



FLOOD RISK ASSESSMENT

Application for: Installation of replacement shopfront and associated works.

At: Unit 2A & 2B Boston Shopping Park, Horncastle Road, Boston, PE21 9BD

Applicant: Chartwell Project Management

INTRODUCTION

This document has been prepared in support a planning application relating to the existing retail Unit 2A & 2B Boston Shopping Park ('the Site'). The application seeks the installation of replacement shopfront and associated works to allow Home Bargain to assume the adjoining retail vacant unit.

THE SITE

The Application Site is identified on the Environment Agency's flood map as falling within a mixture of Flood Zone 3 and therefore this Flood Risk Assessment has been prepared.

IMPACT OF THE PROPOSED DEVELOPMENT

The proposed development simply seeks to install a new shopfront to ensure it allows Home Bargains to occupy the enlarged retail unit. It is important to highlight the proposal does not create additional floorspace, it will simply allow the re-occupation of existing floorspace.

The Site falls entirely within Flood Zone 3. Considering that there is no additional hardstanding proposed, it can be concluded that there will be no adverse impact to the risk of flooding on Site. The proposal relates primarily to the reoccupation of existing floorspace.

The use of the site falls within the "less vulnerable" classification as set out in Table 2 'Flood Risk Vulnerability Classification' in the Planning Policy Guidance. This coupled with the fact that there is no new floorspace proposed and the Site is located on existing hardstanding ground, it is concluded that there will be no flooding issues created by the application being granted.

CONCLUSION

Subsequently from the points above, we conclude that the proposed development will have no adverse impact upon the risk of flooding at the application site or the wider locality.

Moreover, as a result of the proposed development, there will be no increase in risk of flood damage to the existing building or to customers using the building or to properties in close proximity to the subject application site.