

# GPP

GP PLANNING LTD

## FLOOD RISK ASSESSMENT

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KILSBY LANDFILL SITE, DAVENTRY ROAD, NORTHAMPTONSHIRE

TW COMPOSTING LIMITED



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## APPENDICES

# 1 INTRODUCTION

## 1.1 Overview

- 1.1.1 This Flood Risk Assessment accompanies the submission of a planning application on behalf of TW Composting Limited for a temporary waste transfer station at Kilsby landfill Site, Daventry Road, Northamptonshire.

## 1.2 Planning Policy Context

- 1.2.1 This FRA has been prepared with due regard to the statutory requirements of the NPPF and with reference to the NPPG in relation to flood risk. This ensures that flood risk is taken into account at all stages of the planning process and to avoid inappropriate development in areas that may be at risk of flooding.

- 1.2.2 Paragraph 103 of the National Planning Policy Framework (NPPF) states that:

*When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where informed by a site-specific flood risk assessment following the Sequential Test*

- 1.2.3 The NPPF confirms in the footer of the same page that '*A site-specific flood risk assessment is required for proposals of 1ha or greater in flood zone 1.*

- 1.2.4 The Application Site itself is located within Flood Zone 1 of the Environment Agency's Flood Zone Maps. A portion of the access road within the red line boundary is, however, located within Flood Zone 3. This FRA therefore accompanies the submission of the Planning Application.

- 1.2.5 This FRA has been undertaken with due regard to the statutory requirements of the NPPF and with reference to National Planning Practice Guidance in relation to development and flood risk. This ensures that flood risk is taken into account at all stages of the planning process and to avoid inappropriate development in areas potentially at risk of flooding.

- 1.2.6 National Planning Practice Guidance note provides guidance on development and flood risk and states that:

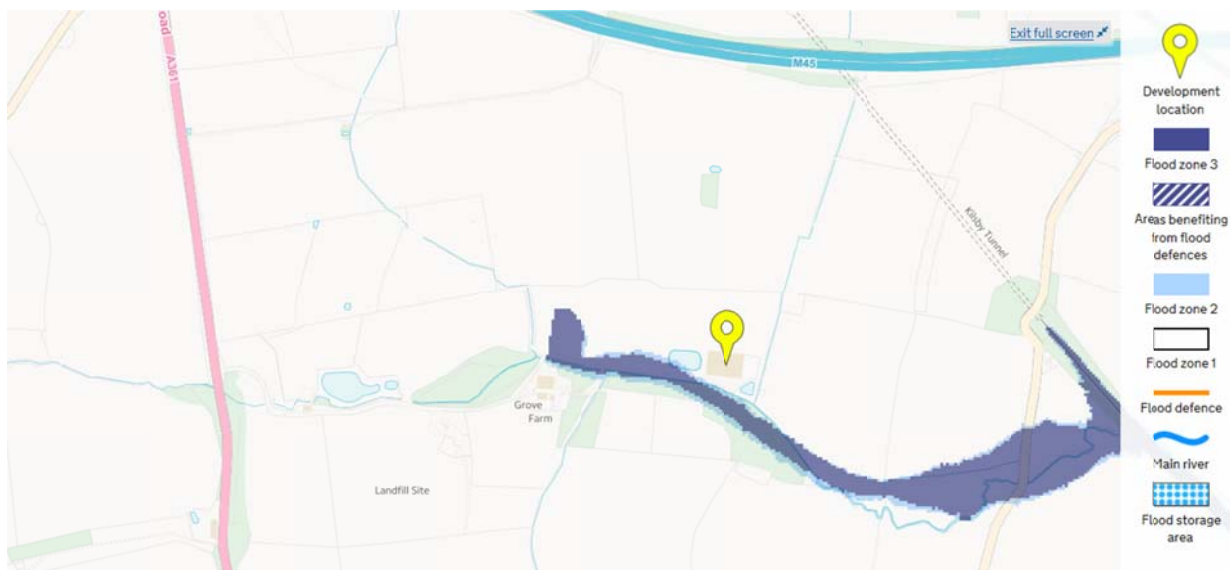
*A flood risk assessment should also be appropriate to the scale, nature and location of the development. For example, where the development is an extension to an existing house (for which planning permission is required) which would not significantly increase the number of people present in an area at risk of flooding, the local planning authority would generally need a less detailed assessment to be able to reach an informed decision on the planning application.*

## 2 DESCRIPTION OF DEVELOPMENT

- 2.1.1 A detailed description of the Proposed Development alongside site plans is included within the Planning Application submission. This FRA should be read alongside these documents.
- 2.1.2 The wider waste management facility benefits from an existing surface water drainage system, which will be unaffected by the Proposed Development.

### 2.2 Flood Zone Classification

- 2.2.1 The Environment Agency's Flood Map confirms that the Application Site is located in Flood Zone 1 and therefore has a less than 1 in 1000 annual probability of river or sea flooding. The Application Site sits within the lowest flood risk category.
- 2.2.2 Conversely, the Environment Agency's Flood Map service also confirms that a portion of the access road used for delivering waste materials to the Site is situated within Flood Zone's 2 and 3. Land within Flood Zone 2 is categorised as having a medium flood risk and having between a 1 in 100 and 1 in 1000 annual probability of river flooding. Flood Zone 2 is represented on the flood map as light blue.
- 2.2.3 In addition, land within this categorisation is assessed as having a 1 in 100 year or greater annual probability of river flooding. This appears on the flood map as dark blue.



### 3 THE SEQUENTIAL TEST OR EXCEPTION TEST.

#### 3.1 The Application Site

- 3.1.1 Table 2 of the National Planning Practice Guidance classifies 'waste treatment' as a 'less vulnerable land use' (Paragraph 066 Reference ID 7-066-20140306).
- 3.1.2 The NPPG confirms that '*it is not normally necessary to apply the Sequential Test to development proposals in Flood Zone 1 (land with a low probability of flooding from rivers or the sea), unless the Strategic Flood Risk Assessment for the area, or other more recent information, indicates there may be flooding issues now or in the future (for example through the impact of climate change)*'. No sequential test is therefore required in relation to the Application Site.
- 3.1.3 According to the Environment Agency's Flood Zone Map, the access road leading to the Application Site is situated within Flood Zone 2 and 3. An existing access road is being utilised as part of the Proposed Development, but does not constitute 'development' in its own right. For the purposes of this Flood Risk Assessment, however, the access road would be considered 'minor development' under Paragraph 046 Reference ID 7-046-20140306.

- 3.1.4 The NPPG notes that:

*Minor developments are unlikely to raise significant flood risk issues.*

- 3.1.5 It goes on to state that:

*The sequential and exception tests do not need to be applied for minor developments and changes of use, except for a change of use to a caravan, camping or chalet site or to a mobile home or park home site.*

**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	✓*

## 4 POTENTIAL SOURCES OF FLOODING

### 4.1 Application Site

- 4.1.1 The proposed use of the existing building is located in Flood Zone 1 and is therefore unlikely to flood as a result of fluvial flooding, ground water, surface water runoff from the development or surface water runoff from adjacent sites.

### 4.2 Access Road

- 4.2.1 A portion of the access road leading to the Application Site is located in Flood Zone 2 and Flood Zone 3. The following mechanisms have been identified as potential sources of flooding along the access road:

- Fluvial flooding from adjacent watercourses, primarily from the Grand Union canal;
- Ground water;
- Surface water run-off from the development;
- Surface water run-off from areas adjacent to the Site.

### 4.3 Existing Flood Alleviation Measures

- 4.3.1 There are no current flood alleviation measures at the Application Site or surrounding area.

## 5 APPRAISAL OF SOURCES OF FLOODING

### Surface Water Runoff

- 5.1.1 The Proposed Development will utilise the existing surface water drainage infrastructure at the Site which primarily comprises off concrete laid to drain to the southeast corner of the Site where water is stored in a holding lagoon as shown on Drawing GPP/SP/KIL/18/03.
- 5.1.2 The Proposed Development does not involve the erection of any additional built development at the Site and, as a result, will not materially affect surface water drainage at the Site.

### Fluvial Flooding from Watercourses

- 5.1.3 The Proposed Development is situated to the north west of the Grand Union canal. A watercourse runs along the southern boundary of the Application Site and parallel to the access road.
- 5.1.4 The Environment Agency's Flood Risk Map confirms that there is no flooding in this area, however, a portion of the access road is positioned within Flood Zones 2 and 3. There is no intention to modify the surface of the access track and therefore, in the event of a flood, the track will drain naturally. There is no anecdotal evidence to suggest that groundwater is a problem on site.

**Off-Site Impacts and Proposed Mitigation Measures**

5.1.5 There will be no direct or indirect off-site increase in flood risk as a result of the Proposed Development.

**5.2 Management of Residual Risks**

5.2.1 In the event that the on-site lagoon is in danger of flooding, necessary arrangements will be made to store the water and tanker it off site for disposal.

5.2.2 The developer will be responsible for maintaining the drainage system on site. All drainage at the site will be regularly inspected for blockages, silting and functionality. All remedial works will be completed as soon as reasonably practicable.

## 6 CONCLUSION

- 6.1.1 The Proposed Development complies with the requirements of the NPPF and NPPF. The Application Site itself is located within Flood Zone 2 and has a less than 1 in 1,000 annual probability of river or sea flooding. The existing access road is located within Flood Zone 2 and 3 and is therefore at a higher risk of flooding.
- 6.1.2 The Proposed Development seeks to utilise a portion of an existing building within an operational waste management site. There are no additional structures or alterations to the site proposed as part of the development. As a result, there will be no interruption to the existing surface water management system on the Site.
- 6.1.3 The surface water drainage strategy demonstrates that the Proposed Development will not increase flood risk at the site or in its surroundings.
- 6.1.4 It is therefore concluded that the Proposed Development is compliant with Policy BN7 and Bn7a of the adopted Joint Core Strategy and the national requirements contained in the NPPF and NPPG.