	Strategic Flood Risk Assessment **Detailed Site Summary Tables** **Chandlery**	

Site details	
Site Code	**-**
Address	Chandlery
Area	0.1ha
Current land use	Brownfield – Commercial
Proposed land use	Residential
Flood Risk Vulnerability	More Vulnerable
Sources of flood risk	
Location of the site within the administrative area	The site is located to the east of Shoreham-by-Sea, directly south of the Southwick railway station, in the south-east of the Adur District boundary. The site consists of disused commercial land accessed via Shoreham Port to the south of the site.
Topography	The Environment Agency's 1m resolution 2022 Composite LiDAR shows that the topography of the site declines from the east to the west, with an approximate 1% gradient across the site. The localised peak is approximately 7.5mAOD, observed in the eastern corner of the site, declining to 4.5mAOD in the west.
Existing drainage features	The Southwick Ship Canal, linked to the River Adur, is situated approximately 27m south of the site. Existing drainage features will already be present at the site.
Flood Map for Planning (Rivers and Sea)	**Available data and mapping:** Environment Agency Flood Map for Planning for Rivers and Sea. *Chandlery - FMfP* **Data analysis:** Details of the site's location within each Flood Zone are provided within the SFRA Site Screening Appendix. **Flood characteristics:** The south-west of the site is located within Flood Zone 3 and Flood Zone 2 of the Flood Map for Planning for rivers and sea. The remainder of the site is located in Flood Zone 1. • Flood Zone 1 represents areas which have less than a 1 in 1000 (0.1%) chance of river or tidal flooding in a given year. • Flood Zone 2 represents areas which have less than 1 in 100 (1%) but greater than 1 in 1000 (0.1%) chance of river flooding or less than 1 in 200 (0.5%) but greater than 1 in 1000 (0.1%) chance of tidal flooding in a given year. • Flood Zone 3 representing an area greater than 1 in 100 (1%) chance of river flooding in a given year or greater than 1 in 200 (0.5%) chance of tidal flooding. Surface Water flooding should be considered. It is understood that additional Surface Water datasets will be published in 2025.

	Strategic Flood Risk Assessment **Detailed Site Summary Tables** **Chandlery**	
Tidal	**Available data and mapping:** 2025 Arun-Adur modelling – defended scenario. *Depth* *Chandlery – Tidal – Present Day – 3.3%* *Chandlery – Tidal – Present Day – 0.5%* *Chandlery – Tidal – Present Day – 0.1%* *Hazard* *Chandlery – Tidal – Present Day – 3.3%* *Chandlery – Tidal – Present Day – 0.5%* *Chandlery – Tidal – Present Day – 0.1%* *Velocity* *Chandlery – Tidal – Present Day – 3.3%* *Chandlery – Tidal – Present Day – 0.5%* *Chandlery – Tidal – Present Day – 0.1%* **Data analysis:** Details of the site's location within the 2025 Arun-Adur modelling are provided within the Level 2 SFRA Site Screening Appendix. **Flood characteristics:** The site has not been identified to be located within an area at risk of tidal flooding.	
Tidal with Climate Change	**Available data and mapping:** Arun-Adur modelling – defended. The Environment Agency guidance recommends that the Higher Central (55%) and Upper End (107%) allowance is considered. *Depth – 70th percentile (higher central)* *Chandlery – Tidal – Future – 3.3%* *Chandlery – Tidal – Future – 0.5%* *Hazard - 70th percentile (higher central)* *Chandlery – Tidal – Future – 3.3%* *Chandlery – Tidal – Future – 0.5%* *Velocity -70th percentile (higher central)* *Chandlery – Tidal – Future – 3.3%* *Chandlery – Tidal – Future – 0.5%* *Depth – 95th percentile (upper end)* *Chandlery – Tidal – Future – 3.3%* *Chandlery – Tidal – Future – 0.5%* *Hazard - 95th percentile (upper end)* *Chandlery – Tidal – Future – 3.3%* *Chandlery – Tidal – Future – 0.5%* *Velocity -95th percentile (upper end)* *Chandlery – Tidal – Future – 3.3%* *Chandlery – Tidal – Future – 0.5%* **Data analysis:** Details of the site's location within the 2025 Arun-Adur modelling are provided within the Level 2 SFRA Site Screening Appendix **3.3% AEP (1 in 30 year) + Higher Central Climate Change event:** Proportion – 40% Max Depth – 0.7m Mean Depth – 0.32m Max Velocity – 0.13m/s Mean Velocity – 0.06m/s Max Hazard – 1.38 (danger to most) Mean Hazard – 0.99 (danger to some)	

3.3% AEP (1 in 30 year) + Upper End Climate Change event:

Proportion – 62%

Max Depth – 1.1m	Mean Depth – 0.54m
Max Velocity – 0.17m/s	Mean Velocity – 0.07m/s
Max Hazard – 1.56 (danger to most)	Mean Hazard – 1.2 (danger to some)

0.5% AEP (1 in 200 year) + Higher Central Climate Change event:

Proportion – 70%

Max Depth – 0.97m	Mean Depth – 0.46m
Max Velocity – 0.06m/s	Mean Velocity – 0.1m/s
Max Hazard – 1.5 (danger to most)	Mean Hazard – 1.13 (danger to some)

0.5% AEP (1 in 200 year) + Upper End Climate Change event:

Proportion – 83%

Max Depth – 1.34m	Mean Depth – 0.75m
Max Velocity – 0.23m/s	Mean Velocity – 0.11m/s
Max Hazard – 1.68 (danger to most)	Mean Hazard – 1.35 (danger to most)

Flood characteristics: The site is shown to flood in all climate change tidal events, ranging from 40% coverage in the 3.3% AEP Higher Central event increasing to 83% in the 0.5% AEP Upper End event. Maximum depths are predominantly located in the south-west of the site, with floodwater encroaching on the north and east of the site during the 0.5% AEP events.
Mean depths during the 3.3% AEP Higher Central and Upper End events are 0.32m and 0.54m, respectively, with mean velocities remaining relatively low, suggesting that floodwater is pooling instead of flowing.

During the 0.5% AEP Higher Central and Upper End events, mean depths are 0.46m and 0.75m, respectively, with only the north-eastern corner of the site remaining flood free.

Surface Water

Available data and mapping: Environment Agency Risk of Surface Water flooding for the 3.3%, 1% and 0.1% AEP events. It should be noted that the data discussed below relates to the available surface water data prior to March 2025, as the newly released data does not include depth, hazard and velocity information. A comparison of the two surface water flooding datasets is discussed below and are detailed within the Site Screening document undertaken as part of the Level 2 SFRA.

Chandlery – Surface Water Depth – Present Day – 3.3%
Chandlery – Surface Water Depth – Present Day – 1%
Chandlery – Surface Water Depth – Present Day – 0.1%
Chandlery – Surface Water Hazard – Present Day – 3.3%
Chandlery – Surface Water Hazard – Present Day – 1%
Chandlery – Surface Water Hazard – Present Day – 0.1%
Chandlery – Surface Water Velocity– Present Day – 3.3%
Chandlery– Surface Water Velocity – Present Day – 1%
Chandlery– Surface Water Velocity – Present Day – 0.1%
Chandlery – Surface Water – Present Day – NAFRA2

	Strategic Flood Risk Assessment **Detailed Site Summary Tables** **Chandlery**	
	Description of surface water flow paths: The site has not been identified to be located within an area at risk of surface water flooding during present day events. The NAFRA2 dataset also does not indicate any surface water flooding within the site boundary.	
Surface Water with Climate Change	**Available data and mapping:** Surface Water flooding for the 3.3%, 1% and 0.1% AEP events with climate change, using data available prior to March 2025. The Environment Agency guidance recommends that the Upper End allowance is considered for both the 3.3% and 1% AEPs for the 2070's epoch, unless the allowance for the 2050's epoch is higher, in which case this should be used. The recommended uplift on peak rainfall intensity for the 3.3% AEP is 40% and for the 1% AEP is 45%. <u>*Depth*</u> *Chandlery – Surface Water – Future – 3.3%+20CC* *Chandlery – Surface Water – Future – 3.3%+40CC* *Chandlery – Surface Water – Future – 1%+25CC* *Chandlery – Surface Water – Future – 1%+45CC* *Chandlery – Surface Water – Future – 0.1%+25CC* *Chandlery – Surface Water – Future – 0.1%+45CC* <u>*Hazard*</u> *Chandlery – Surface Water – Future – 3.3%+20CC* *Chandlery – Surface Water – Future – 3.3%+40CC* *Chandlery – Surface Water – Future – 1%+25CC* *Chandlery – Surface Water – Future – 1%+45CC* *Chandlery – Surface Water – Future – 0.1%+25CC* *Chandlery – Surface Water – Future – 0.1%+45CC* <u>*Velocity*</u> *Chandlery – Surface Water – Future – 3.3%+20CC* *Chandlery – Surface Water – Future – 3.3%+40CC* *Chandlery – Surface Water – Future – 1%+25CC* *Chandlery – Surface Water – Future – 1%+45CC* *Chandlery – Surface Water – Future – 0.1%+25CC* *Chandlery – Surface Water – Future – 0.1%+45CC* **Data analysis:** **0.1% AEP (1 in 1000 year) + 25% Climate Change event:** Proportion – <1% Max Depth – 0.08m Mean Depth – 0.07m Max Velocity – 1.01m/s Mean Velocity – 1m/s Max Hazard – 0.6 (caution) Mean Hazard – 0.62 (caution) **0.1% AEP (1 in 1000 year) + 45% Climate Change event:** Proportion – <1% Max Depth – 0.1m Mean Depth – 0.09m Max Velocity – 1.27m/s Mean Velocity – 0.81m/s Max Hazard – 0.67 (caution) Mean Hazard – 0.61 (caution) **Description of surface water flow paths:** The site is shown to flood during only the 0.1% climate change events, with less than 1% coverage in each event, respectively. During the 0.1% AEP plus 25% climate change event, floodwater encroaches on the north-eastern corner of the site, pooling from the A259. During the 0.1% AEP plus 45% climate change event, a flow path opens	

	up directly east of the site, linking floodwater from the A259 with the Southwick Ship Canal. The mean depth, velocity and hazard, during the 0.1% AEP plus 45% climate change event, are shown to be 0.09m, 0.81m/s and 0.61 (a 'caution').
Tidally influenced Surface Water Risk Zone	**Available data and mapping:** JBA's Tidally influenced Surface Water Risk Zones derived using the RoFSW data, the Present day 1% AEP extreme tidal level, LiDAR data and the Environment Agency's climate change sea level uplift allowance for South East England. *Chandlery – Tidal Drainage Risk Zones* **Flood characteristics:** The site is shown to be in SW1. The entire site is shown to be above the future tidal level.
Groundwater	**Available data and mapping:** The JBA Groundwater Flood Data Map (GW5) is provided as a 5m resolution grid. *Chandlery – Groundwater Risk Zones* **Flood characteristics:** During a 1% AEP groundwater flood event, groundwater levels are predominantly shown to be 'low risk.'
Tidally influenced Groundwater Risk Zone	**Available data and mapping:** JBA's Tidally influenced Groundwater Risk Zones derived using the JBA Groundwater data, the British Geological Society 50k bedrock mapping, the Present day 1% AEP extreme tidal level, LiDAR data and the Environment Agency's climate change sea level uplift allowance for South East England. **Flood characteristics:** The site is located within GW0 of the Tidally Influenced Groundwater Risk Zone mapping, above the future tidal level. • GW0 - Above the future tidal level.
Sewers	**Available data and mapping:** Drainage and Wastewater Management Plan (DWMP) Overview of the Adur and Ouse River Basin Catchment and Southern Water's Sewer Incident Report Form data (SIRF) at a five digit post code level. **Flood characteristics:** 123 reportable sewer incidents have occurred since 1990 within the five-digit postcode area of the proposed development site. Thes incidents have been attributed to hydraulic overload following rainfall.
Flood history	**Available data and mapping**: The Environment Agency's Recorded Flood Outlines dataset and WSCC recorded flood incidents. *Chandlery – Historic Flooding* **Flood characteristics**: The site is not shown to be located with the Environment Agency's Recorded Flood Outlines dataset or the WSCC recorded flood incidents dataset extents
Flood risk management infrastructure	
Existing Defences	The Environment Agency's AIMS dataset shows that there are no formal flood defences within the vicinity of the site.

	Strategic Flood Risk Assessment **Detailed Site Summary Tables** **Chandlery**	
Residual risk	**Available data and mapping:** The 2025 Arun-Adur breach modelling. <u>*Depth*</u> *Chandlery – Breach A–3.3%* *Chandlery – Breach A – 0.5%* *Chandlery – Breach A – 0.1%* *Chandlery – Breach B–3.3%* *Chandlery – Breach B – 0.5%* *Chandlery – Breach B – 0.1%* *Chandlery – Breach C–3.3%* *Chandlery – Breach C – 0.5%* *Chandlery – Breach C – 0.1%* *Chandlery – Breach D –3.3%* *Chandlery – Breach D – 0.5%* *Chandlery – Breach D – 0.1%* *Chandlery – Breach E–3.3%* *Chandlery – Breach E – 0.5%* *Chandlery – Breach E – 0.1%* <u>*Hazard*</u> *Chandlery – Breach A–3.3%* *Chandlery – Breach A – 0.5%* *Chandlery – Breach A – 0.1%* *Chandlery – Breach B–3.3%* *Chandlery – Breach B – 0.5%* *Chandlery – Breach B – 0.1%* *Chandlery – Breach C–3.3%* *Chandlery – Breach C – 0.5%* *Chandlery – Breach C – 0.1%* *Chandlery – Breach D –3.3%* *Chandlery – Breach D – 0.5%* *Chandlery – Breach D – 0.1%* *Chandlery – Breach E–3.3%* *Chandlery – Breach E – 0.5%* *Chandlery – Breach E – 0.1%* <u>*Velocity*</u> *Chandlery – Breach A–3.3%* *Chandlery – Breach A – 0.5%* *Chandlery – Breach A – 0.1%* *Chandlery – Breach B–3.3%* *Chandlery – Breach B – 0.5%* *Chandlery – Breach B – 0.1%* *Chandlery – Breach C–3.3%* *Chandlery – Breach C – 0.5%* *Chandlery – Breach C – 0.1%* *Chandlery – Breach D –3.3%* *Chandlery – Breach D – 0.5%* *Chandlery – Breach D – 0.1%* *Chandlery – Breach E–3.3%* *Chandlery – Breach E – 0.5%* *Chandlery – Breach E – 0.1%* **Flood Characteristics:** The site is not considered to be at risk in the breach scenarios tested.	

	Strategic Flood Risk Assessment **Detailed Site Summary Tables** **Chandlery**	
Emergency planning		
Flood warning	The site has been identified to be located within the Shoreham Harbour (065FWC3001) Flood Warning Area. *Chandlery – Flood Warning* Future residents should be encouraged to sign up to Environment Agency flood alerts and warnings.	
Access and egress	**Surface Water 1% AEP plus 45% climate change (upper end allowance)** Access and egress are shown to be affected during the surface water design event. Surface water risk on A259 on Riverside to the east of the site remains low risk. However, the wider access to the site is potentially limited with the A259 to the north classified as a 'caution.' **Tidal 0.5% AEP plus 55% climate change (higher central allowance)** Access and egress across the site is limited during the 0.5% plus climate change tidal events, due to flood depths, both across the site and across Shoreham Port to the south. Depths are greater than 300mm, and the hazard rating is classified as 'Danger to some' and 'Danger to most.' As a result of the affected access and egress and the severity of the hazard ratings throughout the design flood events it is necessary that a Flood Response Plan is developed in line with ADEPT Guidance.	
Requirements for drainage control and impact mitigation		
Broad-scale assessment of possible SuDS	**Geology & Soils** The geology consists of the Lambeth Group, comprised of silty and sandy clays with some sandstones and conglomerates. The superficial deposits consist of sand and gravel overlay this across the entire site. The soils across the site are shown to be freely draining slightly acid loamy soils. **SuDS** Implementation of SuDS at the site could provide opportunities to deliver multiple benefits including volume control, water quality, amenity and biodiversity. Evidence should be given where multiple benefits are not provided to show that this is not possible. Preference should be given to multi-functional sustainable drainage systems, and to solutions that allow surface water to be discharged according to the hierarchy of drainage options listed in the PPG Flood Risk and Coastal Change paragraph 056. The layout and function of drainage systems needs to be considered at the start of the design process for new development, as integration with road networks and other infrastructure can maximise the availability of developable land. **Suitability and considerations for sustainable drainage**	

	In line with Defra's National Standards for Sustainable Drainage Systems, runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy: • Priority 1: collected for non-potable use • Priority 2: infiltrated to ground • Priority 3: discharged to an above ground surface water body • Priority 4: discharged to a surface water sewer, or another piped surface water drainage system • Priority 5: discharged to a combined sewer SuDS measures should follow West Sussex County Council's discharge hierarchy, and if it is proposed to discharge runoff to a watercourse or sewer system, the condition and capacity of the receiving watercourse or asset should be confirmed through surveys and the discharge rate agreed with the asset owner based on the National Standards for SuDS. Surface water discharge rates should not exceed pre-development discharge rates and aim to be restricted to Greenfield Qbar. If that is not possible; flow should be restricted to as close to Qbar as is achievable. A relaxation factor shall be applied to the target 50% and 1% AEP greenfield runoff rates, this relaxation factor should be no greater than five times the greenfield runoff rate. This should be done in consultation with the LLFA. It may be possible to reduce site runoff by maximising the permeable surfaces on site using a combination of permeable surfacing and soft landscaping techniques. The majority of the site is not considered to be susceptible to groundwater flooding (low risk), therefore infiltration is likely to be feasible. Site investigation work and additional groundwater monitoring is recommended to determine the seasonal variability of groundwater levels, as this may affect the design of the surface water drainage system. The infiltration potential of the site should be confirmed through infiltration testing, in line with BRE 365 or similar. The topography of the site is unlikely to affect any proposed SuDS features. Any water not intercepted via infiltration is likely to drain south towards the Southwick Ship Canal. It is therefore recommended that the LLFA and the EA are consulted about viable discharge locations for surface water from the site and their attenuation potential. The site is located within a Nitrate Vulnerable Zone. Therefore, early engagement with the LLFA and the EA is recommended to determine requirements for the site to manage the impact to surrounding watercourses. Consideration of water quality is likely to be of high importance and demonstrated through the use of the Simple Index Approach. The site has not been identified to be located within a historic landfill site or a groundwater Source Protection Zone.
Opportunities for wider sustainability benefits and integrated flood risk management	• Implementation of SuDS at the site could provide opportunities to deliver multiple benefits including volume control, water quality, amenity and biodiversity. This could also provide wider sustainability benefits to the site and surrounding area. Proposals to use SuDS

techniques should be discussed with relevant stakeholders (LPA, LLFA and EA) at an early stage to understand possible constraints.

- The design of the surface water management proposals should take into account the impacts of future climate change over the projected lifetime of the development.
- Opportunities to incorporate source control techniques such as green roofs, permeable surfaces and rainwater harvesting must be considered in the design of the site.
- SuDS are to be designed so that they are easy to maintain, and it should be set out who will maintain the system, how the maintenance will be funded and should be supported by an appropriately detailed maintenance and operation manual.
- SuDS should be designed with a holistic approach, combining ecology, landscape and drainage requirements specific to the site, and incorporating Biodiversity Net Gain requirements.
- Opportunities to incorporate filtration techniques such as filter strips, filter drains and bioretention areas must be considered. Consideration should be made to the existing condition of receiving waterbodies and their Water Framework Directive objectives for water quality. The use of multistage SuDS treatment will improve water quality of surface water runoff discharged from the site and reduce the impact on receiving water bodies.
- The potential to utilise conveyance features such as swales to intercept and convey surface water runoff should be considered. Conveyance features should be located on common land or public open space to facilitate ease of access.
- SuDS should be designed in line with the National Standards for Sustainable Drainage Systems.

NPPF and planning implications	
Exception Test requirements **(Local Authority considerations)**	The Local Authority will need to confirm that the Sequential Test has been carried out in line with national guidelines. The Sequential Test will need to be passed before the Exception Test is applied. In addition, once the sequential test has been passed, a sequential approach to development should still be undertaken. The site is located partially within Flood Zone 3 according to the Environment Agency's Flood Map for Planning and also shown to be at tidal risk in the 2025 Arun-Adur detailed modelling. The NPPF classifies the usage as "More Vulnerable". The Exception Test is therefore required for this site due to the severity of flooding. A site specific FRA will be required for this site.
Requirements and guidance for site-specific Flood Risk Assessment **(Developer considerations)**	**Flood Risk Assessment:** The Level 1 SFRA has more guidance on this section and any relevant policies and information applicable to development within Adur District. • All sources of flooding should be included as part of the site specific FRA. • The most recent risk of Flooding from Surface Water dataset should be used.

- Consultation with Adur and Worthing Councils, West Sussex County Council, and where relevant the Environment Agency and Southern Water should be undertaken at an early stage.
- Development plans should consider the Level 1 and 2 SFRA for Adur, as well as the Local Flood Risk Management Strategies to identify cumulative flood risk issues. The Cumulative Impact Assessment (CIA) completed as part of the Level 1 SFRA, highlights that the East Adur catchment, is at a high risk of cumulative impacts. The risk of cumulative impacts of this development and others in the local area on flood risk should be considered within the site-specific flood risk assessment. It should also promote an integrated approach to water management.
- Applicants are expected to provide fully detailed plans of the site's existing surface water drainage arrangements, including impermeable areas, gullies, outfalls, pipes & diameters, manholes, etc., to prove the extent of the existing positively drained areas and their associated points of discharge.

Guidance for site design and making development safe:

- The developer will need to show, through an FRA, that future users of the development will not be placed in danger from flood hazards throughout its lifetime. It is for the applicant to show that the development meets the objectives of the NPPF's policy on flood risk. For example, how the operation of any mitigation measures can be safeguarded and maintained effectively through the lifetime of the development. (Para 048 Flood Risk and Coastal Change PPG).
- The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy, so runoff magnitudes from the development are not increased by development across any ephemeral surface water flow routes (temporary/seasonal surface water flow paths). A drainage strategy should help inform site layout and design to ensure runoff rates do not exceed greenfield rates.
- The site is located within a surface water risk zone and therefore surface water drainage systems are likely to be influenced by tide levels. The drainage strategy should consider the risk of tide locking.
- A drainage strategy should be prepared to understand infiltration capacity at the site given the underlying sandstone geology and risk of groundwater emergence.
- Following groundwater monitoring, development should be directed away from areas of high groundwater risk.
- Arrangements for safe access and egress is likely to be limited due to the flooding and will need to be considered further within a site-specific FRA for the tidal and surface water events with an appropriate allowance for climate change, using the depth, velocity, and hazard outputs. This will need to accompany a Flood Response Plan for the site and its users.
- The design and layout of development at the site will need to consider the impact of tidal and surface water flow paths. A sequential approach to development should be undertaken with development located in the areas of lowest risk within the site

boundary. The site layout should make space for water and seek to avoid obstructing offsite flow paths and avoid off site detriment.

- As outlined in the PPG, the Finished Floor Levels of the development should be raised to a minimum of whichever is higher of 600mm above the:
  - Average ground level of the site.
  - Adjacent road level to the building
  - Estimated river or sea flood level
- It is suggested that flood resilient design is adopted in the construction of development. The PPG sets out that flood resistant material that have low permeability should be used to at least 600mm above the estimated flood level; flood resilient materials to at least 600mm above the estimated flood level and raising of electrical equipment at least 600mm above the estimated flood level.

Key messages

70% of the site is shown to flood during the tidal design event (0.5% AEP plus 55% climate change allowance). The site is not shown to be at risk of surface water flooding during the design event.

The key access routes to the site is via Shoreham Port, linking to Riverside to the east of the site. During the tidal design event, flooding is predicted along these access routes. Detailed consideration into site access and egress will be required.

Given the future flood risk posed to the site, development will only be able to progress if:

- The Exception Test is satisfied.
- A sequential approach to development is undertaken. Layout and design should aim to avoid developing in the areas of greatest flood risk.
- Mitigation measures are incorporated to reduce the risk of flooding to the development. Early consultation should be held with the Environment Agency to discuss this.
- A site-specific Flood Risk Assessment, including detailed modelling, is undertaken to assess the risk of tidal and surface water flooding in relation to the proposed development, and the access and egress arrangements.
- The recommendations included in the drainage strategy are implemented.
- Consideration is given to the safe access and egress to the site during the design flood event. A Flood Response Plan should be prepared in line with ADEPT guidance.
- Finished floor levels are raised to a minimum of whichever is higher of 600mm above the average ground level of the site, the adjacent road level to the building or the estimated river or sea flood level. The flood level is for the design event (tidal flood level plus higher central climate change allowance, surface water flood level plus upper end)

Sources of information

National Planning Policy Framework (NPPF)

https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

Planning Practice Guidance (PPG), Flood Risk and Coastal Change

https://www.gov.uk/guidance/flood-risk-and-coastal-change

Strategic Flood Risk Assessment
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Chandlery

Flood Map for Planning (NaFRA2 2025)

https://www.data.gov.uk/dataset/104434b0-5263-4c90-9b1e-e43b1d57c750/flood-map-for-planning-flood-zones1

Long Term Flood Risk

Where do you want to check? - Check your long term flood risk - GOV.UK

British Geological Survey (BGS) Geology Viewer

https://geologyviewer.bgs.ac.uk/

Southern Water's Drainage and Wastewater Management Plan

https://www.southernwater.co.uk/about-us/our-plans/drainage-and-wastewater-management-plans/

National standards for sustainable drainage systems (SuDS)

https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds

Flood Warning sign up

https://www.gov.uk/sign-up-for-flood-warnings