

JUNE 2025

# FLOOD RISK ASSESSMENT

7 REDCATCH ROAD, BRISTOL BS4 2EP

ON BEHALF OF: **AMANDA AND ROBERT CLIFFORD**

**stokesmorgan**  
planning

Stokes Morgan Planning Ltd  
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Nailsea  
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## 1. INTRODUCTION

1.1. This Flood Risk Assessment (FRA) accompanies a planning application (S62A/2025/0110) made on behalf of Amanda and Robert Clifford for:

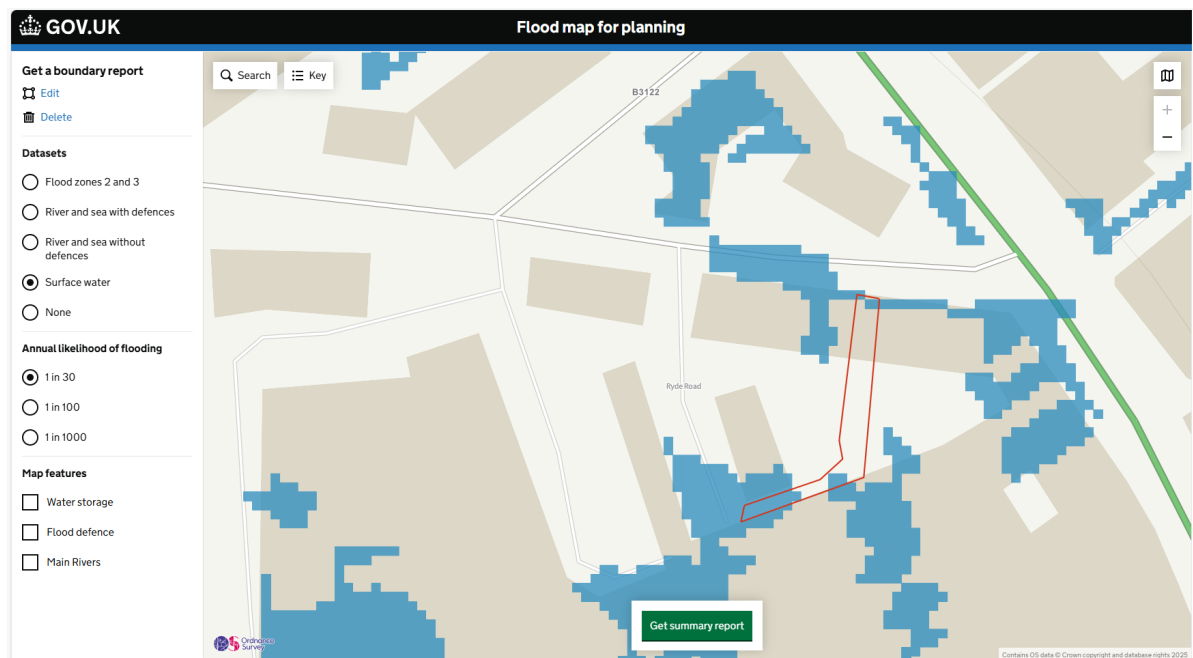
*'Change of ground floor from Class E to 1 no. residential flat, including removal of shopfront, partial demolition of rear extension, and erection of a ground floor rear extension.'*

1.2. The site is wholly within Flood Zone 1, however, sections of the site are at risk from surface water flooding. Consequently the National Planning Policy Framework requires a site-specific FRA for the proposed development site to assess the vulnerability of the site from all sources of flood risk and identify any necessary flood resilience measures to ensure the development is safe from flood risk for its lifetime.

1.3. In this case, the proposal is for change of use to a dwelling, including a small rear extension, following demolition of existing extensions.

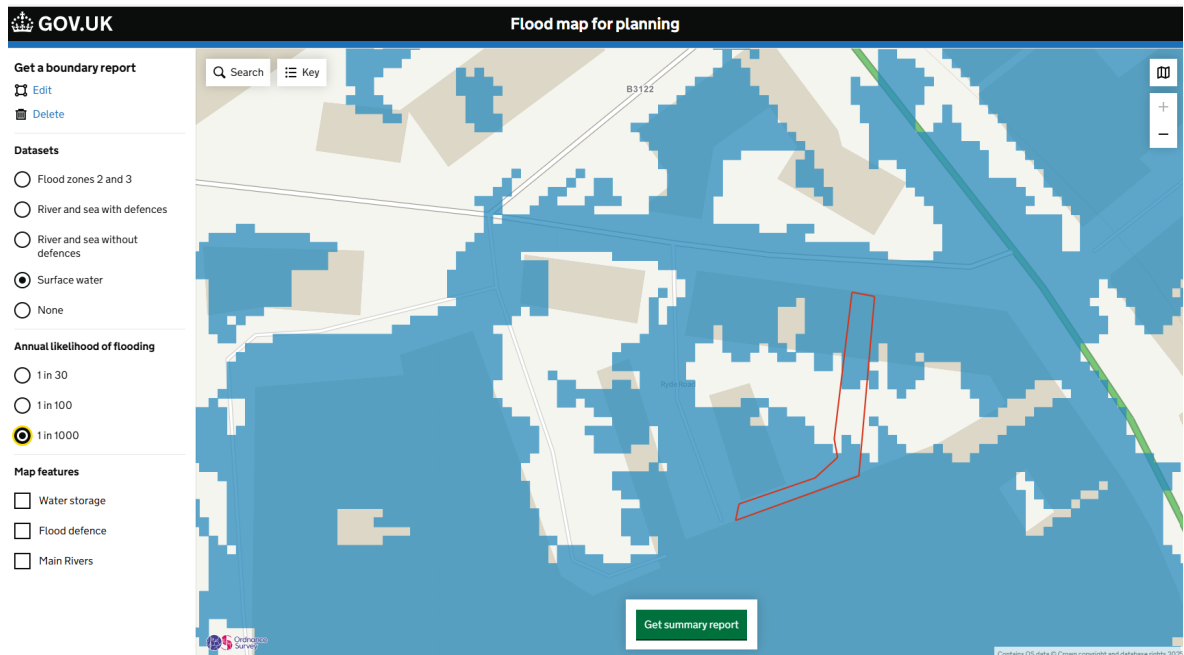
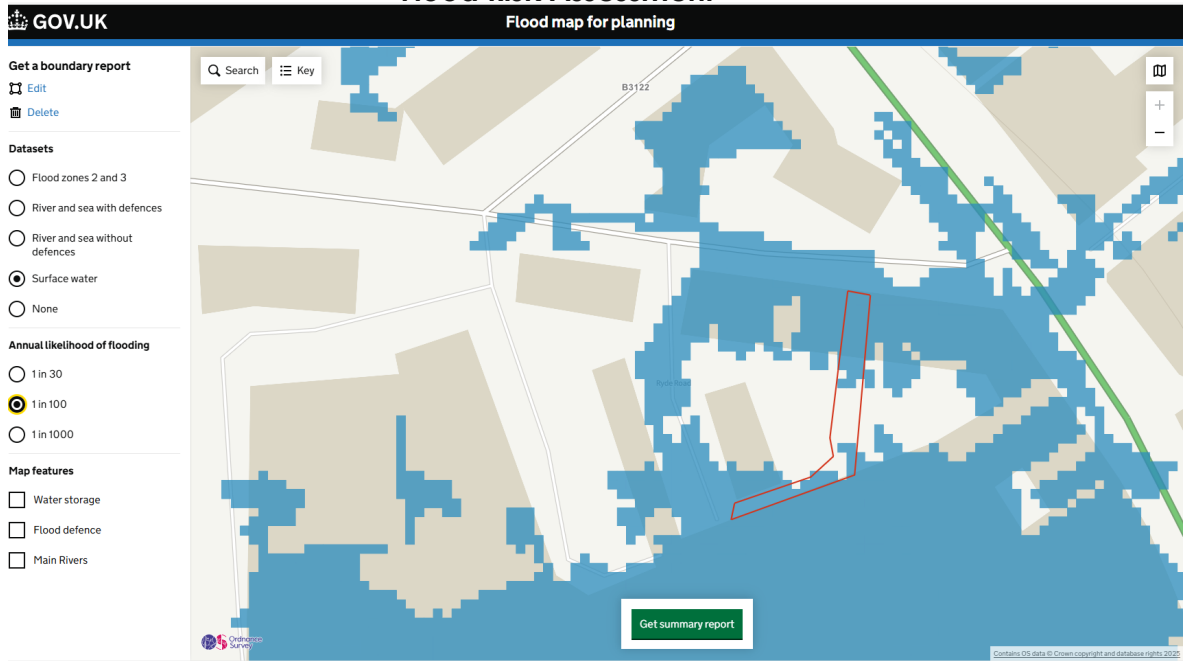
## 2. SITE-SPECIFIC FLOOD RISK ASSESSMENT

- 2.1 The application site comprises a retail unit within the Bristol Settlement Boundary.
- 2.2 The maps below show the extent of surface water flooding in the 1-in-30, 1-in-100 and 1-in-1000 tear year scenarios.



## 7 Redcatch Road, Bristol BS4 2EP

### Flood Risk Assessment



2.3 As the proposed extension would replace an existing structure and hardstanding, there would be no increase in hardsurfacing.

2.4 Consequently, the proposal would not increase the risk of surface water run-off.