

FLOOD RISK ASSESSMENT

195 Wakefield Road, Scissett

1. Introduction

This Flood Risk Assessment has been prepared to accompany the planning application for the subdivision of the existing commercial unit at **195 Wakefield Road, Scissett**, to create two separate commercial units.

2. Proposed Development

The proposal involves the subdivision and internal reconfiguration of the existing commercial premises.

There is **no proposed extension, increase in building footprint or additional floorspace**. The existing floorspace will simply be divided to form two individual commercial units.

3. Flood Risk

The proposal does not involve any development that would materially alter existing surface water drainage, ground levels or the site's relationship with surrounding land.

As there is no increase in the building footprint or additional impermeable area, the proposal will **not increase surface water runoff or alter existing drainage arrangements**.

The existing building and access arrangements will remain unchanged.

4. Conclusion

The proposed development is limited to the subdivision of an existing commercial unit and will not result in any additional built development or increase in impermeable area.

It is therefore considered that the proposal will have **no material impact on flood risk or surface water drainage**, and that the development is appropriate in flood risk terms.