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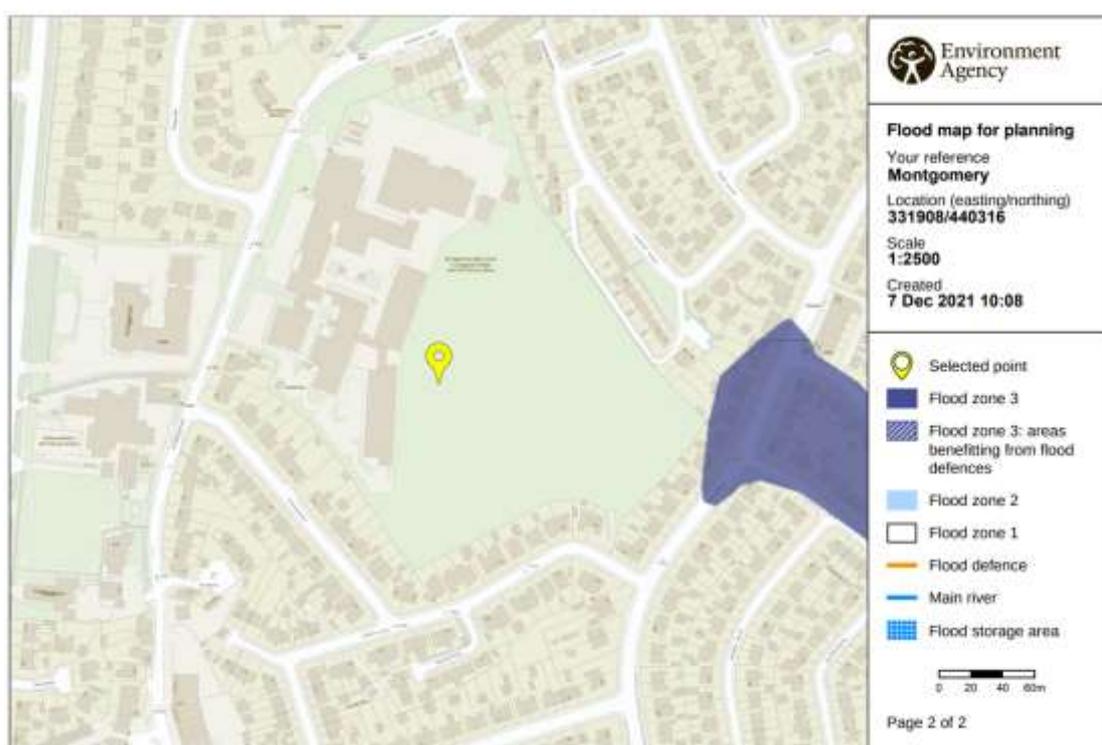
Flood Risk Assessment

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1.0 INTRODUCTION

- 1.1 Cassidy + Ashton have prepared this Flood Risk Assessment, using published sources, in support of a full planning application for a new 3G playing pitch facility with associated fencing and wider field improvement works for the reprovision of existing grass pitches at Montgomery Academy.
- 1.2 The site is located on the eastern side of All Hallows Road in Bispham and comprises the existing school buildings with associated playing field to the rear.
- 1.3 The Environment Agency's flood mapping, an extract of which is provided in Figure 1, identifies the site as being situated within Flood Zone 1 and therefore has a low risk of fluvial flooding.



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Figure 1. Extract of Flood Map [Source: Environment Agency]

- 1.4 The definition of Flood Zone 1 is as follows:
 - Land having a less than 1 in 1,000 (<0.1%) annual probability of river or sea flooding
 - Shown as 'clear' on flood maps – all land outside Zones 2 and 3
- 1.5 However, whilst the site is located within Flood Zone 1, due to the size of the application site being over 1 hectare, a Flood Risk Assessment is required to support the application, in accordance with national validation requirements.
- 1.6 In line with the relevant guidance set out within the NPPG, the objectives of this flood risk assessment are to establish:

- whether the proposed development is likely to be affected by current or future flooding from any source;
- whether it will increase flood risk elsewhere; and
- whether the measures proposed to deal with these effects and risks are appropriate.

1.7 As such, the remainder of this statement is structured as follows:

- Chapter 2 – Planning Policy Context
- Chapter 3 – Sources of Flooding
- Chapter 4 – Impact Assessment
- Chapter 5 – Flood Risk Management Measures
- Chapter 6 – Conclusion

2.0 PLANNING POLICY CONTEXT

NATIONAL PLANNING POLICY FRAMEWORK [NPPF]

2.1 The National Planning Policy Framework (NPPF), as revised in July 2021, sets out the Government's planning policies for England and how these should be applied. In respect to flooding the NPPF provides the following guidance:

159. *Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.*

167. *When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:*

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

NATIONAL PLANNING PRACTICE GUIDANCE

2.2 National Planning Practice Guidance (NPPG) advises how to take account of and address the risks associated with flooding and coastal change in the planning process.

2.3 The Guidance states:

Para. 31 The information provided in the flood risk assessment should be credible and fit for purpose. Site-specific flood risk assessments should always be proportionate to the degree of flood risk and make optimum use of information already available, including information in a Strategic Flood Risk Assessment for the area, and the interactive flood risk maps available on the Environment Agency's web site.

A flood risk assessment should also be appropriate to the scale, nature and location of the development. For example, where the development is an extension to an existing house (for which planning permission is required) which would not significantly increase the number of people present in an area at risk of flooding, the local planning authority would generally need a less detailed assessment to be able to reach an informed decision on the planning application. For a new development comprising a greater number of houses in a similar location, or one where the flood risk is greater, the local planning authority would need a more detailed assessment.

2.4 Paragraph 38 also states:

The developer must provide evidence to show that the proposed development would be safe and that any residual flood risk can be overcome to the satisfaction of the local planning authority, taking account of any advice from the Environment Agency. The developer's site-specific flood risk assessment should demonstrate that the site will be safe and that people will not be exposed to hazardous flooding from any source. The following should be covered by the flood risk assessment:

- *the design of any flood defence infrastructure;*
- *access and egress;*
- *operation and maintenance;*
- *design of development to manage and reduce flood risk wherever possible;*
- *resident awareness;*
- *flood warning and evacuation procedures (see also advice on when flood warning and evacuation plans are needed); and*
- *any funding arrangements necessary for implementing the measures.*

2.5 This FRA conforms to the requirements of para. 31 in so far as it is based upon information already available, including information from the Environment Agency. As such, the level of detail presented is proportionate to the degree of the flood risk issues associated with the proposals.

LOCAL PLAN PART 1: CORE STRATEGY

2.6 The relevant policy of the Core Strategy, in relation to this application, is set out below.

2.7 Policy CS9 (Water Management):

1. To reduce flood risk, manage the impacts of flooding and mitigate the effects of climate change, all new development must:

- a) Be directed away from areas at risk of flooding, through the application of the Sequential Test and where necessary the Exception Test, taking account of all sources of flooding;
 - b) Incorporate appropriate mitigation and resilience measures to minimise the risk and impact of flooding from all sources;
 - c) Incorporate appropriate Sustainable Drainage Systems (SuDS) where surface water run-off will be generated;
 - d) Where appropriate, not discharge surface water into the existing combined sewer network. If unavoidable, development must reduce the volume of surface water run-off discharging from the existing site in to the combined sewer system by as much as is reasonably practicable;
 - e) Make efficient use of water resources; and
 - f) Not cause a deterioration of water quality.
2. Where appropriate, the retro-fitting of SuDS will be supported in locations that generate surface water run-off.

3.0 SOURCES OF FLOODING

3.1 As set out within the NPPG (para 002):

For the purposes of applying the National Planning Policy Framework, “flood risk” is a combination of the probability and the potential consequences of flooding from all sources – 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.

3.2 The Environment Agency provides a series of maps which show the extent of the various identified sources of flooding within an area.

3.3 The Environment Agency Flood Map provided within Figure 1, confirms that the proposed development site is located in Flood Zone 1 and therefore has a very low risk associated with fluvial and tidal flooding.

3.4 As shown within Figure 2 below, the site is generally at very low risk of flooding from surface water, with very low risk shown as clear on the mapping. There are small areas of the school site which are shaded light blue, indicating that they are at low risk from surface water flooding but this is predominantly around the roadside and existing buildings.



Figure 2. Extract of the Long-Term Flood Risk Map from Surface Water [Source: Environment Agency]

3.5 The Environment Agency’s Flooding from Reservoirs map identifies that the proposed development site will not be affected during breach or failure of any artificial bodies of water, this can be seen within Figure 3 below.

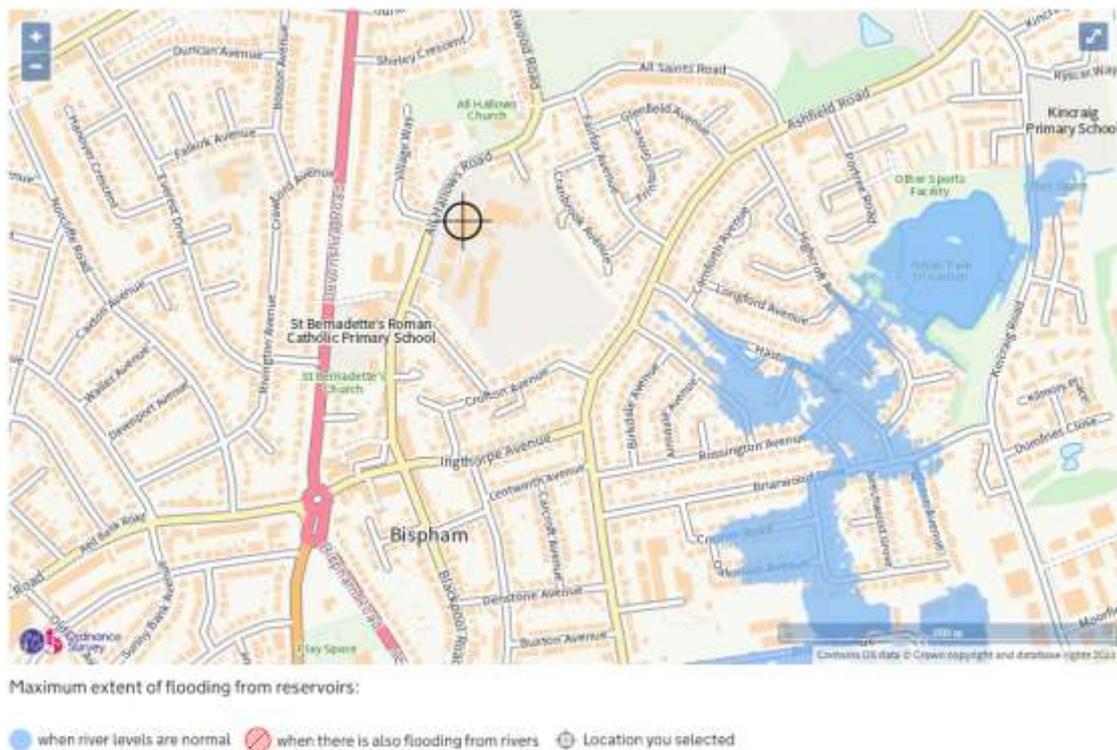


Figure 3. Extract of the Long-Term Flood Risk Map from Reservoirs [Source: Environment Agency]

HISTORICAL FLOODING

- 3.6 Desk-based research into flooding events did not identify any historical flooding at the proposed development site although the school has acknowledged that the sports field does suffer from some circumstances of poor drainage.

4.0 IMPACT ASSESSMENT

4.1 The development proposals seek to enhance the schools outdoor sporting provision, through the construction of a new 3G pitch for all year-round usage.

4.2 The application proposal consists of the following:

The construction of a new 3G pitch at Montgomery Academy alongside associated fencing works and works to wider field for reprovision of grass pitches

4.3 The works are considered to be minor in nature as they do not result in the provision of any new floorspace. The installation of the 3G pitch will comprise the setting out of a new surface with associated fencing and would not increase the number of pupils or staff at the school. This outdoor sports facility would be classified as 'water compatible development' with reference to Table 2 of Planning Practice Guidance and as such, appropriate in this location.

4.4 Due to the site falling with Flood Zone 1 and comprising a 'water compatible development' no exception test is required. As the site exceeds one hectare, a sequential test is required, however, as the site is proposed, and existing, a sports field, the development is deemed to have passed this test.

4.5 National Planning Policy Guidance understands that minor developments are unlikely to raise significant flood risk issues, unless:

- They would have an adverse effect on a watercourse, floodplain or its defences;
- They would impede access to flood defence and management facilities, or;
- Where the cumulative impact of such developments would have a significance effect on local flood capacity or flood flows.

4.6 The proposed works are low impact and minimal. The development would have no adverse impact on a watercourse, floodplain or existing flood defences. The works would not result in an increased risk of flooding elsewhere, nor incur any residual risks.

4.7 The development would not impede access to flood defence and management facilities.

4.8 There will be no tangible impact upon storm runoff rates or flood levels. Accordingly, there will be no material off-site impacts in terms of flood volumes, flood depths or flood velocities.

4.9 Given the scale and nature of the development, there will be no significant residual impact upon existing measures for flooding, evacuation and clean up measures in the local area.

4.10 It is not considered that the proposed development will increase pressure on these essential services.

5.0 FLOOD RISK MANAGEMENT MEASURES

- 5.1 Given the minimal risk of flooding, there is no requirement for significant flood risk management measures to be incorporated into the development. Nonetheless, the following elements are integrated within the design:
- Use of appropriate surfacing materials for the 3G pitch
- 5.2 Surface water management at the site will be achieved via adequate attenuation with a suitable discharge system. This will be supported by improvement works to the wider field in respect of drainage, the details of which are requested to be conditioned to any grant of planning permission.

6.0 CONCLUSIONS

- 6.1 This document constitutes a Flood Risk Assessment for the proposed development at Montgomery Academy.
- 6.2 The site is shown to be situated within Flood Zone 1 of the Environment Agency Flood Map and therefore has a low risk of fluvial and tidal flooding.
- 6.3 The proposals satisfy the requirements of the NPPF, NPPG and local planning policy. The Flood Risk Assessment demonstrates that the risk to the application site is negligible and there is no reason, in this respect, for planning permission not to be granted.

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