

Flood Risk Assessment
12 Harefield Cottages, Lymptone
January 2024



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.