

Flood Risk Statement

1. Site and Flood Risk Context

The site is located within Flood Zone 3, as defined by the Environment Agency Flood Map for Planning. A watercourse (Paxcroft Brook) is located adjacent to the site boundary.

2. Description of Development

The proposal comprises the formation of a simple vehicular access and change of use of land for open storage of equipment. No buildings or permanent structures are proposed.

3. Flood Risk Vulnerability

The proposed use is classified as 'less vulnerable' development and is therefore appropriate within Flood Zone 3.

4. Flood Risk Impacts

The development is of a very limited scale and will not result in any built form, raising of ground levels, or loss of floodplain storage. The use of permeable surfacing ensures that surface water infiltration will be maintained. The proposal will not increase flood risk elsewhere.

5. Surface Water Drainage

Surface water will be managed through permeable ground conditions and informal drainage (soakaway), ensuring no increase in runoff rates.

6. Safe Use and Operation

The site will be used intermittently for storage purposes and does not introduce vulnerable users. No sleeping accommodation or permanent occupation is proposed.

7. Conclusion

The proposal represents a low-impact, less vulnerable form of development that is appropriate in Flood Zone 3 and will not increase flood risk on or off site.