

FLOOD RISK ASSESSMENT

Introduction

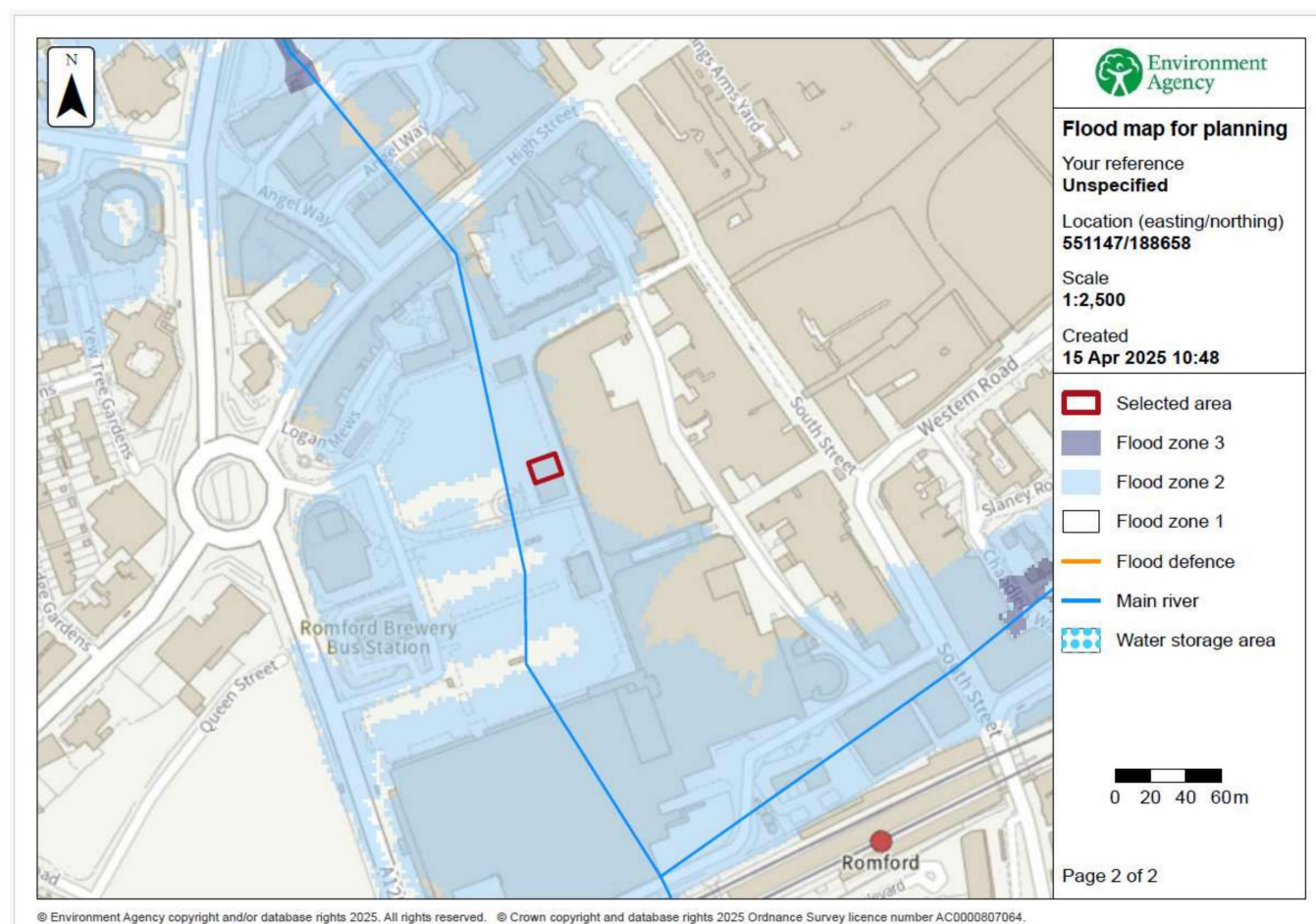
This document has been prepared in relation to an application submitted by Greggs plc [the Applicant] for full planning permission for the installation of air conditioning condenser units and signage to Unit 1 Pavillion 3, The Brewery, Waterloo Road, Romford, RM1 1AU

The Site

The application site comprises a single retail unit which measures approximately 163 square metres [GIA] at ground level. The unit is currently vacant, having previously traded as Patisserie Valerie.

The wider Brewery site spans an area of approximately 7.56 hectares and adopts an L-shape of adjoining units. The wider site also provides a large car park for 1750 vehicles; a petrol station operated by Sainsburys; and is well connected to the wider road network.

The application site is identified on the Environment Agency's flood map as falling within Flood Zone 2, an area with a medium probability of flooding.



Suitability of the Proposed Development

The proposed development does not alter the building's footprint. This means the development does not increase the overall area at risk of flooding, nor does it exacerbate flood risk in the immediate vicinity or the broader catchment area.

Annex 3: Flood Risk Vulnerability Classification of the National Planning Policy Framework [NPPF] confirms that Class E 'retail' uses are identified as a 'less vulnerable' use. Paragraph 79 of the Planning Practice Guidance subsequently confirms that 'less vulnerable' uses are considered appropriate development for areas which fall within Flood Zone 2.

There is also no change in the footprint of the building and the proposal is not required to be subject to the Sequential and Exceptional Tests.

There will therefore be no impact on the risk of flooding within the immediate area or the flood catchment area. The development will also not have an adverse impact on a watercourse; floodplain, or its flood defences; will not impede access to flood defence and management facilities; and will not affect local flood storage capacity or flood flows. The proposal does therefore not raise any flooding concerns.

Having assessed the proposed development against the relevant flood risk planning policy guidance, we conclude that it does not give rise to any flood related planning issues.

Conclusion

In light of the above, we conclude that there will be no adverse impact upon the risk of flooding at the application site or within the wider locality as a direct result of the development.

Greggs plc
15 April 2025

Furthermore, there will be increase in risk of damage to existing buildings at the Site, or risk to customers visiting the Site. Accordingly, we conclude that the development is suitable for the application site and accords with relevant planning policy.