

**FLOODPLAN**  
LIMITED



Project Title: 00398 19 Whitehorse Drive

Product: Level 2 Flood Risk Assessment

Date: 22 April 2024

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**Report Revision Log**

Report Reference	Date Issued	Issued To	Notes
00398 19 Whitehorse Drive	22/04/2024	Client	

## **1. INTRODUCTION**

### **1.1. PURPOSE OF THE REPORT**

FloodPlan have been commissioned on behalf of J. Beta to produce a Flood Risk Assessment for 19 Whitehorse Drive, Epsom, KT18 7NQ. This assessment has been conducted with the understanding that the document will be used as part of a planning permission proposal by J. Beta.

### **1.2. LOCATION OF SUBJECT SITE**



*Figure 1: Site Location*

### **1.3. SITE PROPOSALS**

The development proposes the extension to an existing residential dwelling.

## **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**

<b>Flood Zone</b>	<b>Probability of flooding</b>
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:

<b>Vulnerability Class</b>	<b>Infrastructure</b>
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	Blue	Blue	Blue	Blue	Blue
Zone 2	Blue	Blue	Exception Test Required	Blue	Blue
Zone 3a	Exception Test Required	Blue	Red	Exception Test Required	Blue
Zone 3b Functional floodplain	Exception Test Required	Blue	Red	Red	Red

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 within flood zone 1.

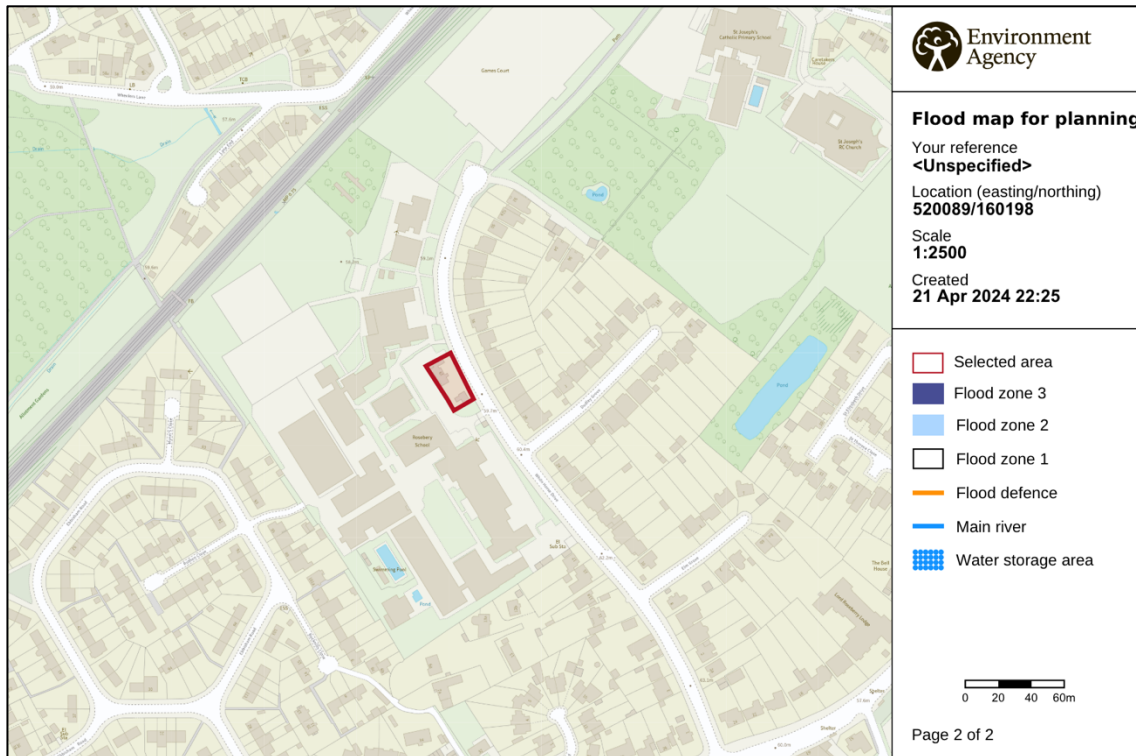


Figure 3: Flood Zone

#### 3.2. LAND VULNERABILITY CLASSIFICATION

The existing land is used as an amenity area for the existing residential dwelling and therefore classified as ‘less vulnerable’ as per NPPF. The proposed development will be designated ‘more vulnerable’ due to its residential use. The development therefore increases the vulnerability classification of the land.

#### 3.3. SITE SUITABILITY (NPPF)

‘More vulnerable’ development is suitable for flood zone 1, 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
FloodScore™ – insurance rating	Very Low

### **4.2. SURFACE WATER FLOODING**

The Environment Agency surface water flood map Figure 4, shows the proposed extension to be within an area of 'high' surface water flood risk. The depth mapping for the 'high' and 'medium' mapped extent shows the site to experience below 30cm of flood depth. The proposed extension may displace floodwater during extreme flood events. The increase in developed area is not significant but may displace floodwater locally.

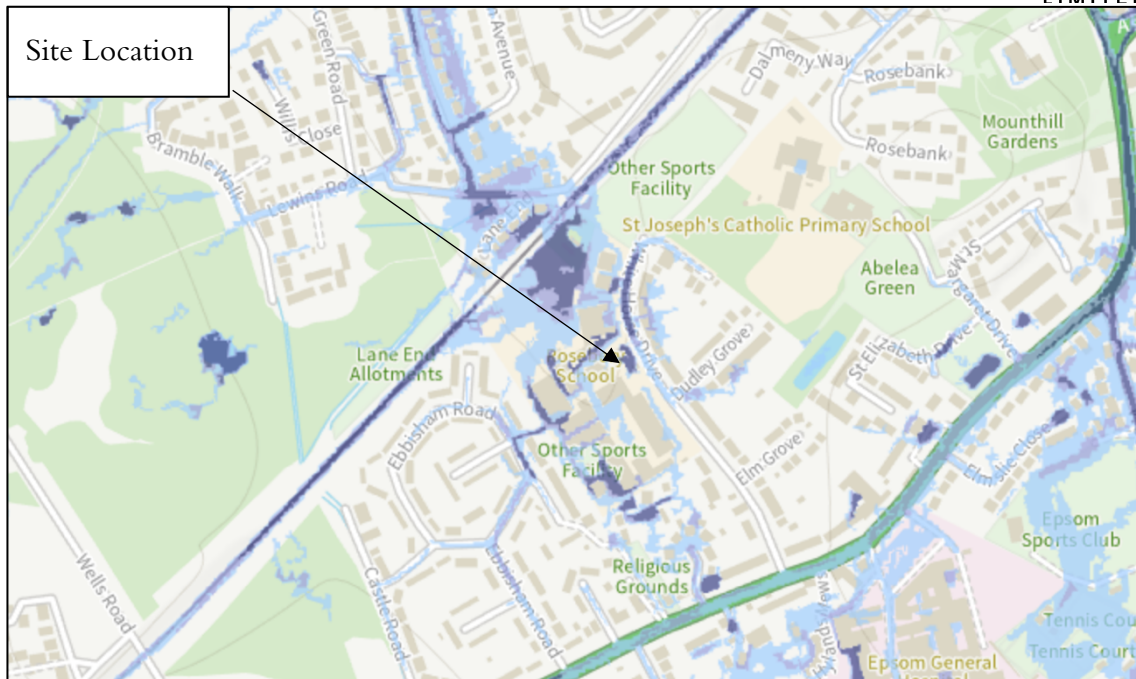


Figure 4: EA Surface Water Flood Map

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 classified as having a very low risk of flooding from tidal or river sources by the EA mapping.

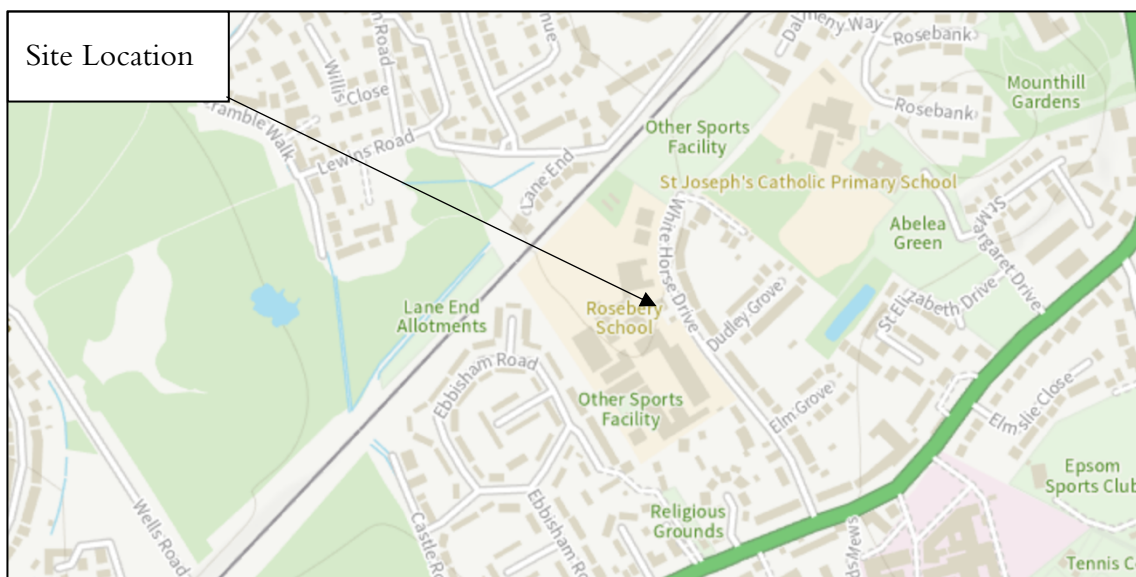


Figure 5: EA Tidal and Fluvial Flood Map

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. GROUNDWATER FLOODING***

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

#### ***4.5. RESERVOIR FLOODING***

The risk of flooding from reservoir sources is considered unlikely as per EA mapping.

#### ***4.6. HISTORIC FLOODING***

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

## **5. FURTHER SITE ASSESSMENT**

### **5.1. SITE ACCESS AND EGRESS ROUTES**

The site access is mapped to be at risk from pluvial sources.

### **5.2. FLOOD COMPENSATION**

The proposals may displace floodwater during extreme fluvial events. Flood compensation should be considered for any theoretically lost flood volume.

### **5.3. FLOOD WARNING AREAS**

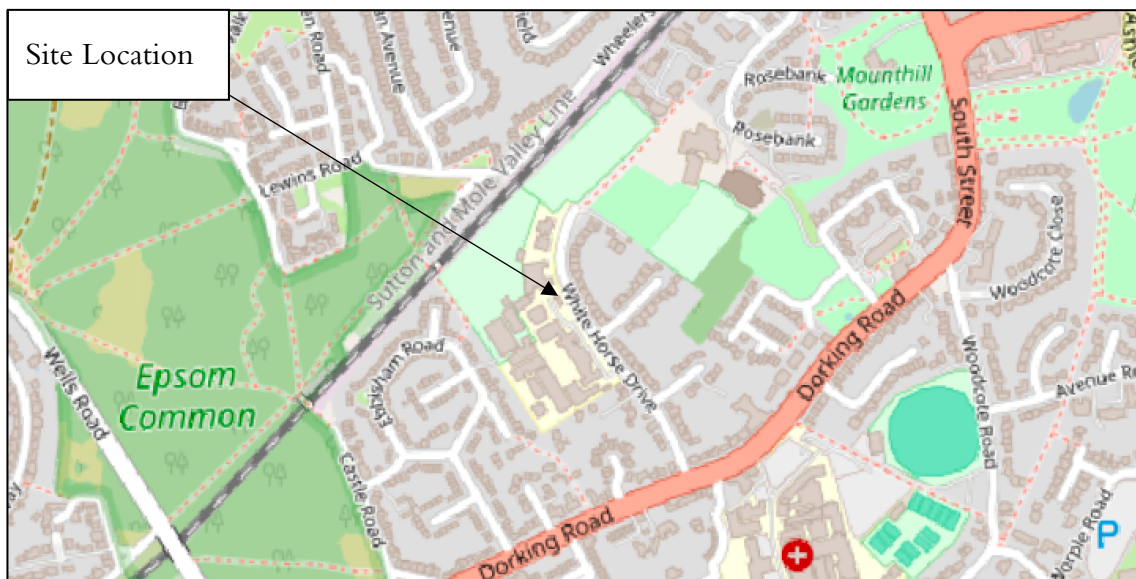


Figure 6: Flood Warning Areas

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 extension to an existing residential dwelling. The proposed extension will also be used for residential purposes. NPPF categorises buildings used for residential purposes as ‘more vulnerable’. More vulnerable developments may be suitable for flood zone 1.

### ***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:

- No third parties are negatively impacted by the proposed development.
- Flood resistance and resilience measures should be considered.

*List of Appendices*

*Appendix A: Development Plan*

*Appendix B: Groundsure Flood Report*



*Appendix A: Development Plan*

NOTE:  
All measurements to be checked on site.  
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01/LP - LOCATION PLAN  
1: 1250

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VISUAL SCALE 1:1250 @ A3

PROJECT NO:  
751  
PROJECT ADDRESS:  
19 Whitehorse Drive Epsom KT18 7NQ

SHEET NO: REV:  
751/ 01

SCALE:  
NOT TO SCALE

DRAWING TITLE:  
LOCATION PLANS

DATE:  
MARCH 2024

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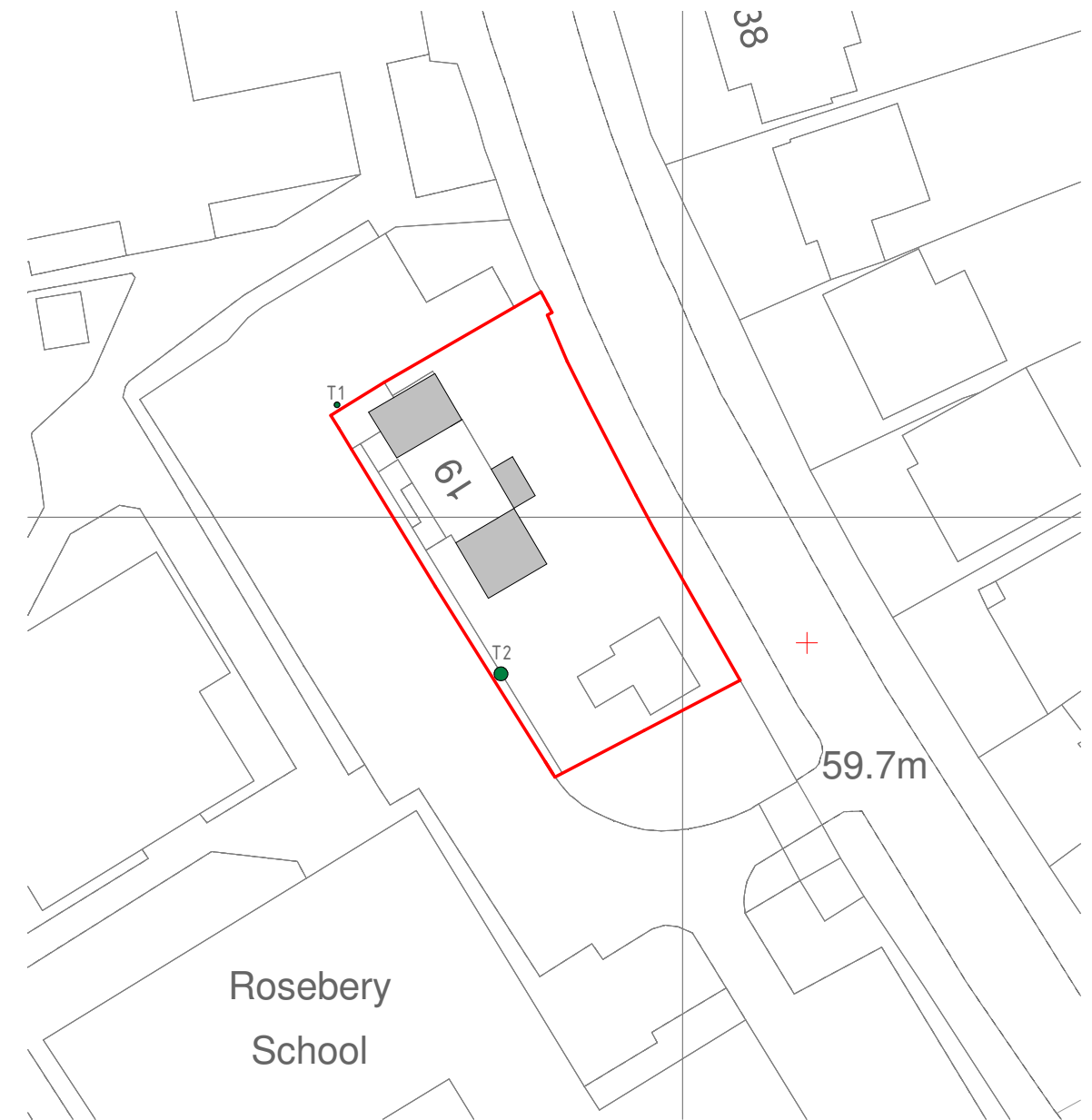
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02/PBP - PROPOSED BLOCK PLAN  
1:500

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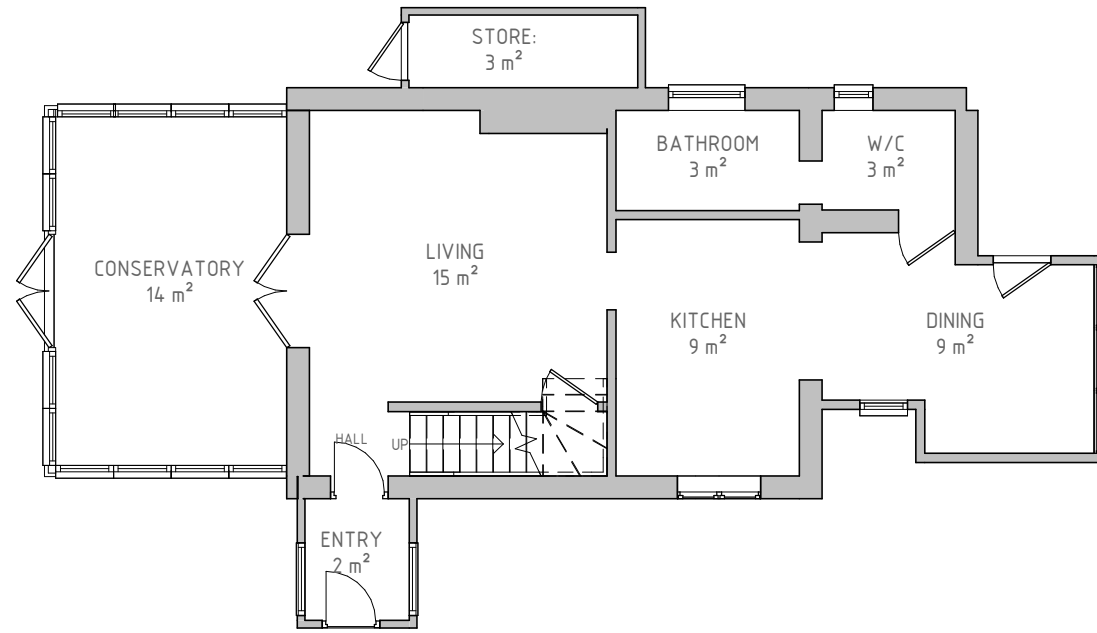
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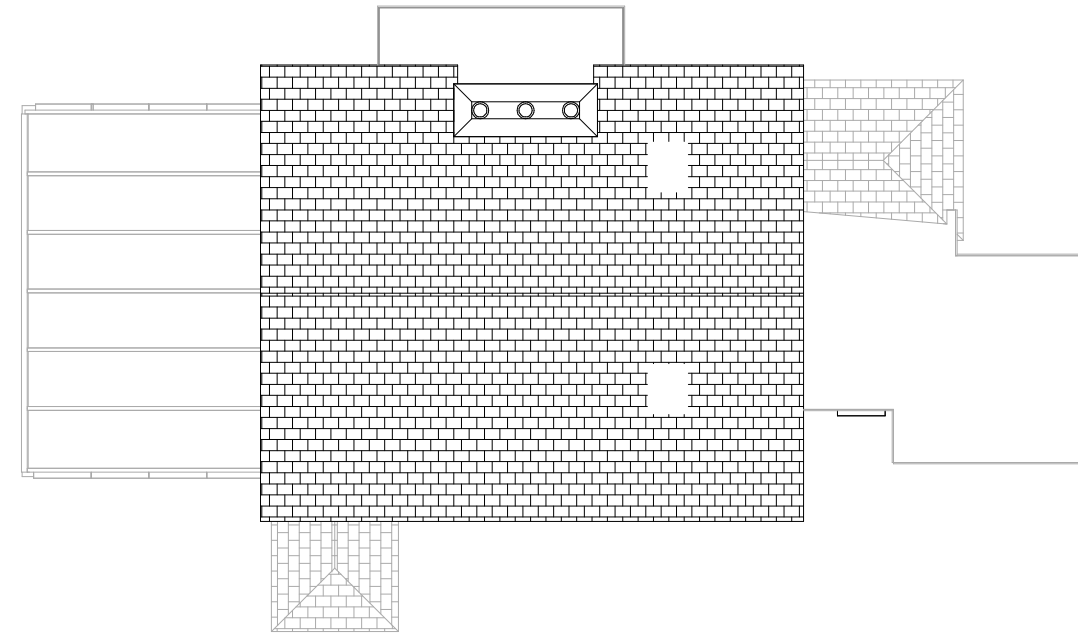
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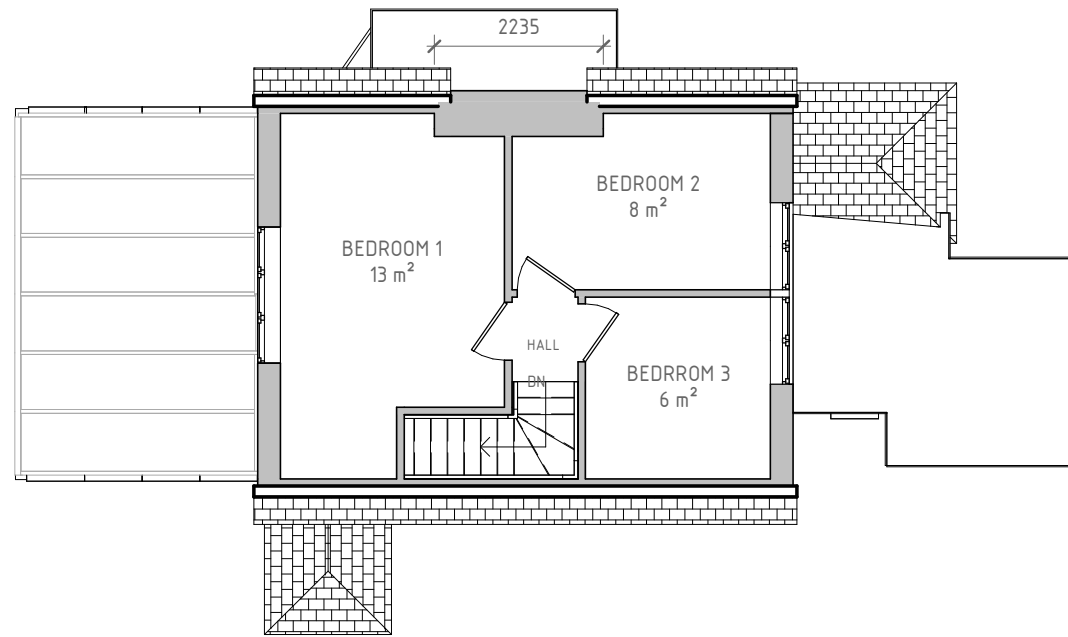
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03/101 - EXISTING GROUND FLOOR PLAN  
1: 100



03/103 - EXISTING ROOF PLAN  
1: 100



03/102 - EXISTING FIRST FLOOR PLAN  
1: 100



VISUAL SCALE 1:100 @ A3

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751/ 03

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NOT TO SCALE

DRAWING TITLE:  
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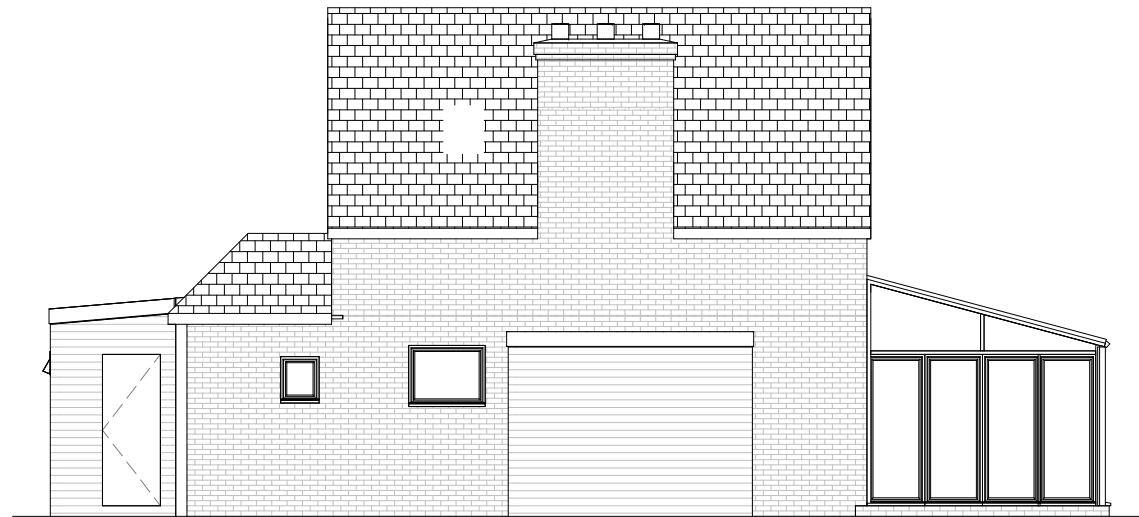
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04/201 - EXISTING FRONT ELEVATION  
1:100



04/202 - EXISTING LEFT ELEVATION  
1:100



04/203 - EXISTING REAR ELEVATION  
1:100



04/204 - EXISTING RIGHT ELEVATION  
1:100



VISUAL SCALE 1:100 @ A3

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EXISTING ELEVATIONS

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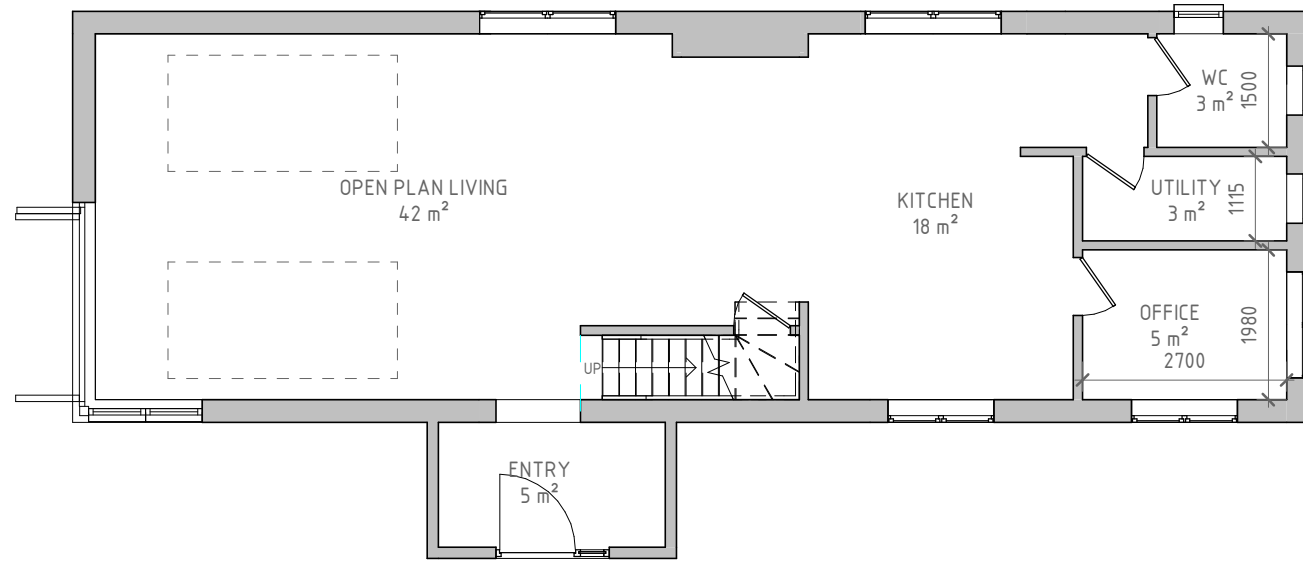
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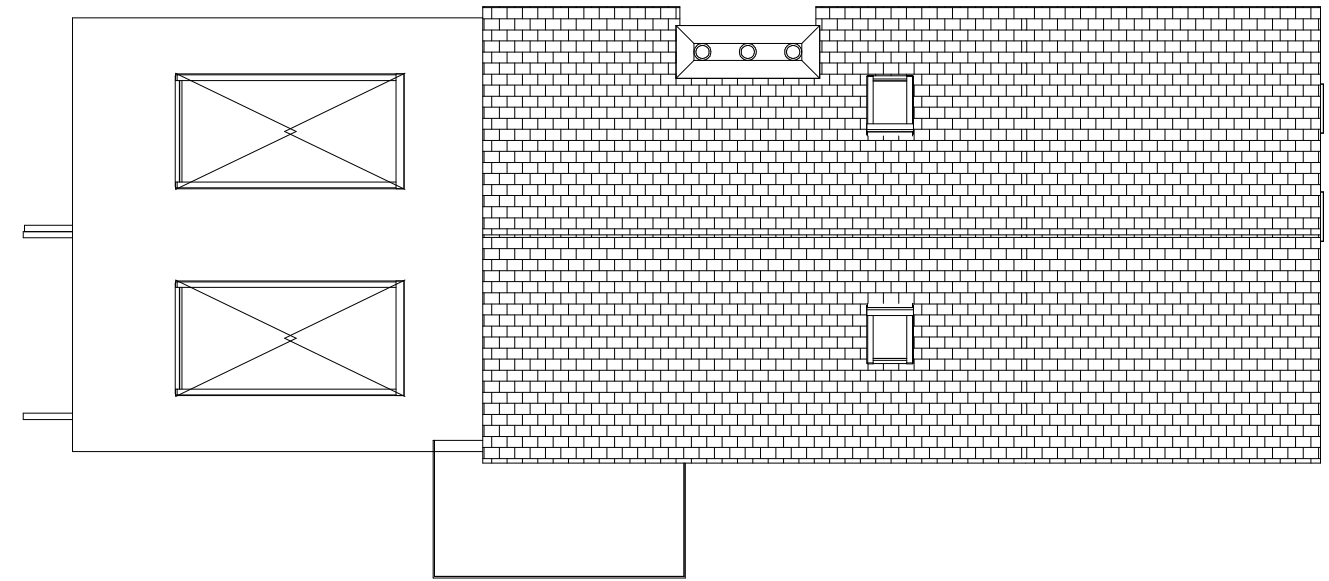
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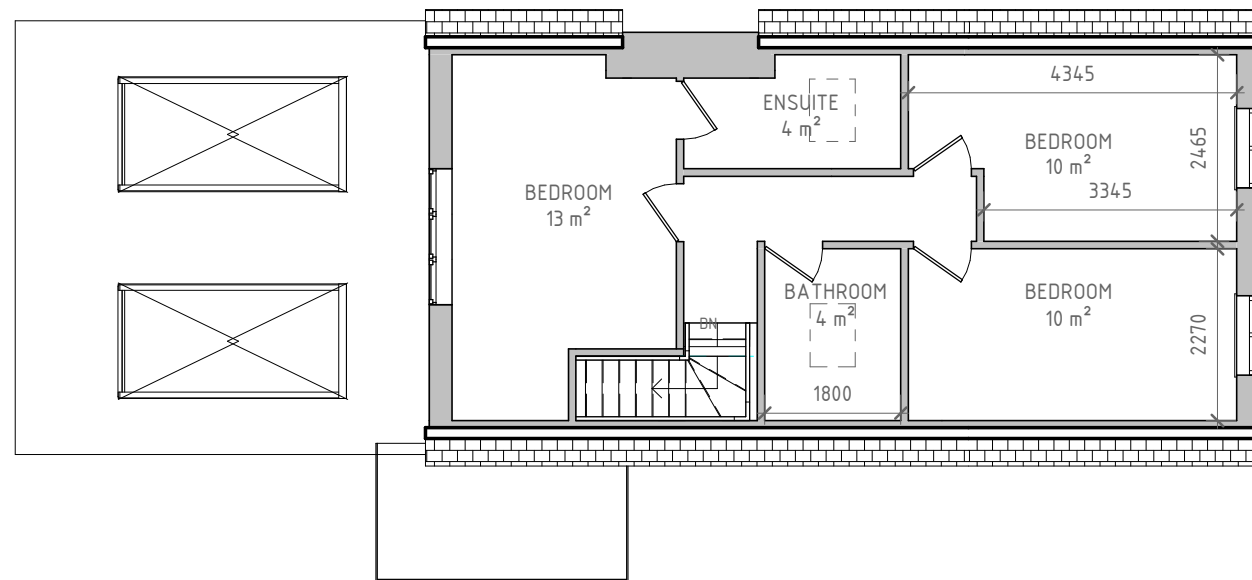
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05/301 - PROPOSED GROUND FLOOR PLAN  
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05/303 - PROPOSED ROOF PLAN  
1: 100



05/302 - PROPOSED FIRST FLOOR PLAN  
1: 100



VISUAL SCALE 1:100 @ A3

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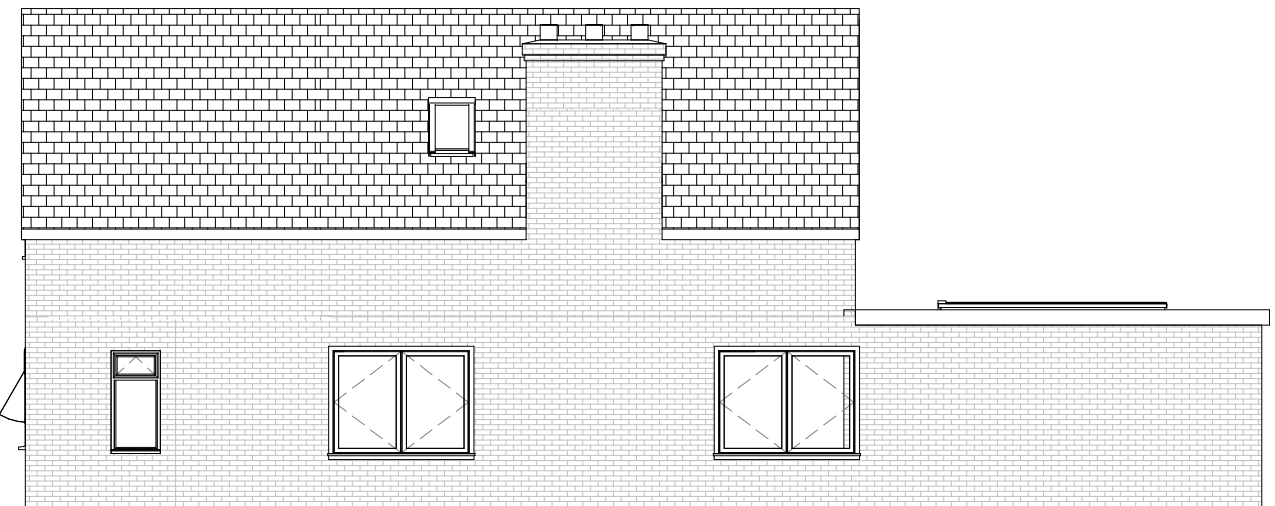
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07/402 - PROPOSED LEFT ELEVATION  
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07/403 - PROPOSED REAR ELEVATION  
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07/404 - PROPOSED RIGHT ELEVATION  
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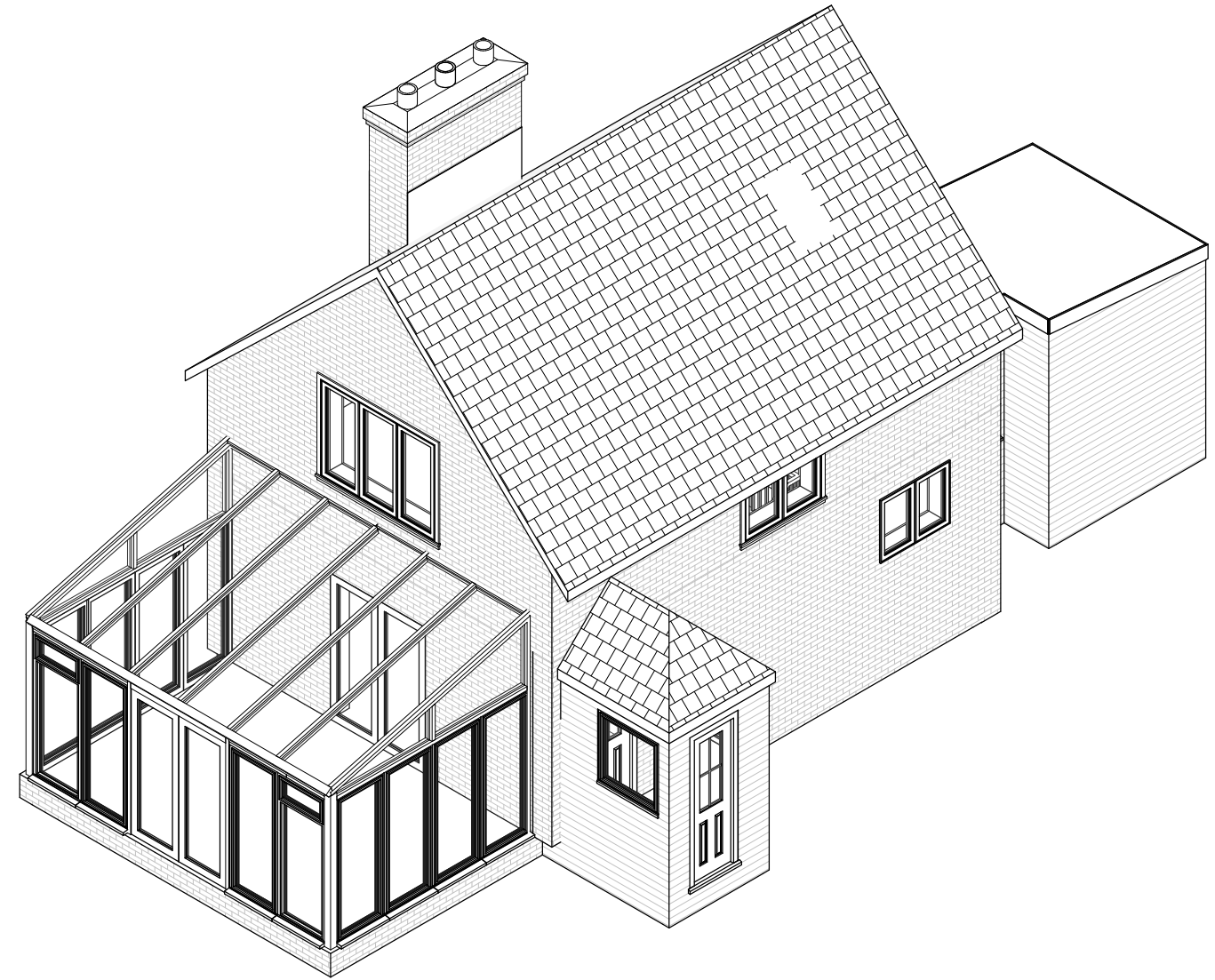
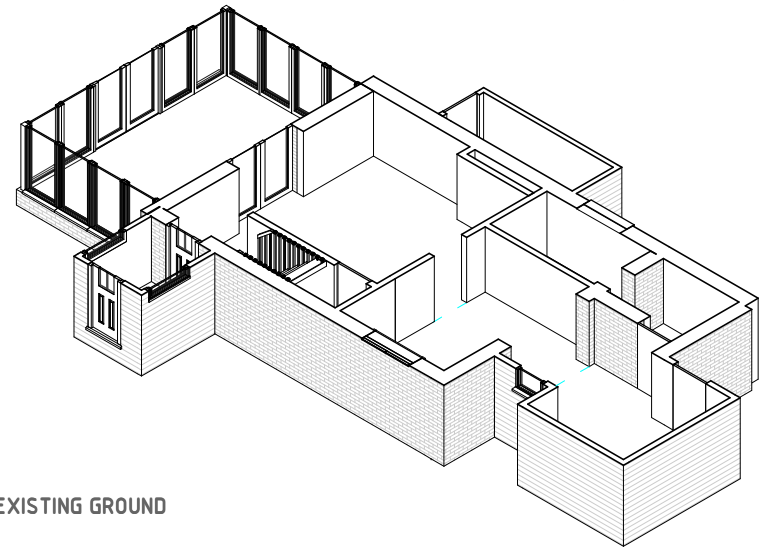
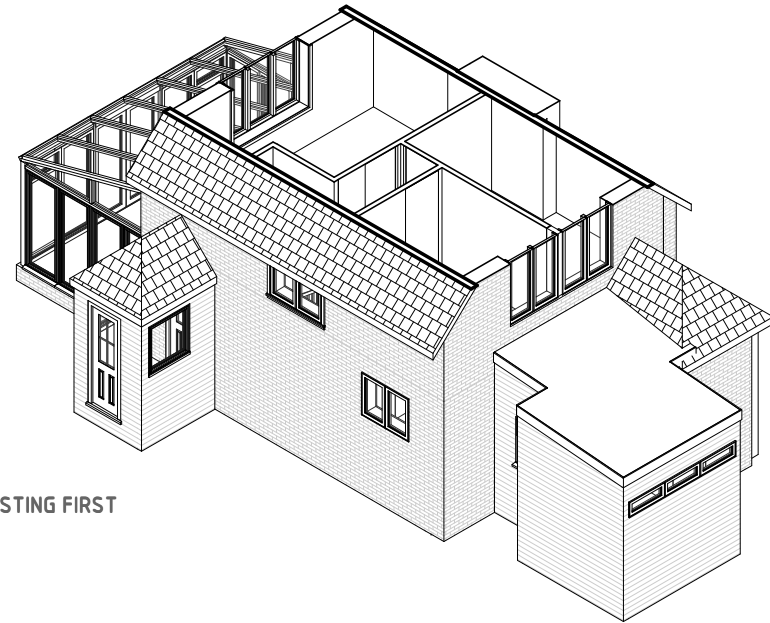
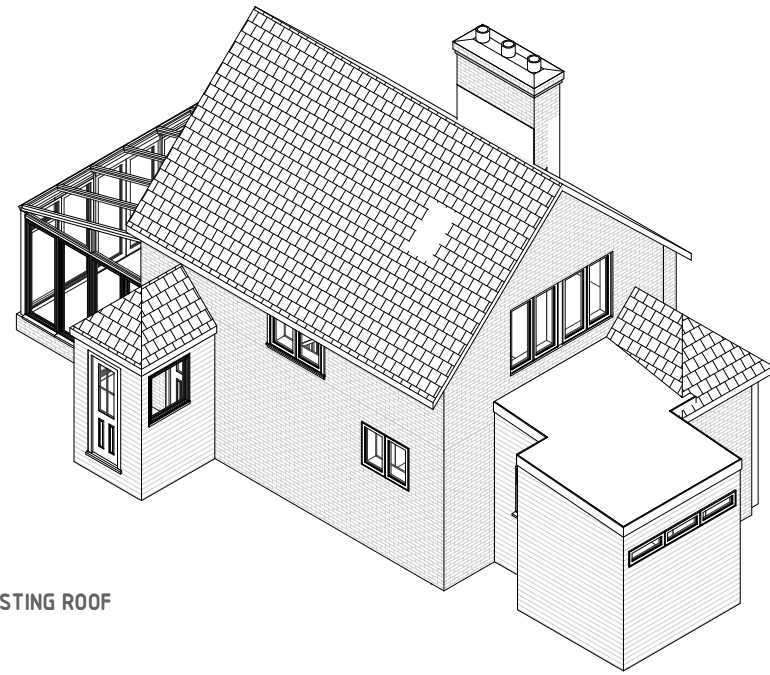
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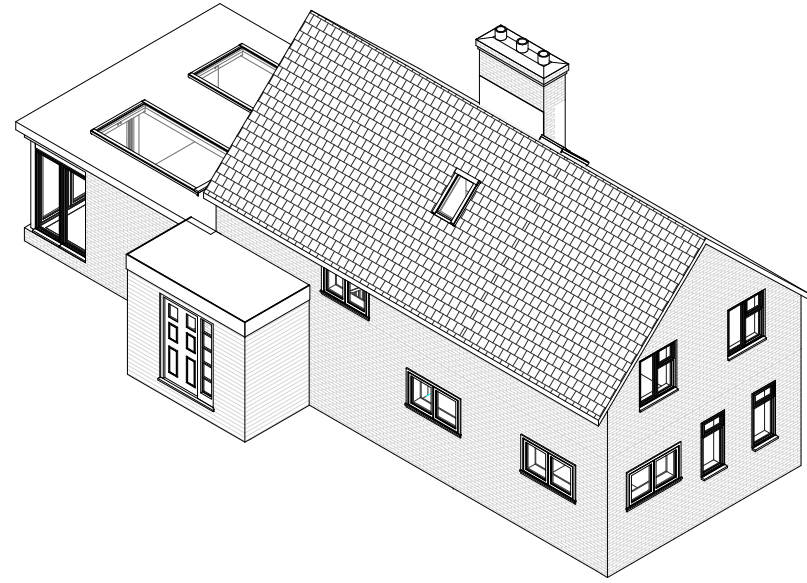


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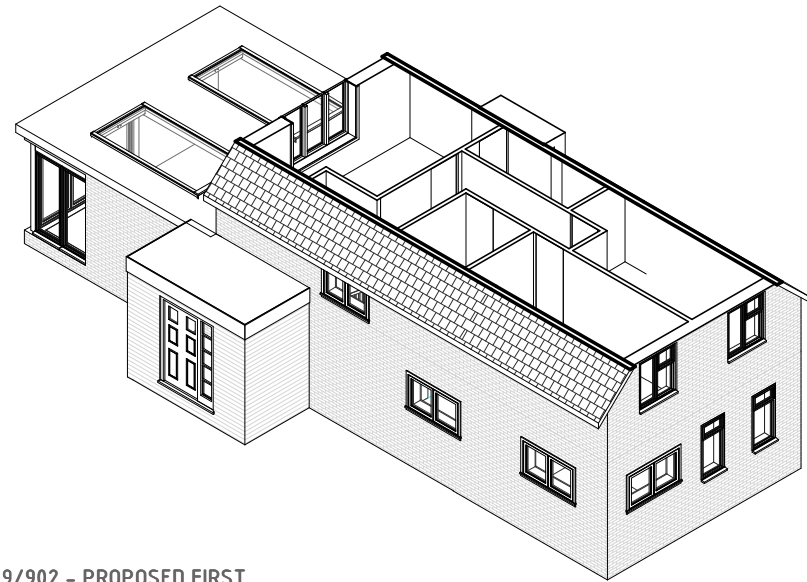
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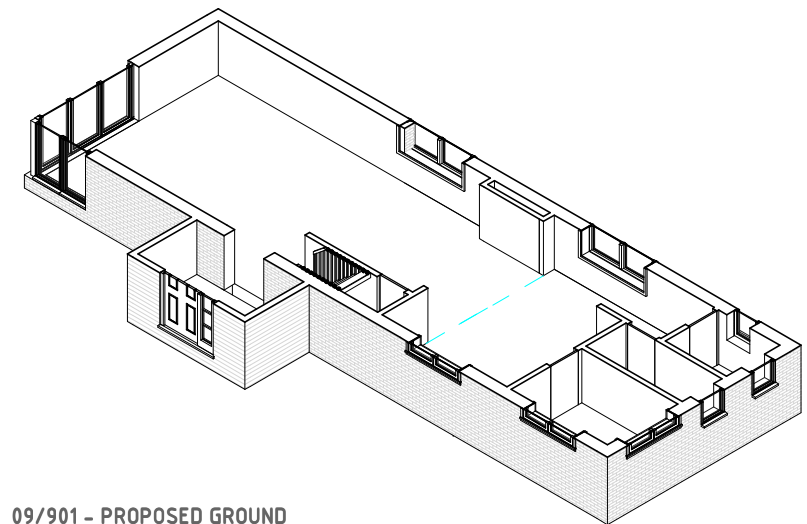
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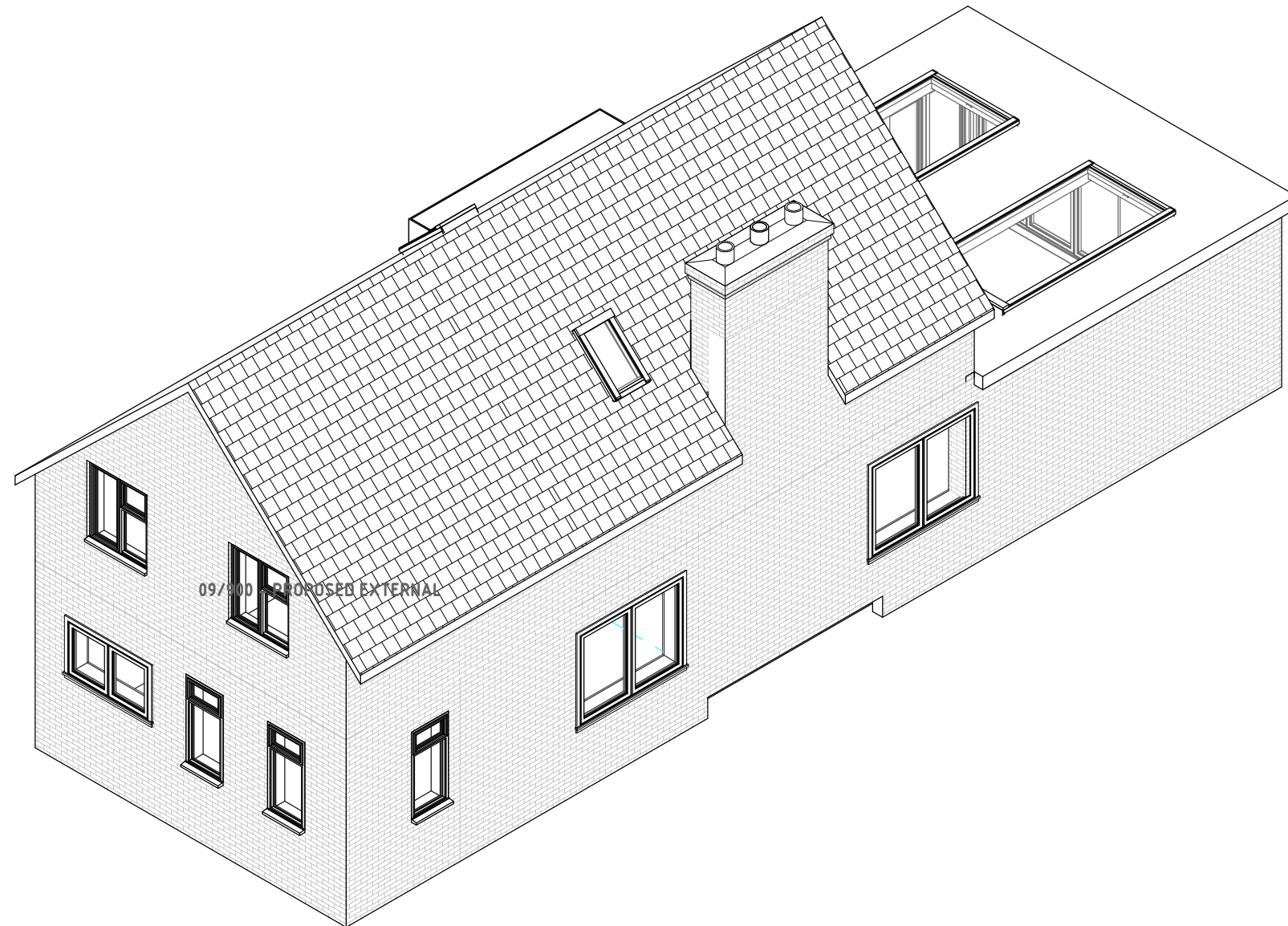
09/903 - PROPOSED ROOF



09/902 - PROPOSED FIRST



09/901 - PROPOSED GROUND



09/900 - PROPOSED EXTERNAL

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*Appendix B: Groundsure Flood Report*

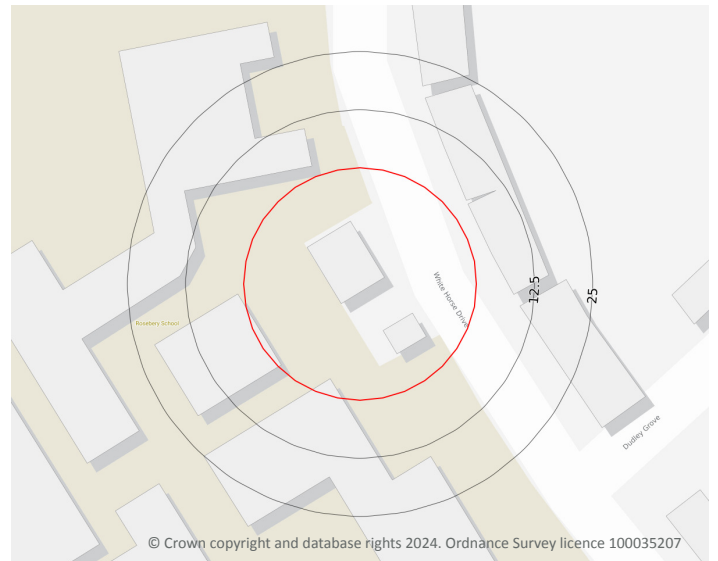
## Overall Flood Risk



**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.



[Back to Summary](#)

Contact us with any questions at:  
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Ref: CMAPS-CM-1161065-60191-210424  
Your ref: CMAPS-CM-1161065-60191-210424  
Grid ref: 520087 160199

## 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



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## Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and 'Reduction in Risk of Flooding from Rivers and Sea due to Defences' provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambiantal Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiantal Risk Analytics.

### Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by the Environment Agency (RoFRaS model) and Natural Resources Wales (FRAW model). It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

The categories associated with the Environment Agency and Natural Resources Wales models are as follows:

RoFRaS (rivers and sea) and FRAW (rivers):

**Very Low** - The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

**Low** - The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

**Medium** - The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

**High** - The chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

FRAW (sea):

**Very Low** - The chance of flooding from the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

**Low** - The chance of flooding from the sea is considered to be less than 1 in 200 (0.5%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

**Medium** - The chance of flooding from the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 200 (0.5%) in any given year.

**High** - The chance of flooding from the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

### Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

### Surface water flooding

Ambiantal Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. The flood risks for these rainfall events are reported where the depth would be greater than the threshold for a standard property to modern building standards. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.



## Proposed flood defences

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

## Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

## Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

## Ambiental FloodScore™ insurance rating

The property has been rated as **Very Low** risk.

Ambiental's FloodScore™ risk rating gives an indicative assessment of the potential insurance risk classification from flooding, which can provide an indication of how likely it is that a property's policy will be ceded to Flood Re. The assessment is based on Ambiental's river, tidal and surface water flood data and other factors which some insurers may use in their assessment are not included.

Flood Re is a re-insurance scheme that makes flood cover more widely available and affordable as part of your residential property home insurance. Properties at higher risk of flooding may have the flood part of their policy ceded to Flood Re by their insurer. It is important to understand that Flood Re does not apply to all situations. Exclusions from Flood Re includes properties constructed after 1 January 2009; properties not within domestic Council Tax bands A to H (or equivalent); commercial properties, certain buy to let scenarios and buildings comprising four or more residential units. A full list of the exemptions can be found on the Flood Re website (<https://www.floodre.co.uk/can-flood-re-help-me/eligibility-criteria/>) ↗.

The Ambiental FloodScore™ insurance rating is classified into six different bandings:

**Very High** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a very high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

**High** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

**Moderate-High** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a moderate possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

**Moderate** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a low possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

**Low** indicates a level of risk that is likely to mean standard cover and premiums are available for flood cover. There is a low possibility the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

**Very Low** indicates a level of flood risk that should not have any impact on the provision of flood cover for the property.



## Conveyancing Information Executive and our terms & conditions

### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: [info@groundsure.com](mailto:info@groundsure.com) ↗. Groundsure adheres to the Conveyancing Information Executive Standards.

### The Standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

### Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

### COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- 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

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: [info@groundsure.com](mailto:info@groundsure.com)

↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk) ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed online at this link: [www.groundsure.com/terms-and-conditions-april-2023/](http://www.groundsure.com/terms-and-conditions-april-2023/) ↗

## Important consumer protection information

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see [www.groundsure.com/remediation](http://www.groundsure.com/remediation) ↗ for full details.

## 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](http://www.groundsure.com/sources-reference) ↗.



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Contact us with any questions at:  
[info@groundsure.com](mailto:info@groundsure.com) ↗  
01273 257 755

Ref: CMAPS-CM-1161065-60191-210424  
Your ref: CMAPS-CM-1161065-60191-210424  
Grid ref: 520087 160199