

Anthony Perry Associates Ltd

July 2012

**MYRTLE COTTAGE, MEAD LANE, BOGNOR REGIS:
EXTENSION, ALTERATIONS AND GARAGE PROPOSALS**

Flood Risk Assessment

1. Refer to Environment Agency Flood Map PO22 8AW, attached.
2. From the mapping, the site appears to be located adjacent to the extreme edge of the northern anticipated limit of possible flooding along Mead Lane, Bognor Regis.
3. However, even if subject to actual flooding, the Application Proposal is to replace an existing single storey extension with an improved extension at the same Ground Floor level. This will contain improved kitchen, dining and cloakroom spaces.
4. No new or replacement bedrooms are to be built at Ground Floor level. The three existing bedrooms will remain at 1st Floor.
5. In the event of flooding, sand bag protection is intended to the Ground Floor doorways. Removable timber dyke-boards also may be considered at these locations.
6. The present occupation of the house is four persons. No increase in these numbers is anticipated.



Enter a postcode or place name:

Other topics for this area...

Risk of Flooding from Rivers and Sea

PO22 8AW

Go

Risk of Flooding from Rivers and Sea

▼

Map legend

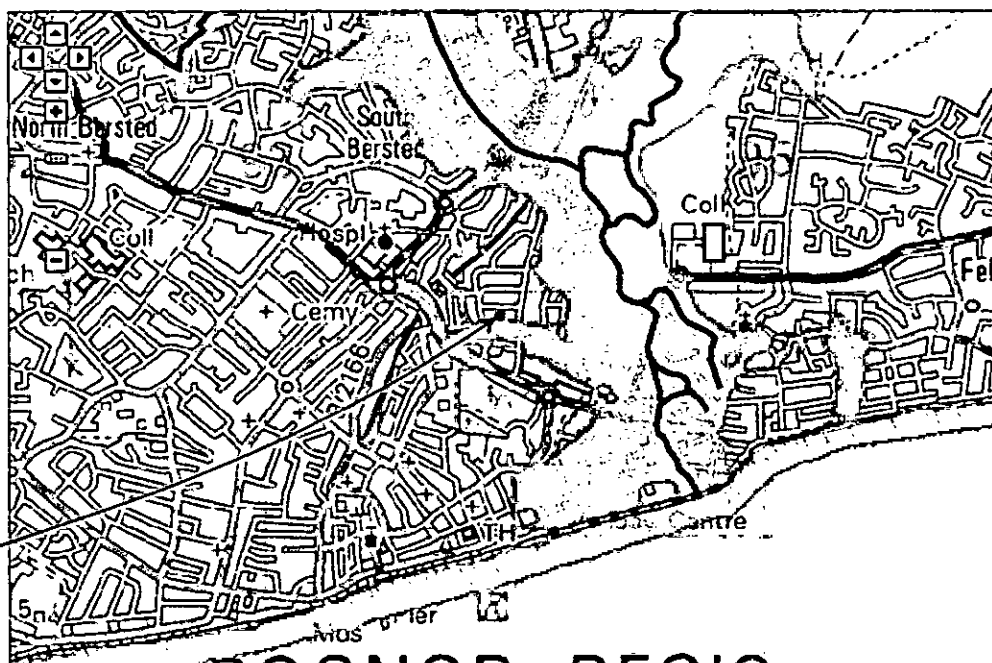
Click on the map to see what is the Risk of Flooding at a particular location.

Flood Maps

- ☐ Flooding from rivers or sea without defences
Extent of extreme flood
- ☒ Flood defences
(Not all may be shown*)
- ☒ Areas benefiting from flood defences
(Not all may be shown*)
- ☒ Main rivers

Map of PO22 8AW at scale 1:20,000

[Data search](#) [Text only version](#)



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Flood Map – Information Warnings

Manchester Ship Canal

Flood Mapping of the Manchester Ship Canal in Trafford, Salford and Warrington will be updated as a result of a judgment of the High Court. The judgment concluded that the Ship Canal sluice gates should not be regarded as 'formal flood defences and that our decision to map the Ship Canal flood zones as if the sluice gates were closed was unlawful. We may apply to the Court of Appeal to appeal against this judgment, and we will keep this caveat updated. An updated flood map for this area that complies with the judgment should be available on our web site during Thursday 9th August 2012. For further information please contact the Environment Agency on 03708 506 506.

'Staveley, Derbyshire

Revisions to the Flood Mapping for the River Rother near Stavetey in Derbyshire are planned for delivery as part of our next update in August 2012. For further information please contact the Environment Agency on 03708 506 506.

* Legend Information: Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

More about flooding:

Understanding the flood map

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

Flood map - your questions answered

Answers to commonly asked questions about the flood map.