

INTERNAL MEMORANDUM

FROM: Flood Risk Management Team

Date: 28 December 2017

Application: Request for a formal screening opinion as to whether an Environmental Impact Assessment is required to be submitted with an application for a change of use of land from agricultural land to use as a caravan site.

Reference Number: 17/P/5477/EA1

Location: Street Record, Accommodation Road, Bleadon

Formal comments regarding the above.

The Flood Risk Management (Drainage) Team comments are advisory as this is an EIA screening opinion

Advisory:

The site is within Tidal Flood Zone 3A, a Flood Risk Assessment will therefore be required. The site is within the Internal Drainage Board (IDB) area and the IDB should therefore also be consulted.

Sustainable drainage principals should be applied. British Geological Survey infiltration map suggests that infiltration may be possible, this should be confirmed with BRE 365 infiltration tests in the location of any proposed soakaways.

The watercourse (rhyne) network should remain open and allow easy access for maintenance and inspections, any EIA should assess the environment in and around the network.

There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that land owners upstream and downstream of the site are not adversely affected, therefore any EIA should assess the influence flooding might have on the environment both on site and on neighbouring land.