



FLOOD RISK AND SITE HISTORY STATEMENT

The application relates to the occupation of an existing detached building and does not involve any extension, increase in floorspace, additional built development or encroachment into undeveloped land.

An Environment Agency Flood Risk Assessment Data Report has been obtained for the site.

Whilst the report identifies areas associated with the adjacent watercourse as falling within Flood Zone 3, the Environment Agency confirms that it holds no recorded past flooding data for this location.

The applicants are not aware of any historic flooding events affecting the existing farmhouse, annexe building, access arrangements or established residential curtilage during their ownership and occupation of the site.

The proposed development does not introduce any additional built form, does not increase impermeable surface area and does not alter existing drainage arrangements.

The proposal relates solely to the occupation and internal reconfiguration of an existing lawful building and therefore does not increase flood risk either on-site or elsewhere.

Given the absence of any physical expansion of development and the long-established residential use of the site, it is considered that the proposal represents an acceptable form of development in flood risk terms.