

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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Anthony

Surname

Davis

Company Name

Conault Design

Address

Address line 1

6 St. Clare Cottages

Address line 2

Staverton Village

Address line 3

Town/City

Cheltenham

Country

United Kingdom

Postcode

GL51 0TW

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

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

If Yes, please describe the last use of the site

When did this use end (if known)?

13/08/2021

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:

Windows

Existing materials and finishes:

Timber Upvc

Proposed materials and finishes:

Anthracite Upvc

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

CG12 THS 01 - As Existing - 94 High Street Tredworth
CG12 THS 02 - As Proposed COU - 94 High Street Tredworth
Planning and 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

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:

Other

Other (please specify):

Single drive space, unallocated

Existing number of spaces:

1

Total proposed (including spaces retained):

0

Difference in spaces:

-1

Vehicle Type:

Light goods vehicles / Public carrier vehicles

Existing number of spaces:

0

Total proposed (including spaces retained):

1

Difference in spaces:

1

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

Waste Storage and Collection

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

- Yes
- No

If Yes, please provide details:

Private contractor or local authority commercial waste collection subject to availability

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

- Yes
- No

If Yes, please provide details:

Private contractor or local authority commercial waste collection subject to availability

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

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

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

<p>Use Class: Other (Please specify)</p> <p>Other (Please specify): Sui Generis Laundrette</p> <p>Existing gross internal floorspace (square metres): 81.5</p> <p>Gross internal floorspace to be lost by change of use or demolition (square metres): 81.5</p> <p>Total gross new internal floorspace proposed (including changes of use) (square metres): 0</p> <p>Net additional gross internal floorspace following development (square metres): -81.5</p>

<p>Use Class: Other (Please specify)</p> <p>Other (Please specify): Class E Cafe</p> <p>Existing gross internal floorspace (square metres): 0</p> <p>Gross internal floorspace to be lost by change of use or demolition (square metres): 0</p> <p>Total gross new internal floorspace proposed (including changes of use) (square metres): 30</p> <p>Net additional gross internal floorspace following development (square metres): 30</p>

<p>Use Class: Other (Please specify)</p> <p>Other (Please specify): Sui Generis Takeaway</p> <p>Existing gross internal floorspace (square metres): 0</p> <p>Gross internal floorspace to be lost by change of use or demolition (square metres): 0</p> <p>Total gross new internal floorspace proposed (including changes of use) (square metres): 42</p> <p>Net additional gross internal floorspace following development (square metres): 42</p>

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	81.5	81.5	72	-9.5

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

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

- Yes
 No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

Total full-time equivalent

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

A5 - Hot food takeaways

Unknown:

Yes

Use Class:

Other (Please specify)

Text Field:

Class E Cafe

Unknown:

Yes

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

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

Mr

First Name

Anthony

Surname

Davis

Declaration Date

20/05/2022

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

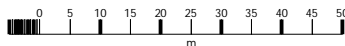
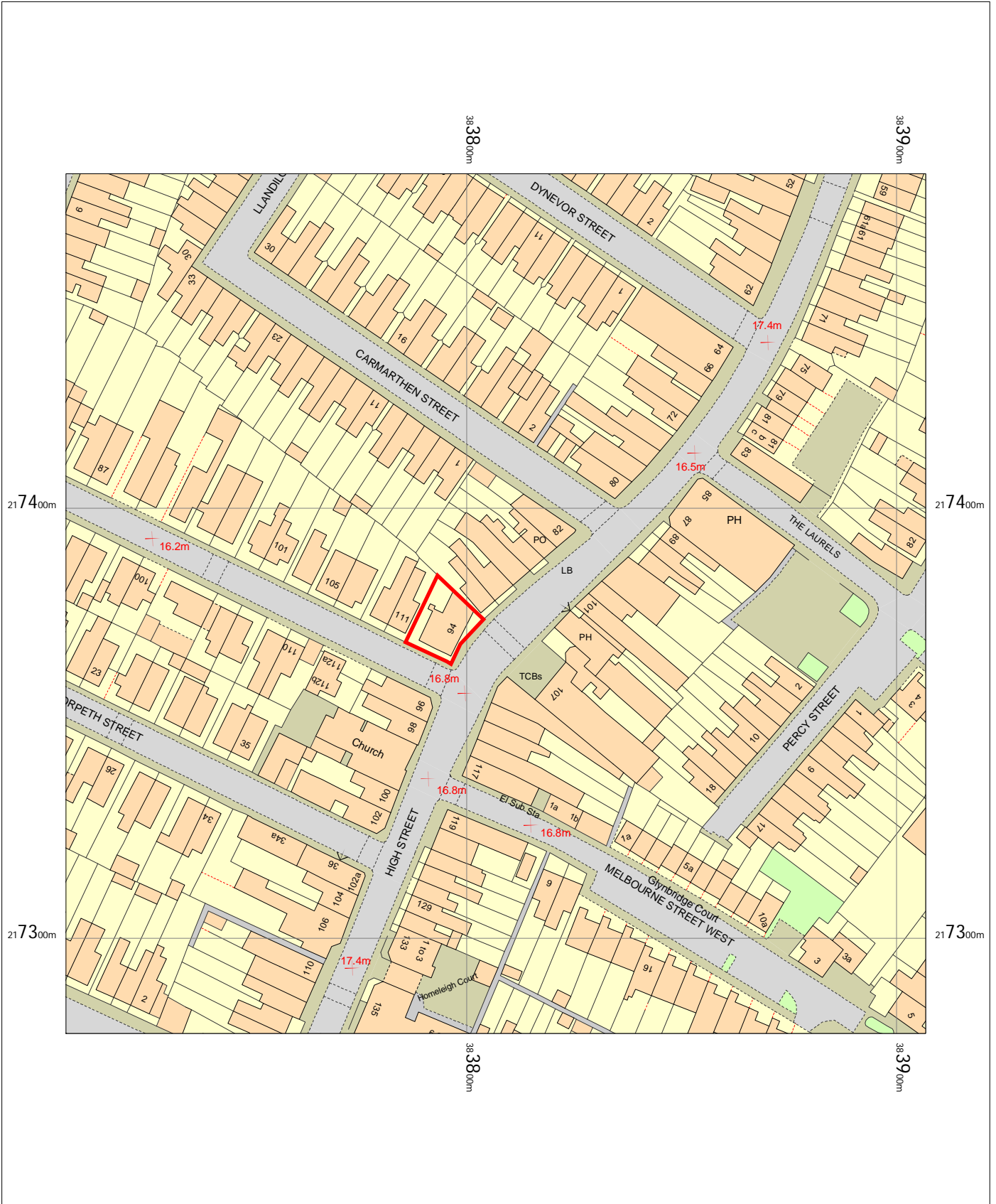
Signed

Anthony Davis

Date

20/05/2022

94 High Street, Gloucester, GL1

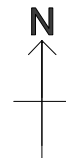


Location Plan

Thursday, May 19, 2022, ID: CM-01039514
www.centremapslive.co.uk

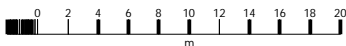
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FOR A BETTER POINT OF VIEW

94 High Street, Gloucester

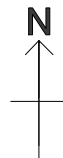


Block Plan

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FOR A BETTER POINT OF VIEW

**94 High Street
Gloucester, GL1 4SS**



**Design and Access Statement
Change of Use
With additional photos**

CONAULT DESIGN



**94 High Street
Gloucester, GL1 4SS
Design and Access Statement**

Background

The planning history is currently not available but the applicant has owned the property for a considerable time during which period the ground floor has been leased by the same tenant and run as a successful launderette and ironing service until Covid hit and that and local competition has resulted in the doors closing for good. The residential flat over is owned by the applicant and is rented to a long term tenant.

Tredworth High Street started out as Barton Terrace in 1820 although this property dates post 1850

Design

Its clear this was originally a typical corner shop with a parlor and kitchen on the ground floor and sleeping accommodation over and has a later two storey extension used by the ironing service up until recently but could easily have been a second shop in the past.

The existing layout works poorly as a single shop unit, does not flow, would be difficult to staff and the smaller shopfront on the High Street with its separate door and display window reads as a separate unit.

The applicant has had interest in the main part of the ground floor from various parties as a takeaway but the type of food and opening hours have not yet been clarified, however we have indicated the probable location and style of kitchen extraction compatible with the proposed uses, for the smaller part there is strong community support for a café but no details yet of the type of food offering proposed.

The proposed change of use and subdivision does not require any substantial change to the building, does not include any creation of floor space or the loss of residential or essential retail space but has potential for creating employment to nurturing new independent businesses and providing a community hub.

Access

Both shopfronts currently have stepped access. The units are probably too small to have fully compliant ramped access with level platforms top and bottom but a simple ramp could be provided in both cases

Additional Site Photos



1,2 – Front Elevation



3 – Side Elevation



4 –Rear Elevation



5, 6 Rear Elevation



7 Interior – concrete plinths for removed washing machines



8 Interior – concrete plinths for removed washing machines



9 Interior – concrete plinths for removed washing machines



10 Interior – concrete plinths for removed washing machines



11, 12 - Interior



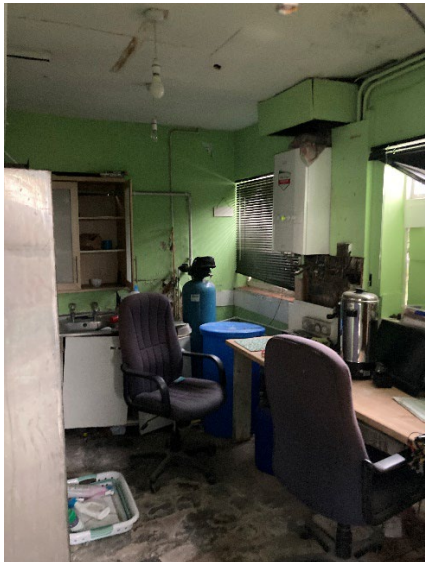
13, Ironing shop (proposed Café)



14,15 Ironing shop (proposed Café)



16,17 Ironing shop (proposed Café)



18,19 Rear room with gas boiler



20,21 Rear room with gas boiler

CONAULT DESIGN

www.conaultdesign.co.uk

**94 High Street
Gloucester, GL1 4SS**



**Flood Risk Assessment (FRA)
Change of Use
& Sequential Test**

CONTACT

[REDACTED]

6 St.Clair Cottages
Staverton Village
Cheltenham
GL51 0TW

EMAIL:

[REDACTED]

**94 High Street
Gloucester, GL1 4SS
Flood Risk Assessment**

This application has been prepared in line with Review individual flood risk assessments: standing advice for local planning authorities updated 8th February 2022.

Site Research

Source - Environment Agency
Post Code GL14SS
Location (easting/northing) 383792/217372
flood zone 2, an area with a medium probability of flooding. Nearest River approximately 55 meters

Source: NPPF (Annex 3)
Flood risk vulnerability classification
Existing – Less vulnerable
Proposed – Less vulnerable

Source: Gloucester Level 2 SFRA 2019
Gloucester's Level 2 SFRA 2019 is understandably geared towards the allocation of major "new development" but encompasses smaller development and change of use, particularly where the vulnerability would be higher than the existing use.

Development

The ground floor until recently was used as a launderette and the first floor is residential. The proposed change of use would not see any extension to the property and the use would not be any more vulnerable to flooding than the existing and less valuable than an alternative residential use on the ground floor.

Flood Zone Mapping

The site is described as in Flood Zone 2 however the EA's Flood Zone mapping include in Appendix 2 indicated the north westerly corner to be in Flood Zone 3, although as the floor levels are consistent throughout the ground floor so we are treating it as one area.

Flood Zone 2 comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of fluvial flooding (1% - 0.1%) and/or between a 1 in 200 and 1 in 1,000 annual probability of tidal flooding (0.5% - 0.1%).

Fluvial and Tidal Flooding

Sudbrook flows west to the River Severn approximately 55m to the south of the site below Morpeth Street. Canalization below street level at this point moves the flood risk to the north presumably to the old channel. Upstream improvements are underway through the river improvement scheme to remove concrete channels and improve biodiversity, including wetland vegetation to reduce flooding are due for completion this year 2022.

The EA has also provided modeled flood levels for Sud Brook as shown in Appendix 5. Model node point '2D 01 and "2D 02' are located directly outside the property, conveniently to the left and right of a mapped ordnance survey datum level of 16.8 AOD. Using a Spectra LL500 survey grade rotary laser level it was possible to show that the finished ground floor level of 94 High street is 16.885 AOD

Current guidance requires that up to a 19% climate change allowance be adopted for the consideration of proposed 'less vulnerable' development in Flood Zone 2, with a lifetime allowance to 2050. The flood modeling data provided by the EA and included in Appendix 5. includes consideration of a +20% climate change scenario, giving us very good data to show that at 16.885 AOD the site is 265mm above the 1 in100 +20% at Node 2D 02 and 275mm Node 2D 02 . It is also possible to extrapolate out the figures to indicate a maximum water level at 1/1000 +20% of 16.81 AOD (N) at Node 2D 02.

As such, the site is concluded to be at low risk of flooding in the 'critical' and 'worst-case' fluvial/ tidal flood events.

Conclusions

This report has considered the flood risk posed to the proposal site.

The assessment has confirmed that whilst the site is shown by the EA's Flood Zone mapping to be within Flood Zone 2, the proposed development is in fact outside the 'critical' and 'worstcase' fluvial / tidal floodplains, and as such can effectively be considered as Flood Zone 1.

The proposed development is considered to meet the requirements of the Sequential Test subject to Gloucester City Council approval (see below).

This report therefore demonstrates that the proposed scheme:

- Is suitable in the location proposed.
- Will be adequately flood resistant and resilient.
- Will not place additional persons at risk of flooding
- Will not increase flood risk elsewhere as a result of the proposed development through the loss of floodplain storage or impedance of flood flows.

As such, the application is concluded to meet the flood risk requirements of the *NPPF*.

Sequential Test

94 High Street operated as a launderette for many years but closed as it was unviable, in part due to new competition and has been on the market since February 2022.

To date the only interest shown in the property is as a food outlet, due to its location on Tredworth High Street which is the heart of a vibrant multi-cultural area and offers a community meeting point mainly centered around its food culture.

Under the Gloucester City Plan 2011-2031 Policy C4 – Hot Food Takeaways, outside the City Centre, district and local centers should not be within 400meters of a secondary school. The city plan in Annex 6 indicates in yellow a 50meter air quality exclusion zone around local schools and it is easy to extrapolate from this a 400meter zone which effectively limiting the search area outside of the City Centre to Tredworth High Street, Barton Street or Seymour Road.

Seymore road is in flood zone 1 but the demographics are very different to Barton Street or Tredworth High Street which have a vibrant street culture whereas the more northerly part of Seymour Road “local center” between Robinson Road and Clegram Road encompasses The Seymour Café, an undertakers, next to a florists, a conservatory and upvc window center and Saeed Balti and takeaway but is predominantly residential. The more southerly “local center” between Balfour Road and Granville Street contains a small corner co-op, Vickys Hair, a barbers shop, a chemist, Seymour Fryer (chip shop) and Post Office but is 90% residential.

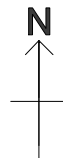
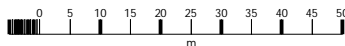
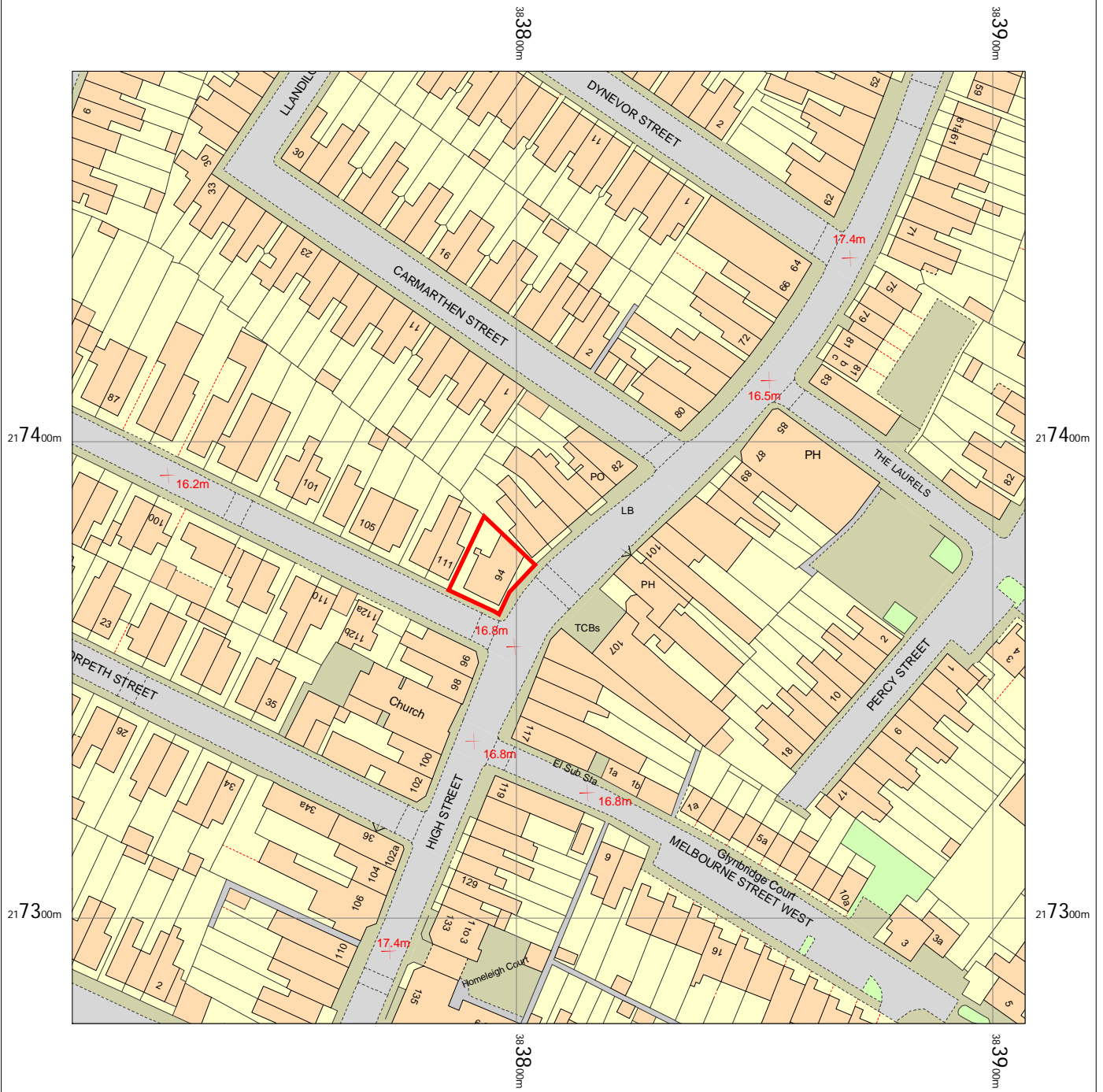
Barton Street has a very different vibe from Tredworth High Street and is well served by takeaways. Currently 199-205 Barton Street, the former Community Centre is listed with Alder King with D1 Planning consent, however even if A5 Planning was given at 3,107 sq/ft (288.67m/sq) this is too large for a takeaway or café business.

Summary

If 94 High Street had previously been used as a shop or café it would now be Class E and would have a wide variety of uses under permitted development rights, however, as it was a Launderette and classed as Sui Generis, any use other than as a launderette would need planning consent. As there is no interest in carrying on the launderette business and conversion to residential would be more vulnerable than other uses a viable business use must be found which meets the sequential test if the site is not to remain vacant.

The restrictions in the Local Plan on the location of takeaways outside of Local or District Centers in relation schools, which does not apply to other retail would mean that takeaways are more likely to meet the sequential test having a smaller search area available and we can show that in addition to Tredworth High Street being the preferred location for potential lease holders for a takeaway in the heart of the vibrant local Caribbean food culture, there is no property currently advertised in the other Local Centers which would be suitable and in respect to Tredworth High Street there is only one vacant property which is off market but we have dismissed this as it is in Flood Zone 3.

APPENDIX 1



Location Plan

Thursday, May 19, 2022, ID: CM-01039514
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 383807 E, 217378 N

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FOR A BETTER POINT OF VIEW



Flood map for planning

Your reference
GL14SS

Location (easting/northing)
383792/217372

Created
3 May 2022 10:38

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

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

Flood map for planning

Your reference

GL14SS

Location (easting/northing)

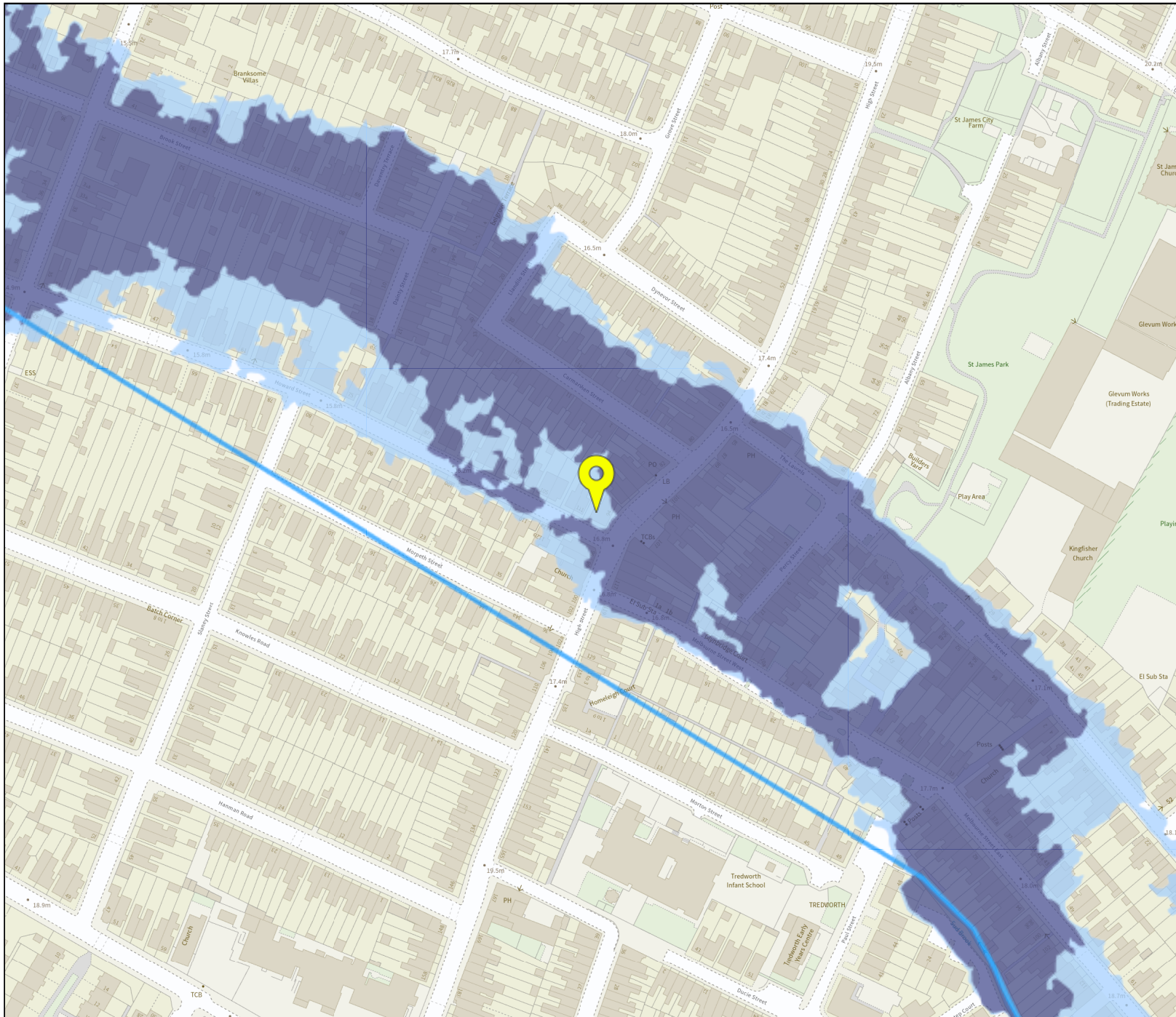
383792/217372


Scale

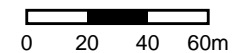
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Created

3 May 2022 10:38



-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



Flood Risk and Coastal Change

Climate Change allowances for planning (SHWG area)

August 2021

The National Planning Practice Guidance refers to Environment Agency guidance on considering climate change in planning decisions which is available online: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

This has been updated and replaces the March 2016 guidance.

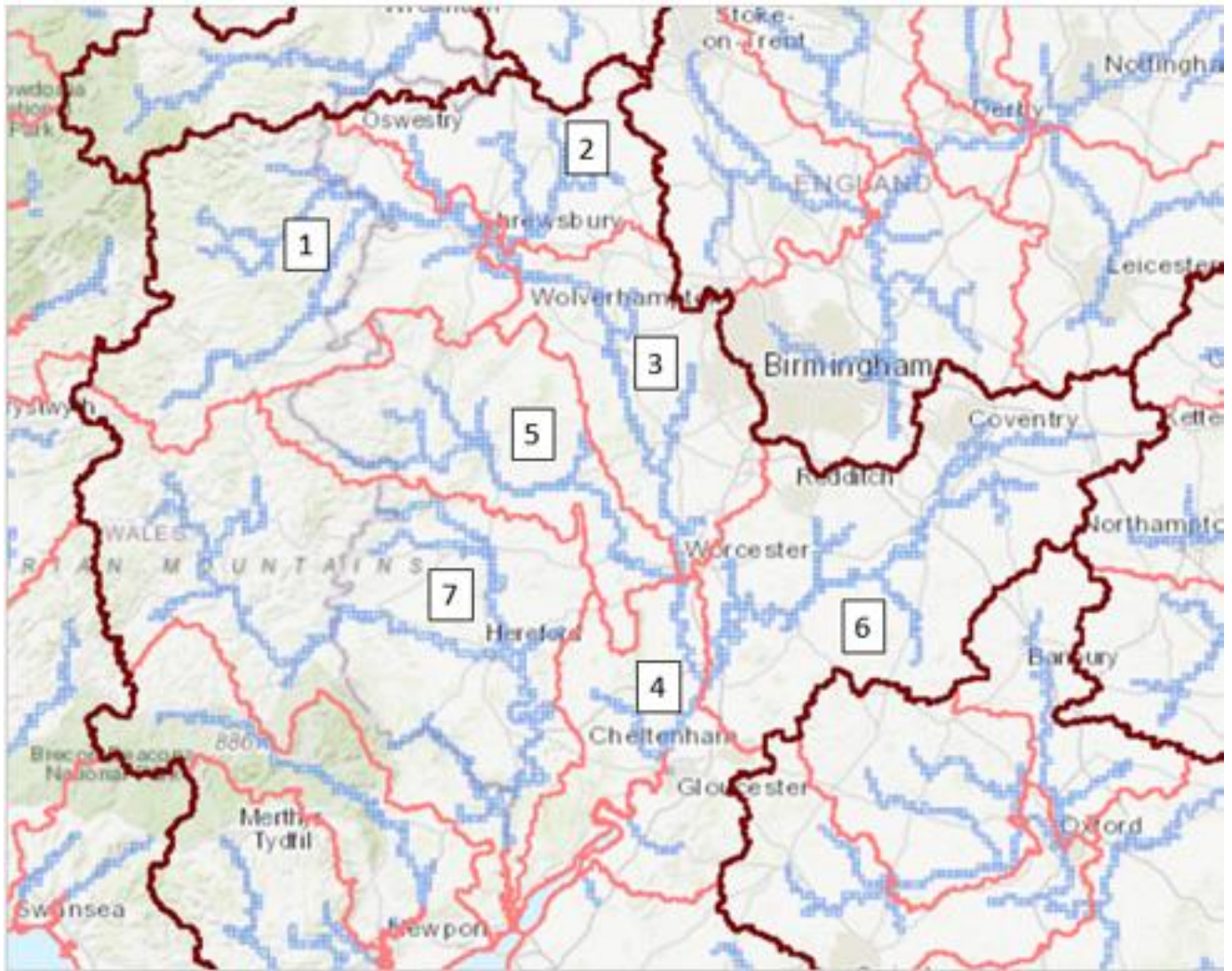
It should be used to help planners, developers and advisors implement the National Planning Policy Framework (NPPF)'s policies and practice guidance on flood risk. It will help inform Flood Risk Assessments (FRA's) for planning applications, local plans, neighbourhood plans and other projects.

Fluvial flooding – peak river flows

NPPG advises that an allowance should be added to 'peak river flows' to account for 'climate change' which should be specific to a 'management catchment' and development type (vulnerability). To work out which management catchment allowances to use, you need to: access the climate change allowances for [peak river flow map](#)

In Shropshire, Herefordshire, Worcestershire and Gloucestershire area, we would refer you to the map extract on page 2 below. This outlines the '**peak river flows**' within the specific 'Management catchments' for the Severn River Basin District, and specifies the range of percentage allowances to reflect individual development's vulnerability and lifetime. The following allowances should be used:

Development Vulnerability	Allowance (lifetime)
Essential Infrastructure	Higher Central - 2080's
Highly Vulnerable and More Vulnerable (residential)	Central - 2080's
Less Vulnerable and Water Compatible	Central - 2050's



1. Severn Uplands Peak River Flows	2020's	2050's	2080's	5. Teme Peak River Flows	2020's	2050's	2080's
Higher Central	17%	24%	43%	Higher Central	21%	33%	60%
Central	13%	18%	33%	Central	16%	24%	45%
2. Severn Middle Shrops Peak River Flows	2020's	2050's	2080's	6. Avon Peak River Flows	2020's	2050's	2080's
Higher Central	20%	25%	44%	Higher Central	12%	14%	32%
Central	15%	18%	33%	Central	7%	8%	21%
3. Severn Middle Worcs River Flows	2020's	2050's	2080's	7. Wye Peak River Flows	2020's	2050's	2080's
Higher Central	16%	21%	40%	Higher Central	19%	27%	49%
Central	12%	15%	30%	Central	14%	20%	37%
4. Severn Vale Peak River Flows	2020's	2050's	2080's				
Higher Central	20%	28%	53%				
Central	14%	19%	37%				

Extract: Management Catchments within the Severn River Basin District – refer to interactive [peak river flow map](#) for more detail. The Environment Agency also provide these allowances in the [peak river flow climate change allowances by management catchment table](#) – you have to know your management catchment to get the information you need. (Allowances reflect the latest projections in UKCP18 and subsequent research that models how the latest rainfall projections are likely to affect peak river flows).

[customer service line](#)

[incident hotline](#)

[floodline](#)

www.environment-agency.gov.uk

Sea Level rise allowances

Table 3 of the guidance (extract below) indicates that net sea level risk is as follows (updated from the 2013 version).

Area of England	Allowance	2000 to 2035 (mm)	2036 to 2065 (mm)	2066 to 2095 (mm)	2096 to 2125 (mm)	Cumulative rise 2000 to 2125 (metres)
South West	Higher central	5.8 (203)	8.8 (264)	11.7 (351)	13.1 (393)	1.21
South West	Upper end	7 (245)	11.4 (342)	16 (480)	18.4 (552)	1.62

Note - For sites utilising the Severn tidal model the above allowances should be considered and applied. As of August 2020, specific updated flood level data is now available for the 2096 to 2125 epoch based upon the Environment Agency's Tidal Severn model within the West Midlands area and will be provided where relevant as part of our Request For Information service; contact Enquiries_Westmids@environment-agency.gov.uk

Flood Risk Assessment considerations:

The design flood (1% flood level fluvial, or 0.5% tidal, plus climate change allowance) should be used to inform the sequential test, including appropriate location of built development; consideration of flood risk impacts, mitigation/enhancement and ensure 'safe' development.

Vulnerability classification

- Development classed as 'Essential Infrastructure' (as defined within Table 2 - Flood Risk Vulnerability Classification, Paragraph: 066 Reference ID: 7-066-20140306 of the NPPG) should be designed to the 'higher central' climate change allowance (2080).
- For highly vulnerable or more vulnerable development e.g. housing, the FRA should use the 'central' climate change allowance (2080), as a minimum, to inform built in resilience.
- For water compatible or less vulnerable development e.g. commercial, the FRA should use the 'central' climate change allowance (2050), as a minimum, to inform built in resilience.

Assessing off-site impacts and calculating floodplain storage compensation

The appropriate allowance to assess off-site impacts and calculate floodplain storage compensation depends on land uses in affected areas. Use the central 2080 allowance for most cases (including where more vulnerable or highly vulnerable is affected) but apply the higher central allowance when the affected area contains essential infrastructure.

Modelling approach

- **Major Development:**

For 'major' development (as defined within The Town and Country Planning Development Management Procedure (England) Order 2015)*, see definition note below, we would expect a detailed FRA to provide an appropriate assessment (hydraulic model) of the 1% with relevant climate change ranges.

There are two options:

Scenario 1 - Produce a model and incorporate relevant climate change allowances within your Management catchment area location.

Scenario 2 - Re-run an existing model and incorporate relevant climate change allowances as specified in the Management catchment area data.

• **Non Major Development:**

For 'non major' development, we would advise that a model is produced or existing model is re-run, similar to the above approach (Scenario 1 and 2). This would give a greater degree of certainty on the design flood extent to inform a safe development.

However, for 'non major' development only, in the absence of modelled climate change information it may be reasonable to utilise an alternative approach. To assist applicants and Local Planning Authorities we have provided some 'nominal' climate change allowances within the 'Table of nominal allowances' below. These should be considered as appropriate within any FRA. There are three additional options:

Scenario 3 - Where previous modelled data (for a variety of return periods) is available, you could interpolate your own climate change figure (see note iv below).

Scenario 4 - Where the 1% level is available from an existing model add on the relevant 'nominal climate change allowance' provided in the 'Table of nominal allowances' below.

Scenario 5 - Establish the 1% level, for example using topographical levels (including LiDAR) and assessment of watercourse flow and nature and then add on the relevant 'nominal climate change allowances' provided in the 'Table of nominal allowances' below.

– *Note: For definitions of 'major' development see 'Interpretation 2.—(1)', on page 5, at: www.legislation.gov.uk/ukxi/2015/595/pdfs/ukxi_20150595_en.pdf

Table of Nominal Allowances

Watercourse	Central allowance (2050) Water compatible and Less Vulnerable.	Central allowance (2080) More Vulnerable
Upper Severn	600mm	850mm
River Wye		
River Teme		
River Avon	200mm	400mm
Lower Severn	400mm	600mm
Tributaries and 'ordinary watercourses'	200mm	300mm

Notes to above:-

(i) Watercourse definition:

The "Upper Severn"/"Lower Severn" boundary is taken as Bevere Weir, North of Worcester, (national grid reference SO8376859428). These do not directly relate to management catchments.

Use of the Avon nominal is only valid upstream of the M5 crossing and downstream of that point the Lower Severn nominals should be used.

Product 4 (Detailed Flood Risk Data) for 94 High Street, Tredworth, Gloucester, GL1 4SS

Reference number: 275402

Date of issue: 02 September 2022

Model Information

The following information and attached maps contain a summary of the modelled information relevant to the area of interest. The information provided is based on the best available data as of the date of issue.

Model Name	Release Date
Sud Brook	2009

Flood Map for Planning (Rivers and Sea)

The Flood Map for Planning (Rivers and Sea) indicates the area at risk of flooding, **assuming no flood defences exist**, for a flood event with a 0.5% chance of occurring in any year for flooding from the sea, or a 1% chance of occurring in any year for fluvial (river) flooding (Flood Zone 3). It also shows the extent of the Extreme Flood Outlines (Flood Zone 2) which represents the extent of a flood event with a 0.1% chance of occurring in any year, or the highest recorded historic extent if greater. The Flood Zones refer to the land at risk of flooding and **do not** refer to individual properties. It is possible for properties to be built at a level above the floodplain but still fall within the risk area.

This Flood Map only indicates the extent and likelihood of flooding from rivers or the sea. It should also be remembered that flooding may occur from other sources such as surface water, sewers, road drainage, etc.

To find out which flood zone a location is in please use: <https://flood-map-for-planning.service.gov.uk/>

Definition of flood zones

- **Zone 1** - The area is within the lowest probability of flooding from rivers and the sea, where the chance of flooding in any one year is less than 0.1% (i.e. a 1000 to 1 chance).

- **Zone 2** - The area which falls between the extent of a flood with an annual probability of 0.1% (i.e. a 1000 to 1 chance) fluvial and tidal, or greatest recorded historic flood, whichever is greater, and the extent of a flood with an annual probability of 1% (i.e. a 100 to 1 chance) fluvial / 0.5% (i.e. a 200 to 1 chance) tidal. (Land shown in light blue on the Flood Map).
- **Zone 3** - The chance of flooding in any one year is greater than or equal to 1% (i.e. a 100 to 1 chance) for river flooding and greater than or equal to 0.5% (i.e. a 200 to 1 chance) for coastal and tidal flooding.

Note: The Flood Zones shown on the Environment Agency's Flood Map for Planning (Rivers and Sea) do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding. Reference should therefore also be made to the [Strategic Flood Risk Assessment](#) when considering location and potential future flood risks to developments and land uses.

Areas Benefitting From Defences

Where possible we show the areas that benefit from the flood defences, in the event of flooding:

- from rivers with a 1% (1 in 100) chance in any given year, or;
- from the sea with a 0.5% (1 in 200) chance in any given year.

If the defences were not there these areas would flood. Please note that we do not show all areas that benefit from flood defences.

The associated Dataset is available here: <https://data.gov.uk/dataset/flood-map-for-planning-rivers-and-sea-areas-benefiting-from-defences>

Node Data/ Modelled Levels

The attached map will show a selection of 1D & 2D model node points near to your site. The fluvial levels for these node points are shown below.

Fluvial Flood Levels (m AOD)

The modelled levels are given in m AOD (N), m AOD indicates metres Above Ordnance Datum (Newlyn).

The information is taken from the model referenced above and does not include the updated climate change figures.

Node Label	Easting	Northing	Annual Exceedance Probability - Maximum Water Levels (m AOD) (defended)							
			20% (1 in 5)	10% (1 in 10)	5% (1 in 20)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	1% (1 in 100) inc. 20% increase in inflows	0.1% (1 in 1000)
SB01931	384124	216943	19.35	19.63	20.17	20.93	21.24	21.45	21.85	22.94
SB01931DS	384105	216968	18.98	19.07	19.23	19.43	19.50	19.55	19.66	19.82
SB01823	384058	217029	18.47	18.58	18.81	19.09	19.18	19.23	19.33	19.52
SB01759	384025	217083	17.93	18.13	18.61	18.89	19.01	19.07	19.20	19.40
SB01759DS	383999	217111	17.84	18.03	18.48	18.66	18.73	18.77	18.85	18.97
SB01656	383970	217169	17.23	17.47	18.14	18.26	18.30	18.32	18.37	18.52
SB01606	383939	217207	16.80	17.10	18.02	18.15	18.18	18.21	18.26	18.39
SB00921	383357	217569	13.75	13.96	14.09	14.18	14.22	14.25	14.31	14.54
2D 01	383790	217362	-	-	-	16.54	16.56	16.58	16.61	16.73
2D 02	383805	217365	-	-	-	16.52	16.54	16.57	16.62	16.76

Modelled Flood Extents

Available modelled flood outlines produced as part of the detailed modelling have been provided to you in GIS format, these show modelled flood extents. Climate change will increase flood risk due to overtopping of defences.

<https://ea.sharefile.com/d-s32dfba3cf110426eb81cb311ac62d5c7>

Climate Change

The '[Flood Risk Assessments: Climate Change Allowances](#)' are published on gov.uk. This is in replacement of previous climate change allowances for planning applications. The data provided in this product does not include the new allowances. You will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding. The climate change factors are now more complex and a single uplift percentage across England cannot be justified.

The Environment Agency will incorporate the new allowances into future modelling studies. For now it remains the applicant's responsibility to demonstrate through their proposal and flood risk assessments that new developments will be safe in flood risk terms for its lifetime.

Recorded Flood Outlines

Following an examination of our records of historical flooding we do hold records of flooding for this area, please find tabulated information below for these recorded flood events.

Flood Event Date	Source of Flooding	Cause of Flooding
July 1968	Main River	Channel capacity exceeded (no raised defences)
July 2007	Main River	Channel capacity exceeded (no raised defences)

The corresponding recorded flood outline/s can be accessed here:

<https://data.gov.uk/dataset/recorded-flood-outlines1>

The Recorded Flood Outlines take into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding. It includes flood extents that may have been affected by overtopping, breaches or blockages. Any flood extents shown do not necessarily indicate that properties were flooded internally. It is also possible that the pattern of flooding in this area has changed and that this area would now flood or not flood under different circumstances.

Please note that our records are not comprehensive and that the map is an indicative outline of areas which have previously flooded, not all properties within this area will have flooded. It is possible that other flooding may have occurred that we do not have records for.

You may also wish to contact your Local Authority or Internal Drainage Board (where relevant), to see if they have other relevant local flood information.

Flood Defences

Flood defences do not completely remove the chance of flooding. They can be overtopped by water levels which exceed the capacity of the defences.

If flood defences are located in your area you can access this data here:

<https://data.gov.uk/dataset/spatial-flood-defences-including-standardised-attributes>

Planning developments

If you have requested this information to help inform a development proposal, then you should note the information on GOV.UK on the use of Environment Agency Information for Flood Risk Assessments. You can also request pre application advice:

<https://www.gov.uk/planning-applications-assessing-flood-risk>

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Supporting Information

River modelling: technical standards and assessment guidance

The link below contains standards for the flood risk management industry on how to build and review hydraulic models and provide evidence for flood risk management decisions.

<https://www.gov.uk/government/publications/river-modelling-technical-standards-and-assessment>

Surface Water

Managing the risk of flooding from surface water is the responsibility of Lead Local Flood Authorities. The 'risk of flooding from surface water' map has been produced by the Environment Agency on behalf of government, using information and input from Lead Local Flood Authorities.

You may wish to contact your Local Authority who may be able to provide further detailed information on surface water.

It is not possible to say for certain what the flood risk is but we use the best information available to provide an indication so that people can make informed choices about living with or managing the risks. The information we supply does not provide an indicator of flood risk at an individual site level. Further information can be found on the Agency's website:

<https://flood-warning-information.service.gov.uk/long-term-flood-risk>

Flood Risk from Reservoirs

The Flood Risk from Reservoirs map can be found on the Long Term Flood Risk Information website:

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?map=Reservoirs>

Flood Alert & Flood Warning Area

We issue flood alert/warnings to specific areas when flooding is expected. If you receive a flood warning you should take immediate action.

You can check whether you are in a Flood Alert/Warning Area and register online using the links below:

<https://www.gov.uk/check-flood-risk>

<https://www.gov.uk/sign-up-for-flood-warnings>

If you would prefer to register by telephone, or if you need help during the registration process, please call Floodline on 0345 988 1188.

The associated dataset for flood warning areas is available here:

<https://data.gov.uk/dataset/flood-warning-areas3>

The associated dataset for flood alert areas is available here:

<https://data.gov.uk/dataset/flood-alert-areas2>

Flood Risk Activity Permits

We now consider applications for works, which may be Flood Risk Activities, under Environmental Permitting Regulations. This replaces the process of applying for a Flood Defence Consent. You may need an environmental Permit for flood risk activities if you want to do work:

- in, under, over or near a main river (including where the river is in a culvert)
- on or near a flood defence on a main river
- in the flood plain of a main river
- on or near a sea defence

Please go to this website to find out more about how to apply:

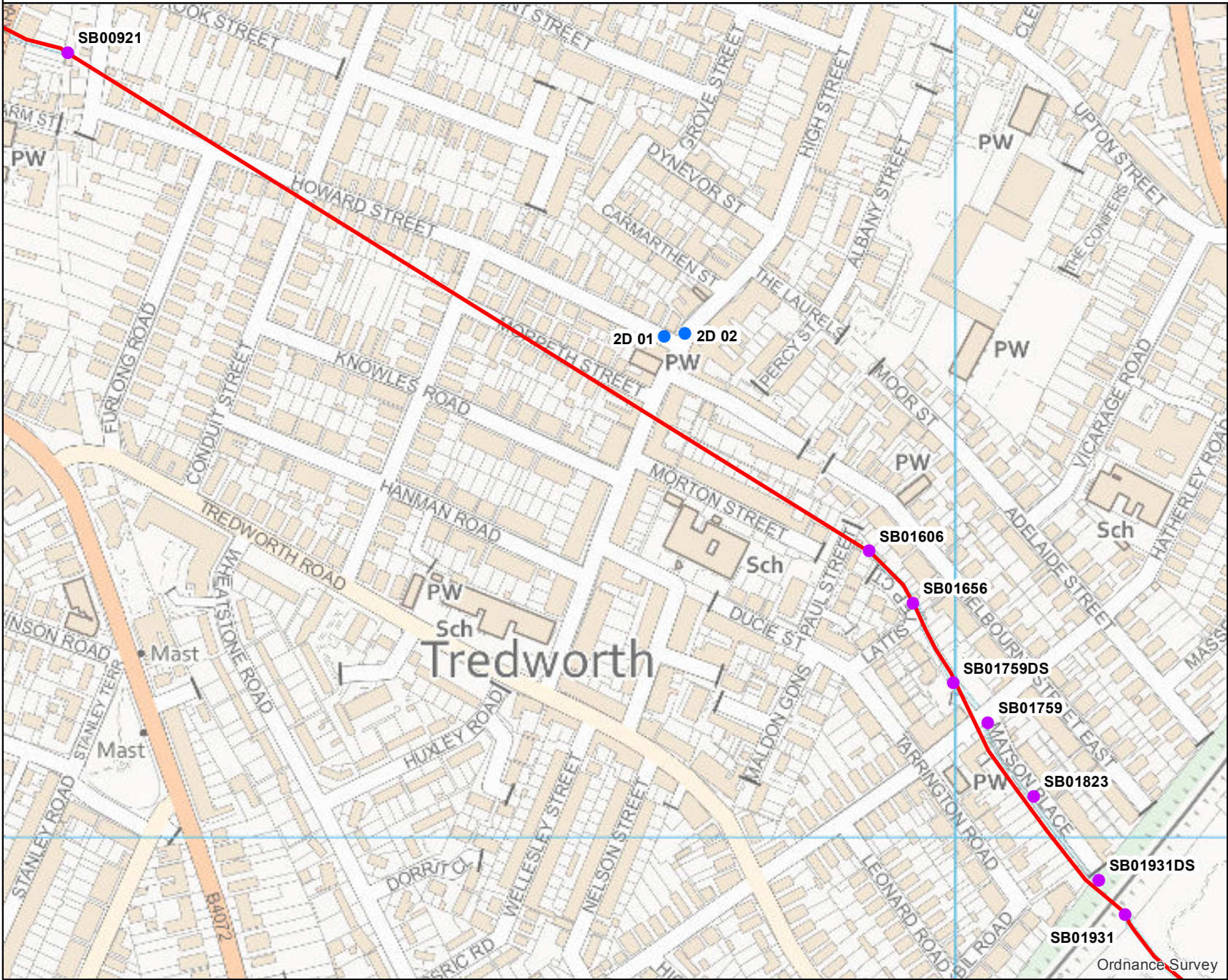
<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Please be aware that Bespoke and Standard Rules permits can take up to 2 months to determine and will incur a charge.

Further details about the Environment Agency information supplied can be found on the GOV.UK website:

<https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather>

Sud Brook Model Node Location Map including GL1 4SS - created 01/09/2022 [275402]



Scale 1: 4000



Legend

- Main River
- Sud Brook Model Node Point
- 2D SB Model Node Point



Created by Partnerships and Strategic Overview Team, West Midlands

Appendix 6 – Treadworth High Street – Other Potential sites



Jar Kitchen, 120 High Street Flood Zone 1
Currently under renovation and hope to open “soon”



118-116 High Street Flood Zone 1 - Dwelling
114-110 High Street Flood Zone 2 but with historically raised floor levels

Hair Stylist – Abu’s Pizza and Kebab – Abu’s Fish & Chips



- 108 High Street Flood Zone 3 - Patty Cake
- 106 High Street Flood Zone 3 - Caribbean grocery shop
- 104 High Street Flood Zone 3 - Domestic Dwelling





102 High Street Flood Zone 3 - Auto Parts
100 High Street Flood Zone 3 - - Residential Dwelling (former Class E)
Church (no number) High Street Flood Zone 3 - Church



119 – 120 High Street Flood Zone 3 - Residential Dwelling (former Class E)



13 – High Street Flood Zone 3 - Understood to be office

113 – High Street Flood Zone 3 - Understood to be residential (former Class E)

114 – High Street Flood Zone 3 - Understood to be office

115 – High Street Flood Zone 3 - Residential Dwelling (former Class E)

117 – High Street Flood Zone 3 - Takeaway



84 – High Street Flood Zone 3 - Post Office

82 – High Street Flood Zone 3 - Empty but understood to be let, however discounted as in flood zone 3



80– 76 High Street Flood Zone 3 - Grocery and Chinese Takaway



74– 70 High Street Flood Zone 3 - Takeaways and sweet shops
68 - High Street Flood Zone 2 - Residential (former Class E)
64 – 66 High Street Flood Zone 1 - Residential (former Class E)



62– 54 High Street Flood Zone 1 - Residential (former Class E)



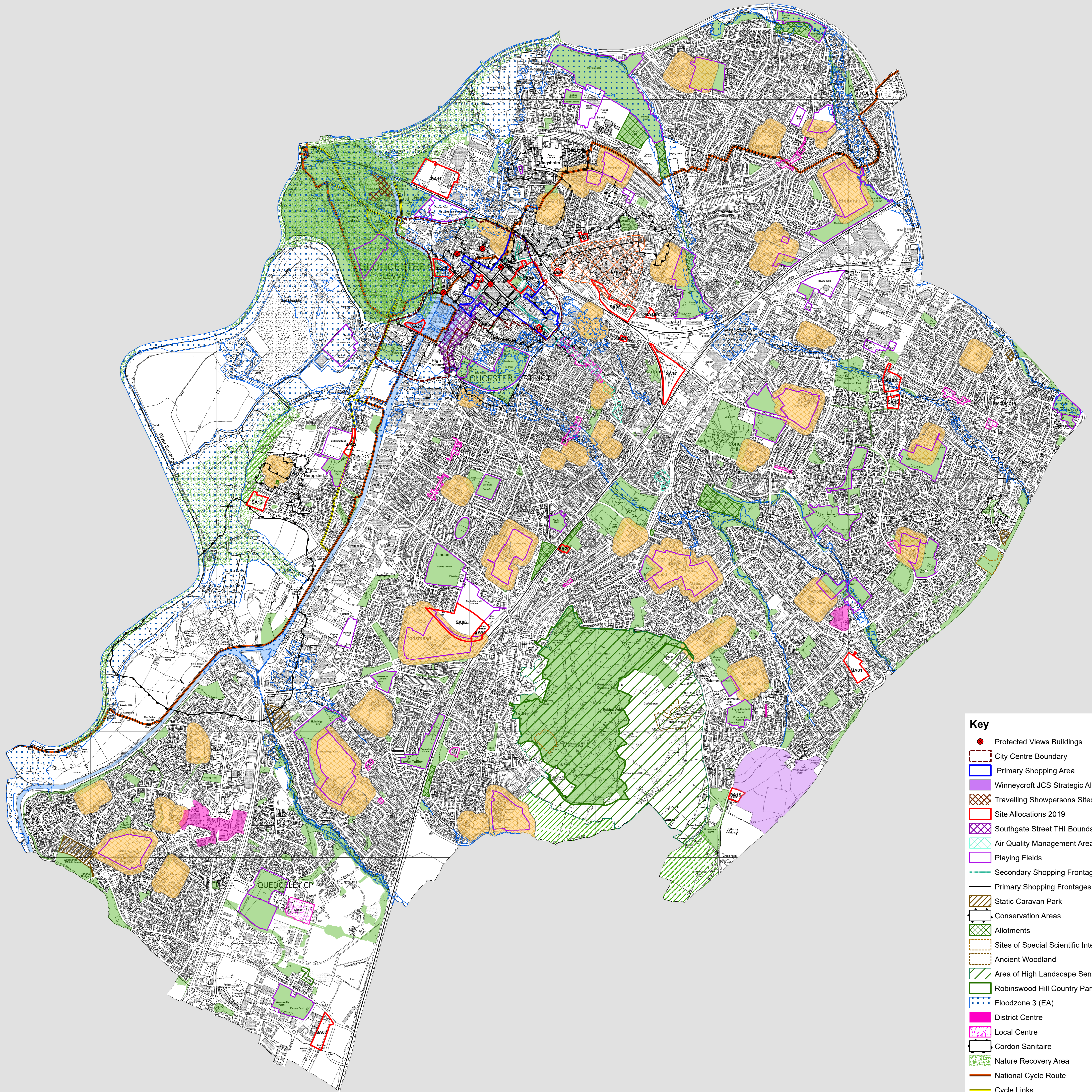
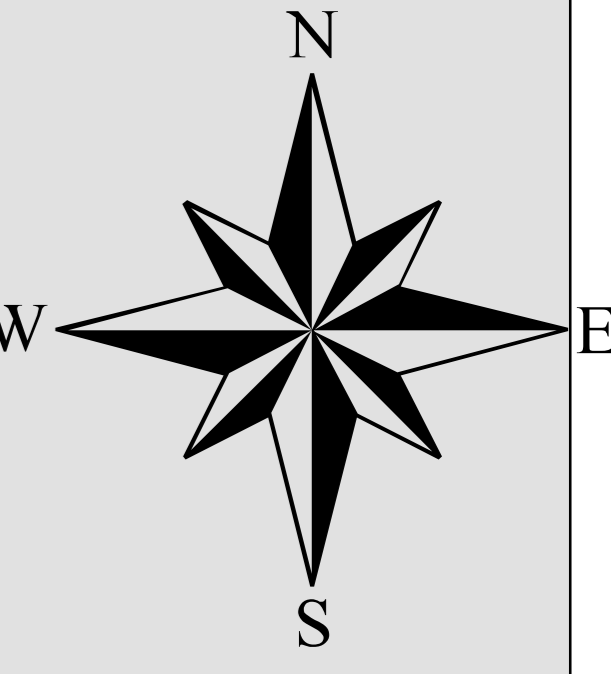
52 - High Street Flood Zone 2 - Sam's Pizza & Kebab



176– 178 High Street Flood Zone 1 - Residential (former Class E)
176– 181 High Street Flood Zone 1 - Anand food & Wine

Pre-Submission Gloucester City Plan Policies Map

ANNEX 6



Key

- Protected Views Buildings
- City Centre Boundary
- Primary Shopping Area
- Winneycroft JCS Strategic Allocation
- Travelling Showpersons Sites
- Site Allocations 2019
- Southgate Street THI Boundary
- Air Quality Management Areas
- Playing Fields
- Secondary Shopping Frontages
- Primary Shopping Frontages
- Static Caravan Park
- Conservation Areas
- Allotments
- Sites of Special Scientific Interest (SSSI)
- Ancient Woodland
- Area of High Landscape Sensitivity
- Robinswood Hill Country Park
- Floodzone 3 (EA)
- District Centre
- Local Centre
- Cordon Sanitaire
- Nature Recovery Area
- National Cycle Route
- Cycle Links
- Docks and Canal Areas
- Public Open Space
- Areas of High-Medium Landscape Sensitivity
- Hospital 50mtr Air Quality Buffer Zone
- School Sites 50mtr Air Quality Buffer Zone
- Floodzone 3 (EA)

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**94 High Street
Gloucester, GL1 4SS**



**Flood Risk Assessment (FRA)
Change of Use**



**94 High Street
Gloucester, GL1 4SS
Flood Risk Assessment**

Flood Risk

Whilst the building is in flood zone 2 and surrounded by flood zone 3 according to Environment agency mapping it has not been flooded to anyone's knowledge and escaped the flood of 2007, however the zoning is recognized in the insurance premiums.

Development

The ground floor until recently was used as a launderette and the first floor is residential. The proposed change of use would not see any extension to the property and the use would not be any more vulnerable to flooding than the existing and less valuable than an alternative residential use on the ground floor.

Mitigation

All electrical sockets and wiring to be a minimum of 400mm above the ground floor level.

Consideration to be given to using flood resilient materials at low level.

Raise electrical appliances above floor level where feasible.

Flood map for planning

Your reference
GL14SS

Location (easting/northing)
383792/217372

Created
3 May 2022 10:38

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

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

Flood map for planning

Your reference

GL14SS

Location (easting/northing)

383792/217372


Scale

1:2500

Created

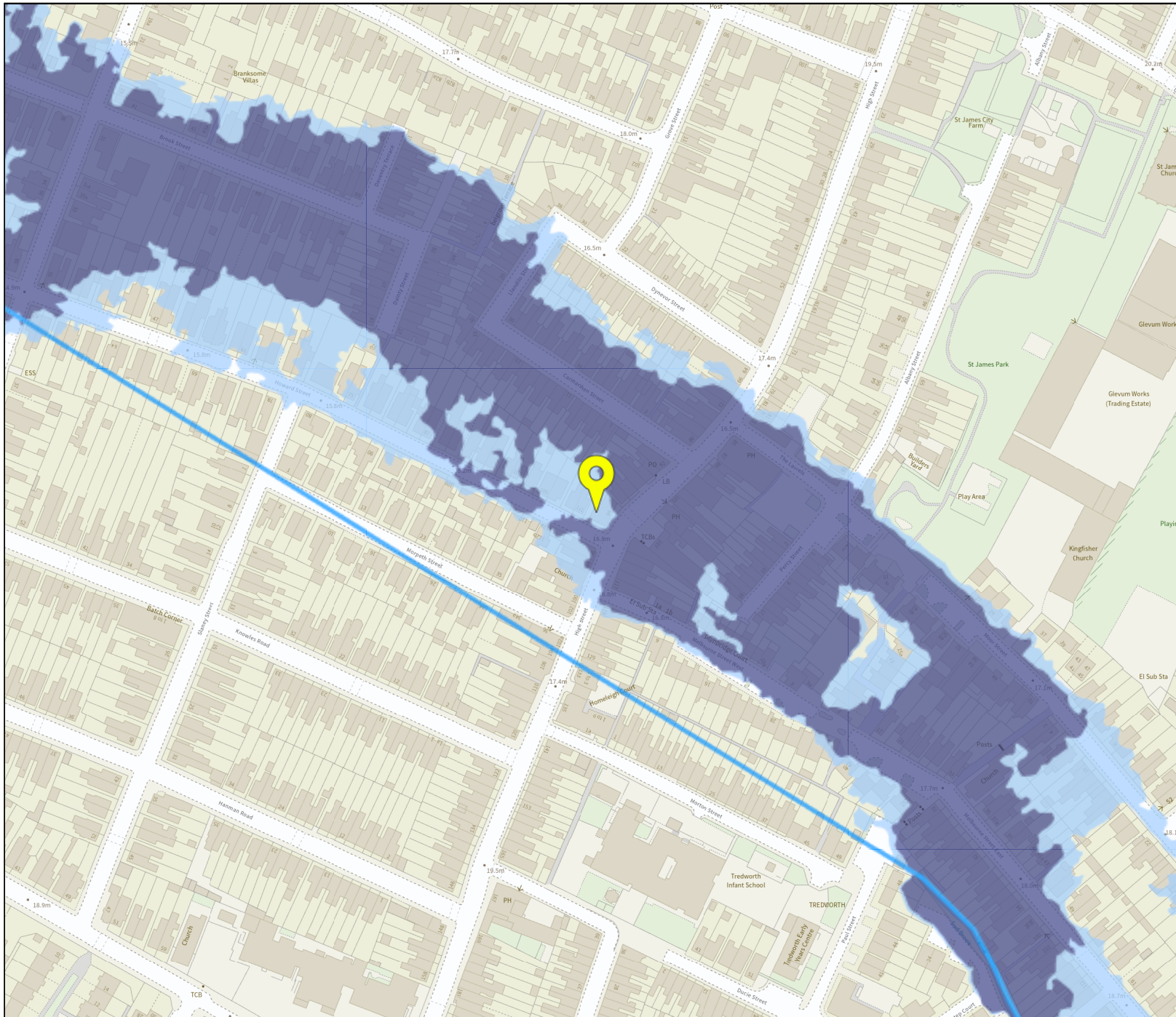
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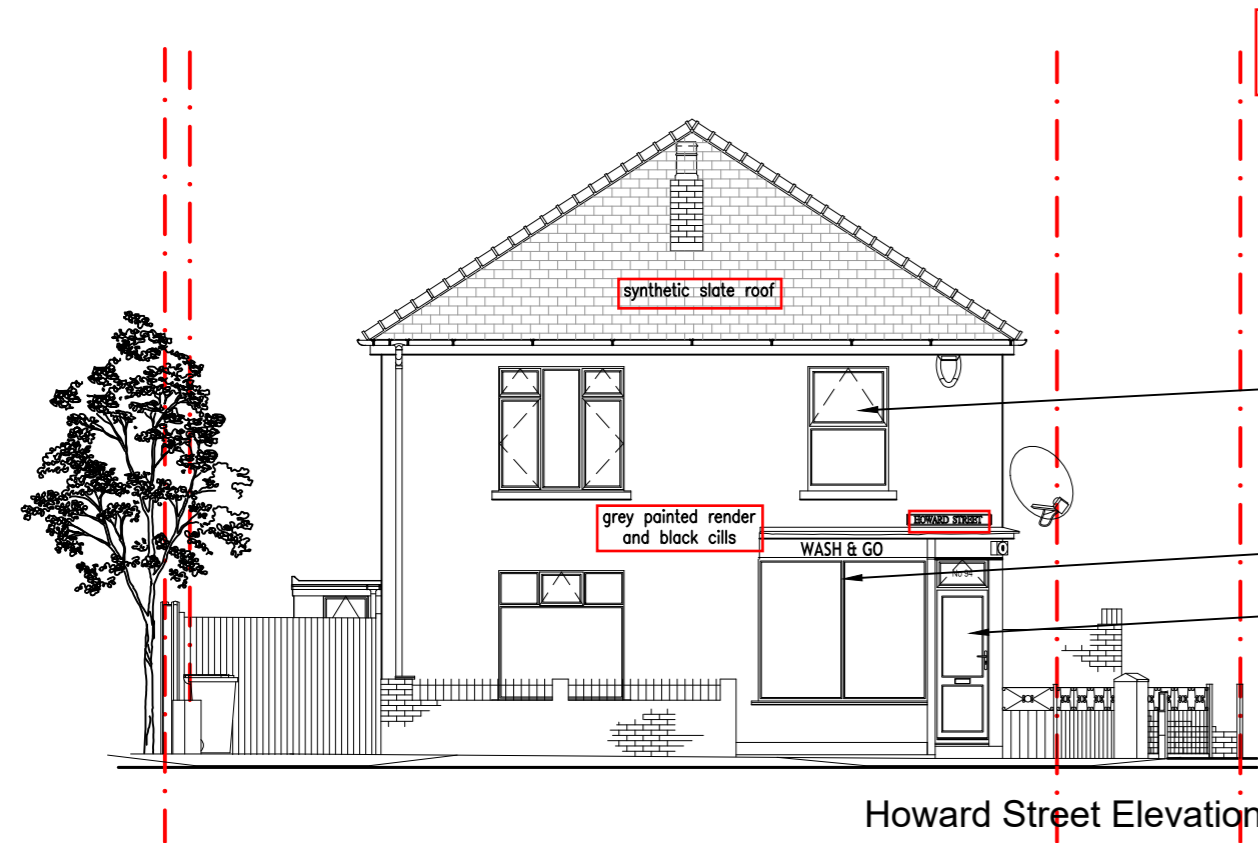
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-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



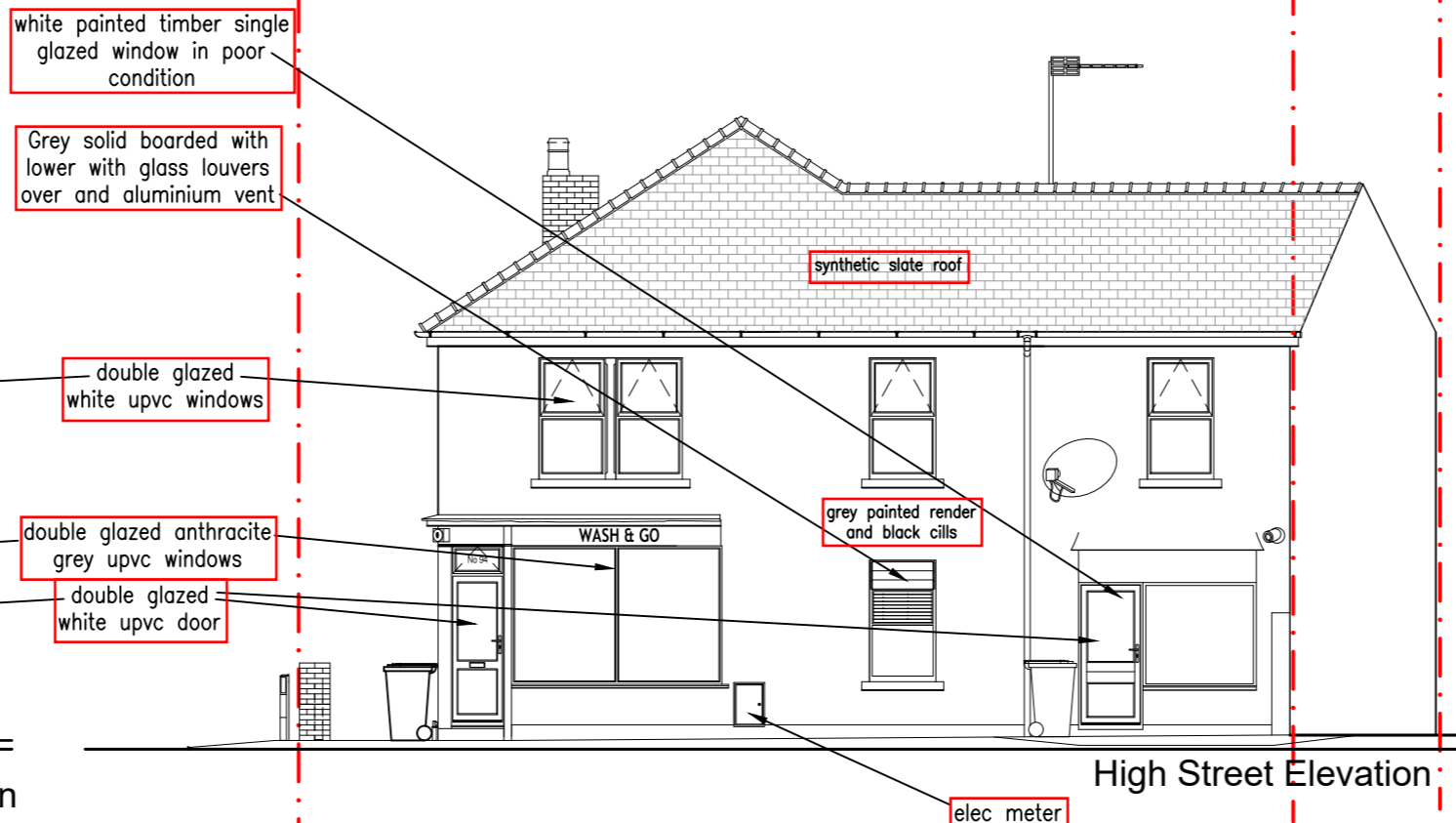
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Page 2 of 2

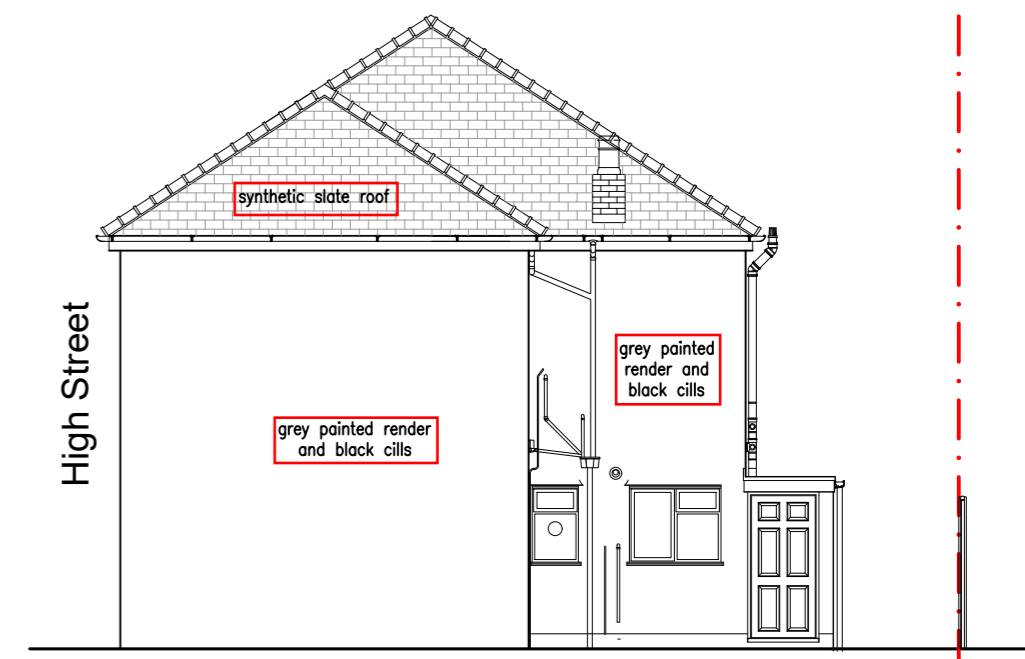




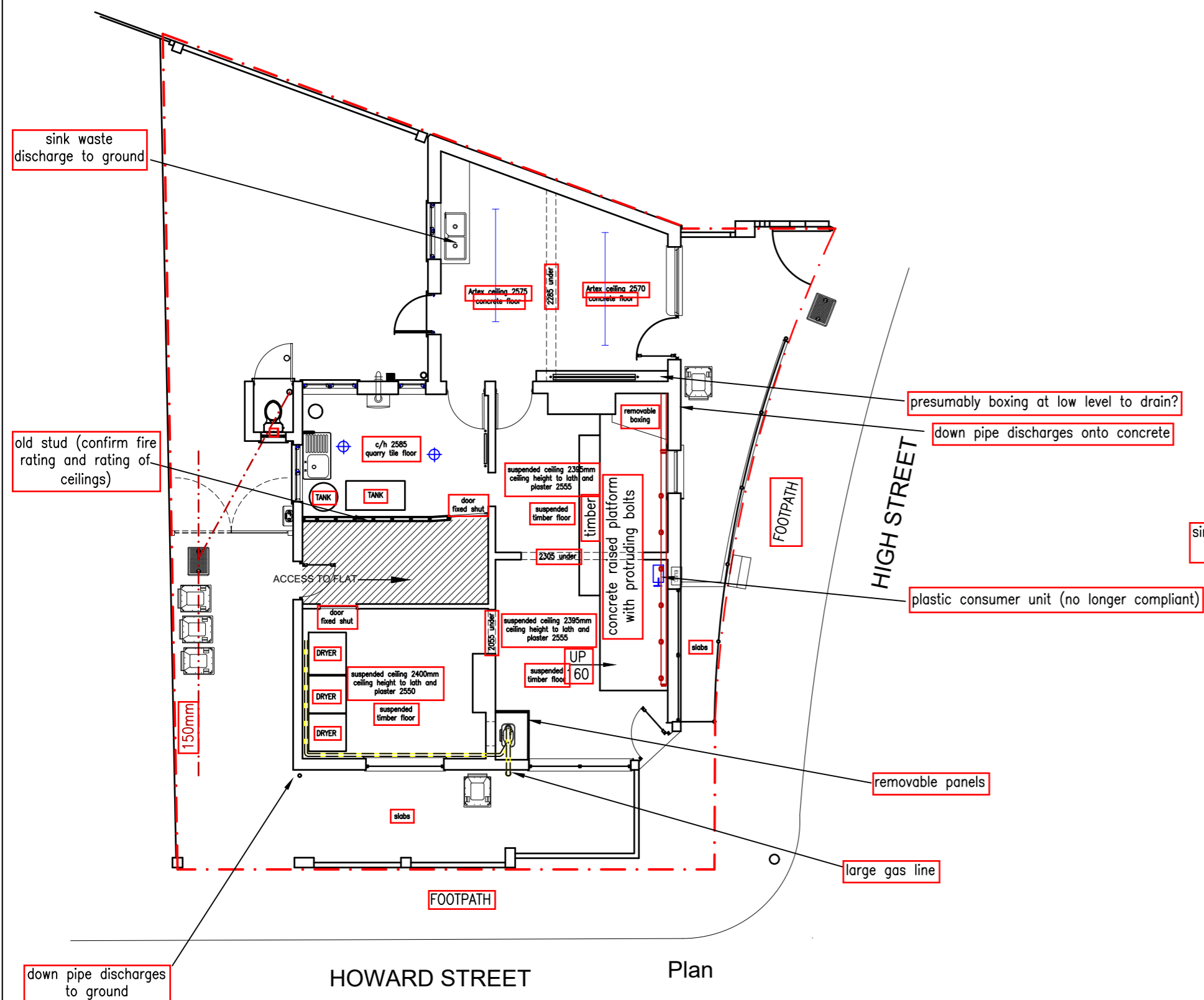
Howard Street Elevation



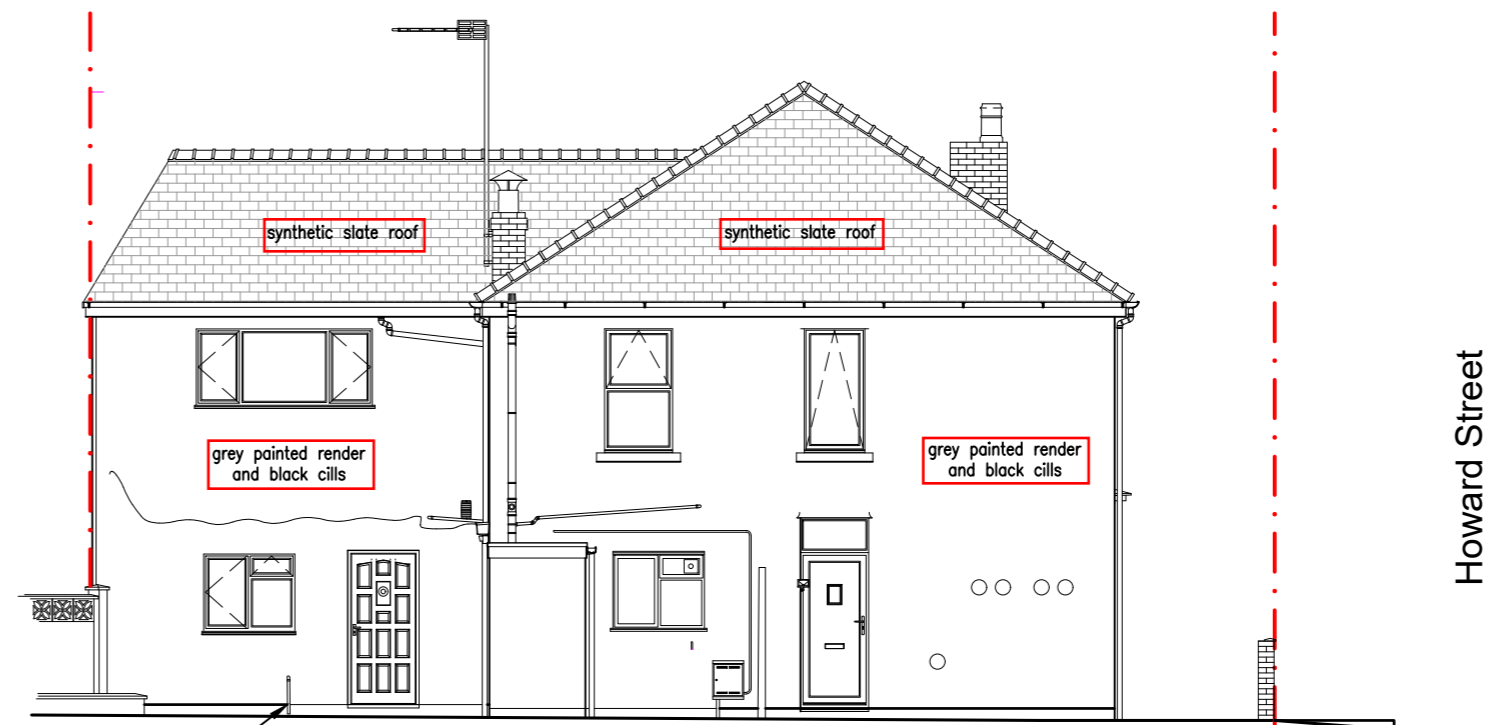
High Street Elevation



Side Elevation

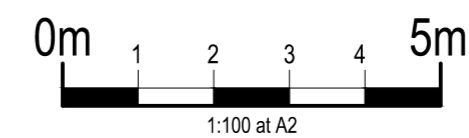


HOWARD STREET Plan



Rear Elevation

This drawing is copyright and should not be reproduced without permission. The contractor is responsible for checking all information before any orders are placed or construction commences. All drawings to be read in conjunction with structural engineers report, structural engineers report to take precedence over all other specifications. Main contractor responsible for site safety.



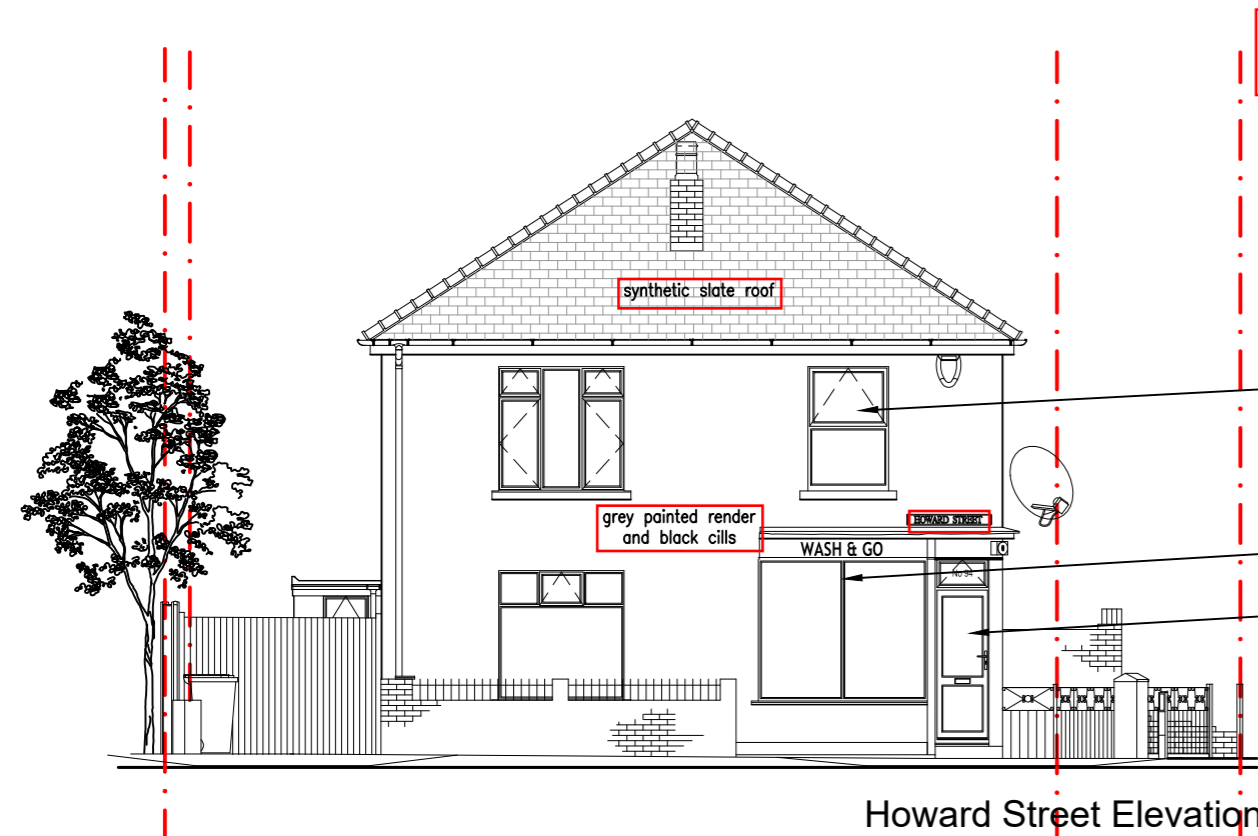
REV	DATE

CONAULT DESIGN
 PLANNING : BUILDING REGULATIONS : INTERIOR DESIGN
 6 ST CLAIR COTTAGES
 STAVERTON VILLAGE
 CHELTENHAM
 GLOUCESTERSHIRE
 GL51 0TW

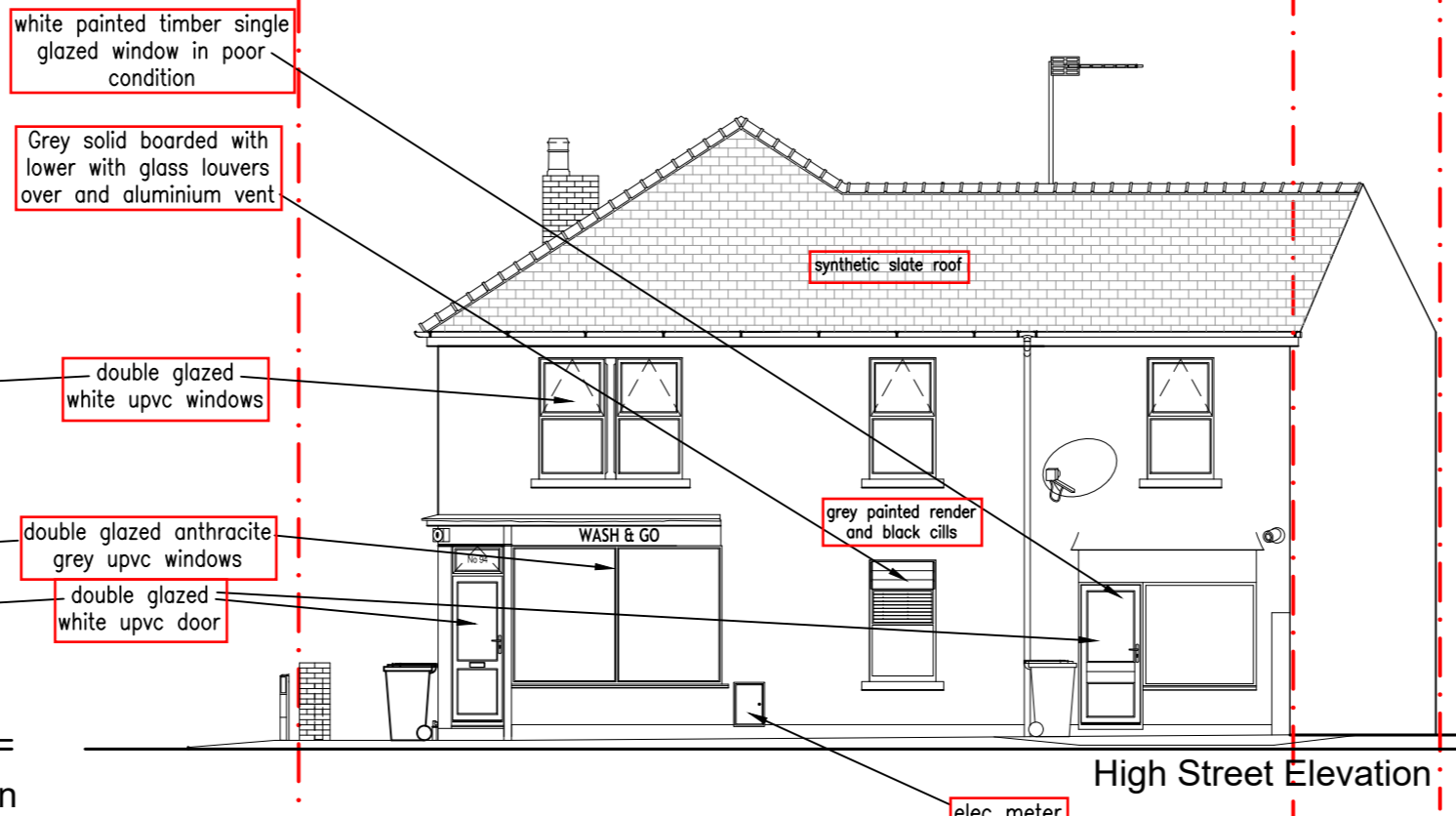
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**94 High Street
 GLOUCESTER
 GL1 4SS**

DESCRIPTION
**Plans and Elevations
 As Existing**

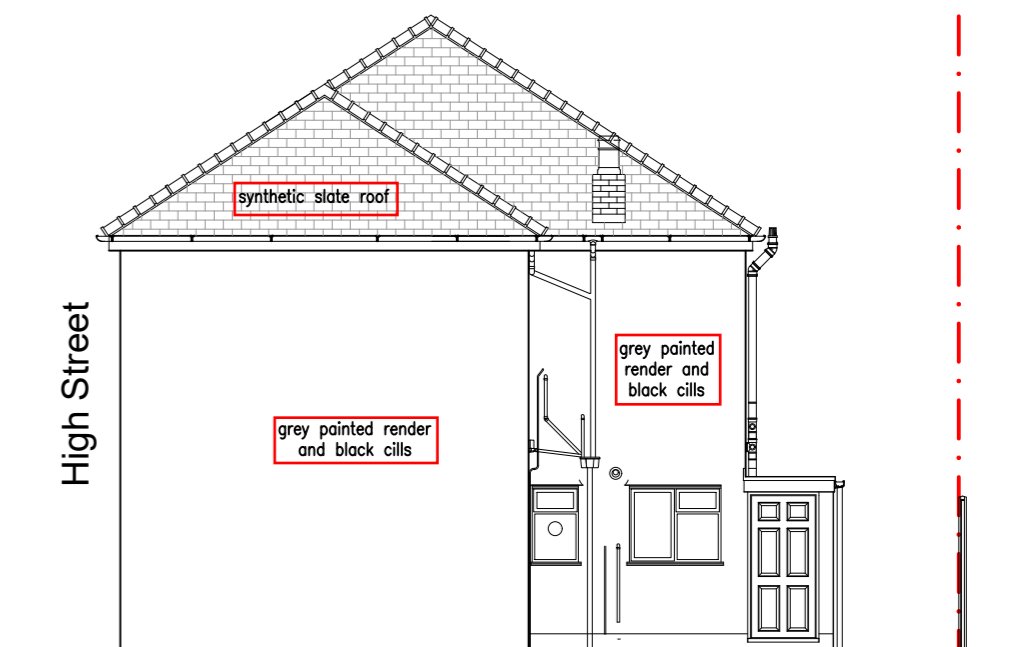
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DRAWN A. Davis	CHECKED -----
DRAWING NO. CG12 THS 01a	



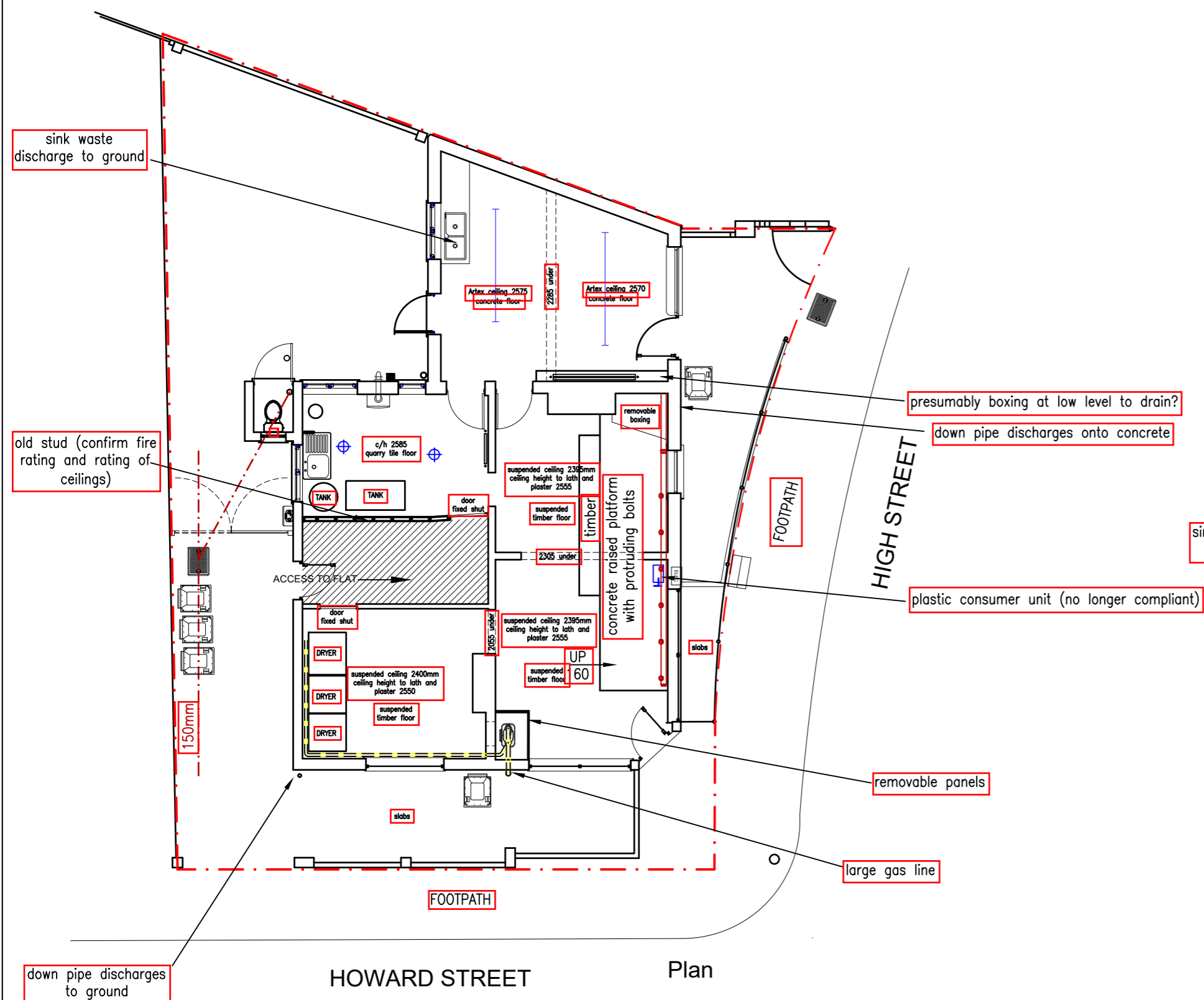
Howard Street Elevation



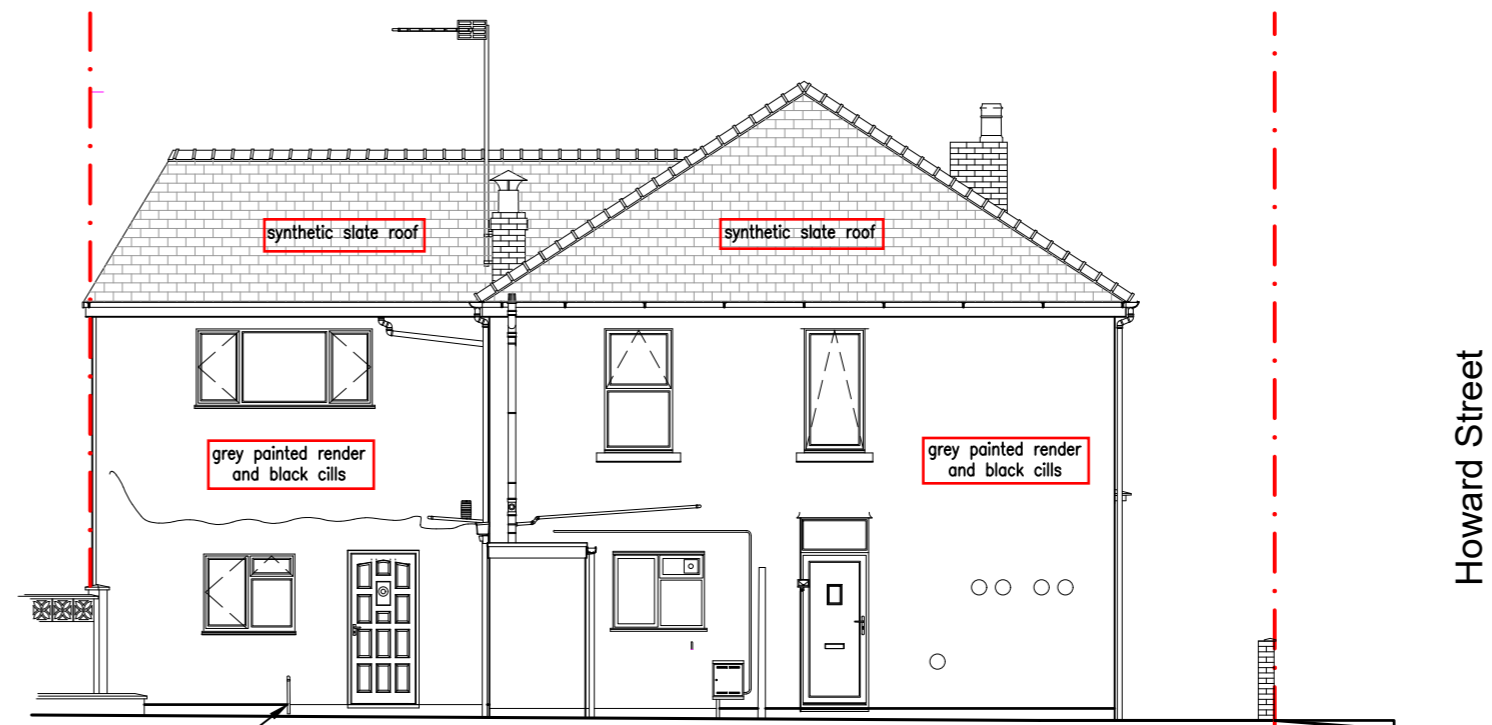
High Street Elevation



Side Elevation

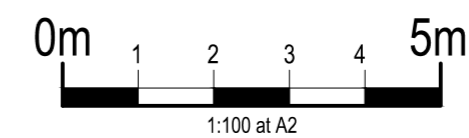


HOWARD STREET Plan



Rear Elevation

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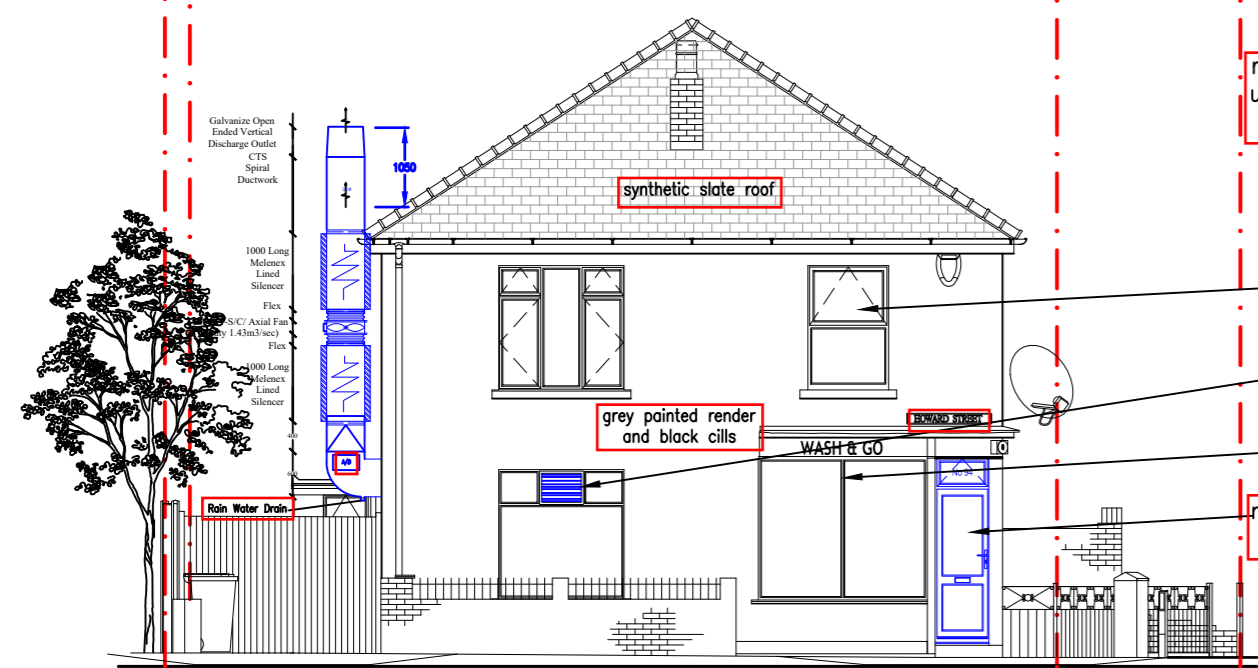
REV	DATE

CONAULT DESIGN
 PLANNING : BUILDING REGULATIONS : INTERIOR DESIGN
 6 ST CLAIR COTTAGES
 STAVERTON VILLAGE
 CHELTENHAM
 GLOUCESTERSHIRE
 GL51 0TW

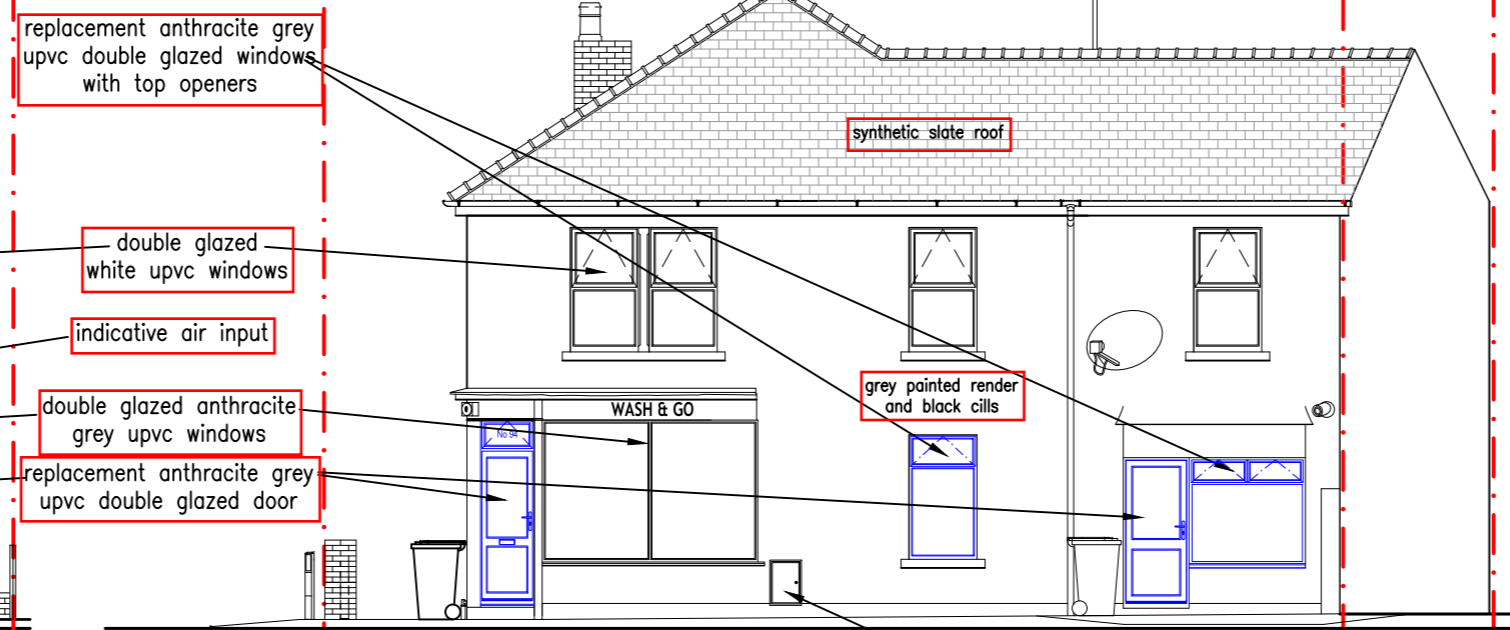
TITLE
**94 High Street
 GLOUCESTER
 GL1 4SS**

DESCRIPTION
**Plans and Elevations
 As Existing**

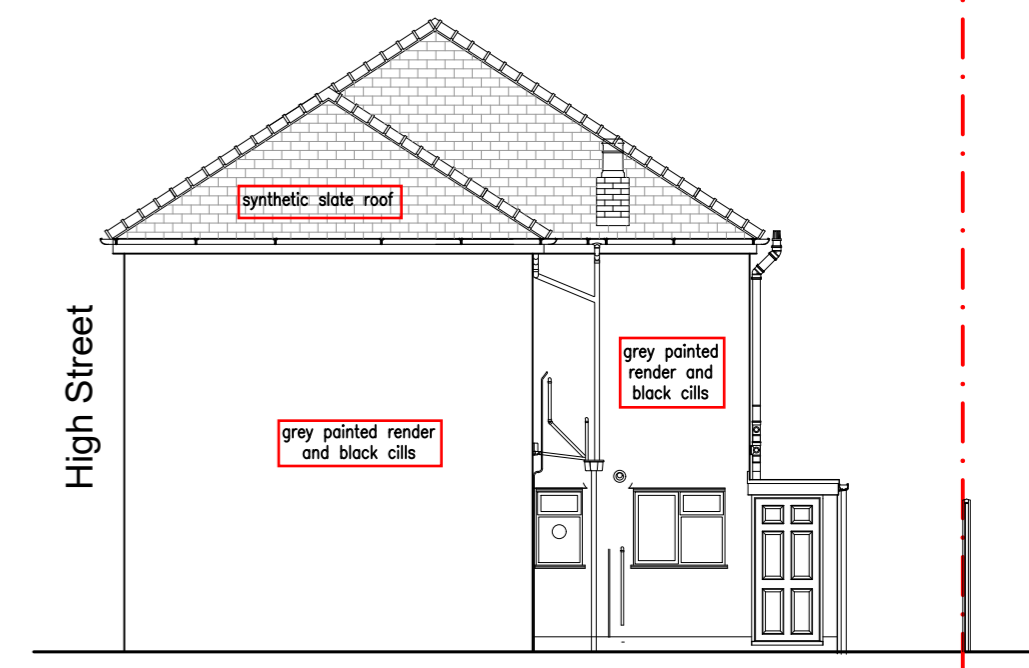
DATE 21/03/2022	SCALE 1/100
DRAWN A. Davis	CHECKED -----
DRAWING NO. CG12 THS 01a	



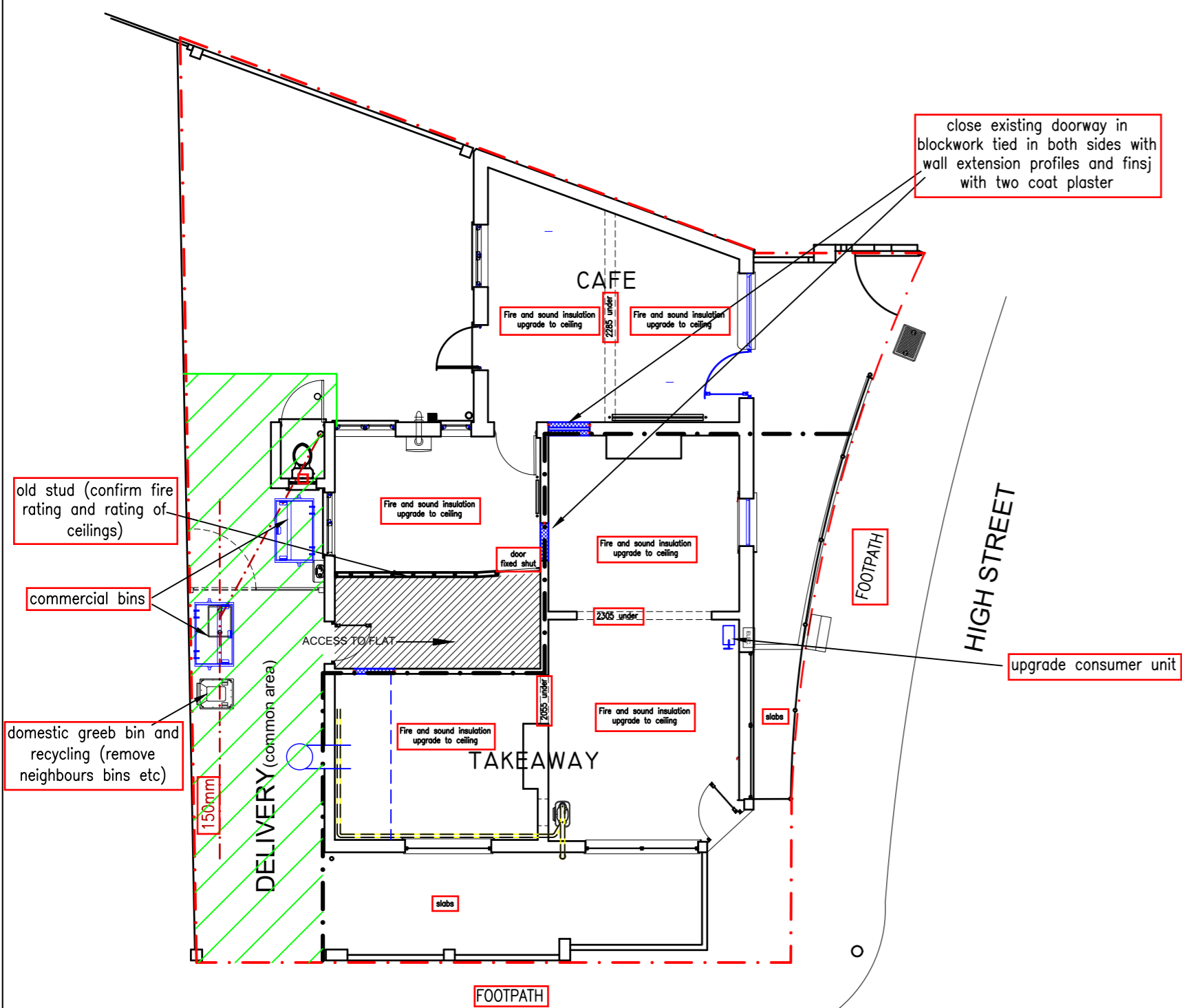
Howard Street Elevation



High Street Elevation

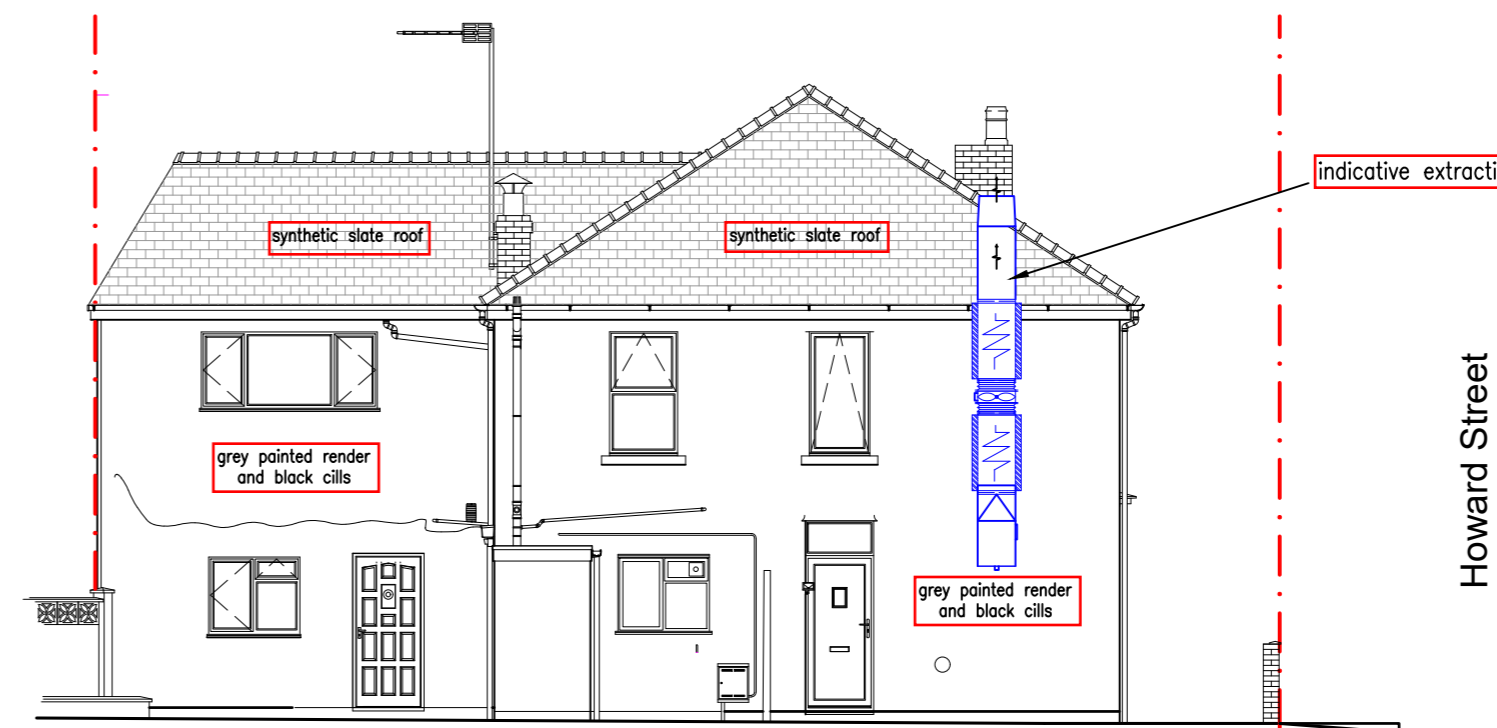


Side Elevation



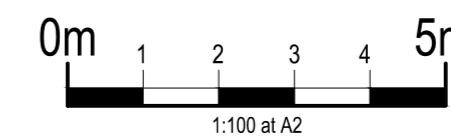
HOWARD STREET

Plan



Rear Elevation

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REV	DATE

CONAULT DESIGN
 PLANNING : BUILDING REGULATIONS : INTERIOR DESIGN
 6 ST CLAIR COTTAGES
 STAVERTON VILLAGE
 CHELTENHAM
 GLOUCESTERSHIRE
 GL51 0TW

TITLE
 94 High Street
 GLOUCESTER
 GL1 4SS

DESCRIPTION
 Subdivision to Create
 Class E Cafe and Sui
 Generis Takeaway
 Plans and Elevations
 As Proposed

DATE: 21/03/2022 SCALE: 1/100

DRAWN: A. Davis CHECKED: _____

DRAWING NO.: CG12 THS 02