

Christine Pound

From: Paul PBA <[REDACTED]>
Sent: 23 June 2025 13:42
To: Christine Pound
Cc: [REDACTED]
Subject: DM/23/1484 - Keepers Cottage
Attachments: WARES-FLOOD Z2 Z3 MAP.pdf; WARES-SW FLOOD MAP.pdf
Categories: Green Category

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Dear Christine,

Please find the attached screen shots from the Flood Map for Planning [[Get flood risk information for planning in England - Flood map for planning - GOV.UK](#)].

In terms of flood risk:

1. No part of the site or any adjoining land in the vicinity is in Flood Risk Zone 2 or 3 [WARES-FLOOD Z2 Z3 MAP].
2. No part of the existing parking parks are with the surface water flood risk areas [WARES-SW FLOOD MAP]. There are areas at risk within the vicinity of the red line boundary, but:
 - a. The existing northern car park (8 spaces) is to the west of the dry ditch indicated by a blue line and the blue pixelated area at risk is to the east of it.
 - b. I am advised by the landowner there is an underground culvert underneath the turning area for the existing southern car park linking the dry ditch to the pond.
 - c. The pedestrian path from the existing southern car park to the proposed pottery studio is outside the blue pixelated area on the northern edge of the dam.

As no part of the existing car parks, which have the benefit of planning consent, or pedestrian path is within a flood risk area on either Government map, I do not believe my Client needs to provide a flood risk assessment on this occasion.

Please note my involvement in this project is limited to assisting the applicant with the validation issues at this stage.

Kind regards

Paul Budgen

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