

Rob Worgan

From: Challans, Ellie <ellie.challans@environment-agency.gov.uk>
Sent: 24 January 2025 15:37
To: Skinner, Helen
Cc: Legg, John
Subject: RE: 3343144 - Land at Rectory Farm (North), Chescombe Road, Yatton

Follow Up Flag: Follow up
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Hi Helen

I have consulted with our flood risk expert who has worked on the case and she has given me the following text for the inspector.

We agree with No 1. the appellant's statement. Although No 2. is also partially correct as by requesting the appellant to model the defended scenario, we were seeking to understand the differences of the flood risk impacts between the defended and undefended scenarios.

We refer back to Section 5.4 of our Position Statement (although section 5.4 should have read 'defended 1 in 200 year plus climate change' to align with section 5.1):

5.4 The Environment Agency requested the appellant to reduce the amount of land raising from the undefended to the defended 1 in 200 year flood level of 6.28mAOD. This is to reduce off-site flood risk impacts and detriment to existing properties. This flood level is based on the Environment Agency's Woodspring Bay 2020 modelling.

The Environment Agency requested that the appellant used the defended 1 in 200 year plus climate change flood level to determine if this reduced the flood risk impact to third party land, compared to the undefended scenario. Whilst the defended scenario did reduce flood depth impacts to third parties, an additional 17mm of flood risk detriment to existing properties still remained (as set out in section 5.5 of our position statement).

I will be on leave next week but if the inspector needs any further clarification, please let me know and I will respond week beginning 3rd February.

Kind regards, Ellie

Ellie Challans

Planning Specialist

Environment Agency – Wessex

02030 259311

Working days: Tues, Thurs, Fri

From: Skinner, Helen <HELEN.SKINNER@planninginspectorate.gov.uk>
Sent: 23 January 2025 16:48
To: Challans, Ellie <ellie.challans@environment-agency.gov.uk>
Cc: Legg, John <John.Legg@planninginspectorate.gov.uk>
Subject: 3343144 - Land at Rectory Farm (North), Chescombe Road, Yatton
Importance: High

Dear Ellie,

Please see the letter attached.

Kind regards

Helen




Planning
Inspectorate

Helen Skinner

Inquiries & Major Casework Team Leader

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