



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

Land east of Adur Close



Site details

Site Code ADC/151/18

Address Land east of Adur Close

Area 0.2ha

Current land use Greenfield

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 north of Widewater Lagoon, in the south of the Adur District boundary. The site is currently greenfield.

Topography The Environment Agency's 1m resolution 2022 Composite LiDAR shows that the topography of the site declines from the south east to the north, with a gradient of approximately 2% from 3.3m AOD to 1.9m AOD

Land east of Adur Close – Topography

Existing drainage features There is an unnamed watercourse approximately 70m north of the site, flowing in a south westerly direction, towards the Widewater Lagoon. The Widewater Lagoon is approximately 50m south of the site.

Flood Map for Planning (Rivers and Sea)

Available data and mapping: Environment Agency Flood Map for Planning for Rivers and Sea.

Land east of Adur Close - FMfP

Data analysis: Details of the sites location within each Flood Zone are provided within the SFRA Site Screening Appendix.

Flood characteristics: The site is located within Flood Zone 3 of the Flood Map for Planning for Rivers and Sea.

- 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.

Tidal

Available data and mapping: 2025 Arun-Adur modelling.

Depth

Land east of Adur Close – Tidal – Present Day – 3.3%
Land east of Adur Close – Tidal – Present Day – 0.5%
Land east of Adur Close – Tidal – Present Day – 0.1%

Hazard

Land east of Adur Close – Tidal – Present Day – 3.3%
Land east of Adur Close – Tidal – Present Day – 0.5%



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*Land east of Adur Close – Tidal – Present Day – 0.1%
Velocity*

Land east of Adur Close – Tidal – Present Day – 3.3%

Land east of Adur Close – Tidal – Present Day – 0.5%

Land east of Adur Close – 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 during present day events.

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)

Land east of Adur Close – Tidal – Future – 3.3%

Land east of Adur Close – Tidal – Future – 0.5%

Hazard - 70th percentile (higher central)

Land east of Adur Close – Tidal – Future – 3.3%

Land east of Adur Close – Tidal – Future – 0.5%

Velocity -70th percentile (higher central)

Land east of Adur Close – Tidal – Future – 3.3%

Land east of Adur Close – Tidal – Future – 0.5%

Depth – 95th percentile (upper end)

Land east of Adur Close – Tidal – Future – 3.3%

Land east of Adur Close – Tidal – Future – 0.5%

Hazard - 95th percentile (upper end)

Land east of Adur Close – Tidal – Future – 3.3%

Land east of Adur Close – Tidal – Future – 0.5%

Velocity -95th percentile (upper end)

Land east of Adur Close – Tidal – Future – 3.3%

Land east of Adur Close – Tidal – Future – 0.5%

Data analysis: Details of the site’s location within the 2025 Arun-Adur modelling are provided within the SFRA Site Screening Appendix.

3.3% AEP (1 in 30 year) + Higher Central Climate Change event:

Proportion – 88%

Max Depth – 0.57m

Max Velocity – 0.10m/s

Max Hazard – 1.24 Danger for most

Mean Depth – 0.28m

Mean Velocity – 0.02m/s

Mean Hazard – 1.00 Danger for some

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

Proportion – 100%

Max Depth – 1.53m

Max Velocity – 0.32m/s

Max Hazard – 1.74 Danger for most

Mean Depth – 1.19m

Mean Velocity – 0.16m/s

Mean Hazard – 1.60 Danger for some

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



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Proportion – 96%	Mean Depth – 0.67m
Max Depth – 0.99m	Mean Velocity – 0.07m/s
Max Velocity – 0.13m/s	Mean Hazard – 1.33 Danger for most
Max Hazard – 1.46 Danger for most	

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

Proportion – 99%	Mean Depth – 1.85m
Max Depth – 2.2m	Mean Velocity – 0.27m/s
Max Velocity – 0.5m/s	Mean Hazard – 1.97 Danger for most
Max Hazard – 2.15 Danger for all	

Flood characteristics: During the 3.3% AEP Upper End Climate Change event, 81% of the site is covered by tidal flooding. Areas of higher ground on the site are not affected. The mean depth, velocity and hazard are shown to be 0.25m, 0.22m/s and 0.94 (a 'Danger for some'). During the 0.5% AEP Upper End Climate Change event, 99% of the site is shown to flood. The mean depth, velocity and hazard are shown to be 1.85m, 0.27m/s and 1.97 (a 'Danger for most'). As a result, access and egress will be limited and unavailable across the whole site.

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. Details on the coverage of the two surface water flooding datasets are discussed below and are detailed within the Site Screening document undertaken as part of the Level 2 SFRA.

- Land east of Adur Close – Surface Water Depth – Present Day – 3.3%*
- Land east of Adur Close – Surface Water Depth – Present Day – 1%*
- Land east of Adur Close – Surface Water Depth – Present Day – 0.1%*
- Land east of Adur Close – Surface Water Hazard – Present Day – 3.3%*
- Land east of Adur Close – Surface Water Hazard – Present Day – 1%*
- Land east of Adur Close – Surface Water Hazard – Present Day – 0.1%*
- Land east of Adur Close – Surface Water Velocity – Present Day – 3.3%*
- Land east of Adur Close – Surface Water Velocity – Present Day – 1%*
- Land east of Adur Close – Surface Water Velocity – Present Day – 0.1%*
- Land east of Adur Close – Surface Water – Present Day – NAFRA2*

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. Less than 1% of the site is shown to be at surface water risk in the 0.1%AEP NAFRA2 dataset.

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



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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%.

Depth

- Land east of Adur Close – Surface Water – Future – 3.3%+20CC
- Land east of Adur Close – Surface Water – Future – 3.3%+40CC
- Land east of Adur Close – Surface Water – Future – 1%+25CC
- Land east of Adur Close – Surface Water – Future – 1%+45CC
- Land east of Adur Close – Surface Water – Future – 0.1%+25CC
- Land east of Adur Close – Surface Water – Future – 0.1%+45CC

Hazard

- Land east of Adur Close – Surface Water – Future – 3.3%+20CC
- Land east of Adur Close – Surface Water – Future – 3.3%+40CC
- Land east of Adur Close – Surface Water – Future – 1%+25CC
- Land east of Adur Close – Surface Water – Future – 1%+45CC
- Land east of Adur Close – Surface Water – Future – 0.1%+25CC
- Land east of Adur Close – Surface Water – Future – 0.1%+45CC

Velocity

- Land east of Adur Close – Surface Water – Future – 3.3%+20CC
- Land east of Adur Close – Surface Water – Future – 3.3%+40CC
- Land east of Adur Close – Surface Water – Future – 1%+25CC
- Land east of Adur Close – Surface Water – Future – 1%+45CC
- Land east of Adur Close – Surface Water – Future – 0.1%+25CC
- Land east of Adur Close – Surface Water – Future – 0.1%+45CC

Data analysis:

3.3% AEP (1 in 30 year) + 20% Climate Change event:

The site has not been identified to be at risk of surface water flooding during the 3.3% AEP plus 20% Climate Change event.

3.3% AEP (1 in 30 year) + 40% Climate Change event:

The site has not been identified to be at risk of surface water flooding during the 3.3% AEP plus 40% Climate Change event.

1% AEP (1 in 100 year) + 25% Climate Change event:

The site has not been identified to be at risk of surface water flooding during the 1% AEP plus 25% Climate Change event.

1% AEP (1 in 100 year) + 45% Climate Change event:

The site has not been identified to be at risk of surface water flooding during the 1% AEP plus 45% Climate Change event.

0.1% AEP (1 in 1000 year) + 25% Climate Change event:

Proportion – <1%	
Max Depth – 0.24m	Mean Depth – 0.21m
Max Velocity – 0.05m/s	Mean Velocity – 0.03m/s
Max Hazard – 0.62 Caution	Mean Hazard – 0.6 Caution

0.1% AEP (1 in 1000 year) + 45% Climate Change event:

Proportion – <1%	
Max Depth – 0.26m	Mean Depth – 0.23m
Max Velocity – 0.05m/s	Mean Velocity – 0.03m/s



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Max Hazard – 1.13 Danger for some Mean Hazard – 0.74 Caution

Description of surface water flow paths: The site is not shown to flood in the 3.33% or the 1% plus climate change events. In both the 0.1% plus climate change events surface water flooding covers less than 1% of the site. Flooding is shown in the south of the site, on an area of impermeable land. The hazard for the event is a 'caution'. Almost the entire site remains unaffected by surface water flooding, including access and egress routes.

**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.

Land east of Adur Close – Tidal Drainage Risk Zones

Flood characteristics: The site is shown to be located within SW2 of the Surface Water Risk Zone mapping. No areas are located within SW0, SW1, SW3 or SW4.

- SW0 - Above the future tidal level.
- SW1 - Not at risk of SW flooding and above the current tidal level but below the future tidal level.
- SW2 - Not at risk of SW flooding but below the present-day tidal level OR at risk of SW flooding from climate change only and above the current day tidal level but below future tidal level.
- SW3 - At risk of SW flooding from climate change only and below the present-day tidal level OR At risk of SW flooding without climate change and above current day tidal level but below future tidal level.
- SW4 - At risk of SW flooding without climate change and below present-day tidal level.

Groundwater

Available data and mapping: The JBA Groundwater Flood Data Map (GW5) is provided as a 5m resolution grid.

Land east of Adur Close – Groundwater Flood Risk

Flood characteristics: During a 1% AEP groundwater flood event, there is low risk of groundwater flooding across the site. This zone is deemed as having a low risk from groundwater flooding due to the nature of the local geological deposits.

**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.

Land east of Adur Close – Groundwater Risk Zones



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Flood characteristics: The site is located within GW2 of the Groundwater Risk Zone mapping.

- GW0 - Above the future tidal level.
- GW1 - Groundwater level more than 0.5m below the surface and region is above the current tidal level but below the future tidal level.
- GW2 - 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.
- GW3 - Groundwater level between 0.025m and 0.5m below the surface and region is below the present-day tidal level OR Groundwater level within 0.025m of the surface and region is above the current tidal level but below the future tidal level.
- GW4 Groundwater level within 0.025m of the surface and region is below the present day 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: 47 reportable sewer incidents have occurred since 1990 within the five-digit postcode area of the proposed development site. These 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.

Land east of Adur Close – 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 there are no formal flood defences within the vicinity of the site.

The Environment Agency's AIMS dataset identifies one formal flood defence approximately 180m south of the site, comprising of a beach.

Residual risk

Available data and mapping: 2025 Arun-Adur modelling – breach scenario. Breach scenario 'c'.

Depth

Land east of Adur Close – Breach A–3.3%

Land east of Adur Close – Breach A – 0.5%

Land east of Adur Close – Breach A – 0.1%

Land east of Adur Close – Breach B–3.3%



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Land east of Adur Close – Breach B – 0.5%
Land east of Adur Close – Breach B – 0.1%
Land east of Adur Close – Breach C – 3.3%
Land east of Adur Close – Breach C – 0.5%
Land east of Adur Close – Breach C – 0.1%
Land east of Adur Close – Breach D – 3.3%
Land east of Adur Close – Breach D – 0.5%
Land east of Adur Close – Breach D – 0.1%
Land east of Adur Close – Breach E – 3.3%
Land east of Adur Close – Breach E – 0.5%
Land east of Adur Close – Breach E – 0.1%

Hazard

Land east of Adur Close – Breach A – 3.3%
Land east of Adur Close – Breach A – 0.5%
Land east of Adur Close – Breach A – 0.1%
Land east of Adur Close – Breach B – 3.3%
Land east of Adur Close – Breach B – 0.5%
Land east of Adur Close – Breach B – 0.1%
Land east of Adur Close – Breach C – 3.3%
Land east of Adur Close – Breach C – 0.5%
Land east of Adur Close – Breach C – 0.1%
Land east of Adur Close – Breach D – 3.3%
Land east of Adur Close – Breach D – 0.5%
Land east of Adur Close – Breach D – 0.1%
Land east of Adur Close – Breach E – 3.3%
Land east of Adur Close – Breach E – 0.5%
Land east of Adur Close – Breach E – 0.1%

Velocity

Land east of Adur Close – Breach A – 3.3%
Land east of Adur Close – Breach A – 0.5%
Land east of Adur Close – Breach A – 0.1%
Land east of Adur Close – Breach B – 3.3%
Land east of Adur Close – Breach B – 0.5%
Land east of Adur Close – Breach B – 0.1%
Land east of Adur Close – Breach C – 3.3%
Land east of Adur Close – Breach C – 0.5%
Land east of Adur Close – Breach C – 0.1%
Land east of Adur Close – Breach D – 3.3%
Land east of Adur Close – Breach D – 0.5%
Land east of Adur Close – Breach D – 0.1%
Land east of Adur Close – Breach E – 3.3%
Land east of Adur Close – Breach E – 0.5%
Land east of Adur Close – Breach E – 0.1%

Flood characteristics:

The site is impacted by a breach occurring at location 'c' in the 0.5%AEP and 0.1%AEP events. Following a breach, flooding occurs at the site after approximately 30 minutes in 0.5%AEP event.

Due to the tidal nature of the River Adur, the extent of the breach impact is dependent on the tide height.



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Emergency planning

Flood warning

The site has been identified to be located within the 'Inland areas of Shoreham, Lancing and Southwick' (065WAC409) Flood Alert Area and the 'Shoreham Town and Lancing' (065FWC3002) Flood Warning Area.

Land east of Adur Close – 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 unlikely to be affected during the 1% AEP plus climate change surface water modelling with flood free access via Adur Close and Brighton Road. Furthermore, the site has not been identified to be at risk of surface water flooding during the 1% AEP plus Climate Change events.

Tidal 0.5% AEP plus 55% climate change (higher central allowance)

Access and egress will be unavailable during the 0.5% AEP plus climate change tidal events due to the severity of flooding across the site and the local area.

As a result of the affected access and egress and the severity of the hazard ratings throughout the design tidal 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 Newhaven Chalk Formation comprised of chalk. The superficial deposits consist of alluvium (clay, silt, sand and peat).

The soils are shown to be loamy and clayey soils of coastal flats with naturally high groundwater in the north of the site and sand dune soils in the south.

The geology of the Adur District is complex; areas of chalk are often capped with small sections of clay. This can result in groundwater being trapped beneath the clay layer and surface water pooling at the surface unable to infiltrate. Groundwater may find a fissure in the clay and rise to the surface resulting in flooding that is difficult to predict in terms of location and scale.

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](#).



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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 also 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 for the site and should be designed to be as close to greenfield runoff rates as reasonably practical in consultation with the LLFA. Discharge to a watercourse or surface water sewer must be restricted to the estimated mean greenfield runoff rate (Q_{bar}) for all design storm events. The calculations must be based on the positively drained area, rather than the entire greenfield site area

A concept drainage strategy has been completed for the site, with greenfield runoff rates calculated. The key findings of the concept drainage strategy are that following Standard 1 of the National SuDS Standards, that discharge from Land East of Adur Close will be into the tidal River Adur. It is likely that this site will require easements and third party permissions for both the connection and future maintenance of the surface water network. The concept strategy proposes that the site makes use of SuDS features to provide the required attenuation at the site. Further details are available in 'Concept Drainage Strategy for Lancing Meadows, New Salts Farm, Barns at New Salts Farm and Land East of Adur Close'.

The majority of the site is not considered to be susceptible to groundwater flooding (low risk), however, the superficial deposits that underlain the site are likely to limit infiltration. 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.



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Groundwater levels are shown to be influenced by tide levels. The capacity for infiltration needs to take into account the impact of future sea levels. The influence of tide levels on groundwater levels should be investigated through groundwater monitoring.

The topography of the site is unlikely to affect any proposed SuDS features.

The whole site is located within a Nitrate Vulnerable Zone. Therefore, early engagement with the LLFA and the Environment Agency 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 is not located within a Groundwater Source Protection Zone.

The site is not located within a historic landfill site.

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. It is recommended that future developers appoint suitable landscape architects and ecologists to ensure that the full amenity and biodiversity benefits are achieved.
- 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



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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 entirely located within Flood Zone 3 and is also shown to be at future tidal risk in the 2025 Arun-Adur detailed modelling. The Exception Test is therefore required for this site due to the severity of tidal flooding. Detailed flood modelling should be assessed within a site-specific FRA and a Flood Response Plan should be developed.

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 West 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.

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.
- Development design should prioritise avoiding development within surface water flow paths, including off-site flow paths. Any loss in surface water flood storage will require on-site level for level compensatory storage, so that any displaced volumes of water do not increase surface water flood risk within the site or elsewhere.



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- Following groundwater monitoring, development should be directed away from areas of high groundwater risk.
- Arrangements for safe access and egress are unlikely to be possible during tidal climate change 0.5% AEP events due to the severity of flooding and will need to be considered further within a site-specific FRA for the tidal, surface water and fluvial events with an appropriate allowance for climate change, using the depth, velocity, and hazard outputs.
- The design and layout of development at the site will need to consider the impact of tidal 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

The site is located within Flood Zone 3. According to the 2025 Arun-Adur modelling, 96% of the site is at risk of tidal flooding in the design event (0.5% AEP plus 55% climate change allowance).

The site is at low risk of surface water flooding

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



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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>

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>