

## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr & Mrs

First name

Mike

Surname

Stroud King

Company Name

### Address

Address line 1

71 Porchester Road

Address line 2

Address line 3

Gloucestershire

Town/City

Gloucester

Country

Postcode

GL3 3DY

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

## Contact Details

Primary number

Secondary number

Fax number

Email address

## Site Area

What is the measurement of the site area? (numeric characters only).

Unit

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

Is the site currently vacant?

- Yes  
 No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- Yes  
 No

Land where contamination is suspected for all or part of the site

- Yes  
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes  
 No

## Materials

Does the proposed development require any materials to be used externally?

- Yes  
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Walls

**Existing materials and finishes:**

none

**Proposed materials and finishes:**

Render to match adjoining dwellings Timber feature panels as shown on design drawings

**Type:**

Roof

**Existing materials and finishes:**

Concrete interlocking tiles

**Proposed materials and finishes:**

Tiles to match adjacent dwellings

**Type:**

Windows

**Existing materials and finishes:**

Upvc double glazed .

**Proposed materials and finishes:**

Upvc double glazed

**Type:**

Doors

**Existing materials and finishes:**

Upvc double glazed

**Proposed materials and finishes:**

Upvc double glazed

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes  
 No

If Yes, please state references for the plans, drawings and/or design and access statement

Site Location Plan  
Site Plan ( Block )  
House design drawings including elevations and floor plans  
Flood Risk Assessment  
Design & Access Statement

## **Pedestrian and Vehicle Access, Roads and Rights of Way**

Is a new or altered vehicular access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes  
 No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please see the submitted proposed site plan .

## **Vehicle Parking**

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes  
 No

Please provide information on the existing and proposed number of on-site parking spaces

**Vehicle Type:**

Cars

**Existing number of spaces:**

2

**Total proposed (including spaces retained):**

2

**Difference in spaces:**

0

**Vehicle Type:**

Other

**Other (please specify):**

Bike storage

**Existing number of spaces:**

2

**Total proposed (including spaces retained):**

2

**Difference in spaces:**

0

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes  
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown



If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please see the proposed site layout plan on which the new diverted foul drainage is shown .

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes  
 No

If Yes, please provide details:

Please see proposed site plan for storage and location of waste storage .

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes  
 No

If Yes, please provide details:

Ditto above .

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes  
 No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes  
 No

**Please note: This question is based on the current housing categories and types specified by government.**

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

# Self-build and Custom Build

Please specify each type of housing and number of units proposed

<b>Housing Type:</b> Houses
<b>1 Bedroom:</b> 0
<b>2 Bedroom:</b> 0
<b>3 Bedroom:</b> 1
<b>4+ Bedroom:</b> 0
<b>Unknown Bedroom:</b> 0
<b>Total:</b> 1

<b>Proposed Self-build and Custom Housing Category Totals</b>	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	0	0	1	0	0	1

## Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

## Market Housing

Please specify each existing type of housing and number of units on the site

<b>Housing Type:</b> Houses
<b>1 Bedroom:</b> 0
<b>2 Bedroom:</b> 0
<b>3 Bedroom:</b> 1
<b>4+ Bedroom:</b> 0
<b>Unknown Bedroom:</b> 0
<b>Total:</b> 1

Existing Market Housing	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown	Bedroom Total
Category Totals	0	0	1	0	0	1

## Totals

Total proposed residential units	1
Total existing residential units	1
Total net gain or loss of residential units	0

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
 Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes  
 No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes  
 No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Is the proposal for a waste management development?

- Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Requires FRA - Now supplied  
Requires Parking - Now Shown  
Require relocation with in plot - Now done .  
Policy reference now out of date .  
Amenity confirmed .

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

01/07/2022

Declaration made

## Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

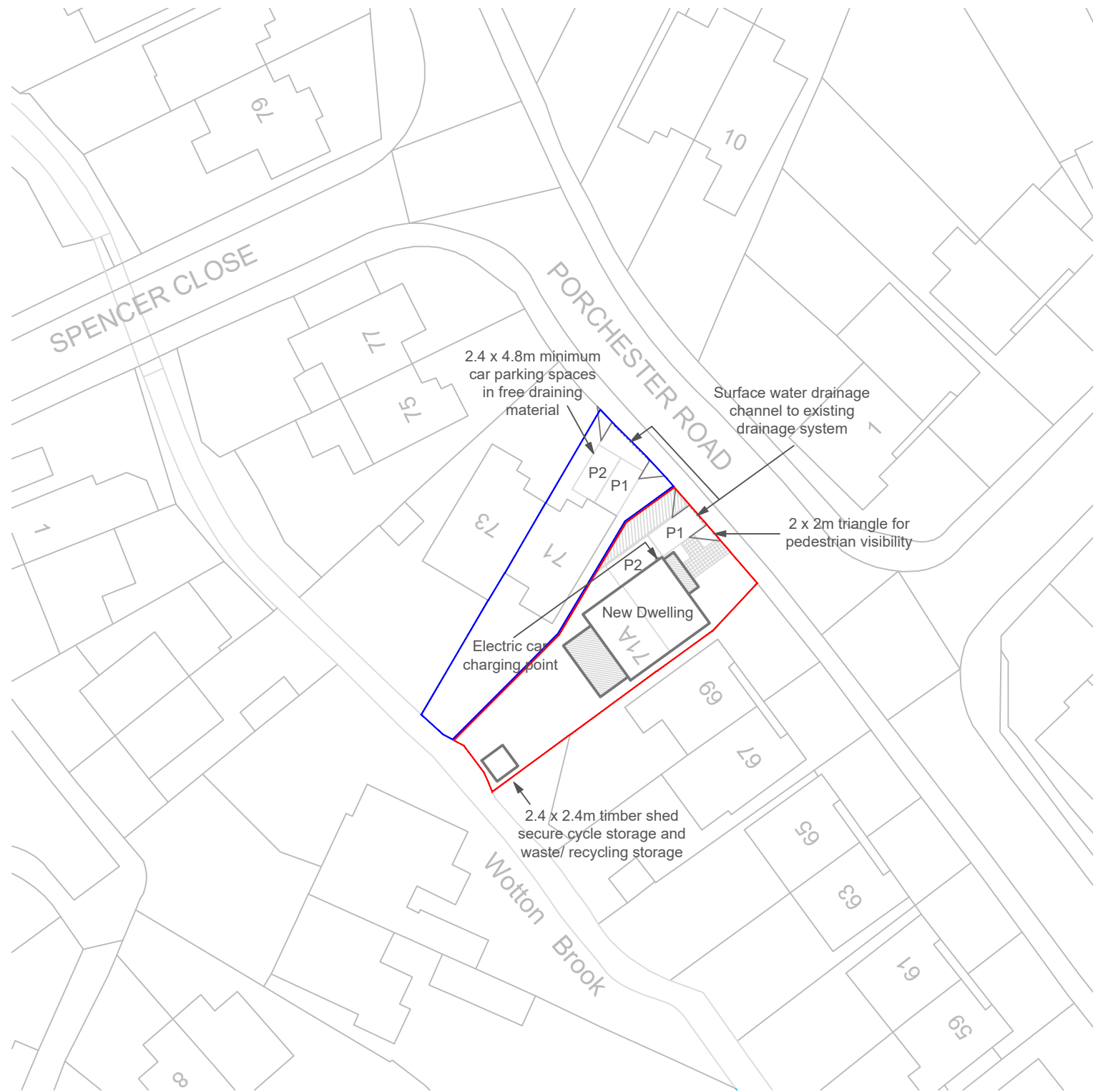
Signed

Alan Steele

Date

08/07/2022

rev.	date	description
A	5/7/22	Car parking space moved and annotations added.

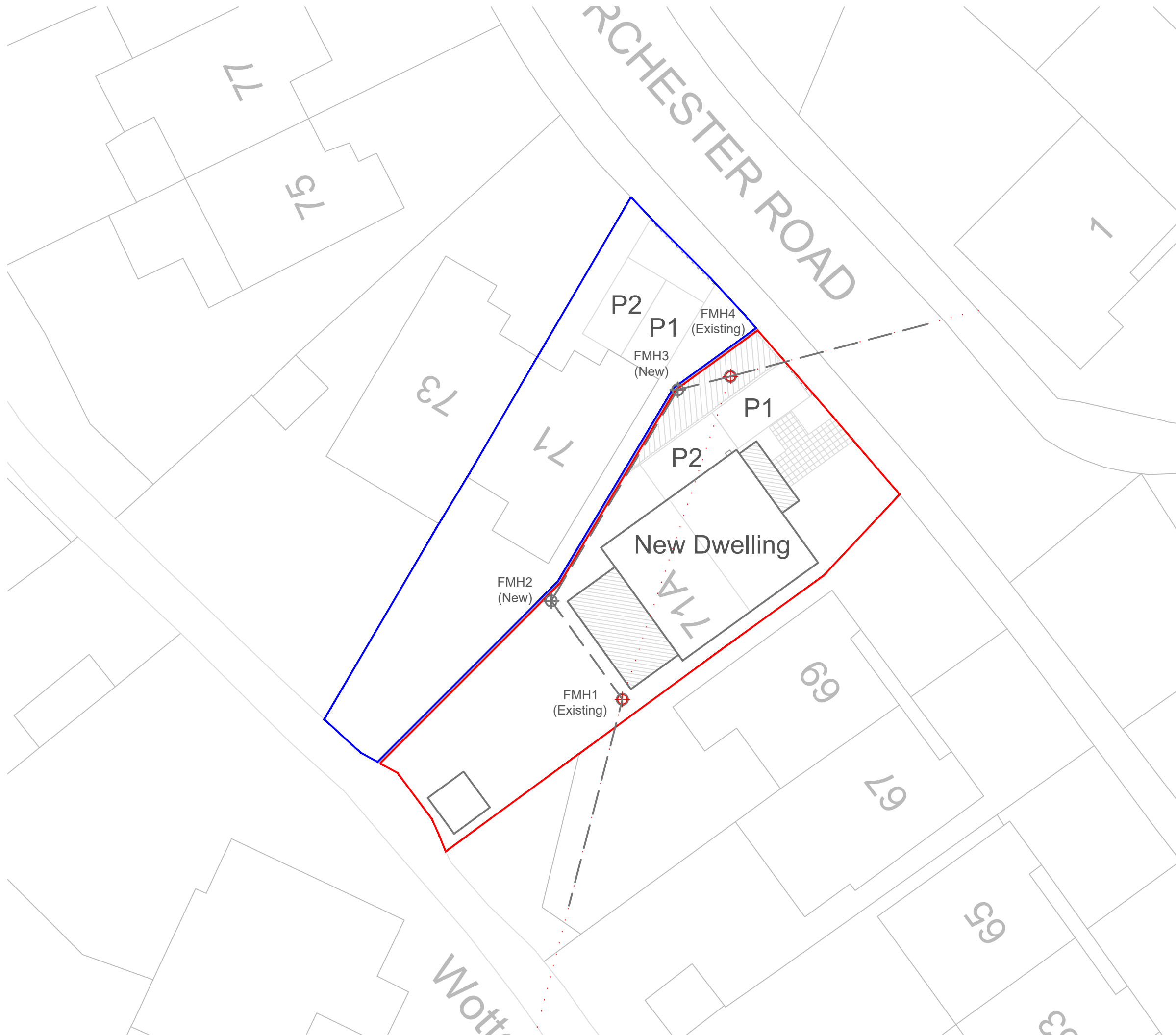


Planning

Porchester Road

Site Location Plan Date: May 22

1/500 @ A4 Drawing No: 715/04 Rev A



Planning

Porchester Road

Block Plan

1/200 @ A3

Date: - May 22

Drawing No: 715/05 Rev \_

AGS  
Development Consultants  
Crescent, Grange, Gosport, Gosport, Gosport

Subject to correct printing. See top left.



# DESIGN & ACCESS STATEMENT

Written in support of a new self- build dwelling on land at 71 Porchester Road, Gloucester GL 3 3DY

## 1.0

### DESIGN

In this section I will explain the design considerations adopted to ensure that the proposal is appropriate and in context with the surrounding area. I will also discuss the design principles and concepts that have been applied.

#### 1.1. USE

The land in question is residential (Planning Use Class C3 ). The proposed erection of a single detached dwelling retains the existing use whilst enabling an enhancement in the delivery of housing within Gloucestershire.

#### 1.2. AMOUNT

Currently the land is occupied by a detached double garage of 27.9m<sup>2</sup> in footprint with the associated vehicular parking spaces (23m<sup>2</sup>). The proposal is to demolish the current garage and construction of a dwelling of 77.94m<sup>2</sup> in footprint. The total gain in built form being 50.04m<sup>2</sup>. The number of vehicular parking spaces will not alter however cycle storage and waste recycling will be provided for the new dwelling within a new 2.4 x 2.4m garden shed. Car charging will also be provided.

#### 1.3. LAYOUT

##### Site

Porchester Road has a typical housing layout which generally follows the road pattern. As such there is a well-defined building line which creates a common front garden dimension from the footpath back edging line. The existing site layout follows a common distance between dwellings. The water course to the rear provides an established rear garden dimension. None of these established elements fall below the local or nationally accepted standards.

The proposed dwelling respects the above site layout plan principles without any unreasonable/unacceptable impact on the adjoining dwellings. Nor does the proposal create an unacceptable precedent in visual impact terms. The proposed site layout can be viewed on drawing no. 715/04.

## Dwelling

The proposed dwelling is a conventional three bedroomed unit with Lounge, Kitchen, Dining area, utility and wc at ground floor level. At first floor level 3 bedrooms with 1 ensuite bathroom and 1 family bathroom. The proposed dwelling is shown on drawing no. 715/03

### **1.4 Scale**

Established plot areas of adjoining dwellings are as follows: -

No.	M <sub>2</sub>
77	- 269.50
76	- 268.85
73	- 299.97
71	- 446.60
69	- 227.20
67	- 219.00
65	- 216.60

As can be seen above the existing plot 71 is substantially larger than those in close proximity being approximately twice as large as plots 65, 67 & 69.

The proposed dwelling has a plot scale of 248.27m<sup>2</sup> which compares well with the existing plots either side. The mean average of these plots excluding Plot 71 is 250.18m<sup>2</sup>. The existing plot 71 is to become 203.22m<sup>2</sup> which adequately reflects the current local and national standards for this size dwelling. It also compares well with Number 61 @ 196m<sup>2</sup> and number 63 @ 199.85m<sup>2</sup>.

The existing dwellings adjoining the subject application measure in footprint: -

No.	M <sub>2</sub>
77	- 95.82
75	- 74.84
73	- 75.10
71	- 55.64
69	- 61.00
67	- 70.75

The proposed dwelling has a footprint of 77.94m<sup>2</sup> sitting broadly in the mid-range of the existing built forms in close proximity.

The proposed private rear amenity is 87.5m<sup>2</sup>

The proposed dwelling has a second-floor roof span of 8.35m which again follows the local norm.

The DPC to eaves height is 4.75m which follows the current standards locally.

### **1.5 Landscaping**

The subject site has no structural landscaping and provides no benefit within the broader landscape. As such no harm is created in landscape terms should this application be approved. The applicants request a standard landscaping condition be attached to any approval to enable both landscape and ecology enhancement.

### **1.6 Appearance**

The proposed site is within a grouping of dwelling of similar character many of which have been extended with forms having time relevant styling.

The proposed dwelling reflects the current base vernacular albeit with a contemporary balance to ensure the proposed harmonises with the current forms but is of a modern standard. The external materials will match those employed locally to ensure the new structure is read as being an integral part of the estate . The applicants request that a standard external materials condition is attached to any approval.

## **2.0**

### **ACCESS**

Access will largely remain as existing. Additional parking will be provided for the current dwelling (Number 71) due to the removal of the current provision.

## **3.0**

### **ECOLOGY**

It is considered that the site offers no reasonable likelihood of providing habitats for any protected species. The aforementioned landscaping condition provides a vehicle for bio-diversity enhancements if considered necessary by the LPA.

#### **4.0**

##### **FLOOD RISK**

Following the pre-application deposited by the applications previously (Your ref: 20/01137/PREAPP) requested a specialist's report. As such, this has been provided in the application deposited via the Planning Portal.

#### **5.0**

##### **FOUL WATER DRAINAGE**

Currently the subject site has a 225mm foul drainage system running north to south. It is proposed to divert this drainage as shown on the deposited block plan subject to the appropriate authorities/water company consent.

# **DRAINAGE STRATEGY**

**Written in support of the Planning Application for the proposed erection of a new dwelling and creation of improved access**

**71 Porchester Road**

**Gloucestershire**

**GL3 3DY**

**To be read in conjunction with the FRA dated 3<sup>rd</sup> March 2022**

The submitted Design & Access Statement confirms that the proposed dwelling footprint is 77.94m<sup>2</sup>. The footprint of the existing structure is 27.9m<sup>2</sup>. However, the site of the proposed is currently hard-surfaced in part. The total existing therefore being 50.9m<sup>2</sup>. As such, the net increase is 27.04m<sup>2</sup>. The existing has no formal drainage system and therefore, the proposal offers the opportunity to better manage the surface water run-off, as the proposed will have a full surface water drainage system in compliance with SUDS .

The subject site is currently finished in a mixture of permeable and impermeable material, the access and carpark are a mixture of tarmac, concrete and well consolidated hard standings. The proposed development is to include impermeable areas constructed using water permeable materials such as gravel, brick pavements for parking etc. as described in the Water Management Statement.

The proposed is to include surface water collection tanks located to receive rainwater from the building's downpipes. These tanks will be used to re-cycle rainwater for amenity use. Any excess will overflow into the existing surface water drainage arrangement by way of attenuation, as per the Water Management Statement.

As this development provides for surface water collection and mitigation, we consider it to be entirely acceptable in surface water management terms.

## **WATER MANAGEMENT STATEMENT**

**Written in support of the Planning Application for the proposed erection of a new dwelling and creation of improved access**

**71 Porchester Road**

**Gloucestershire**

**GL3 3DY**

### **Objective:**

To minimise flood risk, improve water quality and groundwater recharge and enhance biodiversity and amenity interest.

These aims will be realised by: -

- Managing surface water
- Achieving sustainable drainage principles in new development
- Incorporating appropriate water management techniques into new development
- Ensuring priority is given to the re-use and recycling of water
- Ensure new development negates adverse effects on water cycle, supply and quality
- Establishing the lifelong maintenance and management responsibilities
- Restricting the developed rate of surface water run-off
- The provision of water harvesting, saving and recycling devices in new development

### **Site Details:**

Existing garage and carparking spaces to be removed as shown on the deposited plan.

The improved vehicular and pedestrian access is shown on the accompanying plans submitted with the application.

## **Water Management – Construction Phase**

There is expected to be no measurable increase in contaminated water during the construction process.

## **Usage**

General water applications will have recognised water saving measures. For example, taps will be 'aerated taps', showers will have 'aerated showerheads', toilets will have dual flush cisterns (3/6 litres). The washing machine and dishwasher will be modern efficient appliances.

## **Foul Water Management**

The subject site is served by an existing public foul drainage system. Any increase created by the proposal can be accommodated within the existing system. The system will be more than capable of handling sewage from the proposed modest works. All new foul water drainage, including the proposed sewer diversion, will be approved via the Building Act post planning approval.

## **Rainwater Gutters & Pipes (Roof Run off)**

All downpipes taking rainwater 'run off' from roofs will connect to a water harvesting tanks with management controls and filtration if required.

Overflow will be connected to the existing surface water system

## **Surface and Hard Surfaces**

All proposed hard surfaces are proposed to be water permeable, material choices such as brick paviours for parking areas etc. will facilitate this. Surface water drains located in the existing immediate area and at the low point of the parking area are proposed to be discharged to the existing system of the building. All drainage design will be approved via the Building Act post planning approval.

## **Maintenance**

All drainage pipes will be maintained by occupiers of the building/.

## **Conclusion**

This proposal creates no risk of flood and provides a sustainable drainage solution with future proof credentials.

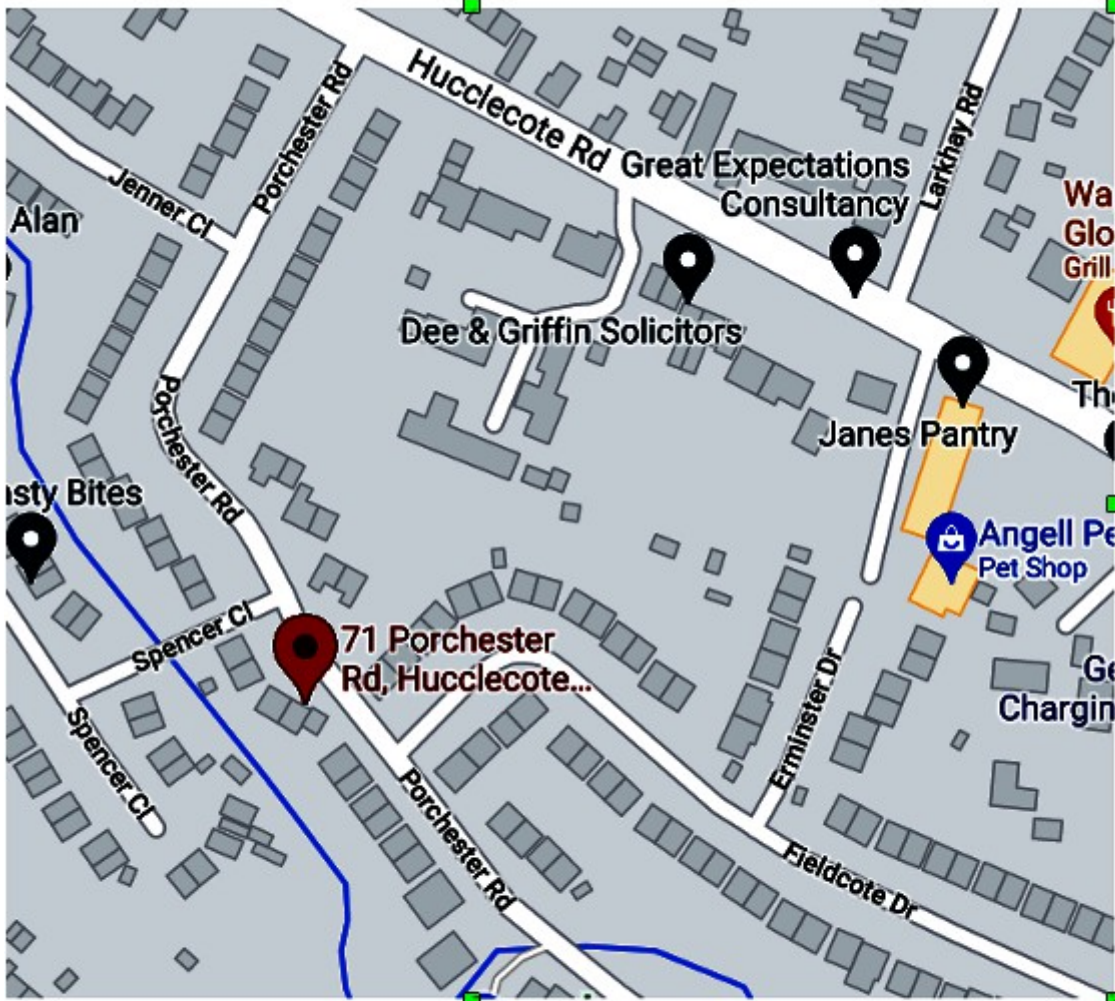




**FLOOD RISK ASSESSMENT**

**71 PORCHESTER ROAD HUCCLECOTE GLOUCESTER GL3 3DY**

**DATED : MARCH 3 2022**



**GEOGRAPHICAL LOCATION**

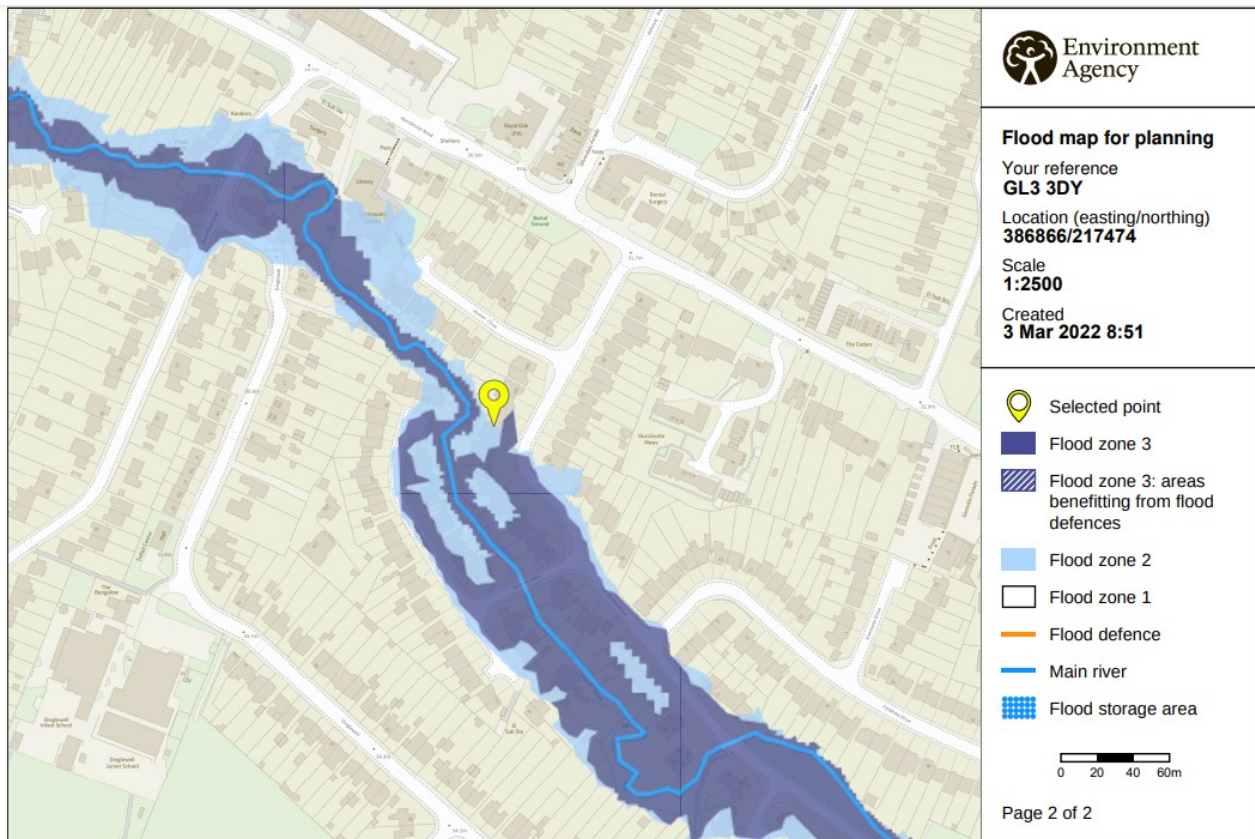
# Flood map for planning

Your reference  
**GL3 3DY**

Location (easting/northing)  
**386866/217474**

Created  
**3 Mar 2022 8:51**

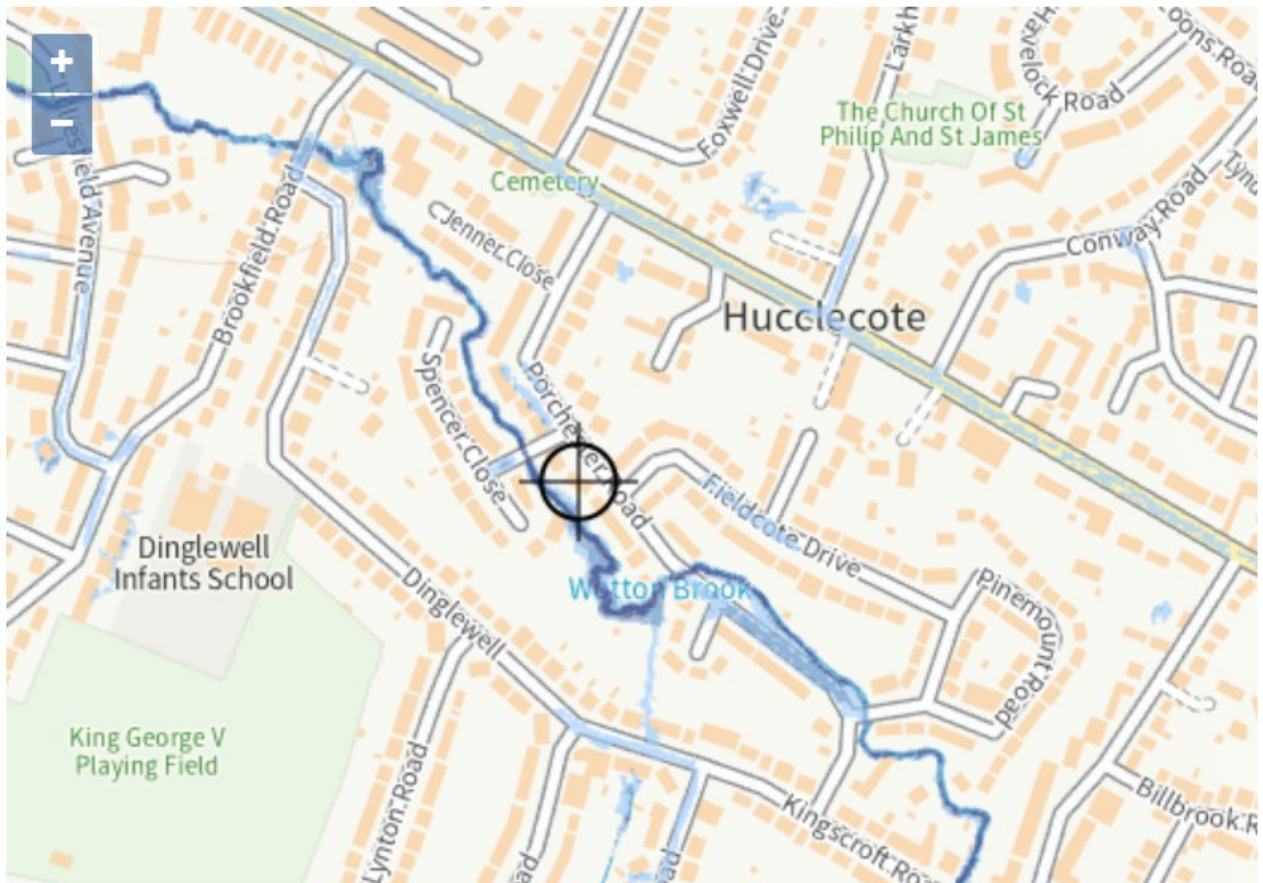
**Your selected location is in flood zone 2, an area with a medium probability of flooding.**



## ENVIRONMENT AGENCY FLOOD MAPPING FOR SURFACE WATER

Flood risk

Medium risk: depth



Extent of flooding from rivers or the sea

● [High](#) ● [Medium](#) ● [Low](#) ● [Very low](#) ⊕ Location you selected

**MEDIUM RISK OF FLOODING IS THE EQUIVALENT OF THE 1 IN 100 FLOOD RETURN.**

**THE MAPPING SHOWS THERE IS VERY LOW RISK IF ANY AT ALL.**

# **PROPOSED DEVELOPMENT OF A RESIDENTIAL PROPERTY ON LAND AT 71 PORCHESTER ROAD HUCCLECOTE GLOUCESTER.**

## **FLOOD RISK ASSESSMENT / DESK TOP STUDY.**

This report is compiled for a planning application . Detailed plans are supplied by the applicant within the application.

It is written under the criteria within the National Planning Policy Framework (NPPF) and the Environment Agency (EA) Guidance notes to local authorities.

The EA mapping for planning shows the site in flood zone 2 bordered by flood zone 3 . The mapping for possible surface water flooding shows that the threat is “very low” if any at all.

The perceived threat to the proposed property is from the Wotton Brook which runs to the back of the property. The brook has been subject to major works to improve its performance in handling flood flows and levels and these works are still continuing.

The EA is on record as saying that it's flood mapping for planning is for general use only , not to be relied upon and totally inappropriate for individual site assessment. The local authority .however, rely on the EA mapping due to the fact that it considers the Flood Mapping in the Gloucestershire Strategic Flood Risk Assessment is not to be relied upon as it is by now out of date.

This mapping has been superseded by more up to date EA mapping based on more accurate levels as provided by Product 4 flood information supplied.

In a pre-application statement Gloucester City Council has stated that there is limited chance of the application being successful as the site lies in Flood Zone 3b which is the functional flood plain.

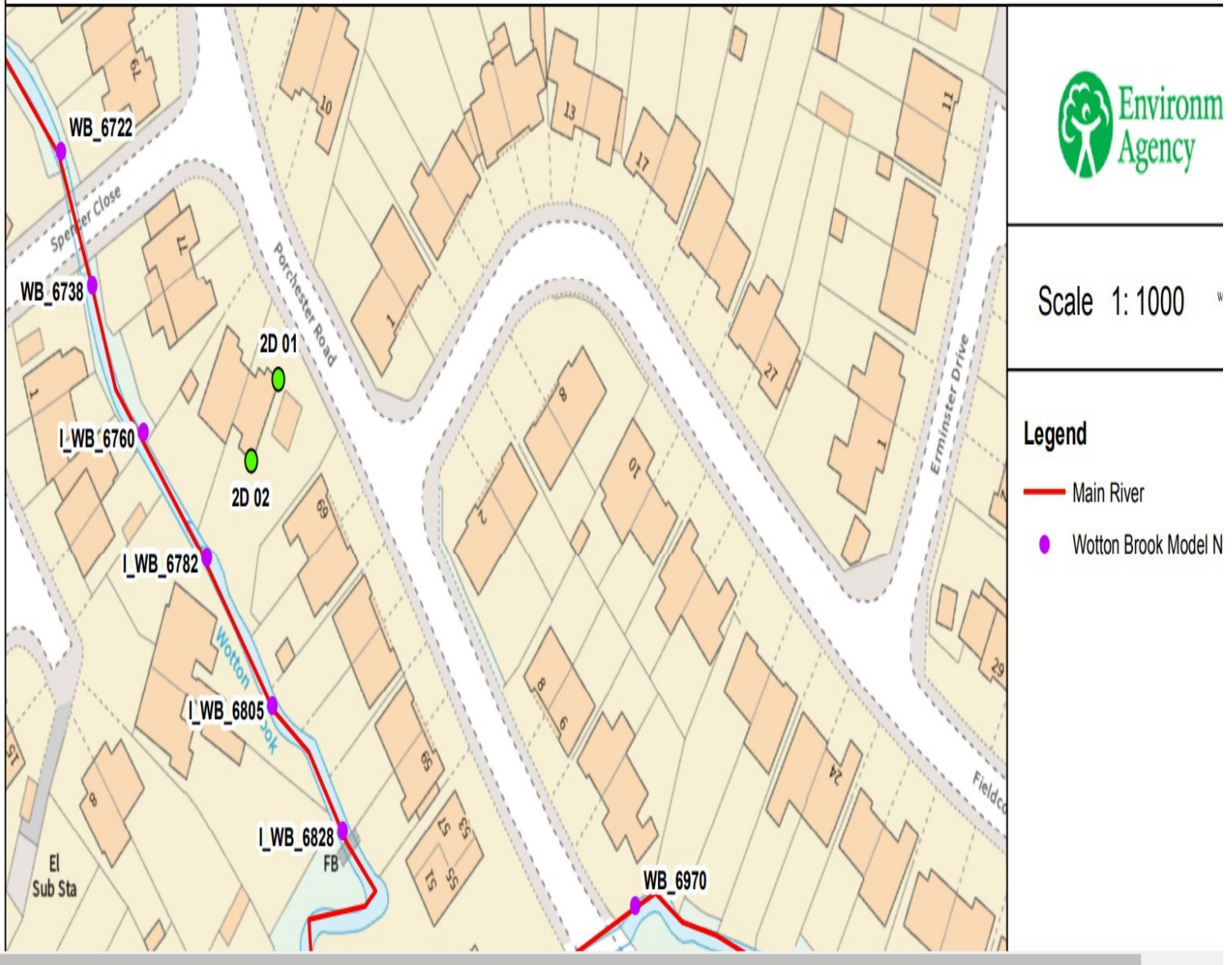
This is not borne out by the up to date information from the EA It can only be concluded that the Council used historic flood mapping for planning which is no longer applicable.

As shown in the latest EA flood map for planning the site is shown in Flood Zone 2 bordered by Flood Zone 3.

Even more to the point the Product 4 which, when compared to the levels survey, shows the site and its access, are above the flood levels as supplied by the EA.

The topographical survey works to AOD levels as required by the local authority and the EA because the flood levels uses this datum as well. See graphics below.

# Wotton Brook Model Node Location Map including GL3 3DY - created 07/01/2022 [246221]



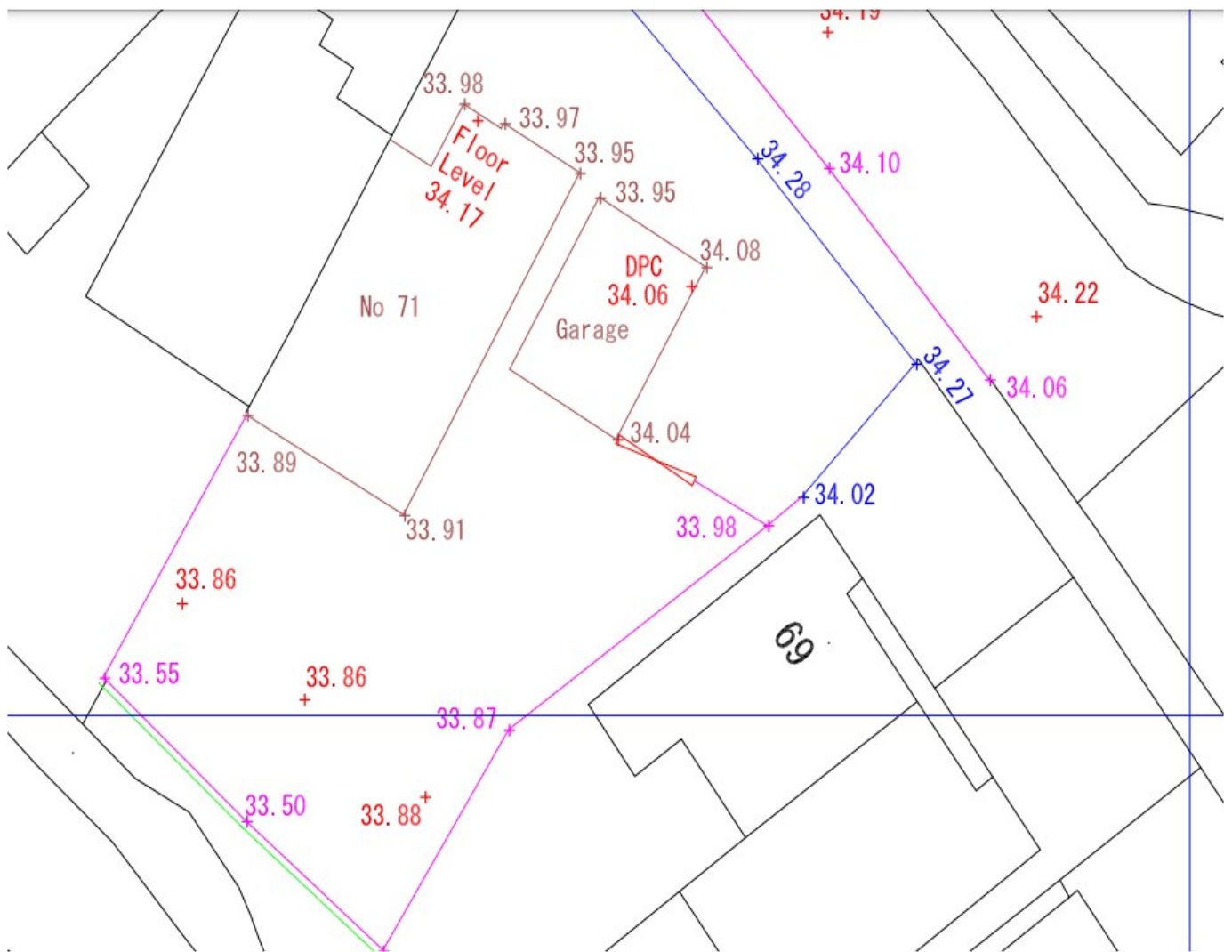
**The Node point closest to the site is 6782**

**See levels chart on page below.**

Annual Exceedance Probability - Maximum Water Levels (m AOD) (undefended)												
Node Label	Eastings	Northing	50% (1 in 2)	20% (1 in 5)	10% (1 in 10)	4% (1 in 25)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	1% (1 in 100) inc. 20% increase in inflows	0.5% (1 in 200)	0.1% (1 in 1000)
WB_7070	387083	217249	30.90	31.25	31.37	31.50	31.59	31.64	31.67	31.74	31.77	31.83
I_WB_7020	387048	217288	30.51	31.18	31.33	31.46	31.55	31.59	31.62	31.68	31.69	31.71
WB_6970	387006	217304	30.40	31.15	31.31	31.46	31.55	31.60	31.63	31.69	31.72	31.75
WB_6952	386988	217296	30.05	30.38	30.58	30.91	31.21	31.31	31.35	31.44	31.45	31.49
I_WB_6918	386965	217272	29.94	30.28	30.49	30.83	31.16	31.26	31.30	31.39	31.40	31.47
I_WB_6873	386939	217287	29.88	30.24	30.46	30.82	31.15	31.26	31.30	31.39	31.40	31.46
I_WB_6828	386941	217313	29.81	30.17	30.40	30.78	31.13	31.24	31.28	31.36	31.38	31.43
I_WB_6805	386926	217328	29.76	30.13	30.36	30.75	31.11	31.22	31.26	31.34	31.35	31.39
I_WV_6782	386910	217346	29.70	30.08	30.32	30.71	31.09	31.20	31.24	31.33	31.34	31.38
I_WB_6760	386897	217362	29.63	30.01	30.25	30.66	31.06	31.17	31.21	31.25	31.27	31.21
WB_6738	386886	217379	29.54	29.92	30.16	30.57	30.95	31.08	31.13	31.24	31.25	31.36
WB_6722	386878	217397	29.41	29.70	29.86	30.05	30.19	30.29	30.35	30.53	30.52	30.98
2D_01	386927	217368	-	-	-	31.11	31.17	31.21	31.23	31.29	31.27	31.34

**The 1 in 100 flood level at 6780 is 31.24**

**See topographical survey below.**



71 PORCHESTER ROAD  
 HUGGLECOTE  
 GLOUCESTER

Three Counties Flood Risk Assessment

Level Information based on Ordnance Survey Datum

Surveyed by  
 Jonathan Tasker AssocRICS  
 Land Surveyor  
 27 Dukes Way  
 Malvern  
 Worcestershire

Scale 1:500 on an A4 Sheet

OS National Grid

January 2022

Ref 221570

Ordnance Survey Map Copying Licence  
 100059975 Jonathan Tasker Land Surveyor



**The DPC level of the proposed house is shown at 34.06AOD.**

**The road level is at 34.28AOD**

These levels are well above the flood level. The rise to the DPC level of the proposed building is over half a metre above the bank level.

Suffice to say the site under assessment stands on land at the highest point on Porchester Road.

### **Surface Water/ Ground Water flooding**

By the very nature of the site if either occurred the waters would flow into Wotton Brook. However the EA mapping (as shown) indicates that the threat from surface water is low if any at all

Local authorities in general find that mapping the risk of flooding from groundwater is complex and is currently not possible. More work has to be done.

### **Reservoir Flooding**

There is a slight threat from this source but the EA are on record as saying the threat from this source is low because of the husbandry and regular checks made on reservoirs throughout the country. The threat would therefore be low.

### **Local mains drainage**

The local authority are on record as stating that it does not consider that any flooding is caused by drainage problems in the area

### **Sustainable Drainage**

There is a pathway from the proposed development to the Wotton Brook . If this is chosen interceptors should be fitted to the drainage to make sure that water is cleaned before it enters the brook.

A flow control mechanism should also be fitted to ensure run off enters the brook at green field run off rate.

The same measures apply should the applicant wish to use the existing drainage to the mains drainage in the road.

There is an element of clay in the subsoil which could inhibit the use of soakaways . The local authority may require ground tests to check for permeability.

## **Climate Change**

In the Product 4 Notes the EA states :

“An 'Ordinary Watercourse' is a watercourse that does not form part of a main river. Main Rivers are indicated on our Flood Map. You can also check the classification of the watercourse with the LLFA, some of which have produced Drainage and Flooding Interactive Maps.”

Due to the local authorities view of the SFRA mapping not being acceptable this is not possible. The EA also states

### **“FREEBOARD NOTE**

It is advised that Finished Floor Levels should be set no lower than '600mm' above the 1% river flood level plus climate change. Flood proofing techniques might be considered where floor levels cannot be raised (where appropriate). This 600mm freeboard takes into account any uncertainties in modelling/flood levels and wave action (or storm surge effects)

We would also recommend that you contact us for our modelled '20%' allowances and associated flow data. This is available for some rivers. This data may help inform a more detailed climate change analysis (where necessary), “

In light of these instructions and to fulfil the needs required the 1 in 100 plus 20 percent flood level, as supplied by the EA within its modelling, is used as a basis for establishing the flood level .

This is shown as being 3.33AOD .

The proposed dpc level of the proposed property stands at 34.06AOD. This in excess of the flood level by 0.73mm which meets EA criteria. As outlined above.

## **Evacuation and Flood Resilience measures.**

These are not considered necessary in this case .

## **The NPP F / EA Flood Risk Vulnerability Classification**

This shows that the proposed development is considered allowable. See table on page below

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatit
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓*

Key:

✓ Development is appropriate

## CONCLUSION

Updated EA flood mapping for planning shows the site in Flood Zone 2 bordered by Flood Zone 3.

Information within this study report shows that the ground floor level of the proposed development conforms with EA and NPPF criteria.

It is considered that the local authority's submission that the site lies in the functional flood plain 3b is not considered acceptable on this basis.

The site lies on the highest level in Porchester Road. The local authority are on record as stating that it does not consider that any flooding is caused by drainage problems in the area

The flood vulnerability table shows that the proposed development is considered appropriate.

I consider there is no reason for this application to be refused on the grounds of flooding.

Signed



David Eggleton  
Managing Director.

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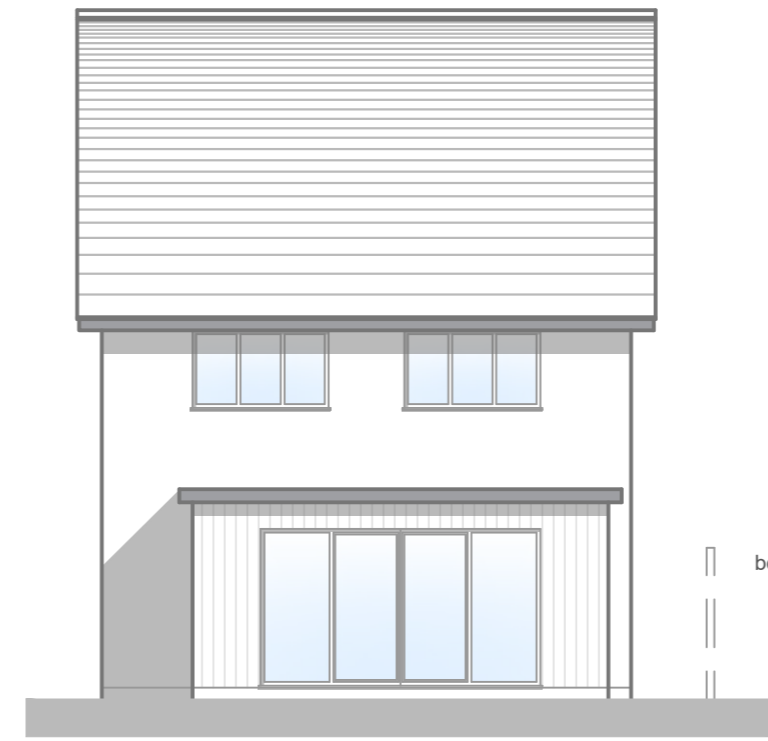
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A	22/06/22	Layout and cladding altered.



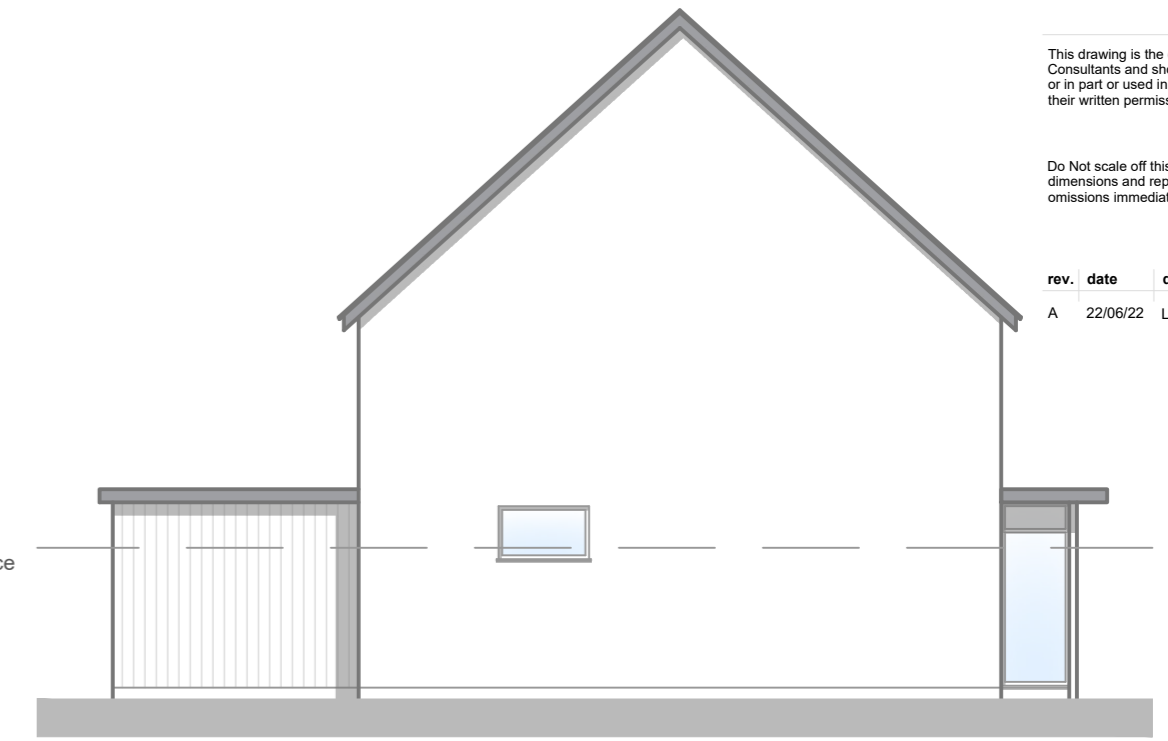
Proposed Front Elevation



Proposed Side Elevation

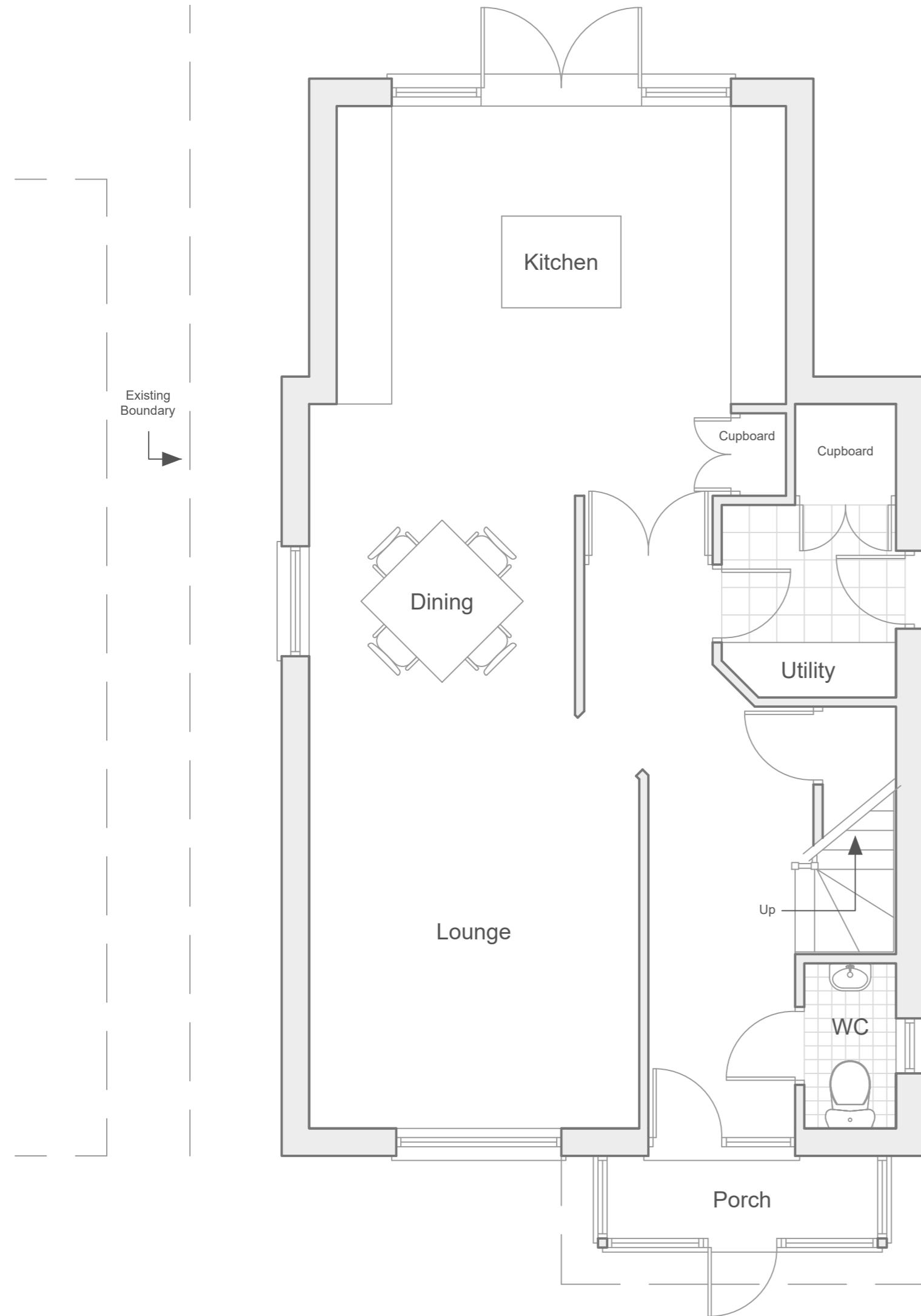


Proposed Rear Elevation



Proposed Side Elevation

2m high boundary fence



Proposed Ground Floor Plan



Proposed First Floor Plan



Planning

Porchester Road

Proposed Plan and Elevations

Date: - May 22

1/50 & 1/100 @ A2

Drawing No: 715/03

Rev A

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Subject to correct printing. See top left.