

Ms Leanne Palmer
The Planning Inspectorate
3 (Ground Floor) Rivergate
Bristol
BS1 6ER

Our ref: WX/2025/139229/01-L01
Your ref: S62A/2025/0115

Date: 15 September 2025

Dear Ms Palmer

DEMOLITION OF THE REAR EXTENSIONS AND CONSTRUCTION OF A LARGE HMO (SUI GENERIS). CHANGE OF USE OF REMAINING GROUND FLOOR UNIT FROM PUBLIC HOUSE TO A COMMERCIAL UNIT (USE CLASS E)

THE ASSEMBLY 110-112 EAST STREET, BEDMINSTER, BRISTOL, BS3 4EY

Thank you for consulting the Environment Agency on the above application.

Flood risk standing advice

The proposed development falls within Flood Zone 2, which is land defined in the planning practice guidance as being at risk of flooding. We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>.

We recommend that you view our standing advice in full before deciding this application.

Vulnerability classification

We wish to highlight that Use Class E allows for flexibility between different vulnerability classifications. We recommend that the Planning Inspectorate considers the proposed commercial unit as 'More vulnerable', as defined in Annex 3 of the National Planning Policy Framework (NPPF).

Note to LPA

In accordance with the planning practice guidance, please notify us by email of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me.

Yours sincerely

Mr Harry Hembery (On behalf of Briony Waterman)
Sustainable Places - Planning Advisor

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