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Ref FP/86/26/HH

Flood Risk Assessment and Lidsey Drainage Impact Assessment

Property address 18A Culver Road, Felpham, West Sussex, PO22 7EF

FRA

The above property sits in flood zone 2, and although the development proposed sits at first floor level above the existing structure we have carried out a long term flood risk assessment on the Environment Agency's website, the results are as follows.

Surface water flooding

Yearly Very Low

2040 – 2060 Very Low

Rivers and sea flooding

Yearly Very Low

2036 – 2069 Low

Groundwater flooding

This location is outside of a groundwater flood area.

Reservoirs

Flooding from Reservoirs is unlikely in this area.

Lidsey Drainage Impact Assessment

The proposed development looks to alter the existing bathroom layouts and add a further shower room. The net impact is the addition of 1 WC and 1 Basin and the removal of 1 bath.

When carrying out water usage calculations with the current situation it equates to 168l per person per day, removing the bath reduces it to 145l per person per day and then because the WC's will be replaced with new efficient models, this then reduces further to 123l per person per day.

This gives us a net reduction of 45l per person per day.

The surface water situation is unchanged from the existing situation, the new roof has the same surface area as the existing and the new porch canopy is to be installed over an existing hardstanding area. Therefore there will be no increase in surface water.

Regards

Lee Smith