Dear Andrew

Kettering Borough Council - Site Specific Part 2 Local Plan - Representation in relation to Policy KET9, McAlpine’s Yard, Pytchley Lodge Road

Thank you for providing the additional information with regards to Policy KET9, McAlpine’s Yard, Kettering, which was received on 04 March 2020.

We have concerns over the inclusion of the McAlpine’s Yard, Pytchley Lodge Road site for housing. The Level 1 Strategic Flood Risk Assessment (SFRA) identified this site at risk of flooding from a reservoir. In particular, the SFRA states that the ‘site is entirely at risk from Cransley Waters, Thorpe Malsor and Slade Brook Balancing Reservoirs. Given proximity of the site to Slade Brook Balancing Reservoir, warning time is likely to be minimal’.

The outcome of the Level 1 SFRA requires that a Level 2 SFRA is carried out. To date a Level 2 SFRA for this site has not been undertaken. This site proposes an increase in vulnerability as the site is currently less vulnerable.

Given the sites close proximity to a reservoir (immediately downstream of the dam), we have advised that it is premature to include this site as an allocation as for the local plan consultation no evidence (e.g. Level 2 SFRA) has been provided to demonstrate that the Exception Test can be met and the proposed development can be safe.

Following our comments on the local plan submission, we have reviewed the site specific Flood Risk Assessment (FRA) for this site and can provide the following comments. Please note that the boundary of the FRA is different to that of the site allocation.

- The FRA site includes Flood Zone 3 as the site boundary goes up to the non-main watercourse.
- The allocation site boundary is set back from the non-main watercourse so that the site is within Flood Zones 1 and 2 only.
The submitted FRA is not sufficient to remove our objection to the inclusion of the allocation as it does not consider the impact of the upstream reservoirs.

Our comments on the FRA (ref: 1664056.504.A0, dated: 09 May 2018) are on the basis of the FRA site boundary – a site within Flood Zones 1, 2 and 3.

- The FRA does not consider or assess the risk of flooding from the non-main watercourse that forms the southern boundary of the site. Any FRA should include an appropriate assessment of flood risk from this watercourse.
- The FRA sets out the finished floor level of the development area based on their location. No plan has been provided to show the extent of the areas classified as within the SE corner, East side or NW corner.
- Whilst the FRA acknowledges that the site is at risk of reservoir flooding, it does not consider the impact of the upstream reservoirs. We would also advise that the views of the Reservoir Supervising Engineer should be sought in relation to the development proposals.

Paragraph: 014 (Reference ID: 7-014-20140306) of flood risk and coastal change guidance advises that: ‘The failure of a reservoir has the potential to cause catastrophic damage due to the sudden release of large volumes of water. The local planning authority will need to evaluate the potential damage to buildings or loss of life in the event of dam failure, compared to other risks, when considering development downstream of a reservoir. Local planning authorities will also need to evaluate in Strategic Flood Risk Assessments (and when applying the Sequential Test) how an impounding reservoir will modify existing flood risk in the event of a flood in the catchment it is located within, and/or whether emergency draw-down of the reservoir will add to the extent of flooding’.

Breach analysis must be undertaken to assess the probability and consequence of flooding on the site following failure of the upstream reservoir(s). This analysis should detail the speed, depth and duration of flooding. This is required to ensure that flood risk is fully taken into account when considering allocation and that any development proposed would be safe for its lifetime.

Breach analysis of Kettering Leisure Village reservoir is required, with a review of failure in series for the other upstream reservoirs (Thorpe Malsor and Cransley). The views of the reservoir panel engineer should be sought regarding failure in series. If failure in series is possible, detailed analysis will be required.

- The Lead Local Flood Authority should be consulted over the surface water drainage arrangements for the site.

**Informatives:**
Under the Environmental Permitting (England and Wales) Regulations 2010, a permit may be required from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the Willow Brook designated a ‘main river’. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: https://www.gov.uk/guidance/flood-risk-activities-environmental-permits.

Sites adjacent to main river create opportunities to increase the access and easement corridor adjacent to the watercourse which should be incorporated into the design layout and landscaping proposals as part of a strategic measure(s) to reduce flood risk from...
the watercourse. The 8.0m permitting distance should be left clear so that the Environment Agency can undertake our maintenance duties and exercise our permissive powers, if necessary.

Should you wish to discuss this further please contact me on the details below.

Yours faithfully

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