

# Shropshire Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary Tables



<b>Site details</b>	<b>Site Code</b>	<b>PPW025</b>			
	<b>Address</b>	Whitchurch Road, Prees, Whitchurch			
	<b>Area</b>	1.76 hectares			
	<b>Current land use</b>	Greenfield			
	<b>Proposed land use</b>	Residential			
<b>Sources of flood risk</b>	<b>Location of site within catchment</b>	The site is located alongside an unnamed drain which is a low order tributary of the Souldon Brook in the upper catchment of the River Roden. The unnamed watercourse joins the Sidleymoor Brook approximately 3km downstream of the site. The site sits in an area of low topography with land sloping upwards to the east of the site.			
	<b>Existing drainage features</b>	An unnamed watercourse flows close to and approximately parallel with the western boundary of the site from north to south.			
	<b>Fluvial</b>	<b>Proportion of site at risk</b>			
		<b>FZ3b</b>	<b>FZ3a</b>	<b>FZ2</b>	<b>FZ1</b>
		3%	3%	7%	93%
		<b>Highest zone of risk (Risk of Flooding from Rivers and Sea)</b>			
		Medium			
		<i>The % Flood Zones quoted show the % of the site at flood risk from that particular Flood Zone/event, including the percentage of the site at flood risk at a higher risk zone, e.g. FZ2 includes the FZ3 %. FZ1 is the remaining area outside FZ2 (FZ2 + FZ1 = 100%)</i>			
	<b>Available data:</b> The Environment Agency's Flood Zone mapping has been used in this assessment. This is based on 2D generalised modelling data.				
	<b>Flood characteristics:</b> There is minimal fluvial flood risk to the site. Flood Zones 2 and 3 extend eastwards away from the unnamed watercourse but only encroach slightly onto the western boundary of the site. Small areas along the site's western boundary are designated as being at medium risk of flooding according to the Environment Agency's Risk of Flooding from Rivers and Sea dataset with a 1%-3.3% probability of flooding occurring in these areas in any given year.				
	<b>Surface Water</b>	<b>Proportion of site at risk (RoFfSW)</b>			
		<b>30-year</b>	<b>100-year</b>	<b>1,000-year</b>	
0%		<1%	1%		
Max depths (m)					
n/a		n/a	<0.3		
Max velocity (m/s)					
n/a	n/a	>0.25			
<i>The % SW extents quoted show the % of the site at surface water risk from that particular event, including the percentage of the site at flood risk at a higher risk zone (e.g. 100-year includes the 30-year %)</i>					

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		<b>Description of surface water flow paths:</b> There is minimal risk from surface water flooding on this site. In the central area of the site there is an isolated area of surface water ponding indicated in the 1,000-year event.		
	Reservoir	The site is not shown to be at risk of reservoir flooding from the available <a href="#">online</a> maps.		
	Flood history	There are no records of historic flooding at the site from the Environment Agency or Shropshire Council.		
Flood risk management infrastructure	Defences	<b>Defence Type</b>	<b>Standard of Protection</b>	<b>Condition</b>
		-	-	-
	This site is not protected by any formal flood defences.			
	Residual risk	The watercourse passes through a culvert running from north to south under the Mill Street 130m downstream of the site. If the culvert was to become blocked, flood risk at the south-western corner of the site could increase if water backs up along the watercourse, though the effects are likely to be low given the wide floodplain and little difference between FZ2 and 3 extents.		
Emergency planning	Flood warning	The site is covered partially by the Environment Agency's Flood Warning Service, via a Flood Alert Area. The name of the Flood Alert area is: 031WAF104 Tern and Perry Catchments.		
	Access and egress	Access and egress to the site is available via Whitchurch Road and an unnamed road bounding the site in all fluvial and surface water events. There are small reaches of surface water flooding along roads near the site, and Mill Street/ Church Street; however, access for emergency vehicles could still be possible given the depth on the road is up to 0.3m in the 1,000-year surface water event. The depths, velocities, hazards, durations and speeds of onset of surface water and fluvial flooding along access/egress routes should be investigated further in a site-specific assessment, to confirm whether access for emergency vehicles could still be obtained.		

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	<b>Proposed land use</b>	Residential	
<b>Climate Change</b>	<b>Implications for the site</b>	<ul style="list-style-type: none"> <li>Increased storm intensities due to climate change may increase the extent, depth, velocity, hazard and frequency of both fluvial and surface water flooding.</li> <li>There is no detailed modelling available at the site, and therefore Flood Zone 2 has been used as a conservative indication of flood risk from climate change. This encroaches slightly into the western edge of the site but the available data suggests that the site remains largely unaffected by fluvial risk.</li> <li>Climate change also needs to be considered for surface water events; at the site-specific stage, the 100-year +40% event is considered as part of surface water drainage strategies, or surface water modelling.</li> <li>The current day 1,000-year surface water flooding extent provides an indication of the likely increase in extent of the more frequent surface water events. This would require a detailed FRA to assess the site layout and design.</li> <li>Developers should consider SuDS strategies to reduce the impacts of climate change from surface water in a detailed site-specific FRA.</li> </ul>	
<b>Cumulative Impact of development within the catchment</b>	<b>Level of risk</b>	<b>Catchment</b>	<b>Level of risk</b>
		Soulton Brook	Low
	This site lies in a catchment identified as one that is less sensitive to the cumulative impacts of development within the catchment.		
	<b>Recommendations</b>	N/A	

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<b>Requirements for drainage control and impact mitigation</b>	<b>Broad scale assessment of possible SuDS</b>	<ul style="list-style-type: none"> <li>• Geology at the site consists of: <ul style="list-style-type: none"> <li>○ Bedrock: Lias Group – Mudstone and Dryham Formation – Mudstone (east).</li> <li>○ Superficial: Glaciofluvial Deposits – Sand and Gravel.</li> </ul> </li> <li>• The site is not designated by the Environment Agency as previously being a landfill site.</li> <li>• Most source control techniques are likely to be suitable. Mapping suggests that permeable paving may have to use non-infiltrating systems given the possible risk from groundwater.</li> <li>• Infiltration may be suitable. Mapping suggests a medium risk of groundwater flooding and underlying soils may be permeable. Further site investigation should be carried out to assess potential for drainage by infiltration. If infiltration is suitable it should be avoided in areas where the depth to the water table is &lt;1m.</li> <li>• Mapping suggests that the site slopes are suitable for all forms of detention. A liner maybe required to prevent the egress of groundwater.</li> <li>• All filtration techniques are likely to be suitable. A liner maybe required to prevent the egress of groundwater.</li> <li>• All forms of conveyance are likely to be suitable. Where the slopes are &gt;5% features should follow contours or utilise check dams to slow flows. A liner maybe required to prevent the egress of groundwater.</li> <li>• The site is not designated by the Environment Agency as previously being a landfill site.</li> <li>• Developers should refer to Shropshire Council's <a href="#">‘Surface Water Management: Interim Guidance for Developers’</a> and <a href="#">‘SuDS requirements for new developments’ webpage</a>, as well as the Level 1 SFRA, for information on suitable types of SuDS, the management train and opportunities and constraints in site master-planning.</li> </ul>
<b>NPPF and planning implications</b>	<b>Exception Test requirements</b>	<p>The Local Authority have carried out the Sequential Test in line with national guidance. The Sequential Test will need to be passed before the Exception Test is applied. Residential development is classified as ‘More Vulnerable’. It is recommended that proposed development will be sequentially located within Flood Zone 1 areas of the site.</p> <p>The Exception test will need to be applied if:</p> <ul style="list-style-type: none"> <li>• More Vulnerable and Essential Infrastructure development is located in FZ3a and for Highly Vulnerable development located in FZ2.</li> <li>• Highly Vulnerable infrastructure should not be permitted within FZ3a and FZ3b.</li> <li>• More Vulnerable and Less Vulnerable Infrastructure should not be permitted within FZ3b.</li> </ul>

	<p><b>Requirements and guidance for site-specific Flood Risk Assessment</b></p>	<p><b>Flood Risk Assessment:</b></p> <ul style="list-style-type: none"> <li>• At the planning application stage, a site-specific Flood Risk Assessment will be required if any development is located within Flood Zones 2 or 3 or is greater than one hectare.</li> <li>• All sources of flooding, particularly the risk of surface water and groundwater flooding, should be considered as part of a site-specific flood risk assessment.</li> <li>• A more detailed hydraulic model will need to confirm flood risk and climate change extents along the site's western boundary, as part of a site-specific Flood Risk Assessment.</li> <li>• Any FRA should be carried out in line with the National Planning Policy Framework; Flood Risk and Coastal Change Planning Practice Guidance; Shropshire Council's Local Plan policies, and the LLFA's SUDS guidance and Policy Statement.</li> <li>• Consultation with the Local Authority, Local Lead Flood Authority and the Environment Agency should be undertaken at an early stage.</li> <li>• The development should be designed using a sequential approach. Development should be steered away from areas of fluvial flood risk and surface water flow routes, preserving these spaces as green infrastructure. Development must be in line with Table 3: flood risk vulnerability and flood zone compatibility of the NPPG.</li> <li>• Development in FZ3b should be avoided unless appropriate use can be demonstrated in line with NPPF.</li> <li>• Development in FZ3 may require floodplain compensation and this should be confirmed with the EA at FRA stage.</li> </ul> <p><b>Guidance for site design and making development safe:</b></p> <ul style="list-style-type: none"> <li>• The developer will need to show, through an FRA, that future users of the development will not be placed in danger from flood hazards throughout its lifetime. It is for the applicant to show that the development meets the objectives of the NPPF's policy on flood risk. For example, how the operation of any mitigation measures can be safeguarded and maintained effectively through the lifetime of the development. (Para 048 Flood Risk and Coastal Change PPG).</li> <li>• Safe access and egress will need to be demonstrated in the 1 in 100-year plus climate change fluvial and rainfall events, using the depth, velocity and hazard outputs. Raising of access routes must not impact on surface water flow routes. Consideration should be given to the siting of access points with respect to areas of surface water flood risk.</li> <li>• Resilience measures will be required if buildings are situated in the flood risk area. Raising Finished Floor Levels above the design event may remove the need for resilience measures.</li> <li>• The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy, to ensure that runoff from the development is not increased by placing development across any ephemeral surface water flow routes. A drainage strategy should help inform site layout and design to ensure there is no increase in runoff beyond the current greenfield rates.</li> <li>• On site attenuation schemes would need to be tested against the unnamed watercourse to ensure flows are not exacerbated downstream within the catchment.</li> <li>• New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff. Assessment for runoff should include allowance for climate change effects.</li> <li>• Betterment on the existing site runoff rate should be sought to ensure that there is no increase in surface water flood risk elsewhere. Ideally, surface water runoff should be fully attenuated to the greenfield rate.</li> <li>• Developers should refer to Shropshire Council's '<a href="#">Surface Water Management: Interim Guidance for Developers</a>' and '<a href="#">SuDS</a></li> </ul>
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		<p><a href="#">requirements for new developments' webpage</a> and the Level 1 SFRA for information on SuDS.</p> <ul style="list-style-type: none"> <li>New development must seek opportunities to reduce overall level of flood risk at the site, for example by: <ul style="list-style-type: none"> <li>Reducing volume and rate of runoff</li> <li>Relocating development to zones with lower flood risk</li> <li>Creating space for flooding.</li> </ul> </li> <li>Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development and consider using Flood Zones 2 and 3 as public open space.</li> </ul>
<b>Key messages</b>	<p>The flood risk element of the Exception Test is likely to be passed if:</p> <ul style="list-style-type: none"> <li>Development is limited to the 97% of the site located outside of the Environment Agency's Flood Zone 3, steering away from the western site boundary.</li> <li>Areas in Flood Zone 2 are used for the least vulnerable parts of the development in accordance with Table 2 in the NPPF. No residential development is permitted in Flood Zone 3 and no development at all is permitted in Flood Zone 3b.</li> <li>If flood mitigation measures are implemented then they are tested to ensure that they will not displace water elsewhere (for example, if land is raised to permit development on one area, compensatory flood storage will be required in another).</li> <li>Space for green infrastructure should be considered in the areas of highest flood risk.</li> </ul> <p>Refer to the detailed 'guidance for developers' section for further information on the measures that are appropriate for this site.</p>	
<b>Mapping Information</b>		
The key dataset used to make planning recommendations regarding this site was the Environment Agency's Flood Map for Planning. More details regarding data used for this assessment can be found below.		
<b>Flood Zones</b>	Flood Zones 2 and 3 have been taken from the Environment Agency's Flood Map for Planning; this is based on 2D generalised modelling in this area as there is no detailed hydraulic model available. It is recommended that a more detailed hydraulic model is constructed at the site-specific Flood Risk Assessment stage, to confirm flood risk.	
<b>Climate change</b>	Climate change was based on Flood Zone 2 to serve as an indication of possible extents. It is recommended that the latest EA's climate change allowances are modelled in a detailed hydraulic model as part of a site-specific Flood Risk Assessment.	

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<b>Fluvial depth, velocity and hazard mapping</b>	There is no available fluvial modelling data; therefore, the Risk of Flooding from Surface Water mapping has been used as this represents the floodplains of small watercourses. This should be explored further at site-specific stage.	
<b>Surface Water</b>	The Risk of Flooding from Surface Water has been used to define areas at risk from surface water flooding.	
<b>Surface water depth, velocity and hazard mapping</b>	The surface water depth, velocity and hazard mapping for the 1 in 30-year (high risk), 1 in 100-year (medium risk) and 1 in 1,000-year (low risk) events is taken from the Environment Agency's Risk of Flooding from Surface Water mapping.	