

The Planning
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Ellie Challans
Planning Specialist
Environment Agency – Wessex

Your Ref:

Our Ref:

APP/D0121/W/24/3343144

Date:

23rd January 2025

Dear Ms Challans,

Town and Country Planning Act 1990

Appeal by: Persimmon Homes Severn Valley

Site Address: Land at Rectory Farm (North), Chescombe Road, Yatton

I refer to the above Inquiry, which is currently adjourned. The Inspector has a question arising from written submissions that have been made by the Council and the appellant. This is a factual query about advice said to have been given by the Environment Agency (EA). The Rappor Flood Risk Technical Note of January 2024 (CD B6) considers a design flood event based on a 1 in 200 year event in the defended scenario with an allowance for climate change.

1. The appellant states that this approach to the design flood event was agreed by the EA.
2. The Council says states this is not the case and that when the EA requested that the site be modelled for the defended scenario, this was a sensitivity test so that the effect on the catchment, including the risk of flooding to adjoining land, could be assessed.

The Inspector would be grateful if you could confirm whether either of the above statements accord with your understanding of the advice that has been given by the EA.

The Inspector has your position statement and you have helpfully attended the Inquiry at his request to answer questions. This letter is not seeking further representations from the EA, merely a factual confirmation of the advice that has already been given.

It would be helpful if you could send your response to me by **Friday 31 January 2025**.

Yours sincerely

Helen Skinner

Inquiries & Major Casework