FLOOD RISK ASSESSMENT STATEMENT

For

DEMOLITION OF DISUSED GLASSHOUSE AND CONSTRUCTION OF NEW DOMESTIC GARAGE, WORKSHOP & STORAGE INCLUDING CHANGE OF USE OF SITE FROM HORTICULTURAL TO DOMESTIC.

At

HOMEFIELDS
JARVIS GATE
SUTTON ST. JAMES
PE12 0ER

For

MR D ROLLINS

Director
A.J. Oglesby RIBA

Associate
C.L.Silvester
MCIAT

Company Reg. No.
4419410

PLANNING APPLICATION ISSUE

Flood Risk Statement

The site is located on Jarvis Gate in Sutton St. James. Referring to the Environment Agency website on flood risk this is identified as being within flood zone 3. The flood map below confirms this.

The application is for demolition of a glasshouse and construction of a new garage to a residential property including change of use from horticultural to residential. No sleeping accommodation is proposed and for access reasons, it is essential that the finished floor is level with the surrounding paving.

The vulnerability class of the site does not change from what already exists and, on this basis, no significant change is considered to have occurred that would be impacted upon by flood risk. It is therefore considered that a detailed site-specific flood risk assessment is not required.

Flood map for planning

Your reference	Location (easting/northing)	Created
A1817 Garage	**539529/319660**	**19 October 2026 14:01**

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see https://www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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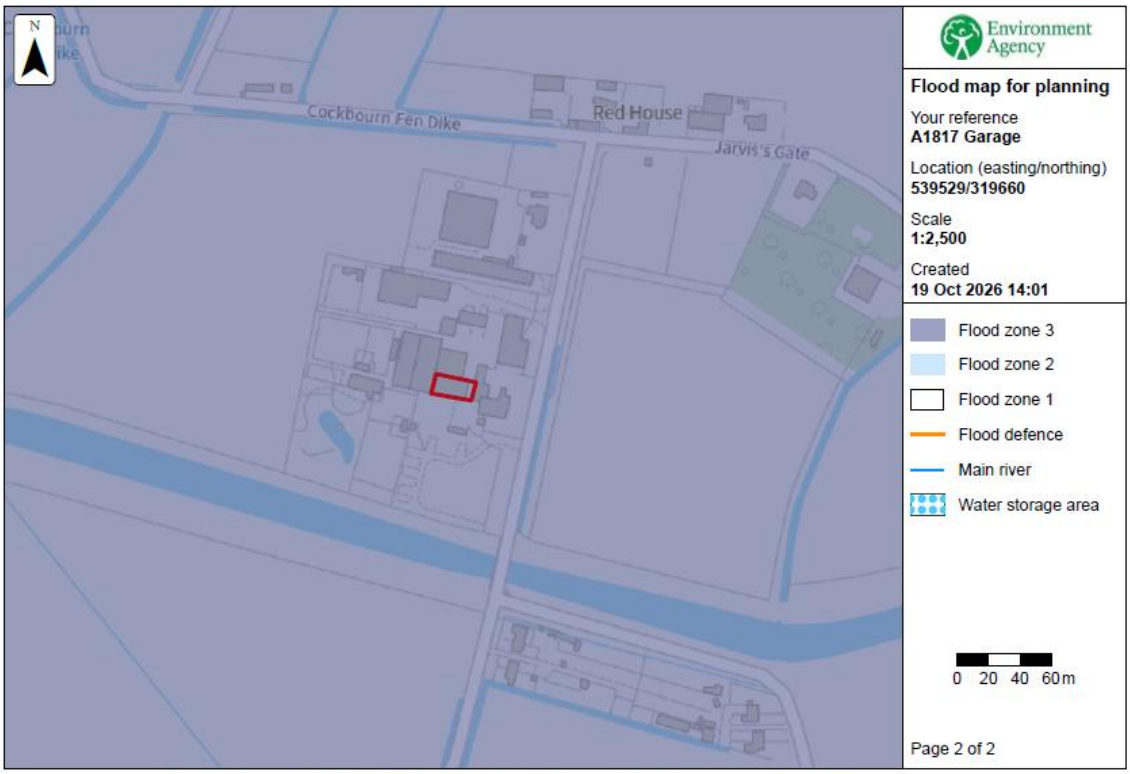

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Flood risk map for the site courtesy of the Environment Agency.