

Marcus Fox
 First Fox
 m.fox@firstfox.co.uk
 Reach_martin@hotmail.co.uk
 Marksbbuilding@icloud.com

Our ref: 323786-WX
Date: 15th September 2023

Dear Marcus Fox,

Thank you for your enquiry which was received on 24th August 2023. 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 153-157 High Street, Worle, Weston-super-mare, BS22 6HQ NGR: ST3546362769
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 2019 Ordnance Survey 100024198.

Flood Map for Planning

The Flood Map for Planning 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 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

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 Email: wessexenquiries@environment-agency.gov.uk
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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 FRAs.

Flooding History

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
- the 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.

Strategic Flood Risk Assessment (SFRA)

When preparing a FRA to support a development proposal in this location you should refer to North Somerset's Council's SFRA website, which is available via the following link:

<https://www.n-somerset.gov.uk/my-services/planning-building-control/planning-policy/supplementary-plans-guidance/strategic-flood-risk-assessment>.

Planning

If you have questions regarding the planning nature of your enquiry, or require advice on floor levels, please contact our Sustainable Places team on NWX.SP@environment-agency.gov.uk. Please be aware that we now charge for planning advice when consulted on pre-application enquiries. This new approach provides advice to developers in two ways. Firstly, there is the provision of 'free' 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 review in detail any of these issues then we can do this through a chargeable scheme aimed at recovering our costs.

Flood Levels

Coastal/tidal flood levels and depths

The tables below show the maximum modelled tidal flood levels and depths for defended (actual situation) and undefended (natural floodplain) scenarios taken from our 2020 Woodspring Bay modelling. The annual exceedance probability (AEP) is given.

*Please note. We have provided you with climate change data based on National Planning and Policy Framework (NPPF) guidance. We advise that this data is suitable for the use in an FRA, but we also have climate change data based on UK Climate Projections 2009 (UKCP09) if required.

We advise that the extracted level and depth data provided below is suitable for use in an FRA. If you require level and depth data from additional return periods, these .asc grids can be requested as part of a Product 6.

Defended

AEP	Maximum depth (in metres)	Maximum level (mAOD)
0.1% (1 in 1000)	0.00	0.00
0.5% (1 in 200)	0.00	0.00
0.5% with CC 2068 added	0.00	0.00

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0.5% with CC 2118 added	0.55	6.40
20% (1 in 5)	0.00	0.00

Undefended

AEP	Maximum depth (in metres)	Maximum level (mAOD)
0.1% (1 in 1000)	0.89	6.75
0.5% (1 in 200)	0.66	6.52
0.5% with CC 2068 added	0.96	6.82
0.5% with CC 2118 added	1.38	7.25
20% (1 in 5)	0.40	6.25

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

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

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 website address:

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

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.

Flood Defences

We can confirm that this site is not located within 1 kilometre of any formal flood defences. However, it may benefit from assets further afield.

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.

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:

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- 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 Department, floodrisk@n-somerset.gov.uk, telephone 01934 888888, at 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, as they may be able to provide further advice with respect to localised flooding and drainage issues.

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>

<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,

Katy Barnes

Customer & Engagement, Wessex

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

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

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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/>

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Environment Agency advice on FRAs:

<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>

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