

## Flood Risk Assessment

### **Change of Use from Haulage Depot (Sui Generis) to B1**

The application is for a change of use from Haulage Depot (Sui Generis) to B1 Light Industrial with ancillary warehousing.

The site currently benefits from application ref B15/0290/96 with a decision notice dated 9 December 1996. The existing use is for a haulage depot with unrestricted operating hours. The use is limited to a maximum of 15 vehicles with a stipulation that between the hours of 22:00 and 07:00 any refrigeration plant shall be connected directly to the mains electricity supply.

There are no material alterations to either the existing depot warehouse or yard. There will be no increased risk of flooding or danger to life.

As part of the applicant's risk assessment, during operating hours there will be a member of staff designated as a flood warden. In addition to this, the flood warden and on-site staff will be registered with the EA's flood warning service which provides advance flood warning via text message telephone and email.

There will be no gain or loss of either permeable or impermeable ground.

The application site will not be open to members of the general public.

The operating hours will be as follows:

Monday – Friday:	07:00 – 18:00
Saturday:	08:00 – 16:00
Sunday:	Closed
Bank Holidays:	09:00 – 17:00