Flood Risk Assessment

Date: 3rd January 2024

Client: Mr Farley Baker

Site Address: Grimsdyke Field (land South of A354 opposite Pinewood Park Business Centre), Coombe Bissett, Wiltshire, SP5 5RF

Proposal: Planning Application for continued use of the land for the exercise and day care of dogs.

The application site measures 5.4 ha and thus it is understood that a FRA may be necessary to accompany the application.

The site lies within Flood Zone 1 (see attached) and thus at very low risk of flooding.

The application proposal involves no built development, no alterations to ground levels and no additional hard surfaced areas. As such the proposal would not increase the risk of flooding on the site or elsewhere. The proposal does not change the flood risk vulnerability from the current agricultural use. As such it is not considered that the proposal raises any flood risk issues.

Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	**407302/122296**	**3 Jan 2024 22:04**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- Iin an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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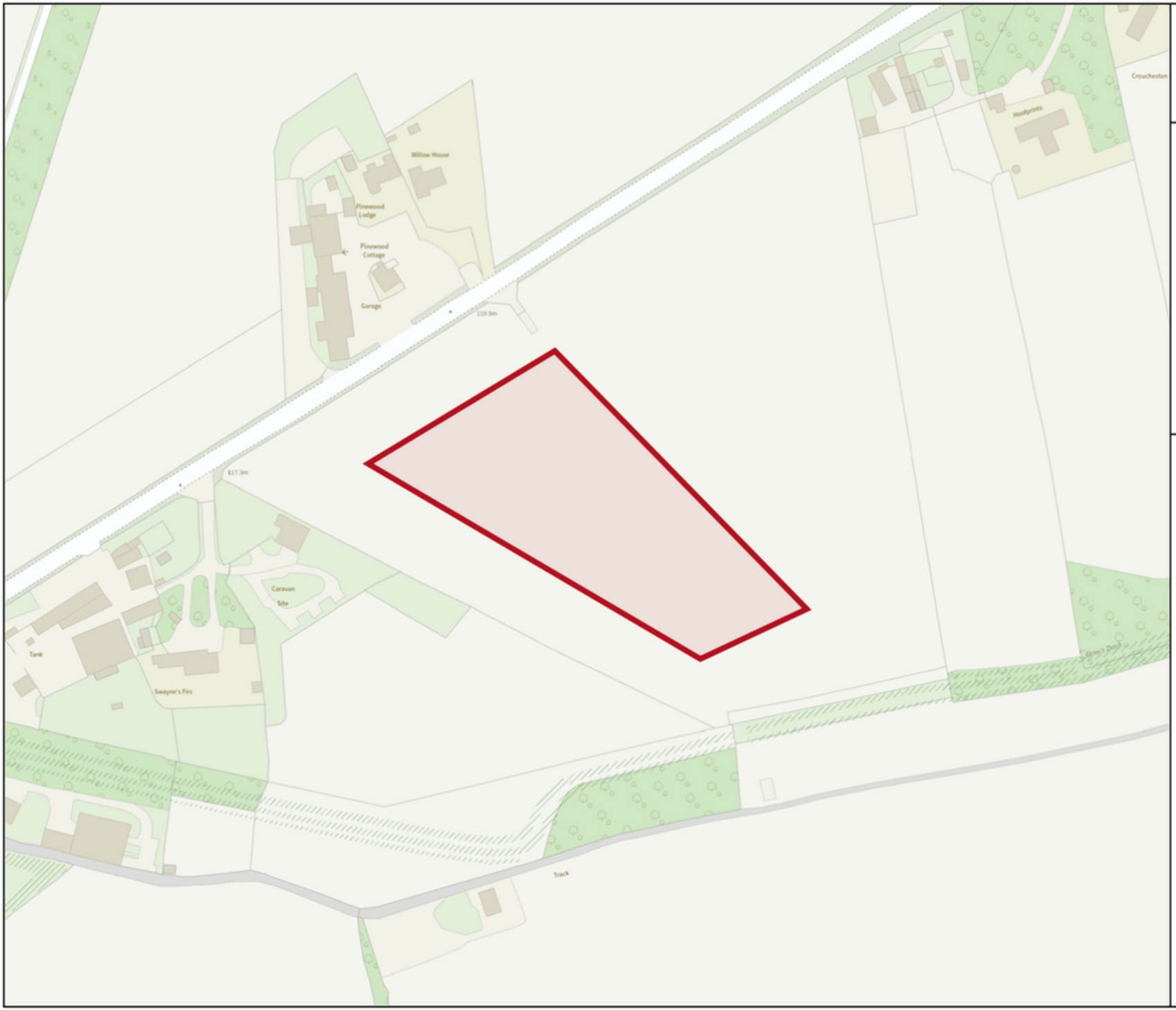

Environment Agency

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
407302/122296

Scale
1:2500

Created
3 Jan 2024 22:04

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m

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