

**Flood Risk Assessment
For
30 Limmer Lane, Felpham.**

November 2011

The site is within the Flood Zone 2 Grid ref. **X:495320, Y:99721**
(as Identified on Environment Agency Flood Map)

The site is designated as at moderate risk of flooding, the chance being 1:75 years. This takes into account the effect of coastal flood defences.

The existing Floor level is at 4.1m AOD.

The proposed ground floor level is to be 4.4m AOD to provide increased protection of the habitable spaces within the building.

Limmer Lane itself drops significantly in level for approx 70metres of its length with the site entrance close to the lowest point, the road level at this low point is at approx 2.8m AOD.

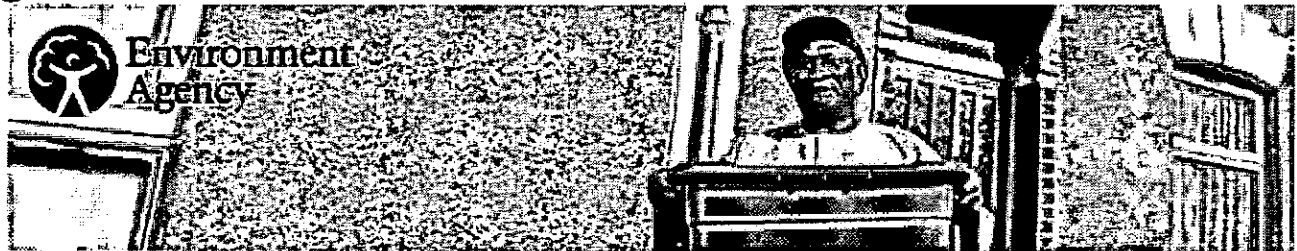
By raising the ground floor level the proposed dwellings will be above the 1:200 year flood level.

The provision of basement carparking will accommodate existing flood storage and therefore the proposals present no additional risk of flooding to existing properties in the vicinity.

The basement structure and finished are all to be masonry which will suffer no adverse effect in the event of being subjected to floodwater and the lift will have an override mechanism to prevent it descending to basement level in the event of flood.

All surface water drainage from all non-absorbant surfaces will be disposed of to soakaway.

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Risk of Flooding

Enter postcode or place name:

Bognor Regis, West S

Overview map:



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Map of Bognor Regis, West Sussex at scale 1:20,000

Map Legend



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Issues have been identified in Risingbrook, Stafford and on the Upper Don from Penistone to Oughtibridge, Sheffield:

These will be resolved during the next update in July 2010.

For further information regarding these areas please contact us directly.

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.

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