

Mr D Stockdale
South Gloucestershire Council
Development Control
PO Box 2081
Bristol
Avon
BS35 9BP

Our ref: WX/2021/135277/01-L01
Your ref: P21/03344/F
Date: 27 May 2021

Dear Mr Stockdale

**ERECTION OF 35 NO. DWELLINGS WITH GARAGES AND ASSOCIATED WORKS
AT LAND SOUTH OF BADMINTON ROAD, OLD SODBURY**

Thank you for referring the above application, which was received May 2021.

The Environment Agency would have no objection, in principle, to the proposed development, subject to the inclusion of the following informatives within the Decision Notice:

The proposed buildings are located in Flood Zone 1, at a low risk of flooding, and is the ideal location with respect to flood risk.

The Lead Local Flood Authority should be consulted with regard to the surface water to ensure their interests are not adversely affected.

However, if surface water is discharged to the river, a Flood Risk Activity Permit (FRAP) maybe required under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Please quote the Agency's reference on any future correspondence regarding this matter.

Yours sincerely

Richard Bull
Sustainable Places - Planning Advisor

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