

Mr N Underhay  
North Somerset Council  
Development Control  
Town Hall  
Walliscote Grove Road  
Weston-super-Mare  
North Somerset  
BS23 1UJ

**Our ref:** WX/2021/135054/01-L01  
**Your ref:** 20/P/1438/FUL  
**Date:** 18 March 2021

Dear Mr Underhay

**CHANGE OF USE OF LAND FROM GYPSY PONY TRACK/AGRICULTURAL LAND TO USE FOR A PARK AND RIDE CAR PARK FOR BRISTOL AIRPORT WITH 3101 PARKING SPACES PLUS ARRIVAL/DEPARTURE AREA WITH CONSTRUCTION OF ASSOCIATED ROADS AND SURFACES AND THE ERECTION OF A RECEPTION CENTRE AT LAND ADJ HEATHFIELD PARK, BRISTOL ROAD, HEWISH**

Thank you for referring the above application, which was received 2 March 2021

The Environment Agency OBJECTS to this application as the site lies partly within Tidal Flood Zone 3a (which benefits from coastal flood defences), but also Fluvial Flood Zone 3b.

The applicant proposes that a Park and Ride is considered to be a Less Vulnerable use and we agree with this statement. As a large part of the site lies within Fluvial Flood Zone 3b according to North Somerset's updated Level 1 Strategic Flood Risk Assessment (June 2020), there is a Policy Objection to this development proposal.

The data provided in the Flood Risk Assessment (FRA) shows that the site is at risk from a range of fluvial flood events (including the 1 in 20 year flood event) both with and without flood defences (defended and undefended). The FRA uses our most recent modelling data for this location and shows high flood depths on site during a 1 in 20 and a 1 in 100 year event. This modelling data confirms the fluvial Flood Zone 3b designation as shown in the North Somerset SFRA. As the area benefits from coastal defences the latest SFRA shows the site to be partly within tidal Flood Zone 3a (or at no risk from a tidal event). Online SFRA mapping is available on North Somerset Council's website.

If the applicant wishes to challenge the Flood Zone 3b designation then a SFRA

Environment Agency  
Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)  
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challenge should be submitted to North Somerset Council and the Environment Agency using site specific flood level and ground level information.

A copy of the subsequent decision notice would be appreciated.

We have sent a copy of this letter to the applicant's agent for information.

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

Yours sincerely

**Richard Bull**  
**Sustainable Places - Planning Advisor**

Direct dial 02030 250287

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