

Satnam Millennium Limited

Peel Hall,  
Warrington

Project Reference: 1506-45/TN/02

Flood Risk Assessment Addendum



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## 1 INTRODUCTION

- 1.1 Transport Planning Associated has been commissioned by Satnam Millennium Limited to undertake a Flood Risk Assessment (FRA) and prepare a preliminary drainage strategy for the proposed development of Peep Hall, Warrington and surrounding land.
- 1.2 The proposed development is an outline application for a new residential neighbourhood including C2 and C3 uses; local employment (B1 use); local centre including a food store up to 2000m<sup>2</sup>; A1 – A5 (inclusive) and D1 uses class units of up to 600m<sup>2</sup> total (with no single unit of more than 200m<sup>2</sup>) and a family restaurant / pub of up to 800m<sup>2</sup> (A3 / A4 use); a site for a primary school; open space including sports pitches with ancillary facilities; means of access and supporting infrastructure at Peel Hall, Warrington.
- 1.3 The planning application for the development was submitted (planning reference: 2016/28492) and was subsequently refused. This decision has been appealed and is currently undergoing a separate appeal process.
- 1.4 Information to support a new outline submission is being prepared, which is based on providing updated information in relation to the changes in the Environmental Statement as a result of the changes in the proposed highway infrastructure and updated information in line with recently adopted regulations.
- 1.5 The FRA Addendum forms a supplementary document to the originally submitted FRA (document reference: 1506-45/FRA/01 Rev B, dated June 2016) identifying any material changes to the previous FRA, providing updated information where applicable and considers commentary received by the applicant pursuant to Schedule 4 of Regulation 22 of the 2011 EIA Regulations from the Planning Inspectorate, namely the inclusion of a Water Framework Directive (WFD) assessment.

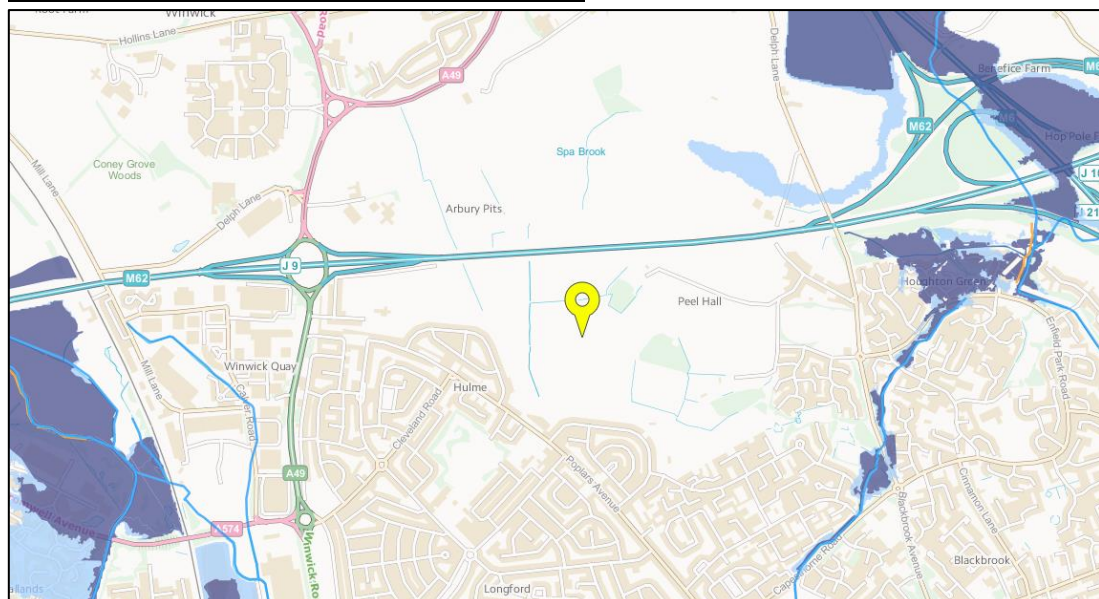
## 2 CHANGES FROM THE PREVIOUS FRA

- 2.1 As a result of the changes associated with the resubmission material, the main change to the outline scheme is the proposed access to the western edge of the site, in the vicinity of Poplars Avenue.
- 2.2 The changes proposed with regards to the updated site access arrangements would not have a material impact on the assumptions and assessments made within the FRA.
- 2.3 Given the outline nature of the application, the sites detailed masterplan has not been frozen and as such assumptions were made to calculate the sites overall impermeable areas such as assuming 55% of all developable land would be impermeable. As such, the changes in the highways layout would not change any of the assumptions made and would therefore not have any material change on the outcomes of the previously submitted FRA.
- 2.4 The methodology and conclusions relating to surface water management and foul water discharge would be unchanged and consistent with the original FRA.

## 3 UPDATED SUPPORTING INFORMATION

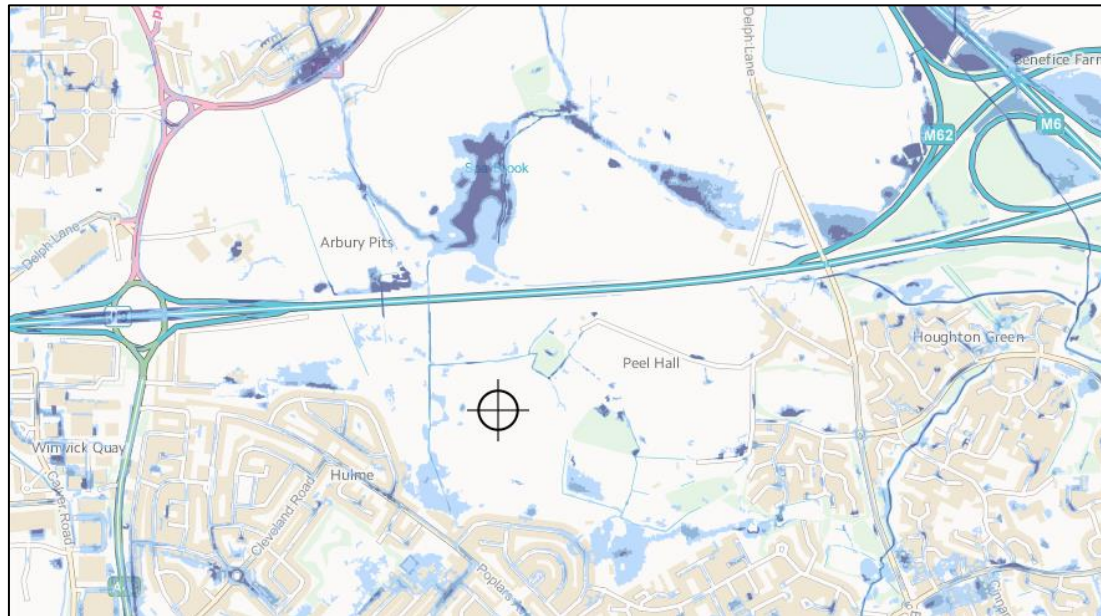
- 3.1 Between the submission of the original FRA and this report, the Environment Agency (EA) has updated its long term flood risk assessment information for locations within England.
- 3.2 Presented in Figure 1 and Figure 2 are the EA's updated flood zone map and surface water flood risk map respectively.

**Figure 1** EA Indicative Flood Map – Peel Hall



- 3.3 The EA indicative flood map in Figure 1 confirms that the site is located in Flood Zone 1 and is not at risk of fluvial flooding. Areas located in Flood Zone 1 have less than 0.1% chance of flooding in any given year. Only a 1 in 1000 year flood event puts this site at risk from fluvial and tidal events.

**Figure 2** EA Indicative Surface Water Flood Risk Map – Peel Hall



- 3.4 According to the EA flood maps, the application site is largely at a low or no risk of surface water flooding. The surface water flood mapping identifies areas within the site where surface water flooding is likely to occur, such as along boundary lines and localised depressions within the topography.
- 3.5 These identified areas of localised risk to surface water flooding will be managed as part of the site wide surface water management strategy.

## 4 WFD ASSESSMENT

- 4.1 As part of the re-scoping of the proposals under the new Environmental Statement Regulations, the planning inspectorate provided comments pursuant to Schedule 4 of Regulation 22 of the 2011 EIA Regulations, namely for the purposes of the FRA, an inclusion of a WFD assessment.
- 4.2 Given the outline nature of the application it is not believed that a full WFD assessment is necessary and that it should be conditioned as part of the outline planning permission to be undertaken as part of a reserved matters application, where a more detailed drainage strategy will be completed.

- 4.3 The development proposals in tandem with the surface water and foul water management strategies will be tailored not to have an adverse impact on water and ground water, again suggesting that a WFD assessment is not required, and as such it is not believed necessary at this stage.
- 4.4 However, for the purposes of ensuring a complete response to the matters raised by the Planning Inspectorate, a preliminary WFD assessment has been undertaken (document reference: 1506-45/TN/03, dated November 2017) and is appended to this FRA Addendum.

## **5 SUMMARY**

- 5.1 In light of the updated transport strategy for the proposed development at Peel Hall, the previously presented FRA analysis has not materially changed and would still be applicable for supporting the proposed development.
- 5.2 Updated information from the EA has been identified and confirms that the site is still within a Flood Zone 1 and is largely with low or no risk to surface water flooding.
- 5.3 A preliminary WFD assessment has been provided with respect to the request for further information by the Planning Inspectorate.

**DOCUMENT SIGNATURE AND REVIEW SHEET**

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<b>Date</b>			

**Document Review**

Revision	Date	Description	Checked By

