



Project Title: 00440AB St Bridgets School

Product: Level 3 Flood Risk Assessment

Date: 08 October 2024

Find us at:

Web: www.floodplanreports.co.uk

Email: Reports@floodplanreports.co.uk

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Report Revision Log

Report Reference	Date Issued	Issued To	Notes
00440AB	08/10/2024	Client	

1. INTRODUCTION

1.1. PURPOSE OF THE REPORT

FloodPlan have been commissioned on behalf of St Bridgets School to produce a Flood Risk Assessment for St Bridget's Catholic Primary School, St Bridget's Lane, Egremoney, CA22 2BD. This assessment has been conducted with the understanding that the document will be used as part of a planning permission proposal by St Bridgets School.

1.2. LOCATION OF SUBJECT SITE

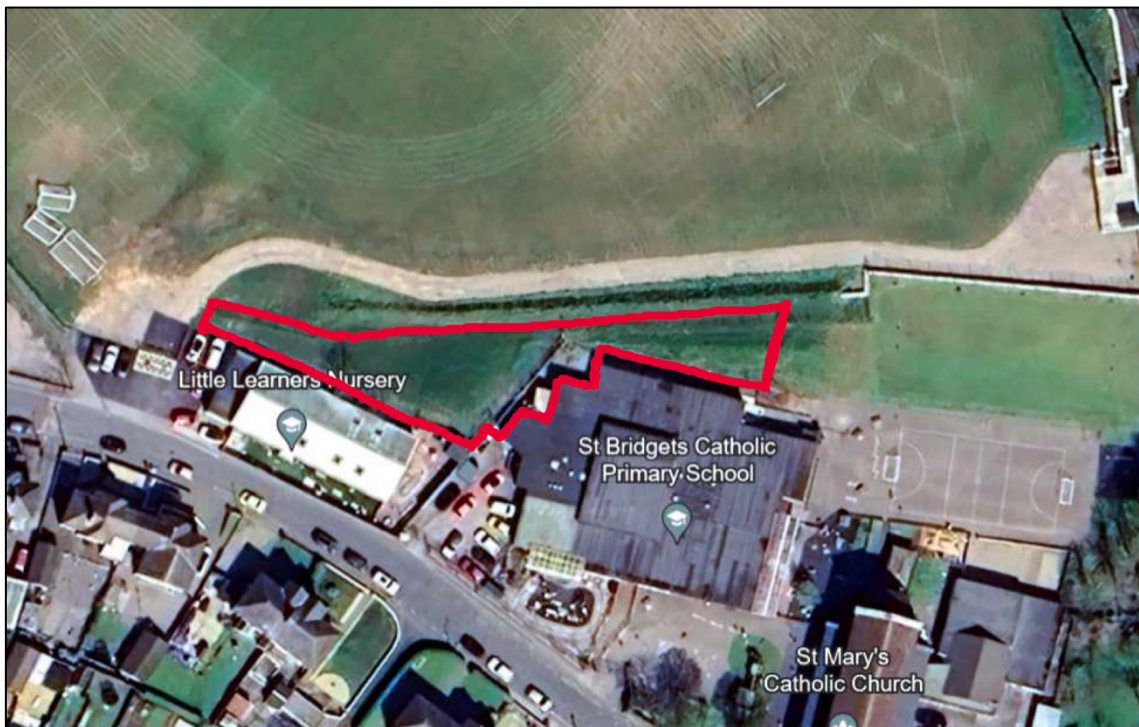


Figure 1: Site Location

1.3. SITE PROPOSALS

The project proposes the development of the highlighted area (red outline). The proposed land will be used as carpark serving the existing school.

2. INTRODUCTION TO NPPF

2.1. INTRODUCTION TO NPPF

The National Planning Policy Framework (NPPF) document provides guidance to local planning authorities to ensure the effective implementation of the planning policy. The policy seeks to direct development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. For these purposes:

- “areas at risk of flooding” means land within Flood Zones 2 and 3; or land within Flood Zone 1 which has critical drainage problems, and which has been notified to the local planning authority by the Environment Agency.
- “flood risk” means risk from all sources of flooding – including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers, and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

Flood risk (from river and sea) are categorised into one of the below:

2.2. FLOOD RISK CLASSIFICATIONS

Flood Zone	Probability of flooding
Zone 1	Low probability
Zone 2	Medium probability
Zone 3a	High probability
Zone 3b	Functional Floodplain

2.3. FLOOD RISK VULNERABILITY CLASSIFICATION

NPPF categorises land by vulnerability. A summary of categories can be seen below:

Vulnerability Class	Infrastructure
Essential Infrastructure	Power stations, water treatment works, wind turbines etc.

Highly vulnerable	Police stations, basement dwellings, caravans, mobile homes etc
More vulnerable	Hospitals, residential buildings, landfill sites, drinking establishments etc
Less Vulnerable	Emergency services stations, shops and building that offer professional services etc
Water compatible development	Pumping stations, docks, marinas etc

2.4. SUITABLE DEVELOPMENT MATRIX

The below table outlines the suitable development type for the flood zone classification assigned by the Environment Agency flood maps.

Flood risk vulnerability classification	Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Zone 1					
Zone 2			Exception Test Required		
Zone 3a	Exception Test Required			Exception Test Required	
Zone 3b Functional floodplain	Exception Test Required				

Figure 2: Suitable Development Matrix

Key: Blue Development is appropriate; Red Development should not be permitted; Green Development is appropriate with the passing of an Exception Test.

3. NPPF SITE ASSESSMENT

3.1. FLOOD ZONE CLASSIFICATION

As per Figure 3, the site is primarily within flood zone 1. The north eastern boundary is somewhat affected by flood zone 3. The proposed carparking area will be entirely within flood zone 1.

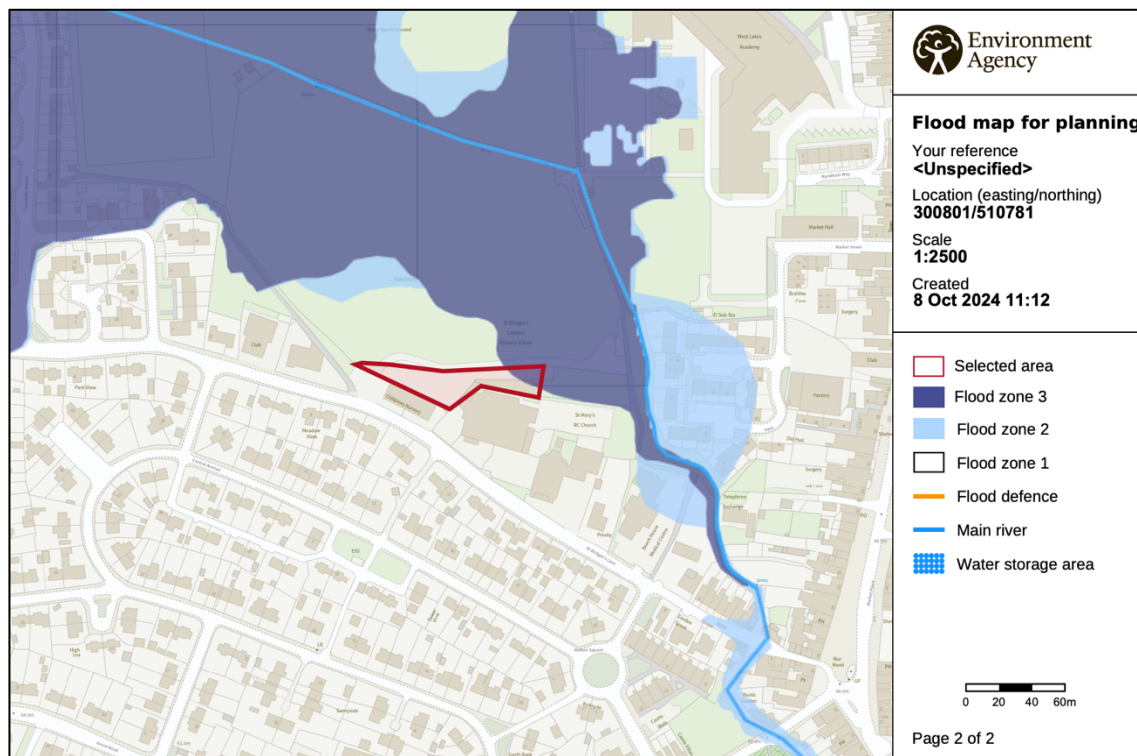


Figure 3: Flood Zone

3.2. LAND VULNERABILITY CLASSIFICATION

The existing land is as an amenity area serving the existing school. The land is therefore designated as 'less vulnerable' by NPPF. The proposed development will serve the existing school and therefore also be classified as 'less vulnerable' land. Therefore, the proposals retain the vulnerability classification of the land.

3.3. SITE SUITABILITY (NPPF)

'Less vulnerable' development is suitable for flood zone 1 and 3, as per Figure 2.

4. SITE FLOOD RISK

4.1. THIRD PARTY FLOOD RISK DATA SUMMERY

A 'Groundsure' flood report has been acquired for advising this assessment. The full report can be found in Appendix B. The main findings are summarised below:

Type of Risk	Assessment of Risk
Overall Flood Risk	Negligible
Rivers and the Sea	Very Low
Surface Water	Negligible
Groundwater	Low
Historic Flood	Not Identified
Flood Defences	No
FloodScoreTM – insurance rating	Very Low

4.2. SURFACE WATER FLOODING

The Environment Agency surface water flood map Figure 4, shows the site to be at a very low risk of flooding. The 1%AEP flood mapping shows the site to be unaffected.

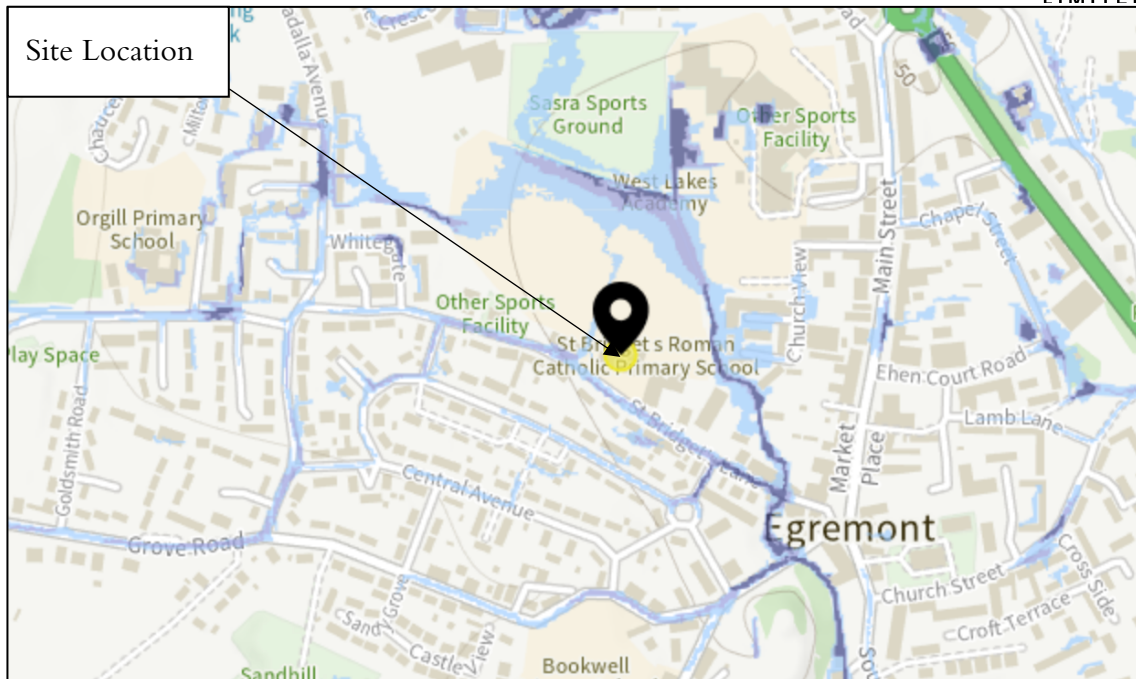


Figure 4: EA Surface Water Flood Map

Where the dark blue shaded area denotes high risk of surface water flooding; the light blue denotes low risk with white areas having very low risk of surface water flooding. The risk classification is comparable to the 'Groundsure' flood report.

4.3. TIDAL AND FLUVIAL FLOODING

The site is mapped to be at a 'very low' risk from tidal and fluvial sources.

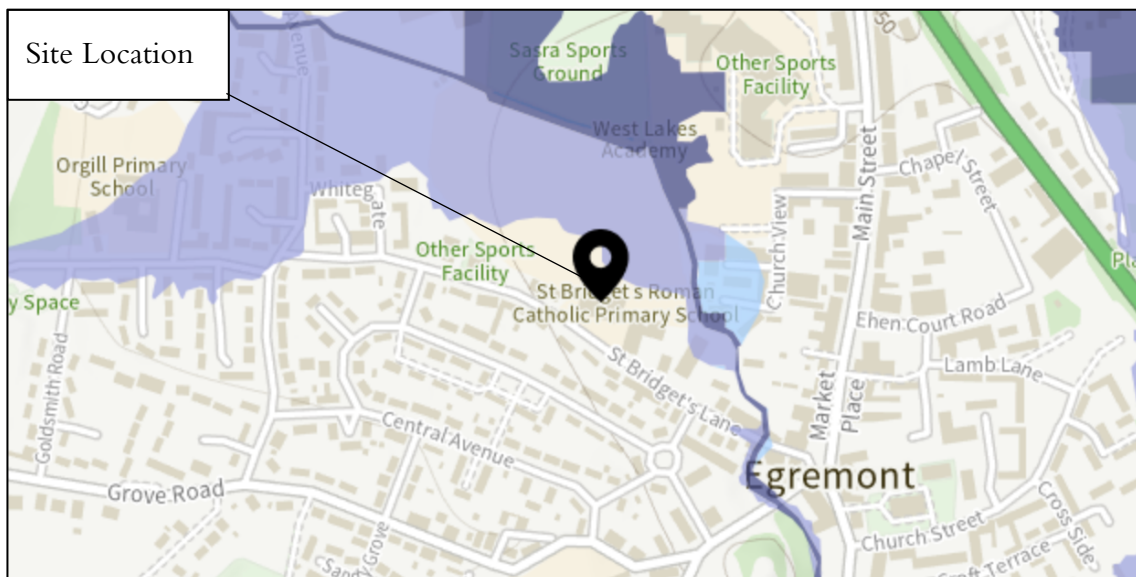


Figure 5: EA Tidal and Fluvial Flood Map

Where the dark blue shaded area denotes high risk of tidal and pluvial flooding; the light blue denotes low risk with the lightest blue areas having a very low risk of flooding.

4.4. FLOOD MODELLING DATA

As part of the commission, FloodPlan contacted the Environment Agency for flood modelling outputs to inform the report. The Environment Agency identified the only flood modelling available was derived from a JFlow study. The modelling was used to derive flood zone outlines and is not suitable for use within a site-specific flood risk assessment.

4.5. GROUNDWATER FLOODING

The 'Groundsure' flood report indicates that the site has a low risk of groundwater flooding.

4.6. RESERVOIR FLOODING

The risk of flooding from reservoir sources is considered unlikely.

4.7. HISTORIC FLOODING

The 'Groundsure' flood report failed to identify any historic flood records.

5. FURTHER SITE ASSESSMENT

5.1. SITE ACCESS AND EGRESS ROUTES

The site access is at risk from pluvial flooding. The site is shown to be largely unaffected.

5.2. FLOOD COMPENSATION

Proposals are unlikely to displace floodwater during extreme flood events.

5.3. FLOOD WARNING AREAS

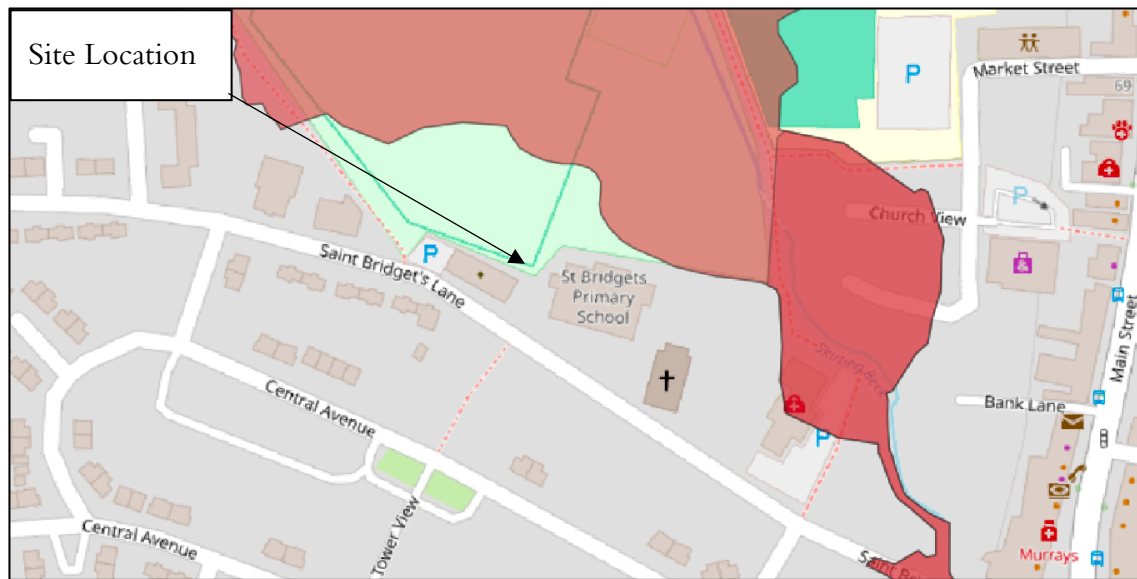


Figure 6: Flood Warning Areas

The site is outside of the EA flood warning areas.

5.4. AWARENESS OF FLOOD RISK

The developer should be aware that the site is not immune from flooding. It is recommended that all residents take the opportunity to develop emergency and non-emergency plans.

5.5. SEQUENTIAL TEST

Not Applicable

5.6. EXCEPTION TEST

Not Applicable

6. FINDINGS AND RECOMMENDATIONS

6.1. FINDINGS

The development proposes the conversion of land used as an amenity area to that of a carpark. NPPF categorises land used for carparking as 'less vulnerable'. Less vulnerable developments may be suitable for flood zone 1 and 3.

6.2. RECOMMENDATIONS

This report recommends the following be considered to lower the risk and/or consequences that flooding may cause to the proposed development:

- The proposed carpark any proposed hard standing should be subject to a suitable SuDS drainage design.

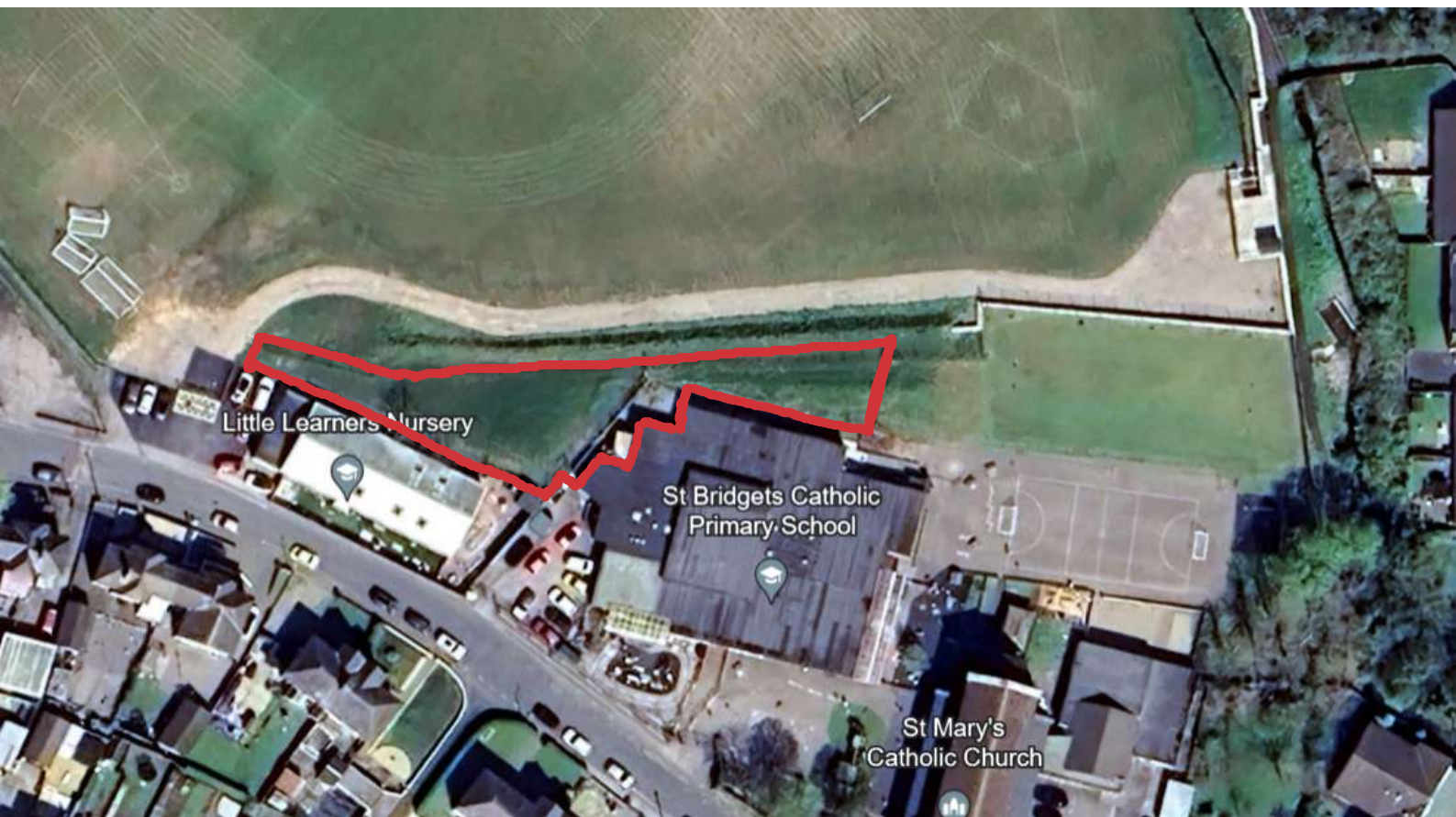
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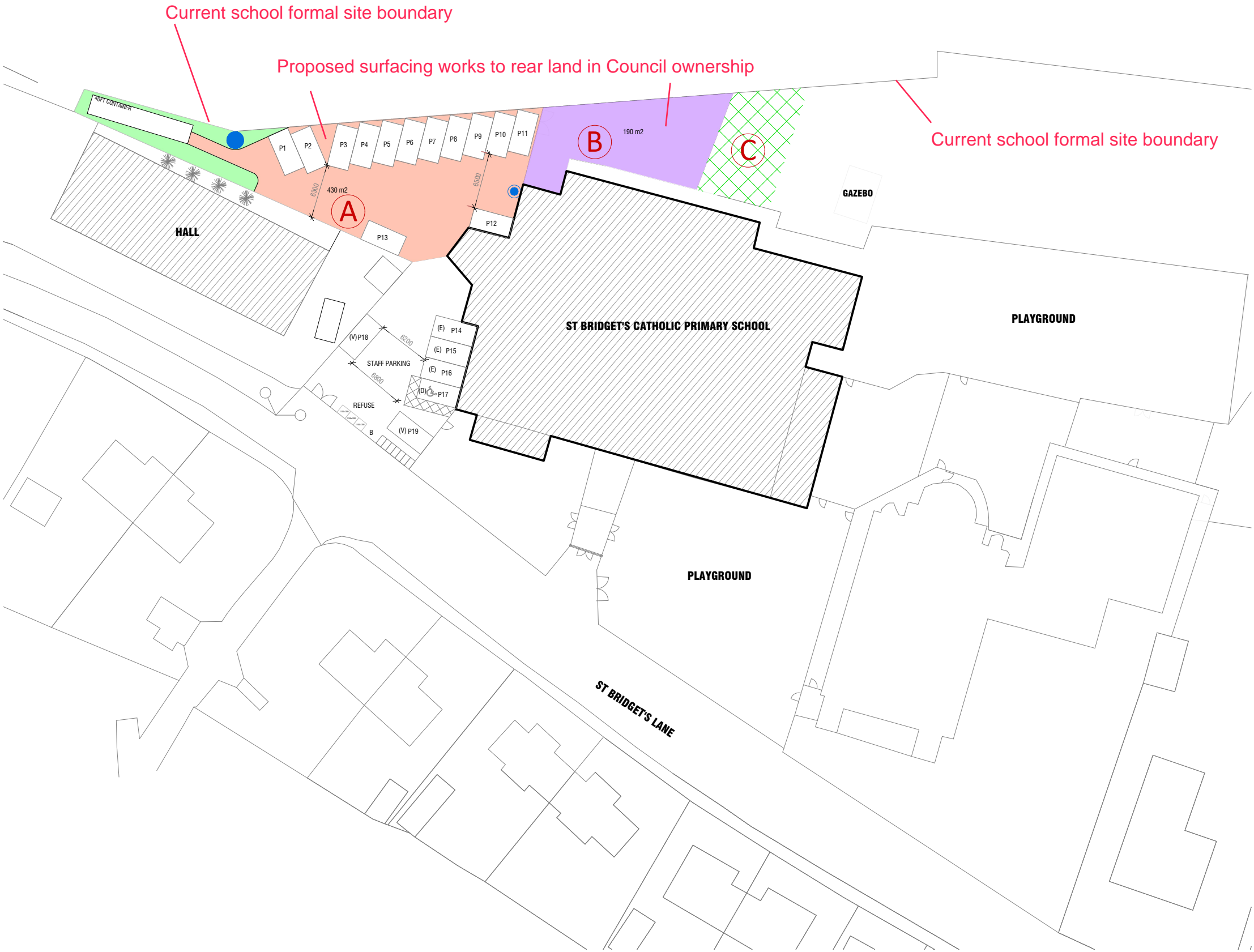
Appendix A: Development Plan

Appendix B: Groundsure Flood Report

Appendix C: Environment Agency Flood Modelling Data

Appendix A: Development Plan





PROPOSED KEY

	CAR PARK EXTENSION - PERMEABLE STONE FINISH WITH PERIMETER PIN CURB
	40MM WET POUR - WITH PERIMETER PIN KERB (PERMEABLE)
	GRADING OF GROUND (LEVELLING OF SLOPING GROUND)
	PREPARE & GRASS SEED
	NEW LAMP POST
	NEW WALL MOUNTED FLOOD LIGHT

X WORK ZONE

PARKING KEY

(V)	VISITOR PARKING BAY
(E)	PARKING SPACE FOR FUTURE ELECTRIC CHARGING
(D)	DISABLE PARKING BAY
(B)	STAFF BICYCLES STORE AREA
(P)	CAR PARKING BAY

Proposed Surfacing Work Zone Overview Plan

Scale: 1:500 @ A3

ST BRIDGET'S
EXTERNAL
IMPROVEMENTS

Telephone:
01229 481184
Website:
www.shepherdarchitectureandsurveying.co.uk

St Bridget's Catholic
Primary School, St Bridget's
Lane, Egremont, CA22 2BD

Revision Notes
N/A

Proposed Surfacing
Work Zone
Overview Plan

Drawn - PW
Checked - NAS

17/05/24

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architectureandsurveying.co.uk

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Appendix B: Groundsure Flood Report

St. Bridgets Rc School, St Bridgets R C School St Bridgets Lane, Egremont, CA22 2BD

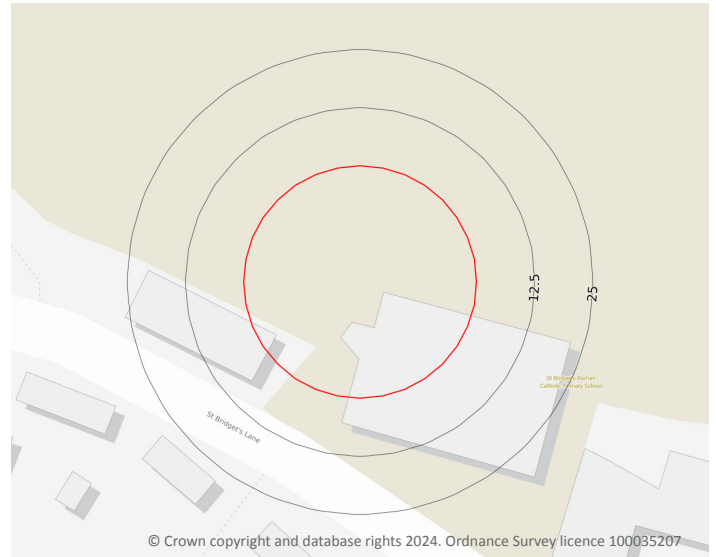
Overall Flood Risk



NEGLIGIBLE

Groundsure Flood complies with relevant Law Society practice notes on flood risk in property transactions.

Site plan



Search Results



Rivers and the Sea
Very Low



Surface Water
Negligible



Groundwater
Low



Historic Flood
Not identified



Flood Defences
No



FloodScore™ insurance rating
Very Low

[page 4 >](#)

Full assessments for other environmental risks are available in additional Groundsure searches including the Groundsure Avista 7 in 1 report. Contact Groundsure or your search provider for further details.

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on [page 3 >](#).

No environmental risks that Groundsure believe require further action have been identified in relation to the property.

Please note this report has been run on a point location buffered to 25m to account for uncertainties of the size of the property. Therefore some risk assessments and measurements may be overestimated.



Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Flooding	
Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified



Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Flood report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference ↗.

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- a charity with an annual income of less than £3 million;
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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

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Appendix C: Flood Modelling Data