



Mrs D Johnson

Technical Support Unit Assistant, Planning.

Arun District Council, Civic Centre, BN17 5LF.

30th September 2020

Reference: **Flood risk assessment- 17 Nyewood lane.**

- **site address**

17 Nyewood lane, Aldwick, PO21 2QB.

- **Description of development**

Change of use of former residential parenting unit (C2 Residential Institution) to 8 bed House in Multiple Occupation (C4 Sui Generis).

- **Assessment of the flood risk from all sources of flooding our development.**

Risk of flooding from sea- Shown in 'figure A', 17 Nyewood lane is situated 295 meters from the sea. Although half of the property is situated in 'flood zone 3', there has not been a sea flood of this level recorded within the past 100 years. Furthermore, going forward there are also no predicted severe flood warnings (please figure B).

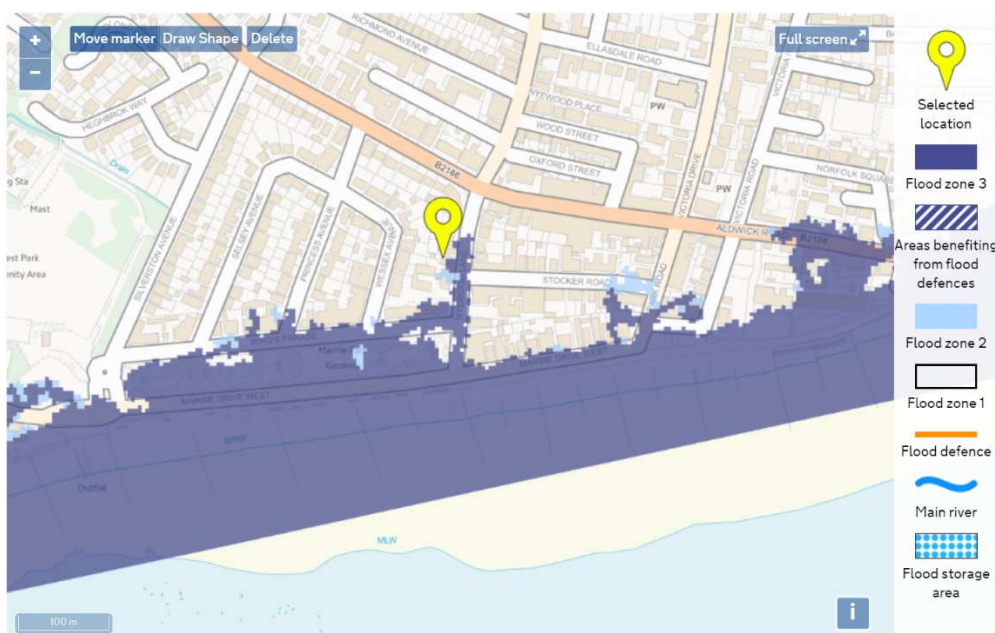


Figure A

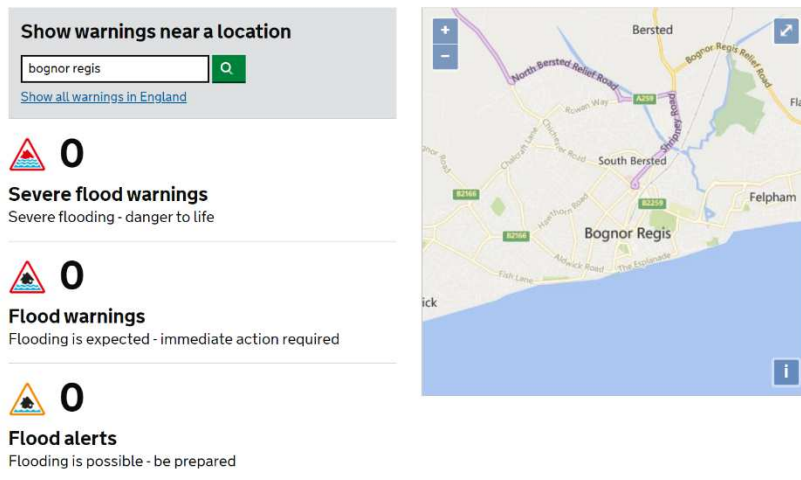


Figure B

Risk of flooding from downpour- As you can see from figure C, over the past year the heaviest downpour in Bognor Regis amassed to 3 inches in total. 17 Nyewood lane is fitted with guttering and downpipe which are directly connected to the local surface water system. 17 Nyewood lane is also situated directly to an adjoining road which is fitted with further road drainage. Through both protective measures, 17 Nyewood lane is highly protected from downpour flooding and can easily accommodate a peak of 3 inches.

Average Monthly Snow And Rainfall In Bognor Regis (West Sussex) In Inches

This is the mean monthly precipitation over the year, including rain, snow, hail etc.

[Show average precipitation in Bognor Regis in Millimeter »](#)

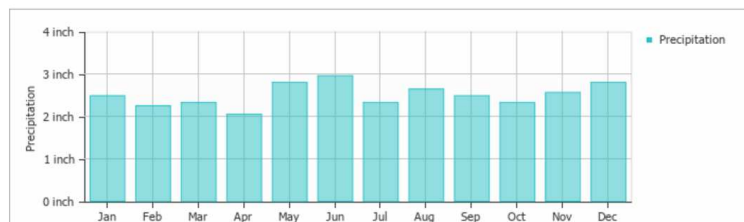


Figure C

Allowances for climate change- From again referring to figure B, no future floods which pose a severe threat to human life are predicted. Sea levels would need to rise 10 meters to reach shoreline and even accounting for climate change this is highly unlikely to occur.

- **the estimated flood level for your development**

Average ground level of 17 Nyewood lane is estimated to be 15 meters above sea level.

- **any supporting plans and drawings**

Any supporting plans and drawings are included in the planning application.