
Date: 03 February 2025

Our Ref: 0077

Project Name: Ethlinden

FLOOD RISK ASSESSMENT

A very small part of the site, to the north, is within Flood Zone 3.

The proposed development does not include any operational development with the exception of gates and a post and rail fence. Particularly, no operational development is proposed within Flood Zone 3 and therefore there would be no increase in flood risk onsite or elsewhere. Moreover, there would be no change in flood risk vulnerability classification as both the existing and proposed uses are classed as less vulnerable.

The proposed development will therefore be *'safe across its lifetime and not increase the risk of flooding elsewhere'* in accordance with Policy DP41.