

## Core Strategy Site Flood Risk Assessment: summary and recommendations

### Site Details

Site Name	Northbrook College - Broadwater Site
Site Location (OS NGR)	TQ145041
Site Area (ha)	2.26
Proposed use	Mix of uses (Educational and Residential)
Flood risk vulnerability classification (PPS25 Table D2):	More Vulnerable
Brown/Greenfield	Brownfield

### Flood Risk

#### Flood Zones (Fluvial & Tidal)

		Comments
Flood Type	N/A	No Tidal or Fluvial flood risk
Percentage of site in Flood Zone 3b	0%	
Percentage of site in Flood Zone 3a	0%	
Percentage of site in Flood Zone 2	0%	This excludes any area contained within Flood Zone 3
Percentage of site in Flood Zone 1	100%	Flood Zone 1 indicates the area lying outside of Flood Zones 2 and 3
Defended?	N/A	Maintainer: N/A Standard of Protection: N/A

#### Surface water flooding

Susceptibility	The entire site is shown as being susceptible to surface water flooding during a 1 in 200 year event, with the majority of the site shown to be less susceptible.
Flood map for surface water	The site along the north, west and southern boundary, is shown to be at risk of surface water flooding to depths of >0.1m during both the 1 in 200 year and 1 in 30 year events.

#### Other sources of flood risk

Groundwater Flood Risk	The site is underlain by Lambeth Group Formation and is within the EA's minor aquifer high vulnerability zone. According to the EA groundwater susceptibility map, the site is within a 1km square where the risk of groundwater flood emergence is between 50% and 75%.
Sewer Flood Risk	There are no reported incidents of sewer flooding in the area.

#### Effect of climate change:

The impact of climate change on surface water or groundwater has not been assessed as part of this SFRA.
--

### Is a site specific Flood Risk Assessment required?

FRA required?	Yes	As the site is greater than 1 ha proposed development would require an FRA to consider all sources of flooding and ensure flood risk is not increased elsewhere.
Exception test required for proposed use?	As the site is located within Flood Zone 1 - the Exception Test will not need to be applied.	

### Recommendations for Development

Future development in the area is likely to be redevelopment. There is no fluvial or tidal risk associated with the site. However the area appears to be at risk from surface water and groundwater flooding. Future development should ensure that it would not increase surface water flood risk elsewhere, to achieve this existing flow paths should be maintained. Sustainable drainage techniques should be incorporated into new design to ensure runoff rates do not increase and where possible steps should be taken (such as rainwater harvesting for water reuse or infiltration) to further reduce runoff. As the area is highlighted as being at risk of surface water and/or groundwater flooding steps should be taken to reduce the consequence of flooding, i.e. sequentially plan a development so resilient uses are placed on the ground flood, and the building is built with flood risk in mind. The area is in a region of potential groundwater emergence, any subterranean development should ensure it would be resilient to groundwater flooding, and would not disrupt groundwater flow paths.



**Legend**

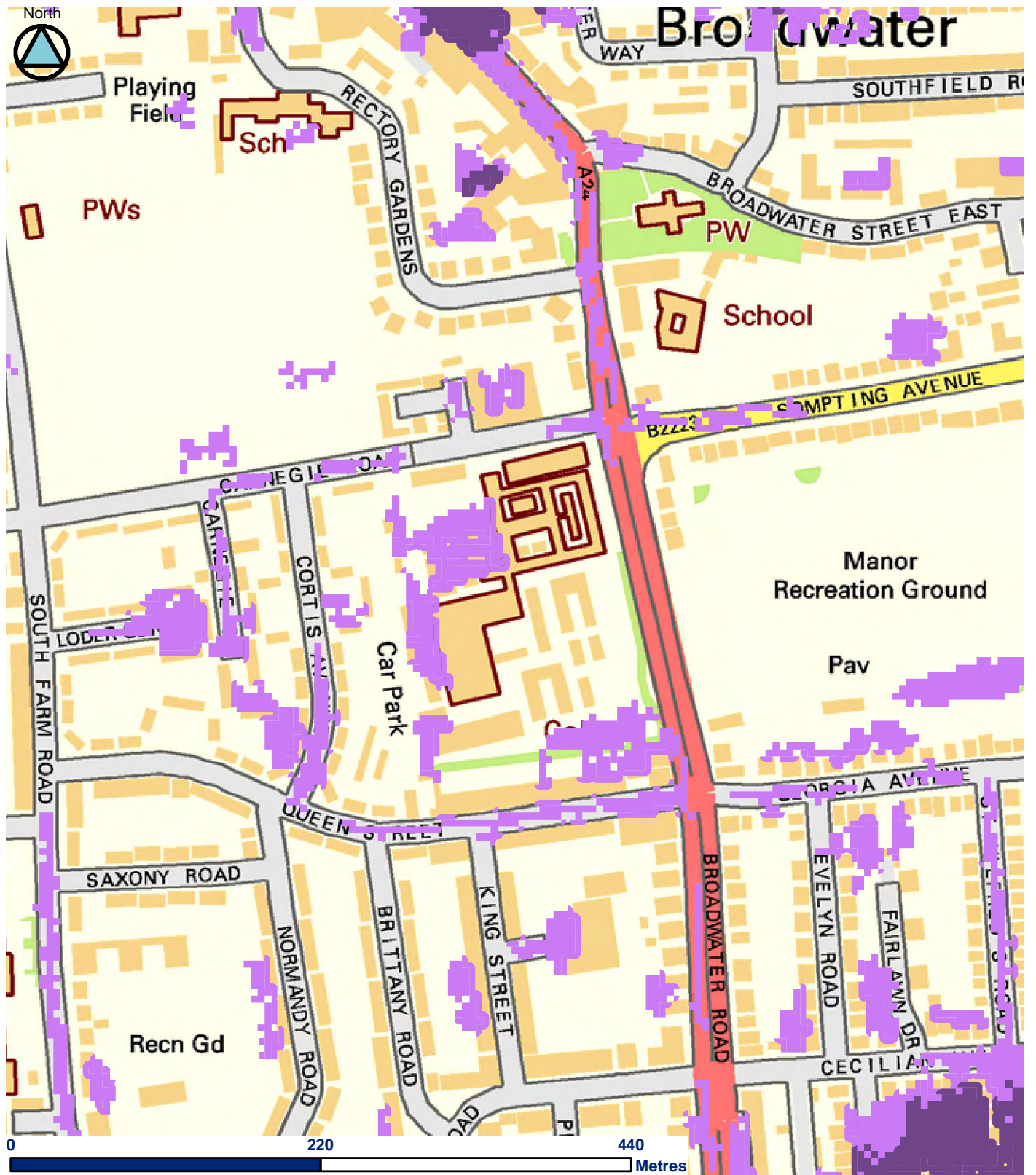
**Depth**

- > 0.3m
- > 0.1m



**Northbrook College  
(Broadwater Site)**

**Surface Water Flood Risk  
(Flood Map for Surface Water  
1 in 30 year)**



**Legend**

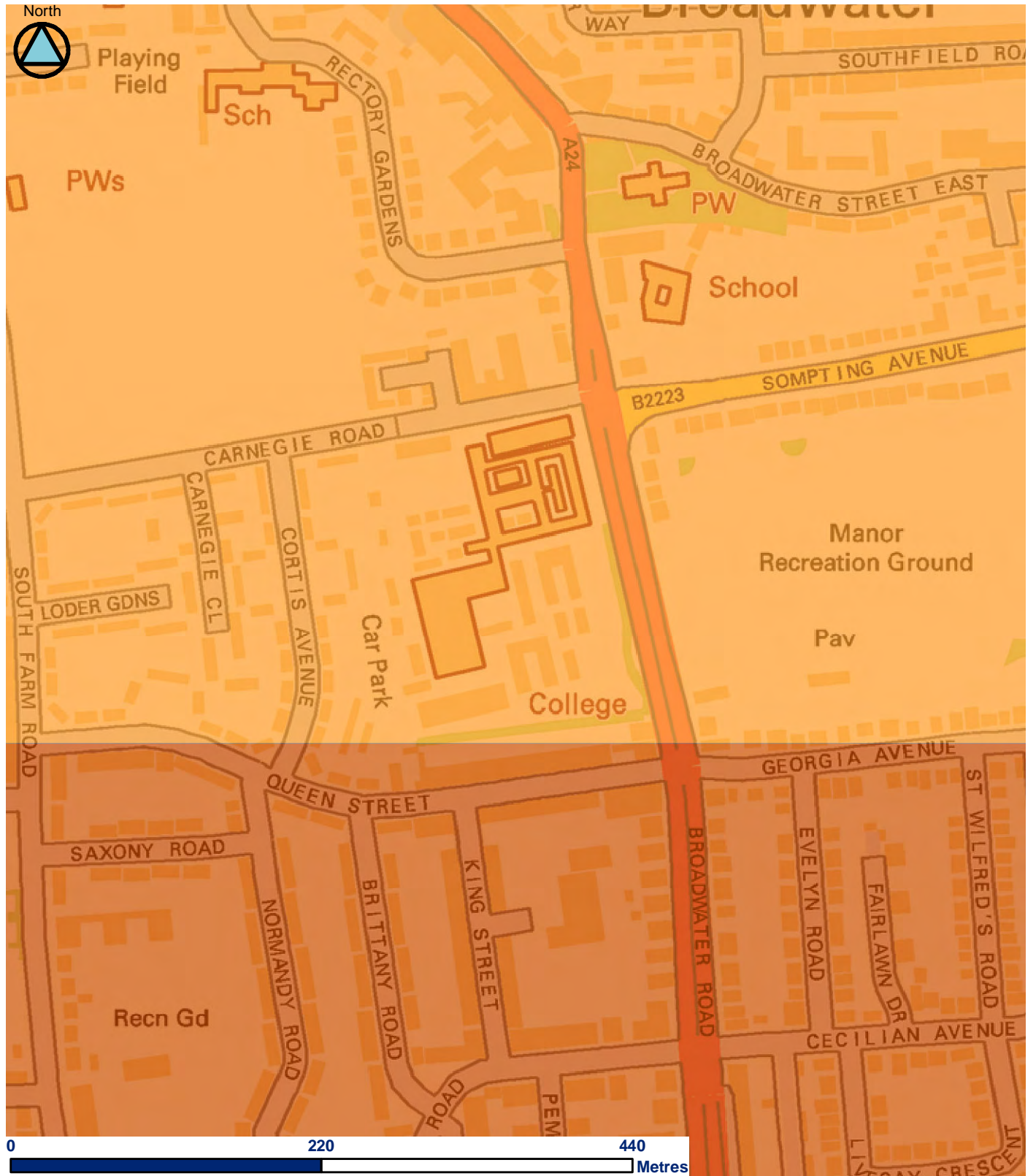
**Depth**

- > 0.3m
- > 0.1m



**Northbrook College  
(Broadwater Site)**

**Surface Water Flood Risk  
(Flood Map for Surface Water  
1 in 200 year)**



**Legend**

ASTGWF

- >= 75%
- >= 50% < 75%
- >= 25% < 50%
- < 25%



**Northbrook College  
(Broadwater Site)**

**Groundwater Flood Risk  
(Areas Susceptible to  
Groundwater Flooding)**