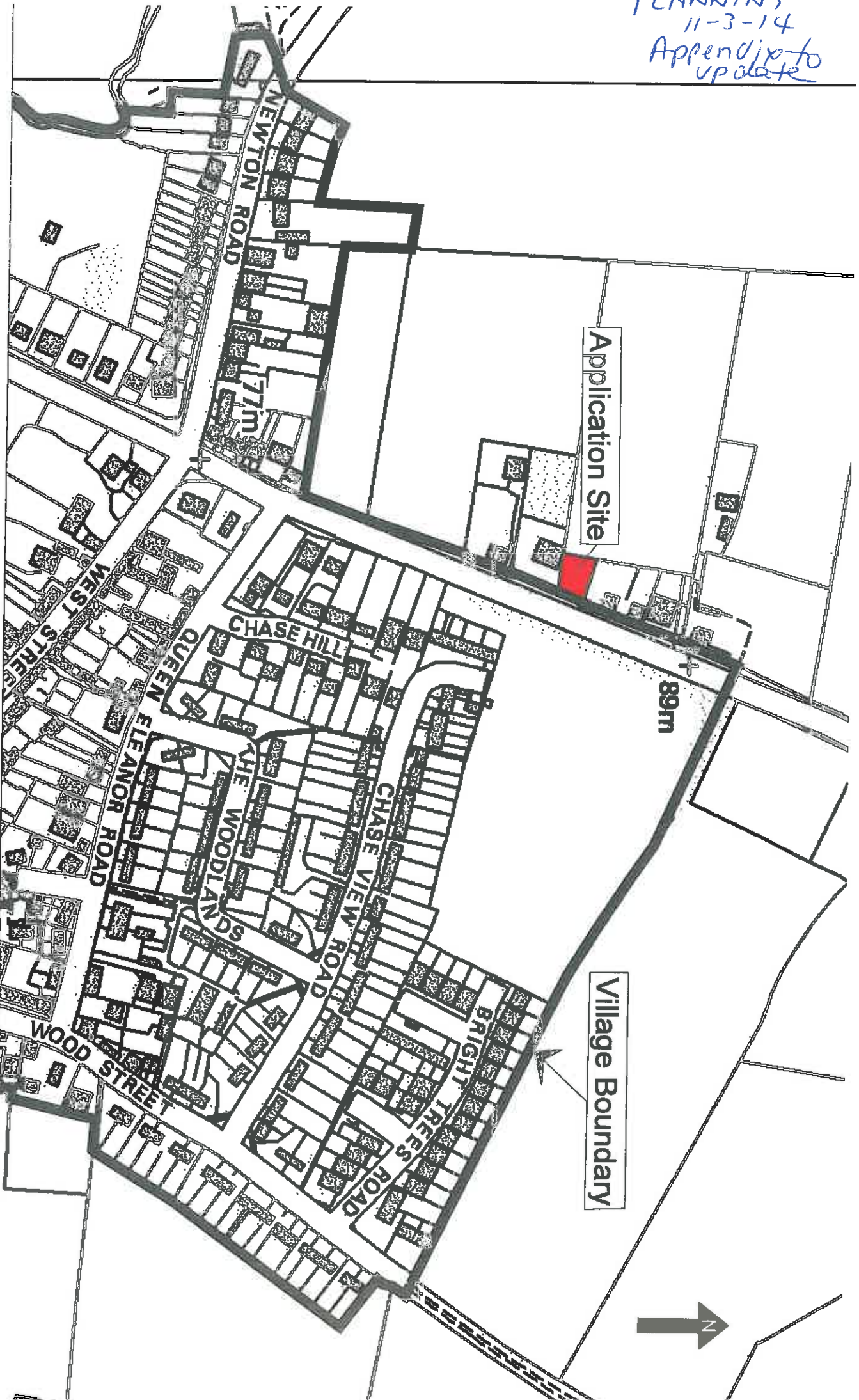


PLANNING
11-3-14
Appendix to
update



Application Site

89m

Village Boundary



Title: KET/2013/0787 - 39 Stamford Road, Geddington

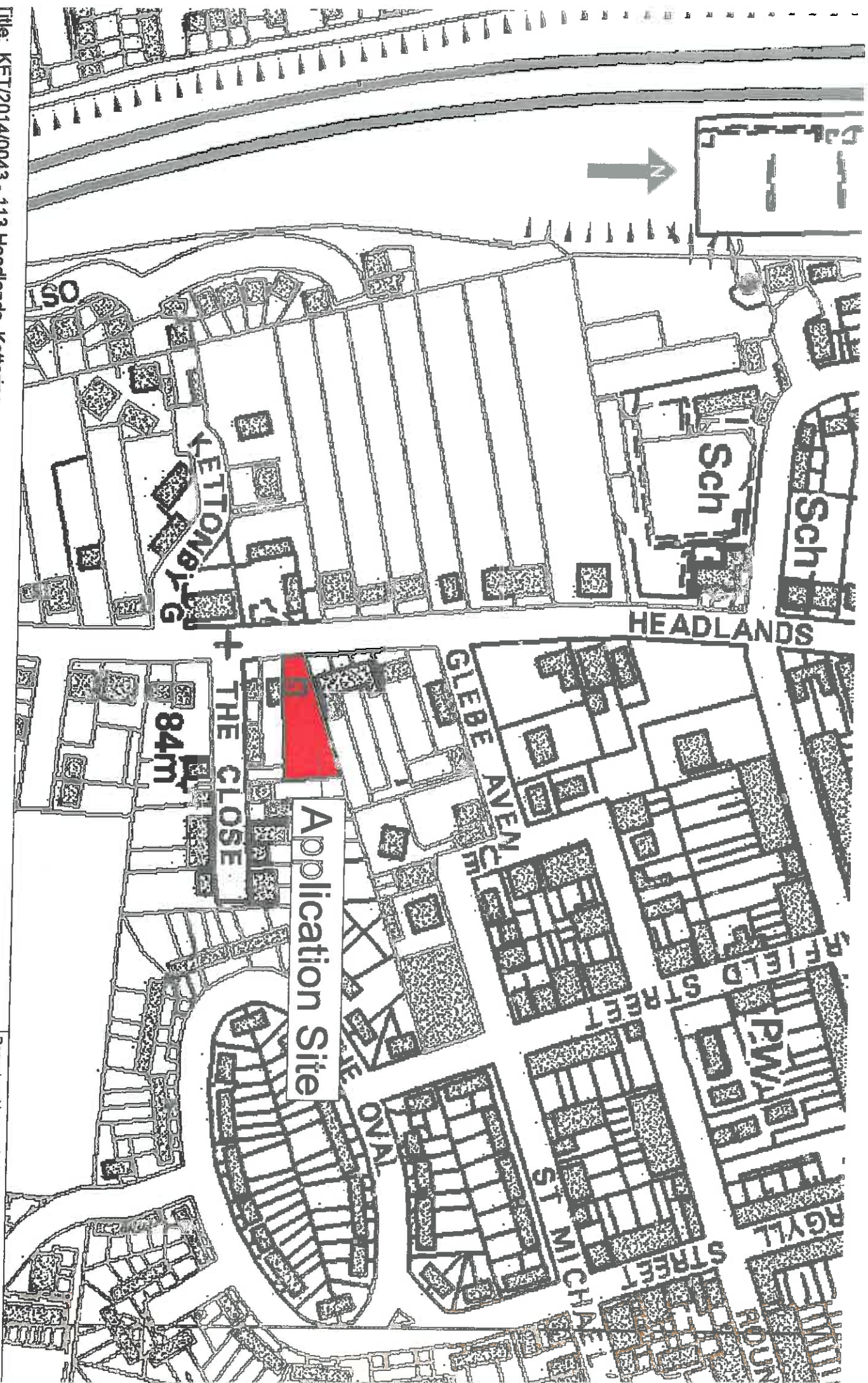
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Title: KET/2014/0043 - 113 Headlands, Kettering

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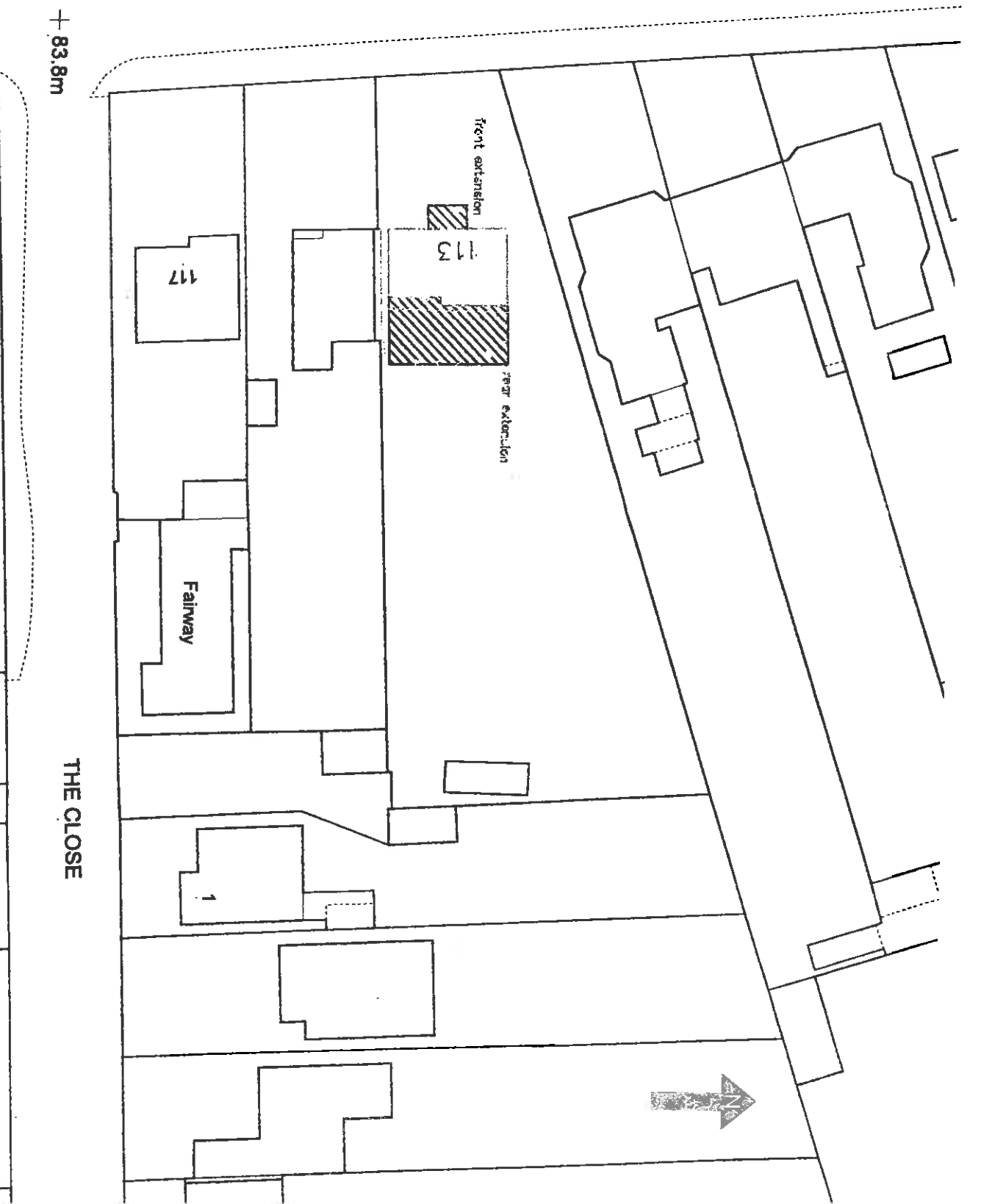
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Application Site

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Kettering
Development



+ 83.8m

File: KET/2014/0043 - 113 Headlands, Kettering. Block Plan

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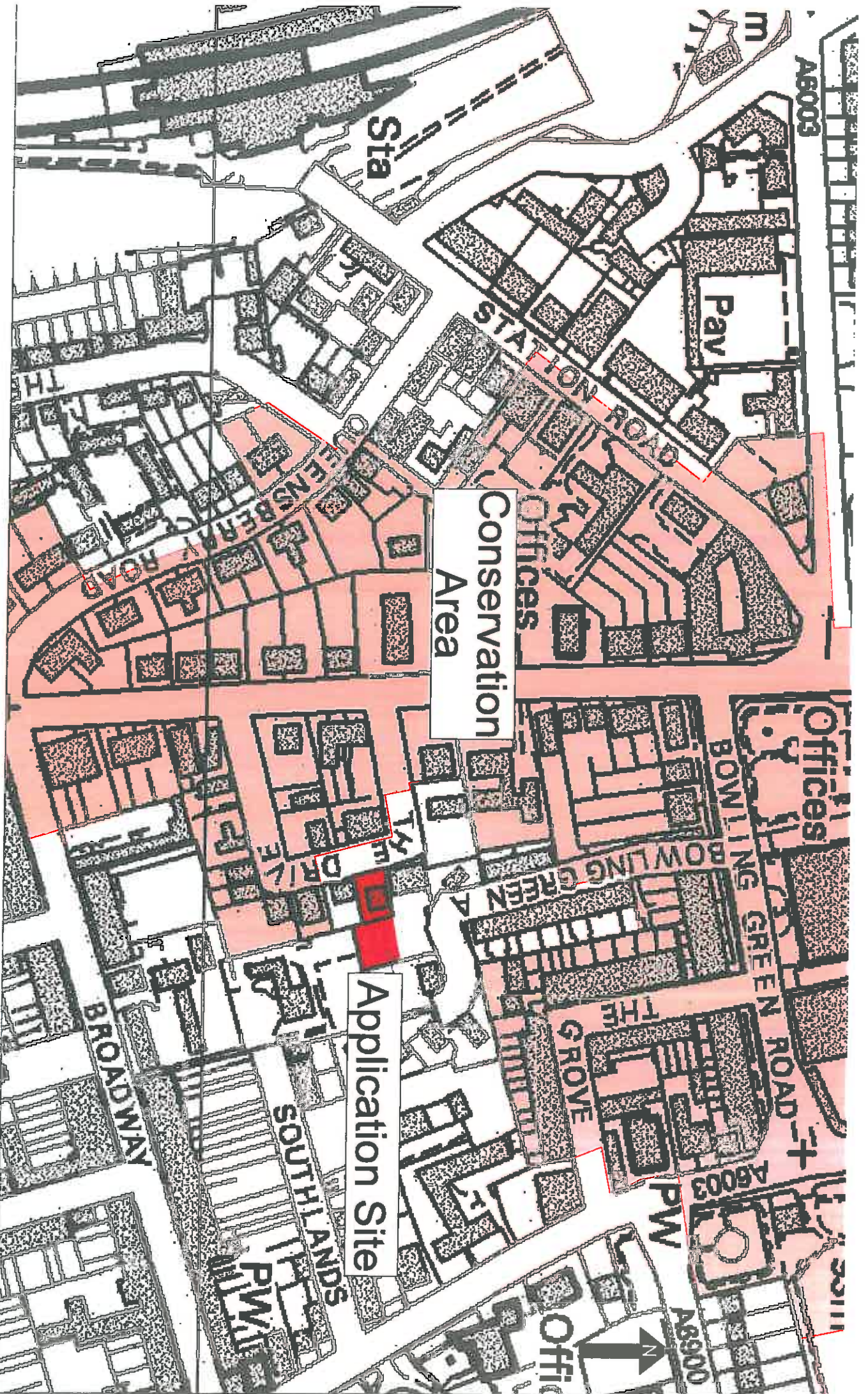
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Conservation Area

Application Site

Title: KET/2014/0065 - 5 The Drive, Kettering

Date: 10/03/14

Scale: 1:2500

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Appendix A – Conditions to be imposed
KET/2013/0774 – 29 Newland Street, Braybrooke

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) undertaken by J Hakewill (dated 07 March 2014) and the following mitigation measure detailed within the FRA:

· The finished floor level of the new dwelling is set at 95.65m ODN.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

REASON: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy 10 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Strategy.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking and re-enacting that Order with or without modification, no structure shall be erected within the garden/outside area of the new dwelling as shown Drawing No. 13/COTT/3C.

REASON: To reduce the increased risk of flooding, both on and off site in accordance with Policy 10 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Strategy.

4. The development permitted shall not be commenced until such time as a scheme to consider the effect of the new dwelling on the loss of the floodplain has been submitted to, and approved in writing by, the Local Planning Authority. Compensatory floodplain storage should be provided for any loss of floodplain.

REASON: To reduce the risk of flooding elsewhere by ensuring that compensatory storage of flood water is provided, if required, in accordance with Policy 10 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Strategy.

5. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the visual amenities of the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

6. No development shall take place on site until full details of all windows, doors, timber finishes, verge detailing and rainwater goods have been

Appendix A – Conditions to be imposed
KET/2013/0774 – 29 Newland Street, Braybrooke

submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the character and appearance of the Conservation Area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

7. Any gates provided at the point of access to the site shall be hung so as to open inwards into the site only.

REASON: In the interests of highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

8. No other development shall commence until pedestrian visibility splays of 2.4 metres by 2.4 metres have been provided at the junction of the access road with the public highway, and these splays shall thereafter be permanently kept free of all obstacles to visibility over 0.6 metres in height above carriageway level.

REASON: In the interests of highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

9. No development shall commence on site until a programme of archaeological work in accordance with a written scheme of investigation has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that features of archaeological interest are properly examined and recorded, in accordance with Paragraph 141 of the National Planning Policy Framework.

10. Due to the previous potentially contaminative use of the site and the underlying geology present throughout Northamptonshire at which the levels of some naturally occurring contaminants frequently exceed the levels at which the risk to human health would be considered acceptable for residential land use; it is expected that there may be unacceptable risks to future occupiers of the site without the following investigation being carried out.

Development on land affected by contamination:

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts a to d have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition d has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a

Appendix A – Conditions to be imposed
KET/2013/0774 – 29 Newland Street, Braybrooke

scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11(or any model procedures revoking and replacing those model procedures with or without modification)'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the

Appendix A – Conditions to be imposed
KET/2013/0774 – 29 Newland Street, Braybrooke

remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition a, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition b, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition c.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 11 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy.

11. No development shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.
REASON: In the interests of the amenities and privacy of the neighbouring property in the interests of amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Flood Risk Assessment

Kettering Borough Council (KBC) Reference KET/2013/0774

EA Reference AN/2014/118609

Email 7/3/14 CCN/2014/36367 - Katie Bonnett

Land adjacent to:

Cotterbury 29 Newland St Braybrooke MARKET HARBOROUGH LE16 8LW

7th March 2014

1. This flood risk assessment has been produced based on flood level data supplied by the Environment Agency (EA) via email on the 7th March 2014 reference above and shown in Appendix.
2. The topographical survey was carried out by a professional surveyor, Bruce Batcock, in 2006 prior to disposing of certain parts of the then land holding. Bruce's credentials available should they be required. See appendix.
3. The key data provided by the EA *Fluvial Flood Levels* (see appendix) shows the highest level at "Jordan 4628" as being 95.21. This is 0.44 below the floor level of the existing property Cotterbury. This also confirms previous verbal advice that the Barn opposite the site is in Zone 1 with a floor level of 95.33. We believe that these levels demonstrate that the foot print of the new dwelling is in Zone 1 with the parking and bin store area in Zone 2.
4. In correspondence between Sharon Nolan (EA) and Alan Davies (KBC) the following criteria were defined as being crucial to a withdrawal of the EA objection. *"As set out in our Flood Risk Standing Advice, the FRA should confirm that:*
 - a) *Floor levels within the proposed development will be set no lower than existing levels and, flood proofing of the proposed development has been incorporated, where appropriate.*

OR

b) Floor levels within the extension will be set 300mm above the known or modelled 1% river flood level with climate change.

The cumulative effect of extensions on the loss of floodplain should also be considered.

5. We have formally demonstrated that both criteria can be met and that we are willing to confirm the floor levels on the original plans as being the same as the new dwelling and will be at 95.65. We are very happy to adhere to a condition on the planning permission to that effect.
6. When Cotterbury was extensively renovated in 1980 all electrical services were placed 18" above floor level (which now seems to be the rule with new developments to make it easier to plug appliances in). No air bricks were placed or pipes and outlets where they could lead to flooding internally. This was before the flood storage reservoir was implemented in 1984/5. We will be guided by the *Northamptonshire Local Flood Risk Management Strategy (LFRMS) (October 2013)* on flood defence products (see appendix)
7. When the two storey extension was added in 1986 the same criteria were used as in point 6 to over engineer the building in relation to flooding.
8. We have removable flood boards backed up by sandbags for the two doors in Cotterbury, which are relatively rarely used but are put in place in times of risk.
9. We are fully willing to be conditioned on the height and type of flood defence systems in the new dwelling. Indeed advice on type and height would be welcome.
10. We are in control of all the land on the southern side of the new dwelling and are happy to be advised as to the scale and nature of contouring that would be required to replace the flood area in Zone 2 which would be taken away for the dwelling but most particularly the parking and bin store area.
11. Cotterbury is the last dwelling in the village and we therefore do not believe that either the footprint or run off will have any detrimental effect downstream where the next property is in Little Bowden and beyond a further flood storage

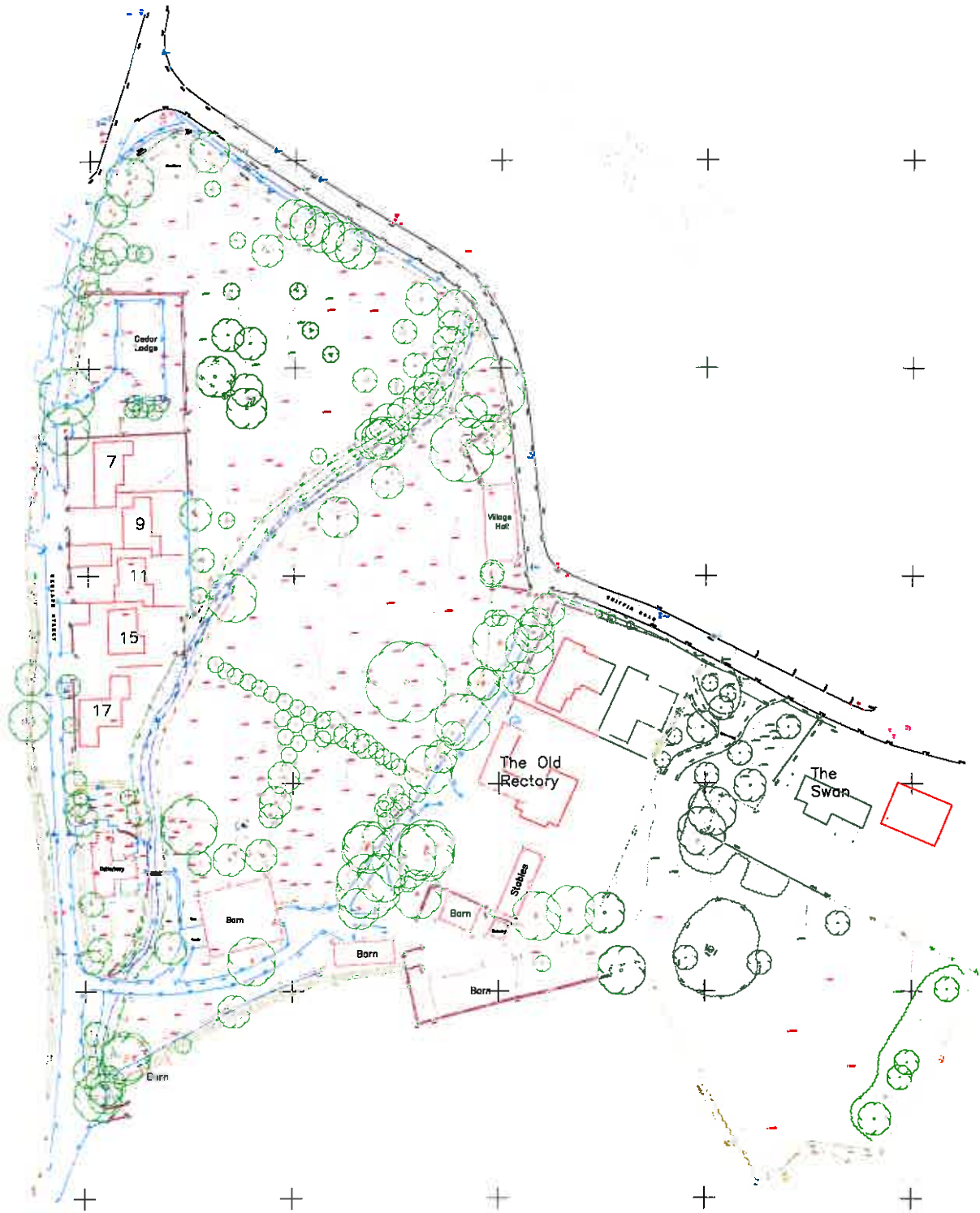
reservoir. The opposite side from the new dwelling is clear of obstruction thus not creating any form of pinch point.

12. We have been signed up to the EA early warning flood alerts for many years and have taken appropriate action when alerted. Cotterbury has never been flooded since the implementation of the flood storage reservoir. We will continue to be signed up to this service in both dwellings in the future.
13. We have always been insured for contents and buildings by our insurers with no additional premiums/excesses for flood risk.
14. It should be noted that high river level events are relatively brief in duration with the water rising and falling within an hour or two hours with no subsequent standing water after that time. This leaves access and egress from the property quite easy at all times and an escape plan is in place for the existing property including moving cars when or if an event is imminent.
15. I have established an Oregon Scientific wireless rain gauge since Christmas 1024 which records rainfall and gives an added data set in relation to potential high river level events
16. Our family have owned the property since May 1887 and we have lived with and understood the river throughout that time. Whilst this cannot be factual data we have anecdotal data personally over the last 50 years, and the last 22 years as actually living in Cotterbury that confirms that the present floor level matches the data provided by the EA.

Signed

James Hakewill

7th March 2014



Linetypes

- Building
- 1m Contours
- 0.5m Contours
- Fence
- Hedge
- Road Edge(Kerbed)
- Road Edge(not kerbed)
- Other Surface Change
- Water
- Wall

Abbreviations

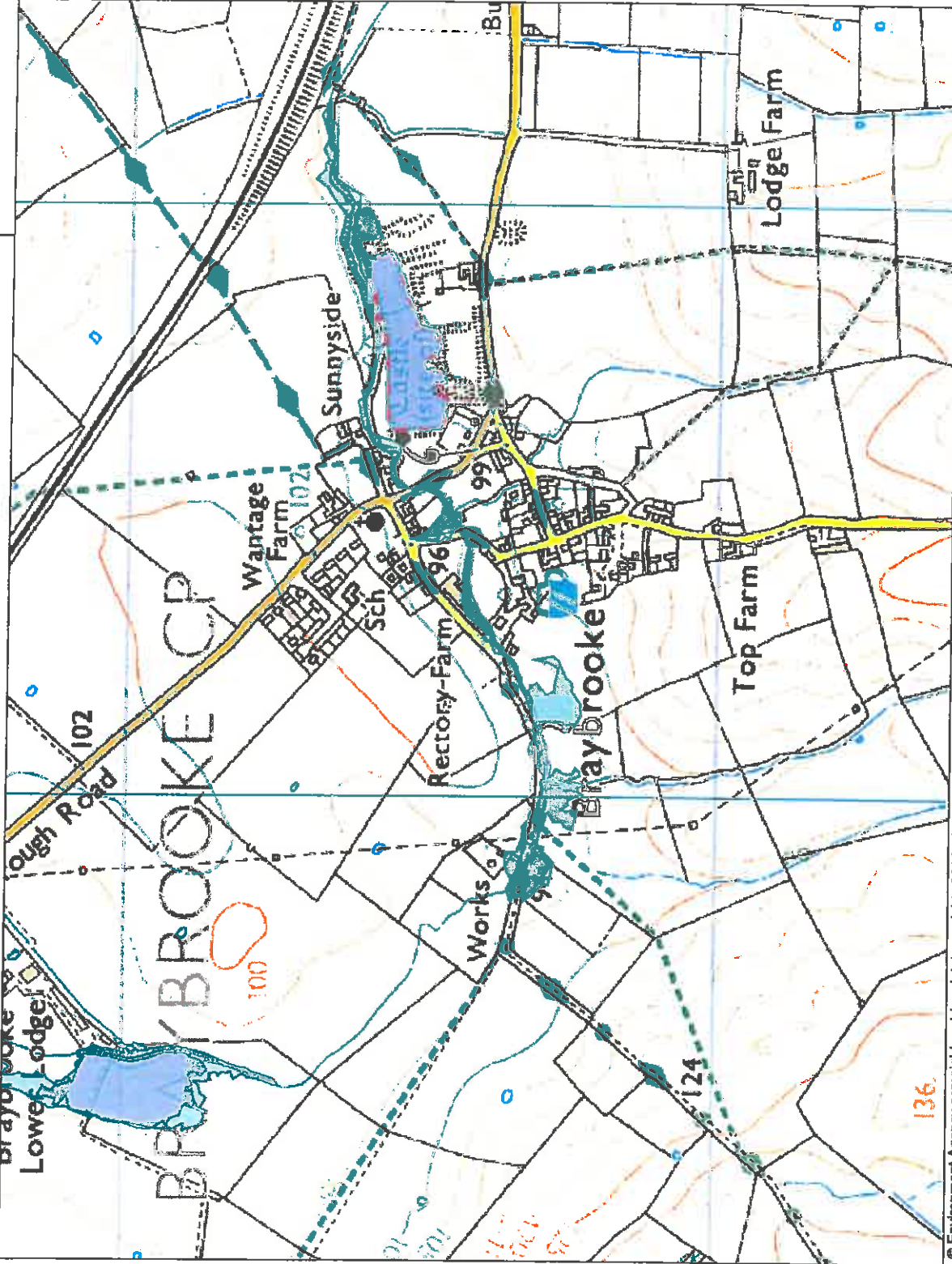
- BT 1000m Datum
- TL The Topsoil
- PL Floor Level
- Q Road Only
- QV Road Only
- QW Road Only
- QX Road Only
- QY Road Only
- QZ Road Only
- QAA Road Only
- QAB Road Only
- QAC Road Only
- QAD Road Only
- QAE Road Only
- QAF Road Only
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- QBR Road Only
- QBS Road Only
- QBT Road Only
- QBU Road Only
- QBV Road Only
- QBW Road Only
- QBX Road Only
- QBY Road Only
- QBZ Road Only
- QCA Road Only
- QCB Road Only
- QCC Road Only
- QCD Road Only
- QCE Road Only
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- QCR Road Only
- QCS Road Only
- QCT Road Only
- QCU Road Only
- QCV Road Only
- QCW Road Only
- QCX Road Only
- QCY Road Only
- Q CZ Road Only

Flood Map Centred on Newland Street, Braybrooke. Created 19 February 2014

Appendix B - Applicant's Flood Risk Assessment



- Legend**
- Flood Map - Defences
 - Areas Benefiting from Flood Defences
 - Flood Map - Flood Storage Areas
 - Flood Map - Flood Zone 3
 - Flood Map - Flood Zone 2



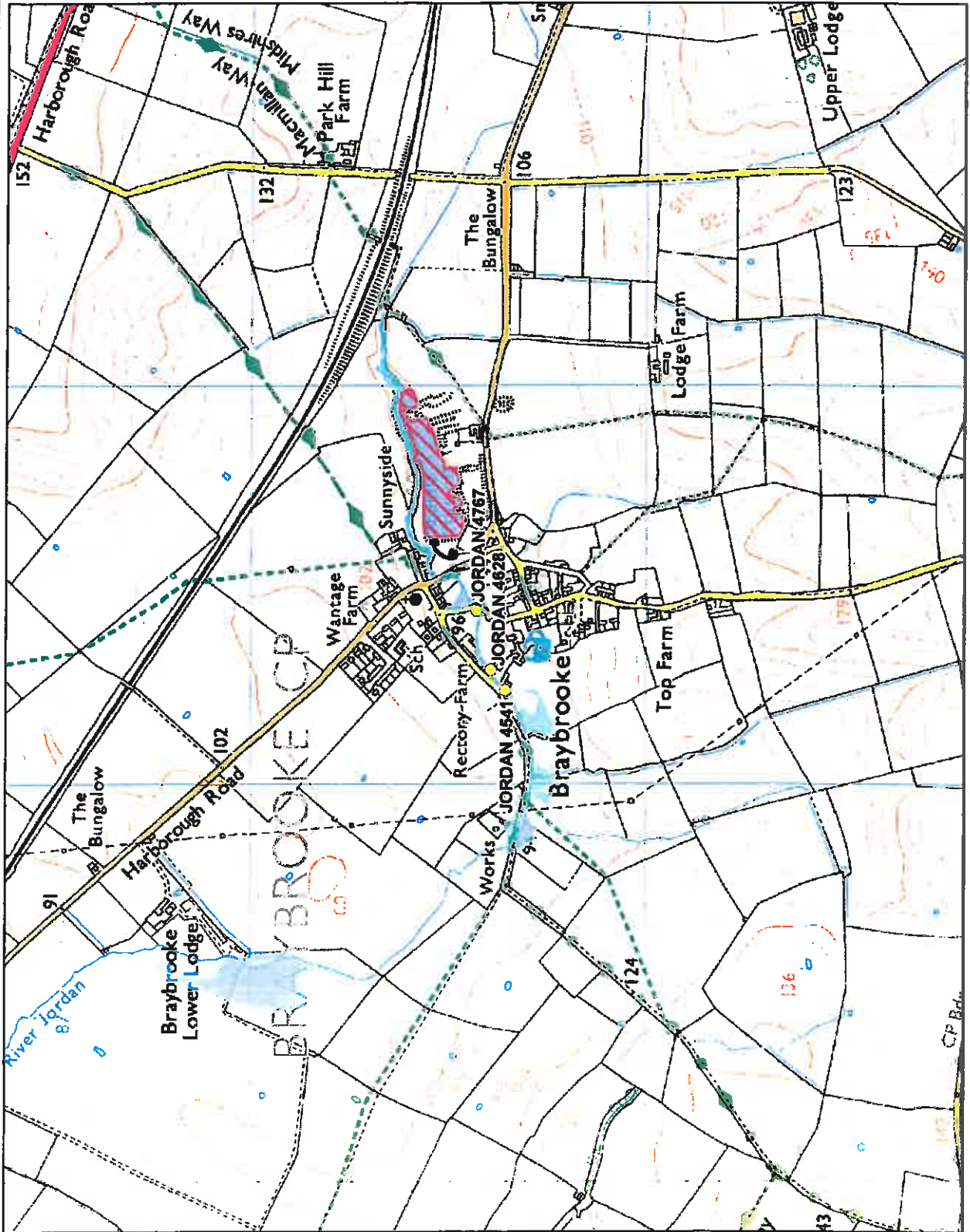
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Basic FRA Map

Map centred on SP 76288 84400 - created March 2014 [Ref: CCN-2014-36367]

Appendix B - Applicant's Flood Risk Assessment



Scale 1:10,000



Model Nodes

Flood Storage Areas

Area at Risk of Flooding from Rivers or The Sea

Extreme Flood Outline

Dark blue shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded:

- from the sea by a flood that has a 0.5% (1 in 200) or greater chance of happening each year.
- or from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year.

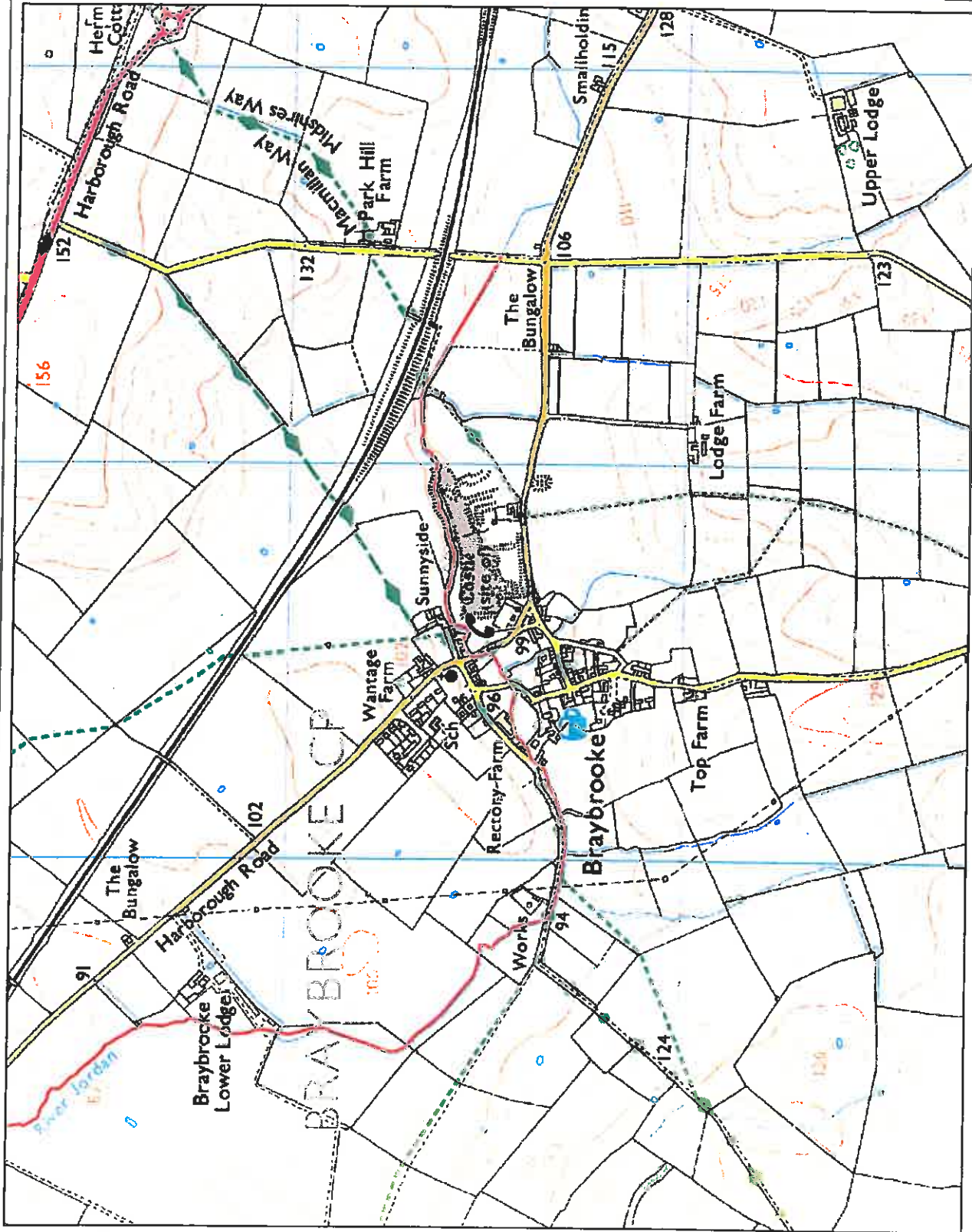
Light blue shows the extent of the Extreme Flood Outline, which represents the extent of a flood event with a 0.1% chance of occurring in any year, or the highest recorded historic extent if greater.

These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements. Sites outside the two extents, but behind raised defences, may be affected by flooding if the defences are overtopped or fail.

Created by the Partnerships & Strategic Overview Team, Kettering

Map 2. Historic Flood Extent Map
Map centred on SP 76288 84400 - created March 2014 [Ref: CCN-2014-36367]

Appendix B - Applicant's Flood Risk Assessment



Scale 1:10,000

Main River
 Historic Flood Event
 January 1998 on the River Jordan at Braybrooke

Created by the Partnership & Strategic Overview Team,
 Kettering

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 Contact Us: National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Tel: 03708 506 506 (Mon-Fri 8-6). Email: enquiries@environment-agency.gov.uk



Mr J Hakewill
 <james.hakewill@btopenworld.com>

Our ref: CCN/2014/36367
 Your ref:

Date: 7 March 2014

Dear Mr Hakewill

Basic Flood Risk Assessment Data Request for 29 Newland Street, Braybrooke, Market Harborough, LE16 8LW

Thank you for your request of 19 February 2014 to use Environment Agency data, Product 3, in the development of the Flood Risk Assessment (FRA) for the above site. The information is attached.

If you have requested this information to help inform a development proposal, then you should note the detail in the attached advisory text on the use of Environment Agency Information for Flood Risk Assessments / Flood Consequence Assessments.

Flood Map

The attached Basic FRA Map includes the current Flood Map for your area. The Flood Map 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 for fluvial (river) flooding. It also shows the extent of the Extreme Flood Outline 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 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.

Fluvial Flood Levels

The fluvial flood levels for the model nodes shown on the attached Basic FRA Map are set out in the table below. They are measured in metres above Ordnance Datum Newlyn (mODN).

Node Label	Easting	Northing	Annual Exceedance Probability - Maximum Water Levels (mODN)				
			4% (1 in 25)	1% (1 in 100)	1% (1 in 100) inc Climate Change	0.1% (1 in 1000)	0.1% (1 in 1000) inc Climate Change
JORDAN 4541	476238	284354	94.36	94.54	94.66	94.69	94.74
JORDAN 4628	476289	284392	94.83	95.01	95.11	95.15	95.21
JORDAN 4767	476438	284428	95.06	95.23	95.35	95.40	95.46

Contd.../

These levels are taken from the Welland Catchment Model (August 2007) and are the most up-to-date currently available. We aim to review our models on a regular basis, so if you are using these levels more than twelve months from the date of this letter, please contact us again to check that they are still valid.

Please note that these levels are "in-channel" levels and therefore may not represent the flood level on the floodplain, particularly where the channel is embanked or has raised defences.

Fluvial Defence Information

There are no formal flood defences on the river channel adjacent to the site. The natural channel which is maintained by us, provides a nominal protection against a flood event with a 2% chance of occurring in any year (1 in 50). We inspect the channel regularly to ensure that any potential defects are identified early.

There is also an upstream flood storage reservoir, which provides protection against a flood event with a 2% chance of occurring in any year (1 in 50). We inspect this flood storage reservoir regularly to ensure that any potential defects are identified early.

Historic Flood Extent Map

A copy of the Historic Flood Extent Map for your area is enclosed. This shows the extent of previous recorded flooding in your area, notably January 1998. It is possible that other flooding may have occurred that we do not have records for, and other organisations, such as the Local Authority or Internal Drainage Boards, may have records.

Climate Change

Climate change will increase flood risk due to overtopping of defences. Please contact our Welland and Nene Partnership and Strategic Overview Team to discuss how this risk should be considered within your Flood Risk Assessment.

This information is provided subject to the enclosed notice, which you should read.

If you have any queries or would like to discuss the content of this letter further please contact our Welland and Nene Partnership and Strategic Overview Team using the telephone/email details below. Please quote our CCN reference number in all correspondence where data is referenced, including the Flood Risk Assessment.

Yours sincerely

FOR Ben Thornely
Welland and Nene Partnerships and Strategic Overview Team Leader

Direct dial 01522 785126
Direct fax 01522 785018
Direct e-mail psown@environment-agency.gov.uk

Enc.
Basic FRA Map
Historic Floodmap
Standard Notice
FRA Advisory Text

Northamptonshire Local Flood Risk Management Strategy (LFRMS) (October 2013)

Objective 4: Preparedness and Resilience

“Reduce the harmful consequences of local flooding to communities and human health through proactive actions, activities and education programmes that enhance preparedness and resilience to local flood risk, and contribute to minimising community disruption”

7.4.1. The following activities set out below and listed within the Action Plan will enable this objective to be achieved:

- Active enforcement, maintenance and inspection;
- Encourage flood risk management works;
- Improve emergency planning, response and recovery to flooding;
- Improve public awareness and understanding of flooding and flood risk management;
- Promote flood resilience and property level protection;
- Develop a flood risk information pack for self-help for home owners, community facilities and businesses;
- Continue to support local communities to develop community flood plans to protect residential and commercial properties, community facilities and amenities, and promote the community flood warden scheme; and
- Promote the take up of flood protection insurance.

Promote Flood Resilience and Resistance Measures and Property Level Protection

7.4.18. It is recommended that a general approach to improving community resilience is adopted across Northamptonshire and particularly in wards that have been identified as being a high priority in the local assessment of flood risk, set out in Section 6 of this Strategy. This should include the assessment of any potential flood alleviation schemes that may be required, the encouragement of property resilience through the installation of individual property protection measures, such as the use of flood gates and air brick covers, as well as a general increase in awareness and preparedness for a flood event.

7.4.19. Flood-resistant construction prevents the entry of water or minimises the amount of water that may enter a building where there is flooding outside and therefore relies on the operational deployment of flood defences at the property scale. These measures rely on the availability of a reliable flood forecasting and warning system, and well established mobilisation and closure processes. More information on different types of resilience measures is provided in Appendix 8 of this Strategy.

7.4.20. There are a great number of suppliers that can provide property level flood alleviation products and these can be found on the Blue Pages website⁹. This is an independent directory of flood protection products and services, put together to advise and inform on what is available to protect homes and businesses against flooding:

<http://www.bluepages.org.uk>.



Mr Alan Davies
Kettering Borough Council
Development Control
Council Offices Bowling Green Road
Kettering
Northamptonshire
NN15 7QX

Our ref: AN/2014/118609/03-L01
Your ref: KET/2013/0774
Date: 07 March 2014

Dear Mr Davies

1 no. dwelling
29 Newland Street, Braybrooke

I refer to our previous letter of 19 February 2014 relating to our objection to the above application in the absence of an acceptable flood risk assessment (FRA). I can confirm that we have received a revised FRA, prepared by James Hakewell on the 07 March 2014, in support of the application.

We consider that the details in the FRA have been undertaken in line with requirements set out in paragraph 9 the Technical Guide to the National Planning Policy Framework (NPPF) and these are considered appropriate for the scale and nature of the proposed development. Accordingly, we are prepared to **withdraw** our objection subject to the implementation of the following planning conditions on any planning approval.

Condition 1

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) undertaken by J Hakewill (dated 07 March 2014) and the following mitigation measure detailed within the FRA:

- 1 The finished floor level of the new dwelling is set at 95.65m ODN.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

Appendix C - Environment Agency Letter

To reduce the risk of flooding to the proposed development and future occupants in accordance with the NPPF and Policy 13(q) of the Core Strategy for North Northamptonshire.

Impact on the floodplain

Whilst we have not objected to the FRA and have recommended the condition above, the FRA submitted does not consider the effect of the new dwelling on the loss of the floodplain. We have reviewed the topographic survey submitted along with the flood levels, which indicates that part of the dwelling is within the floodplain (Flood Zone 3). The FRA advises that the applicant is "in control of all the land on the southern side of the new dwelling and are happy to be advised as to the scale and nature of contouring that would be required". The topographic survey shows that land at a suitable level is available within the garden of Cotterbury or on the opposite bank (land within the applicant's ownership) for floodplain compensation, if it is shown to be required. As such and in the absence of the FRA considering the effect of the new dwelling on the loss of floodplain, we recommend the following condition:

Condition 2

The development permitted shall not be commenced until such time as a scheme to consider the effect of the new dwelling on the loss of the floodplain has been submitted to, and approved in writing by, the local planning authority. Compensatory floodplain storage should be provided for any loss of floodplain.

Reason

To reduce the risk of flooding elsewhere by ensuring that compensatory storage of flood water is provided, if required.

Permitted Development

The garden / outside area of the new house is shown to be within floodplain. We would not wish for any further development (extensions) to be allowed through permitted development, which may increase flood risk to the site and surrounding area. As such, we recommend the following condition:

Condition 3

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking and re-enacting that Order with or without modification, no structure shall be erected within the garden / outside area of the new dwelling as shown Drawing No. 13/COTT/3C.

Reason

To reduce the increased risk of flooding, both on and off site in accordance with the NPPF and Policy 13(q) of the Core Strategy for North Northamptonshire.

Flood Defence Consent Informative**Main River and Byelaw:**

Under the terms of the Water Resources Act 1991, and the Land Drainage and Sea Defence Byelaw, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 9.0 metres of the top of the bank of the River Jordan, designated a 'main river'.

It should not be assumed that such consent will automatically be forthcoming, and the applicant should consult with the Environment Agency at the earliest opportunity

in order to determine and secure formal flood defence consent for the proposed works as appropriate.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours sincerely

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The Environment Agency

Awarded to the Environment, Planning & Engagement
Department, Anglian Region, Northern Area