

Flood Risk Assessment

**Regarding the Change of use of agricultural land to Scaffolder's Storage and
Distribution Yard Use Class B8 (Retrospective).**

at

**Land adjacent to 1 Lilly Hoo House
Whetsted Road
Five Oak Green
Kent
TN12 6PZ**

On behalf of

Mr Sean Allkins

1. Introduction

- 1.1. The Government's flood map for planning shows that the site is within Flood Zone 3 and as such presents a high probability chance of flooding. However, the Technical Guidance document to the NPPF considers "*less vulnerable*" uses to be appropriate within Flood Zone 3. This includes "*storage and distribution.*"
- 1.2. As the application relates to a scaffolders storage and distribution yard falling under Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended), it is considered "*less vulnerable*" to flood risk and will therefore not require a flood risk assessment.