

Key - Sheet 2

Depth Mapping Max Depth (m) 0 - 0.25 0.25 - 0.5 0.5 - 1 1.0 - 2 2+

Velocity Mapping Max Velocity (m/s)

wax ver	
	0 - 0.3
	0.3 - 1
	1.0 - 1.5
	1.5 - 2.5
	2.5+

Hazard Mapping

Max Hazard (Flood Risk to People : FD2320)

Less than 0.75 (Low Hazard)
Between 0.75 and 1.25 (Danger for Some)
Between 1.25 and 2 (Danger for Most)
Greater than 2 (Danger for All)

Time to Inundation Mapping





NEWARK AND SHERWOOD DISTRICT COUNCIL LEVEL 2 SFRA PHASE 2 FIGURE No:









these events may not have been recorded. Investigations into

historical flooding of the area should be undertaken as part of

a site specific FRA.

should be provided detailing what residents / occupants should do to prepare for flood events, and what to do if the development floods. Safe escape / safe refuge details should be provided as part of a Flood Plan along with information on the EA Flood Warning system.

The IDB maintain a number of raised defences which developers should identify in a site specific FRA.



Site Name: 3 – Land South of M Location: Farnsfield (OS Grid Site Size: 2.59 hectares Existing Site Use: Greenfield Proposed Site Use: 12 Dwellings	Mansfield Road Ref: 464426, 356685) Flood Risk Assessment Requirements: A Flood Risk Assessment (FRA) will be required by the Environment Agency for any site over 1 hectare in size. Climate change should be taken in to account when	Pavilion Drichet Ground	Pavilion Crickin Bround Materia materia
Site Size: 2.59 hectares Existing Site Use: Greenfield	Flood Risk Assessment Requirements: A Flood Risk Assessment (FRA) will be required by the Environment Agency for any site over 1 hectare in size.	Cicket States	EN EN SALS Cricken Star Carline
Existing Site Use: Greenfield	A Flood Risk Assessment (FRA) will be required by the Environment Agency for any site over 1 hectare in size.		Annual and Annual
Existing Site Use: Greenfield	A Flood Risk Assessment (FRA) will be required by the Environment Agency for any site over 1 hectare in size.		
	Environment Agency for any site over 1 hectare in size.		I DEED THE TO TO VECONTAILE
		I I I I I I I I I I I I I I I I I I I	
Proposed Site Use: 12 Dwellings	Climate change should be taken in to account when		
	assessing flood risk from any source. The lifetime of the	Farnsfield	Farnsfield
	development will guide the allowance required for climate		
Vulnerability Classification: More Vulnerable	change, in accordance with the NPPF.	The second of th	The succession of the successi
-	Flood risk from surface water will need to be assessed as part		
Surface Water Flood Risk:	of any FRA, with a drainage strategy provided to ensure that the development does not flood during low annual probability		
The locally agreed surface water information maps	rainfall events or exacerbate the flood risk off site.		
indicate the site is located within close proximity to an	Approval will be required from either the LLFA or the IDB if	Melrose Nurseries	Melrose Nurseries Farnsfield Hall
area susceptible to surface water flooding. Therefore further assessment of surface water flood risk should	there is an increase in surface water discharge from the site	Stud	Stud a 6 1
be included within any site specific flood risk	to any watercourse other than a designated main river. Any discharge of surface water to a main river will require EA	Flood Map	Functional Floodplain
assessment.	consent.	Site is located in Flood Zone 1 – Low probability of flooding	The site is located out of the functional floodplain.
Proposed surface water drainage is a key factor to		from fluvial and tidal sources.	
the viability of any development that may be located on this land project and must not place extra pressure			
on the existing drainage regime.			
	-		
Safe Access and Egress:			
Not relevant to this site	I TO AN TRADIT REPLECTIVE TO A TOTAL		
	Paulion Contraction	HEELEN AND Pavilian	THE CAR AND Pavilion
	ET STAR Ground A STAR	Cricket NEW STILL	Crister Crister Crister Graund
		The second secon	The second and the second seco
	Leave	The second secon	I I State Int
	/ Farnsfield	/ Farnsfield	/ Farnsfield
Minimum Finished Floor Levels:			
Finished floor levels must be set above the maximum			
flood depth, the EA general requirement is a 600mm			
freeboard for residential. If single storey dwellings are	- THE BOOK THE ALL TUN		
freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible			
freeboard for residential. If single storey dwellings are	Melrose Nurserias	Metrose Har Fernsheld Hall	Melrose Formsfield Hall
freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible then a range of measures including flood resilient	Melrose Baller Melrose	Metrose Ast And ANTINE ANTICIDE A	Melrose And Melrose And Melrose
freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible then a range of measures including flood resilient construction must be considered.	Melrose Nurserias	Metrose Har Fernsheld Hall	Melrose Formsfield Hall
freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible then a range of measures including flood resilient construction must be considered.	Historical Flooding No records of historical flooding have been received for the	Melrose Nurseries Stud	Melrose Nurseries Stud
freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible then a range of measures including flood resilient construction must be considered.	Historical Flooding No records of historical flooding have been received for the site. This does not mean that flooding has not occurred as	Metrose Nurseries Flood Warning Areas	Melrose Fernefield Hall Flood Defences There are no flood defences close to the site. The IDB maintain a number of raised defences which
freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible then a range of measures including flood resilient construction must be considered.	Historical Flooding No records of historical flooding have been received for the	Metrose Nurseries Flood Warning Areas	Melrose Fernefield Hall Flood Defences There are no flood defences close to the site.
Finished floor levels must be set above the maximum		Farnstield	



Site Name:4 – North of AlexandLocation:Newark on Trent (OS)	er Avenue S Grid Ref: 480520, 355948)		Track
Site Size: 0.813 hectares	Flood Risk Assessment Requirements:		Tack Track
Existing Site Use: Greenfield	Any sites located within Flood Zone 2 or 3 regardless of size will require an FRA.		
Proposed Site Use: 17 Dwellings	Climate change should be taken in to account when assessing flood risk from any source. The lifetime of the development will guide the allowance required for climate		
Vulnerability Classification: More Vulnerable	change, in accordance with the NPPF. Flood risk from surface water will need to be assessed as		
Surface Water Flood Risk:	part of any FRA, with a drainage strategy provided to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site.	Sch Th	Sch Strange
The locally agreed surface water information maps indicate the site is located within close proximity to an area susceptible to surface water flooding. Therefore, further assessment of surface water flood risk should be included within any site specific flood risk	The sequential approach should be applied to the site to avoid development within any areas likely to flood. Flood resilient construction should also be considered.	Alla Sans	Alloi Gins
assessment.	Approval will be required from the LLFA or IDB if there is an increase in surface water discharge from the site to any	Flood Map The site is located primarily within Flood Zone 1 – Low	Functional Floodplain The site is not located within functional floodplain.
Proposed surface water drainage is a key factor to the viability of any development that may occur on this site and must not place extra pressure on the existing drainage regime.	watercourse other than a designated main river. Any discharge of surface water to a main river will require EA consent.	probability of flooding from fluvial and tidal sources, with approximately 40% of the western end of the site in Flood Zone 2 (medium probability).	
Safe Access and Egress:	Residual risk using hazard mapping should be included within the FRA.		
The approach should be taken whereby access to and from the site is away from the area shown as located within the flood extent. This area should be free from development.	Track	Track	Track
Safe access looks viable to the east of the site based on hazard mapping within this SFRA.	Track	Track	Track
Minimum Finished Flees Louds	water and the second	Wage Vorks a	wage Vorks eb. Tre
Minimum Finished Floor Levels:			
Finished floor levels must be set above the maximum flood depth, the EA general requirement is a 600mm freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible	Sch Eg	Sdi Sdi	Sen Sen
then a range of measures including flood resilient construction must be considered.		Allot	Aliot Gans
This is subject to EA approval and discussions.	Historical Flooding	Flood Warning Areas	Flood Defences
	The western end of the site is located in an area that has		There are no flood defences close to the site. Embankments
	flooded historically, lining up with the Flood Zone 2 extent from the Flood Map.	should be provided detailing what residents / occupants should do to prepare for flood events, and what to do if the	associated with the railway track do provide some form of informal protection of the site, this can be seen on the hazard

development floods. Safe escape / safe refuge details should

be provided as part of a Flood Plan along with information on

the EA Flood Warning system.

mapping. The IDB maintain a number of raised defences which developers should identify in a site specific FRA.

4 – North of Alexander Avenue Newark on Trent (OS Grid Ref: 480520, 355948)

WSP





Site Name: 5 – North of Lake Vi		ut, sisnopshill Plantation	Bishopshill Plantanon
Location: Rainworth (OS Grid	Ref: 458735, 358161)	Con- DA THE	non and and a
Site Size: 0.84 hectares	Flood Risk Assessment Requirements:	Lodge 7- mother and the second	Lodge 2 185
Existing Site Use: Greenfield	Any sites located within Flood Zone 2 or 3 regardless of size will require an FRA.		
	Climate change should be taken in to account when		
Proposed Site Use: Residential	assessing flood risk from any source. The lifetime of the development will guide the allowance required for climate	Lieke n Reserve	P Reserve
Vulnerability Classification: More Vulnerable	 change, in accordance with the NPPF. Flood risk from surface water will need to be assessed as part 		
Surface Water Flood Risk:	of any FRA, with a drainage strategy provided to ensure that the development does not flood during low annual probability	School School	school - Stuice in
The locally agreed surface water information maps	rainfall events or exacerbate the flood risk off-site.		BAR ALLA
indicate the site is located within close proximity to an area susceptible to surface water flooding. Therefore, further assessment of surface water flood risk should	The sequential approach should be applied to the site to avoid development within any areas likely to flood. An easement free from development may also be required within the		
be included within any site specific flood risk assessment.	development layout for the adjacent watercourse.	Flood Map	Functional Floodplain
Proposed surface water drainage is a key factor to	Approval will be required from the LLFA or IDB if there is an increase in surface water discharge from the site to any	The site is located primarily within Flood Zone 1 – Low probability of flooding from fluvial and tidal sources, with	The site is not located within functional floodplain.
the viability of the project and must not place extra pressure on the existing drainage regime.	watercourse other than a designated main river. Any discharge of surface water to a main river will require EA	approximately 20% of the site in Flood Zone 2 and 3 (medium and high probability respectively). The site will therefore need	
Safe Access and Egress:	consent.	to be assessed based on Flood Zone 3 criteria.	
The approach should be taken whereby access to and from the site is away from the area shown as			
located within the flood extent. This area should be free from development.	Bishopshill Pläntation	Bishopshill Plantation	Bishopshill Plantation
Safe access looks viable to the east of the site based on hazard mapping within this SFRA.	Loboview Lodge 5 (1997) B5 P0 0	Laleview Lodge 5	Lodge reft BS
	Lake	Lake	Lake
Minimum Finished Floor Levels:	a Reserva	e Resorve	e Reservo
Hazard mapping included within this SFRA shows the			
site does not suffer from flooding therefore FFL should be at least 300mm above existing ground	School School	School School	school school and
level.			
This is subject to EA approval and discussions.			
	Historical Flooding	Flood Warning Areas	Flood Defences
	No records of historical flooding have been received for the	There is no flood warning area covering the site. A Flood Plan	There are no flood defences close to the site.
	site. This does not mean that flooding has not occurred as	should be provided detailing what residents / occupants	
	these events may not have been recorded. Investigations into historical flooding of the area should be undertaken as part of	should do to prepare for flood events, and what to do if the development floods. Safe escape / safe refuge details should	
		he provided as part of a Flood Plan along with information on	

a site specific FRA.

be provided as part of a Flood Plan along with information on the EA Flood Warning system.



Site Name:6 – North of Barnby ILocation:Newark-on-Trent (OS)	Road S Grid Ref: 481025, 353312)	Ground Sta	Remainin Ground Ground
Site Size: 3.07 hectares	Flood Risk Assessment Requirements:		
	A Flood Risk Assessment (FRA) will be required by the	A STAN MARKEN AND	
Existing Site Use: Greenfield	Environment Agency for any site over 1 hectare in size. Climate change should be taken in to account when	istin 24 Boutin	Literas
Proposed Site Use: Residential	assessing flood risk from any source. The lifetime of the development will guide the allowance required for climate	AN 7	
Vulnerability Classification: More Vulnerable	change, in accordance with the NPPF. Flood risk from surface water will need to be assessed as part		
Surface Water Flood Risk:	of any FRA, with a drainage strategy provided to ensure that the development does not flood during low annual probability	The second secon	
The locally agreed surface water information maps indicate the site is located within close proximity to an area susceptible to surface water flooding. Therefore, further assessment of surface water flood risk should be included with the site specific flood risk	rainfall events or exacerbate the flood risk off site. Approval will be required from the LLFA or IDB if there is an increase in surface water discharge from the site to any watercourse other than a designated main river. Any	Game Colored a logo and a logo an	Gdin and a second
assessment.	discharge of surface water to a main river will require EA consent.	Flood Map	Functional Floodplain The site is not located within functional floodplain.
Proposed surface water drainage is a key factor to the viability of the project and must not place extra pressure on the existing drainage regime.		Site is located in Flood Zone 1 – Low probability of flooding from fluvial and tidal sources.	
Safe Access and Egress:			
The site is located in Flood Zone 1 and is not affected by or surrounded by flooding, therefore safe access and egress is not applicable.	Ground Ppg	Ppg Ground Building Cround Building Control Control Building Control Build	Ground Brown Poo
Minimum Finished Floor Levels: It is advisable for finished floor levels to be 150mm to 300mm above ground levels to ensure that any surface water flooding would not enter properties and cause damage.	Allon Barton Allon	Sulting Building	Autor Scription and and a scription and a scri
	Historical Flooding	Flood Warning Areas	Flood Defences
	No records of historical flooding have been received for the site. This does not mean that flooding has not occurred as these events may not have been recorded. Investigations into historical flooding of the area should be undertaken as part of a site specific FRA.	Not shown as being located within a Flood Warning Area.	There are no flood defences close to the site. The IDB maintain a number of raised defences which developers should identify in a site specific FRA.



6 – North of Barnby Road Newark-on-Trent (OS Grid Ref: 481025, 353312)





Site Name: 7	7 – Millgate		1. 1.	Therease is the second
		S Grid Ref: 479131, 353456)		
Site Size: 2.2 hectares		Flood Risk Assessment Requirements:		
xisting Site Use: Greenfield		Any sites located within Flood Zone 2 or 3 regardless of size will require an FRA.		a and a second s
Proposed Site Use: 69 Dwellin	gs	Climate change should be taken in to account when assessing flood risk from any source. The lifetime of the development will guide the allowance required for climate	ON-TREI	Sch Sch
/ulnerability Classification: M	lore Vulnerable	change, in accordance with the NPPF. Flood risk from surface water will need to be assessed as part	L	
Surface Water Flood Risk:	r information mana	of any FRA, with a drainage strategy provided to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site.		
he locally agreed surface wate ndicate the site is located in an urface water flooding to an inte herefore, further assessment of	area susceptible to rmediate level. of surface water flood	The sequential approach should be applied to the site whereby development is to be located in Zone 1 area of the site only and to avoid developing within any areas likely to	Json	school Prive
k should be included with the sessment.	site specific flood risk	flood. No development should be located within the functional floodplain. Flood resilient construction should be considered.	Flood Map	
Proposed surface water drainag ne viability of the project and m ressure on the existing drainag	ust not place extra	Approval will be required from the LLFA or IDB if there is an increase in surface water discharge from the site to any watercourse other than a designated main river. Any	The site is located partly within Fl probability of flooding from fluvial approximately 50% of the site to the Zone 2 and 3 (medium and high p	l and tidal sources, with the north / west in Flood
Safe Access and Egress:		discharge of surface water to a main river will require EA consent. A Flood Plan is also required for the site.		
Safe / dry access and egress sh all future residents of the site. Re lirected away from offsite flood	esidents should be	Ropewalk Farm		Track
afe access appears viable to the based on the hazard mapping		Ungetone y Bindge Maio	Long	Veir Sia
Minimum Finished Floor Leve	ls:	ON-TREMIK	ON-TRENT	PWD Sen V
Finished floor levels must be set flood depth, the EA general requ freeboard for residential. If single proposed this is essential. When then a range of measures includ construction must be considered	t above the maximum uirement is a 600mm e storey dwellings are re this is not possible ding flood resilient	Design of School & David		
This is subject to EA approval a	nd discussions.	Historical Flooding	Flood Warning Areas	3 JANNA TA TABLE
		Historic flood records show previous flooding occurring within the northern part of the site.	There is no flood warning area coverin should be provided detailing what resi should do to prepare for flood events, development floods. Safe escape / sa	idents / occupants and what to do if the afe refuge details should

be provided as part of a Flood Plan along with information on the EA Flood Warning system.

7 – Millgate Newark-on-Trent (OS Grid Ref: 479131, 353456)

WSP





			and the second se
Site Name:8 – North GateLocation:Newark-on-Trent (OS	S Grid Ref: 480034, 354494)		
Site Size: 1.65 hectares	Flood Risk Assessment Requirements:		
	Any sites located within Flood Zone 2 or 3 regardless of size will require an FRA.		
Existing Site Use: Greenfield	'	ĺ.,	N. Solution
Proposed Site Use: 53 Dwellings	Climate change should be taken in to account when assessing flood risk from any source. The lifetime of the	11.	
	development will guide the allowance required for climate change, in accordance with the NPPF.	12-	
Vulnerability Classification: More Vulnerable	Flood risk from surface water will need to be assessed as part	1-	
Surface Water Flood Risk:	of any FRA, with a drainage strategy provided to ensure that	68	
The locally agreed surface water information maps	the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site.		
indicate the site is located in an area susceptible to surface water flooding to an intermediate level.	The sequential approach should be applied to the site	AB	
Therefore, further assessment of surface water flood	whereby development is to be located in areas not likely to flood and to avoid developing within any areas likely to flood.	1 B Brown	
isk should be included with the site specific flood risk assessment.	Flood resilient construction should also be considered.	Flood Map	
Proposed surface water drainage is a key factor to	Approval will be required from the LLFA or IDB if there is an increase in surface water discharge from the site to any	The site has approximately 5% of its Zone 3 and approximately 75% of the	
the viability of the project and must not place extra pressure on the existing drainage regime.	watercourse other than a designated main river. Any	Zone 2.	
	discharge of surface water to a main river will require EA consent.		
Safe Access and Egress:			
Safe / dry access and egress should be provided for all future residents of the site. Residents should be	1 your 2 TX - Change and	EN V/ / Journey	N BARANON SA
directed away from offsite flood areas.	and a start of the	Reitwal	
Safe access appears viable to the south-east of the site based on the hazard mapping for the site.	The Aller		
	141 man a set 100 light		1 - 1/18
	LINA STALING B	SUMMININ	
	A CONTRACTOR		Non and
	REP I SHARE THE PARTY		New matter
Minimum Finished Floor Levels:			
Finished floor levels must be set above the maximum flood depth, the EA general requirement is a 600mm			SITT
freeboard for residential. If single storey dwellings are			11251
proposed this is essential. Where this is not possible then a range of measures including flood resilient			
construction must be considered.			A FRAME
This is subject to EA approval and discussions.	Marine Planeters	Fland Wagning Areas	
	Historical Flooding Historic flood records show previous flooding occurring within	Flood Warning Areas The site is located within a Flood Warni	ng Area. There is no
	the northern and western parts of the site.	flood warning area covering the site. A	Flood Plan should be
		provided detailing what residents / occu prepare for flood events, and what to do	if the development
		floods. Safe escape / safe refuge details as part of a Flood Plan along with inform	
1		Warning system	

Warning system.

8 – North Gate Newark-on-Trent (OS Grid Ref: 480034, 354494)







Site Name: 9 – North of Sleaford Location: Newark-on-Trent (OS)	l Road S Grid Ref: 480359, 354179)	Station Contraction	Sub-Station Cart
Site Size: 0.69 hectares	Flood Risk Assessment Requirements:		
Existing Site Use: Brownfield (currently in use)	Any sites located within Flood Zone 2 or 3 regardless of size will require an FRA.		
Proposed Site Use: Residential	Climate change should be taken in to account when assessing flood risk from any source. The lifetime of the development will guide the allowance required for climate		Amb Sta / School / Sc
Vulnerability Classification: More Vulnerable	change, in accordance with the NPPF. Flood risk from surface water will need to be assessed as part	The Friery and remains of the second se	The Friary and remains of a strain of the st
Surface Water Flood Risk:	of any FRA, with a drainage strategy provided to ensure that the development does not flood during low annual probability		
The locally agreed surface water information maps indicate the site is located within close proximity to an area susceptible to surface water flooding to a level classed as Less. Therefore, further assessment of surface water flood risk should be included with the	rainfall events or exacerbate the flood risk off-site. The sequential approach should be applied to the site whereby development is to be located in Zone 1 area of the site only and to avoid developing within any areas likely to flood. Flood resilient construction should also be considered.		
site specific flood risk assessment.	Approval will be required from the LLFA or IDB if there is an	The site has approximately 40% of its area located within	Functional Floodplain The site is located away from the functional floodplain.
Proposed surface water drainage is a key factor to the viability of the project and must not place extra pressure on the existing drainage regime.	increase in surface water discharge from the site to any watercourse other than a designated main river. Any discharge of surface water to a main river will require EA	Flood Zone 2 based on the current flood map (medium probability of flooding).	
Safe Access and Egress:	consent.		
Safe / dry access and egress should be provided for all future residents of the site. Residents should be directed away from offsite flood areas. Safe access appears viable to the south-east of the site based on the hazard mapping for the site.	School Color	Ame School	Sch Stetion
Minimum Finished Floor Levels:	The Enary	The Filary	The Frian
Finished floor levels must be set above the maximum flood depth, the EA general requirement is a 600mm freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible then a range of measures including flood resilient construction must be considered. This is subject to EA approval and discussions.	and remain of the second secon	and monitor of a second	Sent and remain of the sector
	Historical Flooding	Flood Warning Areas	Flood Defences
	No records of historical flooding have been received for the site. This does not mean that flooding has not occurred as these events may not have been recorded. Investigations into historical flooding of the area should be undertaken as part of o site or active area for the set of the	There is no flood warning area covering the site. A Flood Plan should be provided detailing what residents / occupants should do to prepare for flood events, and what to do if the development floods. Safe escape / safe refuge details should be provided ap and of a Elect Plane and Plane glace with information on	There are no flood defences close to the site. The IDB maintain a number of raised defences which developers should identify in a site specific FRA.

a site specific FRA.

be provided as part of a Flood Plan along with information on the EA Flood Warning system.

9 – North of Sleaford Road Newark-on-Trent (OS Grid Ref: 480359, 354179)





Site Name: 10 – Kirklington Road	1		A A GUINT
Location: Rainworth (OS Grid R		The Marker I have a second	All Contractions
	Flood Risk Assessment Requirements:		NAME IN THE
Existing Site Use: Greenfield	A Flood Risk Assessment (FRA) will be required by the Environment Agency for the site due to the Flood Zone 2 extent and proximity to an existing culvert.		All Control of Control
	Climate change should be taken in to account when assessing flood risk from any source. The lifetime of the development will guide the allowance required for climate	Sporte Cround	Shorts Ground Pav
Verberneh liter Ole estimation Mana Manakia	change, in accordance with the NPPF.		
Surface Water Flood Risk:	Flood risk from surface water will need to be assessed as part of any FRA, with a drainage strategy provided to ensure that		
indicate the site is located within an area susceptible	the development does not flood during low annual probability rainfall events or exacerbate the flood risk off site.		
assessment of surface water flood risk should be	The sequential approach should be applied to the site whereby development is to be located in Zone 1 area of the		
Proposed surface water drainage is a key factor to the viability of the project and must not place extra	site only and to avoid developing within any areas likely to flood. Flood resilient construction should also be considered. A Culvert which is located at the site needs to be investigated	Flood Map The site is primarily located entirely within Flood Zone 1 based on the existing flood map with a marginal amount	Functional Floodplain The site is located away from the functional floodplain.
pressure on the existing drainage regime.	as part of the site specific FRA and flood risk associated to	located in Zone 2 to the north.	
Sale Access and Edress:	the site by this culvert. The EA should be consulted regarding this.		
The approach should be taken whereby access to and from the site is away from the area shown as located within the flood extent. This area should be			
free from development.	ast Participant Contraction of the second co	All Sports Ground Pay	All Sports Ground Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park Park
Minimum Finished Floor Levels:			
Finished floor levels must be set above the maximum flood depth, the EA general requirement is a 600mm freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible then a range of measures including flood resilient			
construction must be considered.			
This is subject to EA approval and discussions.	Historical Flooding	Flood Warning Areas	Flood Defences
	No records of historical flooding have been received for the site. This does not mean that flooding has not occurred as these events may not have been recorded. Investigations into historical flooding of the area should be undertaken as part of	Not shown as being located within a Flood Warning Area.	There are no flood defences close to the site.



Site Name: 11 – West of Rufford	Colliery	A SIN INT	La ALL L'Y & MAIZ
	Ref: 459042, 358652)	Sol P	
		Woodland of Park	Woodland Star
Site Size: 5.5 hectares	Flood Risk Assessment Requirements:	Marshell I and	and a fill the second s
	Any sites located within Flood Zone 2 or 3 regardless of size		and the new All and the
Existing Site Use: Greenfield	will require an FRA.	The local de la	
	Climate change should be taken in to account when	The second se	Total and a state of the state
Proposed Site Use: 125 dwellings	assessing flood risk from any source. The lifetime of the development will guide the allowance required for climate	Reen Color	Recover and the second
Vulnerability Classification: More Vulnerable	change, in accordance with the NPPF.	Stand Stand Street The Stand	45 Bar
Vullerability classification. More vullerable	Flood risk from surface water will need to be assessed as part	The second second	A A A A A A A A A A A A A A A A A A A
Surface Water Flood Risk:	of any FRA, with a drainage strategy provided to ensure that the development does not flood during low annual probability		
The locally agreed surface water information maps	rainfall events or exacerbate the flood risk off-site.	Sports Bround	D Sports Ground
indicate the site is located in an area susceptible to	The sequential approach should be applied to the site	Pav Pav	Pav Pav
surface water flooding. Therefore, further assessment of surface water flood risk should be	whereby development is to be located in Zone 1 area of the	A STATE OF A	a contraction of the second
included with the site specific flood risk assessment.	site only and to avoid developing within any areas likely to flood. Flood resilient construction should also be considered.	Flood Map	Functional Floodplain
Proposed surface water drainage is a key factor to	Approval will be required from the LLFA or IDB if there is an	The site is predominantly located within Flood Zone 1 based	The site is located away from the functional floodplain.
the viability of the project and must not place extra pressure on the existing drainage regime.	increase in surface water discharge from the site to any	on the existing flood map, with approximately 10% of the area	
	watercourse other than a designated main river. Any	of the site located in Flood Zone 2 and 3.	
Safe Access and Egress:	discharge of surface water to a main river will require EA consent.		
The approach should be taken whereby access to			
and from the site is away from the area shown as located within the flood extent. This area should be			
free from development.	and a la the	and all all the	AND
	Woodland 3	Woodland 3	Woodland 3
0.1	Parks of the Parks of the Parks	Parker and Parker	Barker and an
	Maria Anna		
	and the second s	the second se	
	and the second	States of the second se	and a second and a second as a
	and the second s	Contraction of the second	Para Contraction
Minimum Finished Floor Levels:	Gol Maar	GI/Maar	Gel Man Star
Finished floor levels must be set above the maximum			
flood depth, the EA general requirement is a 600mm	The second secon	The second second	The second second second
freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible	Sports Ground	Sports Ground	BSS BLACK
then a range of measures including flood resilient			
construction must be considered.			
This is subject to EA approval and discussions.			
	Historical Flooding	Flood Warning Areas	Flood Defences
	No records of historical flooding have been received for the site. This does not mean that flooding has not occurred as	There is no flood warning area covering the site. A Flood Plan should be provided detailing what residents / occupants	There are no flood defences close to the site.
	these events may not have been recorded. Investigations into	should do to prepare for flood events, and what to do if the	
	historical flooding of the area should be undertaken as part of a site specific FRA.	development floods. Safe escape / safe refuge details should be provided as part of a Flood Plan along with information on	
		the EA Flood Warning system. (EA to confirm).	
	1		



Site Name:12 - Church StreetLocation:Southwell (OS Grid F	Ref: 470352, 353697)		
Site Size: 0.9 hectares	Flood Risk Assessment Requirements:	The second of the second	THE REAL STREET
Existing Site Use: Greenfield	Any sites located within Flood Zone 2 or 3 regardless of size will require an FRA.	Minster Path	Minster Peth
Proposed Site Use: Permission Granted	Climate change should be taken in to account when assessing flood risk from any source. The lifetime of the development will guide the allowance required for climate	Bishup's Manor	Bistop's Manor
Vulnerability Classification: More Vulnerable	change, in accordance with the NPPF. Flood risk from surface water will need to be assessed as part	SOUTH	SOUTHWELL
Surface Water Flood Risk: The locally agreed surface water information maps	of any FRA, with a drainage strategy provided to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off site.	Recri Ed	Recri Gd
indicate the site is located in an area susceptible to surface water flooding. Therefore, further assessment of surface water flood risk should be included with the site specific flood risk assessment.	The sequential approach should be applied to the site whereby development is to be located in Zone 1 area of the site only and to avoid developing within any areas likely to	Comy Carly	Comv Comv
Proposed surface water drainage is a key factor to	flood. Flood resilient construction should also be considered.	Flood Map	Functional Floodplain The site is not located within functional floodplain, however
the viability of the project and must not place extra pressure on the existing drainage regime.	Approval will be required from the LLFA or IDB if there is an increase in surface water discharge from the site to any watercourse other than a designated main river. Any	The site is predominantly located within Flood Zone 1 based on the existing flood map, with approximately 20% of the total site area located within Flood Zone 2, and 10% of the total	the south east of the site is located next to functional floodplain.
Safe Access and Egress:	discharge of surface water to a main river will require EA consent.	site area located in Flood Zone 3.	
The approach should be taken whereby access to and from the site is away from the area shown as located within the flood extent. This area should be			
free from development.	N PO Minster Minster Biehoor s Manor	Ninster Minster Bishop's Menor	Para Para Para Para Para Para Para Para
Minimum Finished Floor Levels:	Bishoo's Palarey School Start E	Station's Datary School School Station	Plano's Dilder School School Stranger
Finished floor levels must be set above the maximum flood depth, the EA general requirement is a 600mm freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible then a range of measures including flood resilient construction must be considered.	Reen Gd Pay Page	Reen Gd Pay Reen Gd Pay Reen Gd Pay	Recr Gd Pay Part
This is subject to EA approval and discussions.	A I NOVI PERSON V	N (NS/1 Page V	N/ NON BEEN V
	Historical Flooding	Flood Warning Areas	Flood Defences
	No records of historical flooding have been received for the site. However there is a fluvial flooding event and four sewer flooding events recorded close to the site within Southwell. Further investigation should be included within a site specific FRA	There is no flood warning area covering the site. A Flood Plan should be provided detailing what residents / occupants should do to prepare for flood events, and what to do if the development floods. Safe escape / safe refuge details should be provided as part of a Flood Plan along with information on	There are no flood defences close to the site. The IDB maintain a number of raised defences which developers should identify in a site specific FRA.

be provided as part of a Flood Plan along with information on

the EA Flood Warning system.

FRA.



Site Name:13 – North of MaltkirLocation:Newark-on-Trent (OF	i Lane S Grid Ref: 480215, 355119)		Works
Site Size: 2.03 hectares	Flood Risk Assessment Requirements:		Yons Was
Existing Site Use: Brownfield (Scrap Yard)	Any sites located within Flood Zone 2 or 3 regardless of size will require an FRA. Climate change should be taken in to account when	Seven 251	Seven 25 Mar
Proposed Site Use: 60 Dwellings	assessing flood risk from any source. The lifetime of the development will guide the allowance required for climate		
Vulnerability Classification: More Vulnerable	change, in accordance with the NPPF. Flood risk from surface water will need to be assessed as part		
Surface Water Flood Risk: The locally agreed surface water information maps indicate the site is located in an area susceptible to surface water flooding to an intermediate level. Therefore, further assessment of surface water flood	of any FRA, with a drainage strategy provided to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site. The sequential approach should be applied to the site whereby development is to be located in Zone 1 area of the site only and to avoid developing within any areas likely to	Wita Bubwer	Allot Gdns Wike Bubwey Finter
risk should be included with the site specific flood risk assessment.	flood. Flood resilient construction should also be considered.	Flood Map	Functional Floodplain
Proposed surface water drainage is a key factor to the viability of the project and must not place extra pressure on the existing drainage regime.	Approval will be required from the LLFA or IDB if there is an increase in surface water discharge from the site to any watercourse other than a designated main river. Any discharge of surface water to a main river will require EA	The site is predominantly located within Flood Zone 2 and 3 having 60% of its area located in Flood Zone 2 and 40% of its area located within Flood Zone 3 based on the existing flood map. The site will therefore need to be assessed based on	The western edge of the site is located within functional floodplain.
Safe Access and Egress:	consent.	Flood Zone 3 criteria.	
Safe / dry access and egress should be provided for all future residents of the site. Residents should be directed away from off-site flood areas. Safe access appears viable to the south / east of the site based on the hazard mapping for the site.	181111 Vein Sillis Sillis Hilb	IBIIII Weir. Slutes Slutes Bayen Hills Workis Seven Hills	Lock no University Wain Solution Sluice Sluice Boyon Hills Spyon
Minimum Finished Floor Levels:			
Finished floor levels must be set above the maximum flood depth, the EA general requirement is a 600mm freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible then a range of measures including flood resilient construction must be considered. This is subject to EA approval and discussions.	allot Gans Gans Subwey	Allor Cars Wita Bubwey	Alice Bans January Mas
	Historical Flooding	Flood Warning Areas	Flood Defences
	The northern / western parts of the site are located within an area shown to have flooded historically. Investigations in to historical flooding should be carried out as part of a site specific FRA.	There is no flood warning area covering the site. A Flood Plan should be provided detailing what residents / occupants should do to prepare for flood events, and what to do if the development floods. Safe escape / safe refuge details should be provided as part of a Flood Plan elege with information on	There are no flood defences close to the site.

be provided as part of a Flood Plan along with information on the EA Flood Warning system.

13 – North of Maltkin Lane Newark-on-Trent (OS Grid Ref: 480215, 355119)















Site Name: 16 – Land off First H	folme Lane	FILL FILL MELL	
Location: Sutton-on-Trent (OS	S Grid Ref: 480142, 365821)		I Vie I
		Three As San 5	Playing R. Sch
Site Size: 0.92 hectares	Flood Risk Assessment Requirements:		
	Any sites located within Flood Zone 2 or 3 regardless of size	And the second sec	Hotel Hotel October
Existing Site Use: Greenfield	will require an FRA. Climate change should be taken in to		THE STORE THE PARTY AND
	account when assessing flood risk from any source. The	त्मी मेपा	FETTER THE THE TANK SHOW
Proposed Site Use: 17 Dwellings	lifetime of the development will guide the allowance required		FB Pintid Stude
Proposed Sile Ose. If Dwennings	for climate change, in accordance with the NPPF.		Form Farm
	Flood risk from surface water will need to be assessed as part		
Vulnerability Classification: More Vulnerable	of any FRA, with a drainage strategy provided to ensure that	Holly House	Holly House Farm UN MIDDLE HOUME LA
	the development does not flood during low annual probability rainfall events or exacerbate the flood risk off site. The		
Surface Water Flood Risk:	sequential Approach will need to be applied with no		
The locally agreed surface water information maps	development located within the Zone 3 extent.		
indicate the site is located in an area susceptible to	The site is located within the TVIDB district and has a board		
surface water flooding to an intermediate level. Therefore, further assessment of surface water flood	maintained watercourse along its eastern boundary. The	Alat	Alter Harris
risk should be included with the site specific flood risk			
assessment.	watercourse. The Board's consent will be required to any	Flood Map	Functional Floodplain
Proposed surface water drainage is a key factor to	works in, over, under or within 9.0m of top, or, where the	The site is located entirely within Flood Zone 2 and 3. Approximately 45% of the site is located within Flood Zone 3.	The site is located outside the functional floodplain.
the viability of the project and must not place extra	watercourse is culverted, the outside edge of the pipe. The LLFA or IDB consent will be required prior to any increases in	Approximately 43% of the site is located within 1 lood 20he 3.	
pressure on the existing drainage regime.	surface water discharge from the site being made to any		
Safe Access and Egress:	watercourse, other than designated main river, which would		
-	require EA consent.		
Safe / dry access and egress should be provided for		and the second	and the second se
all future residents of the site. Residents should be directed away from off-site flood areas.			267
It is likely land raising will be required to levels above the associated flood depth to provide safe refuge	Playing PL Sch Stuice	Sluice	Playing R. Sch
during times of flood (should safe access and egress	A Field A TEL A		
not be possible).	w therei		W Lithotel Land a Do- Child
Hazard Mapping is not available for the site therefore	HELLI	411111111111111111111111111111111111111	
flood depths, velocities and time to inundation is not	AFRICA THE TANK AND		APATH PT IN THE AND AND AND AND
available. Should the site be put forward for	FB K COL II HAINS	Contraction States	FB FER I Harris
development hazard mapping will required for safe	Farn Farn	//////////////////////////////////////	Farm
access and egress to be assessed.		11111111111111111111 11 11	
Minimum Finished Floor Levels:	Holly House Farm		Holly House Farm
Finished floor levels must be set above the maximum			
flood depth, the EA general requirement is a 600mm	HE FRANCE FRANKLA LIN THIS Stulos	Contraction Stude	TEL PRI POLINE AL ANTIL Shile
freeboard for residential. If single storey dwellings are	間里里服 了派		
proposed this is essential. Where this is not possible	THE SING	Sluice Sluice	THE BELLER Stuice
then a range of measures including flood resilient construction must be considered.			
	Historical Flooding	Flood Warning Areas	Flood Defences
This is subject to EA approval and discussions.	No records of historical flooding have been received for the	The site is entirely located within a Flood Warning Area. A	Flood defences are located to the east and north of the site.
	site. This does not mean that flooding has not occurred as	Flood Plan should be provided detailing what residents /	The IDB maintain a number of raised defences which
	these events may not have been recorded. Investigations into	occupants should do to prepare for flood events, and what to	developers should identify in a site specific FRA.
	historical flooding of the area should be undertaken as part of a site specific FRA. NAIDB has records that 22 properties in	do if the development floods. Safe escape / safe refuge details should be provided as part of a Flood Plan along with	
	a site specific FRA. NAIDB has records that 22 properties in Sutton on Tropt reported flooding during the June 2007 event	information on the EA Elect Warning system	

Sutton on Trent reported flooding during the June 2007 event information on the EA Flood Warning system.





and what to do if the development floods. Safe escape / safe refuge details should be provided as part of a Flood Plan along with information on the EA Flood Warning system.





	1133, North of Collingham / East of Rio Drive I Ref: 483105,361179)	1
Site Size: 1.62 hectares	Flood Risk Assessment Requirements:	
Existing Site Use: Greenfield	Any sites located within Flood Zone 2 or 3 regardless of size will require an FRA. Climate change should be taken in to account when assessing flood risk from any source. The	
Proposed Site Use: Residential	lifetime of the development will guide the allowance required for climate change, in accordance with the NPPF.	
Vulnerability Classification: More Vulnerable	Flood risk from surface water will need to be assessed as part of any FRA, with a drainage strategy provided to ensure that the development does not flood during low annual probability	
Surface Water Flood Risk:	rainfall events or exacerbate the flood risk off site. The sequential Approach will need to be applied with no	
The locally agreed surface water information maps indicate the site is located in an area susceptible to surface water flooding to an intermediate level. Therefore, further assessment of surface water flood risk should be included with the site specific flood risk assessment.	development located within the Zone 3 extent. The site is located within Trent Valley Internal Drainage Board's (TVIDB) district and has a board maintained watercourse along its eastern boundary. The TVIDB will seek to establish an easement strip alongside this watercourse.	Flood Map
Proposed surface water drainage is a key factor to the viability of the project and must not place extra pressure on the existing drainage regime.	The Board's consent will be required to any works in, over, under or within 9.0m of top, or, where the watercourse is culverted, the outside edge of the pipe. The LLFA or IDB consent will be required prior to any increases in surface	The site is located pa approximately 40% o the site within Flood 2
Safe Access and Egress:	water discharge from the site being made to any watercourse, other than designated main river, which would require EA	
Safe / dry access and egress should be provided for all future residents of the site. Residents should be directed away from off-site flood areas.	consent.	17
Hazard Mapping is not available for the site therefore flood depths, velocities and time to inundation is not available. Should the site be put forward for development hazard mapping will required for safe access and egress to be assessed.	Lund A	
Minimum Finished Floor Levels: Finished floor levels must be set above the maximum flood depth, the EA general requirement is a 600mm freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible then a range of measures including flood resilient construction must be considered. This is subject to EA approval and discussions.	The with the second sec	
	Historical Flooding	Flood Warning Area
	Records of historical flooding show flooding within the western	There is no flood war



partly within Flood Zone 1, with of the site within Flood Zone 2 and 20% of d Zone 3.

The site is not located within functional floodplain.



half of the site. Investigations in to historical flooding are required as part of a site specific FRA.

eas

arning area covering the site. A Flood Plan No flood defences are located close to the site. should be provided detailing what residents / occupants should do to prepare for flood events, and what to do if the development floods. Safe escape / safe refuge details should be provided as part of a Flood Plan along with information on the EA Flood Warning system.

Flood Defences

The IDB maintain a number of raised defences which developers should identify in a site specific FRA.



	of South End, Collingham / West of Cottage Lane d Ref: 482514, 361088)		
Site Size: 2.03 hectares	Flood Risk Assessment Requirements:	ALL STATION	
Existing Site Use: Greenfield	Any sites located within Flood Zone 2 or 3 regardless of size will require an FRA. Climate change should be taken in to account when assessing flood risk from any source. The		Paus
Proposed Site Use: Residential	lifetime of the development will guide the allowance required for climate change, in accordance with the NPPF.	S San	A A Roman
Vulnerability Classification: More Vulnerable	Flood risk from surface water will need to be assessed as part of any FRA, with a drainage strategy provided to ensure that the development does not flood during low annual probability	Cricker Ground	The Cricket Graund
Surface Water Flood Risk:	rainfall events or exacerbate the flood risk off site. The sequential Approach will need to be applied with no	In Han	To Har
The locally agreed surface water information maps indicate the site is in close proximity to an area susceptible to surface water flooding to an	development located within the Zone 3 extent. The site is located within Trent Valley Internal Drainage		
intermediate level. Therefore, further assessment of	Board's (TVIDB) district and has a board maintained		
surface water flood risk should be included with the	watercourse along its eastern boundary. The TVIDB will seek	Flood Map	Functional Floodplain
site specific flood risk assessment.	to establish an easement strip alongside this watercourse. The Board's consent will be required to any works in, over,	The site is located partly within Flood Zone 1, with	The western end of the site is located within functional
Proposed surface water drainage is a key factor to	under or within 9.0m of top, or, where the watercourse is	approximately 50% of the site within Flood Zone 2 and 15% of	floodplain.
the viability of the project and must not place extra pressure on the existing drainage regime.	culverted, the outside edge of the pipe. The LLFA or IDB consent will be required prior to any increases in surface	the site within Flood Zone 3.	
Safe Access and Egress:	water discharge from the site being made to any watercourse,		
-	other than designated main river, which would require EA		
Safe / dry access and egress should be provided for all future residents of the site. Residents should be	consent.		
directed away from off-site flood areas.	The t		A DOLAS
Safe access appears viable to the south-east of the site based on the hazard mapping for the site.			PW STATISTICS
	ATREAC		
	Path	Puth	Path
Minimum Finished Floor Levels:	Cricker /	"ack Of Cricker	Pavs Cricket
	Ground	"recipiente Cricker Ground	react Cricket
Minimum Finished Floor Levels: Finished floor levels must be set above the maximum flood depth, the EA general requirement is a 600mm	Ground Cricker	"rect Ground Cricken	react Spars Ground
Finished floor levels must be set above the maximum flood depth, the EA general requirement is a 600mm freeboard for residential. If single storey dwellings are	The second secon	"net Gave Cricker / C	react Spars Cricket
Finished floor levels must be set above the maximum flood depth, the EA general requirement is a 600mm	Cricker Ground	Ground	reaction of the second of the
Finished floor levels must be set above the maximum flood depth, the EA general requirement is a 600mm freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible then a range of measures including flood resilient	Ground The State of the State o	Ground Real Party Control of Cont	Ground To B
Finished floor levels must be set above the maximum flood depth, the EA general requirement is a 600mm freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible then a range of measures including flood resilient construction must be considered.	Historical Flooding Records of historical flooding show flooding within the western	Ground	Flood Defences No flood defences are located close to the site.

development floods. Safe escape / safe refuge details should be provided as part of a Flood Plan along with information on

the EA Flood Warning system.

20 – Field to South of South End, Collingham / West of Cottage Lane Collingham (OS Grid Ref: 482514, 361088)







Site Name:21 – Seven Hills / QLocation:Newark-on-Trent (O	uibells Lane S Grid Ref: 480343,355158)		
Site Size: 2.33 hectares	Flood Risk Assessment Requirements:		Works
Existing Site Use: Brownfield	Any sites located within Flood Zone 2 or 3 regardless of size will require an FRA. Climate change should be taken in to account when		
Proposed Site Use: 37 / 49 Dwellings	assessing flood risk from any source. The lifetime of the development will guide the allowance required for climate change, in accordance with the NPPF.		
Vulnerability Classification: More Vulnerable	Flood risk from surface water will need to be assessed as part		
Surface Water Flood Risk:	of any FRA, with a drainage strategy provided to ensure that the development does not flood during low annual probability	Alter	Abort Aller
The locally agreed surface water information maps indicate the site is located in proximity to an area susceptible to surface water flooding to an intermediate level. Therefore, further assessment of surface water flood risk should be included with the	rainfall events or exacerbate the flood risk off-site. The sequential approach should be applied to the site whereby more vulnerable development is to be located in lower risk flood areas and to avoid developing within any	- Wite Subway	Wite Subwey
site specific flood risk assessment.	areas likely to flood. Flood resilient construction should also be considered.	Flood Map The site is primarily located (approximately 80%) within Flood	Functional Floodplain The site is located outside the functional floodplain.
Proposed surface water drainage is a key factor to the viability of the project and must not place extra pressure on the existing drainage regime.	Approval will be required from the LLFA or IDB if there is an increase in surface water discharge from the site to any watercourse other than a designated main river. Any	Zone 2, with a small portion of the site within Flood Zone 1. The site will therefore need to be assessed based on Flood Zone 2 criteria.	
Safe Access and Egress:	discharge of surface water to a main river will require EA consent.		
The approach should be taken whereby access to and from the site is away from the area shown as located within the flood extent. This area should be free from development. Safe access appears viable to the south-east of the site based on the hazard mapping for the site.	Vinin Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Builds Bui	Weir Sulice Seven Hills PW	Wein Barren Barren Hills
Minimum Finished Floor Levels: Finished floor levels must be set above the maximum			
flood depth, the EA general requirement is a 600mm freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible then a range of measures including flood resilient construction must be considered. This is subject to EA approval and discussions.	Allow Carlos Car	Allon Bans Wike Subway	Allor Bar Wites Subvery
	Historical Flooding Records of historical flooding show flooding within the	Flood Warning Areas There is no flood warning area covering the site. A Flood Plan	Flood Defences No flood defences are located close to the site.
	northern part of the site.	should be provided detailing what residents / occupants should do to prepare for flood events, and what to do if the development floods. Safe escape / safe refuge details should be provided as part of a Flood Plan along with information on the EA Flood Warning system.	

21 – Seven Hills / Quibells Lane Newark-on-Trent (OS Grid Ref: 480343,355158)







	Barnby Road / South of Barnby Road S Grid Ref: 481297, 352917)		
Site Size: 6.7 hectares	Flood Risk Assessment Requirements:	ADV1 GONE IN BIDAT	AND GATE OF GATE
Existing Site Use: Greenfield	Any sites located within Flood Zone 2 or 3 regardless of size will require an FRA.	End of the second secon	Barrby Crossing
Proposed Site Use: 37 / 49 Dwellings	Climate change should be taken in to account when assessing flood risk from any source. The lifetime of the development will guide the allowance required for climate	The second secon	The second secon
Vulnerability Classification: More Vulnerable	change, in accordance with the NPPF. Flood risk from surface water will need to be assessed as part	Sen El Allei Gitte	Sale Barrier Alles Gdas
Surface Water Flood Risk: The locally agreed surface water information maps	of any FRA, with a drainage strategy provided to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site.		
indicate the site is located in an area susceptible to surface water flooding to an intermediate level. Therefore, further assessment of surface water flood risk should be included with the site specific flood risk	The sequential approach should be applied to the site whereby more vulnerable development is to be located in lower risk flood areas and to avoid developing within any		
assessment incorporating SuDS. Proposed surface water drainage is a key factor to	areas likely to flood. Flood resilient construction should also be considered. Approval will be required from the LLFA or IDB if there is an	Flood Map The site is predominantly located within Flood Zone 1, with a small eastern corner of the site within Flood Zone 3.	Functional Floodplain The site is located outside the functional floodplain.
the viability of the project and must not place extra pressure on the existing drainage regime.	increase in surface water discharge from the site to any watercourse other than a designated main river. Any		
Safe Access and Egress:	discharge of surface water to a main river will require EA consent.		
Safe / dry access and egress should be provided for future residents of the site. Residents should be directed away from off-site flood areas.	Start and it is it is it is it is the start of the start		STRING & I I I
Safe access appears viable to the west / north / south of the site based on the hazard mapping for the site.	Alles Consultation of the	Allor Gons Build Toro (C) Barrhy Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossand Cossa	Aller Ormania BIRTI State Stat
Minimum Finished Floor Levels:	sch 2 5	Soft 2 2	schip of the schip of the
Finished floor levels must be set above the maximum flood depth, the EA general requirement is a 600mm freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible then a range of measures including flood resilient construction must be considered.			
This is subject to EA approval and discussions.	Historical Flooding	Flood Warning Areas	Flood Defences
	Records of historical flooding show flooding within the northern part of the site.	There is no flood warning area covering the site. A Flood Plan should be provided detailing what residents / occupants should do to prepare for flood events, and what to do if the development floods. Safe escape / safe refuge details should be provided as part of a Flood Plan along with information on the EA Flood Warning system.	No flood defences are located close to the site.



22 – Land South of Barnby Road / South of Barnby Road Newark-on-Trent (OS Grid Ref: 481297, 352917)









23 – Flowserve, Hauton Lane / West of Lowfield Lane Newark-on-Trent (OS Grid Ref: 480801, 351244)







specific FRA.




information on the EA Flood Warning system.





information on the EA Flood Warning system.

NAIDB has records that 22 properties in Sutton on Trent

reported flooding during the June 2007 event

occupants should be provided detailing what residences w do if the development floods. Safe escape / safe refuge details should be provided as part of a Flood Plan along with





be provided as part of a Flood Plan along with information on

the EA Flood Warning system.

NAIDB has records that 22 properties in Sutton on Trent

reported flooding during the June 2007 event



Site Name:28 – Former ClipstonLocation:Clipstone (OS Grid F	ne Colliery Ref: 459735, 363241)	1700 - M	
Site Size: 28.03 hectares	Flood Risk Assessment Requirements:		En Contractor Thank
Existing Site Use: Greenfield	Any sites located within Flood Zone 2 or 3 regardless of size will require an FRA.	m	in from
Proposed Site Use: 800 Dwellings	Climate change should be taken in to account when assessing flood risk from any source. The lifetime of the development will guide the allowance required for climate		
Vulnerability Classification: More Vulnerable	change, in accordance with the NPPF. Flood risk from surface water will need to be assessed as part		
Surface Water Flood Risk:	of any FRA, with a drainage strategy provided to ensure that the development does not flood during low annual probability	and a fer in	
Proposed surface water drainage is a key factor to the viability of the project and must not place extra pressure on the existing drainage regime. The drainage is subject to EA consent.	rainfall events or exacerbate the flood risk off-site. The sequential approach should be applied to the site whereby development is to be located in Zone 1 area of the site only and to avoid developing within any areas likely to	Control Contro	
	flood. Flood resilient construction should also be considered.	Flood Map	Functional Floodplain
	Approval will be required from the LLFA or IDB if there is an increase in surface water discharge from the site to any	The site is primarily located within Flood Zone 1, with approximately 3% of the site along the eastern edge being	There is no functional floodplain located within this site.
Safe Access and Egress: The approach should be taken whereby access to and from the site is away from the area shown as located within the flood extent. This area should be free from development.	watercourse other than a designated main river. Any discharge of surface water to a main river will require EA consent.	located within Flood Zone 2 and 3.	
Minimum Finished Floor Levels:			
Finished floor levels must be set above the maximum flood depth, the EA general requirement is a 600mm freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible then a range of measures including flood resilient construction must be considered.			
This is subject to EA approval and discussions.	Historical Flooding	Flood Warning Areas	Flood Defences
	No records of historical flooding have been received for the site. This does not mean that flooding has not occurred as	The site is not covered by a Flood Warning Area. A flood Plan should be provided detailing what residents / occupants	No flood defences are located close to the site.

No records of historical flooding have been received for the site. This does not mean that flooding has not occurred as these events may not have been recorded. Investigations into historical flooding of the area should be undertaken as part of a site specific FRA.

The site is not covered by a Flood Warning Area. A flood Plan No flood def should be provided detailing what residents / occupants should do to prepare for flood events, and what to do if the development floods. Safe escape / safe refuge details should be provided as part of a Flood Plan.



		a second s	
Site Name:29 – Land off WhinnLocation:Ollerton and Bought	ey Lane on (OS Grid Ref: 466256, 368875)		
Site Size: 37.75 hectares	Flood Risk Assessment Requirements:		
Existing Site Use: Greenfield	Any sites located within Flood Zone 2 or 3 regardless of size will require an FRA.	ON AND ATON CP	TON AND HTON CP
Proposed Site Use: 900-1500 Dwellings	Climate change should be taken in to account when assessing flood risk from any source. The lifetime of the development will guide the allowance required for climate		The states
Vulnerability Classification: More Vulnerable	change, in accordance with the NPPF. Flood risk from surface water will need to be assessed as part		
Surface Water Flood Risk:	of any FRA, with a drainage strategy provided to ensure that the development does not flood during low annual probability		
The locally agreed surface water information maps indicate the site is located in an area that has suffered from surface water flooding. Therefore, further assessment of surface water flood risk should be included with the site specific flood risk assessment.	rainfall events or exacerbate the flood risk off-site. The sequential approach should be applied to the site whereby development is to be located in Zone 1 area of the site only and to avoid developing within any areas likely to flood. Flood resilient construction should also be considered.	Flood Map	Functional Floodplain
Proposed surface water drainage is a key factor to the viability of the project and must not place extra pressure on the existing drainage regime. The drainage is subject to EA consent.	Approval will be required from the LLFA or IDB if there is an increase in surface water discharge from the site to any watercourse other than a designated main river. Any discharge of surface water to a main river will require EA consent.	The site is partly located within Flood Zone 1, with approximately 50% of the site being located within Flood Zone 2 and 40% of the site being located within Flood Zone 3.	A large part of the northern half of the site is located within functional floodplain. This area should be kept free from development.
Safe Access and Egress:			
The approach should be taken whereby access to and from the site is away from the area shown as located within the flood extent. This area should be free from development.			
Safe Access and Egress should be directed to the east of the site.	DULERTON AND TOUGHTON CP	ON AND TON CP	OLLERTON AND BOUGHTON CP
Minimum Finished Floor Levels:			
Finished floor levels must be set above maximum flood depth (100cc) with an allowance of 600mm freeboard for residential (see following page for further information). If single storey dwellings are proposed this is essential. Where this is not possible then a range of measures including flood resilient construction must be considered.	*		
This is subject to EA approval and discussions.	Historical Flooding Historical flooding is indicated along the western side of the site, with a historical sewer flooding record located just to the east of the site.	Flood Warning Areas The site is covered by a Flood Warning Area. A Flood Plan should be provided detailing what residents / occupants should do to prepare for flood events, and what to do if the development floods. Safe escape / safe refuge details should be provided as part of a Flood Plan along with information on the EA Flood Warning system.	Flood Defences No flood defences are located close to the site.

Site Name: Location:

29 – Land off Whinney Lane Ollerton and Boughton (OS Grid Ref: 466256, 368875)



It can be seen on figure F1.2 that the north-western end of the site is shown as being inundated by water to a depth of up to 1.5m during the 1 in 1000 year flood event. The southern end of the site is less affected, with flood waters up to 1.0m depth experienced.

When referencing figure F2.2 it can be seen that the velocities of flood waters within the site are low. Within the southern part of the site the flood waters reach a maximum velocity of 1.0m/s, and in the northern part of the site the flood waters reach a maximum velocity of 1.0m/s

With reference to figure F3.2 it can be seen that the site experiences a medium flood hazard, with hazard ratings from FD2320 of up to 2.0 (Danger for Most) in the northern part of the site and hazards up to 2.0 (Danger

for Most) in the southern part of the site.

for flooding to occur at the site from the start of the critical storm event. The time to inundation for the site is approximately 19 to 20 hours from the beginning of the flood event, with both the southern and northern parts of the site being inundated at similar times.

WSP



Cita Nama		Heure Albert	DERICH WILlings / I man 31
Site Name: 30 - Land east of Ha Location: Ollerton and Boughter	arrow Lane on (OS Grid Ref: 467876, 367961)	Plum Maise	Pump House
Site Size: 14.79 hectares	Flood Risk Assessment Requirements:	Farmi 28m	Fain 2010
Existing Site Use: Greenfield	Any sites located within Flood Zone 2 or 3 regardless of size will require an FRA.	anven Perk	Part The
Proposed Site Use: 400 Dwellings	Climate change should be taken in to account when assessing flood risk from any source. The lifetime of the development will guide the allowance required for climate	Pp Ho On Biologiton Industrial Estate	De ho On Boughtón Industrial Estata
Vulnerability Classification: More Vulnerable	change, in accordance with the NPPF. Flood risk from surface water will need to be assessed as part	Servage South	Sewage (South)
Surface Water Flood Risk: Proposed surface water drainage is a key factor to	of any FRA, with a drainage strategy provided to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site.		
the viability of the project and must not place extra pressure on the existing drainage regime. The drainage is subject to EA consent.	The sequential approach should be applied to the site whereby development is to be located in Zone 1 area of the site only and to avoid developing within any areas likely to		
	flood. Flood resilient construction should also be considered. Approval will be required from the LLFA or IDB if there is an	Flood Map The site is primarily located within Flood Zone 1, with approximately 5% of the site at the eastern edge being	Functional Floodplain The site is not located within functional floodplain.
Safe Access and Egress:	increase in surface water discharge from the site to any watercourse other than a designated main river. Any	located within Flood Zone 2 and 3.	
The approach should be taken whereby access to and from the site is away from the area shown as located within the flood extent. This area should be free from development.	discharge of surface water to a main river will require EA consent.		
	Pump House Pump H	Plump alviage Plump alviage Pl	Nirrow Nirrow Pull Wistin Sem Pull Wistin Sem
Minimum Finished Floor Levels:	Induential Estate (South)	Industrial Estate (South)	(South)
Finished floor levels must be set above the maximum flood depth, the EA general requirement is a 600mm freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible then a range of measures including flood resilient construction must be considered.	The Line	t 1 t 1 t 1 t 1 t 1 t 1 t 1 t 1	A A Pipe Lion
This is subject to EA approval and discussions.	Historical Elegating	Elead Warning Areas	Elond Defenços
	Historical Flooding No records of historical flooding have been received for the site. This does not mean that flooding has not occurred as these events may not have been recorded. Investigations into	Flood Warning Areas The site is not located within a Flood Warning Area. A Flood Plan should be provided detailing what residents / occupants should do to prepare for flood events, and what to do if the	Flood Defences No flood defences are located close to the site.

these events may not have been recorded. Investigations into should do to prepare for flood events, and what to do if the historical flooding of the area should be undertaken as part of a site specific FRA.

development floods. Safe escape / safe refuge details should be provided as part of a Flood Plan along with information on the EA Flood Warning system.



Site Name:31 – North of MickleLocation:Bilsthorpe (OS Grid	dale Lane Ref: 463951, 361049)		
Site Size: 6.5 hectares	Flood Risk Assessment Requirements:		
Existing Site Use: Greenfield	Any sites located within Flood Zone 2 or 3 regardless of size will require an FRA.		
Proposed Site Use: 140 Dwellings	Climate change should be taken in to account when assessing flood risk from any source. The lifetime of the development will guide the allowance required for climate		
Vulnerability Classification: More Vulnerable	change, in accordance with the NPPF. Flood risk from surface water will need to be assessed as part	Unine 2 Ann POPP BRAG	Jines @ 1000
Surface Water Flood Risk: Proposed surface water drainage is a key factor to the viability of the project and must not place extra pressure on the existing drainage regime. The drainage is subject to EA consent.	of any FRA, with a drainage strategy provided to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off-site. The sequential approach should be applied to the site whereby development is to be located in Zone 1 area of the site only and to avoid developing within any areas likely to flood. Flood resilient construction should also be considered.	Flood Map	Featherstorie House Parm
	Approval will be required from the LLFA or IDB if there is an increase in surface water discharge from the site to any	The site is primarily located within Flood Zone 1, with approximately 7.5% of the site along the eastern edge being	The site is not located within functional floodplain.
Safe Access and Egress: The approach should be taken whereby access to and from the site is away from the area shown as located within the flood extent. This area should be free from development.	watercourse other than a designated main river. Any discharge of surface water to a main river will require EA consent.	located within Flood Zone 2 and 3.	
Minimum Finished Floor Levels: Finished floor levels must be set above the maximum			
flood depth, the EA general requirement is a 600mm freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible then a range of measures including flood resilient construction must be considered. This is subject to EA approval and discussions.	Feetherstone House Farm	Pentherstone House Parm	Featherstown House Farm
	Historical Flooding No records of historical flooding have been received for the site. This does not mean that flooding has not occurred as these events may not have been recorded. Investigations into historical flooding of the area should be undertaken as part of a site specific FRA.	Flood Warning Areas The site is not located within a Flood Warning Area. A Flood Plan should be provided detailing what residents / occupants should do to prepare for flood events, and what to do if the development floods. Safe escape / safe refuge details should be provided as part of a Flood Plan along with information on the EA Flood Warning system.	Flood Defences No flood defences are located close to the site.



		and the second se	Same and
	dale Lane / Hawton Road I Ref: 463893, 360681)		
Site Size: 6.5 hectares	Flood Risk Assessment Requirements:		
Existing Site Use: Greenfield and Brownfield	Any sites located within Flood Zone 2 or 3 regardless of size will require an FRA.	Partners Rame	Paul trapper Human Tame
Proposed Site Use: 354 Dwellings	Climate change should be taken in to account when assessing flood risk from any source. The lifetime of the development will guide the allowance required for climate		
Vulnerability Classification: More Vulnerable	change, in accordance with the NPPF. Flood risk from surface water will need to be assessed as part		
Surface Water Flood Risk:	of any FRA, with a drainage strategy provided to ensure that the development does not flood during low annual probability		
Proposed surface water drainage is a key factor to the viability of the project and must not place extra pressure on the existing drainage regime. The drainage is a which to EA concept	rainfall events or exacerbate the flood risk off-site. The sequential approach should be applied to the site whereby development is to be located in Zone 1 area of the	and the second s	Autom Comp. Co. Sand
drainage is subject to EA consent.	site only and to avoid developing within any areas likely to flood. Flood resilient construction should also be considered.	Flood Map	Functional Floodplain
	Approval will be required from the LLFA or IDB if there is an increase in surface water discharge from the site to any	The site is primarily located within Flood Zone 1, with approximately 7.5% of the site along the eastern edge being	The site is not located within functional floodplain.
Safe Access and Egress:	watercourse other than a designated main river. Any	located within Flood Zone 2 and 5% of the site being located	
The approach should be taken whereby access to and from the site is away from the area shown as located within the flood extent. This area should be free from development.	discharge of surface water to a main river will require EA consent.	within Flood Zone 3. The site will therefore need to be assessed based on Flood Zone 3 criteria.	
	The sector for the sector of t		III IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII
Minimum Finished Floor Levels:			
Finished floor levels must be set above the maximum flood depth, the EA general requirement is a 600mm freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible then a range of measures including flood resilient construction must be considered. This is subject to EA approval and discussions.	Mover Care Orbit	Anner Com	Algin Char many 6mt Britan
	Historical Flooding	Flood Warning Areas	Flood Defences
	No records of historical flooding have been received for the site. This does not mean that flooding has not occurred as these events may not have been recorded. Investigations into historical flooding of the area should be undertaken as part of a site specific FRA.	The site is not located within a Flood Warning Area. A Flood Plan should be provided detailing what residents / occupants should do to prepare for flood events, and what to do if the development floods. Safe escape / safe refuge details should be provided as part of a Flood Plan along with information on the EA Flood Warning system.	No flood defences are located close to the site.







Site Name:34 – Land off SouthLocation:Lowdham (OS Grid)	well Road Ref: 467417, 346501)	Barker Hill Hill Huse	Barker Hill Hill House
Site Size: 0.94 hectares	Flood Risk Assessment Requirements:	Lowdham ·	Lowdham
Existing Site Use: Greenfield and Brownfield Proposed Site Use: 15 Dwellings	Any sites located within Flood Zone 2 or 3 regardless of size will require an FRA. Climate change should be taken in to account when assessing flood risk from any source. The lifetime of the development will guide the allowance required	Nortisdeane	Norriadanne
Froposed Site Ose. 15 Dwenings	for climate change, in accordance with the NPPF.	2 2 2 2 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1	2 1 2 2 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1
Vulnerability Classification: More Vulnerable	Flood risk from surface water will need to be assessed as part of any FRA, with a drainage strategy provided to ensure that the development does not flood during low annual probability		
Surface Water Flood Risk: The locally agreed surface water information maps	rainfall events or exacerbate the flood risk off site. The sequential Approach will need to be applied with no development located within the Zone 3 extent.		
indicate the site is located in an area susceptible to surface water flooding to an intermediate level. Therefore, further assessment of surface water flood risk should be included with a site specific flood risk	The site is located within Trent Valley Internal Drainage Board's (TVIDB) district and has a board maintained watercourse along its eastern boundary. The TVIDB will seek	Flood Map	Functional Floodplain
assessment. Proposed surface water drainage is a key factor to the viability of the project and must not place extra pressure on the existing drainage regime. The drainage is subject to EA consent.	to establish an easement strip alongside this watercourse. The Board's consent will be required to any works in, over, under or within 9.0m of top, or, where the watercourse is culverted, the outside edge of the pipe. The LLFA or IDB consent will be required prior to any increases in surface water discharge from the site being made to any watercourse,	The site is located within Flood Zones 1, 2 and 3a. Approximately 10% of the site is located within Flood Zone 2, approximately 50% of the site at the eastern edge is located within Flood Zone 3a, and the other 40% of the site is located	The site is not located within functional floodplain.
Safe Access and Egress:	other than designated main river, which would require EA consent.		
Any development brought forward on this site should provide safe access and egress for residents. The approach should be taken whereby access to and from the site is away from the area shown as located within the flood extent. This area should be free from development.	Lowdham	Barker Hill House Lowdham	Barker Hill House Lowdham
It is likely land raising will be required to levels above the associated flood depth to provide safe refuge during times of flood (should safe access and egress not be possible).		Korrikdeana	Norredeane
Minimum Finished Floor Levels:			
Finished floor levels must be set above the maximum flood depth, the EA general requirement is a 600mm freeboard for residential. If single storey dwellings are proposed this is essential. Where this is not possible then a range of measures including flood resilient construction must be considered. This is subject to EA approval and discussions.			ор Таlet н н та
An initial estimate of flood levels has been carried	Historical Flooding	Flood Warning Areas	Flood Defences
out, indicating that the level of flood water is at approximately 19.2m AOD for the extent of Flood Zone 3. The minimum finished floor level to be set	The eastern part of the site is located within an area which has flooded historically. There are a number of specific fluvial flood events close to the site to the south-west. NAIDB has records that flooding has accurred in the village of Lowdham	The site is located within a Flood Warning Area. Where sites are within Flood Zone 3, a Flood Plan should be provided detailing what residents / occupants should do to prepare for flood events and what to do if the development floods. Sofe	No flood defences are located close to the site. The IDB maintain a number of raised defences which developers should identify in a site specific FRA.

Flood Plan.

flood events, and what to do if the development floods. Safe

escape / safe refuge details should be provided as part of a

records that flooding has occurred in the village of Lowdham.

600mm above this level, is at approximately 19.8m

AOD.



Site Name: Location: 34 – Land off Southwell Road Lowdham (OS Grid Ref: 467417, 346501)

Introduction

In the absence of a detailed hydraulic model for this site an analysis has been undertaken based on first principles whereby the flood depth has been estimated based upon a comparison between the predicted flood extent (obtained from the Environment Agency Flood Maps) and the ground level information available using LiDAR. Refer to the site specific information on the previous page for more detailed information. This data does not supersede the need for site specific modelling should the EA request it as part of a site specific FRA.

Contour Information

Existing Contours for the site have been taken from LiDAR data for the area. This shows the site slopes from north to south by approximately 1m. The contours show that Barker Hill is located to the north-west of the site, with a very flat area located between the base of the hill and the River Trent which is located approximately 3km to the south-east.

The site slopes from a level of approximately 19m AOD close to the Car Dyke which runs across the south-east of the site, to a level of approximately 20m AOD close to the road. The site is reasonably flat in between these levels, with the majority of the difference in level being made up by a slope at the north-west end of the site.

A full topographical survey of the site should be carried out as part of a site specific FRA to ensure accurate analysis of any flood depths and water flow paths can be carried out.



20mAOD

19mAOD

	17 - 19
	19 - 21
	21 - 23
	23 - 25
	25 - 27
	27 - 29
	29 - 31
	31 - 33
	33 - 35
	35 - 37
	37 - 39
	39 - 41
	41 - 43
	43 - 45
-	45 - 47
	47 - 49
	49 - 51
	51 - 53
	53 - 55
	55 - 57

Flood Zone 2 Flood Zone 3

The flood levels shown are indicative only and should be confirmed through site specific investigations.

Flooding Information

Approximately 50% of the site is situated in Flood Zone 3, 10% of the site within Flood Zone 2, with the remainder located in Flood Zone 1. Indicative maximum water depths across the site range from 0.3m to 0.4m.

Due to the depth of flood waters at the site it is recommended that development occur only within the lower risk areas of the site and no development to occur within the Flood Zone 3 extent. This will cause approximately 50-60% of the site to be undeveloped.

If any 'more vulnerable' development (as defined by PPS25) were proposed within the Flood Zone 3 extent then the exception test would need to be passed. Any development within this area would need to be raised to be above the modelled flood level and therefore flood compensation would have to be provided to ensure no off-site impacts.





The northern part of the site is located within an area which has flooded historically. There are a number of specific fluvial flood events within the town of Lowdham to the south, however these relate to a different watercourse. NAIDB has records that flooding has occurred within the Village of Lowdham.

The site is not located within a Flood Warning Area. A Flood Plan should be provided detailing what residents / occupants should do to prepare for flood events, and what to do if the development floods. Safe escape / safe refuge details should be provided as part of a Flood Plan along with information on the EA Flood Warning system. No flood defences are located close to the site.

The IDB maintain a number of raised defences which developers should identify in a site specific FRA.



Site Name:	36 – OB\E\1			
Location:	Ollerton and Boughto	on (OS Grid Ref: 468614, 367745)	Doneamer Fami	Doncenter Farm
				HE Provent
Site Size: 11.36 hectares		Flood Risk Assessment Requirements:		
		Any sites located within Flood Zone 2 or 3 regardless of size		
Existing Site Use: Industrial	/ Commercial	will require an FRA.	Maenar Tarrin	Manur
		Climate change should be taken in to account when		
Proposed Site Use: Employr	ment	assessing flood risk from any source. The lifetime of the		
		development will guide the allowance required for climate change, in accordance with the NPPF.	Soupren Entro	Boughton Industrial Letter
Vulnerability Classification:	: Less Vulnerable	-	Pano Mass	Participant Income
		Flood risk from surface water will need to be assessed as part of any FRA, with a drainage strategy provided to ensure that	STO CINA	STOP FINA
Surface Water Flood Risk:		the development does not flood during low annual probability		
The locally agreed surface wa	ater information maps	rainfall events or exacerbate the flood risk off-site.		
indicate the site is located in a	an area susceptible to	The sequential approach should be applied to the site	The second secon	Tano Carro San Fair Mar
surface water flooding. Therei		whereby development is to be located in Zone 1 area of the	Boughter Industrial Ensue	Boughton Industrial Exercise
of surface water flood risk sho site specific flood risk assessr		site only and to avoid developing within any areas likely to	The server to be a server to	The search and the search and the search
		flood. Flood resilient construction should also be considered.	Flood Map	Functional Floodplain
Proposed surface water drains		Approval will be required from the LLFA or IDB if there is an	The site is predominantly located within Flood Zone 1, with an	The site is not located within functional floodplain.
the viability of the project and pressure on the existing drain		increase in surface water discharge from the site to any	area of the site of less than 1% along the northern edge being located within Flood Zone 2 and 3.	
-		watercourse other than a designated main river. Any discharge of surface water to a main river will require EA	located within 1 1000 2016 2 and 3.	
Safe Access and Egress:		consent.		
Safe / dry access and egress	should be provided for			
all future residents of the site.			and the second sec	
directed away from offsite floo	od areas.			
		Dontanter Farm	Doncarrer Furn	Doncaster Farm
		The I wanted the		TT I Marine DEL
		Marca And	Manor	Nhor Ferr
		from String Article and	Marrier Strengthere and Anna	I ram
			A share and the	
Minimum Finished Floor Le	vels:	Pure man	Industry Entropy (1)	Americana
It is advisable for finished floo	or levels to be 150mm to			
300mm above ground levels t				
surface water flooding would r cause damage.	not enter buildings and	The second way will	And All	The man have the
C C		Jave Blacking III	Autor Allebrand III	Pre-us B/Coeting Hall
This is subject to EA discussion	ons and approval.	Baughtern	Browning Courses And	Bangton and Andrew
		Source Carlos Carlos Carlos	(South)	ISOUNT TO A THE AND A THE
		Historical Flooding	Flood Warning Areas	Flood Defences
		No records of historical flooding have been received for the	The site is not located within a Flood Warning Area. A Flood	No flood defences are located close to the site.
		site. This does not mean that flooding has not occurred as	Plan should be provided detailing what residents / occupants	
		these events may not have been recorded. Investigations into	should do to prepare for flood events, and what to do if the	
		historical flooding of the area should be undertaken as part of	development floods. Safe escape / safe refuge details should	
		a site specific FRA.	be provided as part of a Flood Plan.	



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	37 – OB\E\2	on (OS Grid Ref: 468227, 367745)	Printer Printer	Promotion Promotion
Location:	Olierton and Bought	011 (05 Ghu Rei. 406227, 307743)	Burn Sam	Fam an Anna Anna Anna Anna Anna Anna Anna
Site Size: 2.09 hectares		Flood Risk Assessment Requirements:		
		Any sites located within Flood Zone 2 or 3 regardless of size	and B Cacking Hill	mini (1/2beaung Hi)
Existing Site Use: Industrial /	Commercial	will require an FRA.	Boughten Industriel Estato	Boughton Industrial Endual (Rouch)
Proposed Site Use: Employm	ant	Climate change should be taken in to account when assessing flood risk from any source. The lifetime of the	Strength Works	Some Country of Countr
Proposed Site Use: Employm	lent	development will guide the allowance required for climate		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Vulnerability Classification: I	Less Vulnerable	change, in accordance with the NPPF.	Contraction of the second	198 - Charles
		Flood risk from surface water will need to be assessed as part of any FRA, with a drainage strategy provided to ensure that		CAR SA TO MANA
Surface Water Flood Risk:		the development does not flood during low annual probability		N alland a la
The locally agreed surface wat indicate the site is located in ar		rainfall events or exacerbate the flood risk off-site.	unnil Wood	La realization of the second s
surface water flooding to an int	ermediate level.	The sequential approach should be applied to the site whereby development is to be located in Zone 1 area of the	a so a so	a all m by
Therefore, further assessment risk should be included with the		site only and to avoid developing within any areas likely to	and the state of the	and a set of the
assessment incorporating SuD		flood. Flood resilient construction should also be considered.	Flood Map The site is predominantly located within Flood Zone 1, with	Functional Floodplain The site is not located within functional floodplain.
Proposed surface water draina		Approval will be required from the LLFA or IDB if there is an increase in surface water discharge from the site to any	less than 5% of the site area along the western edge being	
the viability of the project and n pressure on the existing draina		watercourse other than a designated main river. Any	located within Flood Zone 2 and 3.	
Safe Access and Egress:		discharge of surface water to a main river will require EA consent.		
e e	bould be provided for			
Safe / dry access and egress s all future residents of the site.				
directed away from offsite floor	d areas.	View View James Jack View View View View View View View View	Principal Princi	View View nor
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		Indianae Indianae Isouini	Industrial Energy	industral Entern Industral Entern Isourin
		Provide And The Contraction of Contr	Worker Annual and Annual	Storage Astronomical Contraction of the Storage Storag
Minimum Finished Floor Lev	els:			
It is advisable for finished floor		SSA T - LEON - CON	RAN TO PERMISSION	
300mm above ground levels to	ensure that any	KY Sharan +	KT SLEDELL	KIT White the
surface water flooding would no cause damage.	ot enter buildings and	Ci O tiring Wood	D Belfill West	Da Trany Weed
This is subject to EA discussion	ns and approval.	17 0		
		a star it of man of m	and at a for	a star is all in a fin
		Historical Flooding	Flood Warning Areas	Flood Defences
		No records of historical flooding have been received for the	The site is not located within a Flood Warning Area. Where	No flood defences are located close to the site.
		site. This does not mean that flooding has not occurred as these events may not have been recorded. Investigations into	sites are within Flood Zone 3, a Flood Plan should be provided detailing what residents / occupants should do to	
		historical flooding of the area should be undertaken as part of	prepare for flood events, and what to do if the development	
		a site specific FRA	floods. Safe escape / safe refuge details should be provided as part of a Flood Plan.	



Site Name: 38 – NUA\E\1 Location: Newark-on-Trent (OS Grid Ref: 479402, 354459)

Surface Water Flood Risk:

Site Size: 2.06 hectares

Existing Site Use: Industrial / Commercial

Vulnerability Classification: Less Vulnerable

Proposed Site Use: Employment

The locally agreed surface water information maps indicate the site is located in an area susceptible to surface water flooding to an intermediate level. Therefore, further assessment of surface water flood risk should be included with the site specific flood risk assessment.

Proposed surface water drainage is a key factor to the viability of the project and must not place extra pressure on the existing drainage regime.

Safe Access and Egress:

Safe / dry access and egress should be provided for all future residents of the site. Residents should be directed away from offsite flood areas.

Safe escape does not appear viable from the hazard mapping associated with the site. Safe refuge should be investigated as part of a Flood Risk Assessment / Flood Plan for the site.

Minimum Finished Floor Levels:

Finished floor levels must be set above the maximum flood depth, the EA general requirement is a 300mm freeboard for commercial. Where this is not possible then a range of measures including flood resilient construction must be considered.

This is subject to EA approval and discussions.

Flood Risk Assessment Requirements:

Any sites located within Flood Zone 2 or 3 regardless of size will require an FRA. Climate change should be taken in to account when assessing flood risk from any source. The lifetime of the development will guide the allowance required for climate change, in accordance with the NPPF.

Flood risk from surface water will need to be assessed as part of any FRA, with a drainage strategy provided to ensure that the development does not flood during low annual probability rainfall events or exacerbate the flood risk off site. The sequential Approach will need to be applied with no development located within the Zone 3 extent.

The site is located within Trent Valley Internal Drainage Board's (TVIDB) district and has a board maintained watercourse along its eastern boundary. The TVIDB will seek to establish an easement strip alongside this watercourse. The Board's consent will be required to any works in, over, under or within 9.0m of top, or, where the watercourse is culverted, the outside edge of the pipe. The LLFA or IDB consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than designated main river, which would require EA consent.









Flood Warning Areas

The whole site is covered by historical flooding records. A single fluvial flooding record has been noted to the south-west of the site. development floods. Safe escape / safe refuge details should

Historical Flooding

The site is located within a Flood Warning Area. A Flood Plan should be provided detailing what residents / occupants should do to prepare for flood events, and what to do if the

be provided as part of a Flood Plan.

Flood Defences

A flood defence runs to the west of the site, providing a barrier between the functional floodplain and the site. .

Site Name: Location:

38 – NUA\E\1 Newark-on-Trent (OS Grid Ref: 479402, 354459)

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