

Flood Map

Application for a Lawful Development Certificate for an Existing Use.

Garage Conversion

February 2026

Site Address:
45 Craigweil Lane
Aldwick
Bognor Regis
West Sussex
PO21 4AN

For & on behalf of:
Pauline Lancum
45 Craigweil Lane
Aldwick
Bognor Regis
West Sussex
PO21 4AN

Ref: PL01/FM/26

The existing property at 45 Craigweil Lane is in Flood Zone One.

Therefore, the completed work to convert the rear section of the former garage does not require any specific flood related improvement work or a flood risk assessment, other than the work already carried out all in accordance with the Building Regulations, application reference AW/50/21/BR.

Flood map for planning

Your reference	Location (easting/northing)	Created
45 Craigweil Lane	491176/98487	22 February 2026 14:53

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference
45 Craigweil Lane

Location (easting/northing)
491176/98487

Scale
1:2,500

Created
22 Feb 2026 14:54

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m