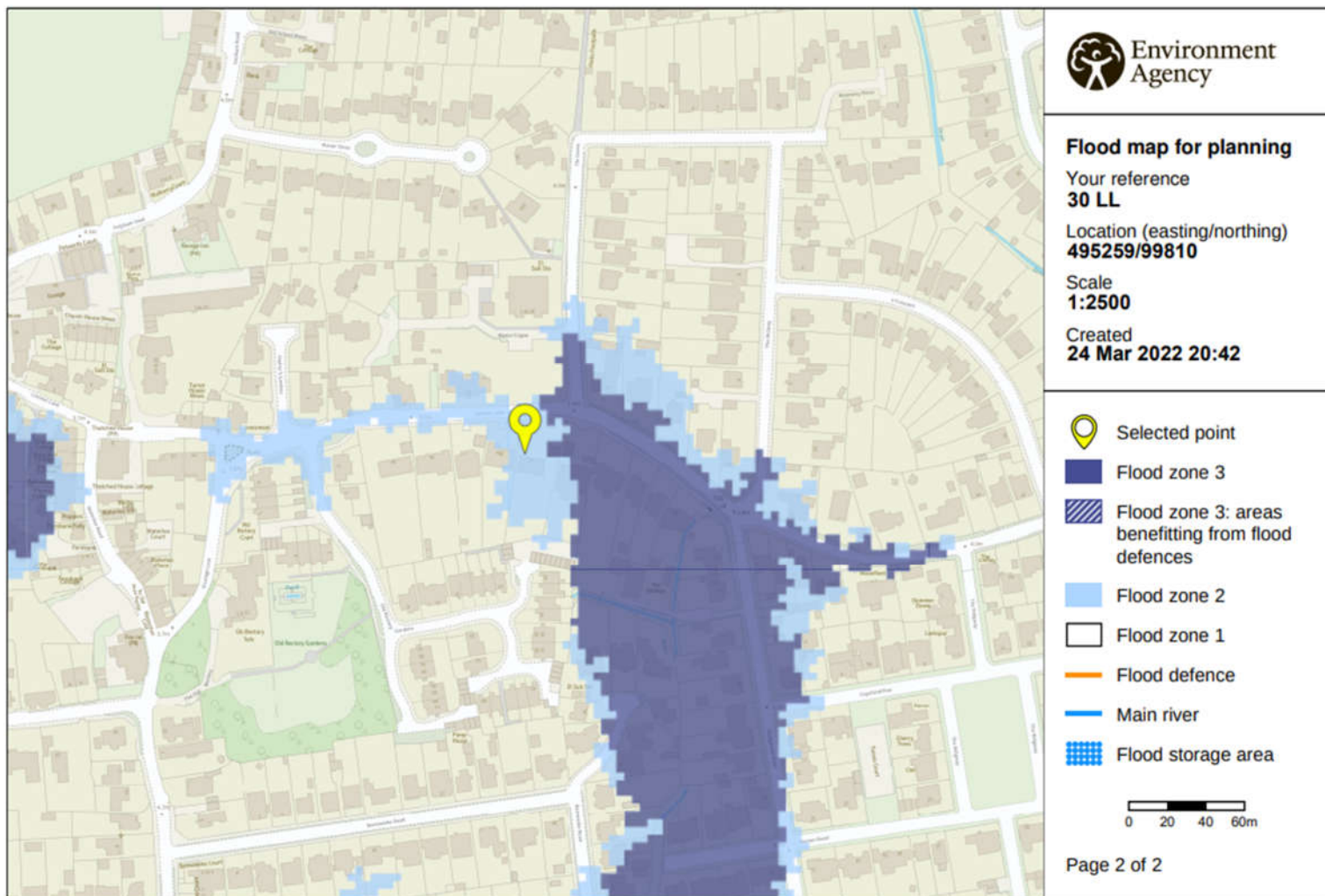


Flood Risk Assessment for 30 Limmer Lane, Felpham, PO22 7ET

FLOOD ZONE 2

This assessment follows the Environment Agency's flood risk assessment guidance.

1. Site address: 30 Limmer Lane, Felpham, PO22 7ET.
2. Description of development: Two-storey rear and single-storey side extension, roof replacement and removal of existing garage.
3. The property site is within Flood Zone 2 (as identified on Environment Agency Flood Map).
4. The flood risk from river and coastal flooding is 'low', the chance is considered to be less than 1% but greater than or equal to 0.1% in any given year (page 6 of Appendix 1).
5. The flood risk from surface water flooding is 'moderate-high', with a 1 in 100 probability in a given year to a depth of between 0.3m and 1.0m. However, it should be noted that this risk only covers a minor area of the plot site, the ground levels of which are substantially lower than existing building floor levels. The majority of the site has no associated flood risk from surface water (page 7 of Appendix 1).
6. The flood risk from groundwater flooding is 'moderate-high'. The boundary of the property with the road has a slighter higher risk, due to the topography, whilst the property itself shows as being moderate risk. Should a 1 in 100- year groundwater flood occur, levels could rise to a depth of over 25cm. (page 8 of Appendix 1).
7. Due to the natural topography of the property site and adjoining road, the existing road level is considerably lower than the existing and proposed floor levels in the building. Existing road level is 2.9m AOD, which is near to the entrance of the site.
8. The floor levels on the property are significantly higher than the road level, existing ground floor level is 4.1m AOD.
9. There will be no change in existing road and ground floor levels. Finished floor levels will be above minimum ground level due to the natural topography of the land, which will address the low to medium flood risk.
10. Along the coastline at Felpham and Bognor Regis are a number of sea defences, including sea walls, groynes, and boulders.
11. Considering the impacts of climate change over the proposed development's lifetime and to address increased flood risk, flood resistance measures have been included in the design.
12. The existing non-permeable driveway covers a vast proportion of the site's frontage. This will be replaced with permeable finish, and additional green areas will be introduced, as shown on the site plan (document name 30 Limmer Lane Site). Appropriate renovation of the existing dwelling will further mitigate flood risk, including re-rendering the external walls.



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30, Limmer Lane, Bognor regis, PO22 7ET

Professional opinion

Addresses the Law Society practice notes on Contaminated Land and Flood risk.



Contaminated Land Liability
Passed



Flooding
Moderate-High

page 5

Further guidance



Ground Stability
Not identified



Radon
Passed



Energy
Identified

page 9



Transportation
Not identified



Planning Constraints
Identified

page 20



Planning Applications
3

page 20

Next steps indicator

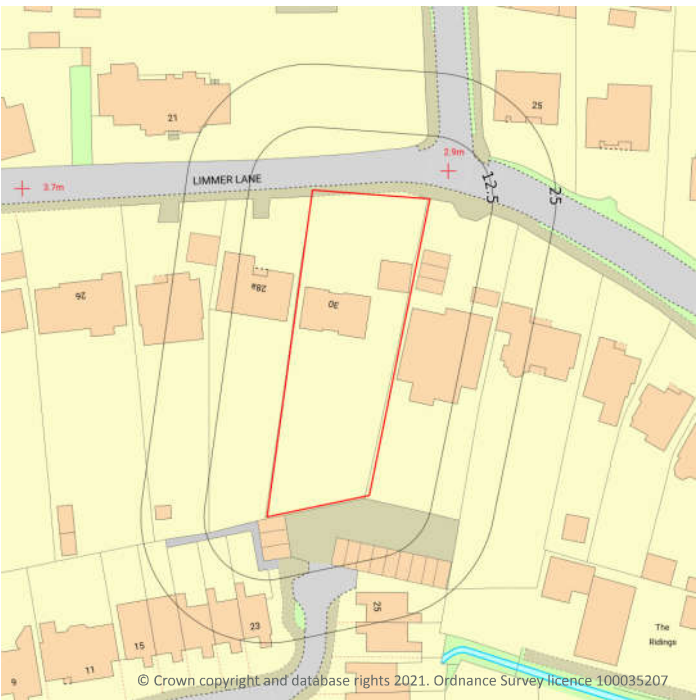
Based on time, costs and complexity of proposed next steps relating to all sections of the report.

Avista Action Alert



Actions recommended
Impact to transaction possible

Site Plan



Useful contacts

Arun District Council:
<http://www.arun.gov.uk/>
info@arun.gov.uk
01903 737 500

Environment Agency National Customer
Contact Centre (NCCC):
enquiries@environment-agency.gov.uk
03708 506 506

Avista Action Alert 3

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 25**.



Flooding

Flooding

An elevated level of flood risk has been identified at the property.



Next steps for consideration:

- check to see if the property is eligible for the Flood Re scheme, which enables many properties at risk of flooding to be insured at reasonable rates: <http://www.floodre.co.uk/homeowner/about-us/>
- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- a risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further advice on groundwater flooding has been produced by the Environment Agency and the Local Government Association and can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/flho0911bugi-e-e.pdf
- the assessment in this report is based on the highest flood risk found within the site boundary. The detailed maps within the flood section clearly highlight which parts of the site are affected by flooding, allowing you to visualise whether flood risk affects the buildings or the associated land. If you would prefer an assessment that provides separate flood ratings for the main dwelling and the associated land, Groundsure can provide this for a fee of £35 plus VAT
- if the property has recently been constructed, the flood risk assessment contained within this report will not take into account any measures put in place by the developer to deal with flooding. You should seek further information from the developer on flood risk mitigation for the site
- investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood

Other considerations

These are next steps associated with non-environmental search returns on matters of energy and transport infrastructure, mobile masts, and planning constraints.

Energy

Oil and gas

A record of planning applications relating to the exploration and extraction of oil or gas has been identified in the locality of the property, although not in close proximity. Some planning records may be identified as having been refused, but since been granted on appeal without appearing as such within the report. If any refused applications are identified within this report that would have a bearing on your decision as a purchaser if they had been granted, you are advised to check with the local authority on the application's status.

You may wish to use the planning application details given in the report to find out more about any applications. A better understanding of any impacts on the property may be achieved by contacting the operating company and/or Local Authority.

A record of a well used for oil and gas extraction, exploration, or development has been identified in the locality of the property, although not in close proximity. The presence of a well does not necessarily mean that any active exploration or producing is occurring. We recommend checking the data within the report to see if

the well has a 'completed by' date within the data as this would indicate that no further activity is taking place at the site.

You may wish to visit the website of any identified operator for further information.

Wind

Existing or proposed wind installations have been identified within 5km.

Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Solar

Existing or proposed solar installations have been identified within 5km of the property.

Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property

Projects

One or more nationally significant energy infrastructure projects has been identified within 5km of the property.

Next steps for consideration:

- visit the National Infrastructure Planning website at <https://infrastructure.planninginspectorate.gov.uk/projects/>, where further details on nationally significant infrastructure projects, including environmental impact assessments, can be found



Planning constraints

Visual and cultural designations

The property lies within 50m of a visually or culturally protected site or area.

Next steps for consideration:

- seek further guidance from the local planning department on any likely restrictions if considering any property development

Environmental summary



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see the Avista Action Alert: on **page 2** for further advice.



Contaminated Land

No significant concerns have been identified as a result of the contaminated land searches.

Contaminated Land Liability **Passed**

Past Land Use **Passed**

Waste and Landfill **Passed**

Current and Recent Industrial **Passed**



Flooding

The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for past flooding and river, coastal, surface water and groundwater flooding is moderate-high.

Please see **page 6** for details of the identified issues.

River and Coastal Flooding **Low**

Groundwater Flooding **High**

Surface Water Flooding **Moderate-High**

Past Flooding **Not identified**

Flood Storage Areas **Not identified**

FloodScore™ insurance rating

Moderate

The rating is compiled by Ambiental, a leading flood risk analysis company. Please see **page 28**



Ground stability

No significant concerns have been identified as a result of the ground stability searches. No action required.

Natural Ground Stability **Low**

Non-Natural Ground Stability **Not identified**



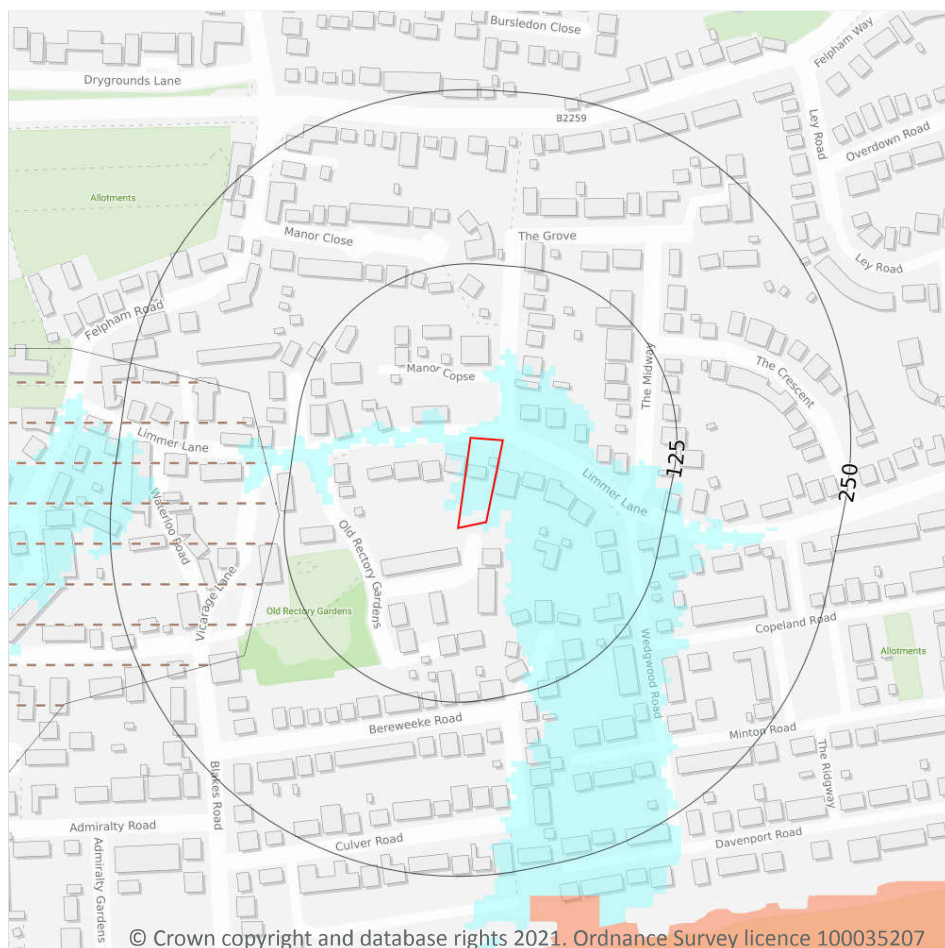
Radon

Local levels of radon are considered normal. The percentage of homes estimated to be affected by radon in your local area is less than 1%.

Not in a radon affected area



Flooding / Risk of flooding from rivers and the sea



- Site Outline
- Search buffers in metres (m)
- Environment Agency river and coastal flooding:
 - High
 - Medium
 - Low
 - Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Proposed Flood Defence Scheme
- Flood Defences

Risk of flooding from rivers and the sea

The property has a Low chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS) data. This could cause problems with insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: <http://www.floodre.co.uk/>

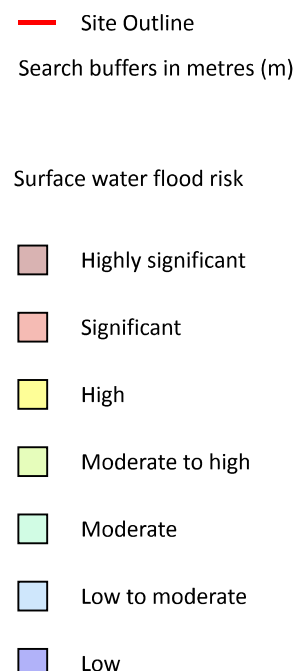
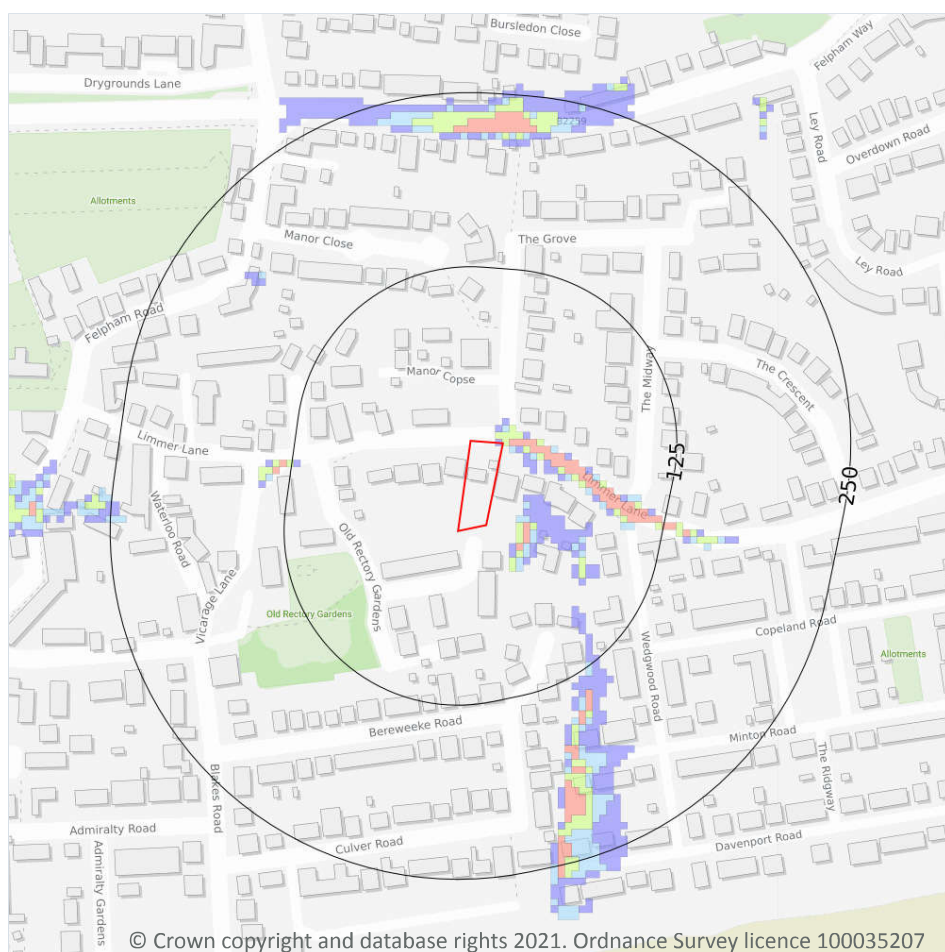
RoFRaS assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The RoFRaS model uses local water level and flood defence data to model flood risk. See below for explanation of the RoFRaS levels of flood risk.

Please see the Avista Action Alert: on **page 2** for further advice.

Environment Agency RoFRaS risk ratings

Very Low	Low	Medium	High
The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.	The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.	The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.	The chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

Flooding / Surface water flood risk



Surface water flood risk

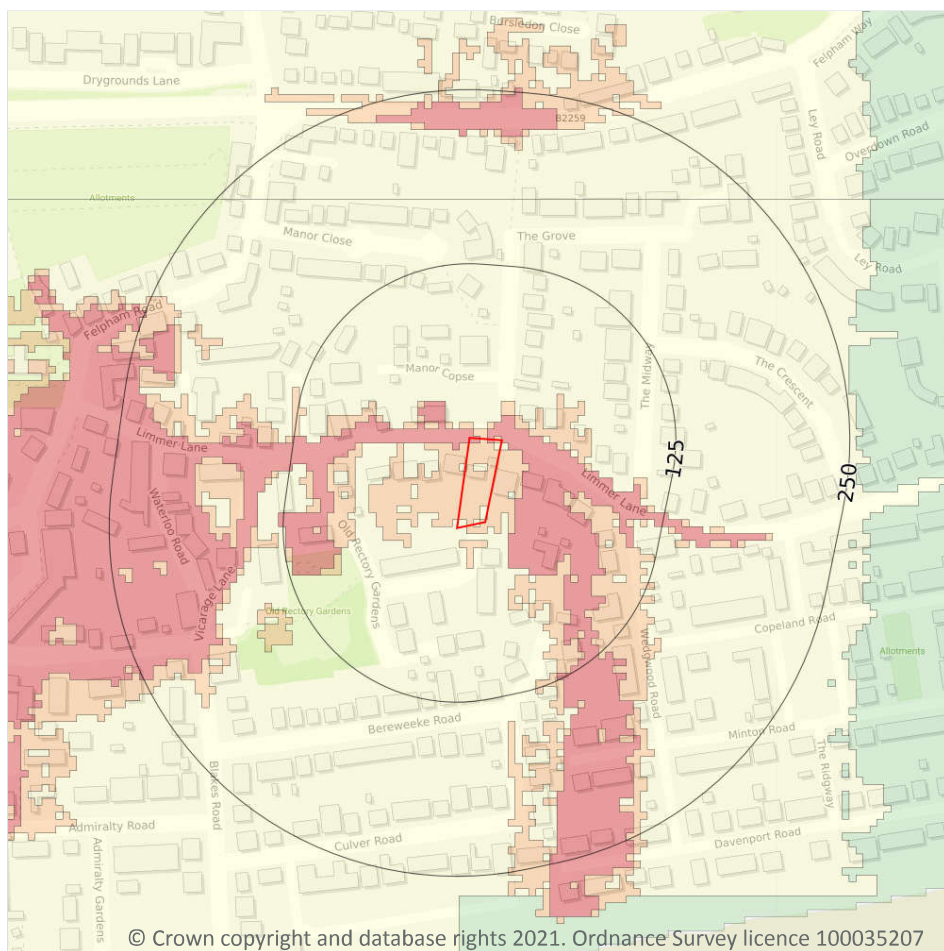
The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: <http://www.floodre.co.uk/>

The area in which the property is located has been assessed to be at a Moderate-High risk of surface water flooding. This area is considered to have a 1 in 100 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and

predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiental Risk Analytics maps.

Flooding / Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

Ambiental data indicates that the property is in an area with a high risk of groundwater flooding. Should a 1 in 100-year groundwater flood occur, groundwater levels could rise above ground level to depth of over 25cm. Basement areas may become inundated.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.