

Given the nature of the application where there is no real change to the unit, no building or change in the floor level of the property etc. There is no development to take place which will increase surface water from the property or put the occupant at risk. I feel that although the unit is within flood risk zone 2, there is very low risk to any of the occupants. The Environment Agency's flood map indicated that the site lies within Flood Zone 2 (medium probability flooding). Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year. The flood risk from other sources including surface water, underground water, sewer and reservoir is 'low'. There will be no increase in the surface water runoff as a result of the development. It is recommended to make the people fully aware of the potential flood risks and get benefit of Environment Agency's Flood Warnings Direct and Flood Warning Services available in the area.

Table 2: Flood risk vulnerability classification table suggests that:  
Buildings used for shops, financial, professional and other services etc are less vulnerable

The proposal will be safe, in terms of flood risk, for its design life and will not impose any flood risk elsewhere.

Hope the above is sufficient to demonstrate that the proposals do not pose a risk to from flooding.