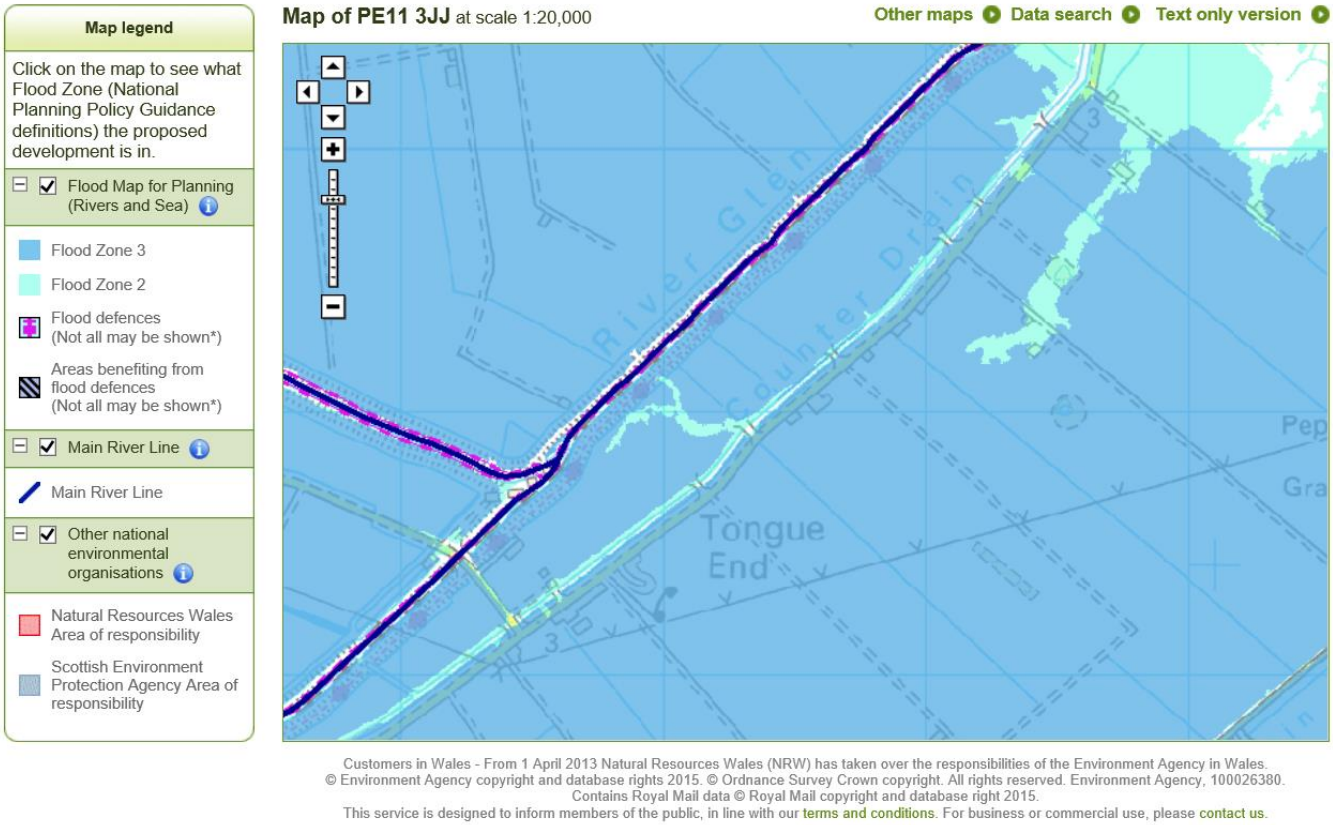
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Flood Risk Assessment

Beehive Lodge , Tongue End



The location you have selected is in an area that has a high chance of flooding from rivers or the sea.



What does ‘high’ mean?

High means that each year, this area has a chance of flooding of greater than 1 in 30 (3.3%). This takes into account the effect of any flood defences that may be in this area. Flood defences reduce, but do not completely stop the chance of flooding as they can be overtopped or fail.

The surrounding area is a flood risk are due to the low lying level of the land. Flood defenced are in operation to protect the river Glenn. If the flood defences failed then most of the land in this area would be flooded.
Our application is for a change of use, there is no new development on this application therefore no buildings will be affected.