

Flood Risk Assessment

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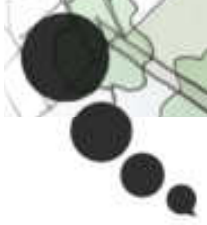
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P3	30.10.2015	Planning Issue
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1 Introduction

The following report is a Flood Risk Assessment (FRA), prepared by AKT II for the proposed redevelopment of Central Somers Town in the London Borough of Camden. The site is located in the heart of Somers Town, a predominantly residential area of Central London which lies to the North of Euston Road and is bounded by Euston Station to the West and St. Pancras Station to the East.

This study has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF) in support of the project's Planning Application.

This report is prepared for the exclusive use of AKT II and our client. All comments and conclusions in this report are based upon the assumption that the sourced data is reliable. AKT II accepts no liability for any inaccurate conclusions or assumptions resulting from inaccurate information.



Fig. 1.1: Entrance into Edith Neville Primary School - view from Charrington Street



Fig. 1.2: Architect's Existing Site Layout

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Requirements of National Planning Policy Framework (NPPF)

2.1 Summary

The National Planning Policy Framework, published in March 2012 (formerly Planning Policy Statement 25: Development and Flood Risk, PPS 25) and updated to Planning Practice Guidance - Flood Risk and Coastal Change in March 2014, states that:

- The susceptibility of land to flooding is a material planning consideration;
- The Environment Agency has the leading role in providing advice on flood issues, at a strategic level and in relation to planning applications;
- Planning decisions should apply the precautionary principle to the issue of flood risk, using a risk-based search to avoid inappropriate development on undeveloped and undefended flood plains etc;
- Developers should fund flood defences and warning measures required because of the development; and
- Planning policies and decisions should recognise that the consideration of flood risk and its management needs to be applied on a whole-catchment basis and not only be restricted to flood plains

Also, those proposing particular developments are responsible for:

- Providing an assessment of whether any proposed development is likely to be affected by flooding and whether it will increase flood risk elsewhere and the measures proposed to deal with these effects and risks; and
- Satisfying the local Planning Authority that any flood risk to the development or additional risk arising from the proposal will be successfully managed with the minimum environmental effect thus ensuring the safe development and secure future occupancy of the site.

After this has been addressed, it is then the Local Planning Authority's responsibility (advised as necessary by the Environment Agency) to determine an application for planning permission after taking into account all material considerations, including the issue of flood risk and how it might be managed or mitigated. Local Planning Authorities are required to adopt a risk-based approach to proposals for development in flood risk areas. The assessment of risk should take into account:

- The area liable to flooding;
- The probability of it occurring, both now and over time;
- The extent and standard of existing flood defences and their effectiveness over time;
- The likely depth of flooding;
- The rates of flow likely to be involved; and
- The nature of the development proposed and the extent to which it is designed to deal with flood risk.

Local Planning Authorities in conjunction with the Environment Agency are responsible for determining that the threat of flooding should be managed. This is to ensure that the development is and remains safe throughout its lifetime (i.e. it has an appropriate degree of protection) and does not increase flood risk elsewhere.

Following flooding in December 2000 the Environment Agency (EA) provided indicative flood plain maps to all authorities and published them on the EA website. In 2013, the Environment Agency produced the updated flood Map for Surface Water (uFMfSW). In addition to these indicative maps (following a national programme adopted by the Agency in 1996), detailed data and maps for priority areas at risk are available, to provide precise information for building developments.

The Government looks to local Planning Authorities under NPPF to apply the risk-based approach to their decisions on development control through a sequential test. Under the test, sites are to be categorised under the following zones.

1. Areas with little or no potential risk of flooding (annual probability less than 0.1% for rivers, tidal & coastal) - These areas would have no constraints on development other than the need to ensure that the development does not increase run-off from the site to greater than that from the site in its undeveloped or presently developed state. For development proposals on sites within Flood Zone 1 comprising one hectare or above the vulnerability to flooding from other sources as well as from river and the sea flooding, and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off, should be incorporated in a FRA.
2. Areas with medium risk of flooding (annual probability between 1.0% - 0.1% for rivers and between 0.5% - 0.1% for tidal & coastal) - These areas would be suitable for most developments.
- 3a. Areas with high potential risk of flooding (annual probability greater than 1.0% for rivers and greater than 0.5% for tidal & coastal). - These areas will generally be suitable for residential, commercial and industrial uses, provided there are adequate flood defences in place, that ensure buildings are designed to resist flooding, there are suitable warning and evacuation procedures in place and the new development does not add to flood risk downstream.
- 3b. Areas at highest risk from flooding (including those areas behind defences that offer a standard of defence less than 1% for rivers and less than 0.5% for tidal & coastal or where there is a significant risk that failure could lead to rapid inundation by fast flowing water) - These areas may be suitable for recreation, sport and conservation use.