

Unit 2 Cowley Retail Park Flood Risk Assessment (December 2023)

Introduction

This Flood Risk Assessment has been prepared in support of the occupation of Unit 2 Cowley Retail Park by Smyths Toys. Regard has been had to the guidance set out in the National Planning Policy Framework (NPPF) (2023) and the Planning Practice Guidance (PPG) (online resource).

The PPG sets out:

“The information provided in the flood risk assessment should be credible and fit for purpose. Site-specific flood risk assessments should always be proportionate to the degree of flood risk and make optimum use of information already available, including information in a Strategic Flood Risk Assessment for the area, and the interactive flood risk maps available on the Environment Agency’s web site.

A flood risk assessment should also be appropriate to the scale, nature and location of the development.”

In this case the proposals involve no external building works and the planning application concerns the variation of an existing planning permission which relates to the range of goods that can be sold from the unit and the small scale extension to the existing storage mezzanine.

As the application involves no ‘ground up’ development, the sequential and exception tests are not required in this instance.

Site Information

The application site comprises Unit 2 Cowley Retail Park, West Drayton, the location of the site is illustrated on the Site Location Plan below:



Figure 1: Site Location Plan

Assessing Flood Risk

As shown in Figure 2 below, the site falls within Flood Zone 3.

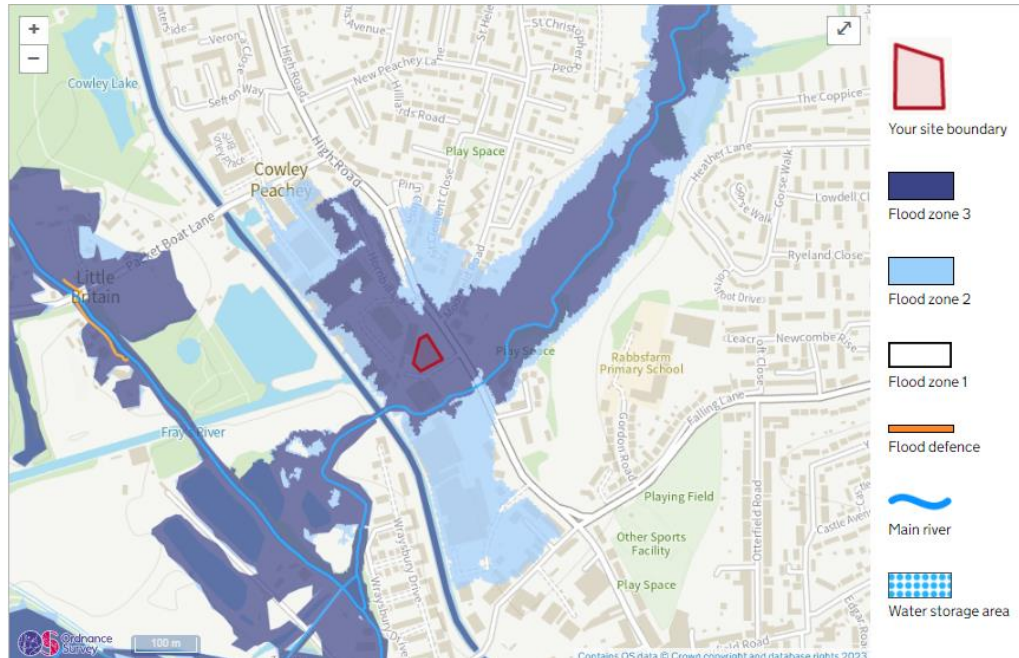


Figure 2: Flood Map for Planning (gov.uk)

As shown in Figure 3, the site is considered at to be at medium risk of surface water flooding.

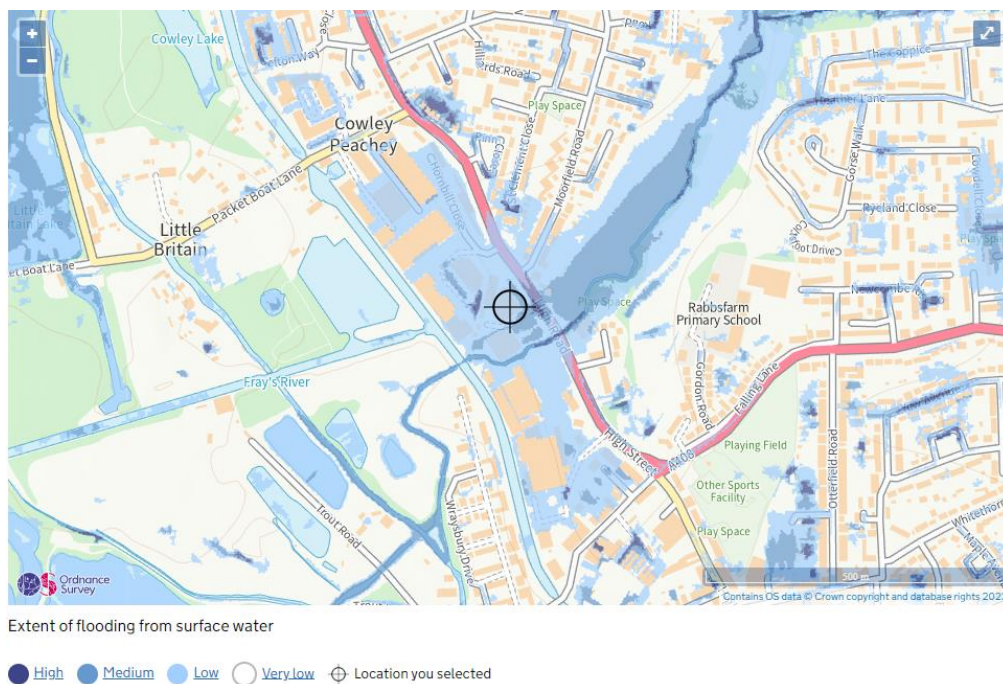


Figure 3: Surface Water Flood Map (gov.uk)

Managing and Mitigating Flood Risk

The application proposal comprises the variation of a condition attached to a planning permission, there will be no change to the amount of hardstanding on site therefore there is no impact upon the level of flood risk. The applicant (who will be the occupier) will sign up to the Environment Agency's flood warnings and will operate in accordance with the Flood Management and Evacuation Plan as produced by BWB.

Conclusion

The site falls within Flood Zone 3. However, the premises is remaining in Class E use and the proposal involves no additional built form. The proposal will therefore not result in an increase in flood risk.