

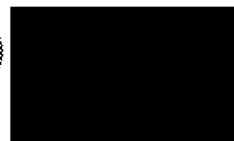
SRM/23482

26 April 2022

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By email

Dear John

Wick Farm, Staff Accommodation

Further to your request regarding the proposed 14 Staff Accommodation units proposed at Wick Farm, Ford.

We have reviewed the scheme in regard to provision of a Flood Risk Assessment and Transport Statement/ Assessment and note the following:

Flood Risk

The site lies entirely within Flood Zone 1 as noted on the online Environment Agency / Government Mapping. The online mapping does not identify any flood risk to the site from any source. The planning site boundary is also significantly less than 1 hectare in size.

The threshold requiring a Flood Risk Assessment for this development to support a Planning Application has not been met.

Transport

The proposal is for 14 temporary accommodation blocks for up to 56 seasonal workers to be housed on site, where they will be working

NPPF notes: All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

The development is for seasonal workers to live on site and work, the likelihood of significant traffic movements, particularly in the peak hours, is therefore negligible. The threshold for a Transport Statement or Transport Assessment to support a Planning Application for this development has not been met.

We are, of course, happy to provide a quotation to provide a Flood Risk Assessment and Transport Statement for the site but do not believe either should be required to support these proposals at a Planning Application.

Yours sincerely

Stuart Magowan



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