

Flood Risk Assessment

Armishaws Removals, Netherhampton Road, Salisbury, SP2 8RA

Introduction

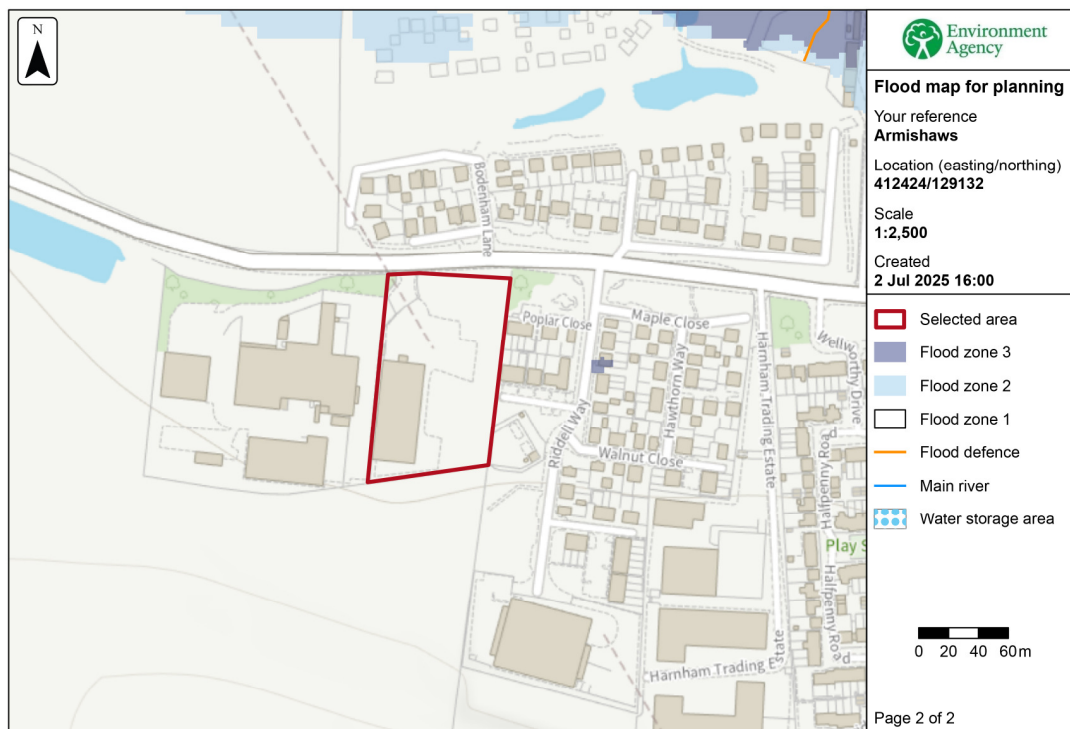
1.1 The proposals seek full planning permission for a mixed-use development comprising two Class E commercial units, two Class B8 units with ancillary offices which are anticipated to be trade counter units and the retention of an existing Class B8 warehouse, with associated parking and access arrangements. The proposed scheme includes:

- Convenience/Food Retail Unit (Use Class E(a))
- Drive-Through Coffee Unit (Use Class E(b))
- Two B8 units which are anticipated to be Trade Counter Units (Use Class B8))
- Retention of Existing B8 Warehouse
- Associated parking, delivering and turning spaces
- Landscaping enhancements

The site area measures 1.01 Hectares and therefore it is a requirement for the application to be accompanied by a Flood Risk Assessment.

Flood Risk

The site is identified as being in flood zone level 1 with a minor chance of flooding from surface water.



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Flood Risk from Surface Water

The flood risk from surface water is low with a chance of flooding of between 0.1% and 1% each year.

This is localised to the entrance from the main road and a small area to the rear of the site. There is no building works proposed to either of these areas. Indeed the proposed SUDS first approach to the hard landscaping will improve the dissipation of surface water and further reduce the risk of surface water flooding.

Surface water is currently disposed of via the existing stormwater drainage and it is proposed to retain and utilise this existing arrangement.



Flood Risk from Rivers or Sea

There is no risk of flooding from rivers or sea.

Conclusion

The proposals will take existing rainwater away from the mains sewer and provide greater areas of SUDS protection.

Overall, the proposals do not increase the flood risk and will assist in relieving pressure from the mains sewer.