

Alteration and General Repairs of Bridge End Farm House and conversion of Trap House

Introduction

This statement has been prepared to accompany an application for the alteration and general repairs to Bridge End Farmhouse and conversion of the adjoining trap house.

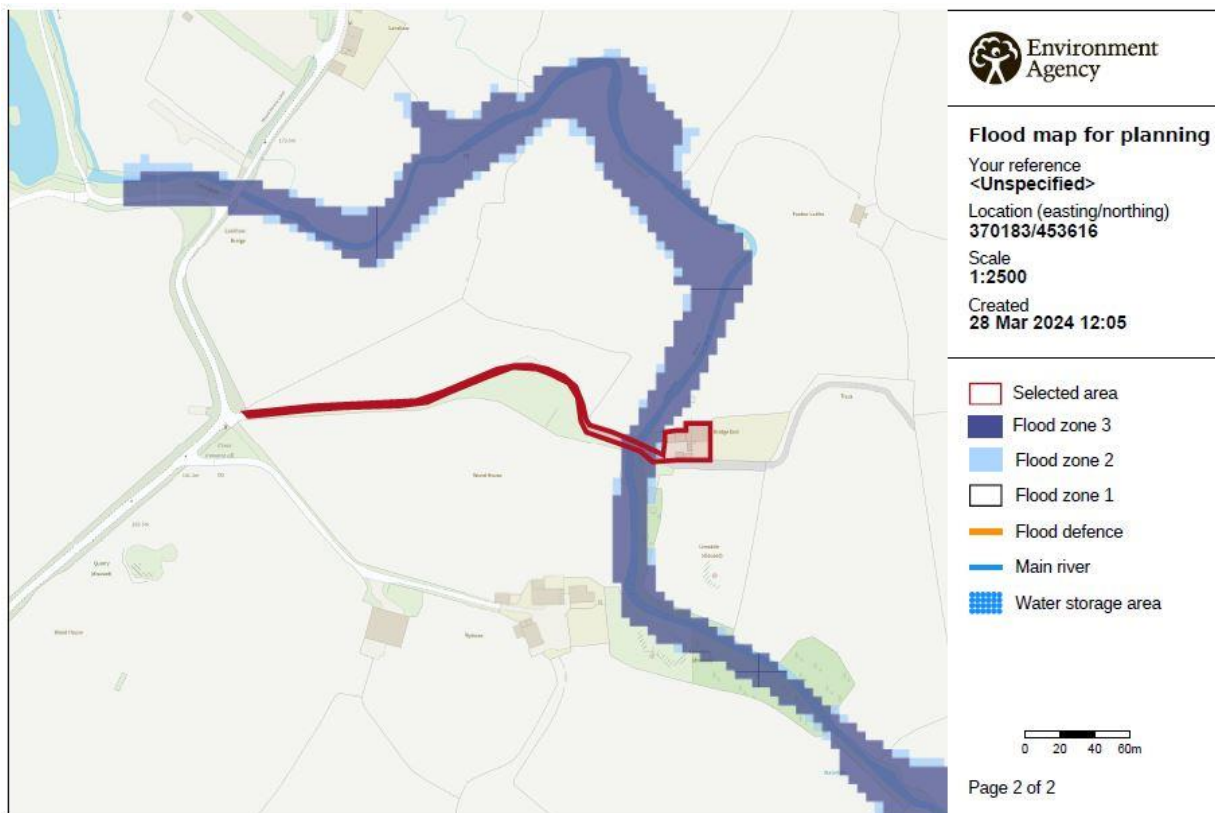
Its purpose is to provide a non-technical explanation of flood risk at the site and identify why flood risk does not pose a threat to the development.

Development Site

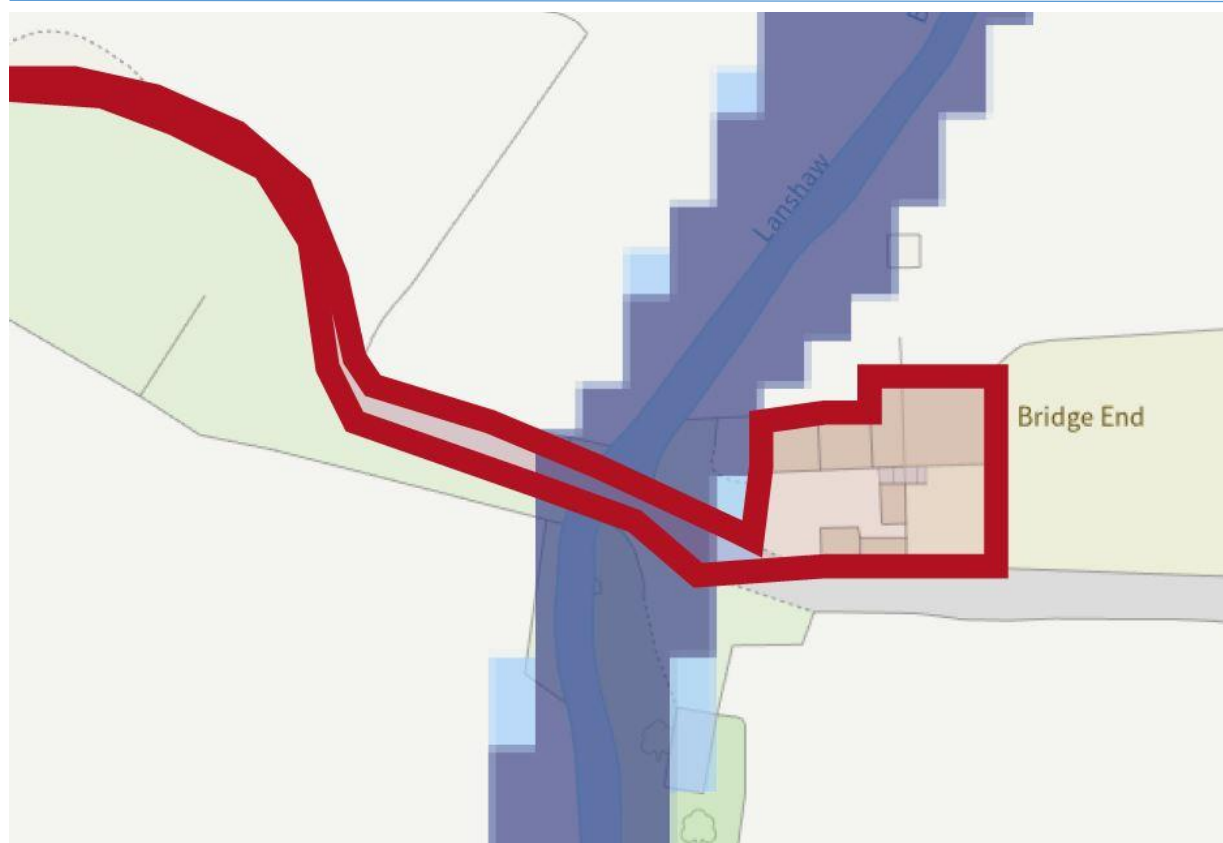
The development site is Bridge End Farmhouse and a section of the adjoining barn called the trap house. No other part of the site is being developed, altered or changing use. Access to the development site is via an existing farm track. The site is shown outlined in red on the attached Location and Site plan.

Flood risk

The plans below are taken from the Flood Map for Planning Website and show the development site and the flood risk plan.



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As the plans above show, the development site is outside of flood zones 2 and 3 and only the access is recorded as being within flood zone 3. This is an anomaly of the mapping system because the access crosses a small stream via an existing bridge. All of the living accommodation or residential curtilage to the property is within flood zone 1.

Conclusion

Due to the fact that no development is taking place within flood zone 2 or 3 there is no risk of flooding on the proposed development. The access is also not at risk of flooding due to the presence of a bridge over the stream.

The Applicant confirms that the finished floor levels of the trap house conversion will be no lower than existing levels.