

Flood risk Assessment for Retrospective Application for Agricultural Building at Green Dyke in Luton – Application number:- H12-0168-24

This is a brief Flood risk assessment for an existing site that has had no historical flooding problems.

The site is in Green Dyke, Luton PE12 9LW, and is on land drained by the South Holland Drainage Board, for which drainage rates are paid.

There are no nearby rivers that constitute a flood hazard, and the land is adequately drained, by virtue of it being surrounded by ditches most of the way around it, which are connected to the pumped drainage system.

Surface water, is taken away by this existing drainage, and it is envisaged that some rainwater from the buildings will in future be collected for use during the summer months to provide a source of water.

There is no foul water at the property, so no separate drainage for this is necessary.

There is really not much more to say given the lack of any historic issues having arisen previously in the area. Even in the current unusually high rainfall this winter the land remains well drained and usable.

Tim Wiltshire
Applicant