

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

**Our ref:** WX/2023/137123/02-L01  
**Your ref:** 23/P/0664/OUT

**Date:** 17 April 2024

Dear Sir/Madam

**OUTLINE PLANNING APPLICATION FOR THE DEVELOPMENT OF UP TO 190 NO. HOMES (INCLUDING 50% AFFORDABLE HOMES) TO INCLUDE FLATS AND SEMI-DETACHED, DETACHED AND TERRACED HOUSES WITH A MAXIMUM HEIGHT OF 3 STOREYS AT AN AVERAGE DENSITY OF NO MORE THAN 20 DWELLINGS PER NET ACRE, 0.13HA OF LAND RESERVED FOR CLASS E USES, ALLOTMENTS, CAR PARKING, EARTHWORKS TO FACILITATE SUSTAINABLE DRAINAGE SYSTEMS, ORCHARDS, OPEN SPACE COMPRISING CIRCA 70% OF THE GROSS AREA INCLUDING CHILDREN'S PLAY WITH A MINIMUM OF 1 NO. LEAP AND 2 NO. LAPS, BIO-DIVERSITY NET GAIN OF A MINIMUM OF 20% IN HABITAT UNITS AND 40% IN HEDGEROW UNITS, AND ALL OTHER ANCILLARY INFRASTRUCTURE AND ENABLING WORKS WITH MEANS OF ACCESS FROM SHINERS ELMS FOR CONSIDERATION. ALL OTHER MATTERS (MEANS OF ACCESS FROM CHESCOMBE ROAD, INTERNAL ACCESS, LAYOUT, APPEARANCE AND LANDSCAPING) RESERVED FOR SUBSEQUENT APPROVAL.**

### **LAND TO NORTH OF RECTORY FARM, CHESCOMBE ROAD, YATTON**

Thank you for consulting the Environment Agency on the above application.

Following review of the submitted further flood risk modelling and Flood Risk Technical Note by Rappor Consultants Ltd (dated January 2024, revised 01 February 2024, ref 24-0161, rev 01), we **maintain our objection** to this planning application.

### **Reason**

The site is within a constrained tidal flood cell, it is bounded by the railway line to the north and the strawberry line to the west. The tidal flood risk modelling shows that during the defended 1 in 200 year plus climate change event, there will be an increased flood depth to existing properties east of the site. This is due to the land raising proposed to elevate the site above the undefended design event, which in turn, reduces space for floodwater. This concern was originally raised in our previous letter dated 10 May 2023.

### **Note to LPA**

#### Sequential Test

In accordance with the National Planning Policy Framework (paragraph 168), development in flood risk areas should not be permitted if there are reasonably

available alternative sites, appropriate for the proposed development, in areas with a lower risk of flooding. As the site is within tidal Flood Zone 3, the LPA need to be satisfied that the Sequential Test has been passed for this development site.

Internal Drainage Board (IDB)

The LPA needs to consult the IDB to ensure that the proposed land raising does not cause watercourse, drainage, or maintenance issues.

Decision Notice

In accordance with the planning practice guidance, please notify us by email of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me.

Yours faithfully

**Mr Harry Hembery**  
**Sustainable Places - Planning Advisor**

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