

Flood Risk Assessment

PROPOSAL: Change of use- Tyre fitting shop (User Class B2) to Convenience Shop (User Class E)

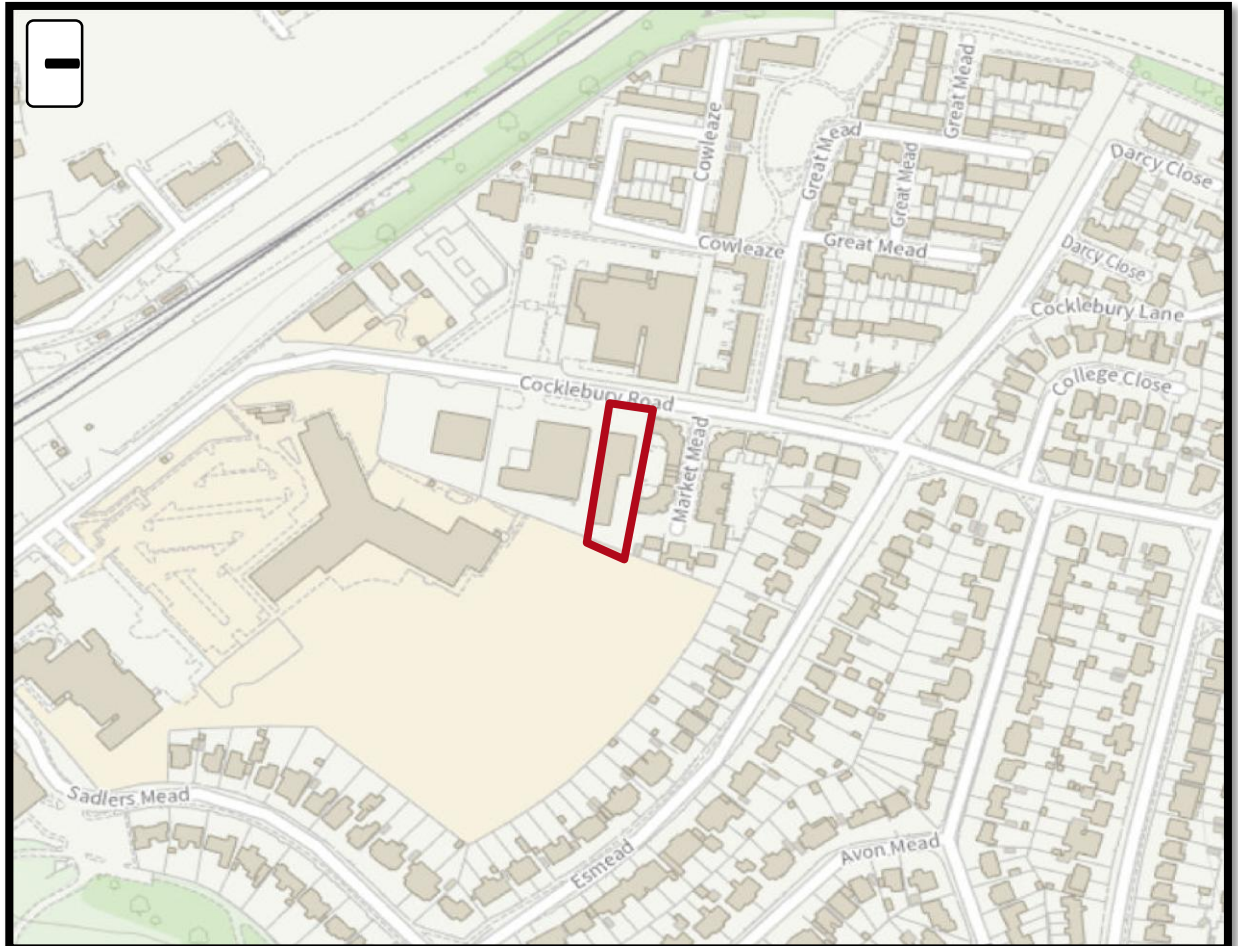
SITE LOCATION: Cocklebury Road, Chippenham, Wiltshire SN15 3QF

1.0 INTRODUCTION

This Flood Risk Assessment (FRA) has been prepared on behalf of the applicant in support of a planning application for the proposed change of use from a tyre fitting shop (Use Class B2) to a convenience shop (Use Class E(a)) at ATS Cocklebury Road, Chippenham, Wiltshire, SN15 3QF.

The application site comprises a detached single-storey commercial building located within an established industrial/commercial area. The site is shown to lie within Flood Zone 1 (low probability of fluvial flooding) according to the Environment Agency Flood Map for Planning. The site benefits from an existing vehicular access approximately 3.0m wide and on-site parking provision comprising four spaces, including one disabled bay. A further area of approximately 130 sq.m at the front of the site offers potential for additional parking provision. The total site area is approximately 714 sq.m.

2.0 SITE AND DEVELOPMENT CONTEXT



The proposal relates to the conversion of the existing building footprint only, with no physical extension to the built form.

The existing building is of traditional single-storey construction. External finishes are robust and largely resistant to water damage. No basement or below-ground accommodation is present.

The proposed internal works include a minor raising of finished floor levels by approximately 150–200mm above existing ground level to improve resilience to potential surface water ingress.

3.0 FLOOD RISK CONSIDERATIONS

The site is located within Flood Zone 1 and is therefore at low risk of river (fluvial) flooding. However, consideration has been given to the potential for surface water flooding and overland flow.

In accordance with national planning policy guidance, development in Flood Zone 1 should still incorporate appropriate mitigation measures to ensure resilience to extreme rainfall events and climate change effects.

The proposed development incorporates the following flood resilience measures:

- **Finished Floor Levels:** Raised by 150–200mm above existing ground level to reduce risk of surface water ingress.
- **External Walls and Service Entries:** All service penetrations (electrical, telecoms, etc.) to be sealed using appropriate flood-resistant sealing systems.
- **External Doors:** Installation of flood-resistant door assemblies with appropriately sealed frames.
- **Sanitary Drainage:** Installation of non-return valves on foul drainage connections to prevent backflow during extreme events.
- **Electrical Installations:** Electrical sockets, consumer units, and associated fittings to be positioned above potential flood water levels where practicable.
- **External Surfacing:** Use of permeable paving to assist in surface water management and reduce runoff rates.

4.0 ACCESS AND RESILIENCE

The site benefits from existing vehicular access and pedestrian access routes. These are considered sufficient for continued safe access and egress during normal conditions. Given the low flood risk designation of the site, no exceptional emergency evacuation measures are considered necessary; however, standard site emergency procedures will be maintained.