

## FLOOD RISK NOTE

11-13 Whiteladies Road, Bristol, BS8 1PB

Reference: 25-00053

Date: 20<sup>th</sup> August 2025

### Introduction

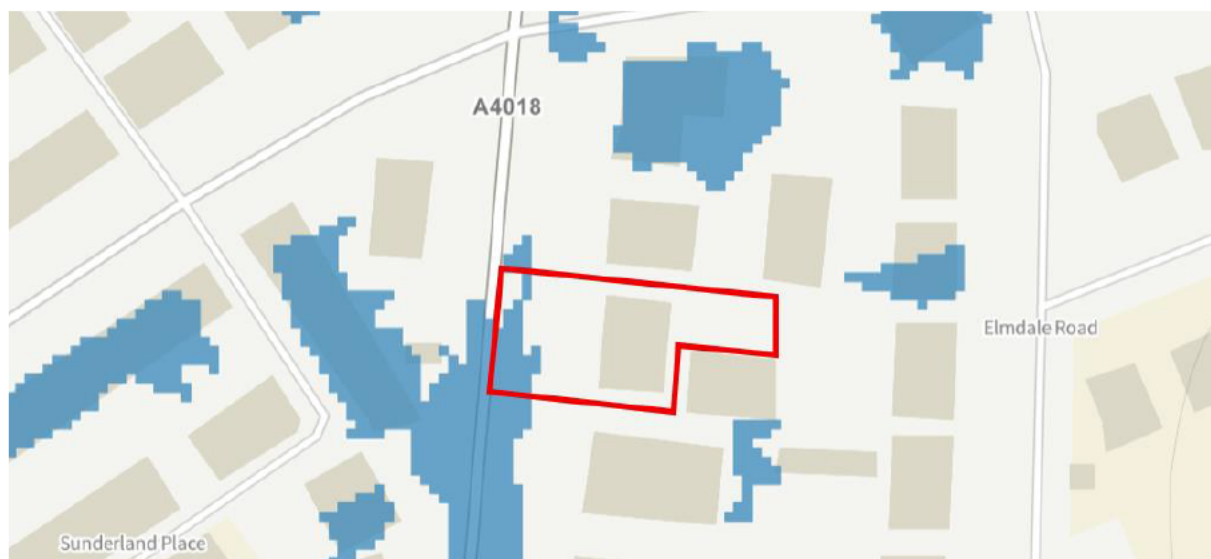
- 1.1 An application seeking planning permission to change the use of 11-13 Whiteladies Road from offices to student accommodation was submitted to the Planning Inspectorate (PINS) on 30<sup>th</sup> July 2025 (application ref. S62A/2025/0118).
- 1.2 Upon reviewing the submitted information, PINS wrote to the applicant on 19<sup>th</sup> August 2025 to advise that the application was invalid, and that a Flood Risk Assessment would be required in order to meet statutory requirements for validation. An excerpt from the correspondence is copied below for convenience.

*“Flood Risk Assessment - the Flood Map for Planning identifies that part of the site is at risk of flooding from surface water and the proposal introduces a more vulnerable use. In accordance with the local validation requirements and footnote 63 of the National Planning Policy Framework, the application should be supported by a Flood Risk Assessment. A Flood Risk Assessment has not been submitted with the application.”*

- 1.3 This Flood Risk Note has been prepared in response to the above request.

### Flood Risk

- 1.4 The application site is located within Flood Zone 1. A small portion of the site access and car parking at the front of the site is located within an area of surface water flood risk, as shown below.



*Figure 1: Extract from the EA Surface Water Flood Map with the site outlined in red.*

- 1.5 The area of flood risk is limited to the highway and part of the site access and car park. It does not encroach into the building, so the risk to future residents is considered to be very limited.
- 1.6 In terms of external works, it is proposed to reconfigure the parking bays (which involves no change to the tarmac surface) and plant a new hedge along the western boundary to Whiteladies Road. These works will not have an adverse impact on flood risk. Indeed, the hedgerow will introduce a permeable surface at the boundary and offer an improvement in terms of surface water drainage.

### **Flood Alleviation Works**

- 1.7 Bristol City Council is currently undertaking works to remedy the surface water problems on this part of Whiteladies Road.
- 1.8 In June 2022, the Council published a *Flood Alleviation and Footpath Scheme – Engagement Report* for comment by local people and interested parties.

<http://bristol.gov.uk/files/ask-bristol/9427-whiteladies-road-flood-alleviation-and-footpath-scheme-engagement-report-june-2022/file>

- 1.9 On 19<sup>th</sup> May, a contract was awarded to ETM Contractors Limited to carry out the works.

<https://www.contractsfinder.service.gov.uk/notice/20b9526f-3284-4ea6-8d6c-fb61b09c5d3b>

- 1.10 A subsequent post on the Bristol City Council website dated 30<sup>th</sup> June 2025 provides further details, including the following specification of works:

- *adding a separated cycleway, with a black tarmac surface, on both sides of the road at the same height as the pavements*
- *adding 'beany block kerbs' that combine the roadside kerbs with a built-in drainage system*
- *resurfacing the road*
- *raising the driveways of six private properties using like-for-like materials*
- *repaving the pavements and increasing their height, to reduce the impact of the tree roots*
- *adding rubber crumb around the trees*

<https://news.bristol.gov.uk/press-releases/d8724209-2dbe-4afb-ba73-88eaea3a8b02/whiteladies-road-to-close-northbound-for-flood-prevention-works#:~:text=Construction%20work%2C%20to%20prevent%20flooding,on%20Monday%2014%20July%202025.>

- 1.11 The BCC website also confirms the following:

- The work starts on 14<sup>th</sup> July 2025 and is expected to be completed by the end of 2025.
- The project, which will cost around £800,000, will be funded through the highways maintenance block allocation from the UK government's City Region Sustainable Transport Settlement secured by West of England Mayoral Combined Authority.

- 1.12 Subsequent to the website article, BCC contacted the applicant and owner of 11-13 Whiteladies Road to confirm the phasing arrangements and associated dates for the works, which include:

- Phase 1 - Mon 14/07/25 to Fri 22/08/25
- Phase 2 - Thu 21/08/25 to Tue 16/09/25
- Phase 3 - Tue 16/09/25 to Wed 22/10/25
- Phase 4 - Tue 21/10/25 to Wed 19/11/25

1.13 The works to raise the footway outside 11-13 Whiteladies Road fall into Phase 4, which should be completed by 19<sup>th</sup> November 2025, which would be before any student occupation of the building.

1.14 The above works are underway, as shown on the photographs appended to this note.

### **Conclusion**

1.15 Taking into account the nature and location of the surface water flood risk (only affecting the site access and parking area), the nature of proposed external works in the flood risk area (re-marking the lines for parking bays and a new hedge, the latter offering a drainage improvement), and given that BCC is currently undertaking works to alleviate the flood risk issues, it is considered that the proposed development at 11-13 Whiteladies Road can be undertaken without any unacceptable flood risk impacts.

APPENDIX - Photographs of ongoing flood mitigation and road improvement works at Whiteladies Road, taken 19<sup>th</sup> August 2025.





