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## FLOOD RISK ASSESSMENT

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#### RETROSPECTIVE PLANNING APPLICATION TO AMEND THE LAYOUT OF WASTE OPERATIONS

#### EXISTING MATERIALS RECYCLING FACILITY, LAND AND BUILDINGS AT CROWN HOUSE, EARLSTREES INDUSTRIAL ESTATE, CORBY, NORTHAMPTONSHIRE

### RECYCLEFORCE LIMITED



Ms Maureen Darrie MRTPI  
Mr Christian Smith MRTPI

GP Planning Ltd  
Registered in England Number 6019666  
Registered Office Mill House, Long Lane, East Haddon, Northamptonshire, NN6 8DU

# 1 INTRODUCTION

This Flood Risk Assessment is submitted to Northamptonshire County Council, on behalf of Recycleforce Limited in conjunction with a planning application seeking planning permission to amend the layout of the waste operation.

The application site is located on existing industrial land on Earlstrees Industrial Estate, Corby, NN17 4BA. The fire destroyed the building which was being used as part of the permitted waste management operations. For commercial reasons, the fire-destroyed building will not be rebuilt until 2018-2019 and in the meantime, waste operations are being conducted in the yard.

Planning permission was granted on 19<sup>th</sup> January 2017 for the "*redevelopment of existing Materials Recycling Facility including the reconstruction of a fire-damaged building at Crown House, Gretton Brook Road, Earlstrees Industrial Estate, Corby, NN17 4BA*" (Reference 16/00039/WASFUL).

Under this permission, materials recovery operations at the Site are predicated on the processes taking place within the recycling hall meaning that current operations are no longer compliant with the extant permission. In light of the recent fire at the Site, all recycling is currently taking place in the yard.

The Site is permitted to process up to 100,000 tonnes of waste materials per annum consisting of plastics, glass, ferrous and non-ferrous metals, paper and card under planning permission 16/00039/WASFUL.

# 2 FLOOD RISK ASSESSMENT

The general approach set out in the NPPG is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. The aim should be to keep development out of medium and high flood risk areas (Flood Zones 2 and 3) and other areas affected by other sources of flooding where possible. In this case, the application site is located in Flood Zone 1 (lowest risk).

Given the long history of the Site, there has been multiple Flood Risk Assessments conducted at the Site; all of which have demonstrated that the operations at the site do not give rise to additional flood risk. Attached to this FRA is a previous Assessment undertaken on the Site undertaken by Abington Consulting Engineers (December 2016). Having regard to the surface water calculations and the conclusions reached in the previous submission indicate that waste operations at the Site do not give rise to additional flood risk.

## Outline of the Proposed Development & and its Setting

### **Development type and location**

A detailed description of the development and its location is included in the planning application submission, which contains a site location plan, site plan and proposed layout plans; this FRA should be read alongside these documents.

Located on Earlstrees Industrial Estate on the north eastern side of Corby, the application site forms part of the warehouse building that used to be occupied by the Corby Bottlers distribution facility. It was operated under the original planning permission for B8 use.

The nearest residential properties are located at a minimum distance of 670m (Hubble Road) so are not considered under this heading. However, there is now a site for gypsies located on the land west of the Corby Power Station, which is over 230m from the application site boundary.

The site lies within flood zone 1 as defined by the Environment Agency and not affected by a Groundwater Protection Zone. The nearest water body to the site is the Gretton Brook, which is classed as 'main river' and which runs on the north side of Gretton Brook Road.

The site is connected to mains drainage.

Flood vulnerability classification

Table 2 of the National Planning Policy Guidance classifies waste treatment sites are classed as 'Less Vulnerable' (Paragraph: 066 Reference ID: 7-066-20140306).

Compliance with the Local Development Documents

Compliance with planning policy is set out in the Supporting Statement that accompanies the planning application; therefore the FRA should be read alongside this document.

Evidence that the Sequential Test or Exception Test has been applied in the selection of this site for this development type

According to Table 3 (see below) of the NPPG, less vulnerable uses are appropriate in Zone 1.

The principle of the main planning permission for the recycling centre facility therefore demonstrates that the development is an acceptable land use flood zone 1.

The development falls into the category of 'minor' developments that is unlikely to raise significant flood risk issues, as described in the NPPG.

**Table 3: Flood risk vulnerability and flood zone 'compatibility'**

Paragraph: 067 Reference ID: 7-067-20140306

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

The proposed development will not have

- an adverse effect on a watercourse, floodplain or flood defenses
- impede access to flood defense or management facilities
- cumulative impact of developments which would have a significant effect on local flood storage capacity or flood flows.

According to Table 3 of the NPPG (see above), there is no requirement to carry out an 'Exception Test', which shows that for the combination of the classification of the site use as 'Less Vulnerable' and its location in a Zone 1 such a test is not needed.

### ***Definition of the flood hazard***

#### Identification of sources of flooding that could affect the site

The nearest water body to the site is the Gretton Brook immediately to the north.

For each identified source, a description of how flooding would occur, with reference to any historic records wherever these are available.

There are no recorded or observed flood levels along the watercourse.

#### Description of existing surface water drainage arrangements for the site

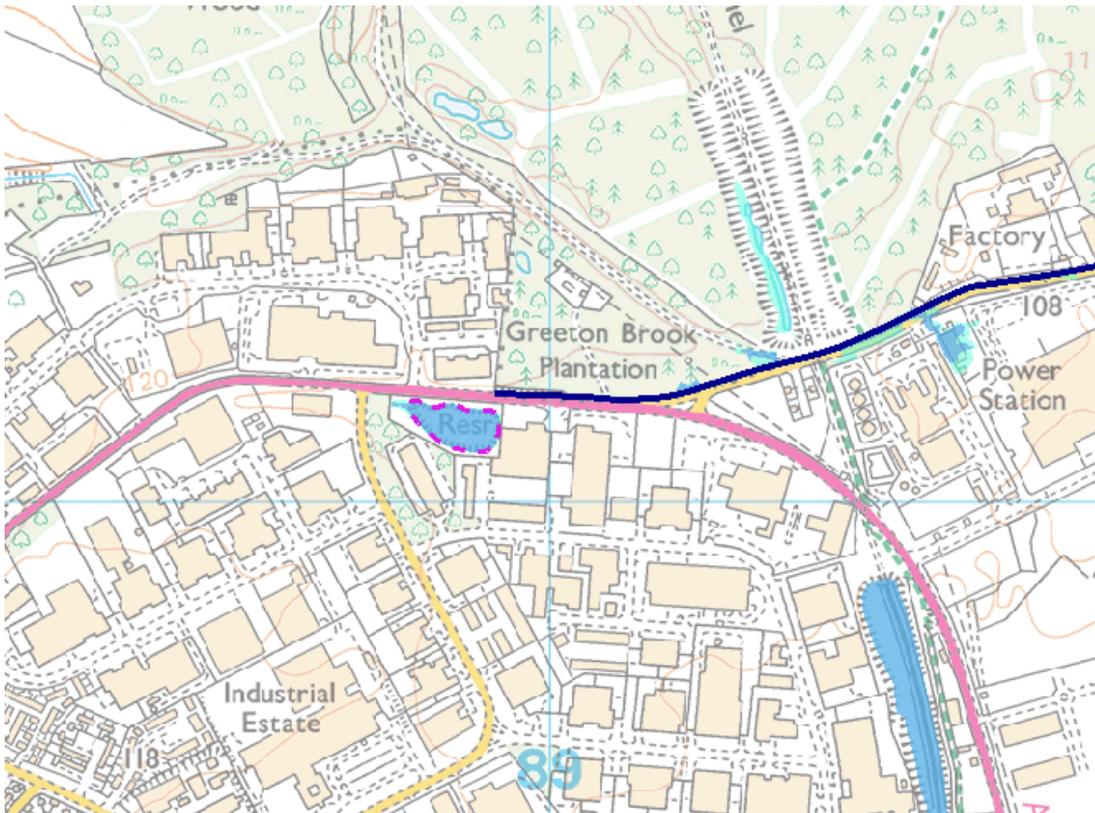
The external yards are concreted and laid to drain to the existing drainage system, therefore there will be no risks of surface or groundwater contamination. The site is not located on a Groundwater Protection Zone.

The site is surfaced in concrete, laid to drain to the site drainage.

### ***Probability***

#### Flood zone location

The site is situated in Flood Zone 1; the zone identified as at a low probability of flooding.



### Strategic Flood Risk Assessment.

At the time of previous planning applications, part of the Crown House plot was shown at risk of flooding, on the Environment Agency's Flood Map. However, since that time, a review of flood modelling prepared by the Applicant resulted in a map challenge and this has resulted in the area at risk of flooding being reduced, such that none of the planning application site is now at risk. The revised flood map is shown above.

### Probability of the site flooding

The probability of the site flooding is low risk, as shown the Environment Agency's plan.

### ***Climate change***

#### Affect on flood risk at the site by climate change.

The NPPG guidance states that "Sensitivity testing of the Flood Map produced by the Environment Agency, using the 20 per cent from 2025 to 2115 allowance for peak flows, suggests that changes in the extent of inundation are negligible in well-defined floodplains, but can be dramatic in very flat areas."

In this case, any affect caused by flood risk will be negligible.

### ***Detailed development proposals***

#### Details of the development layout.

The details of the proposals are shown on the plans included with the planning application; this FRA should be read alongside these documents.

Where appropriate, demonstrate how land-uses most sensitive to flood damage have been placed in areas within the site that are at least risk of flooding.

The site layout on has been formulated to make the most efficient use of the space available. The proposed rebuilding of the industrial building will not give rise to any significant flood related risks.

### ***Flood risk management measures***

Protection measures to manage flooding, including the potential impacts of climate change, over the development's lifetime

The management of the site operations is designed to minimize the amount of material on site at any one time.

### **Offsite impacts**

Measures to ensure that the proposed development and the measures to protect the site from flooding do not increase flood risk elsewhere.

The proposed amendment of the site layout of the existing waste management facility will not give rise to increased flood risk elsewhere.

Measure to prevent run-off from the completed development causing an impact elsewhere

See above.

### ***Residual risks***

Residual flood-related risks after implementation of the measures to protect the site from flooding

There will be no residual flood-related risks.

Management of residual risks over the lifetime of the development

Not applicable.

## **3 CONCLUSION**

This Flood Risk Assessment has been prepared by GP Planning Ltd on behalf of Recycleforce Ltd. It considers the Proposed Development which is located at Crown House, Gretton Brook Road, Earlstrees Industrial Estate, Corby, NN174BA Overall, it is concluded that the proposal will not give rise to an increase flood to the site or the surrounding area. The proposal therefore complies with the national planning guidance relating to flood risk.

**APPENDIX ONE: Flood Risk Assessment (Abington Consulting  
Engineers, December 2016)**