

Flood Risk Statement

31/07/2026

Proposed Development: Erection of four new dwellings (site layout as submitted).

Purpose: To accompany the planning application and demonstrate that the proposed development is located outside the area at risk of flooding.

Site Context

The Environment Agency Flood Map for Planning identifies areas of Flood Zones 2 and 3 within the eastern part of the wider site. However, the proposed residential development has been deliberately positioned within the north-western corner of the site.

Assessment

The submitted block plan shows that all proposed dwellings are located outside the mapped Flood Zone 2 and Flood Zone 3 extents. The flood risk area is confined to the eastern portion of the site and does not overlap the proposed building footprints.

As a result:

- The proposed houses are situated within Flood Zone 1.
- Residential development is not proposed within the identified flood risk area.
- The proposal will not increase flood risk elsewhere.
- The undeveloped flood risk area to the east will remain free from built development.

Conclusion

The proposed development has been designed to avoid areas identified as being at risk of flooding. Although part of the wider site extends into Flood Zones 2 and 3, the proposed dwellings are located entirely within Flood Zone 1. Accordingly, the proposed residential development is considered appropriate in flood risk terms.

Figures

Figure 1 – Environment Agency Flood Map for Planning.

Figure 2 – Proposed Block Plan showing the location of the proposed dwellings.

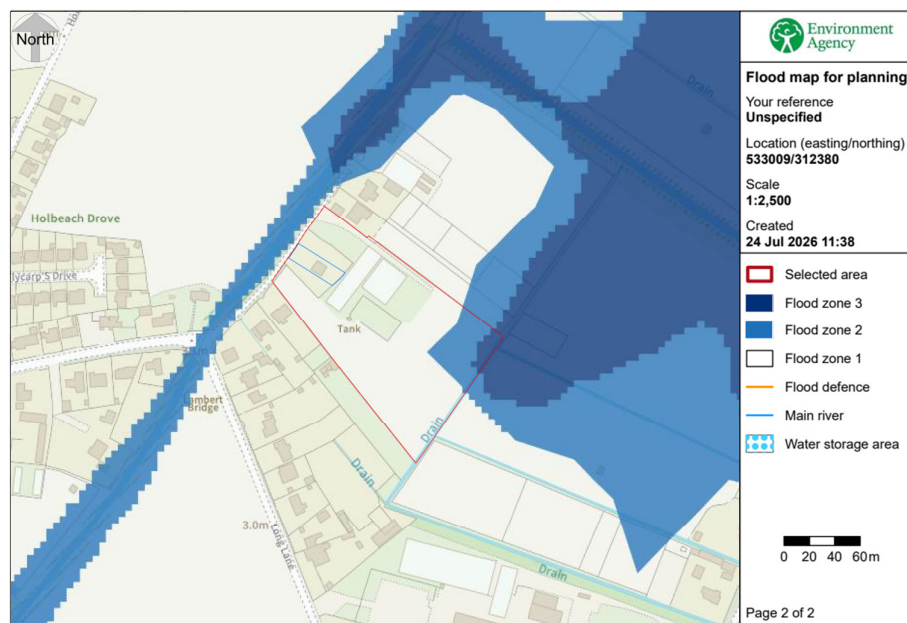


Figure 1 – Environment Agency Flood Map



Figure 2 – Proposed Block Plan