



Ipsley House, Redditch



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1 Project Information

1.1 Project Information

Client Rainier Real Estate (Ipsley) Limited

1.2 Project Details

Project Name Ipsley House, Redditch

Location Land North of Ipsley Church Lane, Redditch

Jubb Project Number 24131

1.3 Report Details

Version Three

Status For Submission

Date 22nd March 2024

1.4 Project Authorisation

ISSUE HISTORY:

Version	Date	Detail
V1	23.02.24	First Draft
V2	13.03.24	Revised Draft
V3	22.03.24	For Submission

AUTHORISATION:

Prepared By	Approved By
LE	LE
LE	LE
LE	LE

2 Introduction

2.1 Commission

- 2.1.1 This Flood Risk Assessment (FRA) has been commissioned on behalf of Rainier Developments Ltd to support a permitted development application for the development of Ipsley House in Redditch, Worcestershire.
- 2.1.2 This report may not be relied upon or reproduced by any third party for any use without the written agreement of Jubb Consulting Engineers Ltd.

2.2 Site Location

- 2.2.1 The proposed site is located to the north of Ipsley Church Lane in Redditch, Worcestershire. The current site is approximately 1.75Ha in area, with a National Grid Reference (NGR) of 406438E, 266598N.
- 2.2.2 The site boundaries are formed by the property boundaries of Shottery Close to the north, the existing office building of Ipsley Manor to the east, Ipsley Church Lane to the south and a large woodland to the west.

2.3 Existing Site Use

- 2.3.1 The subject site is currently occupied by a large office block which occupies the northern part of the site, with an area of car parking to the south of the building.

2.4 Brief

- 2.4.1 This technical note explores the primary sources of flooding, with an assessment of the magnitude and severity of flood risk to the site undertaken.

3 Flood Risk to the Existing Site

This section explores the primary sources of flooding to the site.

3.1 Tidal & Fluvial

3.1.1 The proposed site is identified as lying outside of the fluvial and tidal flood risk zone according to the Environment Agency's (EA) published floodplain map (refer to Figure 1.0). This estimate of the extent of flooding is based on the absence or failure of all existing flood defences currently protecting the site.



Figure 1.0 – Extract from Environment Agency Flood Map for Planning

3.1.2 The EA floodplain map indicates that the level of flood risk to the site corresponds to a Flood Zone 1 – Low Probability in Table 1 of the NPPF Planning Practice Guidance.

3.1.3 This zone has less than a 1 in 1000-year annual probability of flooding.

3.1.4 The NPPF Planning Practice Guidance states that all types of development are suitable for this flood zone.

3.2 Overland & Surface Water Flooding

3.2.1 As shown by the EA risk of flooding from surface water map (refer to Figure 2.0), the vast majority of the site is identified as an area at very low risk of surface water flooding, with a few small, isolated areas of low-medium risk shown in the northern region of the site.



Figure 2.0 – Extract from Environment Agency Flood Risk from Surface Water Map

- 3.2.2 The small, isolated areas shown at risk of flooding appear to be a result of modelled flows being retained and ponding at localised low points within the site. However, these areas are served by existing drainage infrastructure which is not accounted for by the EA mapping and will alleviate this risk to the site. It is therefore considered that the risk to the site from surface water flooding is low.
- 3.2.3 The subject site is at a low risk of flooding from overland flows due to the topography of the site and the surrounding area, with the site located at the high point of the local area with levels falling away steeply in all directions.
- 3.2.4 There are no historic records of overland or surface water flooding affecting the proposed site.
- 3.2.5 Based on the factors described above, it is considered that the risk of flooding from overland and surface water flows is low.

3.3 Flooding from Sewers

- 3.3.1 There is a very low risk of flooding from the existing local sewerage infrastructure impacting the proposed site due to the location of the existing assets and the topography of the site and surrounding area.
- 3.3.2 There are no records of historical flooding caused by the local sewer infrastructure impacting the site or the nearby vicinity.
- 3.3.3 Based on the factors described above, it is considered that the risk of flooding from sewers is low.

3.4 Groundwater Flooding

- 3.4.1 The risk of groundwater flooding is not considered to pose a significant risk to the site due to the nature and elevation of the site relative to the surrounding area.
- 3.4.2 No historic instances of groundwater flooding occurring within the site or in the nearby vicinity have been recorded.
- 3.4.3 Based on the currently available information, it is considered that the risk of flooding to the site from groundwater is low.

3.5 Flooding from Artificial Sources

- 3.5.1 There are no artificial bodies of water located within or near to the proposed site. As a result, it is not considered that flooding from artificial sources pose a risk of flooding to the site.

4 Conclusions & Recommendations

It is considered that this assessment represents a comprehensive and robust analysis of the flood impact of the development upon other adjacent properties and of the existing flood mechanisms on the development itself. It demonstrates that the proposed development is sustainable in terms of flood risk and can be summarised as follows.

Subject	Conclusions
Tidal and Fluvial Flood Risk	The site is located in Flood Zone 1 – low probability of tidal and fluvial flooding in accordance with the EA flood maps.
Flood Risk from Other Sources	No significant flood risk to the site from overland flows, surface water, groundwater, sewers or artificial waterbodies was identified.
Development Suitability	<p>The development use is considered suitable for the site, which lies within Flood Zone 1 – low probability under Table 3 of the NPPF Planning Practice Guidance.</p> <p>The development will not increase the risk of flooding to the site or the surrounding area.</p>

Based on the findings of this assessment, it is considered that there are no grounds for objecting to the proposed development in terms of flood risk.