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**Flood Risk Statement**  
**Mansfield Hand Car Wash, Mansfield Road,**  
**Sutton In Ashfield, NG17 4HG**

**Project:** Change of use of Upper Floor Offices above a Car Wash to form 2 No. Studio Flats with internal alteration, car parking, cycle parking and bins.

The development is deemed appropriate for residential use regarding flood risk based on Environment Agency data:

- **Flood Zone Classification:** The site is located within Flood Zone 1, indicating a "low probability" of flooding from rivers or the sea.
- **Strategic Location:** The site is not located within a "Critical Drainage Area".
- **Vertical Mitigation:** By design, the residential units are located exclusively on the first floor. This provides significant vertical separation and inherent protection from any potential ground-level or surface water flooding events.