

FLOOD RISK & SURFACE WATER MANGEMENT PLAN

ERECTION OF A REPLACEMENT GRAIN DRIER

KAMARAD FARM, EAST BANK, SUTTON BRIDGE, SPALDING, LINCOLNSHIRE ,PE12 9YT

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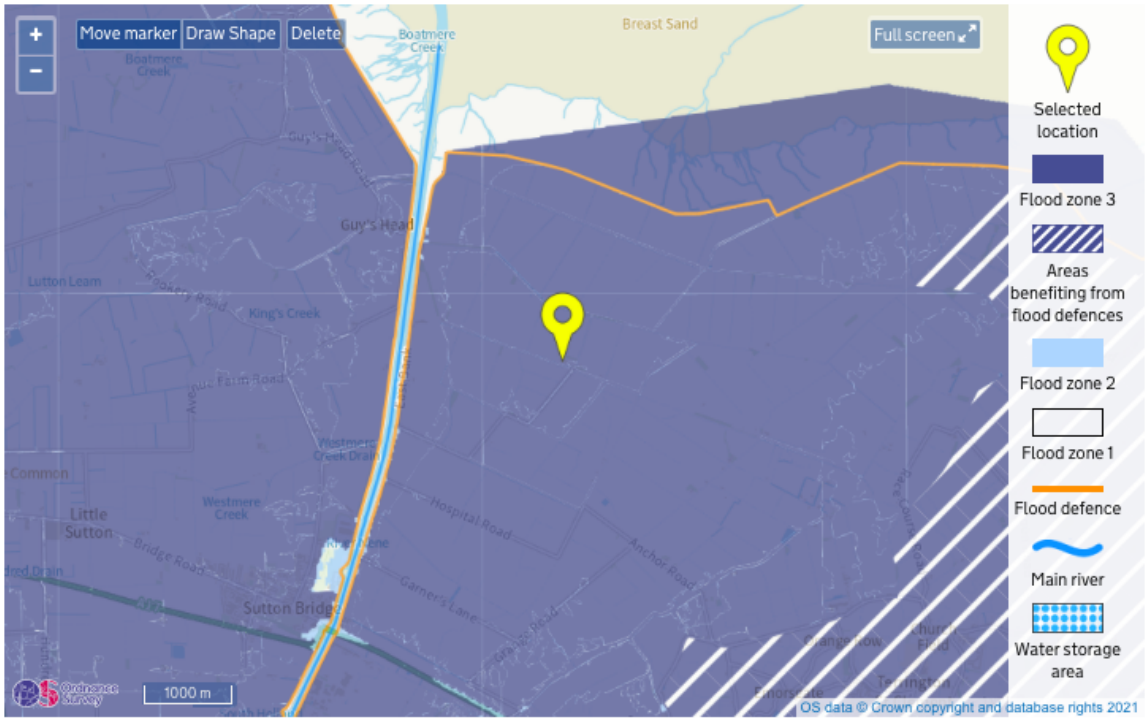
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Specialist Agricultural & Rural Planning Consultants

1. FOUL, WASTE & SURFACE WATER MANAGEMENT

Flood Risk and Surface Water Management

Paragraph 31 of the National Planning Policy Framework Planning Practice Guidance states that site specific flood risk assessment should always be proportionate to the degree of flood risk and make optimum use of information already available, including information in a strategic flood risk assessment for the area and the interactive flood risk maps available and the Environment Agency's website.

Flood Risk



Show flood zones

A review of the Environment Agency's online flood mapping has shown the development to be sited within Flood Zone 3.

Whilst it is acknowledged that the proposal will sit within an area designated as flood zone 3, this must be taken into context when considering the overall scheme.

This proposal relates to the installation of a replacement grain drier and wet grain bin, on an existing hardstanding area. The replacement plant will not increase flood risk as the drier and silo are stood on steel legs, as per the attached plans. The permeable crushed stone base will not alter the existing drainage arrangements. No formal drainage arrangements are proposed.

Conclusion

Whilst the development site is within flood zone 3, the proposed use is within a low risk category. The development does not propose any positive drainage. The flood risk associated with the development is considered to be negligible.