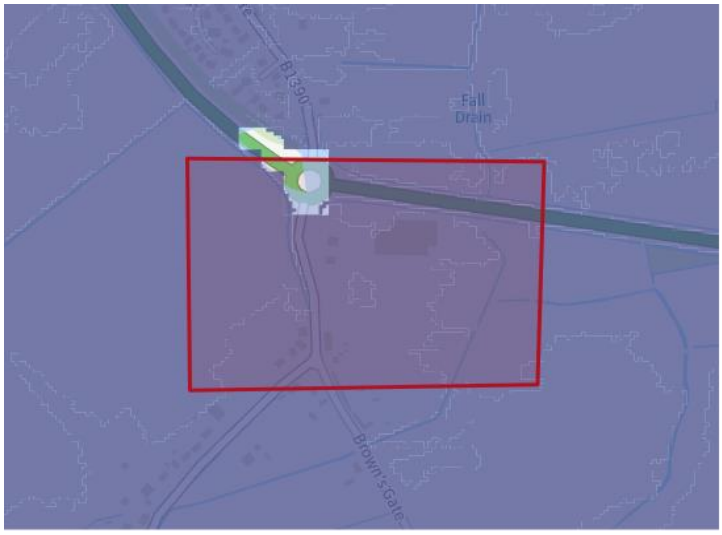
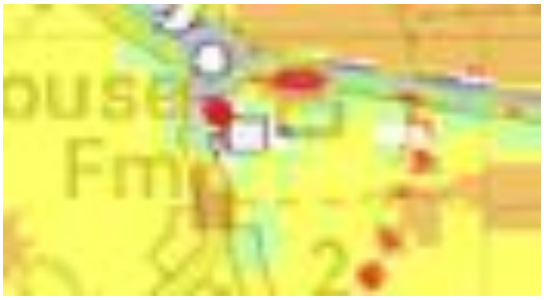
NATIONWIDE PRODUCE PLC
PROPOSE EXTENSIONS TO EXISTING AGRICULTURAL BUILDINGS
COWPERS GATE SOUTH, STATION ROAD, LONG SUTTON, SPALDING, PE12 9AY

FLOOD RISK ASSESSMENT

The site lies within Flood Zone 3a. The proposed use of the site is classified in the Planning Practice Guidance as 'less vulnerable' (table 2) and table 3 indicates that such development is appropriate in Flood Zone 3a.



The 2017 updated Strategic Flood Risk Map for South Holland District identifies that the application site lies within an area where there is no risk for the present day and for 2115 the site is a mix of 'no hazard', 'low hazard', and 'danger for some' with flood waters extending to 0m-1.25m in depth across the site.



There are no watercourses within a reasonable distance of the site and there have been no incidents of flooding from either tidal or fluvial in recent history.

The proposals extend the existing buildings on site, and it is therefore not possible to raise finished floor levels having regard to the need to maintain the same floor levels internally between buildings. Internal plant and equipment will be placed above proposed floor levels to enable business continuity in the unlikely event of a flooding event.

The applicant has signed up to the Environment Agency's 'Floodline Warnings Direct' scheme for better overall management of the site in the event of an extreme event and there are both existing and proposed provision of first floor refuge for the safety of employees.

To ensure there are no impacts arising from flooding from surface water, a Surface Water Drainage Strategy has been commissioned and this is submitted as part of the application.