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FLOOD RISK,DESIGN AND ACCESS STATEMENT 28 April 2011

With regards to the upgrade of a section of the existing yard area, to the East of the site.

Work has already commenced on this project as the applicants where not aware that planning permission was required for this remedial work to the existing yard area.

Work has now stopped until planning permission is obtained for the project.

The section of the existing yard which is the subject of this application is edged red on the submitted site plan. The remaining yard area, where no work is intended , is edged blue.

Design

Low points have been filled with base hardcore and the site area covered with base hardcore.

This base hardcore consists of broken concrete, concrete blocks and bricks. Only inert material has been used. The average depth of the placed hardcore is 400mm.

On obtaining planning permission it is intended to cover this base hardcore with 150mm depth of consolidated limestone hardcore. This will match other yard areas.

There will be no surface water run off from the resurfaced yard area.. The hardcore creates a porous yard surface and rainwater will soakaway, as does the rainwater falling on other areas of the yard .

Access

Access to the site is via the existing access road through the trading estate. No alterations are proposed to this.

Flood Risk Assessment

The applicants are not aware of any history of flooding of the land which forms their yard.

The area of the yard which is the subject of this application, is now less likely to flood as the level has been lifted by an average 400mm .

The work does not increase the risk of flooding elsewhere.