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SK ARCHITECTURE

FLOOD RISK ASSESSMENT

Former ATS Euromaster Ltd (Huntingdon)
Nursery Road, Huntingdon, Cambridgeshire, PE29 3RJ

1. Introduction

This Flood Risk Assessment has been prepared in support of a planning application at the former ATS Euromaster premises at Nursery Road, Huntingdon.

The proposed development comprises:

- Raising the roof of the existing tyre fitting/workshop building; and
- Construction of a small ancillary tyre store measuring approximately 5 m x 8 m (40 m²) within the existing car park.

The tyre store would be constructed entirely on an area of existing hardstanding.It is also not habitable and not water tight to the ground so it is designed to flood.

There is no proposed change of use of the site and the development would remain ancillary to the established garage, tyre fitting and vehicle servicing operation.

2. Existing Site

The application site comprises an established commercial premises previously occupied by ATS Euromaster. The site contains the existing workshop building together with areas of hardstanding used for customer parking, vehicle circulation and servicing activities.

The proposed tyre store would occupy approximately 40 m² of the existing hardstanding.

The proposal would therefore result in no material increase in the impermeable area of the site.

The proposed raising of the existing workshop roof would not alter the footprint of the existing building and would have no effect on existing ground levels or floodplain storage.

3. Flood Risk

Huntingdonshire District Council's Strategic Flood Risk Assessment identifies a number of sources of flood risk within Huntingdon, including the River Great Ouse, Barracks Brook and surface-water flooding.

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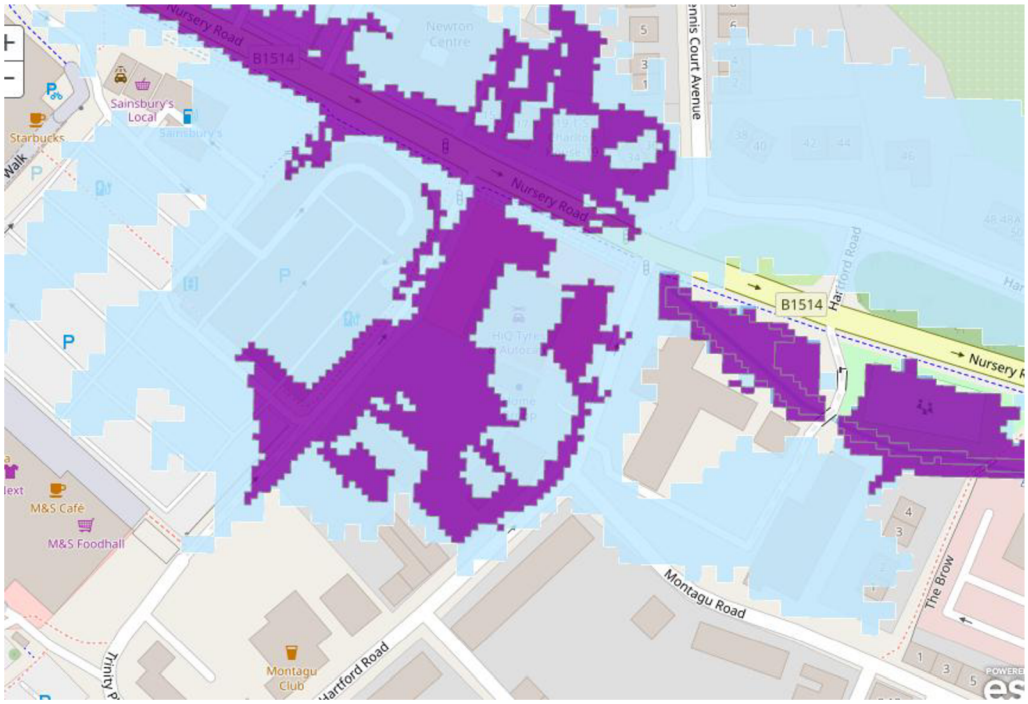
The SFRA identifies Barracks Brook as a particular source of flood risk within this part of Huntingdon. It also identifies the potential effects of climate change on the watercourse and its associated culverts.

Of relevance to the application site, the SFRA states that:

"The area around Nursery Road and Hartford Road is shown to only be at risk from the 1% AEP event when the Upper End allowance is applied."

The proposal has therefore been considered having regard to this potential future flood risk.

The Environment Agency flood warning area for the River Great Ouse at Huntingdon and Hartford also includes Nursery Road.



4. Nature and Vulnerability of the Development

The proposal represents a very minor addition to an established commercial premises.

The proposed tyre store has a floor area of only 40 m² and would be used solely for the storage of tyres associated with the existing business.

The National Planning Policy Framework classifies shops, general industry, storage and distribution uses as "Less Vulnerable" development for flood-risk purposes.

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The proposal would:

- Not introduce residential accommodation;
- Not introduce sleeping accommodation;
- Not introduce a more vulnerable land use;
- Not change the existing commercial use.

The proposed development is therefore relatively insensitive to flooding compared with more vulnerable forms of development.

5. Surface Water Drainage

The proposed tyre store would be constructed on existing impermeable hardstanding.

Consequently, the proposal would not materially increase the impermeable area of the site or the volume of surface-water runoff generated by the development.

Rainwater falling on the proposed store roof would otherwise fall directly onto the existing hardstanding.

Roof water from the new store will be collected by gutters and downpipes and discharged to an appropriate existing surface-water drainage system or other suitable drainage arrangement.

The development will not direct additional surface water towards neighbouring properties or the public highway.

Existing surface-water flow routes across the site will be maintained wherever practicable.

6. Flood Resilience

Although the proposal is small and relates to a less vulnerable commercial use, reasonable flood-resilience measures will be incorporated into the development.

The following measures are proposed:

- The finished floor level of the tyre store will be set no lower than the existing workshop floor level;
- The store will utilise robust and water-resistant materials at low level;
- No electrics are required other than ceiling lights

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- Tyres and other stored materials can be placed on storage racks rather than directly on the floor; and
- The development will not involve raising the wider car park or altering levels in a manner which would displace floodwater onto neighbouring land.

The proposed raising of the existing workshop roof requires no additional flood mitigation because it does not alter the building footprint or existing ground levels.

7. Flood Warning and Safety

The proposed tyre store is ancillary storage and will not contain sleeping accommodation or permanently occupied accommodation.

The site operator can register for the Environment Agency's flood warning service and respond to flood warnings as part of the normal management of the premises.

In the event of an extreme flood warning, staff would be able to cease use of the store and move vulnerable equipment or stock to a higher level where safe and practicable.

8. Sequential Approach

The proposal relates to an established commercial premises and the tyre store is required to support the operation of the building

The proposed building is only **40 m²** and is situated within the existing developed site on an area which is already hard surfaced.

The development cannot reasonably be separated from the existing business and does not introduce a more vulnerable use.

The proposal should therefore be considered proportionately having regard to its very limited scale, its relationship with the existing business and the absence of any material increase in impermeable area.

9. Conclusion

The proposed development is extremely limited in scale and comprises the raising of an existing roof together with a **40 m² tyre store on existing hardstanding**.

The proposal:

- Does not introduce a more vulnerable land use;
- Does not provide residential or sleeping accommodation;

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- Does not materially increase impermeable area;
- Does not materially increase surface-water runoff;
- Does not alter the footprint of the existing workshop;
- Does not involve significant changes to existing ground levels; and
- Incorporates straightforward flood-resilience measures.

The potential effects of climate change and the flood risk identified within the Huntingdonshire Strategic Flood Risk Assessment have been considered.

Given the minor nature of the works, the less vulnerable commercial use and the fact that the tyre store replaces existing hardstanding, the development is considered capable of remaining safe for its lifetime without materially increasing flood risk elsewhere.