

**Flood Risk Assessment**  
**12 Harefield Cottages, Lymptone**  
**September 2023**



1. This Flood Risk Assessment supports a householder application for planning permission to alter and extend the property known as 12 Harefield Cottages, Lymptone. The proposed alterations and extensions are part of the much-needed refurbishment of the property, intended to improve living conditions for occupiers and therefore function better as a residential dwelling.
2. Environment Agency data shows that Harefield Cottages lie within Flood Zone 3; an area with a high probability of flooding.
3. The proposed works are to an existing property and will not result in any greater risk to occupiers from tidal or fluvial flooding. Living accommodation at first and second floor levels ensures that there is a place of safe refuge should a flood event occur.
4. Occupiers of the dwelling will be encouraged to sign up to the Environment Agency's flood warning service.

# Flood map for planning

Your reference  
**No. 12**

Location (easting/northing)  
**298853/84080**

Created  
**1 Sep 2023 8:46**

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

## This means:

- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk))
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at [www.gov.uk/guidance/flood-risk-assessment-standing-advice](http://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.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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## Flood map for planning

Your reference

**No. 12**

Location (easting/northing)








**298853/84080**

Scale

**1:2500**

Created

**1 Sep 2023 8:46**

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

