AVISON YOUNG

Flood Risk Information

1. Introduction

1.1 This flooding note has been prepared in support of a planning application for the installation of a Deposit Return Scheme (DRS) facility at the existing Aldi Foodstore, 4 Edison Bell Way, Huntingdon, PE29 3HG. The proposal comprises the placement of a small-scale DRS unit within the existing customer car park to facilitate the return and collection of recyclable beverage containers.

1.2 The proposed development represents a minor operational enhancement to the existing retail use and will be located entirely within an established area of hardstanding within the store's car park.

2. Flood Risk

2.1 With regard to the site's location within a flood zone, the proposal has been carefully assessed and it is considered that a site-specific Flood Risk Assessment is neither necessary nor proportionate given the very limited nature and scale of the development. National planning guidance generally requires a Flood Risk Assessment where development may be affected by flooding or has the potential to materially affect flood risk conditions; however, the proposed development does not give rise to such circumstances.



Part of the store is within Flood Zones 2 and 3a.

2.2 The proposal relates solely to the installation of a Deposit Return Scheme facility within the existing Aldi car park and does not involve any significant built development, alterations to existing ground levels,

excavation works, or changes to established surface water drainage arrangements. The DRS unit is a small ancillary structure associated with the ongoing operation of the foodstore and will occupy a limited area within the existing parking area.

2.3 The development will utilise an existing area of hardstanding and will not result in any increase in impermeable surface area. Furthermore, the proposal will not reduce flood storage capacity, impede flood flow routes, or displace floodwater elsewhere within the site or wider area. As such, the increase in flood risk both on-site and off-site is considered negligible.

2.4 The proposal will not alter the site's flood risk characteristics and would not place people, property, or infrastructure at greater risk from flooding. There are no proposed changes to site levels, drainage infrastructure, access arrangements, or the overall developed footprint that could give rise to flood risk concerns.

2.5 Flood Risk Vulnerability Classification and Exception Test

2.6 The proposed Deposit Return Scheme (DRS) unit is classified as Less Vulnerable Development for the purposes of flood risk planning policy. The application site is located within Flood Zone 3a.

2.7 Table 3 of the Flood Risk and Coastal Change Planning Practice Guidance confirms that Less Vulnerable development is compatible with Flood Zone 3a, and that the Exception Test is not required. As such, the proposal is acceptable in principle from a flood risk policy perspective.

2.8 **Table 3: Flood Risk Vulnerability and Flood Zone Compatibility Assessment**

Table 3: Flood risk vulnerability and flood zone 'incompatibility'

Flood zones	**Flood Risk Vulnerability Classification**				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	**yes**	**yes**	**yes**	**yes**	**yes**
Zone 2	**yes**	Exception test required	**yes**	**yes**	**yes**
Zone 3a †	Exception test required †	**no**	Exception test required	**yes**	**yes**
Zone 3b ††	Exception test required ††	**no**	**no**	**no**	**yes** ††

Key:

yes: Exception test is not required

no: Development should be refused

2.9 Given that the proposal is a Less Vulnerable form of development and is located within Flood Zone 3a, the development falls within a category identified as acceptable by national planning policy. Consequently:

- The development is compatible with Flood Zone 3a.
- The Exception Test is not required.
- The proposal does not introduce a more vulnerable land use.
- The proposal comprises a minor development within an existing operational Aldi car park and will not materially increase flood risk on-site or elsewhere.

2.10 The proposal therefore complies with national planning policy relating to flood risk and the siting of development within Flood Zone 3a.

2.11 The proposal can therefore be summarised as follows:

- Installation of a small-scale DRS facility within an existing operational car park.
- Development positioned entirely on existing hardstanding.
- No increase in impermeable surfacing.
- No alterations to existing site levels.
- No changes to existing drainage arrangements.
- No loss of flood storage capacity.
- No obstruction to flood flow routes.
- No increase in flood risk on-site or elsewhere.
- No increase in the vulnerability of the site to flooding.

3. Conclusion

3.1 Having regard to the limited nature of the proposed development, it is considered that the preparation of a full Flood Risk Assessment would be disproportionate to the scale and characteristics of the proposal. The DRS facility represents a minor addition within an existing surfaced car park and will not materially alter drainage arrangements, flood risk characteristics, flood storage capacity, or surface water runoff rates.

3.2 Accordingly, the proposal is not expected to increase flood risk on-site or elsewhere and it is considered that sufficient information has been provided to demonstrate that the development is acceptable from a flood risk perspective without the need for a standalone Flood Risk Assessment.

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