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Ref

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 largely 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 Very 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 internal and bathroom layouts and add a further shower room. The net impact is the reduction of 1 shower and 1 WC .

The surface water situation is very little changed from the existing situation, the main new roof has the same surface area as the existing and the new rear extensions are an increase of 22m², of which most is to be constructed over an existing hardstanding area. Therefore there will be very little increase in surface water.

The owners also intend to install below ground water storage tanks and re-pipe existing and new downpipes to these instead for use with garden watering

Regards

Lee Smith