



FLOOD RISK ASSESSMENT

for

EXTERNAL ALTERATIONS & PLANT

at

Co-op Food, 36 Main Street, Burton Joyce, Nottingham NG14 5DZ

5th May 2021

PROPOSED NEW PLANT

FLOOD RISK ASSESSMENT

This report is submitted in accordance with PPG25 after investigating Environment Agency flood mapping data.

The site is located on Main Street in Burton Joyce. The site is located within flood zone 2 therefore this assessment is required.

Burton Joyce is a rural location and the River Trent is 0.2 miles away. The Environment Agency flood mapping data shows that the site has a medium probability of flooding.

PROPOSED DEVELOPMENT

The work that forms the application is for the decoration of the existing shop front, new plant to the rear of the store to replace existing, new steel post timber fence and gates, new Amazon lockers and other minor external decorations.

The proposed works are on a developed site. The proposals will have no impact on the surface water drainage regime as water will drain into the existing channel drainage. This will ensure there is no or minimal increase in runoff from the site.

The works are minimal and no major construction works are taking place which will increase the risk of flooding, therefore no soakaways are required.

It is considered that the flood risk associated with this store is medium but the proposed new plant is elevated above ground level on a new level base. It is recommended that the plant it is constructed of suitably flood resistant materials and therefore this should not preclude the granting of planning permission.

