



Hopwood Hall College

Purpose of Issue	Date	Prepared By
SUPPLIMENTARY DATA FOR THE EA	06/10/25	JT



Following recent correspondence the following has been produced to support Roscoe's position with regards to correspondence with the Environmental Agency on Hopwood Hall College Planning Application '25/00541/FUL'.

From Product 4 data provided and correspondence with the EA, it is proposed the flood level is 120.23, shown at node 18 for the 1% AEP (+70%). This node has been selected as it is the highest flood point recorded, for the worst-case storm event, that is within the proposed building footprint. (WDC to forward plan)

This node has additionally been selected, as opposed to the highest node within the development boundary, as the flood level is produced by overland flow from the East of the development and not a flat flood level produced by the River Roch overflowing. The overland flow is at a highest level within the Public Park space adjacent to Newgate and drops considerably as it crosses St Mary's Gate and approaches the development, it continues to drop in level until it intercepts with the River Roch flood level of 119.35. This means that the higher flood levels shown within the development boundary, on the Eastern section of the scheme, will never extend to where the proposed building is positioned.

To confirm that the highest level of the overland flood water would not reach the building, Roscoe have produced drawings 'FE0012-ROS-XX-XX-D-C-0540' and 'FE0012-ROS-XX-XX-D-C-0541'.

FE0012-ROS-XX-XX-D-C-0540 is the overland flood route map of the existing development. This demonstrates that there is a clear path for overland flood water to enter the site from the North and discharge directly into the River Roch, with the existing development never being used as a storage plane or experiencing the overland flood water.

FE0012-ROS-XX-XX-D-C-0540 is the overland flood route map of the proposed development. This demonstrates that there is a clear path for the overland flood water to enter the site from the North and discharge directly into the River Roch as the existing development did. It also highlights there is a significant level difference between the level at which the overland flood water enters the site and passes to the River Roch and the proposed building level.

For the proposed development, a portion of the overland flow will be directed towards the depression to East of the scheme. There is a slot drain serving this area which is suitable for the site runoff but will exceed capacity if overland flows are introduced. This is acceptable to



allow this area to fill and store overland flood water, till it overflows at the low level of the car park and meet the River Roch water.

Both drawings also include site specific flow routes for the rainwater, to show that rainwater / flood water would not have previously sat stagnant within the development and that it still will not within the proposed development. As there is no flood water sat within the development for major collection points, the attenuation will function as designed to collect and accommodate for water falling within the boundary.

Whilst we consider the existing scheme did not store flood water within the development boundary as part of the 1% AEP 70% storm event, due to the clear overland flow paths towards the River Roch, Roscoe have ensured there is no reduction in overall flood storage potential within the development.

Drawing 'FE0012-ROS-XX-XX-D-C-0640' is an analysis of the proposed finished levels against the topographical levels on the scheme. There has been 3,400m³ of potential storage lost as part of the building being lifted approx. 1m from the existing car park level and 3,850m³ of potential storage gained as part of the existing building being demolished and a depression left in the area that builds to tie-into the car park. This constitutes a net 450m³ gain in the overall potential flood storage for the scheme.

The current proposed building level is 120.80, this is 570mm above the maximum flood level of 120.23 identified on the product 4 data. It is proposed to raise the building by an additional 30mm, to a finished flood level of 120.83, to account for a 600mm clearance from the flood level in line with standard EA practise.

In addition, flood mitigation measures are to be introduced into the scheme to further protect the building. These may take the form of raised electrical sockets, fuses boxes, meters and switches to a minimum 300mm above FFL or 900mm above the flood level. Although this will have to be further discussed and agreed with eth DfE due to the Framework Requirements and Technical Annexes which apply to the project.