

Abington Consulting Engineers  
4 Coldstream Lane  
Hardingstone  
Northampton  
NN4 6DB

**Our ref:** AN/2009/108083/03-L01

**Your ref:**

**Date:** 12 December 2012

FAO Ian Brazier

Dear Sir

### **Grendon Marina**

Further to our meeting on 15 October 2012, please find our technical comments for the proposed marina. Please accept my sincere apologies for the delay in our response.

#### **Sequential Test**

The flood risk sequential Test is to be discussed further with the County Council.

#### **Flood Risk**

##### ***Flood Management Plan***

- A flood management plan is to be produced and should be linked to Flood Warning trigger levels. The triggers are not straightforward in this location as they are based on flows at South Bridge and the capacity/operation of the Northampton Washlands.
- It should be noted that the plans to set the marina banks at normal water level mean that it is likely that the banks would be overtopped when Strong Stream Advice is issued. This is done when flows in the river are such that we start to reverse locks to accommodate the higher flows.
- Should this scheme proceed we would strongly recommend a separate meeting on this matter.

##### ***Byelaw distance***

- We can confirm that the 9m byelaw distance starts from the landward toe of the river bank. This is around the 46.75m AOD contour but will need to be agreed on site with drawings marked up accordingly.
- We are not opposed to the marina encroaching within the 9m but Flood Defence Consent will be required and it will be necessary to demonstrate that the integrity of the river bank is maintained along with our access as detailed below.

##### ***Environment Agency Access***

- The access to White Mills Lock should be retained.
- We note that a pedestrian swing bridge is proposed for the marina entrance channel which would impede our existing access along the bank. An alternative route through the site would be acceptable provided 24 hour access can be guaranteed and the ground conditions are suitable. We understand there is

currently a pipeline running across the site which we are not able to track over in its current form. Provided this can be diverted or otherwise resolved we should be able to agree access through the site.

### ***Other considerations***

- Whilst we welcome the proposals to minimise the loss of floodplain storage, this does give the potential for the site to flood sooner. The flood risk assessment will need to demonstrate that this does not increase flood risk to third parties and in particular does not cause the road to flood earlier or more frequently.
- We would recommend that the above matter is considered alongside floodplain compensation storage and submitted to us on a pre-application basis before a detailed Flood Risk Assessment is drawn up.
- We have plans to dredge this reach of the river in the near future, although a date has not been programmed yet.

Should you wish to discuss the above Flood Risk comments please contact Rhiannon Swindale on 01536 385142.

### **Groundwater and Contaminated Land**

We have no concerns with this proposal with regards to groundwater quality and consider soakaways for the disposal of clean uncontaminated surface water will be acceptable in principle, however the water table may be shallow in the sands and gravels and therefore offer the following advice:

Approved Document Part H of the Building Regulations 2000 establishes a hierarchy for surface water disposal, which encourages a Sustainable Drainage System (SuDS). Under Approved Document Part H the first option for surface water disposal should be the use of SuDS, which encourages infiltration such as soakaways or infiltration trenches. In all cases, it should be established that these options are feasible, can be adopted and properly maintained and would not lead to any other environmental problems. For example, using soakaways or other infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

### **Navigation**

There is a general shortfall in mooring provision on the River Nene, particularly visitor mooring facilities and associated infrastructure including slipways, chemical toilet disposal, refuse disposal, pump-out, water and electric. Any service provision that can address this shortfall whether charged or not is welcomed and would help address Association of Inland Navigation Authority (AINA) waterway standards shortfalls.

The proposed development provides opportunities for the creation of recreational features which should be discussed with the Agency. The applicant is requested to contact Sue Cant, Nene Waterways Operations Team Leader at Nene House, Kettering (Tel: 01536 385 178).

Moorings and boats brought into use as a result of this development will require licences and / or registrations from the Environment Agency. We would advise that the requirement to register moored craft with the Environment Agency is written into any mooring legal agreements and terms and conditions as craft will be required to hold sufficient third party liability insurance and comply with the Boat Safety Scheme where applicable, please note that only an Environment Agency registration or Canal and River Trust Gold License are valid on the River Nene navigation.

If, as part of the development there are any proposals to introduce a crossing or moorings on line, on the main navigation channel please note that we need to consent these to ensure that navigation is not impeded in any way. These can be discussed with Sue Cant, as above.

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

Yours sincerely

**Kerrie Ginns**  
**Planning Liaison Officer**  
Direct dial 01536 385159  
Direct e-mail [kerrie.ginns@environment-agency.gov.uk](mailto:kerrie.ginns@environment-agency.gov.uk)



Awarded to the Environment, Planning and  
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**From:** Stephen Rice [<mailto:stephen@gjpmarinas.co.uk>]  
**Sent:** 23 October 2012 09:06  
**To:** [rhiannon.swindale@environment-agency.gov.uk](mailto:rhiannon.swindale@environment-agency.gov.uk); [pmoor@northamptonshire.gov.uk](mailto:pmoor@northamptonshire.gov.uk); [kerrie.ginns@environment-agency.gov.uk](mailto:kerrie.ginns@environment-agency.gov.uk)  
**Cc:** [ian@abingtonconsulting.co.uk](mailto:ian@abingtonconsulting.co.uk)  
**Subject:** Grendon Marina - Minutes of Meeting 15-10-12

Dear All, apologies for the delay in circulating the minutes. If anyone feels I have missed anything could they let me know by return.

### **Grendon Marina. Meeting 15-10-12**

Peter Moor  
Rhiannon Swindale  
Kerrie Ginns  
Ian brazier  
Stephen Rice

Trigger levels for flood warning. Flood alerts. Changed 2 yrs ago.  
Check out website for flood risk info, RS didn't know what the form was.  
RS to send IB a link from the EA website regarding where Trigger Levels can be found.

Ian's report.  
9 m buffer zone, bank is piled. Buffer zone may start from toe of bund on the marina side, this may result in moving the marina basin. **RS to advise.**  
May need access along the embankment for vehicles, RS will check operational team, she will take plan to discuss with them. Can solve if a problem by running vehicular access around the marina for operational purposes.

Watercourse, divert around marina. NCC will be responsible for the watercourse diversions, this is contracted out to Beds Internal Drainage board. The consent will come from NCC, Ian to contact BIDB with regard to the culvert and watercourse diversion issues. Will need consent but RS doesn't believe any major problems.

100 yr flood level on plan 48.13 aod.

Water level surveyed 47.36. Nominal water level 47.36.

Floor level to be at 100 yr plus climate change. Soffit at 48.21, ie lower level of floor. (ceiling of undercroft parking to be 48.21)

Flood compensation. RS will check figures. Need to clarify design of embankment compensation adjacent to river. Need to produce a flood compensation plan. If figures stack up then RS is happy with principle.

Access and egress. Car parking at existing ground level.  
Need to discuss with emergency planners at NCC and emergency services. Peter will let SBRice have contact details.

Photo of 98 floods shows embankment is out of flood. RS confirmed flood storage area not the river channel.

Higher land to the east restricts flood water conveyance and therefore flood water around the marina will be slow moving. As a consequence the marina will have no significant restriction on flow of flood water. RS agrees that this will help as per Ian's suggestions.

Surface water drainage should not be an issue. IB suggested the use of soakaways as the site was on sand and gravel. RS agreed.

Sequential test. Flood risk 3b. Peter will update the sequential test for Lilford. Peter will let SBRice know if he needs any input.

#### Action

RS to check access and location of buffer zone.

RS to email link for flood warning trigger levels.

KG to circulate pre app to other EA consultees.

IB to produce detailed flood compensation proposals.

IB to consult Beds IDB regarding consenting.

**Stephen Rice MRICS**  
**Director**  
**GJP Marina Developments Ltd**  
**07557 880112**  
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Staffs  
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David Jackson

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**From:** ian <ian@abingtonconsulting.co.uk>  
**Sent:** 24 January 2013 10:57  
**To:** Stephen Rice  
**Subject:** FW: Grendon Marina

Hi Stephen

Looks like that are happy with the flood compensation – see below.

Shall I proceed with the FRA now?

Regards

Ian Brazier BEng (Hons) CEng MICE

Principal Director



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**From:** Ginns, Kerrie [<mailto:kerrie.ginns@environment-agency.gov.uk>]  
**Sent:** 24 January 2013 10:25  
**To:** ian  
**Subject:** RE: Grendon Marina

Dear Ian

Thank you for providing the floodplain compensation calculations ahead of the Flood Risk Assessment (FRA) as requested. We are encouraged to see that there does appear to be space to accommodate level for level, volume for volume compensation up to the bank height which is in the region of normal water level. We now look forward to receiving a FRA for the site which addresses the other points raised in our previous letter and meets the requirements of the National Planning Policy Framework.

If I can be of any further assistance please do not hesitate to contact me on the number below.

Kind regards

Kerrie

Kerrie Ginns

Kerrie Ginns | Planning Liaison Officer - Sustainable Places | Environment Agency | Anglian Region

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Awarded to the Environment, Planning and Engagement Department, Anglian Region, Northern Area.

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**From:** ian [<mailto:ian@abingtonconsulting.co.uk>]  
**Sent:** 07 January 2013 10:28  
**To:** Ginns, Kerrie  
**Cc:** Swindale, Rhiannon; Stephen Rice; [jwb.skinner@btinternet.com](mailto:jwb.skinner@btinternet.com)  
**Subject:** Grendon Marina

Click [here](#) to report this email as spam.

Kerrie

Please find attached my flood compensation proposals.

Kind regards

Ian Brazier BEng (Hons) CEng MICE

Principal Director

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