

Regarding the request for a Flood Consequences Assessment (FCA) following our submission of a change of business use application for **Fitness Fusion Gym Ltd.**

Upon review of the flood risk report that was included in our application, I would like to provide a rationale for not submitting a Flood Consequences Assessment, based on the following key points:

1. **Flood risk report findings:** The flood risk report indicates that our premises are at:
 - **Very low risk of flooding from rivers** (less than 0.1% chance of flooding per year),
 - **Low risk of flooding from the sea and surface water** (between 0.1% and 1% chance per year), which suggests that the overall risk of flooding is minimal.
2. **First floor location:** Our gym premises are located on the first floor of the property, further reducing the potential impact of any flooding events, as there is no risk to ground-level access or operations.
3. **Flood defences in place:** The area is protected by a **flood barrier**, which adds another level of security against potential flooding from the nearby river.
4. **Proximity to the river:** Our premises are situated further back from the riverfront compared to recently built housing developments that are located closer to the water. Given this, it seems reasonable to conclude that the risk to our building is lower than that posed to those new riverfront properties.

Given these considerations, I trust that an additional Flood Consequences Assessment is not necessary. The low level of flood risk combined with the existing flood defences and our elevated position on the first floor provides sufficient assurance that our premises are not significantly vulnerable to flood-related issues.

Please let me know if you require any further information or clarification on this matter.

I look forward to hearing from you soon.

Kind regards,

Cerys Erskine