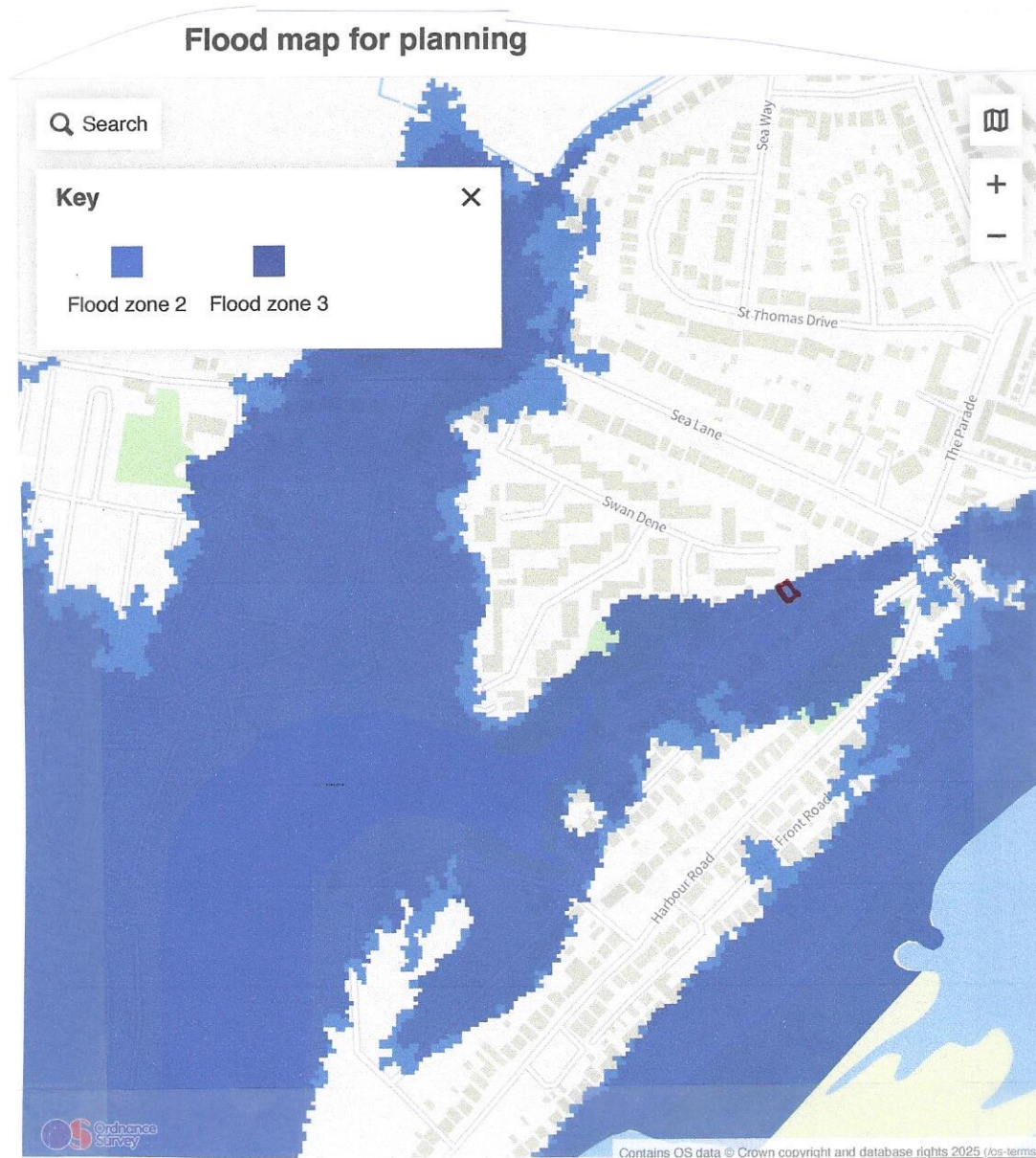


Flood Risk Assessment for 9, Well Road, Pagham. PO21 4SR

Site Flooding Context:-

The main residence and proposed extension are located in Zone 3 of the EA Flood Map



The site could be vulnerable to flooding with the new single storey extension's surface water drainage dealt with by soakaways.

The probability of the site flooding is 1 in every 100 years although with climate change this is likely to increase.

Mitigation:-

An investigation of the online Planning Flood Risk is confirmed as 'Very Low Risk' as detailed below:-

Flood risk summary

Your selected location: 9, Well Road, Bognor Regis,
PO21 4SR

Surface water

[More about your surface water flood risk \(/surface-water\)](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk \(/rivers-and-sea\)](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Groundwater

[More about your groundwater flood risk \(/ground-water\)](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.