

HALSNEAD FARM

Flood Risk Assessment

Curtins Ref: 087052-CUR-XX-XX-T-C-00002

Revision: P02

Issue Date: 11 November 2025

Client Name: Starship Group
Onward Homes

Client Address: **Starship Hub**, Hythe, Tower Road, Birkenhead, Wirral, CH41 1AA
1A Enterprise Way, Accrington BB5 0FL

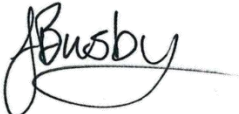
Site Address: Fox's Bank Ln, Whiston, Widnes, Prescot, L35 3SU

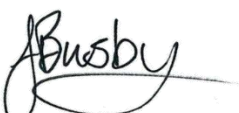
Control Sheet

Rev	Description	Checked	Issued	Date
P01	First Issue (Draft)	J. Busby	R. Thomas	16/10/2025
P02	Updated to suit comments	J. Busby	R. Thomas	11/11/2025

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Author	Signature	Date
Rhys Thomas Civil Engineer		16/10/2025

Reviewed	Signature	Date
Jake Busby Principal Engineer		16/10/2025

Authorised	Signature	Date
Jake Busby Principal Engineer		11/11/2025

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Executive Summary

This FRA is submitted in conjunction with the Planning Application for up to 90 residential units at Halsnead Farm, Whiston. The site is entirely within Flood Zone 1 and not identified at risk of flooding from rivers and sea due to the effects of climate change. There are localised areas of surface water flooding along the banks of Fox Bank Brook approximately 50m from the proposed site boundary and within the access road. Some very minor surface water risk areas exist within the site.

This FRA studies the latest EA mapping from NaFRA2 and the Liverpool City Region Combined Authority Strategic Flood Risk Assessment (SFRA) 2023, with the worst case taken as the defining data.

All sources of flood risk are low.

1.0 Introduction

1.1 Project Background

- 1.1.1 Curtins have been appointed from Starship Group to prepare a Flooding Risk Assessment (FRA) to accompany an application for the residential development known as Halsnead Farm. It is proposed that the site is to be developed to provide up to 90 residential units, associated highway / parking infrastructure and open space. Primary vehicular access to the site is granted from Fox Bank Lane to the east of the site. The site layout, provided by DK Architects, is included within Appendix A.
- 1.1.2 Refer to the planning statement for a description of the site development and context.
- 1.1.3 The FRA provides information on the nature of flood risk at the site and has been prepared in accordance with National Planning Policy Framework (NPPF), the accompanying Planning Practice Guidance (PPG) on Flood Risk and Coastal Change containing the 'Site Specific Flood Risk Assessment Checklist' and local planning policy with regards to development and flood risk.
- 1.1.4 The proposals for the surface water flood risk management strategy are based on the requirements of the Knowsley Metropolitan Borough Council and their role as Lead Local Flood Authority (LLFA).
- 1.1.5 Proposals contained or forming part of this report represent the design intent and may be subject to alteration or adjustment in completing the detailed design of this project. Where such adjustments are undertaken as part of further design and are deemed a material deviation from the content contained in this document, prior approval shall be obtained from the relevant authority in advance of commencing such works.
- 1.1.6 This report should be read in conjunction with the Drainage Strategy (ref: 087052-CUR-XX-XX-T-C-00001).

1.2 Scope of the Flood Risk Assessment

This assessment has been undertaken in accordance with the standing advice and requirements of the Environment Agency (EA) for Flood Risk Assessments. The LLFA have also been consulted on surface water flood risk. No prior consultation has taken place with the EA to determine the parameters of the assessment.

- 1.2.1 The site studied within this document is approximately 3.35 ha in size.
- 1.2.2 An initial assessment of the EA's Flood Map for Planning suggests that the site is located within Flood Zone 1. This is defined as locations which are determined to have a 'Low' probability of flooding – less than a 0.1% (1 in 1000-year) annual probability of river or sea flooding.

1.2.3 The data used in the EA flood maps is based on LiDAR data and has been validated by detailed topographical survey.

1.2.4 This FRA will:

- Investigate all potential risks of flooding to the site.
- Summarise the requirements of the FRA for the overall development.
- Consider the impact the development may have elsewhere with regards to flooding.
- Consider proposals to mitigate any potential risk of flooding determined to be present.
- Consider the requirements of the DEFRA Non-Statutory Technical Standards for Sustainable Drainage Systems and the Lead Local Flood Authority (LLFA) guidance.
- Consider the impacts of climate change.
- Consider the requirements for the sequential or exception tests.
- Consider the receiving public sewer capacity issues.

1.2.5 This FRA has been based on the following information:

- The online EA Flood Maps (NaFRA2).
- Liverpool City Region Combined Authority Strategic Flood Risk Assessment (SFRA), 2023.
- Knowsley Metropolitan Borough Council's Local Flood Risk Management Strategy (LFRMS), 2017.
- Knowsley Metropolitan Borough Council's Preliminary Flood Risk Assessment 2011.
- Knowsley Metropolitan Borough Council's Strategic Flood Risk Assessment 2012.
- Knowsley Metropolitan Borough Council's Local Plan Adopted Core Strategy, January 2016
- United Utilities (UU) public sewer records.

2.0 Development and Flood Risk

This FRA has been prepared in accordance with the relevant national, regional, and local planning policy and statutory authority guidance as follows.

2.1 National Planning Policy Framework

- 2.1.1 The Department of Communities and Local Government updated the National Planning Policy Framework (NPPF) in December 2025. The accompanying Planning Practice Guidance (PPG) on Flood Risk and Coastal Change was published in March 2014, most recently updated in December 2024, provides guidance on how flood risk should be assessed during the planning and development process.
- 2.1.2 Climate change specific guidance 'Flood Risk Assessments: Climate Change Allowances' released in December 2019 and last updated in May 2022 updates previous climate change allowances in support of the NPPF.

2.2 Local Policy

- 2.2.1 Planning policy for Knowsley is contained within the Local Plan for Knowsley and the various Supplementary Plan Documents (SPDs). The below policies are applicable to this proposed development.
- CS2 – Development Principles
 - CS8 - Green Infrastructure
 - CS15 – Delivering Affordable Housing
 - CS17 – Housing Sizes and Design Standards
 - CS19 – Design Quality and Accessibility in New Development
 - CS22 – Sustainable and Low Carbon Development
 - CS24 – Managing Flood Risk
 - SUE2c - Sustainable Urban Extensions - South of Whiston and Land South of M62

2.3 Proposed Development

- 2.3.1 Full planning application for the erection of up to 90 dwellings. The proposed site plan is included within Appendix A.

2.4 Flood Risk Vulnerability

- 2.4.1 The NPPF follows a risk-based approach in determining the suitability of land for development in areas at risk of flooding, with the intention of steering all new development to areas of lowest flood risk.

-
- 2.4.2 NPPF Annex 3 confirms the 'Flood risk vulnerability classification' of a site, depending on the proposed usage. The classification is subsequently applied to PPG Table 2 to determine:
- Whether the proposed development is appropriate for the Flood Zone in which it is located; and,
 - Whether an Exception Test is required for the proposed development.
- 2.4.3 The Flood Zones shown on the Environment Agency's Flood Map for Planning (FMfP) – Rivers and Sea do not take account all the possible impacts of climate change and consequent changes in the future probability of flooding. Reference should therefore also be made to the Strategic Flood Risk Assessment (SFRA) when considering location and potential future flood risks to developments and land uses.
- 2.4.4 Paragraph 175 (NPPF) allows for a site-specific FRA to prove that no development is in an area of flood risk from any source now or into the future. The test aims to locate development in areas of little or no risk of flooding, this includes locating the most vulnerable development within the boundary to the areas of lowest flood risk.
- 2.4.5 Paragraph 027 (PPG) confirms that a proportionate approach is to be taken, and where the FRA can show that though the proposed layout, design and mitigation any surface water flood risk can be managed to ensure the users and occupiers of the scheme are safe now and into the future, the sequential test need not be applied.
- 2.4.6 This FRA will show that no other flood risk exists to the site, other than the minor localised areas of surface water. This existing risk can be safely mitigated by the proposed development and therefore the sequential test is not required.
- 2.4.7 All the site uses are suitable for development within Flood Zone 1, so no exception test would be required.

3.0 Existing Site

3.1 Site Specific NPPF Flood Risk Classification

- 3.1.1 The online EA's Flood Map for Planning indicates that the site is located within Flood Zone 1. This is defined as locations which are determined to have a 'Low' probability of flooding – less than a 0.1% (1 in 1000-year) annual probability of river or sea flooding.
- 3.1.2 The EA flood map does consider climate change, and the site is elevated significantly above the nearby Fox Brook; well above any predicted climate change for the design life until 2125. No available Risk of Surface Water Flooding (RoSWF) mapping shows any risk within the existing Fox's Bank Lane where the proposed access is to be located. Access is therefore possible via Fox's Bank Lane at all times.
- 3.1.3 Residential dwelling areas are assessed relative to a 100-year design life from a flood risk perspective.

3.2 Site Description

- 3.2.1 The existing site consists of agricultural land including fields, barns and yards with a single dwelling. The site has the post code L35 3SU and the grid reference SJ 47666 89617. The site is bounded by the M62 to the North, Fox's Bank Lane to the East, and a new logistics hub to the South and agricultural land to the West. There are some existing residential properties directly to the west.
- 3.2.2 The site is within the Land South of M62, Cronton masterplan area of the Knowsley Local Plan, and part of the Halsnead Garden Village Supplementary Planning Document (SPD).
- 3.2.3 The site location is provided in Figure 3.1 below.



Figure 3-1 – Site Location Plan

3.3 Topography

- 3.3.1 The site topography appears unchanged since the construction of the M62. Fox's Bank Lane is at the lower end of the site with an elevation of approximately 34-35mAOD. From this road the land raises steeply towards the existing residential property with an elevation of around 38.8mAOD. Further west the ground levels continue to raise until the rear of the existing barn where the ground level is 42.8mAOD.
- 3.3.2 The high point is at the western pylon adjacent to the M62 with a level of 44mAOD. Further west of this pylon the ground falls gently away to approximately 42mAOD.
- 3.3.3 The topographical survey has been included in Appendix B for reference.

3.4 Hydrological Setting

- 3.4.1 Within the site boundary there are no watercourses, however to the east there is the existing Fox's Bank Brook. This becomes a main river further maintained by the Environment Agency.

- 3.4.2 Run-off from the greenfield site is split into two catchments due to the topography, for the most part this is towards the existing brook, with only a small area discharging to the west. The catchment analysis is included within Appendix C.

3.5 Geological Setting

- 3.5.1 Intrusive site investigation works were undertaken between the 8th and 11th of July 2025, and comprised 12 No. window samples, 3 No. machine excavated trial pits for soakaways and 10 No. machine excavated trial pits.
- 3.5.2 Topsoil was encountered up to 1m thick overlaying a glacial till. The cohesive deposits typically comprised of firm – stiff, reddish brown/brown/brown mottled grey, sandy, slightly gravelly clay, with gravel comprising of subrounded sandstone. The granular deposits typically comprised of brown, slightly to very clayey, slightly gravelly sand, with gravel comprising of subrounded sandstone.
- 3.5.3 Granular soils indicative of weathered bedrock of the Kinnerton Sandstone Formation were encountered within 22 No. locations immediately underlying the Topsoil or Glacial Till deposits encountered from depths of 0.37m to 2.55m bgl (43.29m – 35.61m AOD), with encountered thicknesses ranging between 0.15m and 1.83m; typically described as reddish brown/orangish brown, slightly to very clayey, slightly gravelly sand, with gravel comprising of subrounded sandstone.
- 3.5.4 Bedrock deposits indicative of the Kinnerton Sandstone Formation were encountered within 20 No. locations, immediately underlying weathered bedrock in the majority of positions, underlying Glacial Till in WS01 and WS12, and underlying Topsoil within SA01; described as very weak to moderately strong reddish brown/orangish brown/purple/cream/yellow sandstone.

3.6 Hydrogeological Setting

- 3.6.1 No groundwater strikes were encountered during the ground investigation.
- 3.6.2 During return monitoring perched water was encountered within WS01 only, ranging between 2.26m and 2.86m bgl (40.86m – 40.26m AOD).
- 3.6.3 The Glacial Till is classified as a Secondary Undifferentiated Aquifer, with the Alluvium classified as Secondary A Aquifers, whereas the Kinnerton Sandstone Formation deposits are classified as a Principal Aquifer.
- 3.6.4 Groundwater has a medium vulnerability.

3.7 Existing Drainage

- 3.7.1 There are no public sewers or other drainage features identified within the site boundary. To the west within Fox Bank lane there seems to be evidence of an existing highway surface water network. It is not known where this discharges to.
- 3.7.2 Given the site has an existing property and farmyard, there is a possibility of existing drainage within the site boundary, however it is unlikely to be adequate for use within this proposal. There may be existing soakaways for the existing properties. Foul drainage is likely to be via a septic tank or other on-site method.
- 3.7.3 The below Figure 3-2 received within the Pre-Development Enquiry shows the location of the existing foul network closest to the site. The network shown within the Taylor Wimpey site is to be adopted by United Utilities under S104 of the water industry act.
- 3.7.4 There are no other identified sewers within the vicinity of the site.



Figure 3-2 – United Utilities Sewer Maps

4.0 Assessment of Flood Risk

4.1.1 This study assesses the risk from different types of flooding to the development and the risk of flooding from the development, taking climate change into consideration, as well as how flood risk should be managed. The approach to the assessment of flood risk at the development site has been informed by the requirements of NPPF in conjunction with the client and EA/LLFA requirements.

- Fluvial (River) Flooding
- Pluvial (Surface Water) Flooding
- Public Sewers & Water Mains
- Canals, Ponds & Artificial Watercourses
- Reservoir Flooding
- Groundwater Flooding

4.2 Fluvial (River) and Tidal Flooding

The Environment Agency Flood Map for Planning (FMfP), Figure 4-1 below, shows the site not to be at risk of flooding from Rivers and Sea, lying in Flood Zone 1.

- Zone 1 Very Low Probability: Land having a less than 0.1% (1 in 1,000) annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)

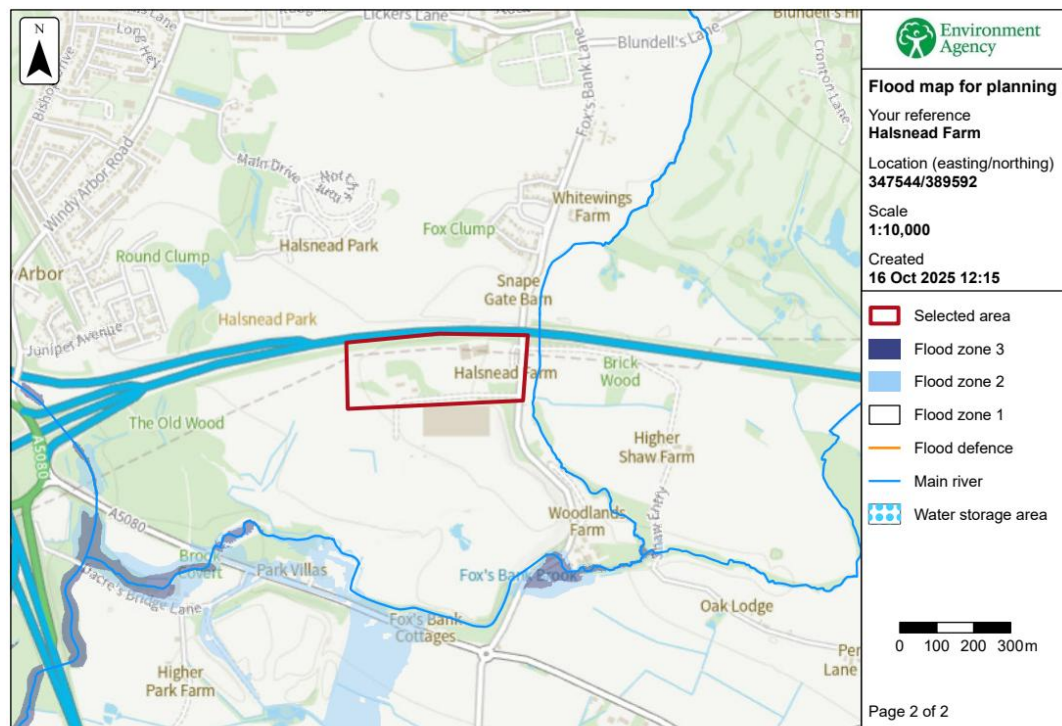


Figure 4-1 - EA Long Term Flood Risk from Rivers and Tidal

- 4.2.1 The FMfP does include the potential impact of climate change, however this may not define flood zones. The risk of flooding increases into the future as climate change takes hold, resulting in a potential reclassification of the flood zone across the site within the proposed development lifetime. Based on the highest flood risk vulnerability classification of the development proposed, climate change should therefore, based on current EA guidance, be assessed to a minimum of 100 years to at least 2125.
- 4.2.2 The extent of the fluvial flood risk due to climate change as taken from the SFRA maps and NaFRA never breaches the site. This data takes into account all climate change scenarios for the next 100 years. There is no increased risk of fluvial flooding due to climate change.
- 4.2.3 The risk of Fluvial Flooding is **very low**.

4.3 Pluvial (Surface Water) Flooding to the Site

- 4.3.1 The online Risk of Flooding from Surface Water (RoSWF) map shows where areas could potentially be susceptible to surface water flooding in an extreme rainfall event. Surface water flooding can be caused when rainwater does not drain away through the normal drainage system or soak into the ground with flooding occurring, principally from manholes and gullies. Surcharging sewers can result in overland flows which if originating at a higher elevation than a development site can potentially pose a flood risk. The EA now includes data for climate change in their outputs.
- 4.3.2 The online RoFSW mapping identifies risk between very low, low, medium and high. The probabilities for each level are set out in table 4.1 below.
- 4.3.3 A site of this size and in its current state has a good chance of been exposed to increased surface water flood risk. This is typically due to inadequate drainage in areas not currently developed. It should be noted that these maps are generated using a relatively coarse methodology whereby rainfall inflows are routed over a ground surface model. The analysis assumes a suitable 'typical' approach to represent the effects of urban drainage infrastructure and highlights low lying areas of topography and preferential flow paths that may be more susceptible to surface water flooding in the event of extreme rainfall.

Surface Water Flood Risk Classifications		
Risk Definition	Storm Event	Probability
Very Low	< 1 in 1,000 year	X < 0.1%
Low	1 in 1,000 to 1 in 100 year	1.0%> X >0.1%
Medium	1 in 100 to 1 in 30	3.3%> X >1.0%

Table 4.1 – RoSWF

-
- 4.3.4 Figure 4-2 shows the extents of surface water flood risk from the EA mapping. Please note that the boundary is drawn approximately on all the below plans.
- 4.3.5 Figure 4-3 shows the extents of surface water flood risk from the EA mapping when climate change is considered up till 2060.
- 4.3.6 The EA provides possible flood depths of surface water; this is available via the DEFRA Data Services Platform. This is not available within the SFRA. The risks of each depth band (increments) are extracted within Figures 4-4 to 4-5.
- 4.3.7 When interrogating the risk maps in detail, there is no risk within the site which affects any of the development. There is an existing risk to the adjacent land at the east and the current highway.
- 4.3.8 The existing risk within Fox's Bank Lane is important to consider, as the development must be accessible at all times. This is a policy requirement. The mapping presented show that the risk exists to the north of the M62. This is in an area of low topography where the road drops to go below the motorway bridge structure. Depths here have high risk of reaching up to 300mm, and a low risk of depths up to 600mm.
- 4.3.9 There is no risk identified of water levels greater than 600mm from surface water flooding, and therefore the mapping for 900mm and <1.2m are not included.
- 4.3.10 In accordance with DEFRA Flood Risks to People (PHASE 2 FD2321/TR2), depths of over 300mm with the low velocities associated with surface water flooding are potentially a safety concern and are unlikely to be navigable by pedestrians and pedestrians. There is an alternative route to the south which is not at risk of flooding, therefore access is maintained in the event of a road closure. There is also an alternative pedestrian route from the west of the site.
- 4.3.11 The risk of surface water flooding (pluvial) to the site is **very low**.

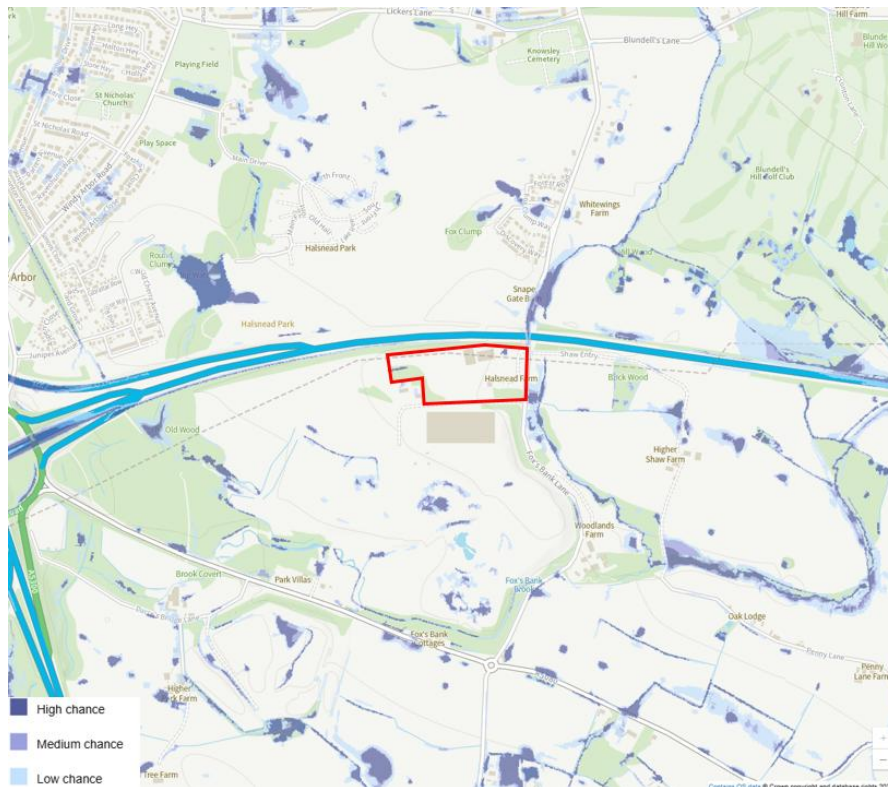


Figure 4-2 – EA Long Term Flood Risk RoSWF

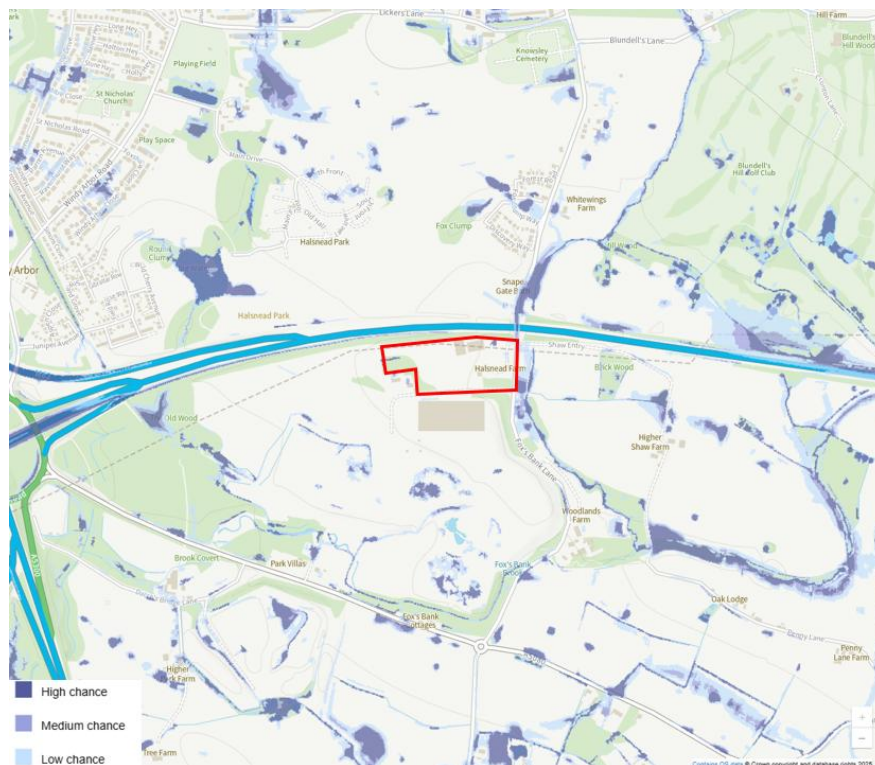


Figure 4-3 – EA Long Term Flood Risk RoSWF (with Climate Change)

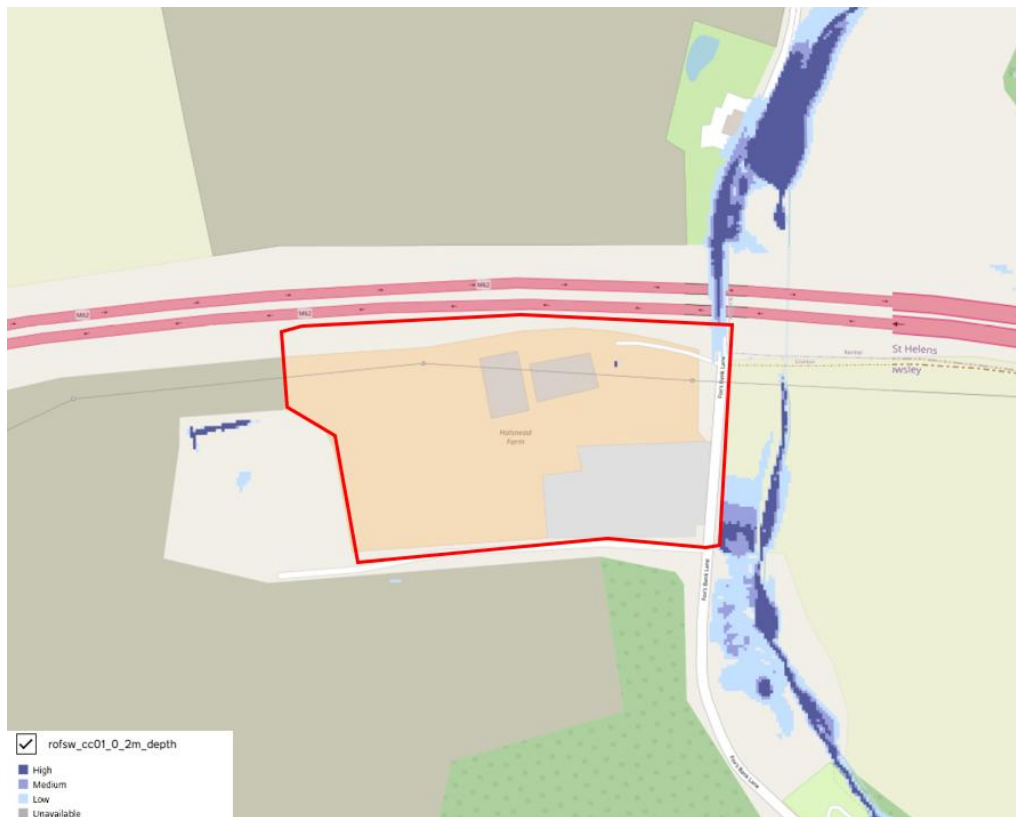


Figure 4-4 – Risk of 200mm Depth Surface Water Flooding (with Climate Change)



Figure 4-5 – Risk of 600mm Depth Surface Water Flooding (with Climate Change)

4.3.12 Offsite Catchment

- 4.3.12.1 The offsite catchment has been assessed to understand any potential flows into the site from beyond the boundary. As identified in Section 3.3, the general topography falls away from the high point to the west and east.
- 4.3.12.2 There is a gentle gradient to the east of Fox's Bank Lane away from the site, more widely levels continue to fall away from the site and towards surrounding catchments. There is no external catchment to consider within the FRA.

4.4 Pluvial (Surface Water) Flooding from the Site

- 4.4.1 Developers are responsible for ensuring that new development does not increase flood risk elsewhere. The proposed surface water drainage network shall be designed to not flood in the critical 1 in 30 (3.3%) Annual Probability storm event. Flood water generated up to the critical 1 in 100 (1%) Annual Probability plus climate change event shall be constrained within areas on site to not cause damage to buildings, essential services or adjoining developments.
- 4.4.2 All surface water generated within the red line boundary is to be managed on site and discharged using the most sustainable method in accordance with the hierarchy of drainage. In consultation with UU and the LLFA a suitable discharge rate to any sewer (or watercourse) is to be pre-agreed and limited to replicate a greenfield rate
- 4.4.3 The development is to be catered for with a new surface water drainage network which captures all run-off from impermeable areas. Any exceedance beyond the capacity of this network will need to be understood and calculated to ensure the requirements are met. The design of the drainage network will not be permitted to increase flood risk elsewhere. The discharge locations and rates are to mimic the greenfield equivalent as to not change the current catchment operation.
- 4.4.4 The hydraulic design (see the drainage strategy) is to account for the following parameters:
- Volumetric Coefficient (run-off) = 1.0
 - Climate Change
 - Urban Creep = 10%
- 4.4.5 The risk of pluvial flooding (surface water) from the site is **low**.

4.5 Public Sewers & Watermains

- 4.5.1 There are no recorded public sewers which could impact on the site. The adjacent Highway infrastructure is outside of the boundary and located in areas lower than the site.

4.5.2 There are no watermains which could impact on the site.

4.5.3 The risk is **low**.

4.6 Canals, Ponds and Artificial Watercourses

4.6.1 There are none of these features which could impact the site.

4.7 Reservoir Flooding

4.7.1 The EA mapping confirms there is no risk of overland flow as a result of reservoir failure impacting on the site.

4.8 Groundwater Flooding

4.8.1 Groundwater flooding can occur when the water table rises above the ground level. This is most common in areas of low lying land and depressions and can manifest as pond like surface water above ground. Groundwater flooding is difficult to predict based on weather patterns and the impact of climate change is not fully understood.

4.8.2 The LCRCA SFRA identifies that there is potentially a risk of flooding to surface and subsurface assets. This is limited to the northern boundary around the M62 at the highest point of the site. Ground investigation has been undertaken and confirms any encountered groundwater was over 2m below ground. These results were considered to be perched water and only appeared intermittently during monitoring. WS04 is the closest intrusive investigation to the SFRA risk area with no water strike recorded.

4.8.3 The risk of groundwater flooding from the site is **low**.

4.9 Summary

A summary of the risk sources given in sections 4.1 to 4.9 is below.

- Fluvial Flooding – VERY LOW
- Pluvial (Surface Water) Flooding to the Site – VERY LOW
- Pluvial (Surface Water) Flooding from the Site – LOW
- Public Sewers & Water Mains – LOW
- Canals, Ponds & Artificial Watercourses – N/A
- Reservoir Flooding – N/A
- Groundwater Flooding – LOW

5.0 Control and Mitigation

5.1 Control and Mitigation

5.1.1 Prior to mitigation in accordance with Paragraph 004 of the PPG the development must evidence that measures to control the risk of flooding affecting the site have been investigated.

5.1.2 As summarised in section 4.9, there is no further control or mitigation required.

5.2 Access and Egress

5.2.1 The identified flood risk beyond the site boundary causes no restriction to the operation of any accesses and egresses from the site.

6.0 Residual Risk (Manage)

- 6.1.1 It is difficult to completely guard against flooding since extreme events greater than the design standard event are always possible, however it is possible to understand the potential future risk and ensure appropriate measures are put in place.
- 6.1.2 There is a requirement of the asset owner to maintain the assets, this is fundamental in any product or building work. Without maintenance assets can deteriorate and may become non-operational which can result in flooding.
- 6.1.3 For rainfall events in excess of the design standard of the proposed surface water management system, it is possible that the system capacity will be exceeded. The site levels are to be designed ensure water is directed away from buildings and critical access routes towards designed low points.

6.2 Evacuation

- 6.2.1 There is no requirement for an evacuation due to any of the mitigated flood risks identified.

6.3 Summary

- 6.3.1 Based on the above, the residual risk is acceptable for the lifetime of the development.

7.0 Conclusion

- 7.1.1 Curtins were appointed by Starship Group to prepare a Flood Risk Assessment (FRA) to accompany a planning application for the scheme known as Halsnead Farm.
- 7.1.2 The FRA provides information on the nature of flood risk at the site and follows government guidance with regards to development and flood risk. The report is based on currently available information and preliminary discussions.
- 7.1.3 The assessment has been undertaken in accordance with the standing advice and requirements of the EA as outlined in the Communities and Local Government's NPPF and accompanying PPG.
- The site is located entirely within Flood Zone 1, defined as having a 'Low' probability with less than a 1 in 1000 (0.1%) Annual Probability of flooding from rivers and the sea.
 - In accordance with PPG Table 2, residential uses are classified as 'More Vulnerable' development. According to PPG Table 3, this land use is appropriate for Flood Zone 1 without the need to apply the Sequential or Exception Test.
 - Surface water flood risk exists beyond the boundary, analysis of depths has shown that access and egress is not impacted by this.
 - All flood risks are low to very low and do not require additional mitigations.
- 7.1.4 The development is suitable for the proposed location and use with respect to flood risk with assessment made for 100 years to 2125.

Appendices

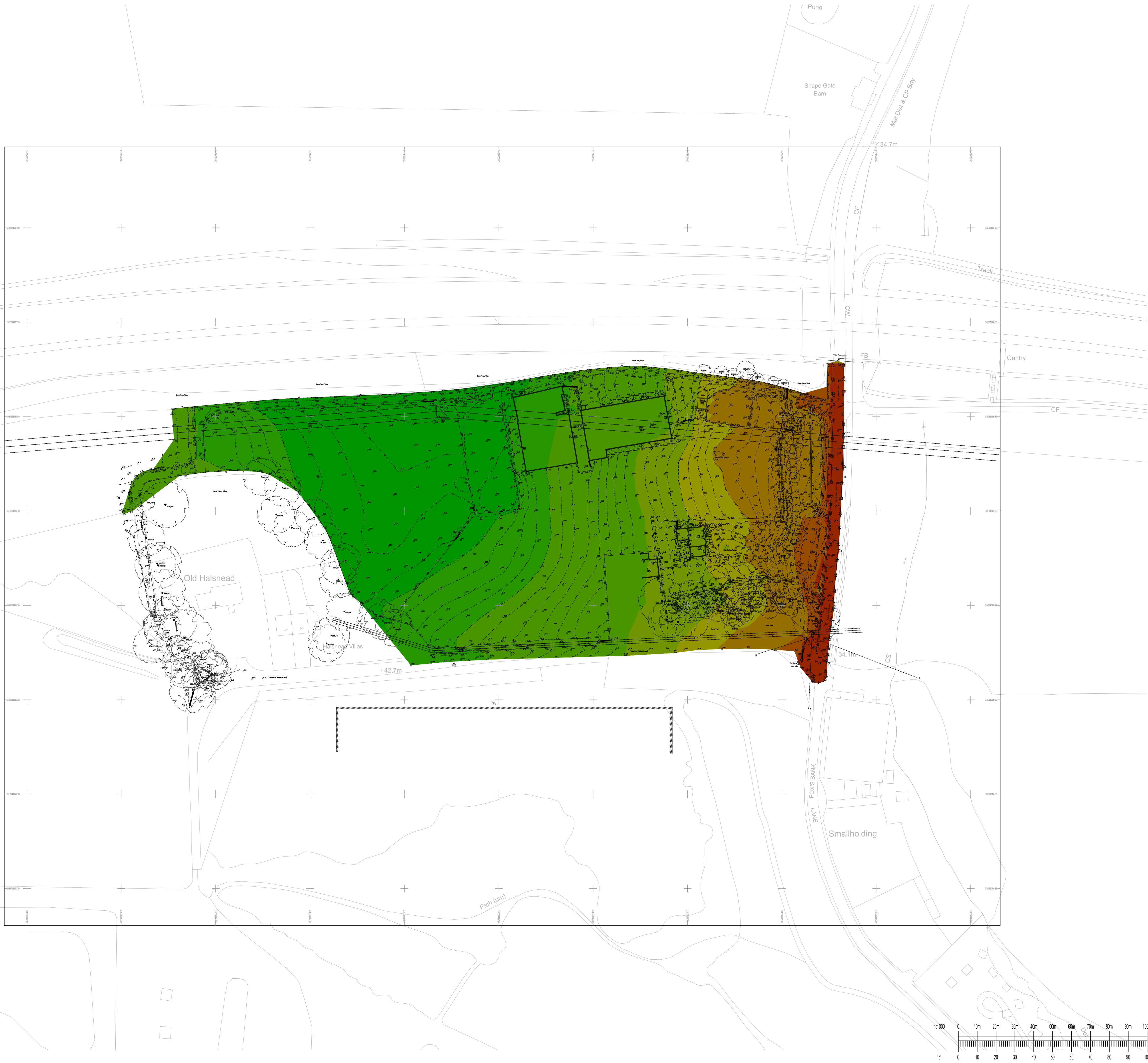
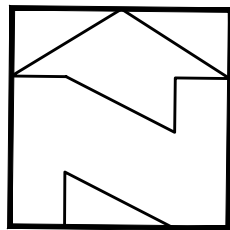
Appendix A – Site Layout



Drawing Title: Proposed Site Plan
Date: 28/09/2025
Drawing no: 1367 - 1001
Scale: 1:1250 @ A1
Drawn: HB

revision: B
revision notes: A 03/11/2025 Updated to reflect house type updates
B 07/11/2025 Red line upated

Appendix B – Topographical Survey



GENERAL NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
- ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
- FOR GENERAL NOTES REFER TO DRAWING.

SURFACE LEVEL DATA

NUMBER	MINIMUM LEVEL	MAXIMUM LEVEL	COLOUR
1	33.000	34.000	
2	34.000	35.000	
3	35.000	36.000	
4	36.000	37.000	
5	37.000	38.000	
6	38.000	39.000	
7	39.000	40.000	
8	40.000	41.000	
9	41.000	42.000	
10	42.000	43.000	
11	43.000	44.000	
12	44.000	45.000	

P01	PLANNING (S2)	17/10/25	RT	JDB
Rev:	Description:	Date:	By:	Chkd:

Curtins

51-55 Tithebarn Street Liverpool L2 2SB
0151 725 2000
liverpool@curtins.com
www.curtins.com

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Status:

SUITABLE FOR INFORMATION

S2

Project:

HALSNEAD FARM

Orig Title:

SURVEY
EXISTING TOPOGRAPHY

Drawn ByRT

Designed ByRT

Checked ByJDB

Date16/10/2025

Scales @ A11:1,000

Project No - Originator - Function - Spatial - Form - Discipline - Number

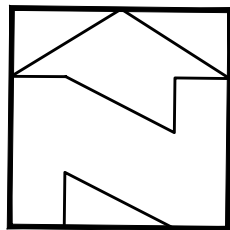
Revision

087052 - CUR - XX - XX - D - C - 02001

P01

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Appendix C – Drawings



GENERAL NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
- ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
- FOR GENERAL NOTES REFER TO DRAWING.

P01	PLANNING (S2)	17/10/25	RT	JDB
Rev:	Description:	Date:	By:	Chkd:

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0151 725 2000
liverpool@curtins.com
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Status:	SUITABLE FOR INFORMATION	S2
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Project:	HALSNEAD FARM
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Orig Title:	SURVEY EXISTING CATCHMENTS
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Drawn By RT	Designed By RT	Checked By JDB
Date 16/10/2025	Scales @ A1 1:1,000	

Project No - Originator - Function - Spatial - Form - Discipline - Number	Revision
087052 - CUR - XX - XX - D - C - 02101	P01

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