



Maria Ferguson

PLANNING CONSULTANCY

New grain store

Littlewhite Farm, Brancepeth

Mr D Jackson

FLOOD RISK ASSESSMENT AND DRAINAGE PROPOSALS

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1.0 INTRODUCTION AND BACKGROUND

- 1.1 This statement has been prepared on behalf of Mr David Jackson to provide additional information to support an application for full planning permission for the erection of a grain store on land adjacent to his existing farmstead at Littlewhite Farm, Brancepeth. The application includes a modest yard area for the storage of machinery and for manoeuvring space, and it follows the approval earlier this year of an application for permission for a new access. This statement is required to provide information in relation to surface water, because it constitutes major development.

2.0 FLOOD RISK AND DRAINAGE PROPOSALS

- 2.1 The application site comprises an existing farm stead and adjacent farm land. It is located in open countryside, and within Flood Zone 1. The land surrounding the application site is well drained. Surface water from the existing buildings is presently piped into a stream at the back of the farm, however a new drain has been installed, and part of the proposals will involve capturing 60,000 litres of rainwater for crop spraying.
- 2.2 The proposed development is not at risk of flooding, and the proposed development will not result in an increase in flooding elsewhere. The proposals for surface water are appropriate considering the scale and remote location of the application site.