

Our Ref: J-15506-P01

Date: 14/11/2023

Vito Bavetta

RE: Proposed Demolition of Garage and Construction of New Dwelling at 172 Raleigh Road, Ashton, Bristol – Flood Risk Assessment

Introduction

Our client is proposing to demolish an existing garage and construct a new dwelling at 172 Raleigh Road, Ashton, Bristol, BS3 2AR.

An initial inspection of the Environment Agency (EA) indicative flood map (Figure 2 below) shows that the site is located within Flood Zone 2. Therefore, Nijhuis Industries Ltd. have been commissioned to undertake a Flood Risk Assessment (FRA) for the site. This will assess the potential flood depths and levels and also determine the suitability of potential development on this site.

This report comprises the FRA for the site, in line with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

Site Description

The proposal is to provide a new dwelling within the curtilidge of 172 Raleigh Road, Bristol. The approximate OSGR for the site is ST 57294 71497. The site location is shown in Figure 1 below.

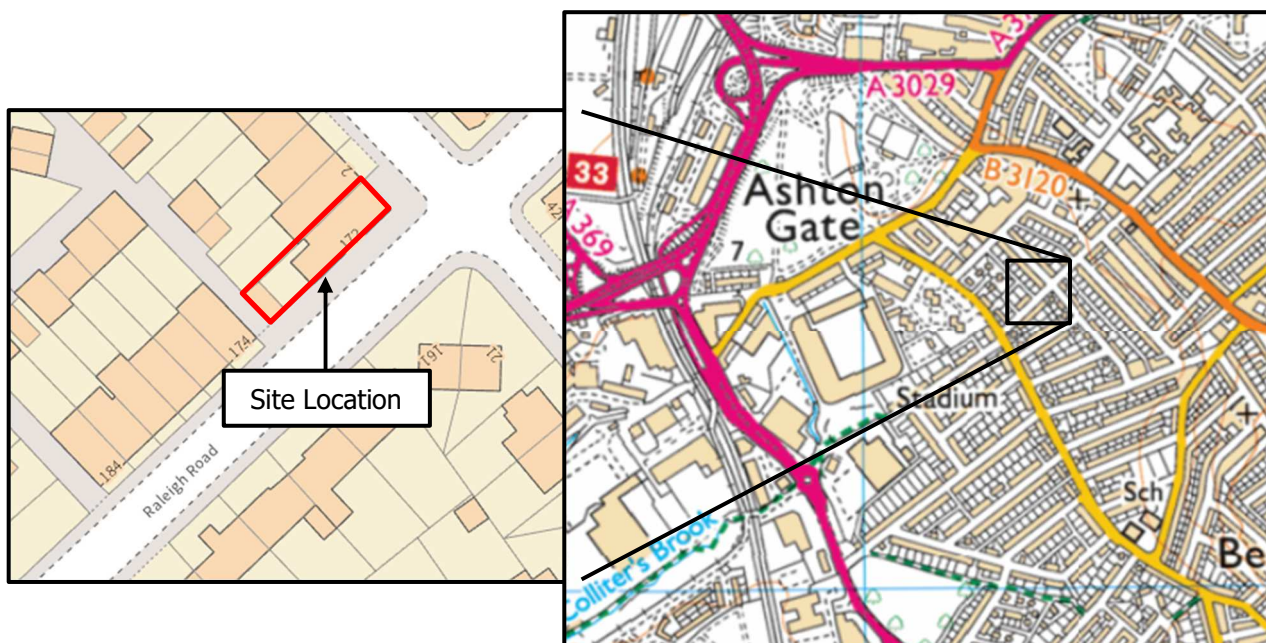


Figure 1. Site Location

Environment Agency Information

An extract from the EA indicative flood map is shown in Figure 2 below. Inspection of the EA indicative flood map shows that the site is located within Flood Zone 2, to get a better understanding of the depth and extent of flooding EA data was applied for.

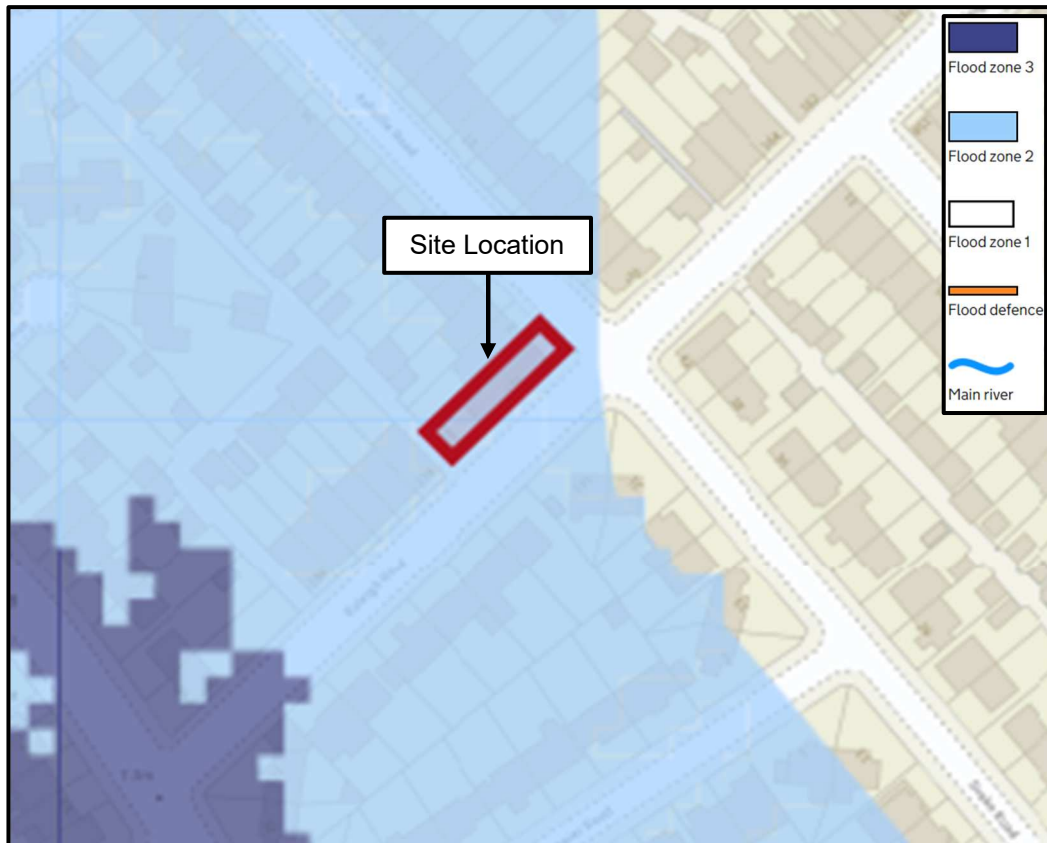


Figure 2. EA Flood Map for Planning

Other mechanisms of flooding have been investigated below. The flood information provided by the EA has been assessed below.

Flooding Mechanisms

The EA indicative flood map takes into account fluvial (river) and tidal flooding only, therefore an assessment of other potential flood risks is undertaken below.

Surface Water Flooding

Figure 3 shows the risk of surface water flooding. The EA map extract shows that the southern boundary of the site may be at risk of surface water flooding. The access to the south and west is at risk of surface water flooding. Any mitigation against the fluvial flood risk will protect against residual surface water flood risk.

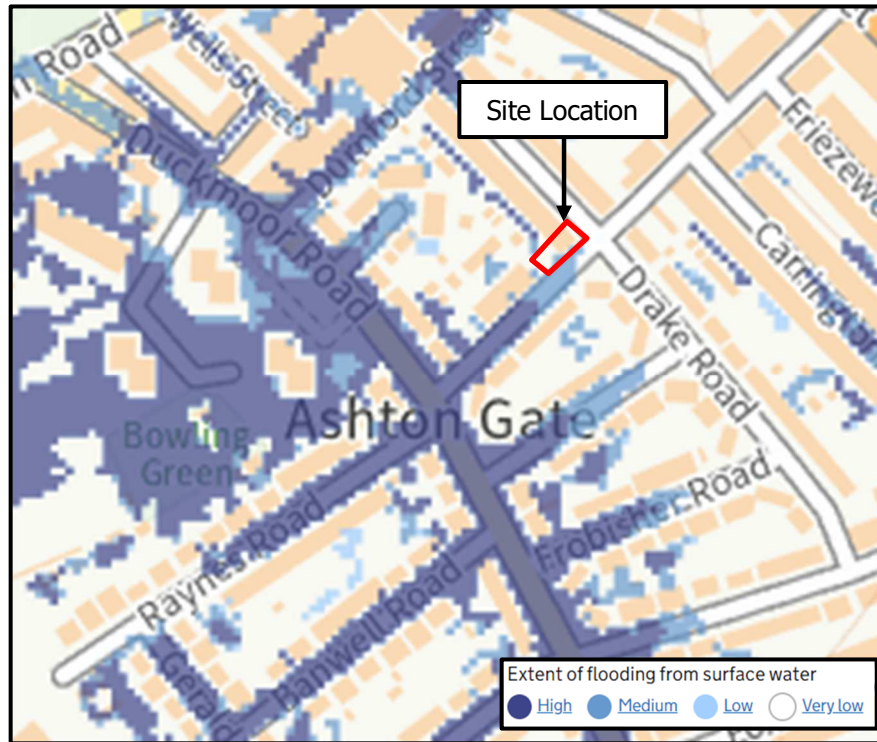


Figure 3. EA Surface Water Flood Map

Groundwater Flooding

Figure 4 shows that the site is at medium-high risk of groundwater flooding.

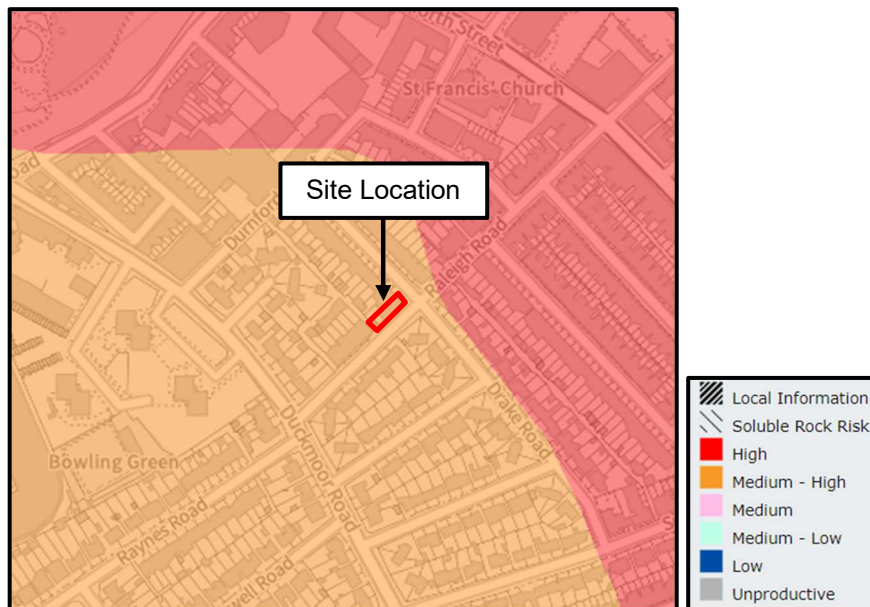


Figure 4. MAGIC Map- Groundwater Vulnerability

Due to the potential of groundwater flooding, if deemed appropriate due to the scale and nature of the development considered should be given to the construction of the building in relation to potential groundwater. As such, this mechanism of flooding will not be discussed further.

Flooding as a Result of Development

This proposal is for a new dwelling to replace an existing garage. The site is currently entirely hard paved, as such the proposed development does not increase the impermeable area on the site. It is proposed that the new dwelling will have sedum trays on the roof. This will provide betterment in terms of the existing scenario by providing some retention and absorption of water which will reduce the surface water runoff from the site.

As such the proposed development would be an improvement on the surface water runoff from the site with the inclusion of the sedum trays.

Fluvial and Tidal Flooding

As the site is shown to be located in Flood Zone 2 and an information request was submitted to the EA. The information they provided is detailed further below.

The information from the EA gave maximum 2D depth and level information for this site for a range of return periods. This information is taken from the Bristol SFRA 2019 model v19. The Bristol SFRA model contains combined scenarios for tidal and fluvial flooding.

Defended

BristolSFRA_Defended_2020_0100_T0001_F0100_depth	0.00m
BristolSFRA_Defended_2020_0100_T0001_F0100_level	0.00mAOD
BristolSFRA_Defended_2020_0200_T0200_F0002_depth	0.00m
BristolSFRA_Defended_2020_0200_T0200_F0002_level	0.00mAOD
BristolSFRA_Defended_2020_1000_T0012_F1000_depth	0.16m
BristolSFRA_Defended_2020_1000_T0012_F1000_level	7.71mAOD
BristolSFRA_Defended_2020_1000_T1000_F0012_depth	0.00m
BristolSFRA_Defended_2020_1000_T1000_F0012_level	0.00mAOD
BristolSFRA_Defended_2080_0100_T0001_F0100cc70_depth	0.17 m
BristolSFRA_Defended_2080_0100_T0001_F0100cc70_level	7.72mAOD
BristolSFRA_Defended_2080_0200_T0200_F0002cc70_depth	0.00m
BristolSFRA_Defended_2080_0200_T0200_F0002cc70_level	0.00mAOD
BristolSFRA_Defended_2120_0100_T0001_F0100cc70_depth	0.21m
BristolSFRA_Defended_2120_0100_T0001_F0100cc70_level	7.76 mAOD
BristolSFRA_Defended_2120_0200_T0200_F0002cc70_depth	0.28m
BristolSFRA_Defended_2120_0200_T0200_F0002cc70_level	7.83mAOD

Figure 5. Defended Flood Levels for the Site

The information above indicates that the site is currently at risk of flooding up to 0.16m during a combined tidal 12-year event and a fluvial 1000-year event. This reflects the flood map in that the site is within Flood Zone 2 on current flood mapping.

When considering climate change up to the year 2120 in the defended scenario the flood depth rises to 0.28m during a combined tidal 200-year event and a fluvial 2-year event.

From the flood levels and depths outlined above, it is deduced that the site level is considered to be 7.55m AOD.

Undefended

BristolSFRA_UnDefended_2020_0100_T0001_F0100_level	0.00mAOD
BristolSFRA_UnDefended_2020_0200_T0200_F0002_level	0.00mAOD
BristolSFRA_UnDefended_2020_1000_T0012_F1000_level	7.72mAOD
BristolSFRA_UnDefended_2020_1000_T1000_F0012_level	0.00mAOD
BristolSFRA_UnDefended_2080_0100_T0001_F0100cc35_level	0.00mAOD
BristolSFRA_UnDefended_2080_0100_T0001_F0100cc70_level	7.73mAOD
BristolSFRA_UnDefended_2080_0200_T0200_F0002cc70_level	0.00mAOD
BristolSFRA_UnDefended_2120_0100_T0001_F0100cc35_level	7.64mAOD
BristolSFRA_UnDefended_2120_0100_T0001_F0100cc70_level	7.77mAOD
BristolSFRA_UnDefended_2120_0200_T0200_F0002cc70_level	7.74mAOD

Figure 6. Undefended Flood Levels for the Site

Based on a minimum site level of 7.55m AOD, the information above indicates that in the undefended scenario the site is currently at risk of flooding up to 0.17m during a combined tidal 12-year event and a fluvial 1000-year event.

When considering climate change up to the year 2120 in the undefended scenario the flood depth rises to 0.22m during a combined tidal 1-year event and a fluvial 100-year event.

Flood Summary

The site is shown to be at risk of flooding up to 0.28m when climate change is considered over the lifetime of the development.

Mitigation Measures

The site is at risk of flooding up to 0.28m. As the development proposal is a new proposed dwelling it is recommended that the Finished Floor Level (FFL) is set at a minimum of 300mm above existing ground levels as this would raise it above the maximum flood level outlined above.

In addition, the following mitigation measures are recommended as best practice.

- Any construction methods and techniques up to 300mm above the FFL are to be flood resilient/resistant where possible. Further advice for areas at risk of flooding is available from

Improving Flood Resilience of New Buildings
http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf

A brief outline of measures is provided below:

Lime based plaster and finishes in preference to gypsum products.
Pressure treated timber for woodwork including framing and skirting boards.
All insulation on the lower ground floor should be water resistant and quick drying.

- All new electrical circuitry and apparatus should be installed a minimum of 300mm above the FFL. Alternatively ground based electrical installation should be designed to withstand flooding.
- It is noted that no bedrooms are proposed on the ground floor.
- It is recommended that the site should sign up for the Environment Agency's Flood Alert System for the area. This will ensure prior warning of a possible flood event and allow adequate time to prepare for flooding. EA standing advice is given below.

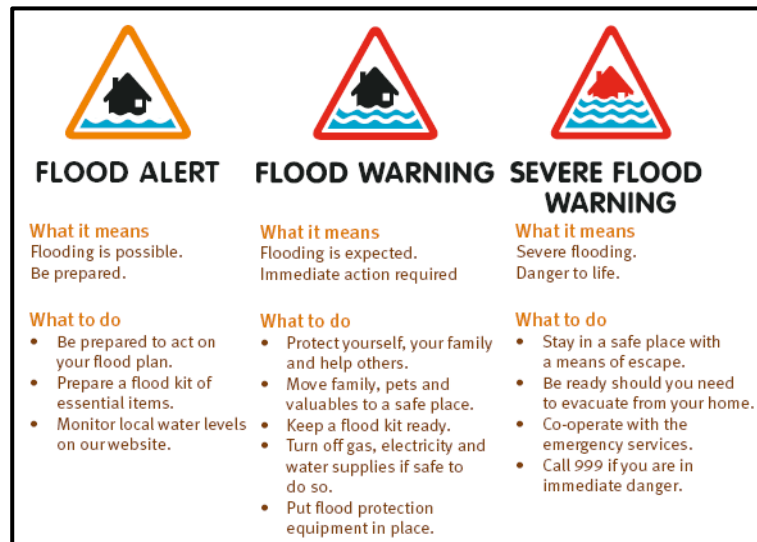


Figure 7. EA Standing Advice

Access and Egress

The main access and egress for the site is onto the adjacent Raleigh Road. This road is shown to be at risk from flooding in a combined tidal and fluvial event as well as an extreme surface water flood event.

It is noted that the access route rises quickly out of the floodplain and within 30m the wider access is free from flooding in all considered scenarios.

Access from the new dwelling should be taken in north-easterly direction along Raleigh Road. It is anticipated that any floodwater on the access would be visible from inside the dwelling and therefore access and egress should only be undertaken if the route is visibly clear of floodwater.

The proposed dwelling should be set above the outlined flood levels and therefore would act as a safe haven during an extreme flood event and residents can remain inside if required.

Policy

The proposed development has been shown to be currently located within Flood Zone 2. The proposed development is ‘more vulnerable’ in terms of flood risk planning policy. Based on this, the proposal is deemed to be subject to the Sequential Test as per the figure below taken from PPG.

Flood risk vulnerability classification (see table 2)		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	*	Exception Test required	✓
	Zone 3b functional floodplain	Exception Test required	✓	*	*	*

Figure 8. PPG Table 3

Conclusions

The site has been shown to be at risk of combined fluvial and tidal flooding. The access is also at risk of surface water flooding.

The risk of flooding from other mechanisms of flooding have found to pose a relatively low risk to the site.

Due to the potential flood risk, mitigation measures have been proposed for the development. These will minimise the risk to the site and are deemed appropriate due to the scale and nature of the development.

The risk of flooding to the access has been considered and the access is deemed to be at risk of flooding, but this would be visible from inside the new dwelling. The dwelling should be set above the flood levels and therefore would act as a safe haven if access and egress can be undertaken.

In terms of Flood Risk Planning Policy as the proposal is a ‘more vulnerable’ development. It is deemed to be subject to the Sequential and Exception Tests.

It is deemed that following the measures outlined within this report it is possible to construct the proposed dwelling whilst considering the flood risks to site and providing relevant mitigation.

Yours sincerely

For and on behalf of Nijhuis Industries Ltd.

Hannah Graham
Flood Risk and Drainage Engineer

Enc. Annex A EA Information
Annex B Site Plans

ANNEX A EA INFORMATION

Hannah Graham
 Nijhuis Saur Industries
 Hannah.Graham@nijhuisindustries.com

Our ref: 332061-WX
Date: 13th November 2023

Dear Hannah Graham,

Thank you for your enquiry which was received on 30th. We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Abstract

Name	Product 4
Description	Detailed Flood Risk Assessment Map for 172 Raleigh Road, Bristol, BS3 2AR NGR: ST5729571498
Licence	Open Government Licence
Information Warnings	<i>The mapping of features provided as a background in this product is © Ordnance Survey. It is provided to give context to this product. The Open Government Licence does not apply.</i>
Attribution	Contains Environment Agency information © Environment Agency and/or database rights. Contains Ordnance Survey data © Crown copyright 2022 Ordnance Survey 100024198.

Flood Map for Planning

The Flood Map for Planning (Rivers and Sea) is now classed as Open Data. It can be downloaded free of charge under an open data licence from the following weblink:

<https://data.gov.uk/publisher/environment-agency>

If you search for the ‘flood map for planning’ in the search box the following datasets will be available for you to select and download the data:

- Flood Map for Planning (Rivers and the Sea) – Flood Zones 2 and 3
- Flood Map for Planning (Rivers and Sea) – Areas Benefiting from Defences
- Flood Map for Planning (Rivers and Sea) Flood Storage Areas
- Flood Map for Planning – Spatial Flood Defences (without Standard attributes)
- Recorded Flood Outlines
- Historic Flood Map
- Risk of Flooding from Surface Water Extent for:
 - 3 percent annual chance
 - 1 percent annual chance
 - 0.1 percent annual chance

If you have requested this information to help inform a development proposal, then you should also note the detail in the attached advisory text on the use of Environment Agency Information and Further Guidance for Flood Risk Assessments (FRAs).

Flooding History

Customers & Engagement, Wessex
 The Environment Agency, Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS
 Email: wessexenquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

Please note that we no longer produce pdf copies of the Historic Flood Map. This information is available to search select, and download free of charge as part of the Government's 'open data' as

- Recorded Flood Outlines
- Historic Flood Map

These are GIS layers and can be downloaded from: <https://data.gov.uk/publisher/environment-agency>

Please note we cannot guarantee that this is an exhaustive list of all past flood events in this location. All reasonable care has been taken to ensure that the historical flood event data is as accurate as possible. The Environment Agency will update its records if new evidence emerges.

Flood Levels

The attached map contains a set of modelled (within the river channel) fluvial flood level node locations/unique identifiers taken from the Bristol Strategic Flood Risk Assessment (SFRA) 2019 v19 model. A sheet is also attached providing the associated flood levels, NGRs and further information for the river channel relating to each of these nodes. Please note that the labels annotated to the Node Location Map are unique node identifiers and not the associated flood levels.

Node type information:

- 1D_ River Section
- Interpolated sections
 - Calculated weighted averages of the river or conduit section properties upstream and downstream to produce a hybrid section according to the location of the interpolated section. They are used to ensure a smooth gradation or transition between cross sections to avoid sudden variations which can cause instability in a model. This may be where the distance between surveyed cross sections is large and there is a steep gradient to the channel or other distinct changes between the two sections.
- Replicate sections.
 - Used to copy the preceding river or conduit section at a distance further along the reach and at a lower level. The Replicated Section is a quick method for adding a cross-section which has exactly the same dimensions as the cross-section immediately upstream.
- Reservoir
 - Modelled measurements outside the boundary of the river channel.

Interpolated and Replicate sections are not surveyed sections; however, they are based on surveyed section data and the results from them can be used as long as their limitations are understood.

Please note this data is the property of Bristol City Council and is provided with their permission for the purpose of the Flood Risk Assessment for the above-named site. The data is subject to the terms and conditions within the enclosed Open Government Licence which we advise you to read and note the conditions therein.

We have included a briefing note that refers to the 2018 Climate Change projections. Our Sustainable places team would be happy to discuss the issues around Climate Change and how this should be used.

Modelled Flood levels

Please see the table below for maximum 2D depth and level information for your site for a range of return periods. Please note that the maximum flood depths include all low points within your site of interest, which include watercourses, and low ground spots. This information is taken from the Bristol SFRA 2019 model v19. We have completed a review of this model data and advise that the data is suitable for the purpose of your Flood Risk Assessment. The Bristol SFRA model contains combined scenarios for tidal and fluvial flooding.

Customers & Engagement, Wessex

The Environment Agency, Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS

Email: wessexenquiries@environment-agency.gov.uk

www.environment-agency.gov.uk

E.g BristolSFRA_Defended_2020_0100_T0001_F0100. Is a combined Tidal 1-year event and a fluvial 100 year event. Please see the Appropriate usage and limitations section of this document for additional guidance or request the Product 5 model report for additional model information.

Defended

BristolSFRA_Defended_2020_0100_T0001_F0100_depth	0.00m
BristolSFRA_Defended_2020_0100_T0001_F0100_level	0.00mAOD
BristolSFRA_Defended_2020_0200_T0200_F0002_depth	0.00m
BristolSFRA_Defended_2020_0200_T0200_F0002_level	0.00mAOD
BristolSFRA_Defended_2020_1000_T0012_F1000_depth	0.16m
BristolSFRA_Defended_2020_1000_T0012_F1000_level	7.71mAOD
BristolSFRA_Defended_2020_1000_T1000_F0012_depth	0.00m
BristolSFRA_Defended_2020_1000_T1000_F0012_level	0.00mAOD
BristolSFRA_Defended_2080_0100_T0001_F0100cc70_depth	0.17 m
BristolSFRA_Defended_2080_0100_T0001_F0100cc70_level	7.72mAOD
BristolSFRA_Defended_2080_0200_T0200_F0002cc70_depth	0.00m
BristolSFRA_Defended_2080_0200_T0200_F0002cc70_level	0.00mAOD
BristolSFRA_Defended_2120_0100_T0001_F0100cc70_depth	0.21m
BristolSFRA_Defended_2120_0100_T0001_F0100cc70_level	7.76 mAOD
BristolSFRA_Defended_2120_0200_T0200_F0002cc70_depth	0.28m
BristolSFRA_Defended_2120_0200_T0200_F0002cc70_level	7.83mAOD

Undefended

BristolSFRA_UnDefended_2020_0100_T0001_F0100_level	0.00mAOD
BristolSFRA_UnDefended_2020_0200_T0200_F0002_level	0.00mAOD
BristolSFRA_UnDefended_2020_1000_T0012_F1000_level	7.72mAOD
BristolSFRA_UnDefended_2020_1000_T1000_F0012_level	0.00mAOD
BristolSFRA_UnDefended_2080_0100_T0001_F0100cc35_level	0.00mAOD
BristolSFRA_UnDefended_2080_0100_T0001_F0100cc70_level	7.73mAOD
BristolSFRA_UnDefended_2080_0200_T0200_F0002cc70_level	0.00mAOD
BristolSFRA_UnDefended_2120_0100_T0001_F0100cc35_level	7.64mAOD
BristolSFRA_UnDefended_2120_0100_T0001_F0100cc70_level	7.77mAOD
BristolSFRA_UnDefended_2120_0200_T0200_F0002cc70_level	7.74mAOD

NB 0.00 (m or mAOD) indicates the data does not reach the site.

Levels and depths have been extracted based upon the site boundary plan provided.

Appropriate usage and limitations

Customers & Engagement, Wessex
 The Environment Agency, Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS
 Email: wessexenquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

If you intend undertaking a FRA for a planning application using climate change flood level information supplied in this letter, you should consider whether it is appropriate in light of a range of potential allowances for fluvial flood flow now advised in current planning guidance on 'Flood risk assessments: climate change allowances'. The relevant guidance is available at the following link:
<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>.

We advise that when preparing a Flood Risk Assessment (FRA) to support a development proposal in this location you should refer to the Bristol City Council's SFRA Reports Level 1 and 2, which are available to download via Bristol City Council's website: <https://www.bristol.gov.uk/planning-and-building-regulations/planning-policy/planning-evidence>

This report specifically identifies usage of the version 19 model and suitability for setting finished floor levels for development on page 31.

This report also provides clarification for the conditions set during the defended and undefended scenarios.

Defence	Defended Condition	Undefended Condition
Northern Storm Water Interceptor	Open	Closed
Junction Lock Flood Gates	Closed	Open
Raised flood Defence Walls at Totterdown	Raised	Removed
Tidal Flaps to the River Avon	Operational	Operational
Netham Lock	Closed	Open

Model Versions

Please note that the data provided in this Product 4 is from version 19 of the Bristol SFRA 2019 model. If you require a copy of the version 19 model, please contact BCC direct at flood.data@bristol.gov.uk.

Currently model version v19 is the only version that has been agreed for use and verified by the Environment Agency.

This model has been further developed by Edenvale Young (EDY) up to version 22+. If you wish to use this model, please contact EDY to enquire about licensing and model improvements. Any use of model versions other than version 19 would require site specific verification of the underlying model.

Planning Advice

We now charge for aspects of discretionary planning advice including pre-application enquiries. This approach provides advice to developers in two ways. Firstly, there is the provision of 'free' high level advice available to everyone where we give a preliminary opinion on a proposed development. This sets out the environmental constraints together with any issues this raises for us. Should you wish us to obtain more detailed advice, we may be able to provide this through our discretionary chargeable scheme aimed at recovering our costs. If you have questions regarding elements of your enquiry related to Planning and Development, please contact our Sustainable Places team on NWX.SP@environment-agency.gov.uk.

Flood Defences

Customers & Engagement, Wessex
The Environment Agency, Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS
Email: wessexenquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

Please find enclosed details of Flood Defences within the vicinity of the site boundary. This information has been taken from our Asset Information Management System database (AIMS).

Please note that flood defences can increase water levels elsewhere e.g., through channels being restricted by defences, or because defences prevent flood water flowing back into the river channel.

Extreme Tide Level (Still Water) Information

IMPORTANT. If you are carrying out a Flood Risk Assessment you should also review the Still Water Tide Level data from the Coastal Flood Boundary Study 2018. You should be mindful that in some locations the predicted Still Water Tide Levels are higher than the locally modelled water levels provided above. When this is the case the higher water levels should be taken into account in your Flood Risk Assessment. The Still Water Tide levels have been uplifted from the Baseline year of 2017 to current day and for future years.

For more information on climate change allowances please see guidance on the Gov.UK website here: [Flood risk assessments: climate change allowances - GOV.UK](#)

The updated Still Water Tide Level Data (baseline 2017) from the Coastal Flood Boundary Study 2018 is also available to download from our [data.gov.uk](#) site. Please search for 'Coastal Design Sea Levels'.

For your information you can view the Coastal Flood Boundary Study 2018 technical summary report and the user guide below.

<https://www.gov.uk/government/publications/coastal-flood-boundary-conditions-for-uk-mainland-and-islands-design-sea-levels>

Environmental Permit for Flood Risk Activities

In addition to any other permission(s) that you may have already obtained e.g., planning permission, you may need an environmental permit for flood risk activities (formerly known as Flood Defence Consent prior to 06 April 2016) if you want to do work:

- in, under, over or near a main river (including where the river is in a culvert)
- on or near a flood defence on a main river
- in the flood plain of a main river
- on or near a sea defence

For further information and to check whether a permit is required please visit:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

For any further advice, please contact your local Environment Agency Office, at

bridgwater.frap@environment-agency.gov.uk.

Further Information

We advise that you also contact the Flood Risk Management Team, on 01179 223206, or by email, flood.data@bristol.gov.uk, at Bristol City Council, City Hall, PO Box 3399, Bristol BS1 9NE as they may be able to provide further advice with respect to localised flooding and drainage issues. For an interactive webmap showing flood risk information in Bristol please visit <http://maps.bristol.gov.uk/bfrm/>

Further details about the Environment Agency information supplied can be found on our website:

<https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather>

If you have requested this information to help inform a development proposal, then you should note the information on GOV.UK on the use of Environment Agency Information for FRAs:

<https://www.gov.uk/planning-applications-assessing-flood-risk>

Customers & Engagement, Wessex

The Environment Agency, Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS

Email: wessexenquiries@environment-agency.gov.uk

www.environment-agency.gov.uk

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

We hope you find this information helpful, and it is provided subject to the guidance below, which we strongly recommend you read.

Yours sincerely,

Nicola Jess

Customers & Engagement, Wessex
The Environment Agency, Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS
Email: wessexenquiries@environment-agency.gov.uk

Enc: Use of Environment Agency Information for Flood Risk Assessments (below)
UKCP18 Climate Change Briefing Note
332061-WX Node Location Map
332061-WX Node Data
332061-WX Defence Map
332061-WX Defence Data

Customers & Engagement, Wessex
The Environment Agency, Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS
Email: wessexenquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

VAT No: 662 4901 34

Use of Environment Agency Information for Flood Risk Assessments (FRAs)

Important

Use of Environment Agency data: you should note that

1. Information supplied by the Environment Agency may be used to assist in producing a Flood Risk Assessment (FRA) where one is required, but the use of Environment Agency information does not constitute such an assessment on its own.
2. As part of your data request, we have provided all of the modelled data we hold for your location. Please note that some of our modelled information may have been produced for purposes other than for flood zone generation. This may mean that some of the modelled data you have been provided with has a lower confidence level, and has not been used in producing our flood map, nor definitively reflects the predicted flood water level at the property/development site scale. To check the suitability of the use of this information in your FRA please contact your local Partnership & Strategic Overview (PSO) team.
3. This information covers flood risk from main rivers and the sea, and you will need to consider other potential sources of flooding, such as groundwater or surface water runoff. The information produced by the Local Planning Authority and the Lead Local Flood Authority (LLFA) may assist in assessing other sources of flood risk.
4. Where a planning application requires a FRA and this is not submitted or deficient, the Environment Agency may well raise an objection.
5. For more significant proposals in higher flood risk areas, we would be pleased to discuss details with you ahead of making any planning application, and you should also discuss the matter with your Local Planning Authority.

Pre-Planning Advice from the Environment Agency

If you have requested this information to help inform a development proposal, then we recommend that you undertake a formal pre-application enquiry using the form available from our website:

Pre-application Preliminary Opinion:

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Pre-application Charged Service:

<https://www.gov.uk/government/publications/planning-advice-environment-agency-standard-terms-and-conditions>

Depending on the enquiry we may also provide advice on other issues related to our responsibilities, including flooding, waste, land contamination, water quality, biodiversity, navigation, pollution, water resources, foul drainage or Environmental Impact Assessment.

Flood Risk Assessment (FRA) Guidance

You should refer to the Planning Practice Guidance of the National Planning Policy Framework (NPPF) and the Environment Agency's Flood Risk Standing Advice for information about Flood Risk Assessment (FRA) for new development in the different Flood Zones. These documents can be accessed via:

National Planning Policy Framework Planning Practice Guidance:

<http://planningguidance.planningportal.gov.uk/>

Environment Agency advice on FRAs:

Customers & Engagement, Wessex

The Environment Agency, Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS

Email: wessexenquiries@environment-agency.gov.uk

www.environment-agency.gov.uk

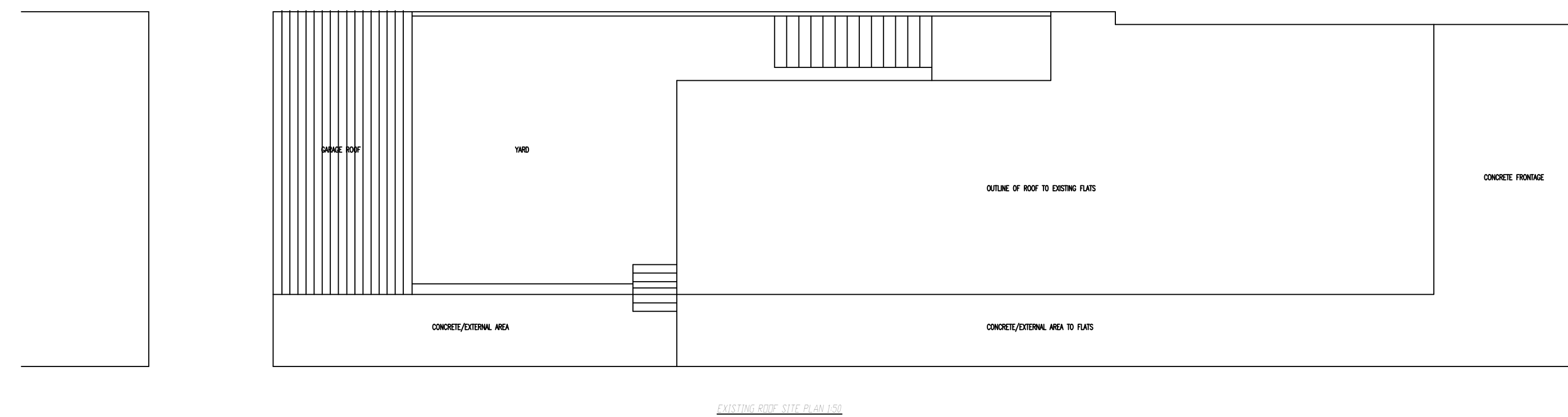
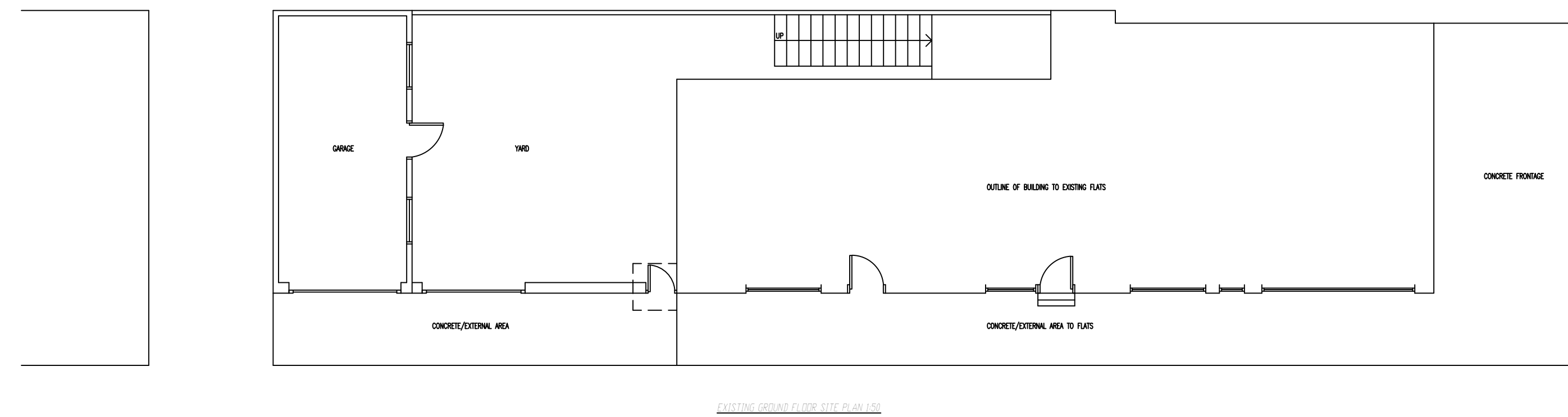
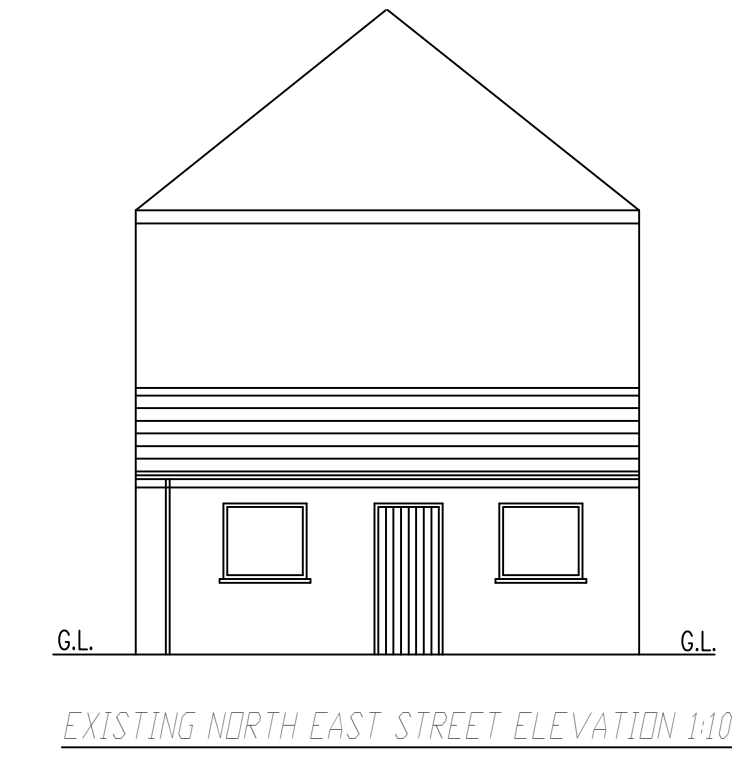
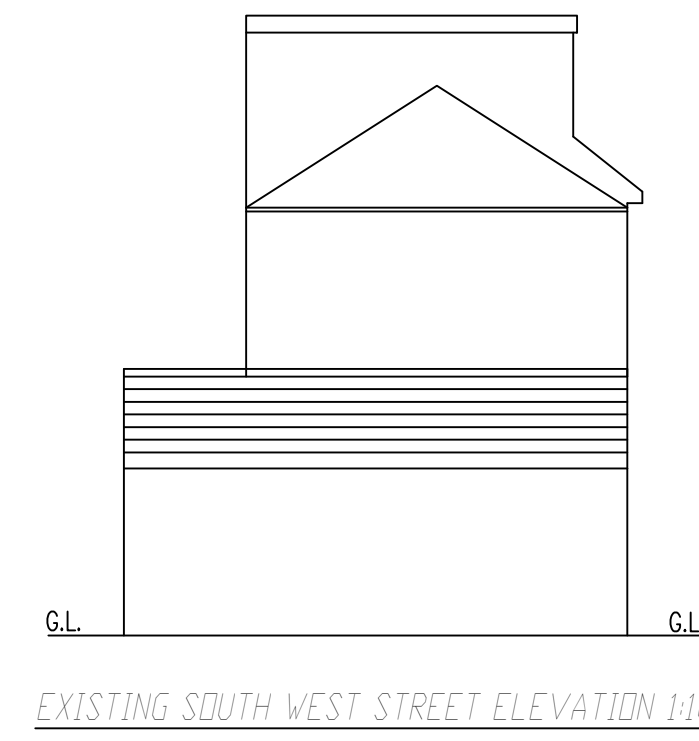
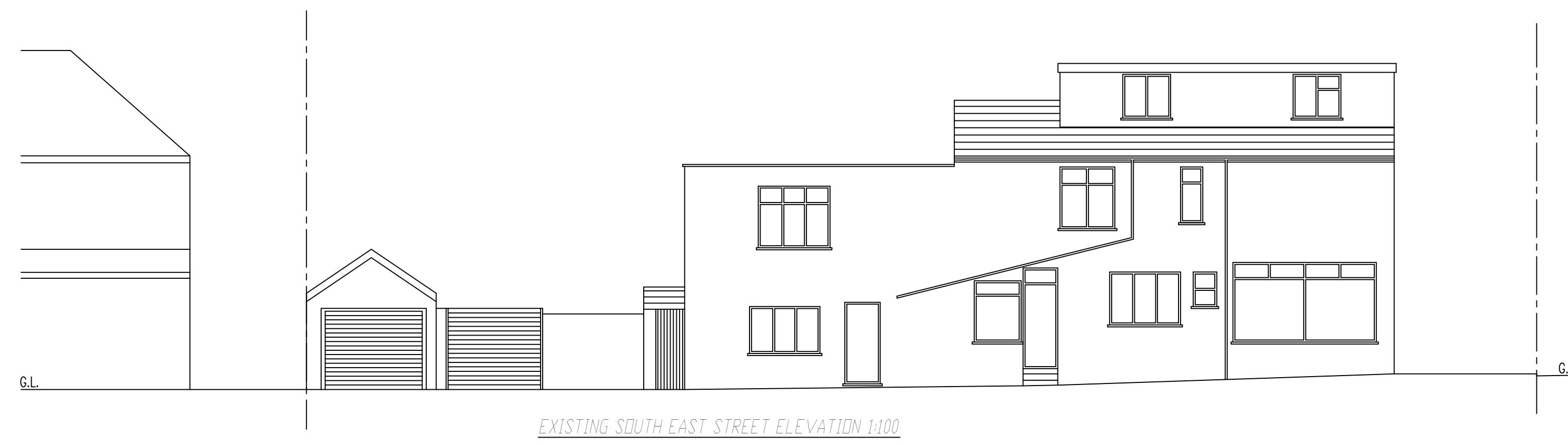
<https://www.gov.uk/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>

<https://www.gov.uk/government/publications/planning-applications-assessing-flood-risk>

Strategic Flood Risk Assessment (SFRA)

You should also consult the Strategic Flood Risk Assessment (SFRA) produced by your Local Planning Authority (LPA). Most level 1 & 2 SFRA documents are available on the LPA's website.

ANNEX B SITE PLANS



NOTES

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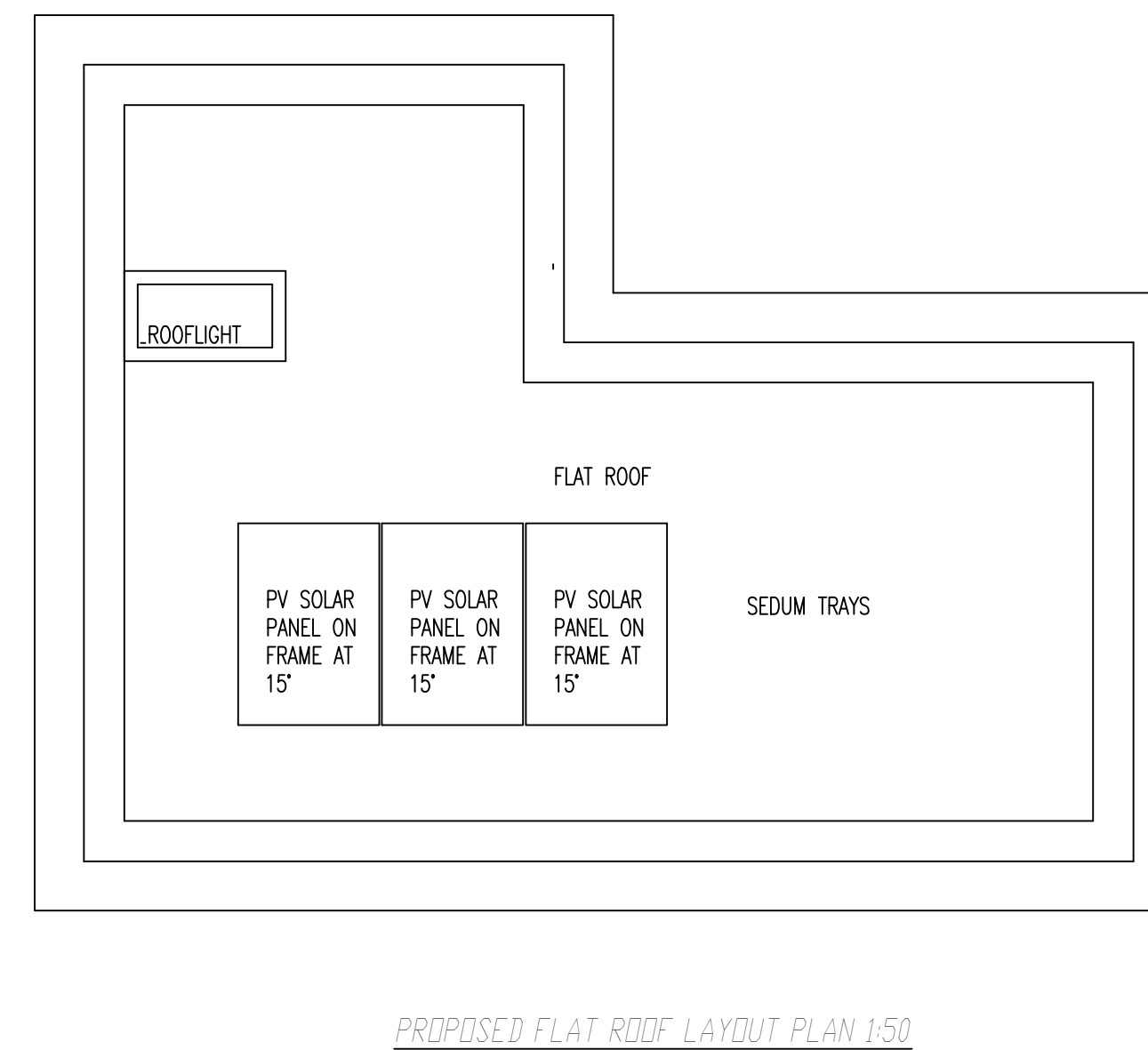
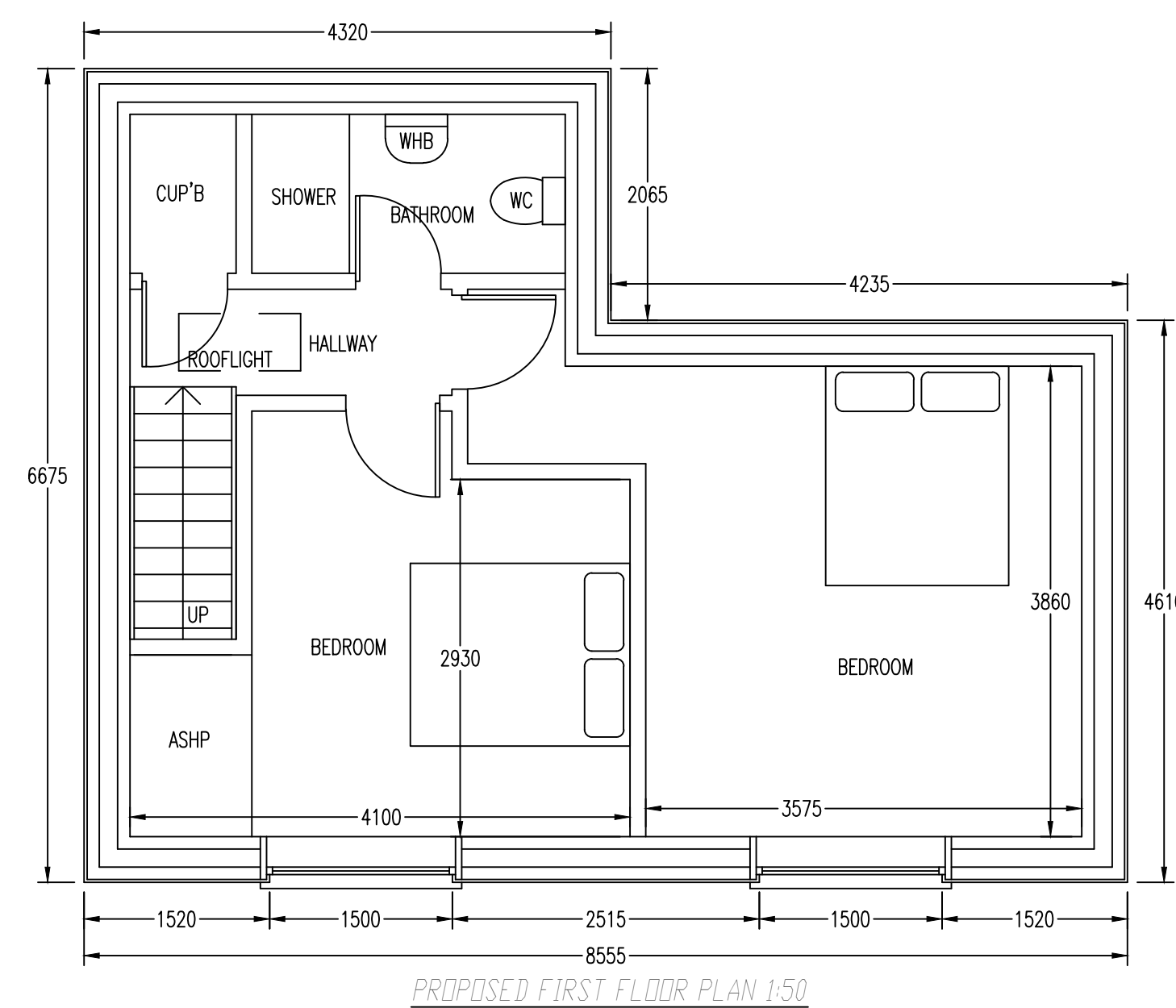
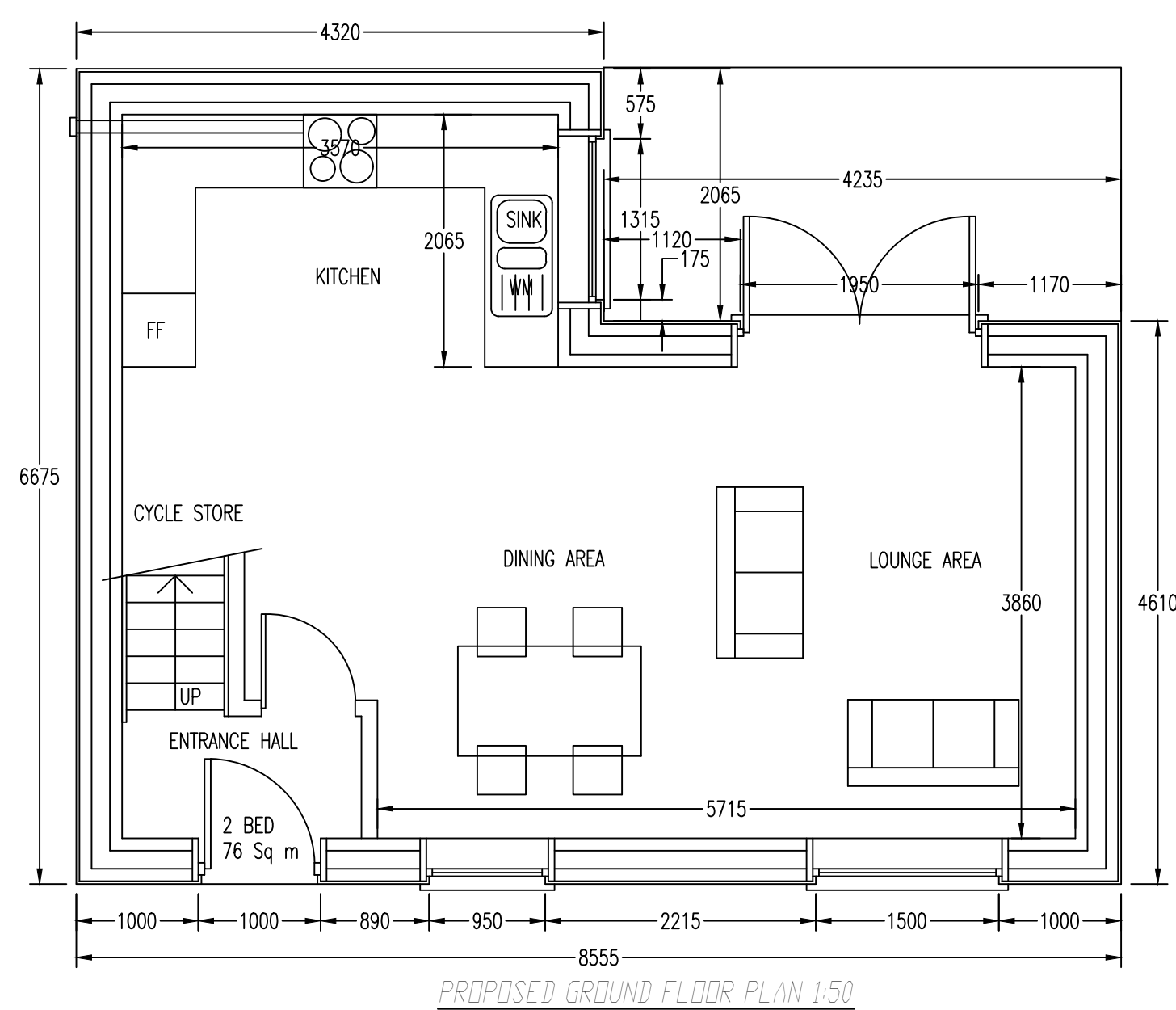
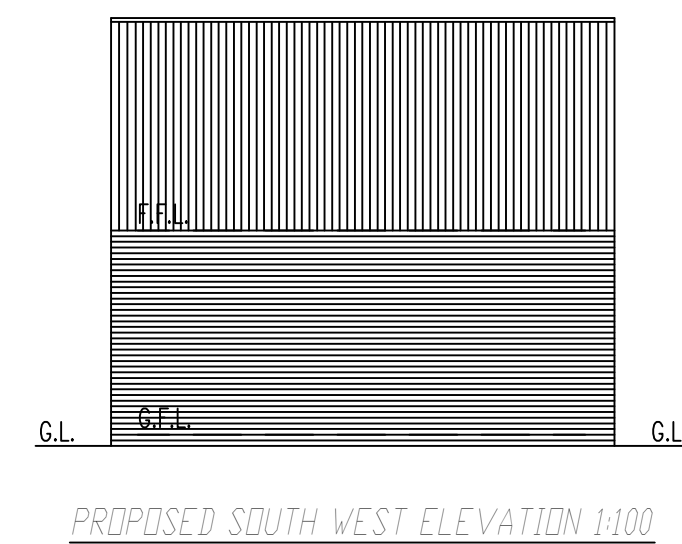
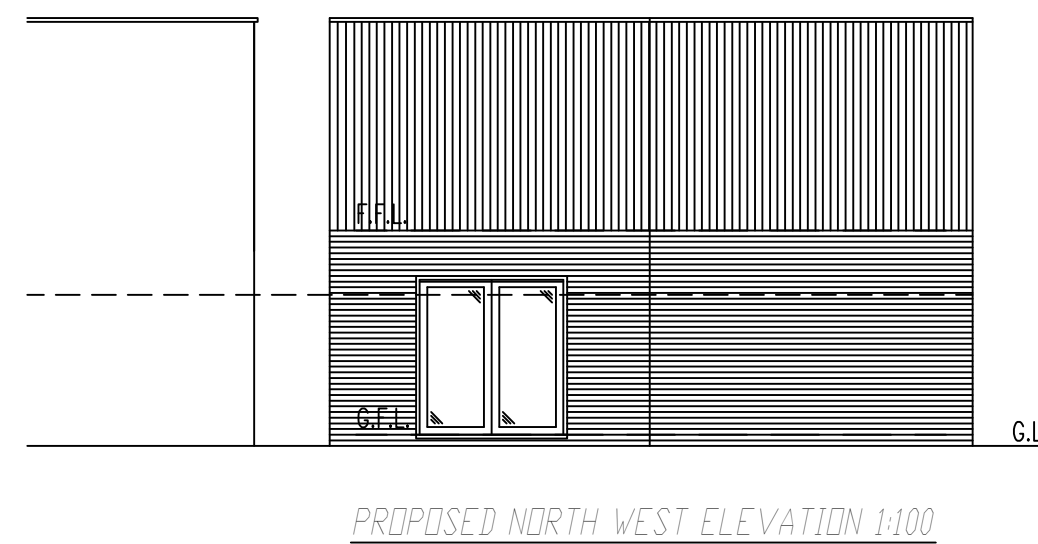
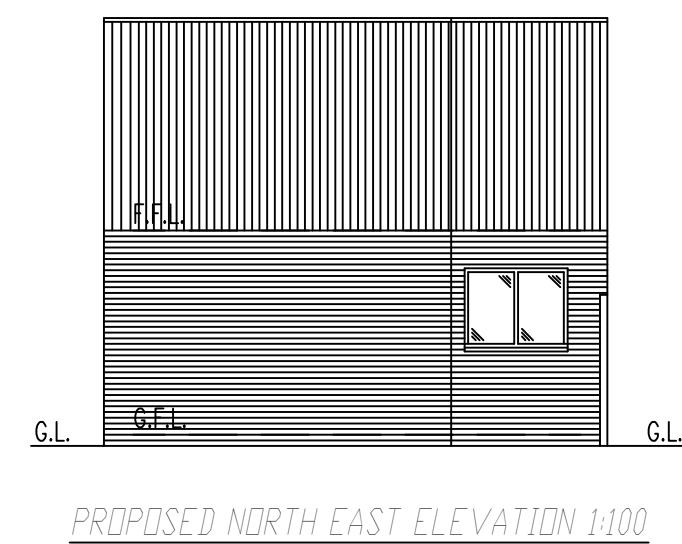
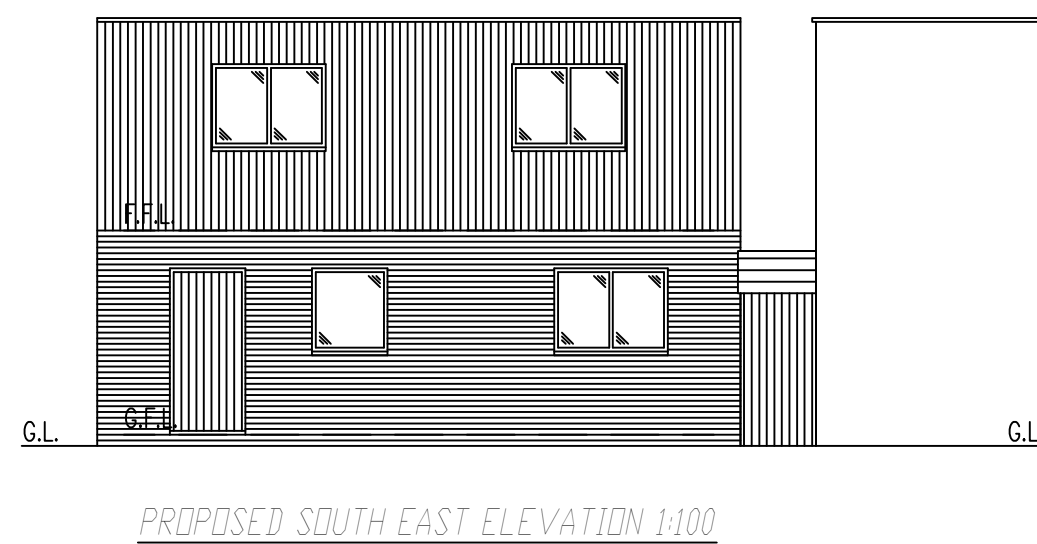
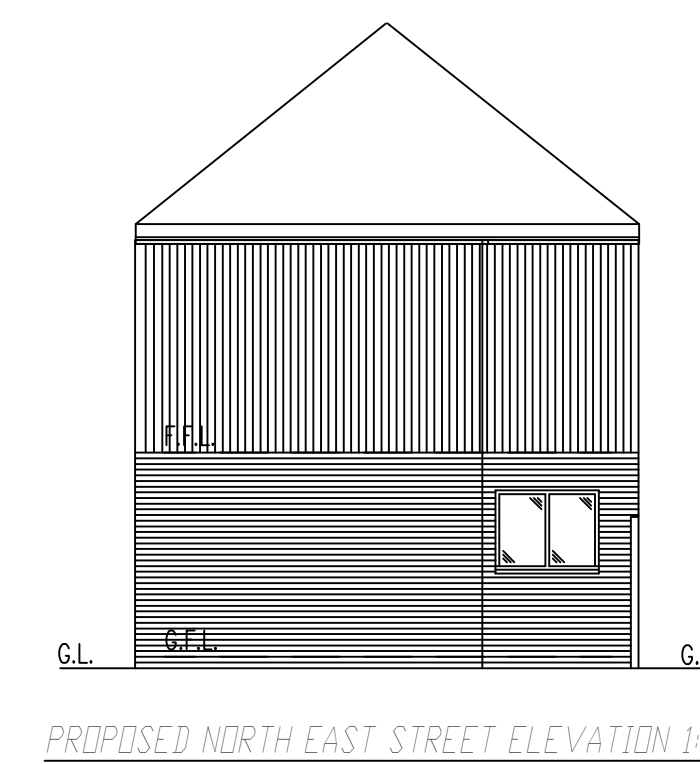
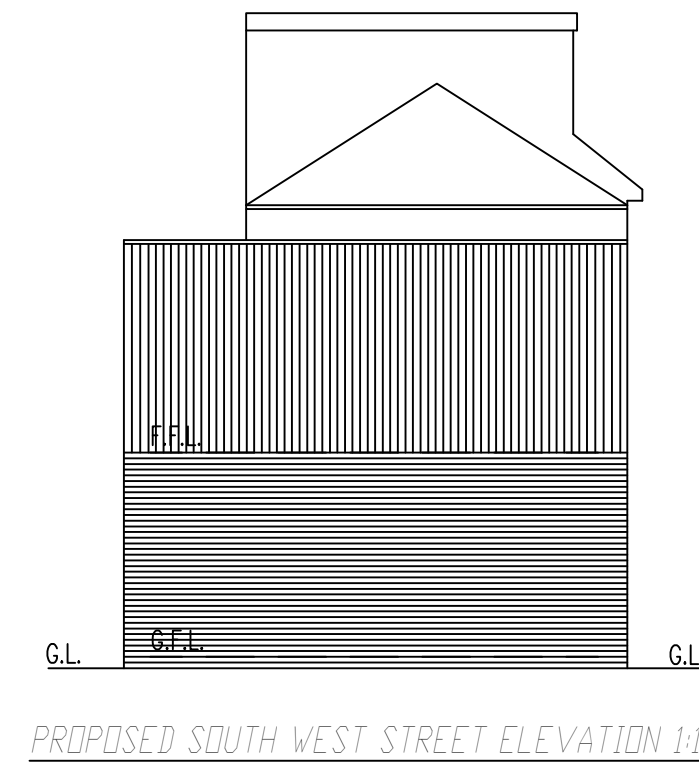
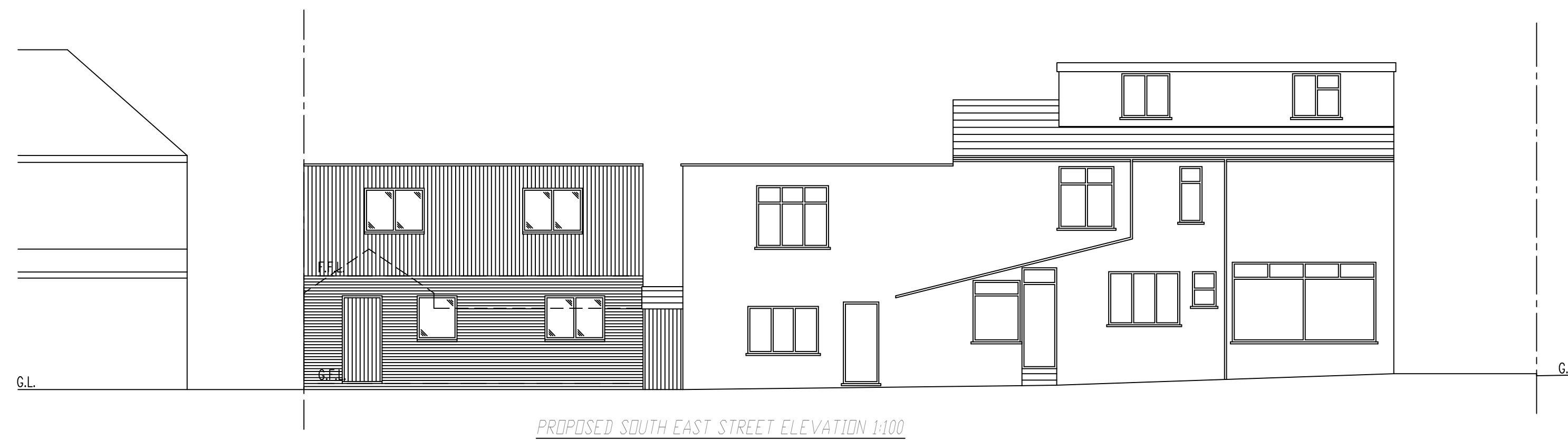
**DEMOLISH GARAGE AND
 CREATE NEW DWELLING.**

**EXISTING PLANS AND
 ELEVATIONS.**

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SHEET 1 OF 3

Drawn	SRT
Date	AUGUST 2023
Scale	1:50 & 1:100 @ A1
Drawing No.	50648-1
Rev.	A



A. PLANNING APPLICATION - OCTOBER 2023
 B. PLANNING APPLICATION - OCTOBER 2023

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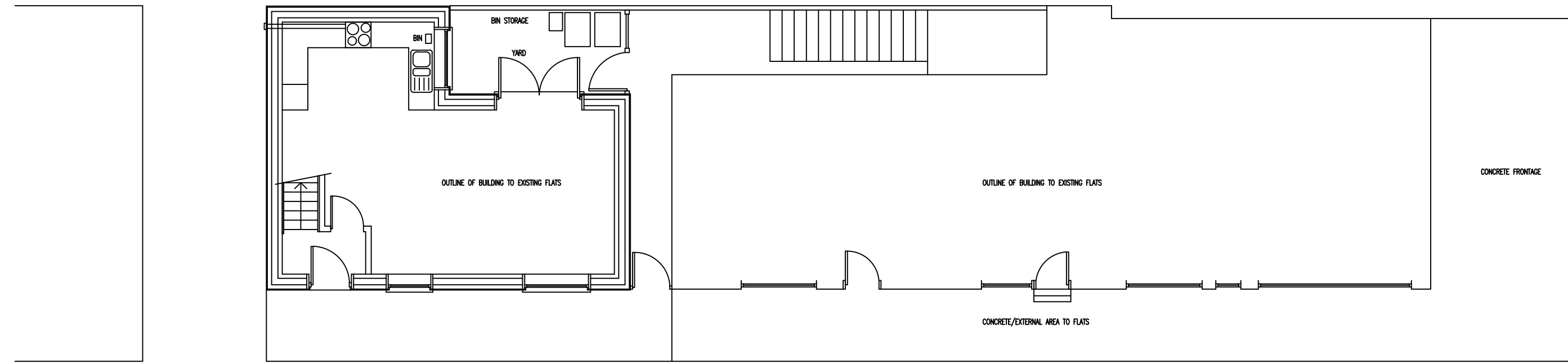
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**DEMOLISH GARAGE AND
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**PROPOSED PLANS AND
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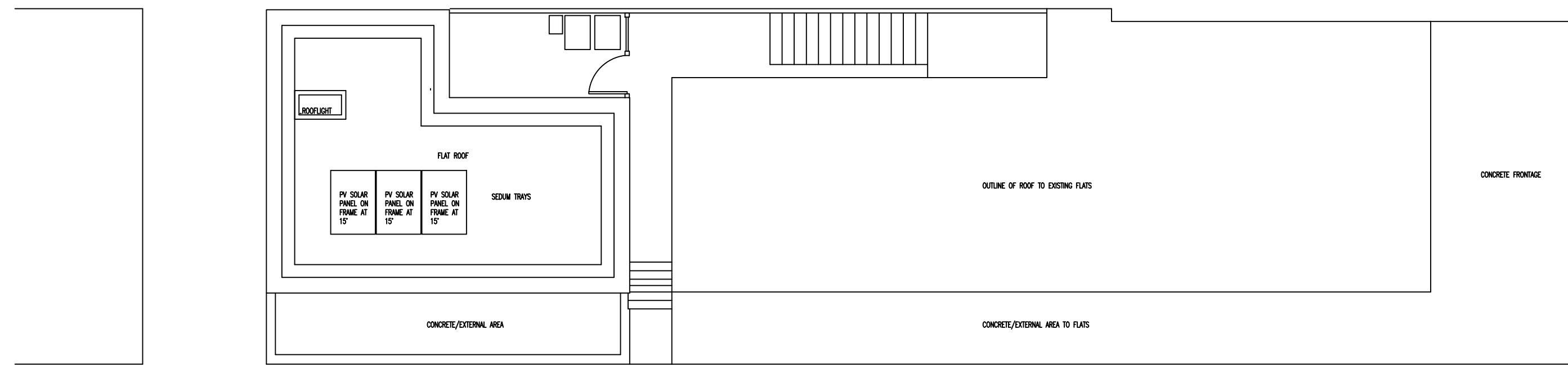
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SHEET 2 OF 3

Drawn	SRT
Date	AUGUST 2023
Scale	1:50 & 1:100 @ A1
Drawing No.	50648-2
Rev.	B



FORMER GROUND FLOOR PLAN @ 1:50



FORMER 1ST FLOOR PLAN @ 1:50

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PLANNING APPLICATION

**BUILDING
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Project Title
**DEMOLISH GARAGE AND
 CREATE NEW DWELLING.**

**EXISTING PLANS AND
 ELEVATIONS.**

**172 RALEIGH ROAD
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SHEET 3 OF 3

Drawn	SRT
Date	AUGUST 2023
Scale	1:50 & 1:100 @ A1
Drawing No.	50648-3
Rev.	A

10cm