# Flood Risk Assessment

**Project Background**

The site was identified as being within Flood Risk Zone 2.

**Scope of Flood Risk Statement**

This report will provide a brief statement of flood risk at the site and discussion of the implications for the proposed development.

**Proposed Development**

The proposed development includes new signage and high level alterations to the building aesthetic and as such should not be affected by flooding.

**Existing Watercourses**

All existing watercourses are several hundred metres from the site.

**Flood Risk**
**Fluvial Flooding (Rivers and Sea)**

The Environment Agency's 'Flood Map for Planning (Rivers and Sea)', available online, provides information on flood zones across England. The map was consulted for the project site and the site is shown to be within Flood Zone 2.

The flood risk from rivers or the sea is medium.

**Pluvial (Surface Water) Flooding**

The Environment Agency provides an online map of surface water flood risk, which is flooding as a direct result of rainfall on an area pooling and/or flowing overland. This is usually as a result of drainage being overwhelmed or insufficient to deal with the amount of rain falling. Urban development has tended to increase the risk of surface water flooding by increasing the amount of impermeable surface area, e.g. roofs, roads, pavements and other hardstanding.

The flood risk from surface water is low.

**Reservoir Failure**

There is no risk of reservoir failure affecting the proposed.

## Managing Risk

The site lies just outside an area benefitting from flood defences. Although the development will not be affected by flooding because it is predominantly at high level.

## Surface Water Flooding

The building already has a surface water drainage system in place. As such, no additional provisions will be required.