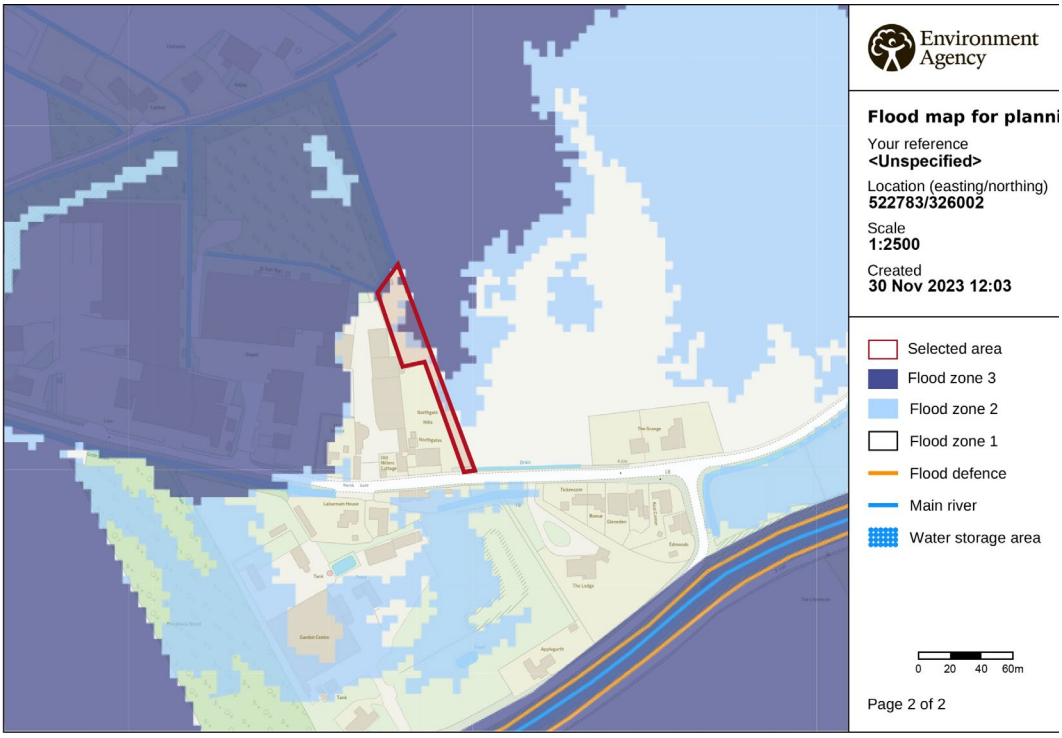
FLOOD RISK ASSESSMENT

10 No additional 2.45x3.0m storage containers on land approved for storage and distribution.

The Site

The below map indicates the site boundary relevant to the government flood zone map

Part of the site is located in Flood zone 3



Flood Risk/drainage

Annex 3 of the NPPF (2021) provides a flood risk vulnerability classification as per the use of development. This proposal fits the definition of;

Buildings used for shops; financial, professional, and other services; restaurants, cafes, and hot food takeaways; offices; general industry, **storage and distribution**; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.

The site is currently being used for storage and distribution.

A use that is classed as 'Less Vulnerable'

The site has a gravel surface with a French drain system that allows water into the water table without excessive run off.



The existing site

Conclusion

The site is currently being used for storage and distribution; A use that is classed as 'Less Vulnerable'.

The additional 4 storage containers will not affect the surface water drainage system in place (gravel with French drain system)