



FLOOD RISK ASSESSMENT

to be submitted in conjunction with an

APPLICATION FOR PLANNING PERMISSION

CHANGE OF USE FROM B1 OFFICE USE TO B8 STORAGE

ALONG WITH ANCILLARY BUILDING WORKS

(RETROSPECTIVE)

at

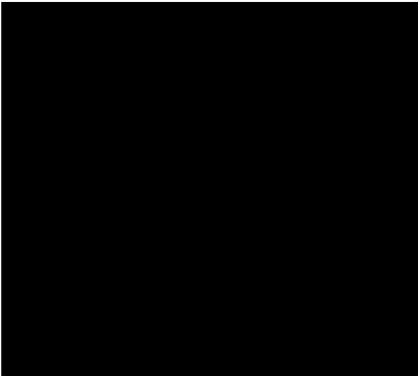
NEW HOUSE FARM,

RYALLS LANE,

CAMBRIDGE,

GLOUCESTERSHIRE

GL2 7AT



Site: New House Farm, Ryalls Lane, Cambridge, Gloucestershire GL2 7AT

Applicant/s: 

Description: Change Of Use from B1 Office Use To B8 Storage Along With Ancillary Building Works (Retrospective)

1. INTRODUCTION

This document provides information in relation to the Flood Risk Assessment for the Change of Use on a commercial building at New House Farm, Ryalls Lane, Cambridge, Gloucestershire GL2 7AT. This document has been prepared as part of the application.

The site extends to 15.99 hectares of farm buildings and permanent pasture, a plan is attached at **Appendix 1**.

2. FLOOD RISK

The Environment Agency flood risk map attached at **Appendix 2**, shows the location of the Agricultural Barn indicated by a red square. The plan confirms that the location of the site is within Flood Zone 3, however, it is in an area which benefits from nearby flood defences which are managed by the lead local flood authority.

The site is circa 12m above Ordnance Datum and the barn floor level is set no lower than existing levels on that site.

Surface water leaving the site discharges into the existing water course adjacent to the property. There are no significant areas of flooding on the site.

3. EXCEPTION TEST

Planning practice guidance states that storage and distribution would fall within the 'less vulnerable category' and the development therefore is not considered to be high risk in terms of flooding. Mitigation measures are in place, and the existing floor level is raised from the ground level along with an open gully surrounding the building guiding surface water away from the premises. A warning and evacuation plan is in place on the site.

4. CONCLUSION

The site has been classified within Flood Zone 3 according to the Environment Agency Flood Risk Map, however, the proposed site benefits from nearby managed flood defences. Other locations outside the flood zone are not considered suitable for the retrospective development as they are not within the applicant's ownership and unsuitable for diversification/conversion which is required to be within the existing farmstead.

With consideration of the above points, the proposal is deemed appropriate and acceptable in relation to the potential flood risk.



Appendix I



1 Site location plan
Scale 1:1250

Grid reference (centre site)
Eastings (X): 374554
Northings (Y): 204198



Appendix 2

