

Our ref: SV/2022/111349/01-L01
Your ref: SMD/2022/0275
Date: 22 July 2022

A figure of 29% is required in line with the latest peak river flow climate change allowances for this catchment. On that basis this latest reserved matters application should be informed by the 1 in 100 year with 29% floodplain level. The applicant could utilise the available (modelled) 1 in 100 year with 30% as the most precautionary for the 'design floodplain'.

It is noted that the modelling study provided development plan for Blythe Park at that time, overlain with the 1 in 20-year (functional floodplain), 100-year, and 100-year with 30% and 50%.

Further information and recommendations on flood risk

It is difficult to see what aspects of the current proposal may be affected. Therefore, as part of this current reserved matters application, we would expect to see a revised set of drawings. These could be included as part of an amended Flood Risk technical note to record and superimpose the latest Climate Change 100-year 29% scenario (30% as available) against the development proposals. We are particularly interested in the car parking areas, access track and bridge crossing area. The main built areas of the proposal appear to be on higher ground in flood zone 1.

We would expect to see no car parking ('less vulnerable' development) or raising of ground levels above existing within the functional floodplain (modelled 1 in 20 year/flood zone 3b extent), or within 8 metres of the Main River (River Blythe)

Whilst it appears from the information, we have that small parts of the car park are located within the 1 in 100 year with 30% floodplain, if this cannot be avoided then the FRA statement should confirm whether ground levels are being raised in that area (the Planning Statement suggests that this is not the case) and the flood depths and impacts of car parking within that design floodplain. The applicant should identify what management and /or mitigation measures are necessary/being proposed.

In addition, for example like figure 3-7 of the Blythe Park Hydraulic Modelling Study (2018), the FRA should consider the latest climate change figure and show for the situation in terms of flood depths and updated hazard ratings in the blockage scenarios.

We note the wider access to the site, forms part of the red area, which seems to be utilising an existing access road. With reference to the Modelling Study, parts of that road appear to be located within the design floodplain. It is noted that the access road is likely to be at risk of flooding. The FRA statement could be updated to confirm the likely flood depths, duration of flooding and potential impacts on operational issues. There may be scope to improve the flooding on that access, but we would expect to see flood risk compensation for any raised levels in that area.

With regard to the bridge crossing of the un-named tributary (designated 'ordinary watercourse') of the River Blythe, allowing entry to the site, we would recommend you seek the views of the LLFA as this watercourse and any associated works to, within the channel or over it, etc, are under the jurisdiction of the Local Authority.

Land Contamination

It is noted that the site lies on a secondary aquifer.

In respect of a potential or known previous contaminative land use this category is not one on our 'Consultation Filter'. As such we would not expect to be consulted or make bespoke comment. Please find attached a copy of the Standard advice offered in our 'Guidance Note for LPAs – Sites Affected by Land Contamination' for your consideration.

Conclusion

It is advised that the applicant submits a revised FRA to inform the current proposed layout and design. In this instance, a revised Flood Risk Technical Note with reference to the Blythe Park Hydraulic Modelling Study (2018), as advised above with site layout plan(s) along with a plan showing the latest design 1 in 100-year 29% (30% as available) climate change scenario superimposed, could be provided.

I trust that the above clarifies our position. Should the applicant wish to discuss this or submit further work for us to consider, outside of a formal re-consultation, this would be subject to our 'cost recovery' service.

Yours faithfully

Aileen Parry
Planning Officer

Direct e-mail