



Michael Burton
East Northamptonshire DC
Cedar Drive
Thrapston
NN14 4LZ

Our ref: AN/2011/111583/05-L01
Your ref: MB/SFRA
Date: 26 September 2011

Dear Michael,

Proposed East Northamptonshire Level 2 SFRA

I refer to your letter of 23 August and our conversation 8 September regarding the scope of a Level 2 SFRA.

I can confirm that we support the inclusion of the sites proposed by ENDC in the Level 2 assessment.

We accept that there is less obvious benefit in including the two Oundle sites given that they are already allocated in the recently adopted Rural North, Oundle and Thrapston Plan (RNOT). However, we are concerned about flood risk implications on the deliverability of Policy 21, as the Level 1 SFRA and discussions around proposals at the Marina have made apparent.

You will be aware that the Environment Agency modelled flood outlines (for the 4% flood event) for Oundle. These indicate that a large part of the policy 21 area lie within Flood Zone 3b 'functional floodplain' where related hazards make safety an issue that will be very challenging to manage, and potentially prohibitive to achieve in line with both PPS25 and the land uses cited in policy 21.

To ensure that potential developers have a realistic expectation of the scale and nature of what can be achieved at Oundle Marina, we recommend that a level 2 SFRA is carried out.

Alternatively, the developer may already have a sufficient level of information to inform a discussion on flood risk, whilst minimising other abortive work. We recognise that it is for ENDC to decide what is the most appropriate and reasonable way forward, and we will be happy to inform discussions as these progress.

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

Environment Agency
Nene House (Pynchley Lodge Industrial Estate),
Pynchley Lodge Road, Kettering, Northants, NN15 6JQ
Email: planningkettering@environment-agency.gov.uk
www.environment-agency.gov.uk

*Customer services line: 03708 506 506
Weekday daytime calls to 0370 numbers are charged at the standard rate.
Mobile and other providers' charges may vary.*

Cont/d..

Yours sincerely

Chris Swain
Principal Planning Officer

Direct dial 01536 385177

Direct fax 01536 411354

Direct e-mail chris.swain@environment-agency.gov.uk

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