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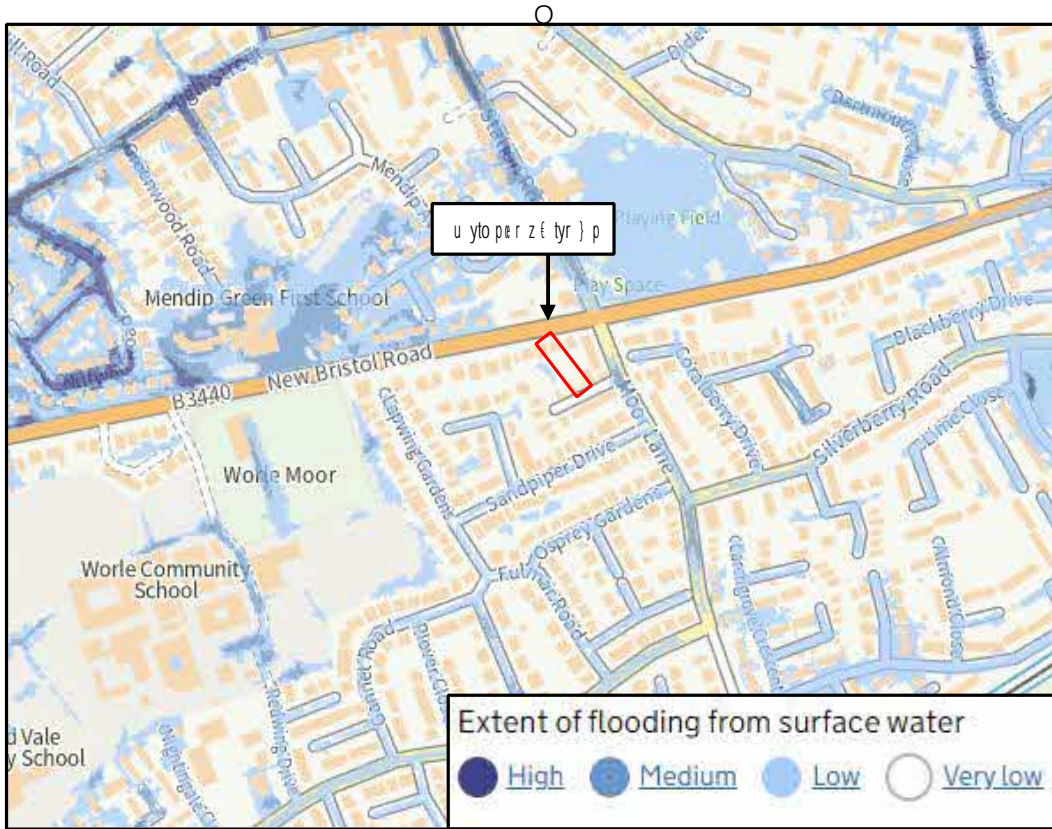
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• j k a d f h d h b k o c r h z e g h q d h i c j k a q k u o u k m p y c b o k g e g e a r p a p t r a k x k r h i c e f h t q o c ~ t r a l ~ - c

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• j k f k i h f c . a j k a d f h d h b k o c r h z e g h q d h i c j k a q k u o u k m p y c b o k g e g e a r p a p t r a k x k r h i c e f h t q o c ~ t r a l ~ - c

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tQ † g w Qv f g c h l n v h j f g Q m d h i f e c Q b g e Q h d v i g j n d c Q h f Q p d Q k o f f e Q l d c j o j d g h l d c j c h b g h Q y i d l d Q z f c c j p o d t Q s n l h i d l O b e q j v d Q j c Q b l d b c Q b t Q j c x Q f k Q f e j g s Q c Q b q b j o p a l Q f m Q m z l f a j g s Q o f e Q d c j d g v d Q f k Q d y Q a n j e j g s c O b q b j o p a l Q h Q t z % % y y t z o g g j s z f l h b s f g t n x % z o b e c p % % o f e z d l k l m b g v d t z e k O

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FLOOD ALERT	FLOOD WARNING	SEVERE FLOOD WARNING
<p>What it means Flooding is possible. Be prepared.</p> <p>What to do</p> <ul style="list-style-type: none"> • Be prepared to act on your flood plan. • Prepare a flood kit of essential items. • Monitor local water levels on our website. 	<p>What it means Flooding is expected. Immediate action required</p> <p>What to do</p> <ul style="list-style-type: none"> • Protect yourself, your family and help others. • Move family, pets and valuables to a safe place. • Keep a flood kit ready. • Turn off gas, electricity and water supplies if safe to do so. • Put flood protection equipment in place. 	<p>What it means Severe flooding. Danger to life.</p> <p>What to do</p> <ul style="list-style-type: none"> • Stay in a safe place with a means of escape. • Be ready should you need to evacuate from your home. • Co-operate with the emergency services. • Call 999 if you are in immediate danger.

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By utilising flood information obtained from the EA, this investigation has shown that the proposed development at 84 New Bristol Road is protected from tidal flooding considering all return periods. In the undefended scenario, the site is at risk of flooding to depths of up to 0.93m during the 1 in 200 year flood event, 2.14m during the 1 in 200 year + CC flood event and 1.17m during the 1 in 1000 year flood event. Therefore, it is considered to be in defended Flood Zone 3.

It is anticipated that the site would be protected from tidal flooding for the lifetime of the development as the current defences protect the entire area and population of Weston-Super-Mare. The site is at residual risk of tidal flooding if defences were to fail.

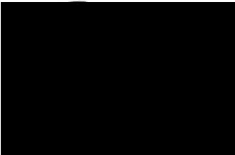
Despite the site being protected from tidal flooding, mitigation measures have been recommended which include the use of flood resilient measures where appropriate.

The main access and egress route for the site is via New Bristol Road. It is anticipated that inhabitants would receive sufficient flood warning in order to undertake evacuation prior to a tidal flood event by following mitigation measures of being connected to the Environment Agency's Flood Warning System for the area. If floodwaters are observed on the New Bristol Road precautions should be taken and refuge should be sought, until the flood levels have subsided. This can be achieved by the 'safe haven' provided in the proposed dwelling which will be above the outlined flood levels.

According to PPG a residential dwelling is classified as "More Vulnerable". Referring to PPG Table 3 if a "More Vulnerable" development is located in Flood Zone 3 then the Sequential and Exception Tests apply. This has been considered within the dedicated document to be read in conjunction with this report.

Based on the findings of this study, with regard to the criteria outlined in both the guidance outlined by NPPF and PPG the development is deemed appropriate on this site from a flood risk perspective.

Yours sincerely
For and on behalf of Nijhuis Industries Ltd

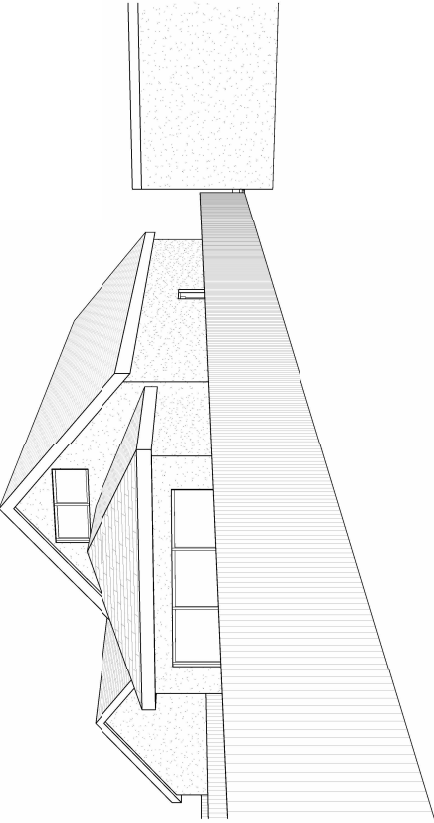
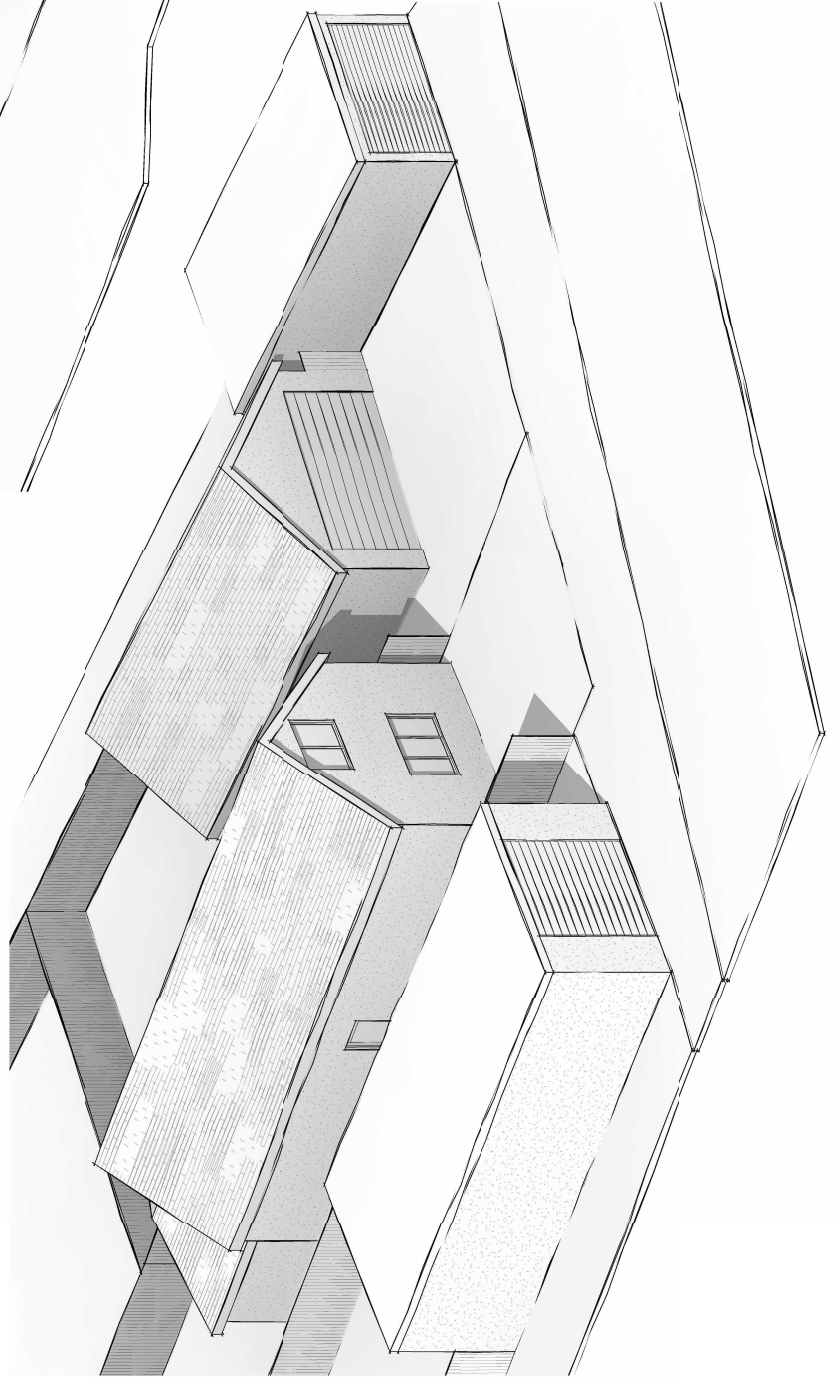
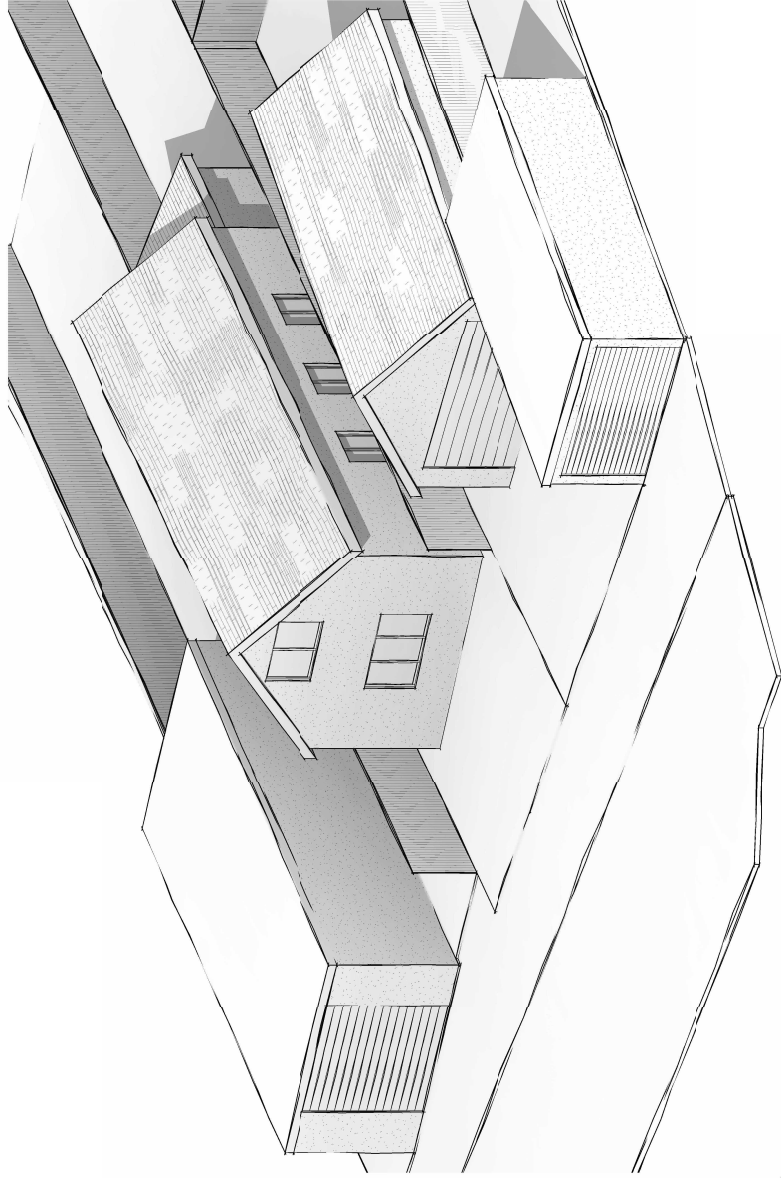


Georgia Spence
Graduate Field Scientist – Flood Water Management


Enc.

Annex A
Annex B

Site Plans
EA Flood Information



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	<p>6.1 Where we have supplied model data which may include model inputs or outputs you agree to supply to the Environment Agency copies of any assessments/studies and related outputs, modifications or derivatives created pursuant to the supply to you of the Information, all of which are hereinafter referred to as “the Data”.</p> <p>6.2 You agree, in the public interest to grant to the Environment Agency a perpetual royalty free non-exclusive licence to use the Data or any part thereof for its internal purposes or to use it in any way as part of Environment Agency derivative products which it supplies free of charge to others such as incorporation into the Environment Agency's Open Data mapping products.</p>
Information Warnings	<p>Please be aware that model data is not raw, factual, or measured but comprises of estimations or modelled results based on the data available to us.</p> <p><i>Any 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></p>
Attribution	<p>Contains Environment Agency information © Environment Agency and/or database rights. Contains Ordnance Survey data © Crown copyright 2019 Ordnance Survey 100024198.</p>

Further Information

We advise that you also contact the Flood Risk Department, floodrisk@n-somerset.gov.uk , telephone 01934 888888. Address: North Somerset Council, Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ. For land drainage consents please contact 01275 884 574 or landdrainage@n-somerset.gov.uk.

Further details about the Environment Agency information supplied can be found on our website: <https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather>

We hope you find this information helpful.

Yours sincerely,



Chris Doyle

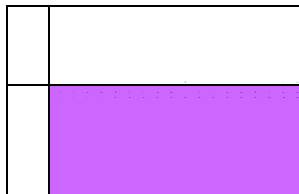
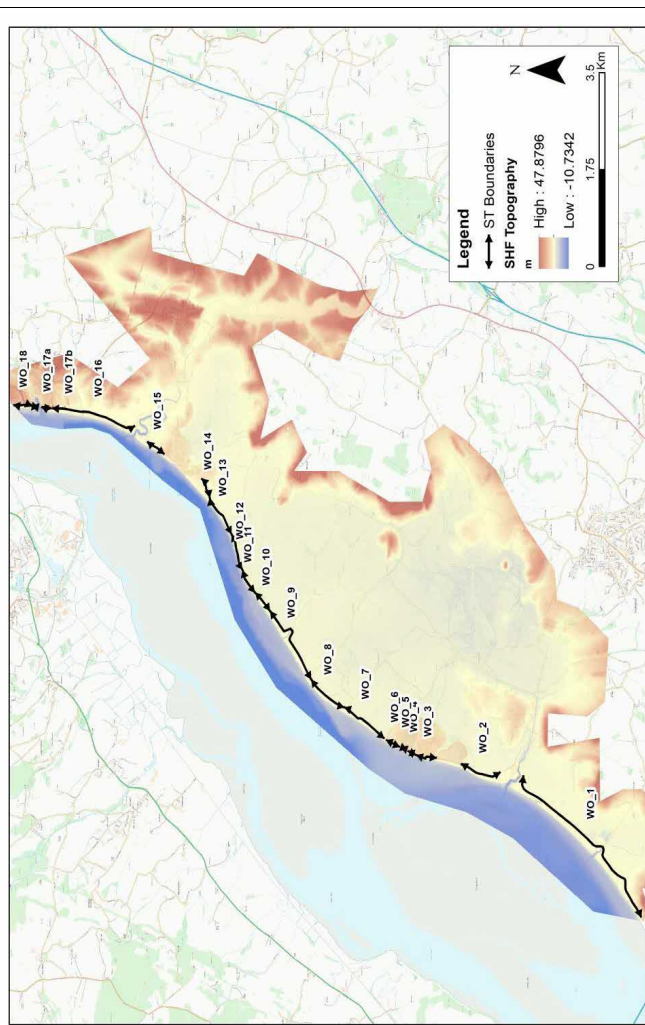
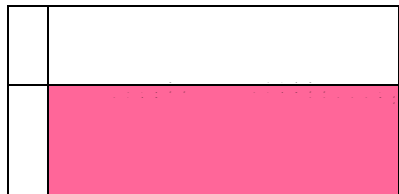
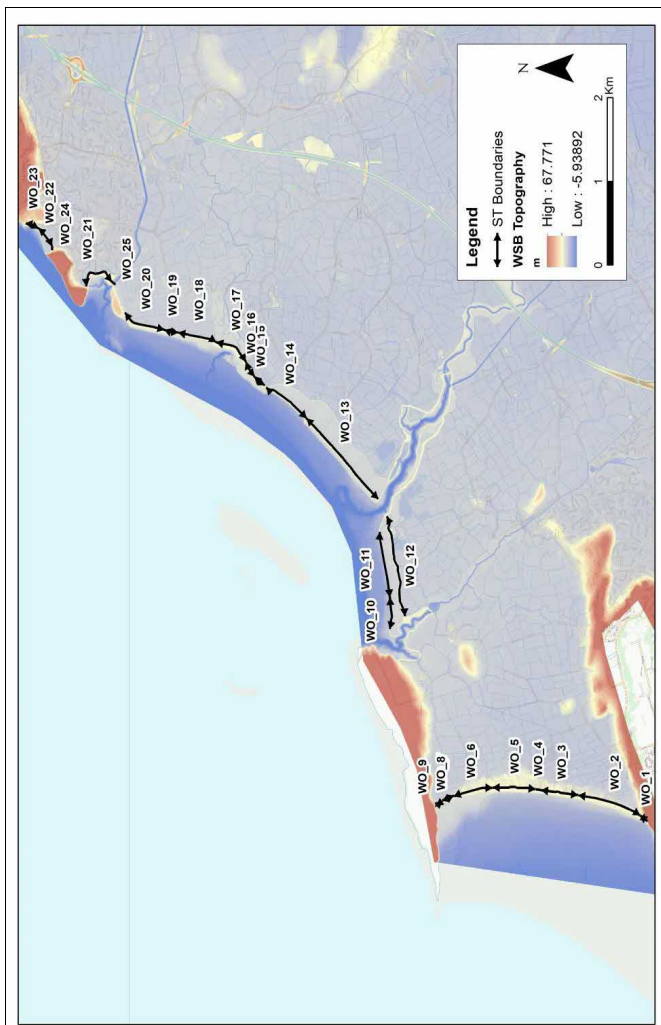
Customer & Engagement, Wessex

Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS

Email: wessexenquiries@environment-agency.gov.uk

Telephone number: 03708 506 506





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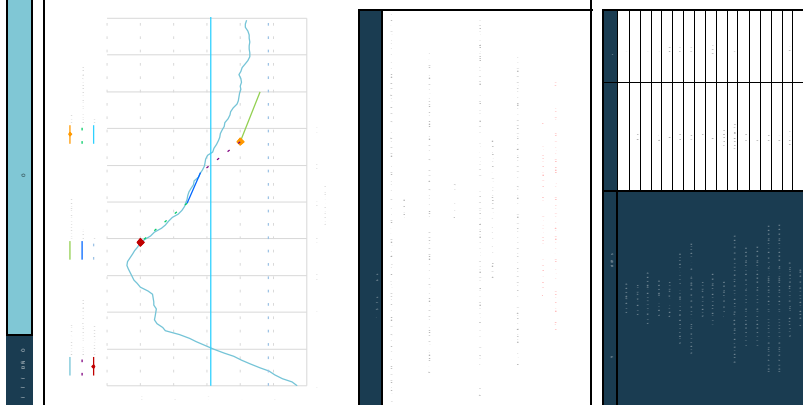
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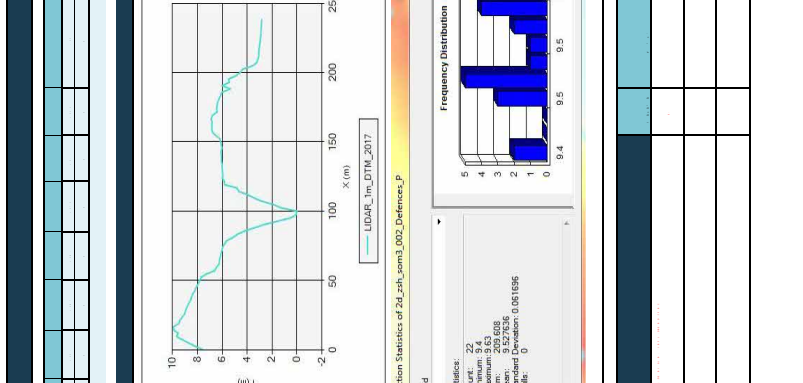
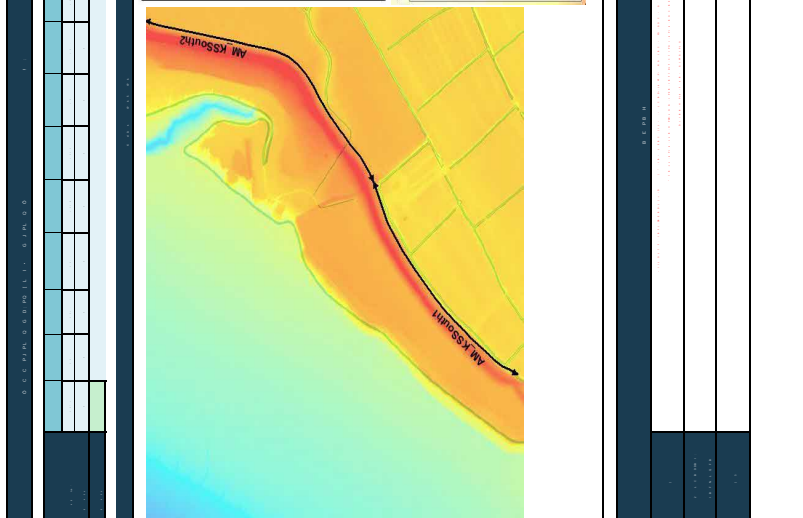
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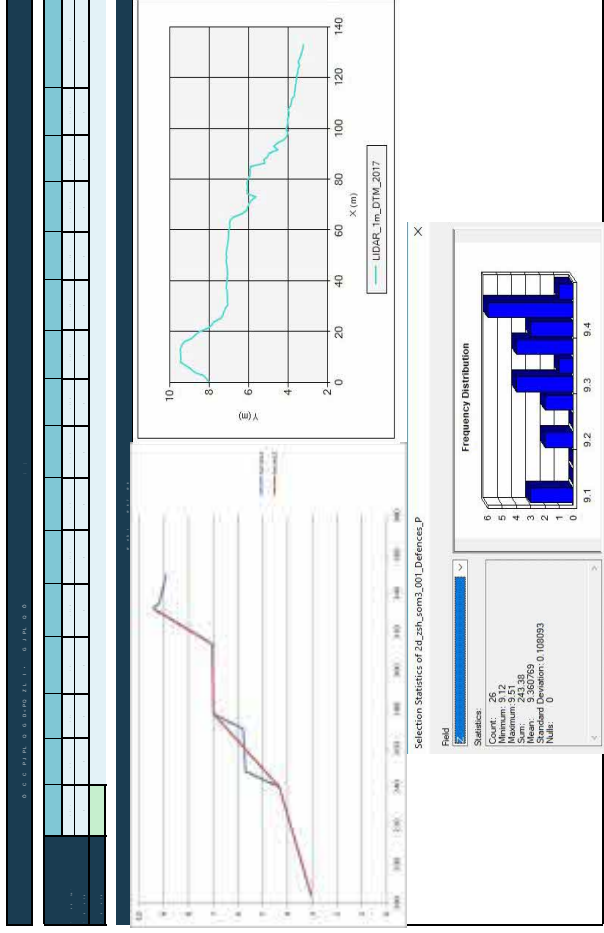
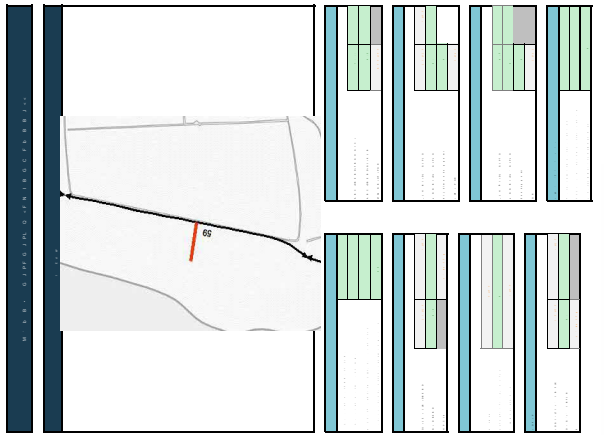
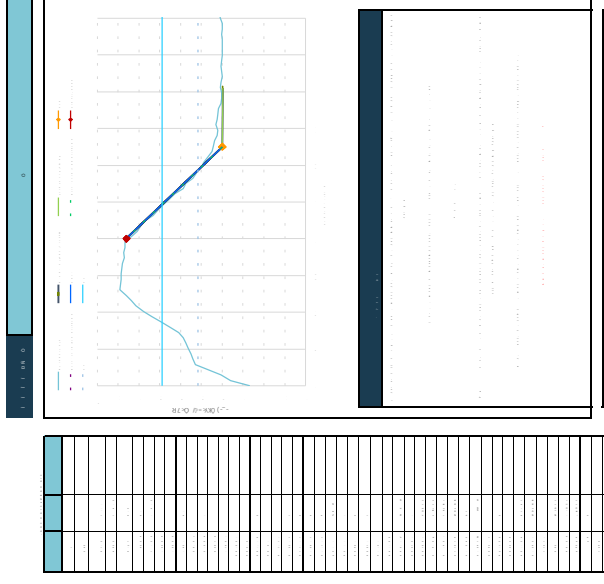


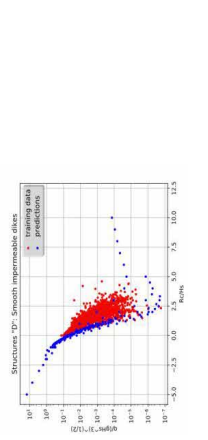
Structure "E": Composite slopes and forms.

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Structure ID	Location	Structure Type	Material	Dimensions	Volume	Weight	Windward Exposure	Leeward Exposure
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Structure ID	Location	Structure Type	Material	Dimensions	Volume	Weight	Windward Exposure	Leeward Exposure
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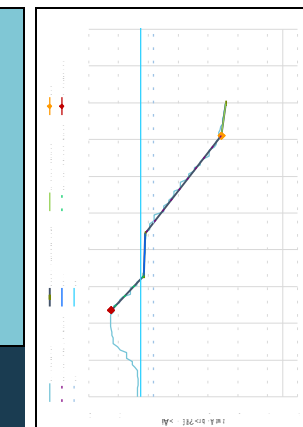
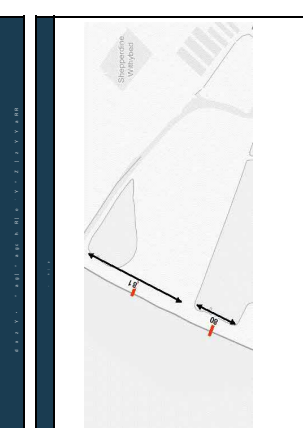
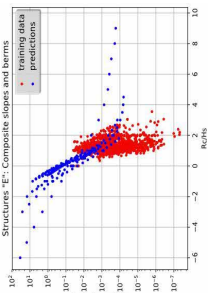


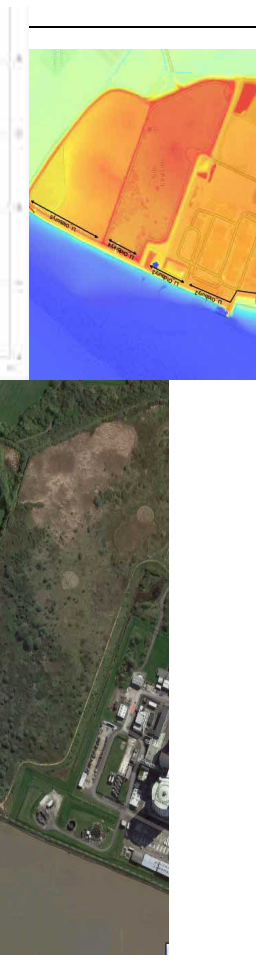
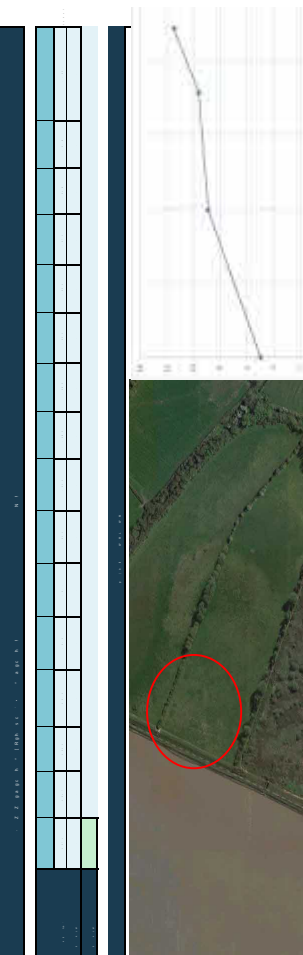
Figure 1.1: Shear force and bending moment profiles for the structures. The graphs show the internal forces along the height of the structures. The shear force profiles are shown in blue and green, and the bending moment profiles are shown in red and yellow. The structures are numbered 1 through 50.



Structure ID	Location	Structure Type	Material	Dimensions	Volume	Weight	Windward Exposure	Leeward Exposure
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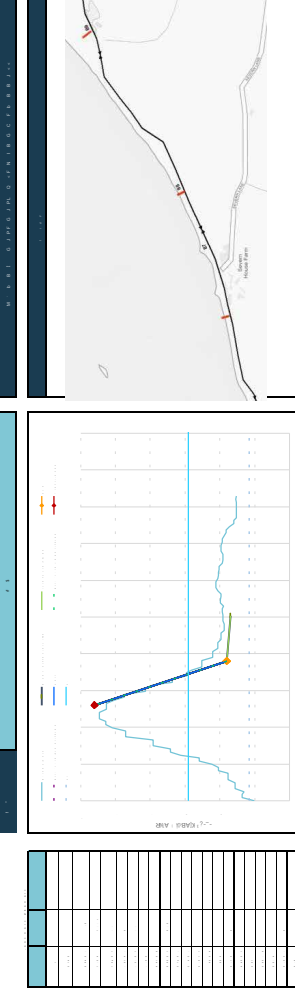


Structure ID	Location	Structure Type	Material	Dimensions	Volume	Weight	Windward Exposure	Leeward Exposure
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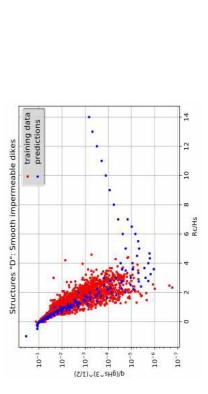


Structure ID	Location	Structure Type	Material	Dimensions	Volume	Weight	Windward Exposure	Leeward Exposure
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Navigation menu for the second page, including a JBA Consulting logo and various tool icons.

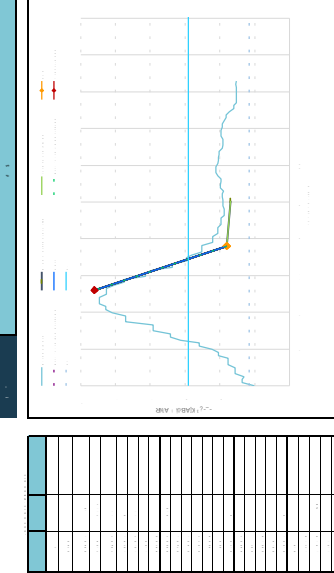
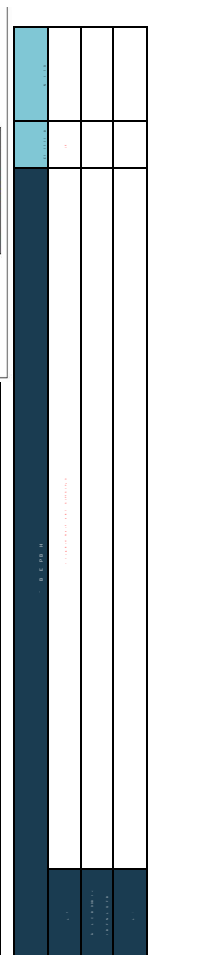
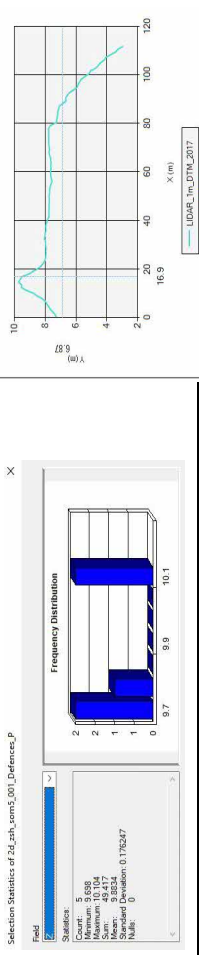


Elevation		Slope		Aspect	
Color scale legend	Legend	Color scale legend	Legend	Color scale legend	Legend



Navigation menu for the first page, including a JBA Consulting logo and various tool icons.

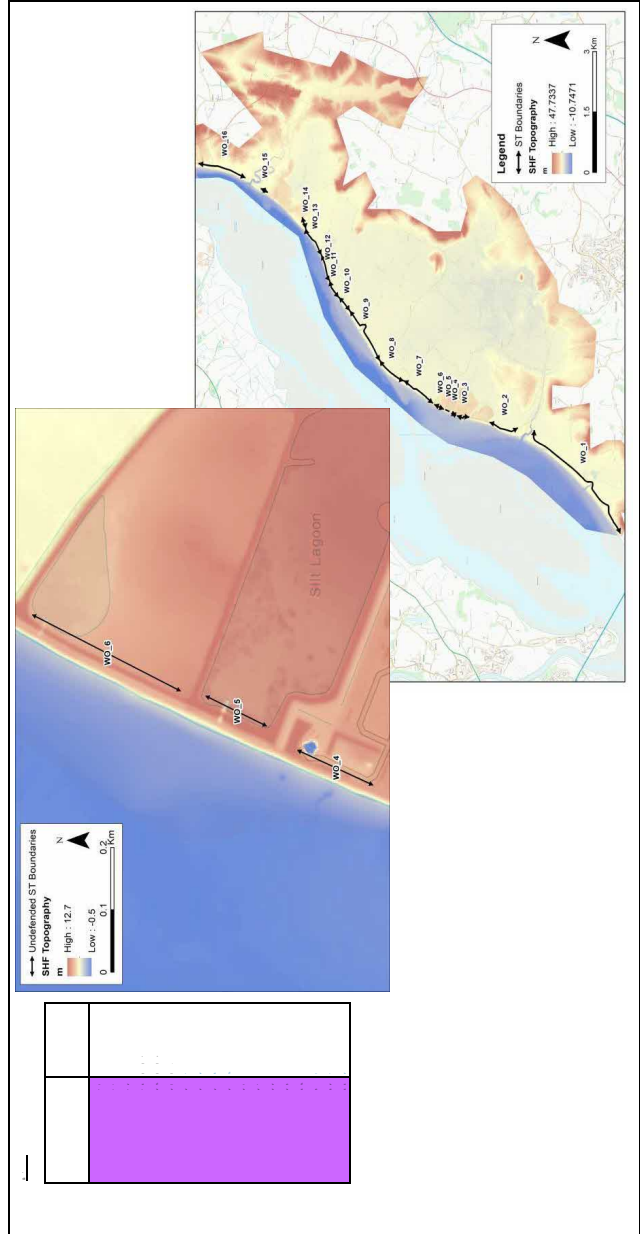
Tool icons and menu options.



Textual data or notes related to the cross-section analysis, including various parameters and values.

Distance	Elevation	Other Data
0	0.0	...
10	1.0	...
20	2.0	...
30	3.0	...
40	4.0	...
50	5.0	...
60	6.0	...
70	7.0	...
80	8.0	...
90	9.0	...
100	10.0	...
110	10.0	...
120	10.0	...





1. The map shows the Sittoung River and its tributaries, with various water objects (WO) identified along the river.

2. The map displays the Sittoung River and its tributaries, with various water objects (WO) identified along the river.

3. The map displays the Sittoung River and its tributaries, with various water objects (WO) identified along the river.

