

PROPOSED REPLACEMENT BUILDING AT COLESEED BUSINESS PARK

FLOOD RISK ASSESSMENT

Planning permission was granted on the site in March 1989 in part (ref F/0383/89/F) with a further permission in September 1990 for the change of use of existing agricultural building to (B1) light industrial uses (retrospective) (ref: F/90/0573/F) and another in September 1992 for the change of use of an agricultural barn to an industrial workshop (ref: F/92/0475/F). In addition part retrospective planning permission has recently been granted for change of use to car workshop (B2 industrial use) and MOT station (sui generis) – ref: F/21/1460/F

The site, although within Flood Zone 3a is within a defended flood plain.

The proposal relates to the replacement of an existing, and although there will be a slightly greater roof area than existing due to the gaps being effectively filled, there will be no material impact in terms of flood storage capacity or surface water run off. Consequently, there will be no implications in terms of increasing the flood risk elsewhere.

The Environment Agency have previously commented on application F/21/1460/F as follows:-

We consider that the main source of flood risk at this site is associated with watercourses under the jurisdiction of the relevant Internal Drainage Board (IDB). As such, we have no objection to the proposed development on flood risk grounds.

Both the current and proposed business uses are within the 'Less vulnerable' classification in Table 2 of the Flood Risk and Coastal Change Guidance. Table 3 of the Flood Risk and Coastal Change Guidance states less vulnerable development is appropriate in Flood Zone 3a.