FLOOD RISK ASSESSMENT & BIODIVERSITY NET GAIN EXEMPTION STATEMENT

RETROSPECTIVE PLANNING

AT

CARLTON LODGE
OXCROFT BANK
SHEPEAU STOW

FOR

MR D FORD

Job No. SE-1910 **October 2024**

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1.0 INTRODUCTION

This Flood Risk Assessment supports the Full Planning Application for the proposed change of use of agricultural land to extend domestic curtilage.

The site benefits from having direct access on to Oxcroft Bank with sufficient space on site to allow vehicles to enter and leave in forward gear.

The site is located within Flood Zone 2 as defined on the Environment Agency's Flood Maps.

2.0 CONTEXT & FLOOD RISK ASSESSMENT

2.1 SITE CONTEXT

The application site is located at Carlton Lodge, Oxcroft Bank on the south-eastern side of the highway. The rear boundary has been extended to create additional rear garden area to the host property.

The site is positioned within Flood Zone 2 of the Environment Agency Flood Maps for Planning.



Figure 1: Digital Location Map (Courtesy of Google Earth)

2.2 FLOOD RISK ASSESSMENT

The site sits within Flood Zone 2 of the Environment Agencies flood map.

The application relates to domestic curtilage only, no new floor space is proposed as part of this application.

The occupants will sign up to the 24 hour a day Floodline Service providing advice and information on flooding contact tel: 0845 988 1188.

There is no increased risk of flood. As such, the flood risk associated with this proposal has not increased over the current situation.



Figure 2: Extract from Flood Map for Planning

3.0 BIODIVERSITY NET GAIN

3.1 EXEMPTION

This is a retrospective planning application for the proposed change of use of agricultural land to extend domestic curtilage. The land that is subject to the change of use was completely hard standing and is therefore exempt from Biodiversity Net Gain.