Strata Flood deterministic flood-risk engine

Groundwater Flood Risk Screen — Twyford House, Kennedy Way, Tiverton, EX16 6RZ

DRAFT for competent-person review · generated 2026-08-21 10:01:13 UTC · Strata Flood — Groundwater Screen (GWFRA)

Prepared by: Strata Flood engine (automated draft) · Reviewed by: [competent person — awaiting review]

Executive summary

Not assessed **NOT ASSESSED.** The site lies outside current data coverage; no groundwater screening conclusion is available.

Assessment	Groundwater flood susceptibility screen (single source)
Result	**NOT ASSESSED.** The site lies outside current data coverage; no groundwater screening conclusion is available.
Mapped mechanism	none mapped
Further work indicated	Licensed data coverage, or a site-specific hydrogeological assessment, is required to reach a position.

Susceptibility describes physical potential, not likelihood, depth or level — see §6. Fluvial, tidal, surface-water, sewer and reservoir sources are not assessed here.

1. Site and scope of this assessment

Site reference	Twyford House, Kennedy Way, Tiverton, EX16 6RZ
Proposed development	Screening enquiry
Location (British National Grid)	E 295,245 N 113,181

Assessment	Groundwater flood risk screen (GWFRA)
Screen schema	`gwfra_screen_v1`
Generated	`2026-08-21T10:01:13+00:00`

This report assesses **groundwater** as a source of flooding. It does not assess fluvial, tidal, surface-water, sewer or reservoir sources, which are separate mechanisms requiring separate assessment. Groundwater and sewer flooding interact — a high water table drives infiltration into and surcharging of the drainage network — but the hydraulic capacity of the sewer network is not assessed here.

Figure 1. Site location plan. Contains OS data © Crown copyright and database right 2026

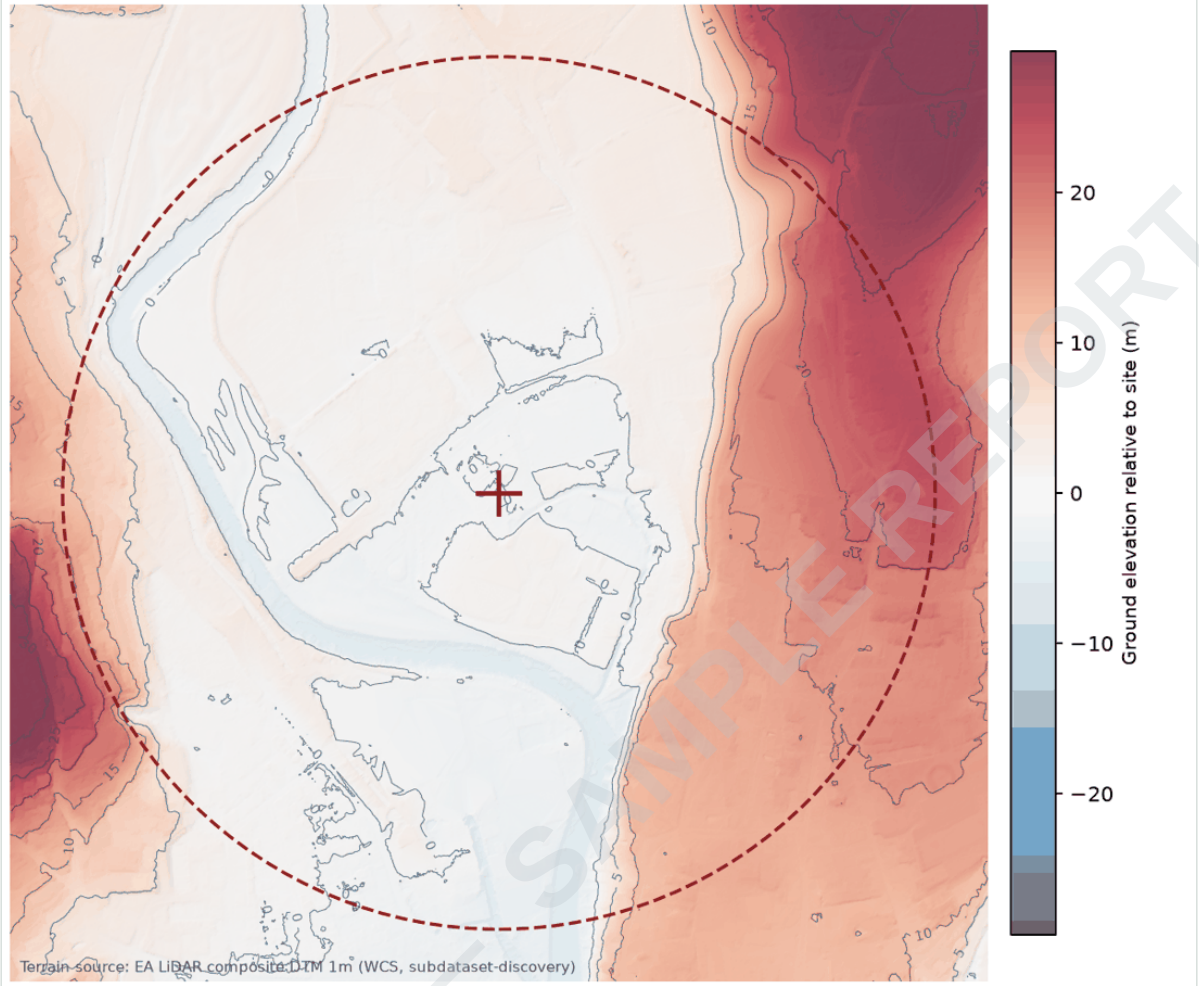

Figure 2. Relative ground elevations (500 m radius). LIDAR © Environment Agency copyright and/or database right 2022. All rights reserved.

2. Screening result

Screen status	Outside data coverage — NOT ASSESSED
Susceptibility band	**Not assessed**
Mapped mechanism	none mapped
Dataset classification	Site falls outside the current BGS groundwater flood susceptibility layer coverage. A groundwater flood risk assessment cannot be completed from national screening data at this location. A site-specific hydrogeological investigation is required.

Susceptibility band — not a risk rating, not a likelihood, not a level. See §6.

3. Interpretation

COMPETENT-PERSON SLOT · OVERRIDE KEY `SLOTS.GW_INTERPRETATION` · AUTO-DRAFTED

No screening conclusion can be drawn at this location. The site lies outside the extent of the groundwater flood susceptibility data currently held, so the screen has returned no result — this is an absence of data, and must not be read as an absence of risk. Groundwater flood risk at this site is **unassessed**. To reach a position, either licensed national coverage of the susceptibility dataset or a site-specific hydrogeological investigation is required. Auto-drafted from the screening result; the competent person confirms the onward route.

4. Recommended actions

COMPETENT-PERSON SLOT · OVERRIDE KEY `SLOTS.GW_RECOMMENDATION` · AUTO-DRAFTED

1. Do not issue a groundwater position for this site on the basis of this screen. **2.** Obtain licensed national coverage of the susceptibility dataset, or commission a site-specific hydrogeological desk study and, if indicated, ground investigation. **3.** Where a planning submission requires a groundwater statement, record the assessment as outstanding rather than as low risk. Auto-drafted; the competent person confirms.

5. Data source, coverage and licensing

BGS GroundwaterFlooding_v6_1 (2015-02-04); sample tile: BNG ST square (E333708-343708, N128984-138984). National BGS/NERC licence required for production coverage outside this tile.

The susceptibility dataset maps susceptible ground only: it does not tessellate, and a location carrying no polygon is below the lowest mapped band rather than un-surveyed. The screen distinguishes these two cases explicitly — a location outside the dataset's coverage extent is reported as not assessed, never as low risk.

[[GOVERNANCE]] Licensing — action required before commercial issue. This report has been produced from a BGS sample tile held for build and validation purposes. Strata does not currently hold a national BGS/NERC licence for the groundwater flood susceptibility dataset. This draft is **not licensed for issue to a client**. National coverage and a corresponding licence must be in place before this product is sold or relied upon externally.

6. Limitations of this assessment

> **What this assessment is.** This is an automated screen against a single national dataset: the BGS groundwater flood susceptibility layer. Susceptibility describes whether the underlying geology and hydrogeology are capable of producing groundwater flooding. It is **not** a likelihood, **not** an annual probability, and **not** a depth or level. No groundwater level, flood depth, or finished-floor level can be derived from this assessment — there is no counterpart here to the water-surface elevation produced by a hydraulic fluvial assessment. No borehole record, monitoring well, or seasonal water-table observation has been consulted. This screen is not, and must not be represented as, a deterministic groundwater emergence model. The same ceiling binds any desk-study groundwater assessment drawn from this dataset, whether produced automatically or by hand.

The dataset is a national screening product mapped at approximately 50 m resolution. It is not appropriate for determining conditions at a specific point within a site, and it postdates no site-specific investigation. Local features not represented include perched water tables, made ground, historic mine or quarry workings, buried services acting as preferential pathways, and the influence of adjacent development or dewatering. Where the screen indicates susceptibility, or where the proposal is sensitive to groundwater, site-specific investigation remains the only means of establishing actual water-table behaviour.