

Mr L Bowering
North Somerset Council
Development Control
Town Hall
Walliscote Grove Road
Weston-super-Mare
North Somerset
BS23 1UJ

Our ref: WX/2015/128276/01-L01
Your ref: 15/P/1918/O
Date: 15 September 2015

Dear Mr Bowering

**ERECTION OF UP TO 60 DWELLINGS WITH ACCESS FOR APPROVAL.
LAYOUT, SCALE, APPEARANCE AND LANDSCAPING RESERVED FOR
SUBSEQUENT APPROVAL LAND OFF STOWEY ROAD, YATTON**

Thank you for referring the above application, which was received on 10 August 2015.

The development is located within an area of flood zone 2 and abuts flood zone 3. The development proposals are classified as More Vulnerable development, which is an appropriate use within Flood Zone 2 according to Table 3 of the Technical Guidance to the National Planning Policy Framework, subject to passing the sequential and exception tests.

The site is located within an area which is known to be at risk from flooding. We have considered whether the proposed development would be exposed to an unacceptable flood risk or would increase the risk or extent of flooding to other properties/users. It has been concluded that providing a sequential approach to the site layout is followed as per the submitted drawings there would be no material exacerbation of flood risk as a consequence of this development.

We therefore have no objection to the proposed development subject to the following condition and informatives being included in any planning permission granted:

CONDITION:

There should be no raising of ground levels within flood zone 3.

REASON:

To ensure no loss of flood plain as a result of the development proposals.

INFORMATIVES AND ADVICE:

There must be no interruption to the surface water drainage system of the

surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected. The Lead Local Flood Authority and the drainage board should advise upon a sustainable drainage scheme for the site and set appropriate conditions.

We recommend the applicant contacts the Environment Agency, on 0345 988 1188, to sign up for the Floodline Warnings Direct service.

We recommend that in areas at risk of flooding, consideration be given to the incorporation into the design and construction of the development of flood proofing measures. These include removable barriers on building apertures such as doors and air bricks and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Additional guidance, including information on kite marked flood protection products can be found on www.environment-agency.gov.uk.

A copy of the subsequent decision notice would be appreciated.

Please quote the Agency's reference on any future correspondence regarding this matter.

Yours sincerely

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