

MAY 2024

FLOOD RISK ASSESSMENT

57 PRINCE STREET, BRISTOL BS1 4QH

ON BEHALF OF: **MR VIJAY PATEL**

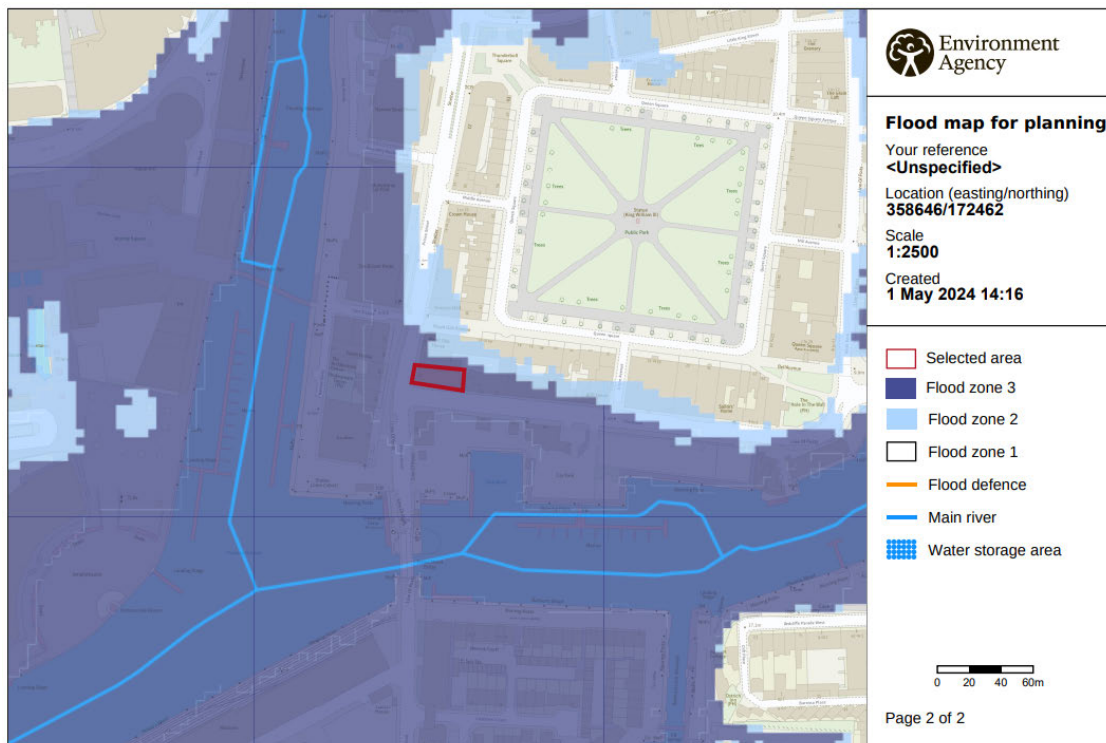
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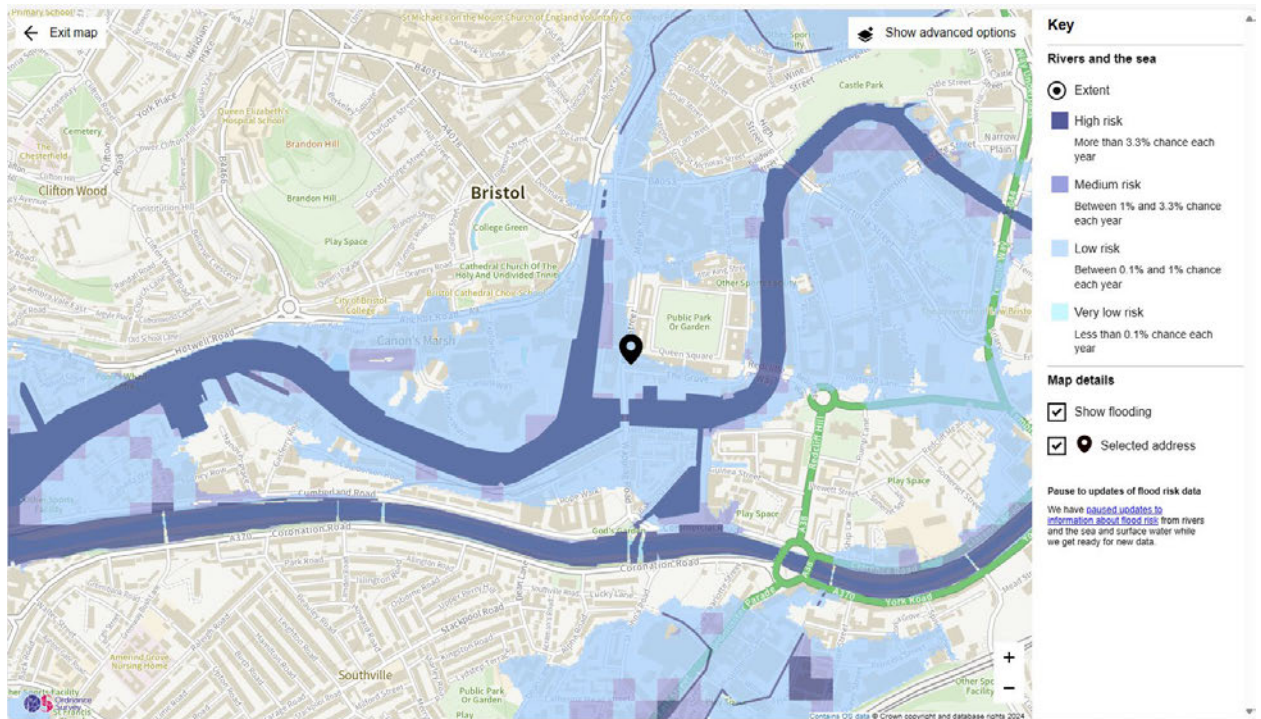
- 1.1 The application site lies at the junction of Prince Street and The Grove. The building covers all of the site and has a lawful use as restaurant at ground floor level (Use Class E), and hostel accommodation (Sui Generis) at first, second, third and fourth floor levels, although the third and fourth floor levels have been closed since 2019 due to fire risk (though in planning terms, the lawful use of these floors is not considered to have been abandoned). The site is within the Bristol Settlement Boundary.
- 1.2 This Assessment seeks to support an application for the change of use of the upper floors to hotel accommodation (Use Class C1).
- 1.3 The Floating Harbour Floating lies approximately 70 metres to the south of the site. The site lies wholly within Flood Zone 3 (high probability of flooding), meaning land having between a greater than 1 in 100 annual probability of river flooding, or greater than a 1 in 200 annual probability of sea flooding.
- 1.4 The primary sources of flooding to the site are from the overtopping of the harbour walls, through fluvial flooding and tidal surges.



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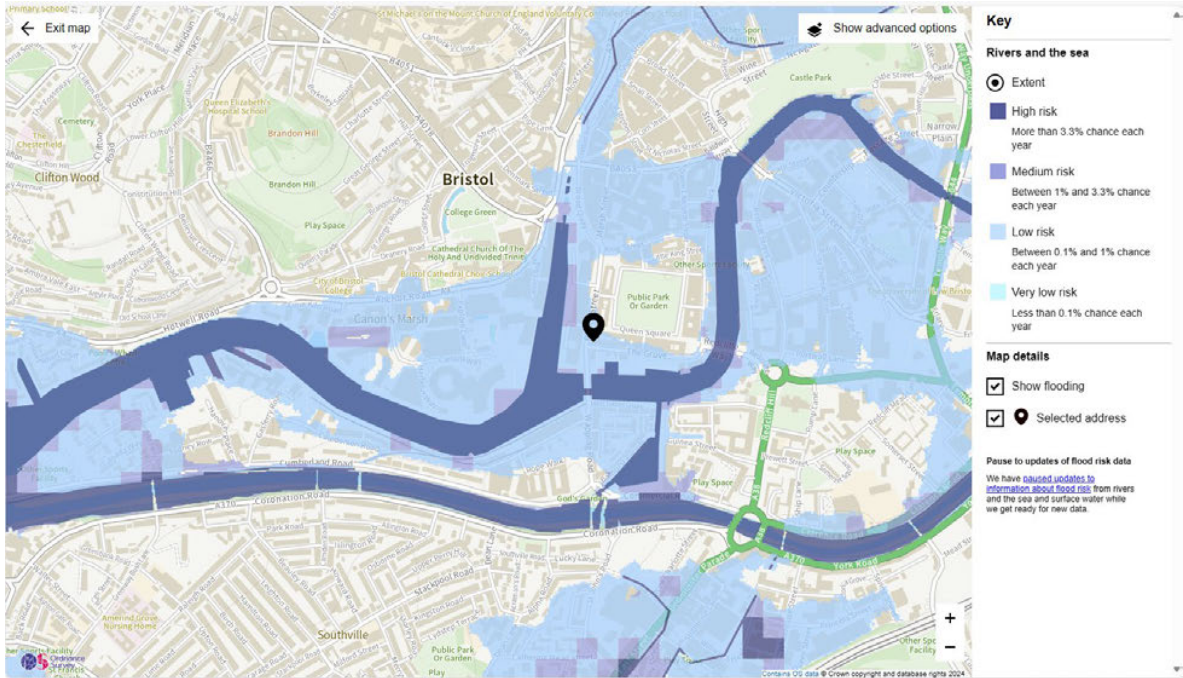
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- 1.5 The historic maps in the SFRA show that there have been no incidents of flooding at the site.
- 1.6 Government guidance regarding future flood risk and development is detailed in the technical guide to the NPPF. This guidance predicts that annual rainfall is expected to gradually increase over the years such that it will have increased by approximately 30% by 2115.
- 1.7 This increase is expected to result in potential increases in peak fluvial flows of up to 20% for a given return period. Within the southwest region, sea levels are expected to rise by up to 3.5mm/yr by 2025, 8.0mm/yr from 2025 to 2055 and 11.5mm/yr from 2055 to 2085.

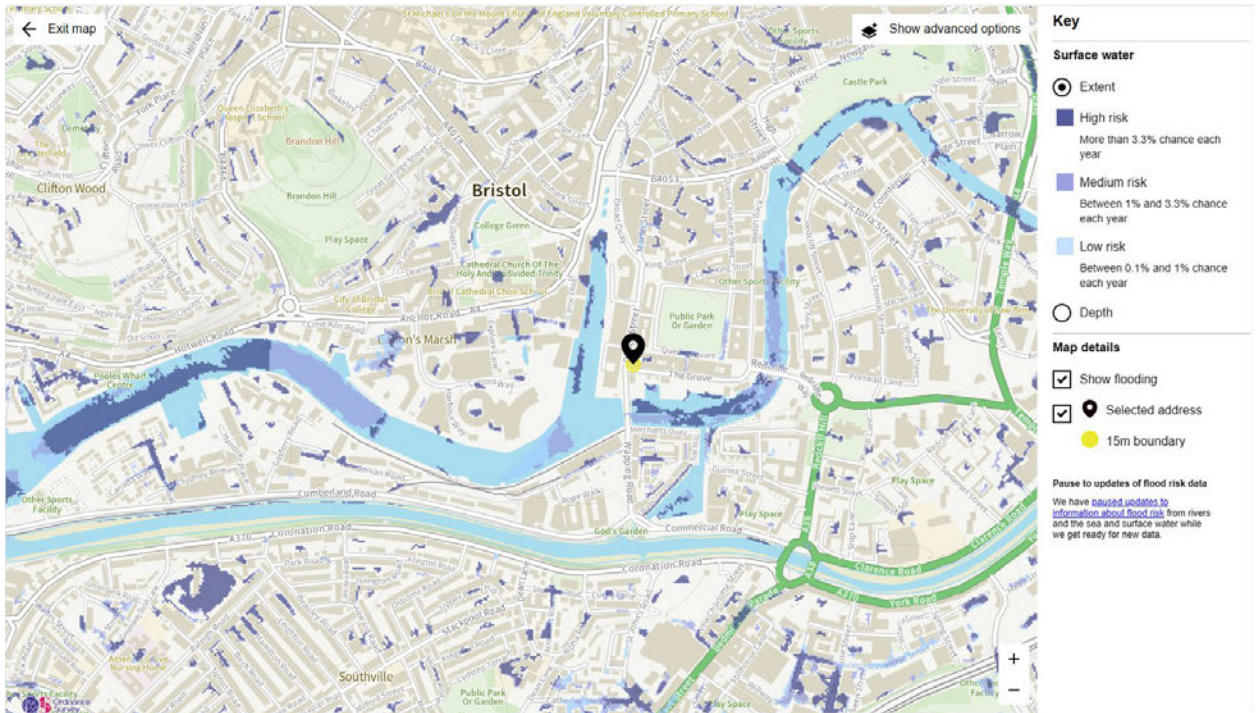


- 1.8 The EA data shows that the site is considered to be at low risk from flooding (between 0.1% and 1% each year), due to the strategic defences in place.

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1.9 The Bristol City Council SFRA identifies how built development can cause flooding by increasing surface water run-off. In this instance the change of use will not affect surface water flooding, which is deemed to be very low in the area (less than 0.1% each year).



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- 1.10 The risk of flooding in the area would only be in the event of the overtopping of the harbour wall, and is considered to be low.
- 1.11 As the change of use is proposed at upper floor levels only, and is from one more vulnerable use (hostel) to another use (hotel) in the same flood vulnerability category, no flood resilience measures are proposed.
- 1.12 In the unlikely event of flooding, residents would be instructed to remain at upper floor levels in the first instance, or else evacuate the building and head to higher ground immediately to the north on Queen Square.
- 1.13 The site is at low risk of flooding. This Assessment identifies the dangers from flood risk, which is deemed to be relatively low.
- 1.14 This FRA demonstrates that the proposed development is sustainable in terms of flood risk.
- 1.15 The proposed development use is considered More Vulnerable in terms of the NPPF and NPPG, and as such is suitable for the site.
- 1.16 In the event that defences are breached, residents are advised to remain in situ, or evacuate to higher ground to the north.

Sequential and exceptions test

- 1.17 Paragraph 174 of the NPPF states that applications for some minor development and changes of use should not be subject to the sequential or exception tests. Footnote 60 states that only changes of use to a caravan, camping or chalet site, or to a mobile home or park home site are required to pass the sequential and exceptions test.
- 1.18 As the proposal is for a change of use only, and associated internal works, the sequential and exceptions tests are not required.