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FLOOD RISK STATEMENT

Commissioned By: EG Group

Site:

Sir Isaac Newton Way, Kingsway
Business Park, Rochdale

NSugg Ref: NS-0124-80

Date:

7th December 2023

This Flood Risk Statement supports a planning application by EG Group for the development of a service station off Sir Isaac Newton Way, Kingsway Business Park, Rochdale, OL16 4PS.

Review of the Environment Agency's flood map for planning, reproduced as Figure 1 below, confirms that the application site lies entirely within low probability Flood Zone 1, defined as land with <0.1% annual probability of flooding from rivers or the sea.

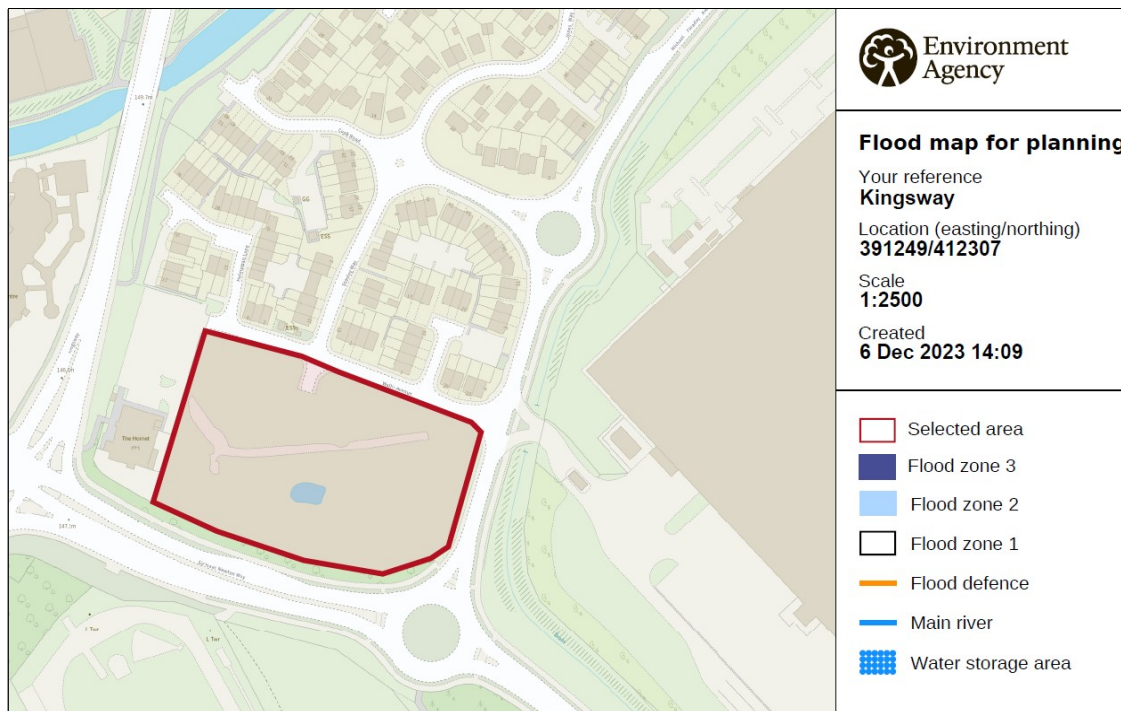


Figure 1. Environment Agency Flood Map for Planning

Footnote 55 of the National Planning Policy Framework (NPPF), September 2023, states:

In Flood Zone 1, a Flood Risk Assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at

increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

The planning application boundary extends to 1.391 hectares; therefore, a site-specific Flood Risk Assessment (FRA) is required, in accordance with the NPPF.

This Flood Risk Statement has been prepared, in advance of a full site-specific FRA, to present an initial review of the key flood risk sources and to confirm the proposed scope of the FRA report.

Figure 1 (above) confirms that the application site is at very low risk of flooding from rivers or the sea. Figure 2 presents the Environment Agency's surface water flood map for the site; this confirms the risk of surface water flooding across the majority of the site is also very low (defined as <0.1% annual probability of surface water flooding).

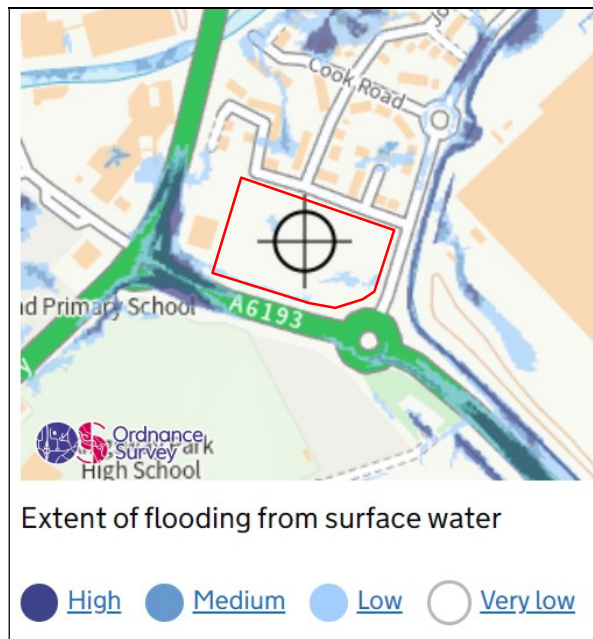


Figure 2. Environment Agency Surface Water Flood Map

Small, isolated parts of the application site are shown to have a low risk of surface water flooding based on the existing site levels; no overland flood flow routes are aligned through the site. The development proposals include a sustainable surface water drainage strategy to ensure the appropriate management of surface water runoff from the development. Post-development site levels will be designed to ensure runoff gravity drains to surface water drainage infrastructure. The drainage strategy is designed to manage the risk of surface water flooding throughout the lifetime of the development, with allowance for climate change; full details will be provided within the FRA report.

Based on the above information, the risk of flooding to the proposed development from the key potential sources (rivers and surface water runoff) is very low and acceptable. The introduction of a sustainable drainage strategy for surface water runoff will ensure the development does not increase flood risk to others.

The FRA report will consider all potential sources of flooding to the site (fluvial, tidal, surface water, artificial drainage systems, reservoirs and groundwater), with consideration of long-

term climate change throughout the life of the development based on the Environment Agency's current climate change allowances. The FRA will be prepared in accordance with the requirements of the NPPF and associated technical guidance. Information presented within the Environment Agency's published flood maps, Rochdale Borough Council's 2009 Strategic Flood Risk Assessment and Rochdale Borough's Strategy for Flood Risk Management (2014-2024) will be relied on.

Based on this initial flood risk review, no flood risk mitigation measures are likely to be required for the development, beyond the sustainable surface water drainage strategy currently proposed. This will be confirmed within the FRA report.

In summary, the proposed development comprises a service station (classified as 'less vulnerable' development with regards flood risk) within Flood Zone 1. Table 2 of the NPPF Technical Guidance confirms that all development types are acceptable within Flood Zone 1.
