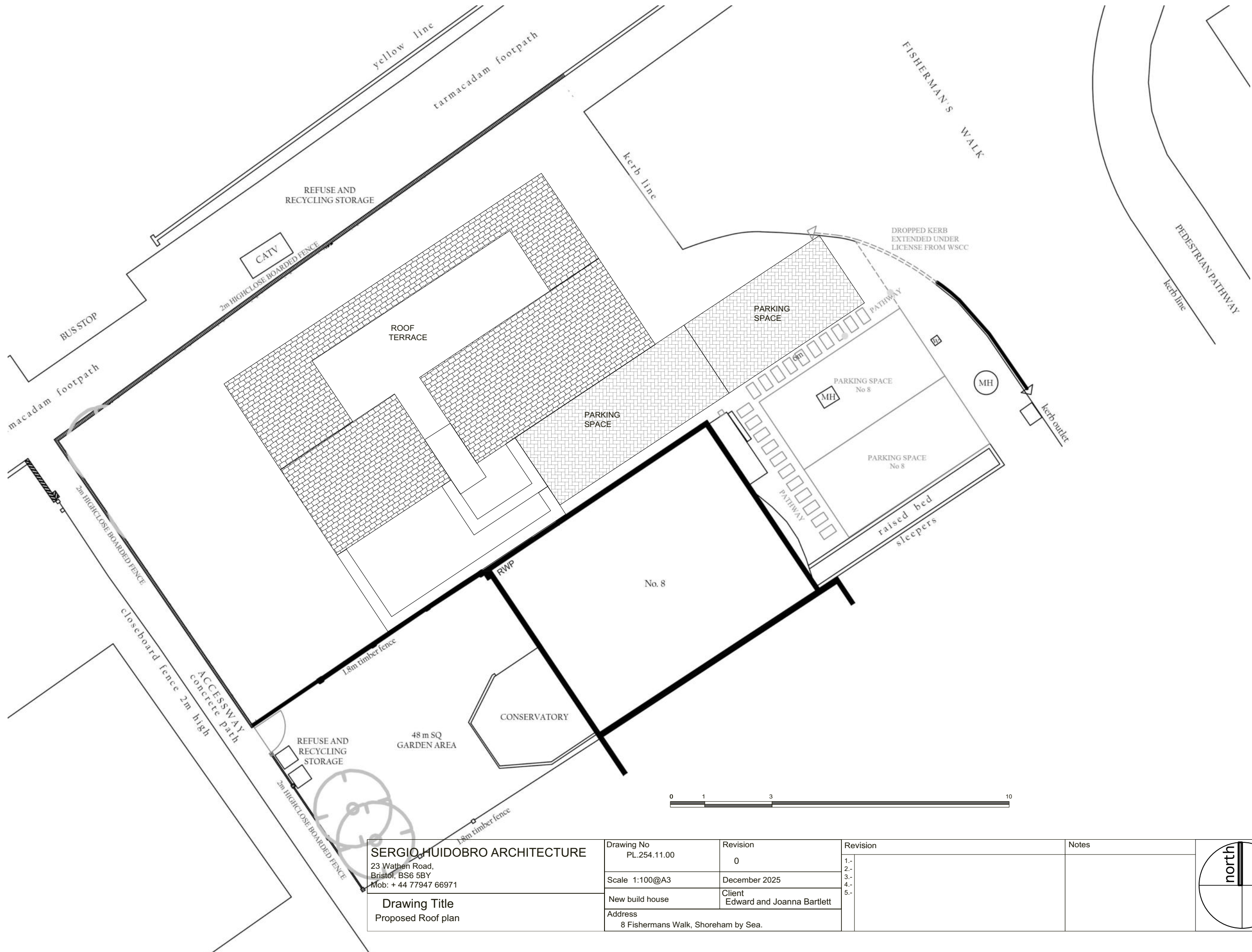
2.-

3.-

4.-

5.-

north



SERGIO HUIDOBRO ARCHITECTURE 23 Wathen Road, Bristol, BS6 5BY Mob: + 44 77947 66971 Drawing Title Proposed Roof plan	Drawing No PL.254.11.00 Scale 1:100@A3 New build house Address 8 Fishermans Walk, Shoreham by Sea.	Revision 0 December 2025 Client Edward and Joanna Bartlett	Revision 1.- 2.- 3.- 4.- 5.-	Notes	north

Appendix B

Flood risk assessment data



Location of site: 8A The Lookout, Fishermans Walk, Shoreham-by-Sea, BN43 5LW

Document created on: 22 April 2026

This information was previously known as a product 4.

Customer reference number: EIR2026/16452

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



How to use this information

You can use this information as part of a flood risk assessment for a planning application. To do this, you should include it in the appendix of your flood risk assessment.

We recommend that you work with a flood risk consultant to get your flood risk assessment.

Included in this document

In this document you'll find:

- how to find information about surface water and other sources of flooding
- information on the models used
- definitions for the terminology used throughout
- flood map for planning (rivers and the sea)
- flood defences and attributes
- information to help you assess if there is a reduced flood risk from rivers and the sea because of defences
- modelled data
- climate change modelled data
- information about strategic flood risk assessments
- information about this data
- information about flood risk activity permits
- help and advice

Information that's unavailable

This document **does not** contain:

- past floods

We do not have past flooding data for this location.

Please note that:

- flooding may have occurred that we do not have records for
- flooding can come from a range of different sources
- we can only supply flood risk data relating to flooding from rivers or the sea

You can contact your Lead Local Flood Authority or Internal Drainage Board to see if they have other relevant local flood information. Please note that some areas do not have an Internal Drainage Board.

Surface water and other sources of flooding

When using the surface water map on the [check your long term flood risk service](#) the following considerations apply:

- surface water extents are suitable for use in planning
- surface water climate change scenarios may help to inform risk assessments, but the available data fall short of what is required to assess planned development
- surface water depth information should not be used for planning purposes

To find out about other factors that might affect the flood risk of this location, you should also check:

- [reservoir flood risk](#)
- groundwater flood risk - you could use the [British Geological Survey groundwater flooding data](#), [groundwater: current status and flood risk](#) and the guide on [mining and groundwater constraints for development](#) - further information may be available from the lead local flood authority (LLFA)
- your local planning authority's SFRA, which includes future flood risk

Your Lead Local Flood Authority is West Sussex County.

For information about sewer flooding, contact the relevant water company for the area.

About the models used

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

Model name: Adur Tidal Walls Scheme modelling
Scenario(s): Defended tidal
Date: 2018

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)
520574/104512

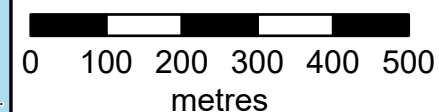
Scale

1:10,000

Created

22 Apr 2026

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



Flood defences and attributes

The flood defences map shows the location of the flood defences present.

The flood defences data table shows the type of defences, their condition and the standard of protection. It shows the height above sea level of the top of the flood defence (crest level). The height is in mAOD which is the metres above the mean sea level at Newlyn, Cornwall.

It's important to remember that flood defence data may not be updated on a regular basis. The information here is based on the best available data.

Use this information:

- to help you assess if there is a reduced flood risk for this location because of defences
- with any information in the modelled data section to find out the impact of defences on flood risk



Flood defences

Location (easting/northing)
520574/104512

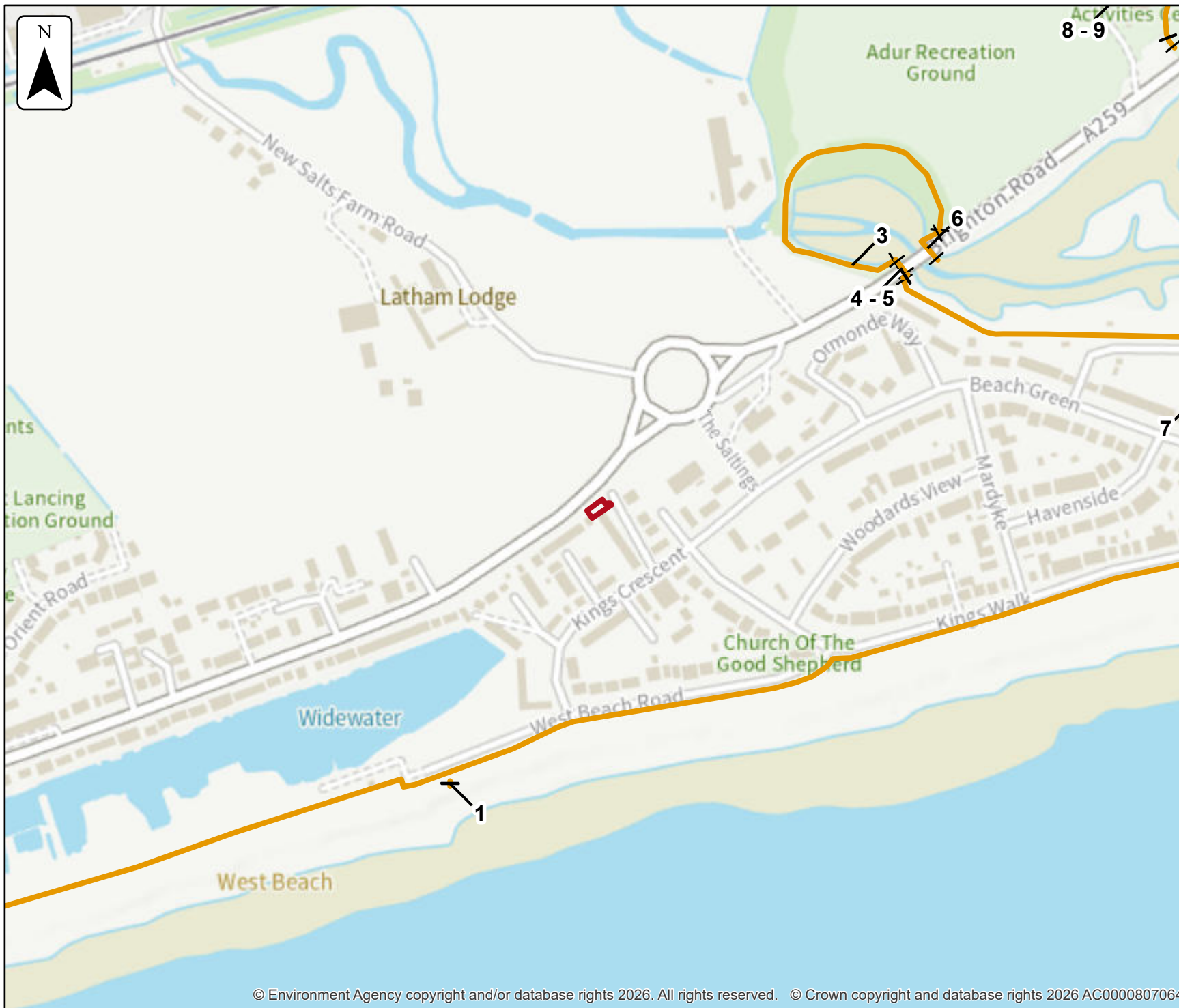
Scale

1:5,000

Created

22 Apr 2026

-  Selected area
-  Main river
-  Flood defence



Flood defences data

Label	Asset ID	Asset Type	Standard of protection (years)	Current condition	Downstream actual crest level (mAOD)	Upstream actual crest level (mAOD)	Effective crest level (mAOD)
1	331052	Demountable Defence			6.15	6.15	6.15
2	149939	Beach	100				7.10
3	126312	Embankment	300		5.10	5.10	5.10
4	143315	Bridge Abutment	1				
5	797657	Wall	300		5.10	5.10	5.0
6	130437	Bridge Abutment	1				
7	143313	Wall	300		5.10	5.10	5.0
8	761183	Wall	300		5.05	5.05	5.05
9	761189	Flood Gate	300		5.05	5.05	5.05

Any blank cells show where a particular value has not been recorded for an asset.

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

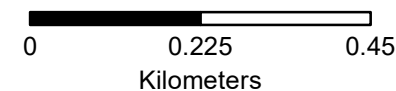


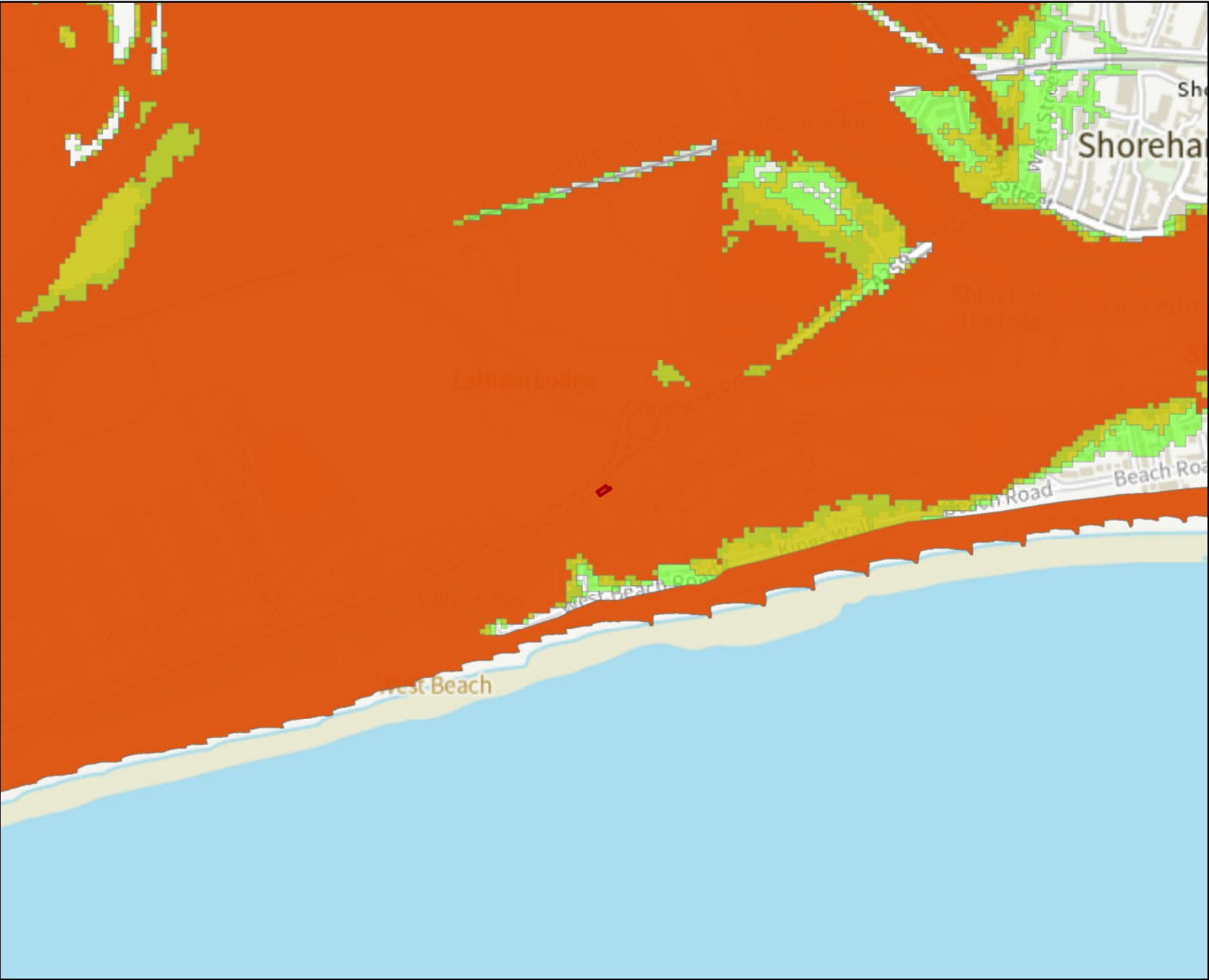
Legend

-  Site Boundary
-  0.5% AEP (2018) (Defended)
-  0.5% AEP (2067) (Defended)
-  0.5% AEP (2117) (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







Environment
Agency

N
▲

Legend

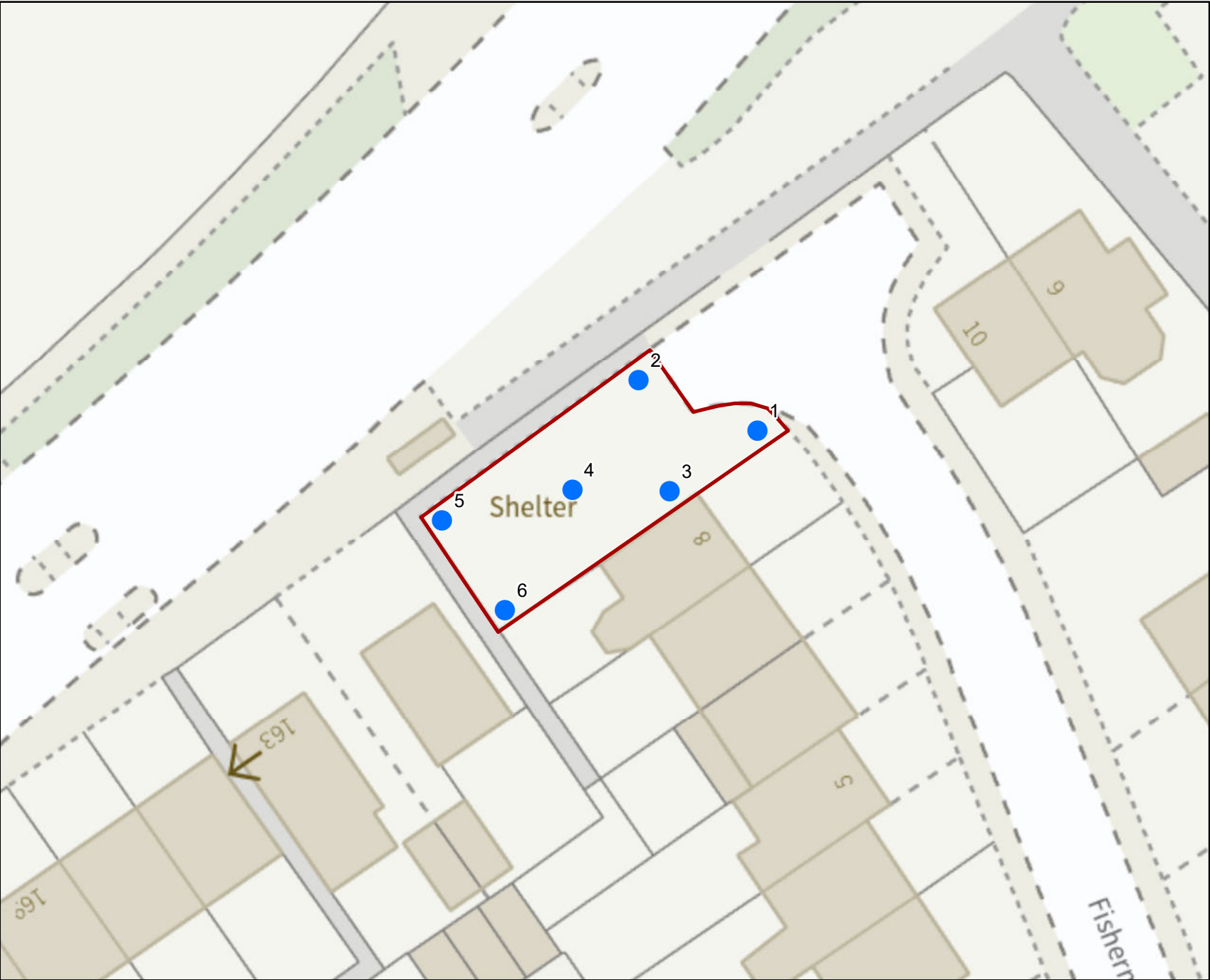
- Site Boundary
- 0.5% AEP (2012) (Undefended)
- 0.5% AEP (2070) (Undefended)
- 0.5% AEP (2115) (Undefended)
- 0.1% AEP (2012) (Undefended)

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

Scale: 1:10,000

00.2250.45

Kilometers



Environment Agency



N

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



0 0.0075 0.015 Kilometers

Product 4 Flood Risk Data Requested by: Angela Smith

Site: 8A The Lookout, Fishermans Walk, Shoreham-by-Sea, BN43 5LW

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	520585	104516	4.26	4.79	5.39	4.48
2	520577	104519	4.26	4.79	5.39	4.48
3	520579	104512	4.26	4.79	5.39	4.48
4	520573	104512	4.26	4.79	5.39	4.48
5	520565	104510	4.26	4.79	5.39	4.48
6	520569	104504	4.26	4.79	5.39	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% (2067)*	0.5% (2117)*
1	520585	104516	-	-	-
2	520577	104519	-	-	-
3	520579	104512	-	-	-
4	520573	104512	-	-	-
5	520565	104510	-	-	-
6	520569	104504	-	-	-

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	520585	104516	1.94	2.47	3.07	2.16
2	520577	104519	1.77	2.30	2.90	1.99
3	520579	104512	1.98	2.51	3.11	2.20
4	520573	104512	1.94	2.47	3.07	2.16
5	520565	104510	1.94	2.47	3.07	2.16
6	520569	104504	1.99	2.52	3.12	2.21

Table 4: Water Depths: Tidal Defended

	NGR		Modelled Flood Depths in Metres		
			Defended Annual Exceedance Probability		
Node Ref	Eastings	Northings	0.5%	0.5% (2067)*	0.5% (2117)*
1	520585	104516	-	-	-
2	520577	104519	-	-	-
3	520579	104512	-	-	-
4	520573	104512	-	-	-
5	520565	104510	-	-	-
6	520569	104504	-	-	-

All levels taken from: Arun to Adur Coastal Modelling (2012), completed by JBA Consulting, with updated defended scenarios taken from the Adur Tidal Walls Scheme modelling (2018).

Produced on: 22/04/2026

*** 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.

Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

Your Lead Local Flood Authority is West Sussex County.

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

[Find out more about flood risk activity permits](#)

Help and advice

Contact the Solent and South Downs Environment Agency team at ssdenquiries@environment-agency.gov.uk for:

- [more information about getting a product 5, 6, 7 or 8](#)
- general help and advice about the site you're requesting data for

Appendix C

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