

**CHANGE OF USE OF AGRICULTURAL BUILDING TO AIRCRAFT
MAINTENANCE AND ASSOCIATED INTENSIFICATION OF USE OF
ADJACENT PRIVATE AIRSTRIP AT FENN LANE FARM, FENN
LANE, NUNEATON, CV13 6BL**

FLOOD RISK ASSESSMENT

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Introduction

This Flood Risk Assessment has been prepared on behalf of Aerotech Aircraft Maintenance Ltd.

This report has been prepared by Ian Pick. Ian Pick is a specialist agricultural planning consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of the Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 26 years' experience in agricultural planning whilst employed by MAFF, ADAS, Acorus, Ian Pick Associates Ltd, and most recently Harrison Pick Ltd.

The Proposed Development

The use of the proposed development is to provide a workshop facility for light aircraft maintenance through the change of use of an existing agricultural building. The development also includes the intensification of use of the existing grass airstrip.

Physical Works

The only physical works proposed are the installation of a large roller shutter door in the southern elevation of the existing building to allow for light aircraft access, together with a grass strip to link the building to the existing airstrip. No building works are proposed and no additional impermeable areas requiring drainage will be constructed.

Flood Risk Assessment

The application site extends to greater than 1 hectare, and as such a Flood Risk Assessment is technically required, even though the physical works are limited and there is no increase in impermeable areas.

The site is wholly within Flood Zone 1, as shown on the image below taken from the Environment Agency's Flood Map for Planning.

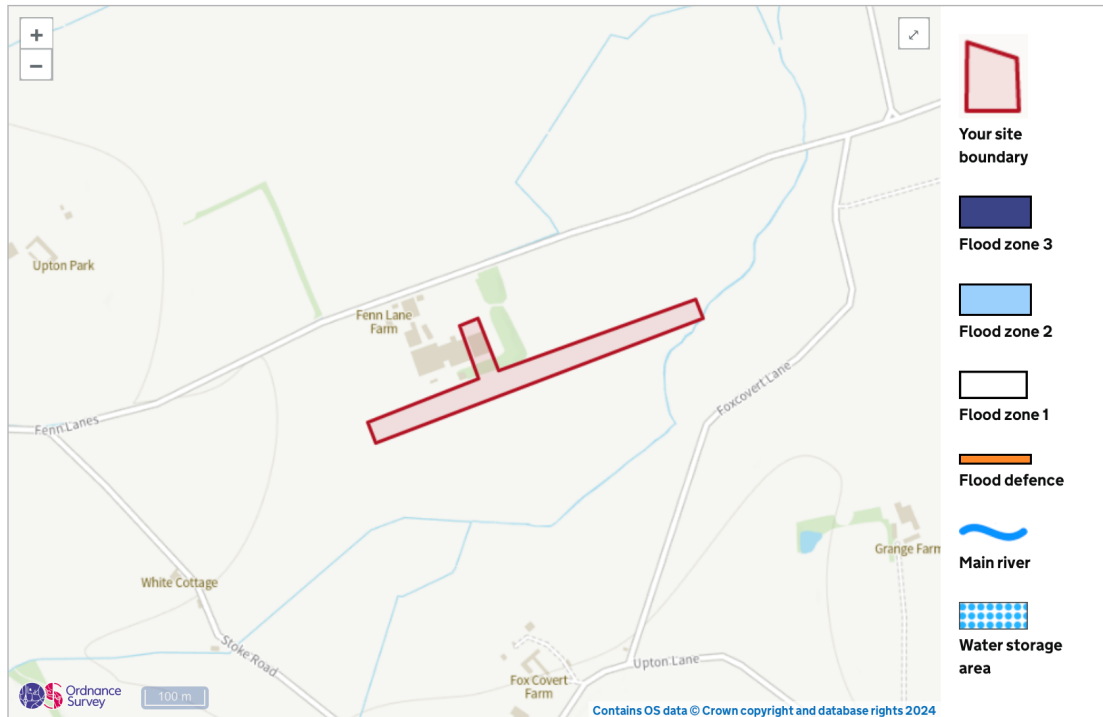


Image 1. EA Flood Map for Planning.

Summary

The site is located within Flood Zone 1 and is not at risk of flooding. The development does not provide any increase in impermeable areas on the site, and therefore there is no potential for increased surface water runoff as a result of the development.

Ian Pick MRICS. August 2024.