



Patrick Conroy
Spatial Planning Manager
South Gloucestershire Council
The Council Offices
Badminton Road
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Our ref: SGlosCSEiP
Your ref:
Date: 14 June 2012

Dear Mr Conroy

South Gloucestershire Core Strategy – Flood Risk

I am aware that the EiP looking into South Gloucestershire's Core Strategy is currently underway. I thought it might be helpful to provide a single letter bringing together our position on your council's approach to flood risk.

We have worked closely with your council in ensuring that the evidence base on flood risk is fit for purpose and that this subsequently fed into the judgements made on site selection.

In April 2009 we agreed that the Strategic Flood Risk Assessment (SFRA) Level 1 for South Gloucestershire was acceptable (EA letter dated 9 4 2009, Examination Library Ref: EB29/1). This gave a base understanding of flood risk within the council's area and enabled a more structured approach to application of the Sequential test.

The decision to progress to a Level 2 SFRA to look in greater detail at areas of potential development that might be impacted by flood risk was welcomed by us. A final version of the South Gloucestershire Level 2 SFRA was agreed and supported with and by us in December 2011 (EA letter dated 7.12.11, Examination Library Ref: EB31/3). This allowed a better understanding of the flood risks, confirmation that sites would not be directly impacted by flood risk and, the approach to mitigation for surface water impacts. This work has also made it possible to give local flood risk guidance to potential developers and streamline the consultation process.

During 2011 detailed modelling was undertaken to ensure that specific development sites around Thornbury would not be placed in inappropriate flood zones of the Pickedmoor Brook. This work provided reassurance that this was the case by arriving at a precautionary flood extent.

In 2011 we also accepted your Council's 'Topic Paper on Flooding Issues' (June 2011). This stated that new development would be located outside both existing and future (climate change) flood zones. This stated position was evidenced by the locations set out in the post submission changes ie none encroached within the flood

existed/future flood risk areas.

As a result of all this positive work between our two authorities it has not been necessary for the Environment Agency to appear at the EiP. I would take this opportunity to thank officers of both organisations in getting us to this position.

Should you require further assistance then as ever please let me know.

Yours sincerely

BARRY SMITH
Planning Liaison Team Leader
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