AUGUST 2025

FLOOD RISK ASSESSMENT

66 CHURCH ROAD, BRISTOL BS5 9JY

ON BEHALF OF: MADE FOREVER CHURCH

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1. THE SITE AND CONTEXT

1.1 The application site comprises a terraced two storey building and semi covered storage yards, on the junction of Church Road with Dove Lane.

1.2 The topography of the site rises from north to south along Dove Lane (front to rear), from 21.409mAOD at the pavement edge on Church Road, to circa 23.4mAOD at the southern end of the site.

1.3 This Assessment seeks to support a full planning application for the demolition of the existing buildings on site, and the erection of a three-storey building comprising 6no flats, and 3no. terraced dwelling houses.

1.4 The site lies wholly within Flood Zone 1 (lowest probability of flooding), meaning land having a less than 1-in-1,000 annual probability of river flooding.

1.5 The site is shown to be at partial low risk of surface water flooding (between 0.1% (1 in 1000) and 1% (1 in 100))

2. FLOOD RISK AT CHURCH ROAD, BRISTOL

History of Flooding

2.1 There have been no local incidences of flooding.

Future Climate Change

2.2 Government guidance regarding future flood risk and development is detailed in the technical guide to the National Planning Policy Framework (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.

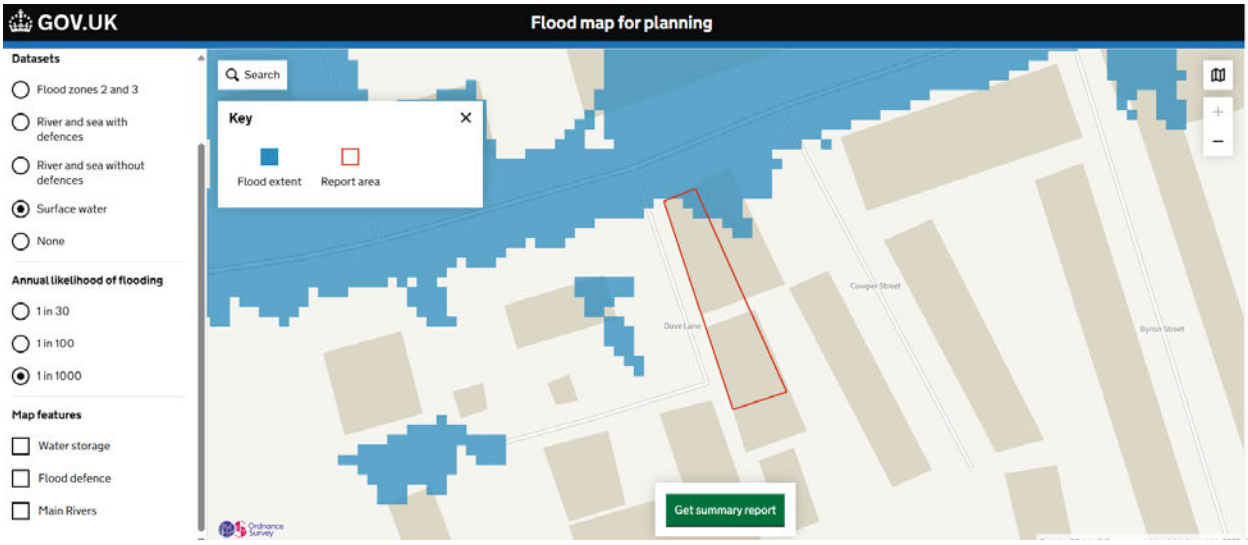
2.3 Within the southwest region, sea levels are expected to rise by up to 5.8mm/yr by 2035 (higher central estimate), 8.8mm/yr from 2036 to 2065, 11.7mm/yr from 2066 to 2095, and 13.1mm/yr from 2096 to 2125.

2.4 The Level 1 SFRA confirms that this part of the district is categorised as Flood Zone 1.

2.5 EA data confirms that, with climate change factored in to 2130, the site would remain within Flood Zone 1, in both the defended and undefended scenarios.

Surface water flood risk

2.6 EA mapping (see below) shows that the northeastern corner of the site is at low risk of surface water flooding (between 1 in 100 and 1 in a 1000 year probability). The majority of the site is at very low risk of surface water flooding (less than 1 in a 1000 year probability). It should be noted that the area at low risk of surface water flooding comprises existing built form.



3. DEVELOPMENT PROPOSAL

3.1 The proposal is to demolish all buildings on site, and to erect a three-storey building comprising 6no flats, and 3no. terraced dwelling houses.

3.2 The scheme is accompanied by a drainage plan, which confirms that a Storm Drainage Strategy has already been approved and accepted by Wessex Water with discharge rate of 2lit/sec to the existing storm sewer.

4. FLOOD RISK ASSESSMENT

4.1 Footnote 63 of the NPPF requires a site-specific FRA for sites in Flood Zone 1 for land that may be subject to other sources of flooding (besides tidal and fluvial), where its development would introduce a more vulnerable use. As the site is currently vacant, the proposed residential use is considered to be more vulnerable.

4.2 §181 of the NPPF states that, "*When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.*" It goes on to stat that development should only be allowed in areas at risk of flooding where, in the light of this assessment it can be demonstrated that, inter alia, it incorporates sustainable drainage systems.

4.3 NPPF §182 states that applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal.

4.4 The area at low risk of surface water flooding is already developed, and therefore the redevelopment of this area would not increase the risk of surface water flooding elsewhere.

4.5 The scheme is accompanied by a drainage plan, which confirms that a Storm Drainage Strategy has already been approved and accepted by Wessex Water with discharge rate of 2lit/sec to the existing storm sewer.

4.6 Furthermore, the existing site is currently mostly hard surfacing, and therefore the provision of areas of soft landscaping and attenuation tanks to the rear gardens

would provide additional drainage and help to improve the situation in the local area more generally.

5. CONCLUSION

5.1 The site is at the lowest probability of tidal and fluvial flooding and at very low risk of surface water flooding, aside from a small corner of the site adjacent to Church Road that is already developed.

5.2 This Assessment identifies the dangers from flood risk, which is deemed to be relatively low.

5.3 This Assessment demonstrates that the proposed development is sustainable in terms of flood risk.

5.4 The proposed drainage scheme would provide additional storage capacity, an reduce the risk of surface water flooding in the area overall