

Jackie pooley

From: Planning Apps
Sent: 12 March 2019 15:41
To: Plan Scan DC Officers
Cc: Catherine Loveday
Subject: FW: S Glos - PT18/6450/O - Land at Park Farm - Flood Risk Information
Attachments: Flood Risk Response - EA.pdf

From: Sustainable Places, NWX [mailto:nwx.sp@environment-agency.gov.uk]
Sent: 12 March 2019 10:54
To: FTozer@savills.com; Planning Apps <planningapplications@southglos.gov.uk>; Catherine Loveday <Catherine.Loveday@southglos.gov.uk>
Subject: FW: S Glos - PT18/6450/O - Land at Park Farm - Flood Risk Information

Dear Felicity

Thank you for providing us with additional details regarding the above site. We are unable to formally respond to this until the Local Planning Authority have indicated to us that they have received and accepted the same documentation.

Documentation received:

Peter Brett Flood Risk Response letter 4 Mar '19

To LPA can you please confirm acceptance of the details listed above. Once we have received this confirmation we can start our 21 day consultation period.

If you have not sent the details to the LPA, or they have not accepted them, then if appropriate we can enter into a cost recovery agreement with yourselves to provide advice outside of the formal planning consultation process.


The process set out above is necessary to ensure that our resources are used to provide the right input to the right audience at the right time and we would appreciate your co-operation in achieving this.

Regards

Kevin Date

Planning Assistant
Sustainable Places

Tel: 02030 250233

 The Environment Agency has an email file transfer limit of 8MB. If you wish to send large files to my team please reply to our team email nwx.sp@environment-agency.gov.uk and request a Sharefile link to be emailed to you. With this you can upload files of larger sizes to us.

www.gov.uk/floodsdestroy

DO YOU KNOW WHAT TO DO?



From: Felicity Tozer [<mailto:FTozer@savills.com>]

Sent: 08 March 2019 15:11

To: Bull, Richard <richard.bull@environment-agency.gov.uk>; Catherine Loveday <Catherine.Loveday@southglos.gov.uk>

Cc: rebecca.mitchell@barwoodland.co.uk; Robert Holloway <rholloway@peterbrett.com>

Subject: S Glos - 18/6450 - Land at Park Farm - Flood Risk Information

Hello Richard,

I attach our response to the objection received to the above planning application from the Environment Agency (dated 28 Jan 19).

I trust this information provides the necessary information to remove this objection.

If you require any points of clarification in regard to the letter and submitted FRA, then please do not hesitate to let us know.

Thanks
Felicity

Felicity Tozer
Associate
Planning

Savills, Embassy House, Queens Avenue, Bristol BS8 1SB

Tel :+44 (0) 117 910 0313
Email :FTozer@savills.com
Website :www.savills.co.uk

savills

 Before printing, think about the environment



NOTICE: This email is intended for the named recipient only. It may contain privileged and confidential information. If you are not the intended recipient, notify the sender immediately and destroy this email. You must not copy, distribute or take action in reliance upon it. Whilst all efforts are made to safeguard emails, the Savills Group cannot guarantee that attachments are virus free or compatible with your systems and does not accept liability in respect of viruses or computer problems experienced. The Savills Group reserves the right to monitor all email communications through its internal and external networks.

Savills plc. Registered in England No 2122174. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills plc is a holding company, subsidiaries of which are authorised and regulated by the Financial Conduct Authority (FCA)

Savills (UK) Limited. A subsidiary of Savills plc. Registered in England No 2605138. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Commercial Limited. A subsidiary of Savills plc. Registered in England No 2605125. Registered office: 33 Margaret Street, London, W1G 0JD.

Please note any advice contained or attached in this email is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS1 and PS2 of the RICS Valuation – Global Standards 2017 incorporating the IVSC International Valuation Standards issued June 2017 and effective from 1 July 2017. Any advice attached is not a formal ("Red Book") valuation, and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

BEWARE OF CYBER-CRIME: Our banking details will not change during the course of a transaction. Should you receive a notification which advises a change in our bank account details, it may be fraudulent and you should notify Savills who will advise you accordingly.

This message has been scanned and no issues were discovered.
Click [here](#) to report this email as spam

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else.

We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.
Click [here](#) to report this email as spam



now part of



Peter Brett Associates LLP
Caversham Bridge House
Waterman Place, Reading
Berkshire RG1 8DN
T: +44 (0)118 950 0761
E: reading@peterbrett.com

Your ref: WX/2019/132577/01-L01

Our ref: 000/4001/05/AH/LD/CMq

04 March 2019

Richard Bull
Sustainable Places – Planning Advisor
Environment Agency
Rivers House
East Quay
Bridgwater
Somerset
TA6 4YS

Dear Mr Bull

RE: PLANNING APPLICATION - PT18/6450/O

Thank you for your comments regarding the Flood Risk Assessment (FRA) submitted in support of outline planning permission for mixed development at Land West of Park Farm, Thornbury. Your comments stated that the Environment Agency (EA) object to the proposals on the ground that "it has not been demonstrated that the development can be made safe for its lifetime taking into account the impacts of climate change". The following letter has been produced by PBA, now a part of Stantec (PBA), in response with the aim of providing adequate information to remove this objection.

As noted within your commentary, the majority of the proposed development site is located within Flood Zone 1, with areas of Flood Zones 2 and 3 also presented. It is our understanding that Flood Zones 2 and 3 in the west of the site are predominantly tidally influenced, whilst in the south and east of the site they are fluvially influenced. In accordance with the recommendations made within the 'Flood Risk and Coastal Change' Planning Practice Guidance, the proposed masterplan has been developed using the sequential approach so that appropriate land uses are proposed within the various Flood Zones. This has resulted in all built development being located within Flood Zone 1 and only amenity open spaces within Flood Zones 2 and 3.

The FRA stated that "to robustly mitigate against the potential impact of climate change it is recommended that finished floor levels (FFLs) be set to 11.0mAOD or 600mm above the ground level at the edge of Flood Zone 2 adjacent to the development parcel, whichever is highest". A plan was submitted within the FRA which identified areas where FFLs were to be set to 11.0mAOD but this did not include areas where FFLs will need to be 600mm above the ground level at the edge of Flood Zone 2. Please find enclosed with this letter sketch 39209/4001/SK03 indicating these areas.

Your commentary later states that to provide a more robust assessment, "a 25% climate change scenario should be run on the Hydrock 1D-2D ISIS-TUFLOW 2015 model". Correspondence between ourselves (dated: 6 December 2017, ref: 67533-WX) indicate that the EA could not provide a copy of the model (due to not holding the intellectual property rights) in order for PBA to undertake this assessment. Hence, PBA have been unable to undertake this assessment at this stage.

\\pba.int\mnt\Projects\39209 West of Park Farm, Thornbury\4001_Hydro Task_TA-HYD\Reports\05 EA Objection Letter\190304_Thornbury_EA Objection Letter.docx

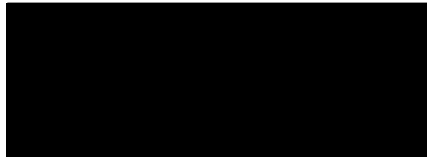
Registered Office: Peter Brett Associates LLP, Buckingham Court, Kingsmead Business Park, London Road, High Wycombe, Bucks HP11 1JU
Peter Brett Associates LLP is a limited liability partnership and is registered in England and Wales with registered number OC334398.
A list of members' names is open to inspection at our registered office.

peterbrett.com

However, taking account the sequential approach applied to the proposed development masterplan; locating all built development outside of Flood Zone 2, and the proposals to raise FFLs to 11.0mAOD or 600mm above existing ground at the edge of Flood Zone 2, the proposed development has been demonstrated to be safe for its lifetime when taking account of the impacts of climate change. This assessment is considered sufficient for fixing parameters for FFLs within the development, which can be appropriately secured via a planning condition on the outline consent. This would ensure the compliance of future reserved matters applications with these requirements.

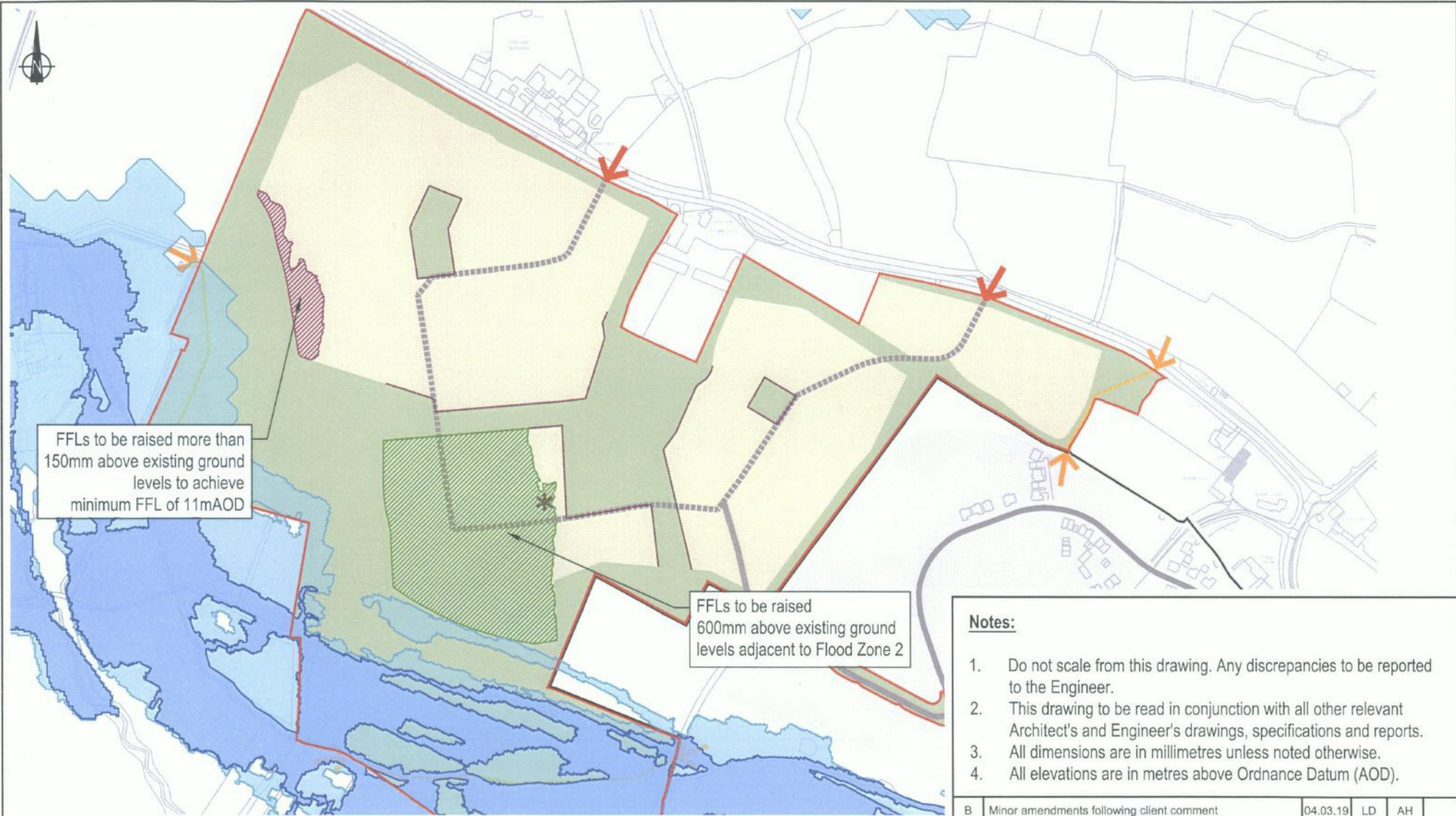
We trust that the above information and enclosure is sufficient to overcome the objection by the EA.

Yours sincerely



Amy Hensler
Director of Flood Risk
For and on behalf of
PETER BRETT ASSOCIATES LLP

Enc: 39209/4001/SK03 Rev B – Climate Change Mitigation



FFLs to be raised more than 150mm above existing ground levels to achieve minimum FFL of 11mAOD

FFLs to be raised 600mm above existing ground levels adjacent to Flood Zone 2

- Notes:**
1. Do not scale from this drawing. Any discrepancies to be reported to the Engineer.
 2. This drawing to be read in conjunction with all other relevant Architect's and Engineer's drawings, specifications and reports.
 3. All dimensions are in millimetres unless noted otherwise.
 4. All elevations are in metres above Ordnance Datum (AOD).

B	Minor amendments following client comment	04.03.19	LD	AH	
A	Notes added	01.03.19	LD	AH	
Mark	Revision	Date	Drawn	Chkd	Appd

Drawing Status						FOR INFORMATION							
Date of 1st Issue		27.02.2019		Drawing Number		39209/4001/SK03				Revision		B	
A4 Scale		NTS		Design		- Drawn		LD					
Chkd		RH		Appd		-							



now part of



peterbrett.com
© Peter Brett Associates LLP
TAUNTON
Tel: 01823 218 940

Client
BARWOOD DEVELOPMENT SECURITIES

SCALING NOTE: Do not scale from this drawing. If in doubt, ask.
UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

**LAND WEST OF PARK FARM
THORNBURY
CLIMATE CHANGE MITIGATION**