

Technical Note: Flood Risk 09/04/26

This Technical Note accompanies the detailed planning application for the **erection of a 4-bed dwelling (PV on roof, battery and Air Source Heat Pump) with garage and two garden outbuildings; closure of the existing vehicular access to Green Lane; formation of a new vehicular access with 2.4m x 43m visibility splay (both directions), dropped kerb, parking (4-cpkg-bays) and turning area; retention of the existing pedestrian access to Green Lane; and associated hard and soft landscaping and hedge and fence boundary treatments.**

The application site has been reviewed against the Environment Agency's flood risk information and associated mapping. The submitted flood map indicates that the site itself does **not lie within Flood Zone 2 or Flood Zone 3**, and is therefore within **Flood Zone 1**, where residential development is appropriate in principle subject to the usual design and drainage considerations. The map also shows the site outside areas at higher probability of fluvial flooding.

The flood risk summary further records **very low risk from rivers and the sea** and **very low risk from surface water flooding**, including in future climate change scenarios shown for the 2030s/2060s. Flooding from reservoirs is recorded as **unlikely**.

Overall, the submitted information indicates that the proposal is located in an area of **low flood risk**, with no apparent policy objection in flood risk terms.