



Flood Risk Assessment
1 Spring Gardens, Buxton
Change of use from 'Class E' to 'Sui Generis'

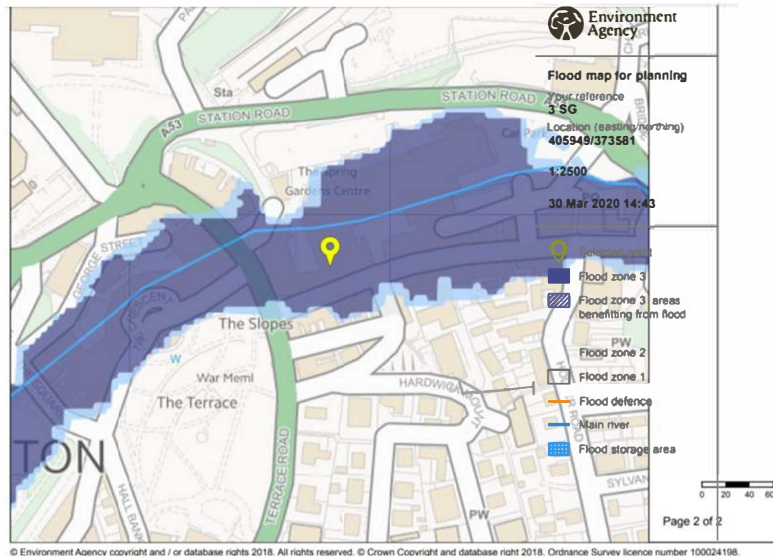
This Flood Risk Assessment (FRA) is prepared to support a planning application for the change of use of 1 Spring Gardens, Buxton from a retail unit (Class E) to a new planning unit comprising a wine bar (sui generis).

There is no operation development proposed within the application and no increased floorspace.

The application site is identified below.



The site which comprises an existing building at ground floor level is positioned within flood zone 3. As the plan below identifies, much of the core retail area of Buxton is designated in this way.



The PPG confirms the exception and sequential tests are not required to be undertaken for change of use application.

The proposed development is classified as 'less vulnerable' and as such permission may be granted in flood zone 3 (see table below).

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.