

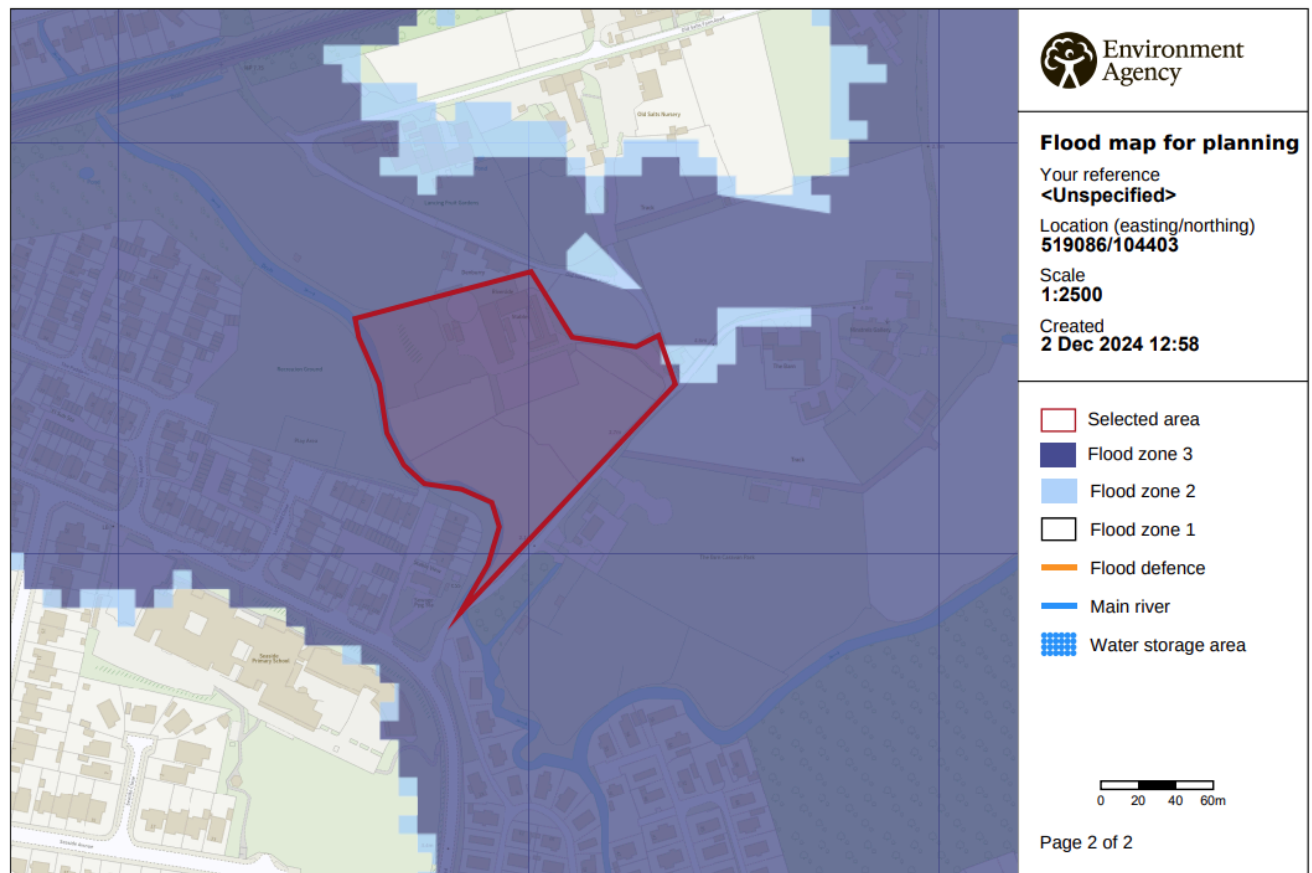
Flood Risk Assessment

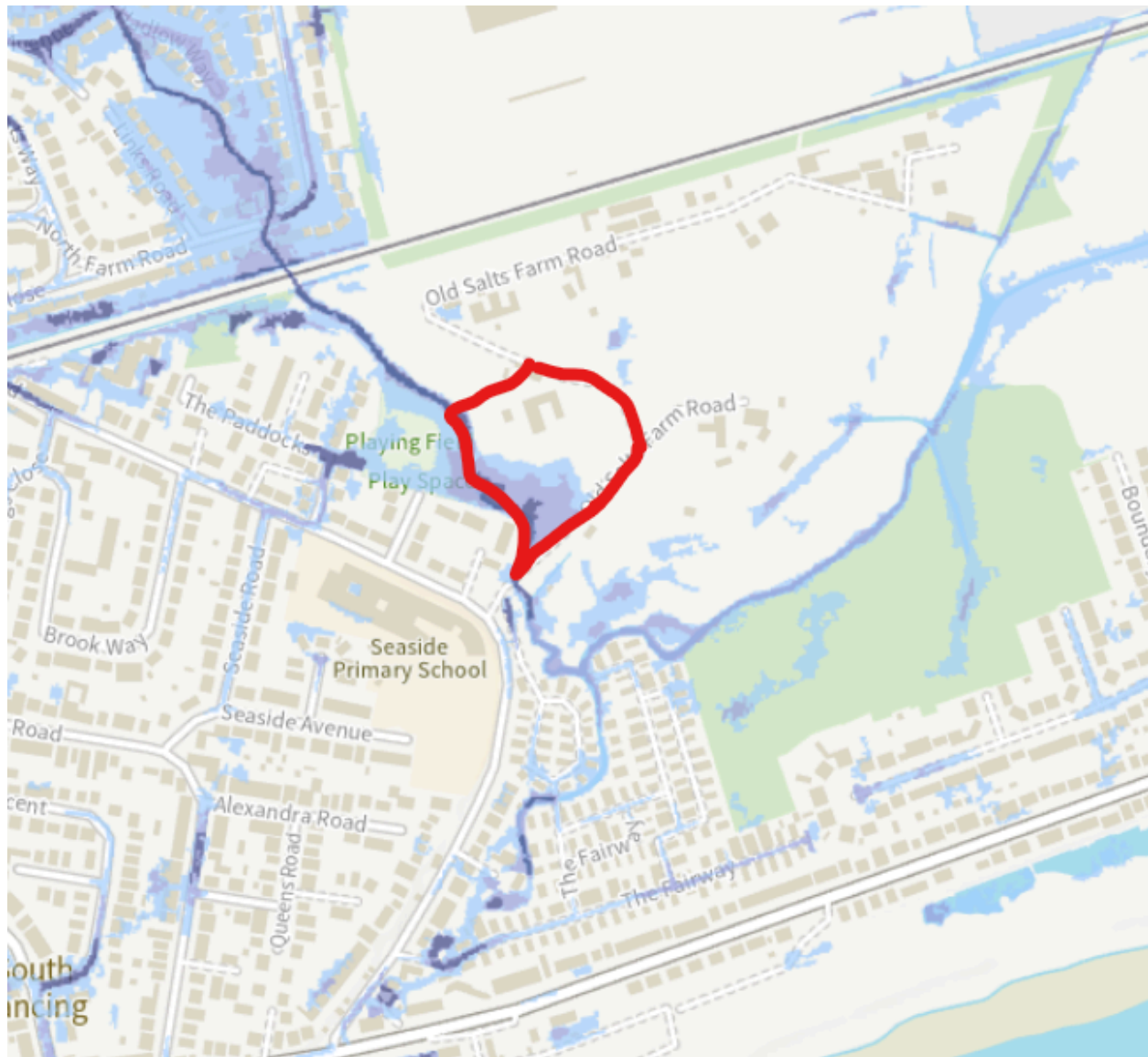
The site is located within Flood Zone 3, which is defined as 'High Probability' of flooding, where only 'Less Vulnerable' and 'Water Compatible' development is suitable.

The National Planning Policy Framework applies vulnerability classifications for development types, with the community farm redevelopment being within the 'Less Vulnerable' development classification, therefore the proposals outlined would be deemed appropriate for the site.

Interlinked with the fluvial (River and Sea) floodzone, the site is also subject to the Pluvial (surface water) flood zone on the lower lying areas of the farm site.

The site layout proposals have been developed to work alongside the surface water flood zone, with suitable open space within the surface water flood zone. Proposed and existing structures are not impacted by, or have a detrimental impact upon surface water flood zone.





Surface water

● Extent

High

More than 3.3% chance each year

Medium

Between 1% and 3.3% chance each year

Low

Between 0.1% and 1% chance each year

Sustainable Surface Water Drainage Systems

The site proposals provide opportunities to utilise Sustainable Surface Water Drainage systems on the site to manage rainfall in a storm event.

The nature of the site offers the opportunity for rainwater reuse for watering crops, to reduce demand on potable water supply.

Foul Water Drainage

The proposal does not create new foul drainage flows into the wider foul drainage network.

Tom Graham

MEng (Hons) CEng MICE



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