



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

Newark & Sherwood Local Development Framework

Plan Review

**Sequential Test Statement –
Gypsy and Traveller Site Identification**

November 2022

Context

Through the review of the Allocations & Development Management DPD it is necessary to identify sufficient land to help meet the District's Gypsy and Traveller accommodation requirements up to 2033. These pitch requirements have been established through the [Gypsy and Traveller Accommodation Assessment](#). District-wide they equate to 169 pitches (full need - including undetermined households and non-planning definition Travellers¹), of which 118 are required to meet the needs of those households who meet the planning definition of a Traveller, provided in Annex 1 of the [Planning Policy for Traveller Sites](#) (PPTS).

The minimum requirements that the Development Plan would need to address are set out at paragraph 10 of the PPTS. This requires Local Planning Authorities in producing their Local Plan to identify and update annually: a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets (these targets constitute the planning definition pitch requirement); a supply of specific, developable sites, or broad locations for growth for years 6-10 and where possible years 11-15. To be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within five years. Whilst to be developable, sites should be in a suitable location for traveller site development, and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

District-wide these minimum requirements would equate to 77 specific deliverable pitches for years 0-5, and broad locations for 20 pitches to address years 6-10. Whilst these are the minimum requirements the plan will need to address, the approach the Authority is taking is to seek to exceed this, and formulate a strategy which comes as close as possible to catering for the full need. This is to ensure that the full range of housing need within the District's Gypsy and Traveller communities is being planned for, and to seek to lessen windfall proposals in what would normally be considered inappropriate locations.

Our [Amended Core Strategy](#), adopted in March 2019, provides direction for this site identification-through Core Policy 4. This details that the District Council will, with partners, address future Gypsy and Travellers pitch provision for the District which is consistent with the most up to date Gypsy and Traveller Accommodation Assessment (GTAA) through all necessary means. This includes allocation of new sites through the Development Plan, granting of permission for new sites and appropriate intensification of existing sites, purchase of land by the District Council for additional pitches, compulsory purchase of existing sites to bring them back into use and provision of flood resilience measures to enable the safe expansion of existing sites in partnership with the Environment Agency. The policy also provides a spatial framework for this allocation to take place within; in stating that future pitch provision will be provided in line with the Council's Spatial Strategy with the focus of the Council's efforts being to seek to secure additional provision in and around the Newark Urban Area.

Sequential Test

Paragraph 161 of the [National Planning Policy Framework](#) requires that all plans apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. The aim of this approach is to steer new development to areas with the lowest risk of

¹ See the Gypsy and Traveller Accommodation Assessment for definitions

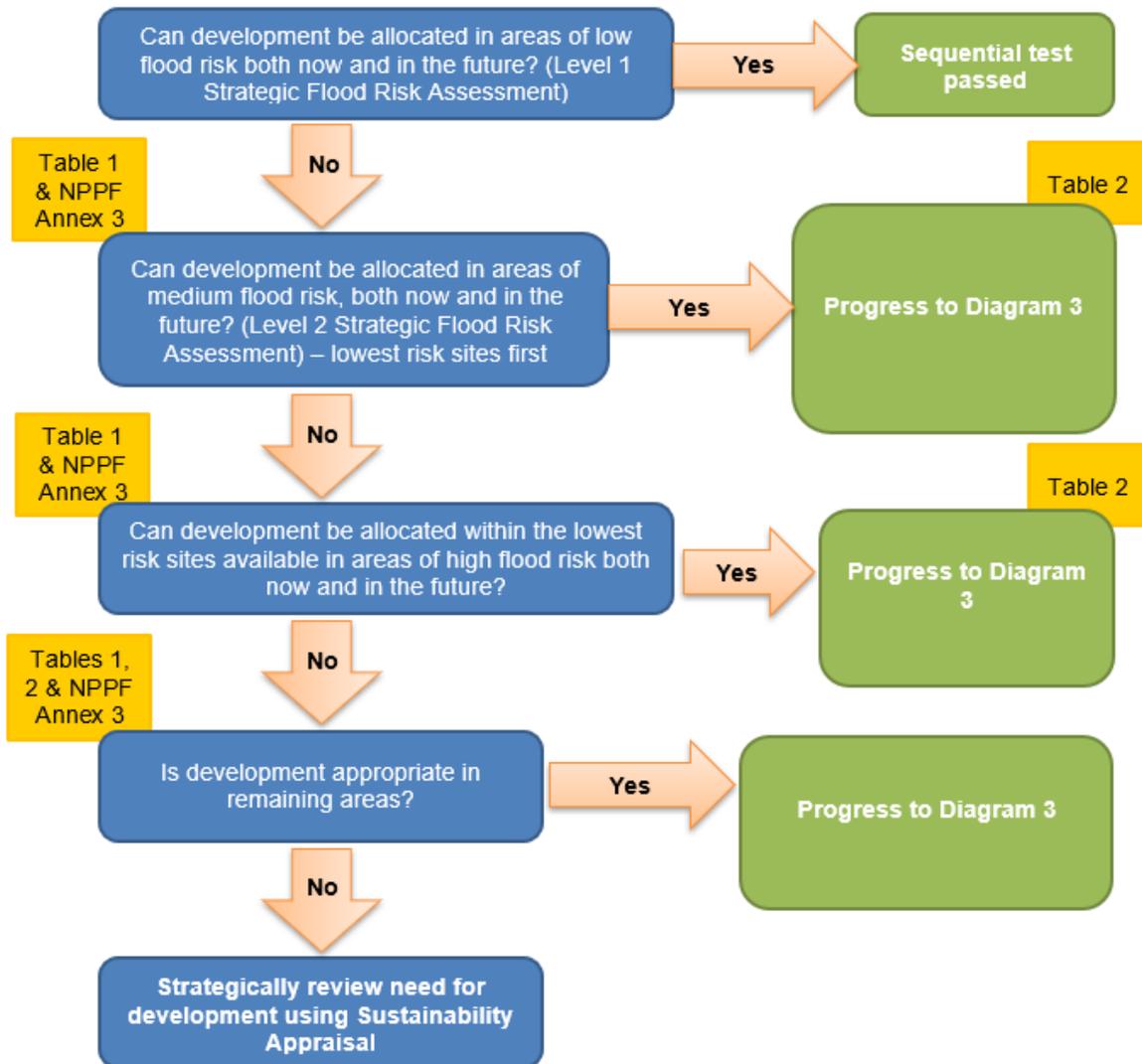
flooding from any source. Development should not be allocated if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.

Via application of the Sequential Test - development should be steered to Flood Zone 1 in the first instance (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, then the flood risk vulnerability of land uses should be taken into account and consideration given to reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.

Methodology

The [update](#) to the Strategic Flood Risk Assessment and the separate assessment of [OB/MU/1](#) for the purposes of the River Maun, will provide most of the basis for application of the Sequential Test. This has then been supplemented with the more recent Environment Agency mapping (February 2022). As outlined in the individual site assessments in Appendix 1- there has not been any significant change in flood risk, between the SFRA update and the new Environment Agency mapping, for any of the sites proposed to be taken forward as part of the allocation pool. In order to assess the likely effects of climate change, the modelling of the 20, 30 and 50% scenarios within those two documents has been used. Again given the lack of change in baseline risk for suitable and deliverable sites it was not considered expedient to undertake additional modelling. Further information on how the test should be applied as part of the preparation of a Local Plan is provided within the [Planning Practice Guidance](#) (PPG), with the process summarised in the diagram below.

***Please note following the publication of new flood risk content within the Planning Practice Guidance a refresh of the Level 1 and Level 2 SFRA was commissioned. The draft findings do not indicate the need to fundamentally revisit this Statement, and it is considered that it continues to provide a robust application of the Sequential Test for the purposes of the Plan. This will however be reviewed once the finalised refresh assessments are available, at an early point within the representation period. With an addendum to this Statement being published, as appropriate.**



Drawing on information within the PPG - caravans, mobile homes and park homes intended for permanent residential use are categorised as a highly vulnerable use. With this level of vulnerability defined as appropriate within Flood Zone 1 and then Flood Zone 2 (subject to application of the Exceptions Test). Uses with this level of vulnerability should however not be permitted within Zones 3a and 3b. Notwithstanding this where other sustainability criteria are deemed to outweigh flood risk issues, then the PPG states that the decision making process should be transparent with reasoned justifications for any decision to allocate land in areas at high flood risk in the sustainability appraisal report.

In order to reflect particular local circumstances that process detailed in the figure above has been amended. This is in order to take account of the presence of Tolney Lane in Newark as a focus of existing gypsy and traveller sites. The location is known to be at flood risk and accommodates a significant number of existing pitches (317). Flood risk across the area is split between Flood Zone 3b, 3a and 2, with a number of sites and the single point of access/egress sitting within the functional floodplain. This access point is also modelled to flood early during an event of sufficient magnitude, and leads to emergency planning concerns. Through the update to the SFRA, which the Environment Agency and other flood risk management bodies were included as stakeholders for, it was agreed that re-location of existing development at Tolney Lane was not a viable option.

Through Core Policy 4 the provision of flood resilience measures to enable the safe expansion of existing sites in partnership with the Environment Agency, forms a means through which the Council will take action on in order to ensure that gypsy and traveller pitch requirements can be met. In response the Council has undertaken initial work to examine potential flood alleviation options for Tolney Lane, and has identified a preferred scheme (option 1) - which would result in the raising of a section of the Lane and result in a level of risk equivalent to that of the surrounding road network. The preferred scheme would also have the benefit in removing adjacent sites from flood risk, with additional detailed work to further develop the option having been commissioned.

Therefore, and reflecting a desire to identify land for new pitches away from Tolney Lane, the application of the Sequential Test will be split into two separate stages. The **first stage** will consider whether the pitch requirements can be met in a sequentially appropriate way without use of Tolney Lane. Should this not be possible then existing sites at Tolney Lane will be considered, as part of a **second stage** - where they are able to accommodate additional pitches and are not situated within the functional floodplain. Implementation of the flood alleviation scheme – and its implications on flood risk will be taken account of on those sites where there will be an impact. There are a small number of sites with marginal areas of their periphery within the functional floodplain, which will also be considered should stage 2 be necessary.

Area of Search

Defining the geographic area within which to apply the Test is an important decision, and the PPG sets out that it should be applied to the whole LPA area - in order to increase the possibilities of accommodating development which is not exposed to flood risk. However the Amended Core Strategy has already set a clear spatial framework for site allocation - through Core Policy 4, which was found to be sound at public examination. This approach seeks to allocate in-line with the Spatial Strategy and places an emphasis on identifying land in and around the Newark Urban Area. It is therefore important that implementation of this spatial approach is reflected in how the Sequential Test is applied. In effect this is considered to result in primary and secondary areas of search – details provided in the section below.

Locational Requirements

It is also crucial that regard is given to reasonable locational requirements for Gypsy and Traveller accommodation, given that this will contribute towards the deliverability of site allocations. Were inappropriate land to be identified then, and as has been seen elsewhere, the level of take-up from Gypsy and Traveller communities is likely to be low. There is a clear existing pattern of Gypsy and Traveller settlement within the District – which is focussed around existing communities in the Newark Area and to a lesser extent the Ollerton/Wellow area. There are also distinct cultural differences between the Travellers in those two locations. This makes the meeting of needs as close to where they arise the preferred approach. The importance of provision being made in the right places, is reflected within the aim of the PPTS to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply. In addition a further aim within that policy statement, is to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure. The following reasonable locational requirements have therefore been identified:

- Primary area of search based around Newark Urban Area, and to a lesser extent Ollerton & Boughton – reflecting the predominant existing pattern of Gypsy and Traveller settlement in the District and the approach provided in Core Policy 4. This would also allow clear and strong

cultural preferences to be met. The secondary area of search would be in line with the Spatial Strategy (seeking to secure sites in and around settlements central to the delivery of the spatial strategy, as defined through the Amended Core Strategy). Further intensification of appropriate existing sites, including where they sit outside of the primary and secondary areas of search, is also considered an acceptable approach given that it would support an efficient use of land.

It is however the addressing of need through sites in the Primary Area of Search, and intensification of existing sites, which is the preferred approach of the Authority- given the requirements of the plan, realities that flow from the existing pattern of settlement (which is where the bulk of the need is generated) and the need for sites to reflect locational demand. Taking account of these factors would provide for an approach which seeks to meet need as close as possible to the broad geographic location in which it arises.

- Reasonable levels of access to education, health, welfare and employment provision. Though a level of pragmatism will be applied here, as it is recognised that this can be difficult to achieve with Gypsy and Traveller sites – given the limited land availability. So a reliance on short journeys to access these facilities being made via private motor vehicles ought to be acceptable. In the absence of sites in the primary and secondary areas of search and existing sites then the suitability of land against this measure will be important.
- Good level of access to the [major road network](#) (formed by the Strategic Road Network and important Local Authority A Roads), in order to support travelling patterns.

Planning and Technical Constraints

Beyond reasonable locational requirements it is also important that the Sequential Test has regard to the existence of other planning and technical constraints, which may make a location unsuitable for non-flood risk reasons.

Site Identification

The Authority has carried out a detailed site identification process, which included looking at its own land holdings, inviting landowners who made submissions into the Strategic Housing and Employment Land Availability Assessment to put their land forward for this use, assessing the potential for existing gypsy and traveller sites to be regularised and/or accommodate additional pitches and running a number of well publicised call for site exercises. Given any potential site allocation needs to pass the 'deliverability' test it is the sites made available through these three sources which form land which is available to allocate from. Collectively these sites have been assessed for their general suitability as part of the Gypsy and Traveller Land Availability Assessment, and so it is this land which forms the pool of sites to be appraised through the Sequential Test.

Pitch Yields

For existing sites the additional pitch numbers (yields) obtained through detailed site assessment and investigations (undertaken by Opinion Research Services) have been utilised. This work considered the ability for sites in question to accommodate the need identified for it through the GTAA. In some cases sites may have a potential capacity for additional pitches beyond this figure. However given that all existing sites are privately owned and operated, often family based, it is not considered that land within them will necessarily be available to meet needs arising from elsewhere. For new sites (which may require the Council to facilitate delivery) either the pitch numbers that the landowner feels can be accommodated, or application of the pitch standards within Core Policy 5 of the Amended Core

Strategy have been applied. Where these standards are applied then it may result in a potential 'capacity' for the site well beyond that which would be suitable in planning terms.

Sequential Assessment

Sequential Assessment – Flood Zone 1 (Stage 1)

Newark Urban Area

Table 1: Flood Zone 1 Newark Urban Area

| Ref | Site | Location | Area of Search | Existing site | Pitch Capacity | Pitch Yield | Discounted | Comments |
|---------|-----------------------|-----------|----------------|---------------|----------------|-------------|------------|--|
| 19_0001 | Barnby Road/Clay Lane | Newark | Primary | No | 31 | 2 | Yes | Site considered suitable and deliverable |
| 19_0002 | Fen Lane | Balderton | Primary | No | 2 | 0 | Yes | Constrained by oil pipeline, insufficient capacity to support improvement works necessary to make site suitable in highways terms. |
| 19_0018 | Chestnut Lodge | Barnby | Primary | No | 20 | 20 | No | Site considered suitable and deliverable |
| | | | | | Total | 22 | | |

Rest of District

Table 2: Flood Zone 1 Rest of District

| Ref | Site | Location | Area of Search | Existing site | Pitch Capacity | Pitch Yield | Discounted | Comments |
|---------|---------------------------------|------------|----------------|---------------|----------------|-------------|------------|--|
| 19_0010 | Station Road | Collingham | Secondary | No | 95 | 0 | Yes | Located outside of primary area of search |
| 19_0011 | Shannon Site Extension | Ollerton | Primary | No | 49 | 49 | No | Extension to an existing site, discussions with owners confirm only available to meet residual needs from neighbouring sites or to accommodate households moving into the District |
| 19_0012 | Newark Road/Wellow Road (North) | Ollerton | Primary | No | 5 | 0 | Yes | Highways constraints - site undeliverable |
| 19_0013 | Newark Road/Wellow Road (South) | Ollerton | Primary | No | 4 | 0 | Yes | Highways constraints - site undeliverable |
| 19_0014 | Cottage Farm Yard | Blidworth | Secondary | No | 42 | 0 | Yes | Green Belt location - unsuitable |
| 19_0020 | Shannon Caravan Site | Ollerton | Primary | Yes | 9 | 9 | No | Site considered suitable and deliverable |
| 19_0021 | The Paddock | Ollerton | Primary | Yes | 3 | 3 | No | Site considered suitable and deliverable |
| 19_0022 | The Stables | Ollerton | Primary | Yes | 4 | 4 | No | Site considered suitable and deliverable |
| 19_0023 | Dunromin | Ollerton | Primary | Yes | 5 | 5 | No | Site considered suitable and deliverable |
| 19_0024 | Greenwood | Ollerton | Primary | Yes | 1 | 1 | No | Site considered suitable and deliverable |
| 19_0025 | The Mulberries | Collingham | Secondary | No | 19 | 0 | Yes | Located outside of primary area of search |
| 19_0043 | Newark Road | Wellow | Primary | Yes | 0 | 0 | Yes | Existing private site, with no need identified through GTAA. Unavailable for additional pitches to meet need from elsewhere. |
| | | | | | Total | 71 | | |

Sequential Assessment – Flood Zone 2 (Stage 1)

Table 3: Flood Zone 2 Newark Urban Area

| Ref | Site | Location | FZ2 % | Area of Search | Existing site | Pitch Capacity | Pitch Yield | Discounted | Comments |
|---------|----------------------------------|-----------|-------|----------------|---------------|----------------|--------------|--------------|---|
| 19_0004 | Belvoir Ironworks (North) | Newark | 0.43 | Primary | No | 15-27 | 15-27 | No | Site considered suitable and deliverable. Area within Flood Zone 2 is marginal. |
| 19_0009 | Land Northwest of Winthorpe Road | Winthorpe | 100 | Primary | Yes | 14 | 14 | No | Site considered suitable and deliverable. |
| | | | | | | | Total | 29-41 | |

Rest of District

Table 4: Flood Zone 2 Rest of District

| Ref | Site | Location | FZ2 % | Area of Search | Existing site | Pitch Capacity | Pitch Yield | Discounted | Comments |
|---------|---------------|-----------|-------|---|---------------|----------------|--------------|------------|--|
| 19_0016 | Gravelly Lane | Fiskerton | 99 | Beyond Primary and Secondary Area of Search | No | 46 | 0 | Yes | Located outside of primary and secondary area of search. Poor access to the necessary road network. Level of improvement to Gravelly Lane (road widening, footways and lighting) unlikely to be supported by what would be an acceptable level of development. |
| | | | | | | | Total | 0 | |

Sequential Assessment - Flood Zone 3 (Stage 1)

Table 5: Flood Zone 3 Newark Urban Area

| Ref | Site | Location | FZ2 % | FZ3 % | Area of Search | Existing site | Pitch Capacity | Pitch Yield | Discounted | Comments |
|---------|--------------|-----------|-------|-------|----------------|---------------|----------------|-------------|------------|---|
| 19_0003 | Denton Close | Balderton | 83 | 81 | Primary | No | 29 | 0 | Yes | Highway constraints - site undeliverable. |
| 19_0007 | Trent Lane | Newark | 60 | 31 | Primary | No | 15 | 0 | No | Site not available |
| | | | | | | | Total | 0 | | |

Table 6: Flood Zone 3 Rest of District

| Ref | Site | Location | FZ2 % | FZ3 % | Area of Search | Existing site | Pitch Capacity | Pitch Yield | Discounted | Comments |
|---------|-----------------------------------|----------|-------|-------|---|---------------|----------------|-------------|------------|---|
| 19_0019 | Seven Oaks | Edingley | 23 | 62 | Beyond Primary and Secondary Area of Search | Yes | 0 | 0 | Yes | Not considered able to physically accommodate additional pitches. |
| 19_0026 | Land between Tinkers Lane & A1133 | Girton | 100 | 100 | Beyond Primary and Secondary Area of Search | No | | 0 | Yes | Located outside of primary and secondary area of search. |
| | | | | | | | Total | 0 | | |

Sequential Test – Stage 1 Conclusions

Table 7: Sequential Test (Stage 1) Summary of Results

| | Newark Urban Area | Rest of District | Pitches |
|--|--------------------------|-------------------------|----------------|
| Overall Pitch Requirement (2013-33) | N/A | N/A | 169 |
| Planning Definition Pitch Requirement (2013-33) | N/A | N/A | 118 |
| Flood Zone 1 Pitch Yield | 22 | 71* | 93 |
| Flood Zone 2 Pitch Yield | 29-41 | 0 | 29-41 |
| Flood Zone 3 Pitch Yield | 0 | 0 | 0 |
| | 51-63 | 71 | 122-134 |

Conclusion: Purely based on site capacities there is insufficient land in Flood Zone 1 to meet either the overall or planning definition pitch requirements. Indeed, it is notable that the pitch availability in the rest of the District (71 pitches) is inflated by the extension to the Shannon Caravan Park, which discussions with the owners have confirmed to only be available to meet residual need from neighbouring sites or new households moving into the District. It is therefore not available to meet general locally identified need. Furthermore it would not be suitable to seek to meet need generated in the Newark Area at Ollerton – given the cultural differences between the respective communities. Inclusion of the Shannon Extension at its full capacity would also fail to support an emphasis on provision being made in the Newark Urban Area, with provision there only accounting for between 42-47% under that scenario. Were the 71 pitches at the Shannon extension to be discounted then the impact on yields is stark, as shown in the table below.

Table 8: Sequential Test (Stage 1) Summary of Results (discounting the Shannon Caravan Park Extension)

| | Newark Urban Area | Rest of District | Pitches |
|--|--------------------------|-------------------------|----------------|
| Overall Pitch Requirement (2013-33) | N/A | N/A | 169 |
| Planning Definition Pitch Requirement (2013-33) | N/A | N/A | 118 |
| Flood Zone 1 Pitch Yield | 22 | 22 | 44 |
| Flood Zone 2 Pitch Yield | 29-41 | 0 | 29-41 |
| Flood Zone 3 Pitch Yield | 0 | 0 | 0 |
| | 51-63 | 22 | 73-85 |

Taking the two different levels of analysis in Tables 7 and 8 it is clear from Part 1 of the Test that it is not possible to satisfy either the overall or planning definition requirements on sequentially preferable land away from Tolney Lane, and so Stage 2 of the Test is necessary.

Sequential Test – Tolney Lane (Stage 2)

Table 9: Tolney Lane (Stage 2)

| Ref | Site | FZ2% | FZ3% | Location | Pitch Yield | Discounted | Comments |
|---------|-------------------------------|------|------|-------------|-------------|------------|---|
| 19_0007 | Green Park | 100 | 97 | Tolney Lane | 0 | Yes | Significant proportion of the site within the functional floodplain (Zone 3b). Unsuitable |
| 19_0008 | Park View | 100 | 100 | Tolney Lane | 13 | No | Significant proportion of the site within the functional floodplain (Zone 3b). Tolney Lane flood alleviation scheme would remove from risk. |
| 19_0027 | Bowers Caravan Park | 100 | 100 | Tolney Lane | 3 | No | Located within the functional floodplain (Zone 3b). Tolney Lane flood alleviation scheme would remove from risk. |
| 19_0028 | Church View | 100 | 100 | Tolney Lane | 10 | No | Partly within the functional floodplain (Zone 3b). Tolney Lane flood alleviation scheme would remove from risk. |
| 19_0029 | Shannon Falls | 34 | 66 | Tolney Lane | 0 | Yes | Not considered available or achievable as part of the GTLAA |
| 19_0030 | Hose Farm | 100 | 5 | Tolney Lane | 9 | No | Site considered suitable and deliverable. |
| 19_0031 | Land opposite Ropewalk Farm | 100 | 47 | Tolney Lane | 3 | No | Site considered suitable and deliverable. |
| 19_0032 | Castle View | 100 | 6 | Tolney Lane | 0 | Yes | Site considered to have insufficient capacity to accommodate additional pitches. |
| 19_0033 | Riverside Park | 100 | 2 | Tolney Lane | 9 | No | Site considered suitable and deliverable. Marginal portion of site in Flood Zone 3b to the rear |
| 19_0034 | The Paddocks | 100 | 0.03 | Tolney Lane | 3 | No | Site considered suitable and deliverable. |
| 19_0035 | New Paddocks and Ark Bungalow | 100 | 0 | Tolney Lane | 0 | Yes | Site considered to have insufficient capacity to accommodate additional pitches. |

| | | | | | | | |
|---------|--------------------|-----|-----|--------------|-----------|-----|--|
| 19_0036 | Sandhill Sconce | 100 | 34 | Tolney Lane | 11 | No | Site considered suitable and deliverable. |
| 19_0037 | Hirram's Paddock | 100 | 57 | Tolney Lane | 7 | No | Site considered suitable and deliverable. |
| 19_0038 | Taylor's Paddock | 100 | 0 | Tolney Lane | 1 | No | Site considered suitable and deliverable. |
| 19_0039 | Price's Paddock | 100 | 6 | Tolney Lane | 1 | No | Site considered suitable and deliverable. |
| 19_0040 | Maryland Paddock's | 100 | 100 | Tolney Lane | 0 | Yes | Significant proportion of the site within the functional floodplain (Zone 3b). Unsuitable. |
| 19_0041 | Ropewalk Farm | 100 | 86 | Tolney Lane | 0 | Yes | Significant proportion of the site within the functional floodplain (Zone 3b). Unsuitable. |
| 19_0042 | The Burrows | 100 | 100 | Tolney Lane | 0 | Yes | Significant proportion of the site within the functional floodplain (Zone 3b). Unsuitable. |
| | | | | Total | 70 | | |

Sequential Test – Stage 2 Conclusions

Table 10: Sequential Test (Stage 2) Summary of Results

| | Pitches |
|--|----------------|
| Overall Pitch Requirement (2013-33) | 169 |
| Planning Definition Pitch Requirement (2013-33) | 118 |
| Stage 1 | |
| Flood Zone 1 Pitch Yield | 93 |
| Flood Zone 2 Pitch Yield | 29-41 |
| Flood Zone 3 Pitch Yield | 0 |
| Total Pitch Yield | 122-134 |
| Total Pitch Yield – Shannon Extension | 73-85 |
| Stage 2 | |
| Tolney Lane Flood Zone 1 Yield | 0 |
| Tolney Lane Flood Zone 2 Yield | 1 |
| Tolney Lane Flood Zone 3 Yield | 69 |
| Total Pitch Yield | 70 |
| Overall Yields | |
| Stage 1 + Stage 2 Overall Pitch Yield | 192-204 |
| Stage 1 + Stage 2 Yield – Shannon Extension | 143-155 |

Conclusion: Through the addition of sites at Tolney Lane to those sites identified through Stage 1 it is possible that the District-wide pitch requirement could be met. Exceeding that target by 23-35 pitches would appear to give the impression of greater flexibility than exists. The presence of the Shannon Site Extension (19_0011) in Flood Zone 1 is not available to meet need generated in and around the Newark Urban Area, and such an approach would also be inconsistent with the locational requirements which the application of the Test has sought to take account of.

The Shannon Extension is only available to assist with meeting need in and around the Ollerton/Wellow area if necessary. Discounting it from the supply leaves the strategy able to support between 143-155 pitches across Flood Zones 1, 2 and 3(a) - exceeding the minimum requirements and removing the prospect of additional pitches being brought forward within the functional floodplain (Flood Zone 3b). Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance not compatible with Flood Zone 3a and b. However, it is not possible from appropriate, available and achievable sites to service even the planning definition need within the first five year tranche (77 pitches) from appropriate sites in Flood Zones 1 and 2 - if

they are delivered at the lower end of the yield range (73 pitches). Such an approach would also assume that all of those pitches would be available to planning-definition Travellers, which isn't likely to be the case with respect to existing sites with a GTAA need.

The above necessitates the identification of land within Flood Zone 3a, and in some cases land which also have marginal areas within Zone 3b – but that where additional pitches could be realistically restricted to areas at lesser risk. Given this a strategy based around the allocation and identification of land identified as suitable and deliverable within this Statement (see below) would pass the Sequential Test. Application of the Exceptions Test for those sites proposed to be taken forward, where necessary, will form part of the Level 2 SFRA refresh.

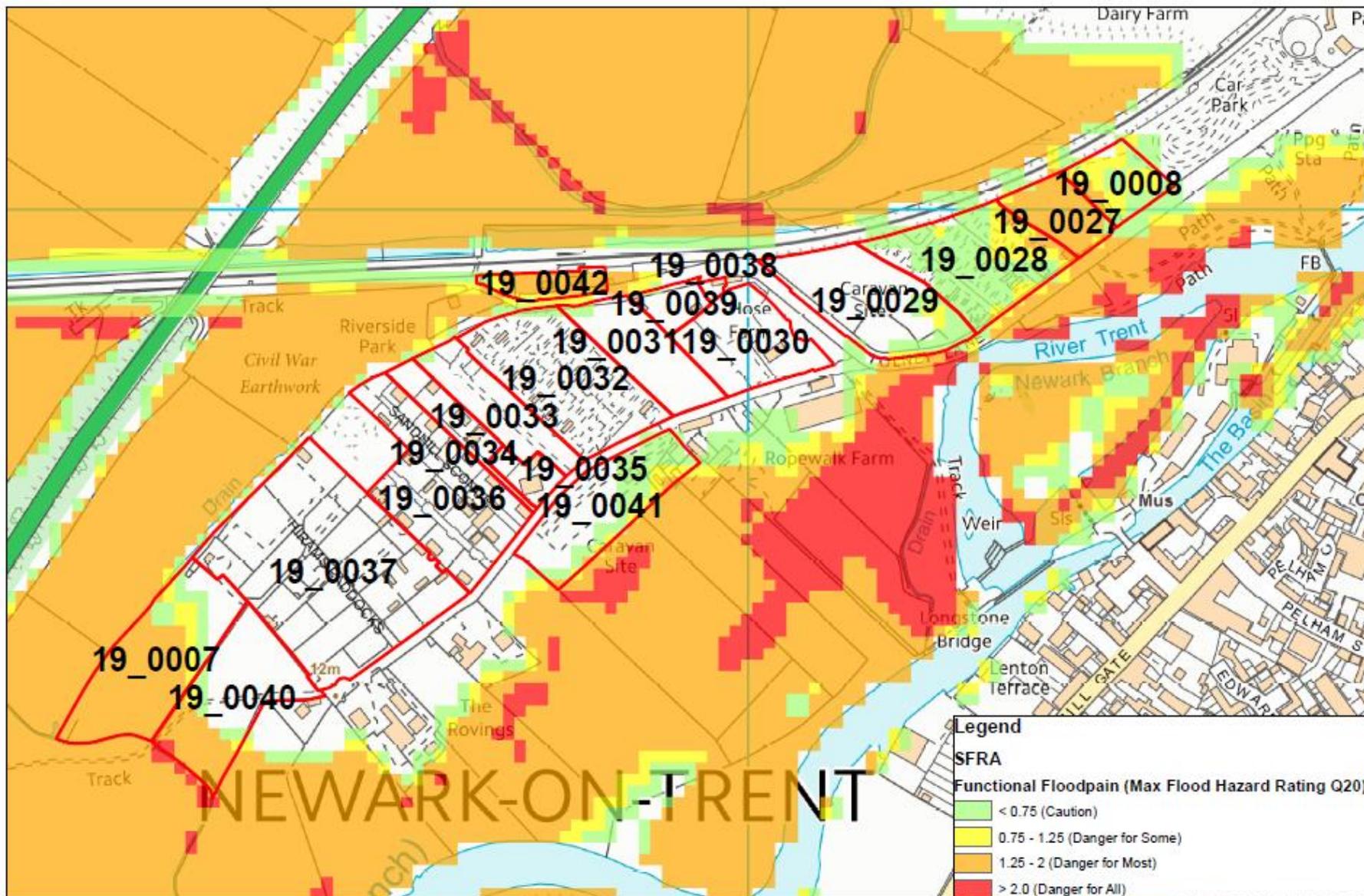
| Site | Flood Zone* |
|--|-------------|
| Chestnut Lodge, Barnby | 1 |
| Shannon Caravan Site, Ollerton | 1 |
| Shannon Caravan Site Extension, Ollerton | 1 |
| The Paddock, Ollerton | 1 |
| The Stables, Ollerton | 1 |
| Dunromin, Ollerton | 1 |
| Greenwood, Ollerton | 1 |
| Belvoir Ironworks, Newark | 2 |
| Land Northwest of Winthorpe Road, Newark | 2 |
| Park View, Tolney Lane, Newark | 3(b) |
| Bowers Caravan Park, Tolney Lane, Newark | 3(b) |
| Church View, Tolney Lane, Newark | 3(b) |
| Hose Farm, Tolney Lane, Newark | 3(a) |
| Land opposite Ropewalk Farm, Tolney Lane, Newark | 3(b) |
| Riverside Park, Tolney Lane, Newark | 3(b) |
| The Paddocks, Tolney Lane, Newark | 2 |
| Sandhill Sconce, Tolney Lane, Newark | 3(a) |
| Hirram's Paddock, Tolney Lane, Newark | 3(a) |
| Taylor's Paddock, Tolney Lane, Newark | 2 |
| Price's Paddock, Tolney Lane, Newark | 3(a) |

*Highest level of risk found on site – please note that in some instances this may be marginal in nature

Appendix A– Tolney Lane Functional Floodplain Map



Tolney Lane - SFRA Functional Floodplain



Appendix B– Site Assessments

SFRA Update Mapping (2016):

Legend

-  Flood Zone 2
-  Flood Zone 3

Environment Agency Flood Zone Mapping (Feb 2022):

Legend

-  Flood Zone 3
-  Flood Zone 2

Climate Change Allowance Mapping:

Legend

20% Climate Change Allowance

Max Flood Hazard Rating (FD2320)

-  < 0.75 (Caution)
-  0.75 - 1.25 (Danger for Some)
-  1.25 - 2 (Danger for Most)
-  > 2.0 (Danger for All)

30% Climate Change Allowance

Max Flood Hazard Rating (FD2320)

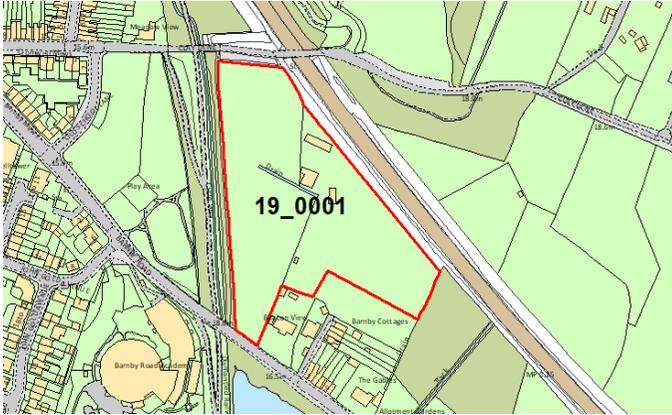
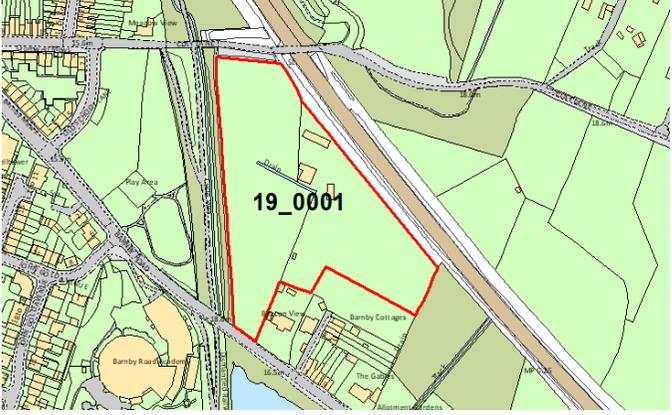
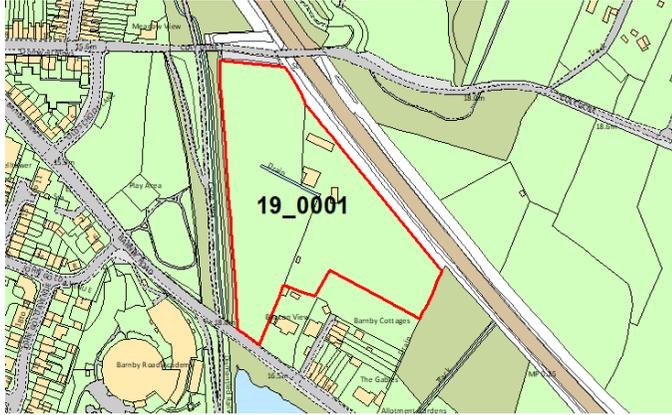
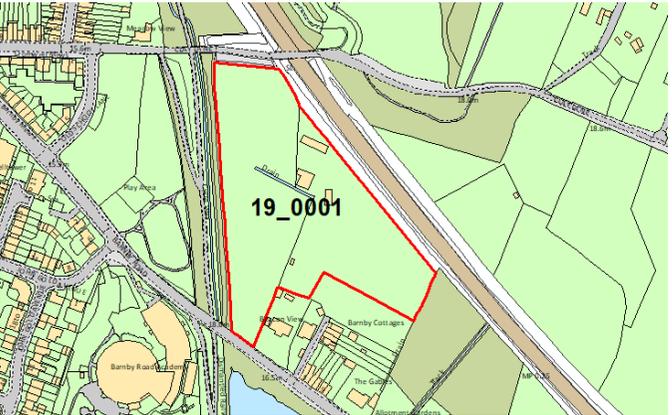
-  < 0.75 (Caution)
-  0.75 - 1.25 (Danger for Some)
-  1.25 - 2 (Danger for Most)
-  > 2.0 (Danger for All)

50% Climate Change Allowance

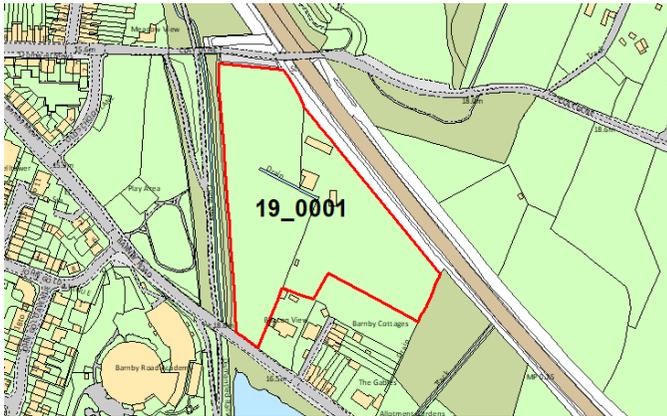
Max Flood Hazard Rating (FD2320)

-  < 0.75 (Caution)
-  0.75 - 1.25 (Danger for Some)
-  1.25 - 2 (Danger for Most)
-  > 2.0 (Danger for All)

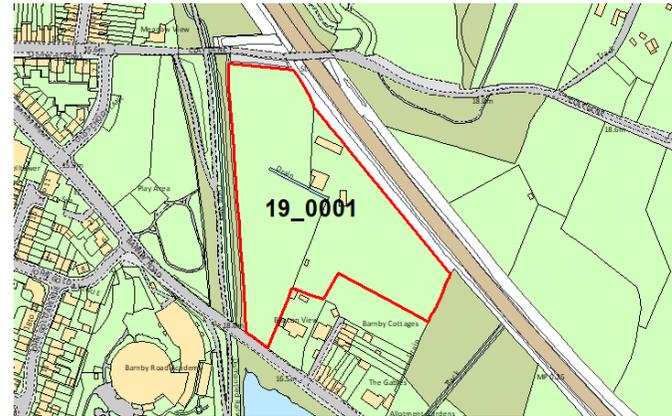
Barnby Road/ Clay Lane, Newark (GTAA Ref: 19_0001)

| | | | |
|--|--------------------------------------|--|---|
| <p>Site Name: Barnby Road/Clay Lane</p> | <p>Settlement: Newark</p> | <p>Site Area: 1.73ha Pitch Capacity: 31</p> | <p>Flood Zone(s): Flood Zone 1</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (EA updated mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

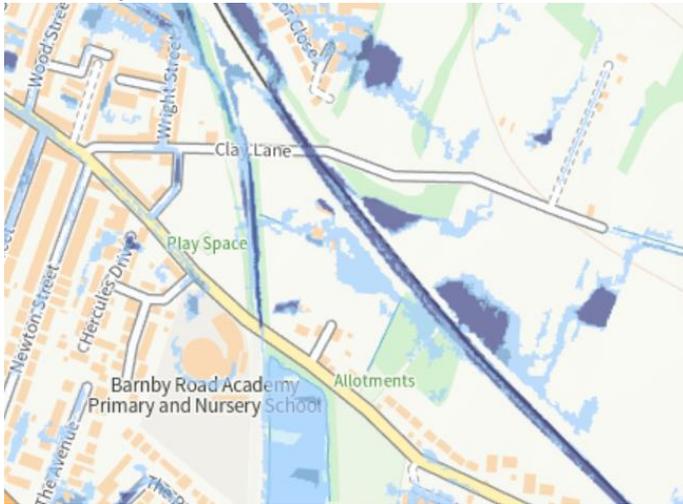
Climate Change Allowance (30%):



Climate Change Allowance (50%):



Surface Water Map:



Assessment:

Site is within Flood Zone 1, with application of climate change allowances having no additional effect. Remains within Flood Zone 1 under most up-to-date EA mapping. Mostly at very low surface water flood risk, band of low surface water risk across north of site, small pockets of high risk in north and south of site. Located within the boundary for Newark Urban Area, so is consistent with area of search. Would be situated within reasonable proximity of the strategic road network and given location within the Newark Urban Area is well related to services, facilities and employment opportunities. - making development unsuitable.

Fen Lane, Balderton (GTLAA Ref: 19_0002)

| | | | |
|--|---|--|---|
| <p>Site Name: Fen Lane</p> | <p>Settlement: Balderton</p> | <p>Site Area: 0.75ha Pitch Capacity: 1-2</p> | <p>Flood Zone(s): Flood Zone 1</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (EA updated mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):

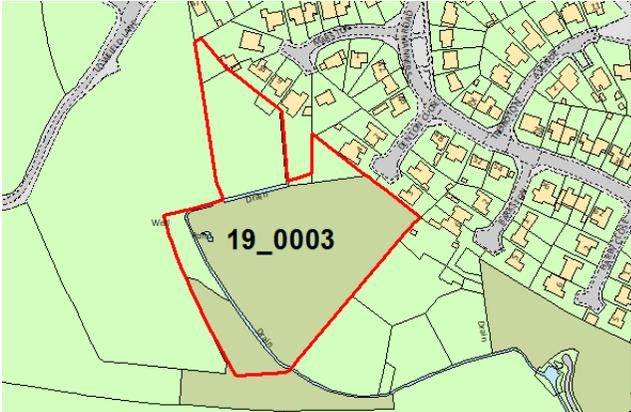
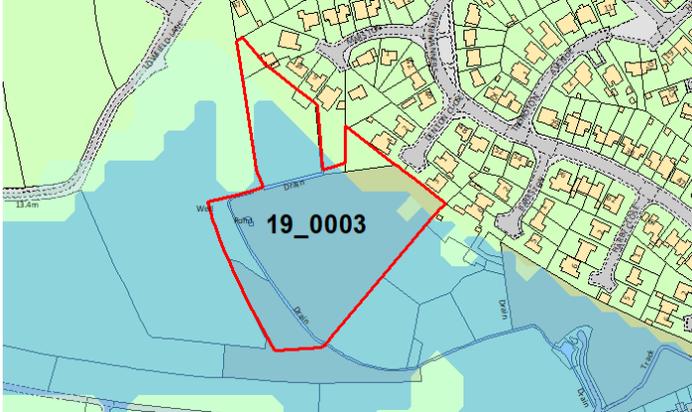
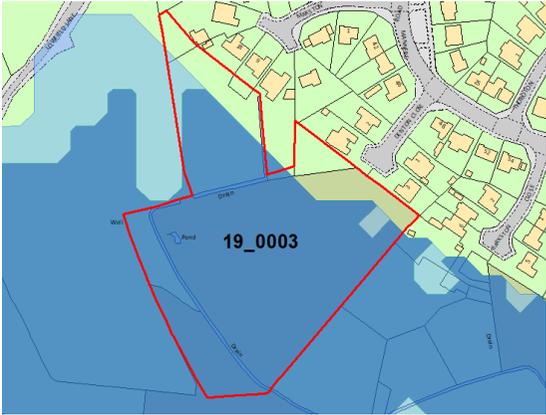
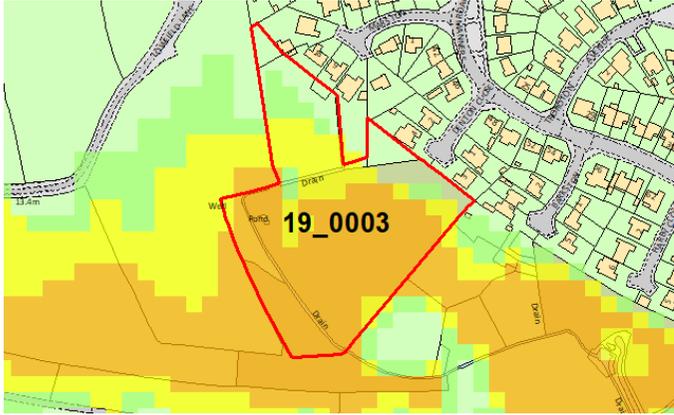


Surface Water Map:

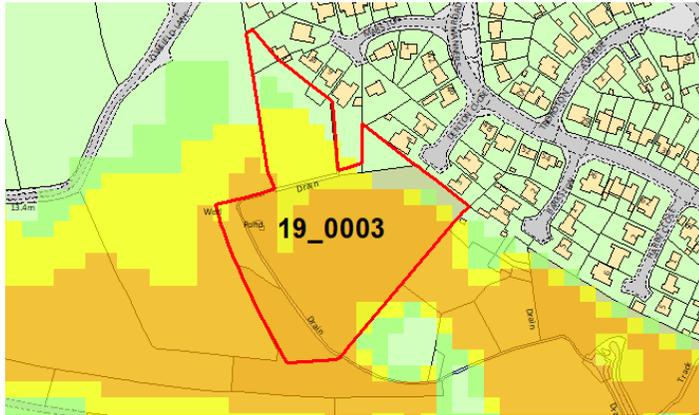


Assessment: Site is within Flood Zone 1 in the SFRA update, with application of climate change allowances having no additional effect. Remains within Flood Zone 1 under most up-to-date EA mapping. Mostly at very low surface water flood risk, band of low surface water risk along rear of the site. Located beyond the boundary for the Newark Urban Area, but is within reasonable proximity to the Sub Regional Centre and so is consistent with the area of search. Would be situated with good access to the necessary road network and given location close to the Newark Urban Area is well related to services, facilities and employment opportunities. Site significantly constrained by oil pipelines and associated zones which need to be kept free from development- severely limiting the pitch capacity. Insufficient likely pitch yield to support the necessary highways improvement work. Site unsuitable.

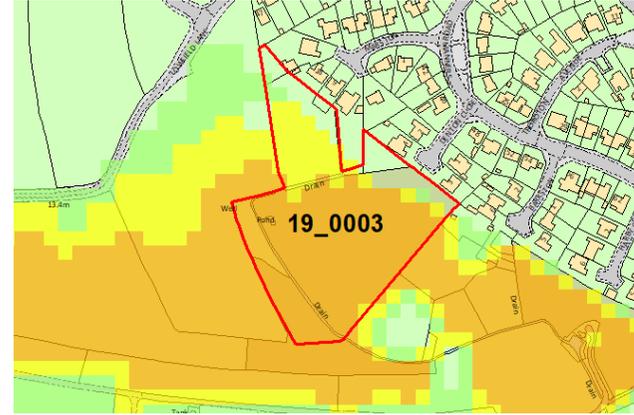
Denton Close, Balderton (GTLAA Ref: 19_0003)

| | | | |
|--|---|--|--|
| <p>Site Name: Denton Close</p> | <p>Settlement: Balderton</p> | <p>Site Area: 1.62ha Pitch Capacity: 29</p> | <p>Flood Zone(s): Flood Zones 2 and 3</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (EA updated mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):

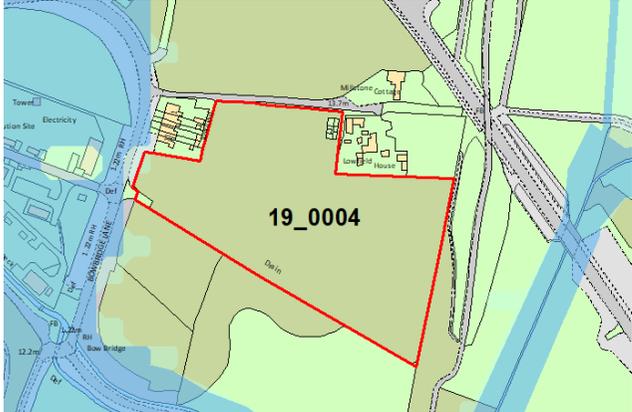
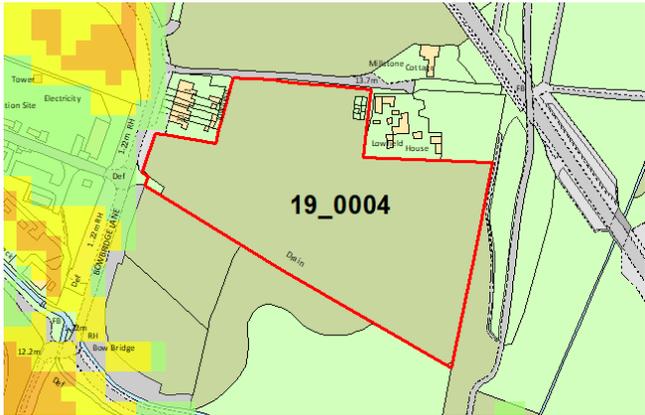


Surface Water Map:

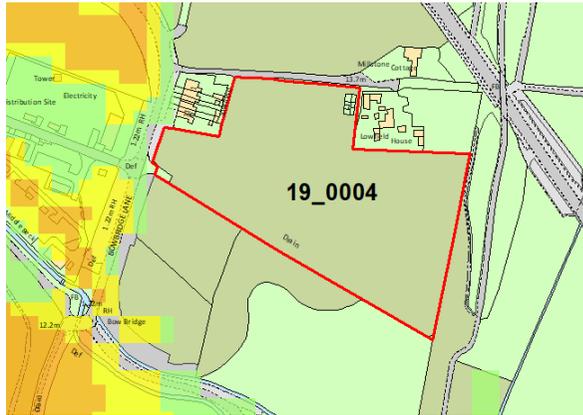


Assessment: Under the 2022 flood zone mapping the site is largely within Flood Zone 3, there are also areas in Flood Zone 2, and risk appears to have slightly increased since the SFRA update. Application of climate change allowances to the SFRA data extended the level of flood risk by a small amount. There however remains a small portion of the site running parallel to properties to the rear of Denton and Marston Closes within Flood Zone 1 under each scenario. Contains significant areas of low surface water flood risk, and a small area of high risk – appearing to follow the route of the drain. Located adjacent to the boundary for the Newark Urban Area, and so within reasonable proximity to the Sub Regional Centre and consistent with the area of search. Would be situated with good access to the necessary road network and given the location close to the Newark Urban Area is well related to services, facilities and employment opportunities. Site has no highways access and is constrained by a large number of trees subject to Tree Preservation Orders.

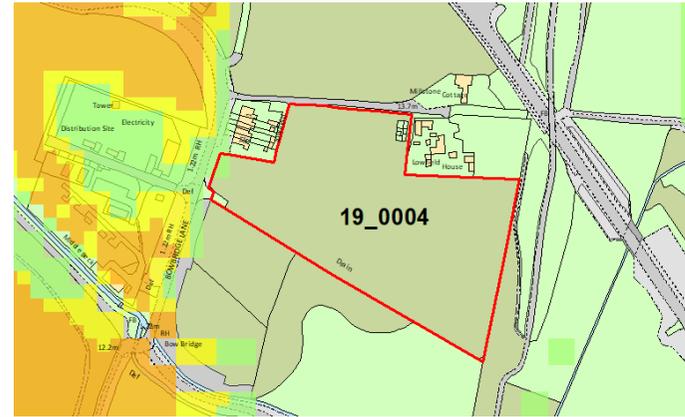
Belvoir Ironworks (North), Newark (GTLAA Ref: 19_0004)

| | | | |
|--|--------------------------------------|--|--|
| <p>Site Name: Belvoir Ironworks (North)</p> | <p>Settlement: Newark</p> | <p>Site Area: 2.36ha Pitch Capacity: 30</p> | <p>Flood Zone(s): Flood Zone 1 / Flood Zone 2</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (EA Updated Mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):

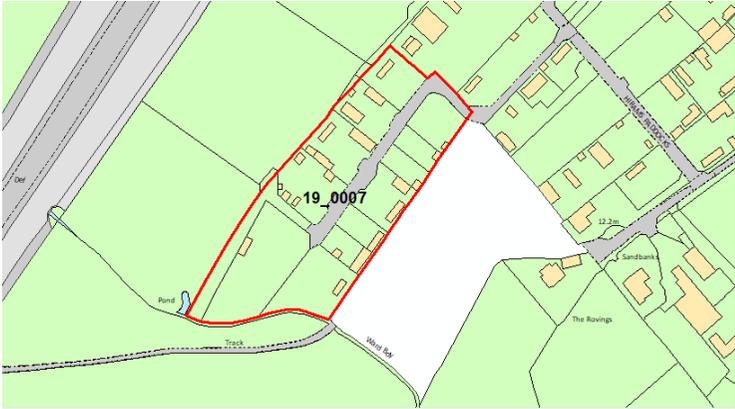
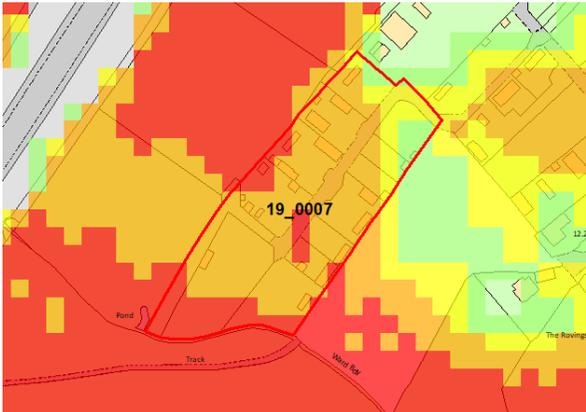


Surface Water Map:

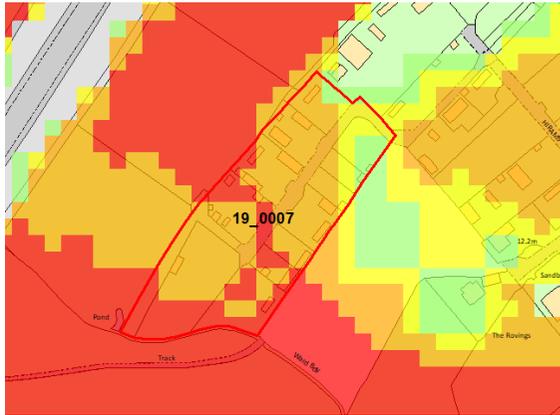


Assessment: Under the 2022 flood zone mapping the site is largely within Flood Zone 1, there is a small pocket in the west of the site which is Flood Zone 2. There are also areas in Flood Zone 2, and risk appears to have slightly increased since the SFRA update. Application of climate change allowances to the SFRA data extended the level of flood risk by a small amount but only under the 30 and 50% scenarios. The vast bulk of the site remains flood risk free under all scenarios. Contains areas of low surface water flood risk, and a small area of high risk – though would appear to be manageable. Located beyond but close to the boundary for the Newark Urban Area, and so within reasonable proximity to the Sub Regional Centre and consistent with the area of search. Would be situated with good access to the necessary road network and given the location close to the Newark Urban Area is well related to services, facilities and employment opportunities.

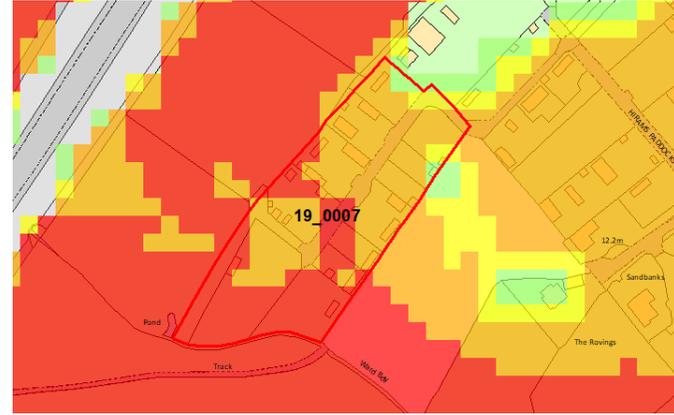
Green Park, Tolney Lane, Newark (GTAA Ref: 19_0007)

| | | | |
|--|--------------------------------------|--|---|
| <p>Site Name: Green Park</p> | <p>Settlement: Newark</p> | <p>Site Area: 1.25ha Pitch Capacity: 10</p> | <p>Flood Zone(s): Flood Zone 2 and 3 (3a and 3b)</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (EA Updated Mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):

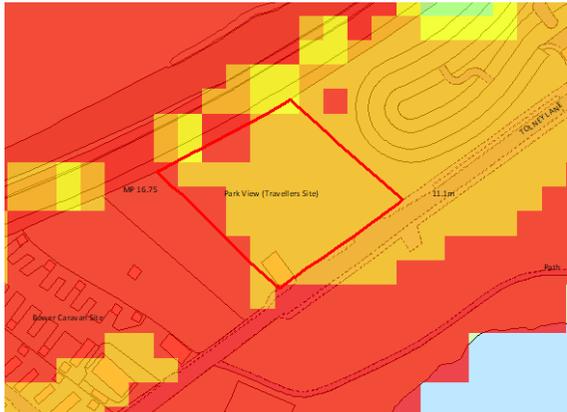


Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is largely within Flood Zone 3b (the functional floodplain), there are smaller areas within Flood zones 3a and 2, and the level of risk appears comparable to that identified in the SFRA update. Application of climate change allowances to the SFRA data extends the level of flood risk to the site. Contains areas of low surface water flood risk– though would appear to be manageable. Located beyond but close to the boundary for the Newark Urban Area, and so within reasonable proximity to the Sub Regional Centre and consistent with the area of search. Would be situated with good access to the necessary road network and given the location close to the Newark Urban Area is well related to services, facilities and employment opportunities. Tree Preservation Orders located along the northern and southern extents of the site.

Park View, Tolney Lane, Newark (GTLAA Ref: 19_0008)

| | | | |
|--|--------------------------------------|--|---|
| <p>Site Name: Park View</p> | <p>Settlement: Newark</p> | <p>Site Area: 1ha Pitch Capacity: 13</p> | <p>Flood Zone(s): Flood Zones 3 (3b) and 2</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (Updated EA Mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):

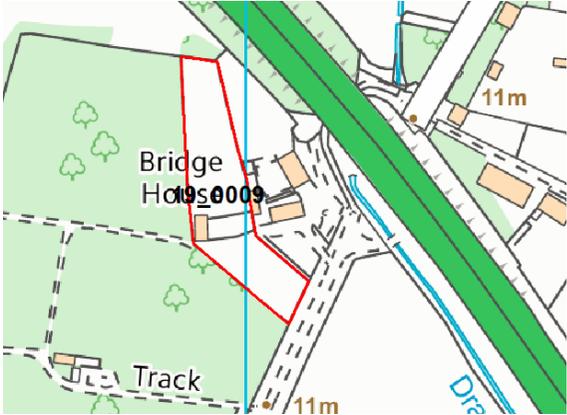
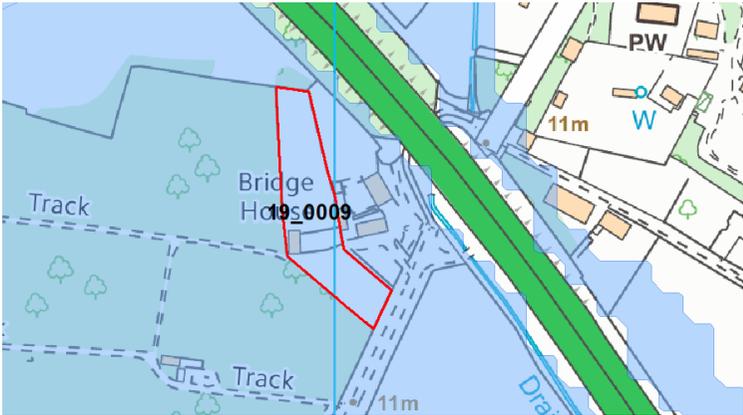
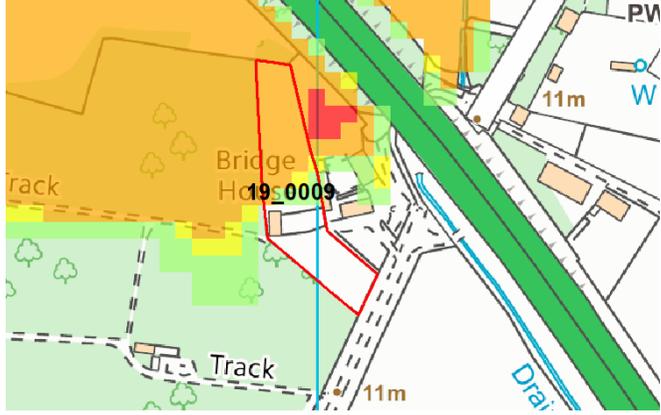


Surface Water Map:

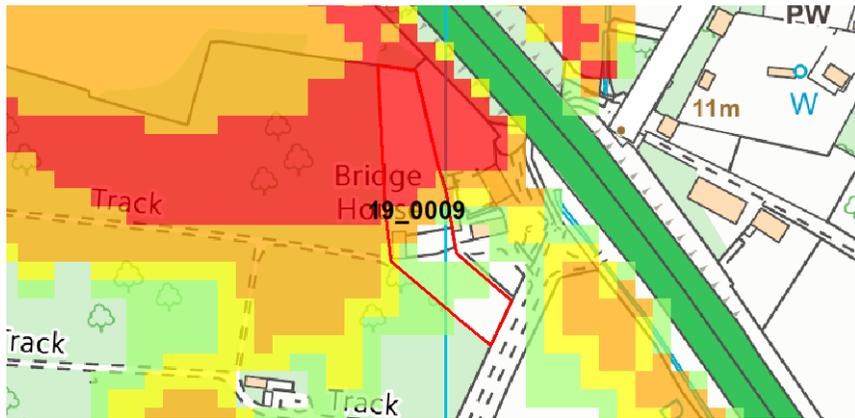


Assessment: Under the 2022 flood zone mapping the site is in essence wholly within Flood Zone 3b (the functional floodplain), and risk appears to be comparable to that identified in the SFRA update. Application of climate change allowances to the SFRA data extends the level of flood risk to the site. Contains an area high, medium and low surface water flood risk– which would need to be able to be managed. Located beyond but close to the boundary for the Newark Urban Area, and so within reasonable proximity to the Sub Regional Centre and consistent with the area of search. Would be situated with good access to the necessary road network and given the location close to the Newark Urban Area is well related to services, facilities and employment opportunities. Located adjacent to Newark Conservation Area.

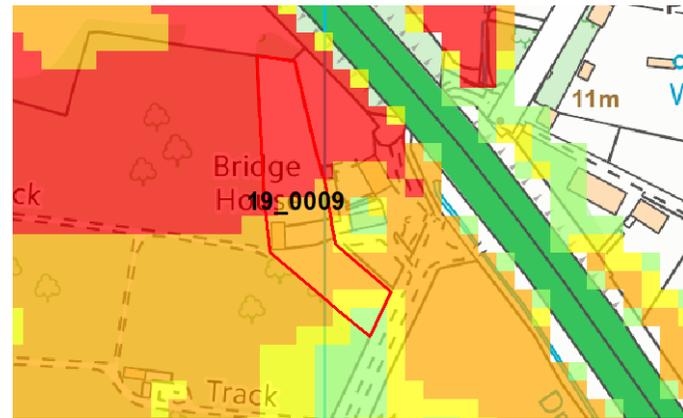
Land to the Northwest of Winthorpe Road, Newark (GTAA Ref: 19_0009)

| | | | |
|---|----------------------------------|--|---|
| <p>Site Name: Land Northwest of Winthorpe Road</p> | <p>Settlement: Newark</p> | <p>Site Area: 0.46ha Pitch Capacity: 14</p> | <p>Flood Zone(s): Flood Zone 2</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (Updated EA Mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

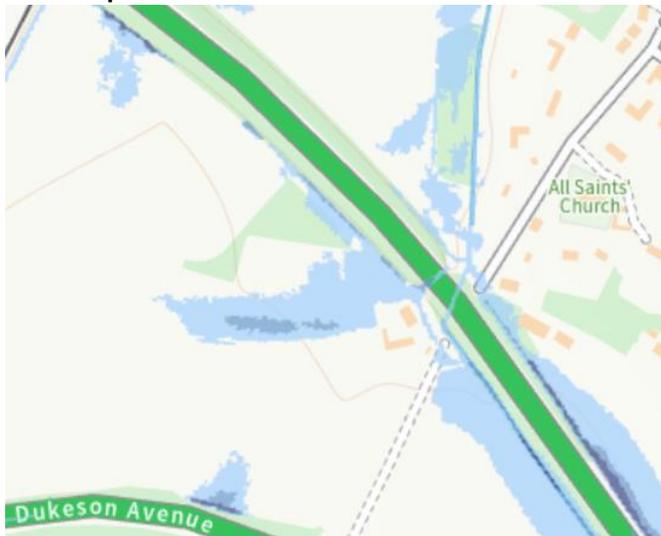
Climate Change Allowance (30%):



Climate Change Allowance (50%):



Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 2, and risk appears to be comparable to that identified in the SFRA update. Application of climate change allowances to the SFRA data extends the level of flood risk to the site under the 30% and 50% scenarios. Contains an area high, medium and low surface water flood risk– which would need to be able to be managed. Located beyond but close to the boundary for the Newark Urban Area, and so within reasonable proximity to the Sub Regional Centre and consistent with the primary area of search. Would be situated with good access to the necessary road network and given the location close to the Newark Urban Area is well related to services, facilities and employment opportunities. Located within an Open Break designation.

Station Road, Collingham (GTAA Ref: 19_0010)

| | | | |
|--|--|--|---|
| <p>Site Name: Station Road</p> | <p>Settlement: Collingham</p> | <p>Site Area: 5.24ha Pitch Capacity: 95</p> | <p>Flood Zone(s): Flood Zone 1</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (Updated EA Mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):



Surface Water Map:



Assessment:

Under the 2022 flood zone mapping the site is in Flood Zone 1, with risk remaining stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data has no implications. Large proportion of the site is at low surface water flood risk, contains a smaller area of medium risk and a band of high risk along the sites northern extent. Not located in or around the Newark Urban Area, and so does not meet the primary area of search, although is well related to a Principal Village and so would be consistent with it as a secondary location. Would be situated with reasonable access to the necessary road network and given the location close to the Collingham, and Newark beyond, is well related to services, facilities and employment opportunities. Collingham, Station House is listed.

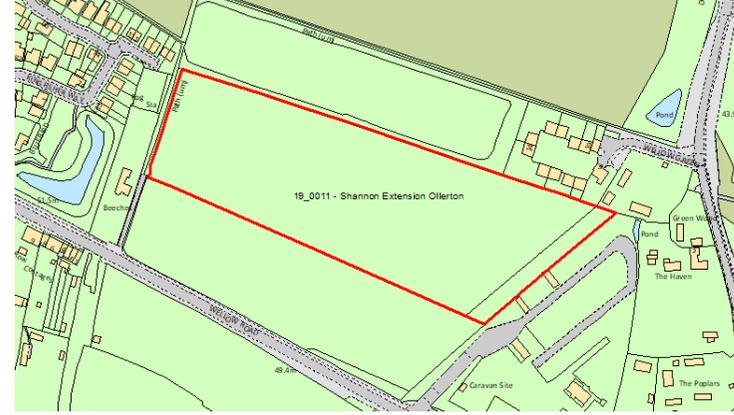
Shannon Site Extension, Ollerton (GTLAA Ref: 19_0011)

| | | | |
|---|------------------------------------|--|---|
| <p>Site Name: Shannon Site Extension</p> | <p>Settlement: Ollerton</p> | <p>Site Area: 2.7ha Pitch Capacity: 49</p> | <p>Flood Zone(s): Flood Zone 1</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (Updated EA Mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):



Surface Water Map:



Conclusion: Under the 2022 flood zone mapping the site is in Flood Zone 1, with risk remaining stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data has no implications. Band of predominantly low surface water risk runs through the centre of the site, with smaller pockets of medium and high risk within this but would appear manageable. Located adjacent to Ollerton & Boughton and so consistent with primary area of search. Would be situated with reasonable access to the necessary road network and given the location close to the Ollerton is well related to services, facilities and employment opportunities.

Newark Road/Wellow Road (North), Ollerton (GTLAA Ref: 19_0012)

| | | | |
|--|------------------------------------|--|---|
| <p>Site Name: Newark Road/Wellow Road (North)</p> | <p>Settlement: Ollerton</p> | <p>Site Area: 0.31ha Pitch Capacity: 5</p> | <p>Flood Zone(s): Flood Zone 1</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (Updated EA Mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):



Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 1, with risk remaining stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data has no implications. Site predominantly at very low surface water flood risk, small part of north potentially low risk. Located close to Ollerton & Boughton and so consistent with primary area of search. Would be situated with reasonable access to the necessary road network and given the location close to the Ollerton is well related to services, facilities and employment opportunities. Highways advice deems that adequate access visibility cannot be achieved to allow development of the site.

Climate Change Allowance (30%):



Climate Change Allowance (50%):

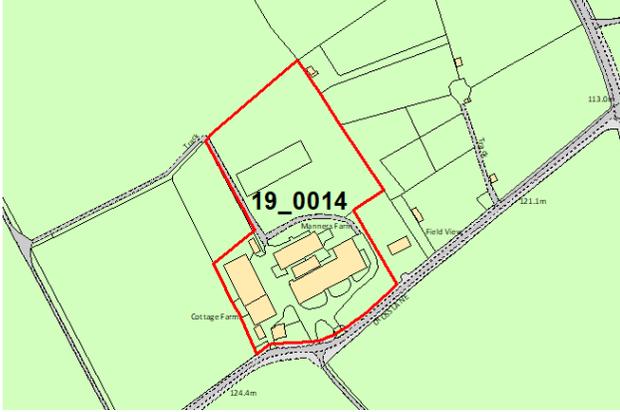


Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 1, with risk remaining stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data has no implications. Site predominantly at very low surface water flood risk, small band of low risk across north. Located close to Ollerton & Boughton and so consistent with primary area of search. Would be situated with reasonable access to the necessary road network and given the location close to the Ollerton is well related to services, facilities and employment opportunities. Highways advice deems that adequate access visibility cannot be achieved to allow development of the site.

Cottage Farm Yard, Blidworth (GTLAA Ref: 19_0014)

| | | | |
|--|-------------------------------------|--|---|
| <p>Site Name: Cottage Farm Yard</p> | <p>Settlement: Blidworth</p> | <p>Site Area: 2.32ha Pitch Capacity: 42</p> | <p>Flood Zone(s): Flood Zone 1</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (Updated EA Mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):

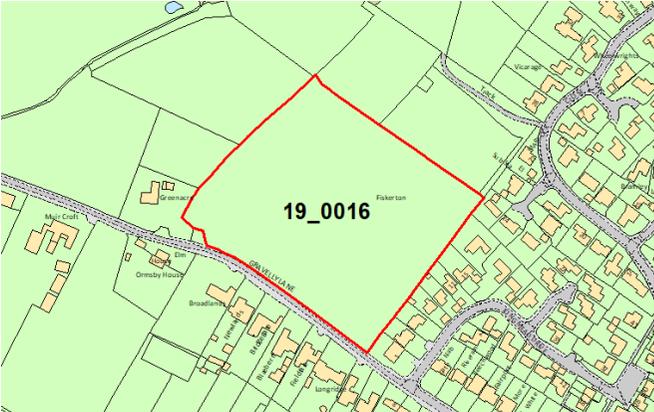
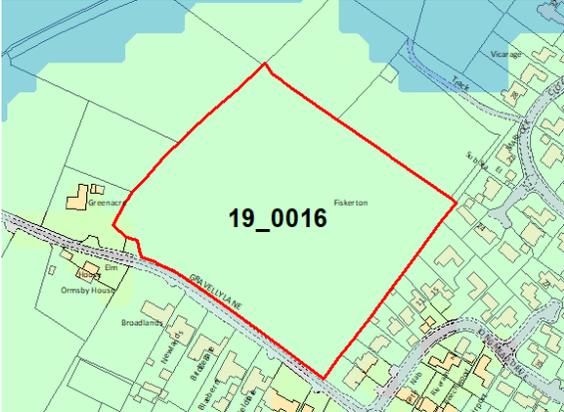
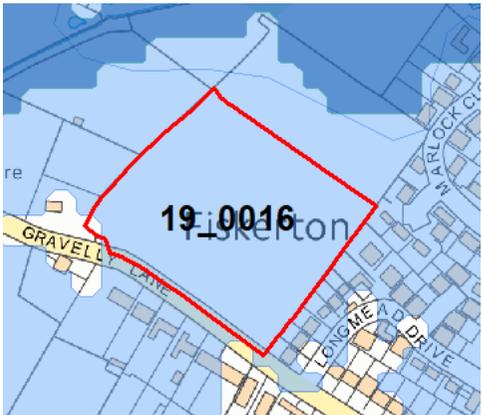
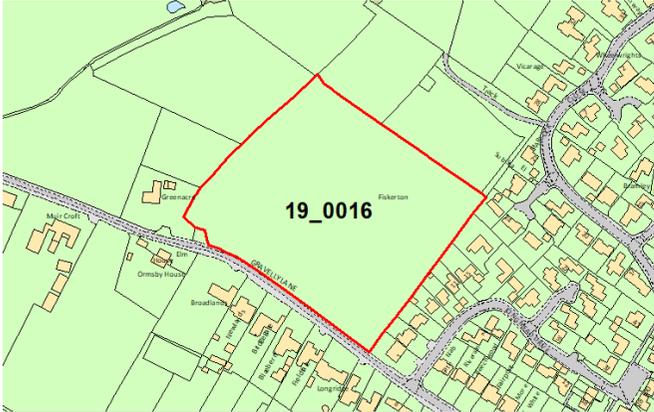


Surface Water Map:

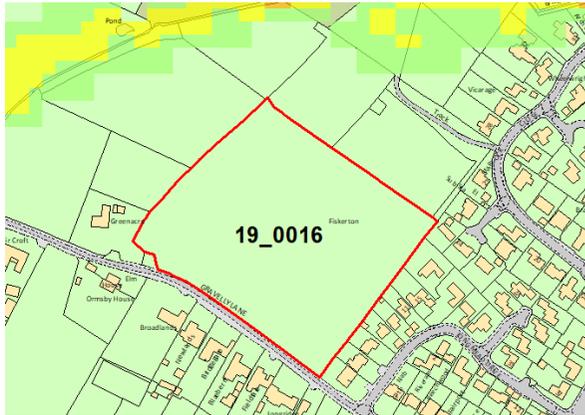


Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 1, with risk remaining stable from that identified in the SFRA update. Application of climate change allowances not modelled for this location as part of the SFRA – but given distance from Flood Zones 2 and 3 would be unlikely to have any impact. Site predominantly at very low surface water flood risk, potentially a small band of low risk to north. Located beyond the primary area of search, though is situated between Blidworth and Rainworth so would be consistent with the secondary area of search. Highway access arrangements are inadequate, and would also not provide for reasonable access to the necessary road network. Given the location close to Blidworth and Rainworth would be well related to services, facilities and employment opportunities. Site is located within the Green Belt.

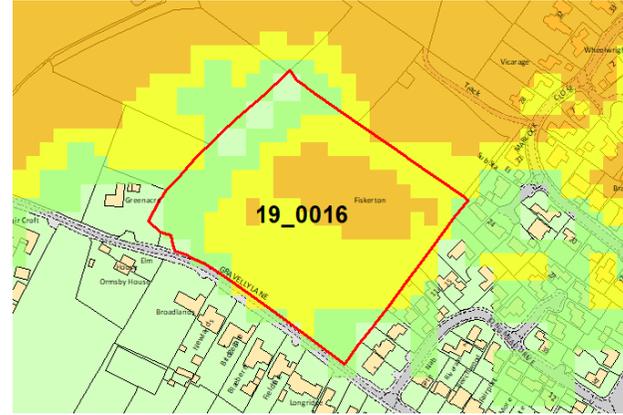
Gravelly Lane, Fiskerton (GTAA Ref: 19_0016)

| | | | |
|--|---|--|---|
| <p>Site Name: Gravelly Lane</p> | <p>Settlement: Fiskerton</p> | <p>Site Area: 2.55ha Pitch Capacity: 46</p> | <p>Flood Zone(s): Flood Zone 2</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (Updated EA Mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):

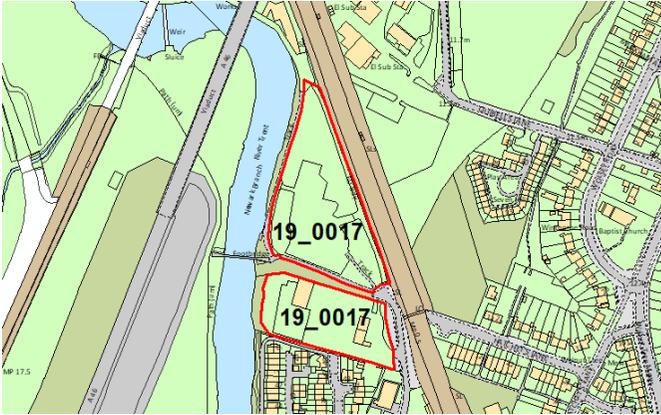
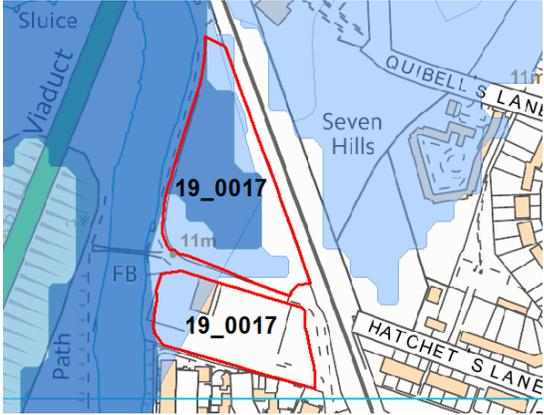
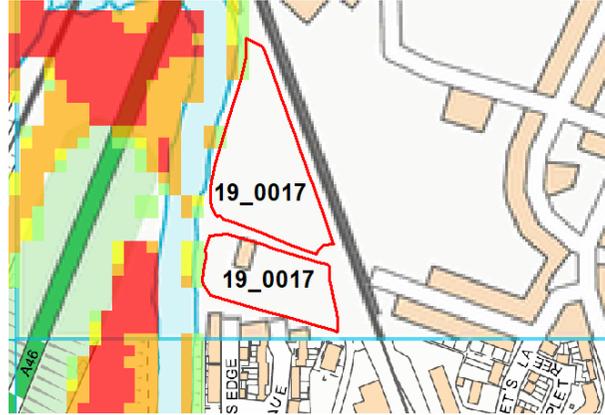


Surface Water Map:

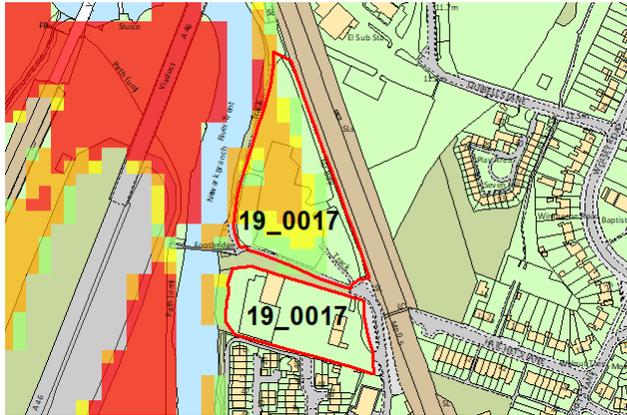


Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 2, with risk remaining stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data show an increase to risk under the most extreme 50% scenario. Site predominantly at very low surface water flood risk, but with a band of low risk across north. Located within neither the primary or secondary areas of search. Would be situated with poor access to the necessary road network, but given the location close to the Fiskerton and Bleasby would have access to some services, facilities. The local train station could also provide access to employment opportunities beyond the immediate locality.

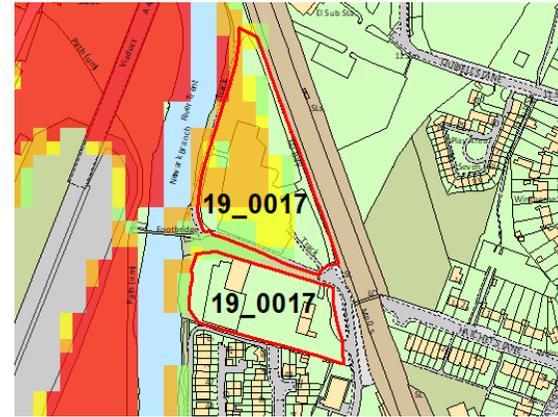
Trent Lane (Maltkiln Lane), Newark (GTAA Ref: 19_0017)

| | | | |
|--|--------------------------------------|--|--|
| <p>Site Name: Trent Lane</p> | <p>Settlement: Newark</p> | <p>Site Area: Pitch Capacity: 15</p> | <p>Flood Zone(s): Flood Zone 3 (a and b), 2 and 1</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (Updated EA Mapping Feb 2022):</p>  | | <p>Functional Floodplain Map:</p>  | |

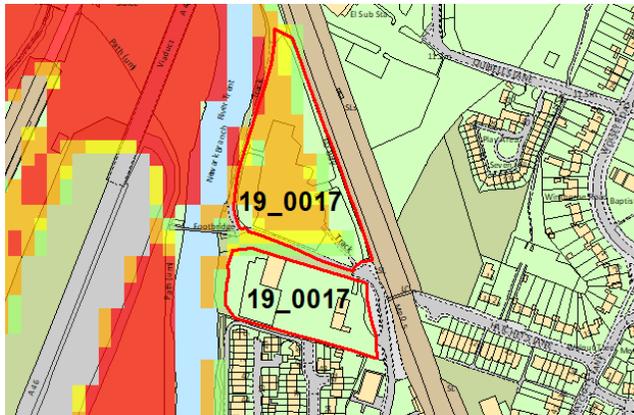
Climate Change Allowance (20%):



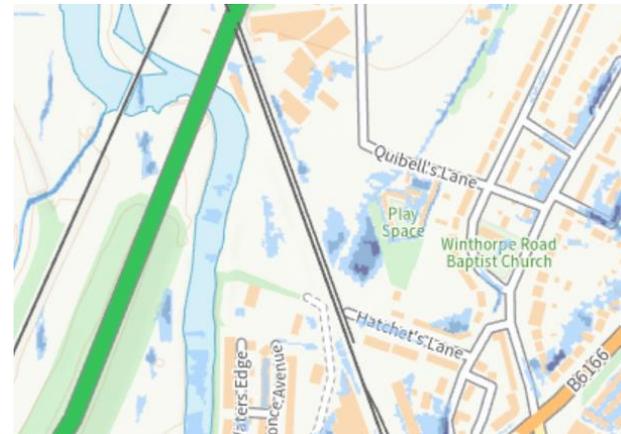
Climate Change Allowance (30%):



Climate Change Allowance (50%):

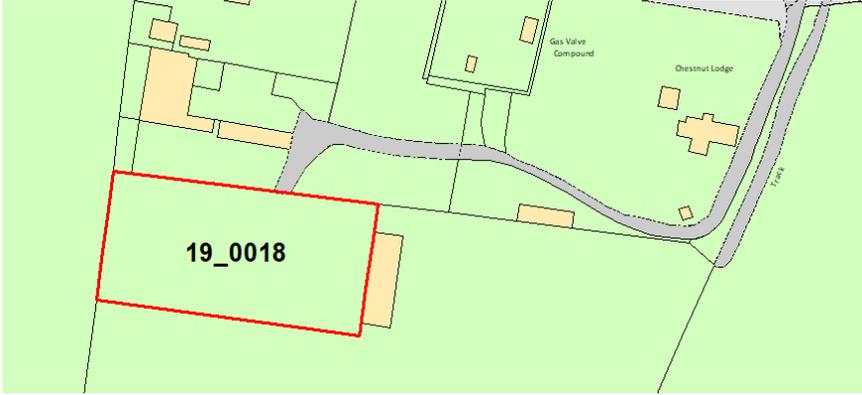


Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 3 (a and b) and 2 but also has areas within Flood Zone 1. The area of the site within the functional floodplain is extremely marginal. Risk remains stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data show an increase to risk under all of the scenarios. Site predominantly at very low surface water flood risk, but with small pockets of low risk. Located within Newark and so consistent with the primary area of search. Would be situated with good access to the necessary road network, and being situated within Newark would have access to some services, facilities and employment opportunities.

Chestnut Lodge, Barnby (GTLAA Ref: 19_0018)

| | | | |
|---|------------------------------|--|------------------------------------|
| Site Name: Chestnut Lodge | Settlement: Barnby | Site Area: 0.38ha Pitch Capacity: 20 | Flood Zone(s): Flood Zone 1 |
| Site Location: | | Flood Zone Map (SFRA Update 2016): | |
|  | |  | |
| Flood Zone Map (Updated EA Mapping Feb 2022): | | Climate Change Allowance (20%): | |
|  | |  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):

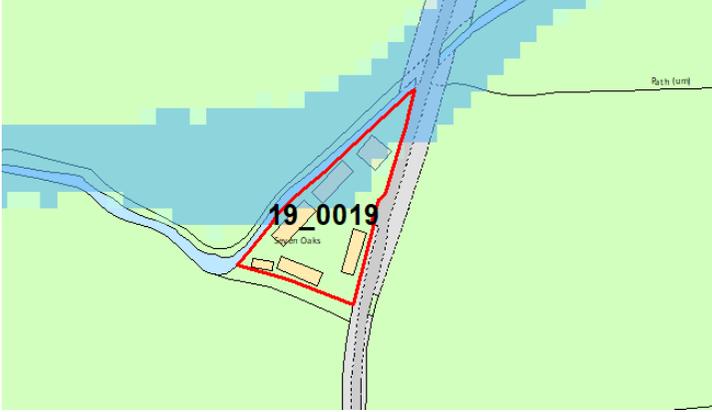
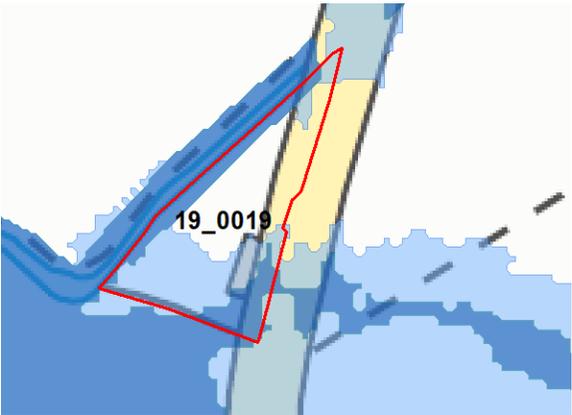


Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 1, with risk remaining stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data have no implication. Site at very low surface water flood risk. Given proximity to the Newark Urban Area the site is located within the primary area of search. Reasonably located in terms of access to the necessary road network. Given the location close to the Newark Urban Area the site is well related to services, facilities and employment opportunities. Wider site accommodates gas pipeline buffer, though this doesn't affect the proposal area for allocation.

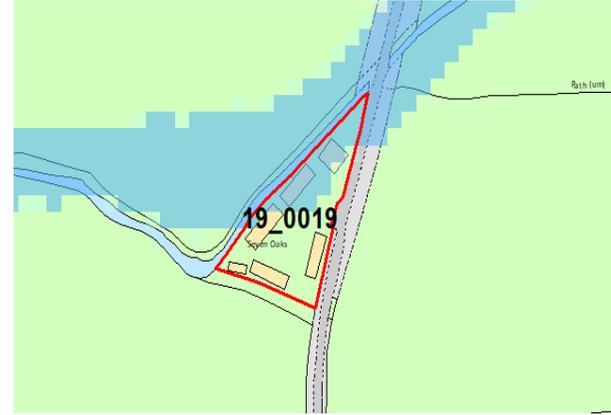
Seven Oaks, Allesford Lane, Edingley (GTLAA Ref: 19_0019)

| | | | |
|--|--|--|---|
| <p>Site Name: Seven Oaks</p> | <p>Settlement: Edingley</p> | <p>Site Area: 0.09ha Pitch Capacity: 0</p> | <p>Flood Zone(s): Flood Zone 3,2 and 1</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (Updated EA Mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):



Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 3 and 2, although there is a significant proportion which sites within Flood Zone 1. Risk appears to have increased beyond that identified in the SFRA update. Application of climate change allowances to the SFRA data was not modelled in this location. Site has areas at low, medium and high surface water flood risk. Site is located beyond the primary and secondary areas of search, though is an existing site. Site is not reasonably located in terms of access to the necessary road network. Given the location reasonably close to Farnsfield the site is well related to services, facilities and employment opportunities. Site is constrained through the presence of existing pitches – not considered to have the ability to accommodate additional pitches.

Shannon Caravan Site, Ollerton (GTLAA Ref: 19_0020)

| | | | |
|--|------------------------------------|--|---|
| <p>Site Name: Shannon Caravan Site</p> | <p>Settlement: Ollerton</p> | <p>Site Area: 1.67ha Pitch Capacity: 9</p> | <p>Flood Zone(s): Flood Zone 1</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (Updated EA Mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):



Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 1. Risk appears to have remain stable since that identified in the SFRA update. Application of climate change allowances to the SFRA data does not show any increase to risk. Site has an area at low surface water flood risk, and a smaller area of high risk. Site is located within the primary area of search, and is an existing site. Site is reasonably located in terms of access to the necessary road network. Given the location close to Ollerton & Boughton the site is well related to services, facilities and employment opportunities. Site is considered able to physically accommodate additional pitches.

The Paddock, Ollerton (GTLAA Ref: 19_0021)

| | | | |
|--|--|--|---|
| <p>Site Name: The Paddock</p> | <p>Settlement: Ollerton</p> | <p>Site Area: 0.55ha Pitch Capacity: 3</p> | <p>Flood Zone(s): Flood Zone 1</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (Updated EA Mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):



Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 1. Risk appears to have remain stable since that identified in the SFRA update. Application of climate change allowances to the SFRA data does not show any increase to risk. Site is at very low surface water flood risk. Site is located within the primary area of search, and is an existing site. Site is reasonably located in terms of access to the necessary road network. Given the location close to Ollerton & Boughton the site is well related to services, facilities and employment opportunities. Site is considered able to physically accommodate some additional pitches.

The Stables, Ollerton (GTLAA Ref: 19_0022)

| | | | |
|--|--|--|---|
| <p>Site Name: The Stables</p> | <p>Settlement: Ollerton</p> | <p>Site Area: 0.33ha Pitch Capacity: 4</p> | <p>Flood Zone(s): Flood Zone 1</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (Updated EA Mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):



Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 1. Risk appears to have remain stable since that identified in the SFRA update. Application of climate change allowances to the SFRA data does not show any increase to risk. Site is at very low surface water flood risk. Site is located within the primary area of search, and is an existing site. Site is reasonably located in terms of access to the necessary road network. Given the location close to Ollerton & Boughton the site is well related to services, facilities and employment opportunities. Site is considered able to physically accommodate additional pitches.

Dunromin, Ollerton (GTAA Ref: 19_0023)

| | | | |
|--|------------------------------------|--|---|
| <p>Site Name: Dunromin</p> | <p>Settlement: Ollerton</p> | <p>Site Area: 0.18ha Pitch Capacity: 5</p> | <p>Flood Zone(s): Flood Zone 1</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (Updated EA Mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):



Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 1. Risk appears to have remain stable since that identified in the SFRA update. Application of climate change allowances to the SFRA data does not show any increase to risk. Site is at low and medium surface water flood risk. Site is located within the primary area of search, and is an existing site. Site is reasonably located in terms of access to the necessary road network. Given the location close to Ollerton & Boughton the site is well related to services, facilities and employment opportunities. Site is considered able to physically accommodate additional pitches.

Greenwood, Ollerton (GTAA Ref: 19_0024)

| | | | |
|--|--------------------------------|--|------------------------------------|
| Site Name: Greenwood | Settlement: Ollerton | Site Area: 0.17ha Pitch Capacity: 1 | Flood Zone(s): Flood Zone 1 |
| Site Location:  | | Flood Zone Map (SFRA Update 2016):  | |
| Flood Zone Map (Updated EA Mapping Feb 2022):  | | Climate Change Allowance (20%):  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):



Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 1. Risk appears to have remain stable since that identified in the SFRA update. Application of climate change allowances to the SFRA data does not show any increase to risk. Site is at low and medium surface water flood risk. Site is located within the primary area of search, and is an existing site. Site is reasonably located in terms of access to the necessary road network. Given the location close to Ollerton & Boughton the site is well related to services, facilities and employment opportunities. Site is considered able to physically accommodate an additional pitch.

The Mulberries, Collingham (GTLAA Ref: 19_0025)

| | | | |
|--|--|--|---|
| <p>Site Name: The Mulberries</p> | <p>Settlement: Collingham</p> | <p>Site Area: 1.04 Pitch Capacity: 19</p> | <p>Flood Zone(s): Flood Zone 1</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (Updated EA Mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):

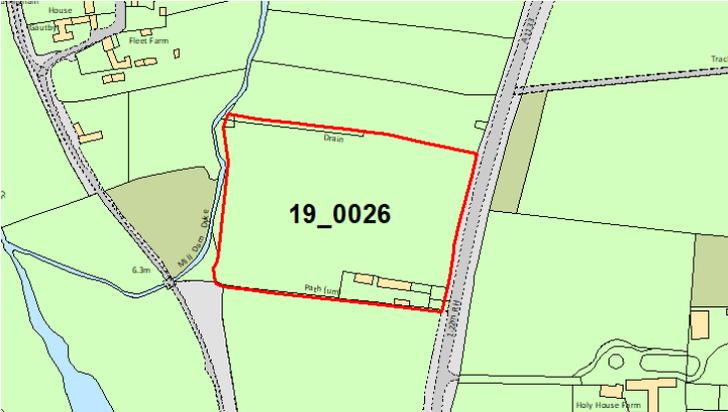
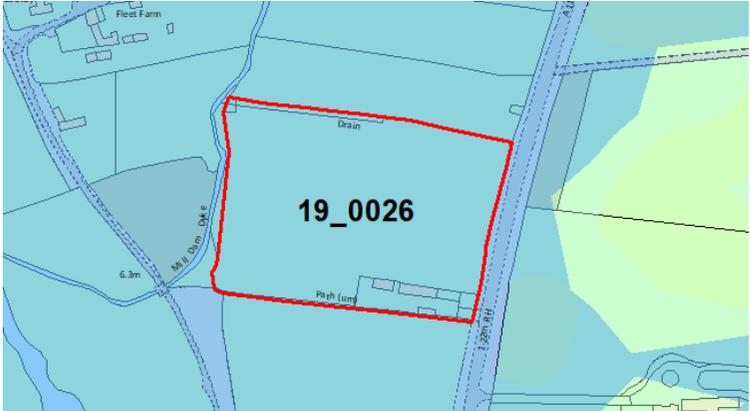
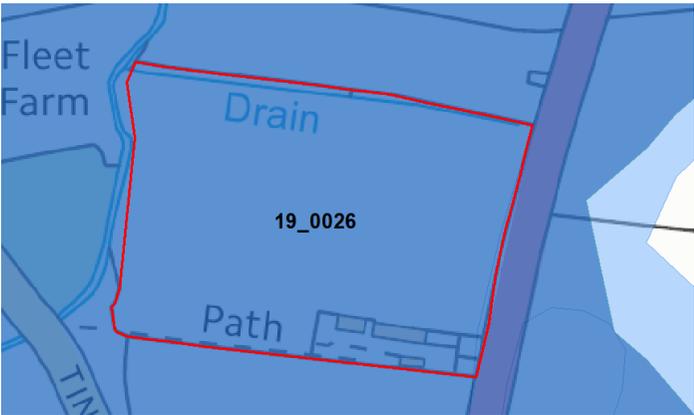
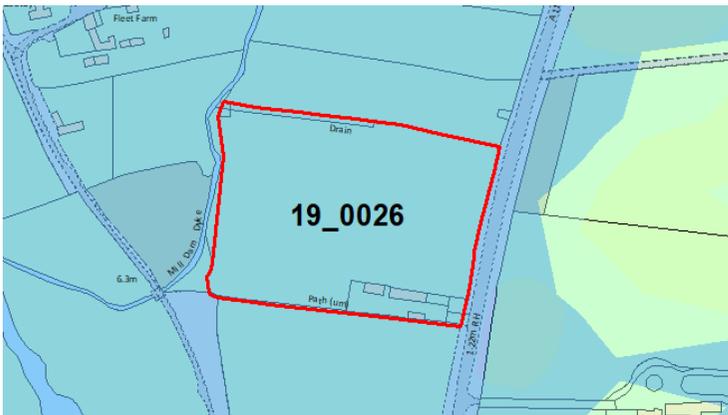


Surface Water Map:

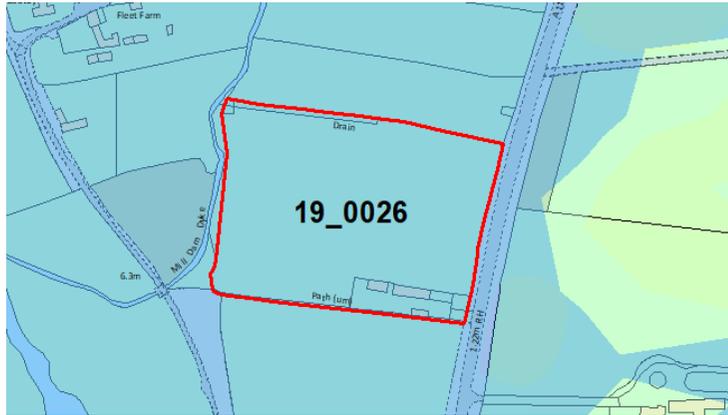


Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 1, with risk remaining stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data has no implications. Majority of the site is at very low surface water flood risk, with areas at low, medium and high risk along its eastern extent. Not located in or around the Newark Urban Area, and so does not meet the primary area of search, although is well related to a Principal Village and so would be consistent with it as a secondary location. Would be situated with reasonable access to the necessary road network and given the location close to the Collingham, and Newark beyond, is well related to services, facilities and employment opportunities.

Land between Tinkers Lane & A1133, Girton (GTLAA Ref: 19_0026)

| | | | |
|---|----------------------------------|--|---|
| <p>Site Name: Land between Tinkers Lane and A1133</p> | <p>Settlement: Girton</p> | <p>Site Area: Pitch Capacity:</p> | <p>Flood Zone(s): Flood Zone 3</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (Updated EA Mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):



Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 3, with risk remaining stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data was not modelled for this area. Site is at very low surface water flood risk. Not located in or around the Newark Urban Area, and so does not meet the primary area of search, nor the secondary area of search. Site would have a level of access to the necessary road network. Would be reliant on Collingham as the nearest location for services, facilities and employment opportunities.

Bowers Caravan Site, Tolney Lane, Newark (GTLAA Ref: 19_0027)

| | | | |
|---|----------------------------------|--|--|
| <p>Site Name: Bowers Caravan Site</p> | <p>Settlement: Newark</p> | <p>Site Area: Pitch Capacity: 3</p> | <p>Flood Zone(s): Flood Zone 3(b)</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Mapping (updated EA mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):



Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 3(b) – the functional floodplain, with risk remaining stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data show an increase in risk across all scenarios. Site has a combination of surface water risk, ranging from very low – low- medium – high towards its rear. Located close to the Newark Urban Area, and so meets the primary area of search, and is also an existing site which could physically accommodate additional pitches. Site would have good access to the necessary road network. Given location would have access to services, facilities and employment opportunities.

Church View, Tolney Lane, Newark (GTLAA Ref: 19_0028)

| | | | |
|---|--------------------------------------|--|---|
| <p>Site Name: Church View</p> | <p>Settlement: Newark</p> | <p>Site Area: Pitch Capacity: 10</p> | <p>Flood Zone(s): Flood Zone 3 (a and b) and 2</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (updated EA mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):

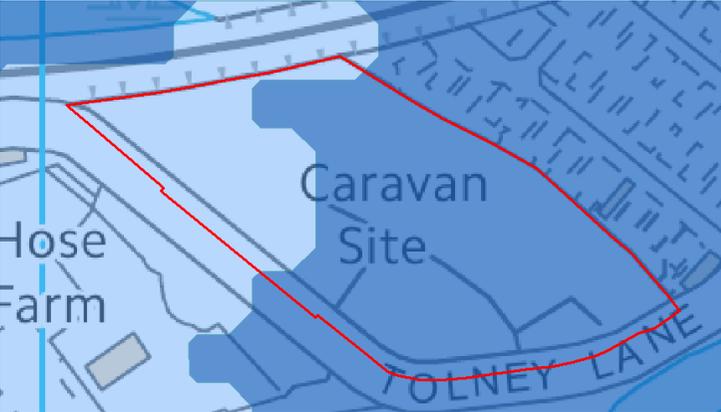


Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 3 (a and b) and Flood Zone 2. Consequently large portions of it are within the functional floodplain, with risk remaining stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data show an increase in risk across all scenarios. Site is predominantly at very low surface water flood risk though there is an area of low risk and potentially some medium risk too. Located close to the Newark Urban Area, and so meets the primary area of search, and is also an existing lawful site which could be brought back into sole Gypsy and Traveller use and provide additional pitches. Site would have good access to the necessary road network. Given location would have access to services, facilities and employment opportunities.

Shannon Falls, Tolney Lane, Newark (GTLAA Ref: 19_0029)

| | | | |
|---|--------------------------------------|--|---|
| <p>Site Name: Shannon Falls</p> | <p>Settlement: Newark</p> | <p>Site Area: Pitch Capacity: 8</p> | <p>Flood Zone(s): Flood Zone 3 (a and b) and 2</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (updated EA mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):

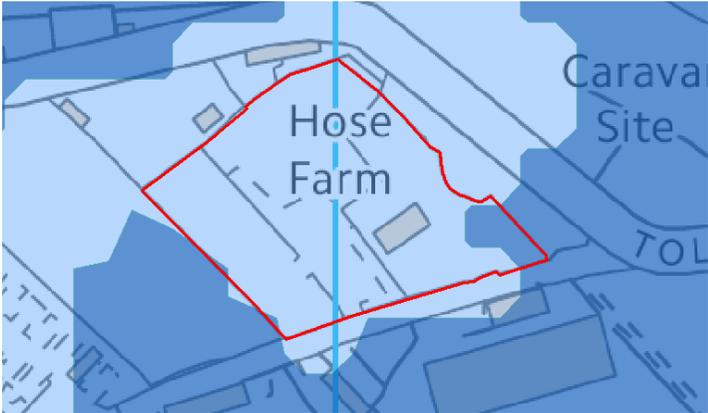


Surface Water Map:

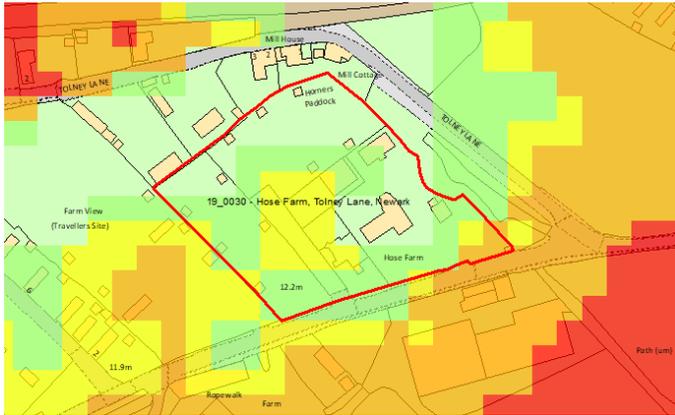


Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 3 (a and b) and Flood Zone 2. Though the portions within the functional floodplain are relatively small. The level of risk has remained stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data show an increase in risk across all scenarios. Site is predominantly at very low surface water flood risk though there are small areas of low and medium risk. Located close to the Newark Urban Area, and so meets the primary area of search, land contains an existing temporary site. Site would have good access to the necessary road network. Given location would have access to services, facilities and employment opportunities.

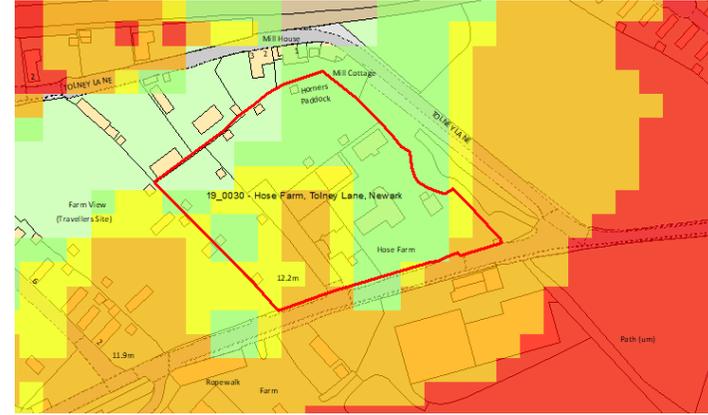
Hose Farm, Tolney Lane, Newark (GTAA Ref: 19_0030)

| | | | |
|--|--------------------------------------|--|---|
| <p>Site Name: Hose Farm</p> | <p>Settlement: Newark</p> | <p>Site Area: Pitch Capacity: 9</p> | <p>Flood Zone(s): 3(a) and 2</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map: (updated EA mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):



Surface Water Map:

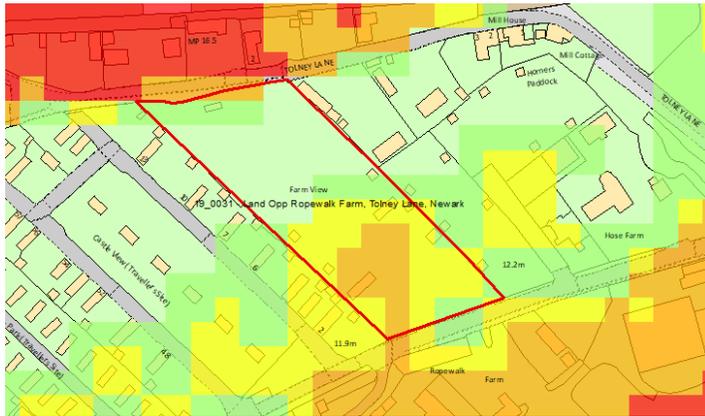


Assessment: Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 3 (a) and Flood Zone 2. The site is therefore not within the functional floodplain. The level of risk has remained stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data show an increase in risk across all scenarios. Site is predominantly at very low surface water flood risk though there is also a small area of low risk. Located close to the Newark Urban Area, and so meets the primary area of search. Is also an existing site which could physically accommodate additional pitches. Site would have good access to the necessary road network. Given location would have access to services, facilities and employment opportunities.

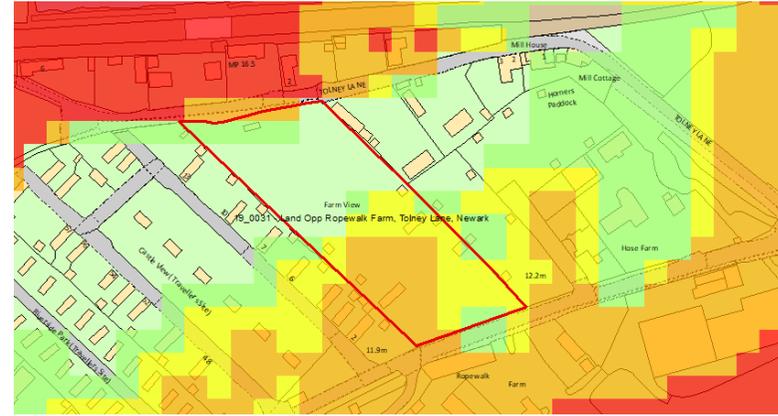
Land opposite Ropewalk Farm (Farm View), Tolney Lane, Newark (GTAA Ref: 19_0031)

| | | | |
|--|----------------------------------|--|--|
| <p>Site Name: Land opposite Ropewalk Farm</p> | <p>Settlement: Newark</p> | <p>Site Area: Pitch Capacity: 3</p> | <p>Flood Zone(s): Flood Zones 3 (a and b) and 2</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (updated EA mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):

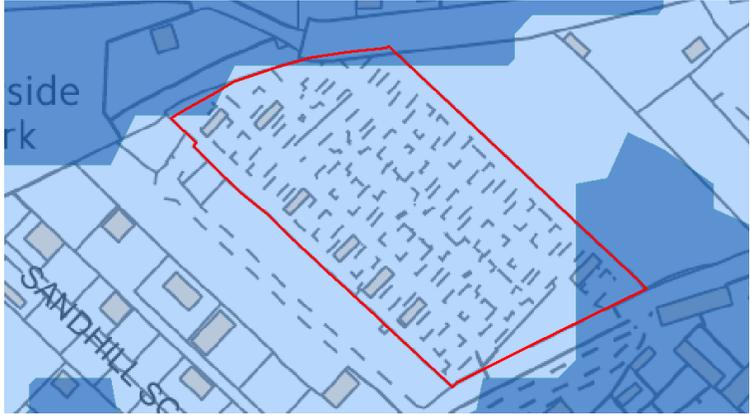
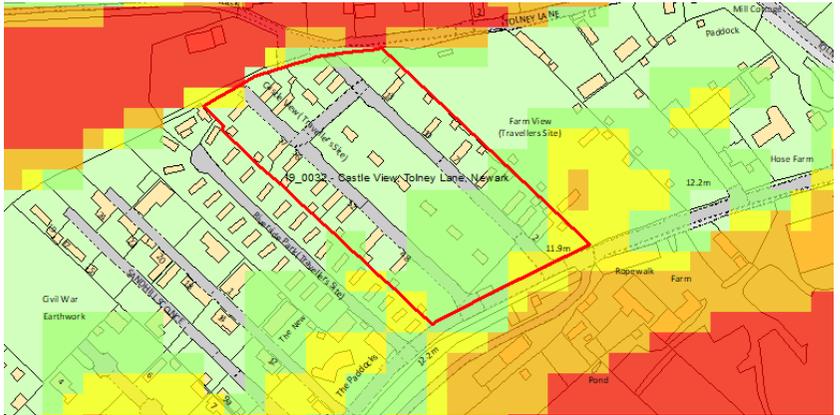


Surface Water Map:

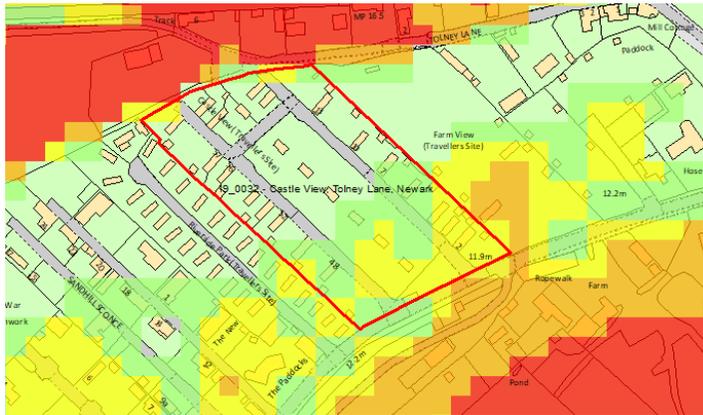


Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 3 (a and b) and Flood Zone 2. The area site of the site within the functional floodplain is marginal and found to the rear. The level of risk has remained stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data show an increase in risk across all scenarios. Site is predominantly at very low surface water flood risk though there is also a small area of low risk. Located close to the Newark Urban Area, and so meets the primary area of search. Is also an existing site which could physically accommodate additional pitches. Site would have good access to the necessary road network. Given location would have access to services, facilities and employment opportunities.

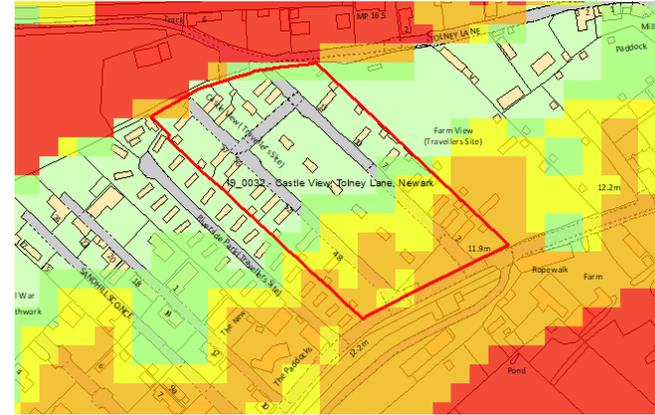
Castle View, Tolney Lane, Newark (GTAA Ref: 19_0032)

| | | | |
|---|---|--|---|
| <p>Site Name: Castle View</p> | <p>Settlement: Tolney Lane</p> | <p>Site Area: Pitch Capacity: 0</p> | <p>Flood Zone(s): Flood Zone 3 (a and b) and 2</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (updated EA mapping Feb 2020):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):



Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 3 (a and b) and Flood Zone 2. The area site of the site within the functional floodplain is marginal and found to the rear. The level of risk has remained stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data show an increase in risk across all scenarios. Site is predominantly at very low surface water flood risk though there is also potentially a small area of low risk. Located close to the Newark Urban Area, and so meets the primary area of search. Site would have good access to the necessary road network. Given location would have access to services, facilities and employment opportunities. Site not considered to have sufficient capacity to accommodate additional pitches.

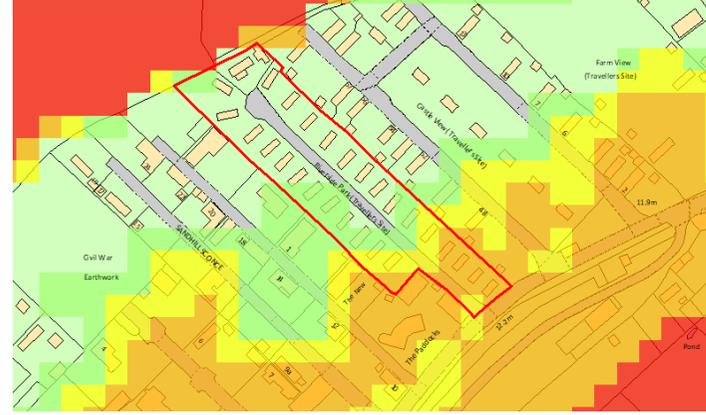
Riverside Park, Tolney Lane, Newark (GTLAA Ref: 19_0033)

| | | | |
|---|--------------------------------------|--|---|
| <p>Site Name: Riverside Park</p> | <p>Settlement: Newark</p> | <p>Site Area: Pitch Capacity: 8</p> | <p>Flood Zone(s): Flood Zone 3 (b) and 2</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (updated EA mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):

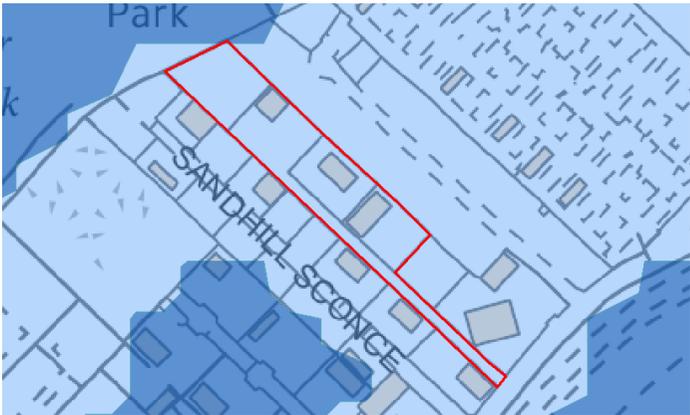
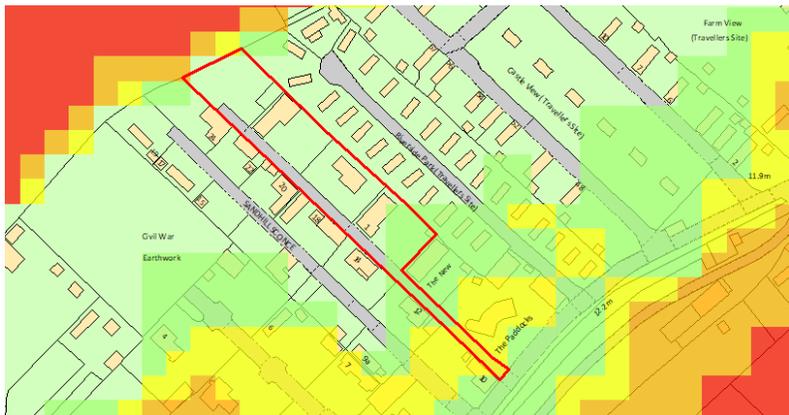


Surface Water Map:

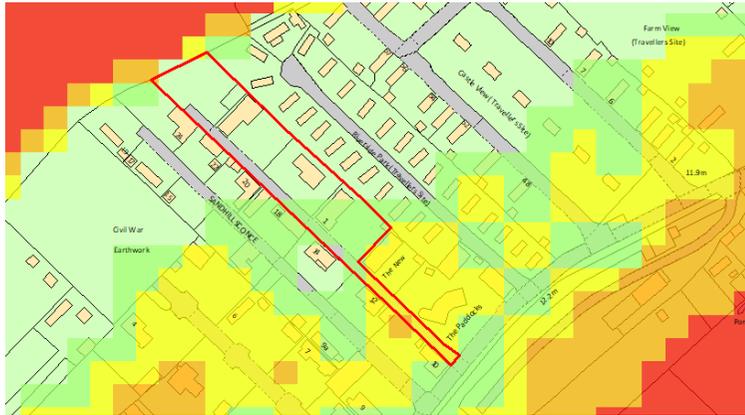


Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 3 (b) and Flood Zone 2. The area site of the site within the functional floodplain is marginal and found to the rear. The level of risk has remained stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data show an increase in risk across all scenarios. Site is predominantly at very low surface water flood risk though there is also potentially a small area of low risk. Located close to the Newark Urban Area, and so meets the primary area of search. Is also an existing site which could physically accommodate additional pitches. Site would have good access to the necessary road network. Given location would have access to services, facilities and employment opportunities. Site currently accommodates non-Travellers but could be brought back into that use.

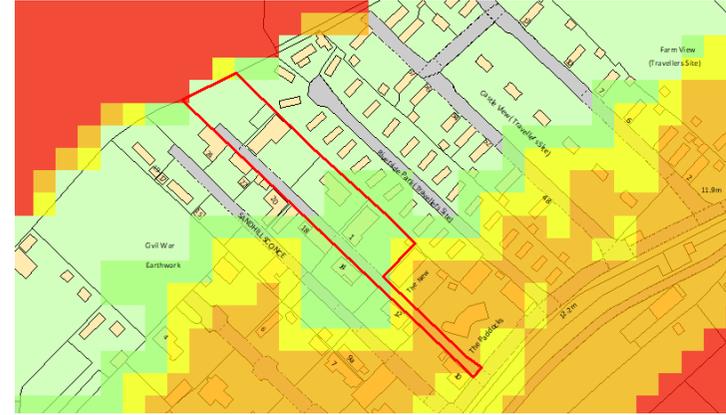
The Paddocks, Tolney Lane, Newark (GTLAA Ref: 19_0034)

| | | | |
|---|--------------------------------------|--|---|
| <p>Site Name: The Paddocks</p> | <p>Settlement: Newark</p> | <p>Site Area: Pitch Capacity: 3</p> | <p>Flood Zone(s): Flood Zone 2</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (updated EA mapping 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):



Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 2. The level of risk has remained stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data show an increase in risk across all scenarios. Site is predominantly at very low surface water flood risk though there is also potentially a small area of low risk. Located close to the Newark Urban Area, and so meets the primary area of search. Is also an existing site which could physically accommodate additional pitches. Site would have good access to the necessary road network. Given location would have access to services, facilities and employment opportunities.

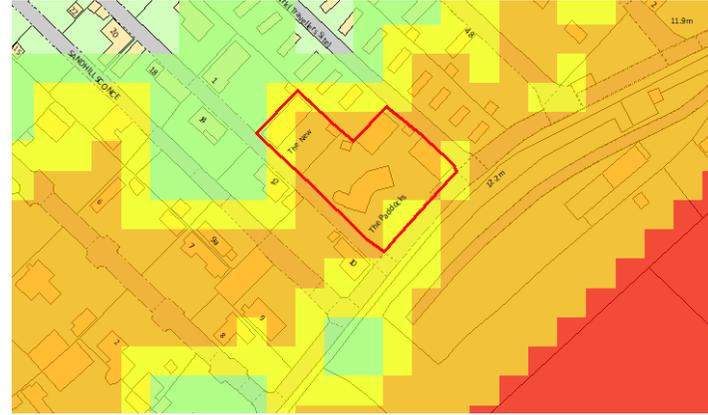
New Paddocks and Ark Bungalow, Tolney Lane, Newark (GTAA Ref: 19_0035)

| | | | |
|--|----------------------------------|--|---|
| <p>Site Name: New Paddocks and Ark Bungalow</p> | <p>Settlement: Newark</p> | <p>Site Area: Pitch Capacity: 0</p> | <p>Flood Zone(s): Flood Zone 2</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (updated EA mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):

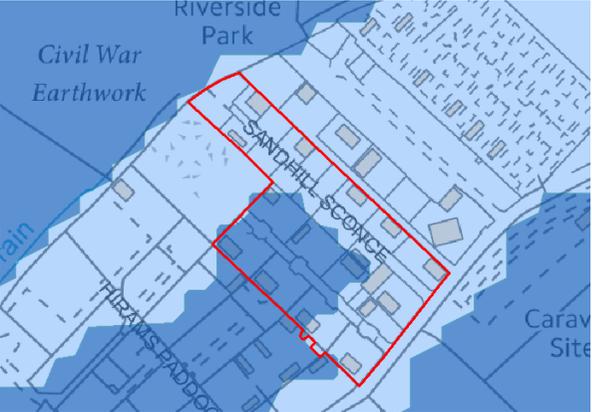


Surface Water Map:

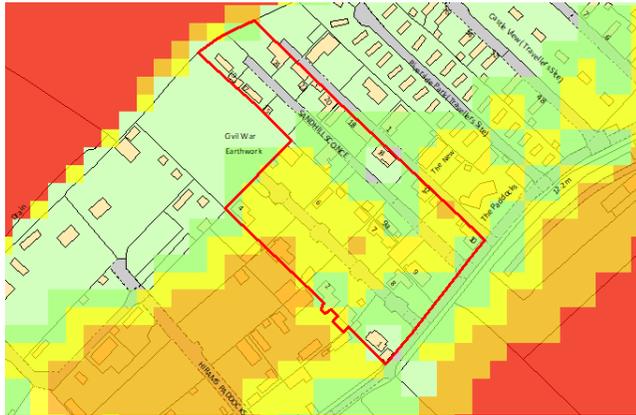


Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 2. The level of risk has remained stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data show an increase in risk across all scenarios. Site is at very low surface water flood risk. Located close to the Newark Urban Area, and so meets the primary area of search. Site would have good access to the necessary road network. Given location would have access to services, facilities and employment opportunities. Site not considered to have sufficient capacity to accommodate additional pitches.

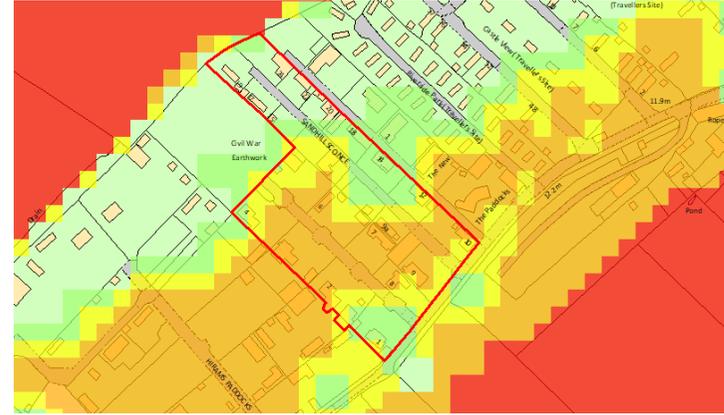
Sandhill Sconce, Tolney Lane, Newark (GTLAA Ref: 19_0036)

| | | | |
|--|--------------------------------------|--|--|
| <p>Site Name: Sandhill Sconce</p> | <p>Settlement: Newark</p> | <p>Site Area: Pitch Capacity: 11</p> | <p>Flood Zone(s): Flood Zone 3(a) and 2</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (updated EA mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):

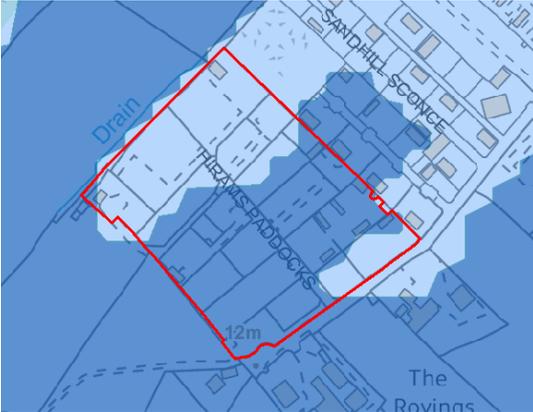
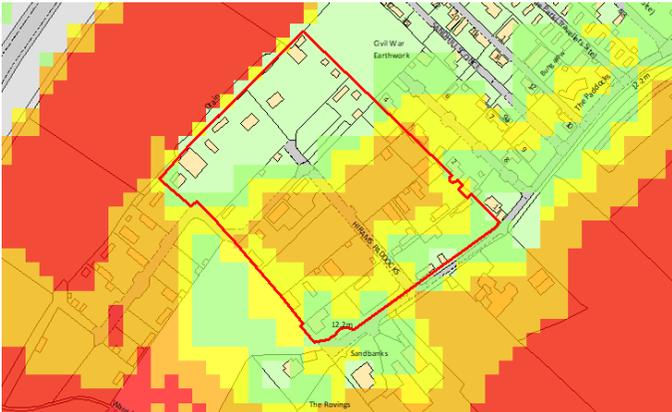


Surface Water Map:

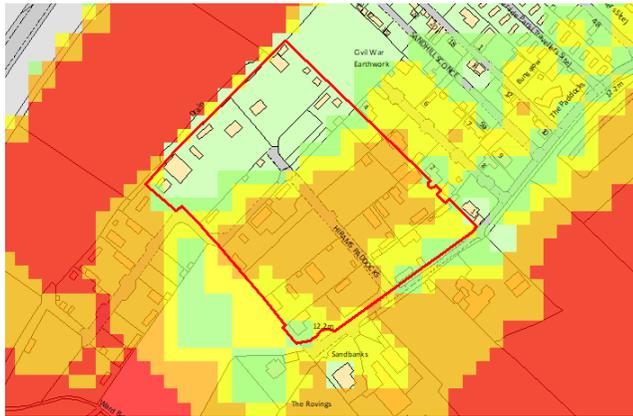


Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 3(a) and 2. The level of risk has remained stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data show an increase in risk across all scenarios. Site is predominantly at very low surface water flood risk, has a small area at low risk. Located close to the Newark Urban Area, and so meets the primary area of search. Is also an existing site which could physically accommodate additional pitches. Site would have good access to the necessary road network. Given location would have access to services, facilities and employment opportunities.

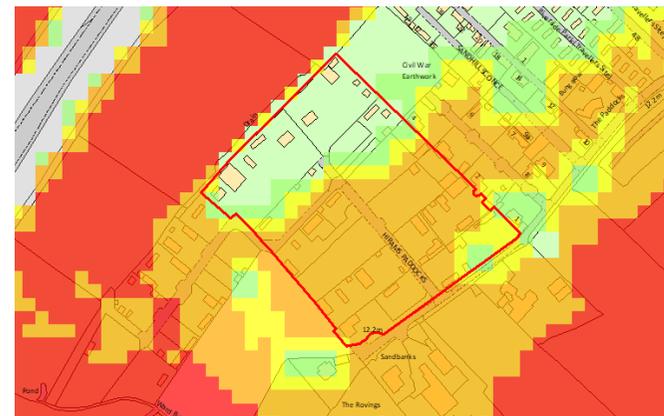
Hiram's Paddock, Tolney Lane, Newark (GTAA Ref: 19_0037)

| | | | |
|--|--------------------------------------|--|--|
| <p>Site Name: Hiram's Paddock</p> | <p>Settlement: Newark</p> | <p>Site Area: Pitch Capacity: 7</p> | <p>Flood Zone(s): Flood Zone 3(a) and 2</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map:</p>  | |
| <p>Flood Zone Map (updated EA mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):



Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 3(a) and 2. The level of risk has remained stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data show an increase in risk across all scenarios. Site is predominantly at very low surface water flood risk, has an area at low risk and a much smaller one at medium risk. Located close to the Newark Urban Area, and so meets the primary area of search. Is also an existing site which could physically accommodate additional pitches. Site would have good access to the necessary road network. Given location would have access to services, facilities and employment opportunities.

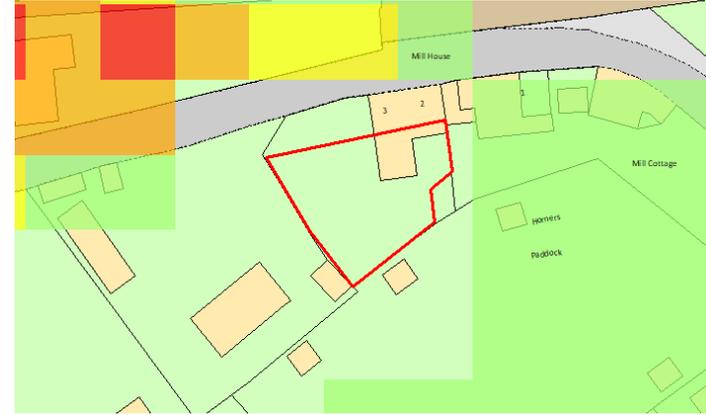
Taylor's Paddock, Tolney Lane, Newark (GTAA Ref: 19_0038)

| | | | |
|--|--------------------------------------|--|---|
| <p>Site Name: Taylor's Paddock</p> | <p>Settlement: Newark</p> | <p>Site Area: Pitch Capacity: 1</p> | <p>Flood Zone(s): Flood Zone 2</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (updated EA mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):



Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 2. The level of risk has remained stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data show an increase in risk across all scenarios. Site is at very low surface water flood risk. Located close to the Newark Urban Area, and so meets the primary area of search. Is also an existing site which could physically accommodate an additional pitch. Site would have good access to the necessary road network. Given location would have access to services, facilities and employment opportunities.

Price's Paddock, Tolney Lane, Newark (GTLAA Ref: 19_0039)

| | | | |
|--|---|--|--|
| <p>Site Name: Price's Paddock</p> | <p>Settlement: Tolney Lane</p> | <p>Site Area: Pitch Capacity: 1</p> | <p>Flood Zone(s): Flood Zone 3(a) and 2</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (updated EA mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):

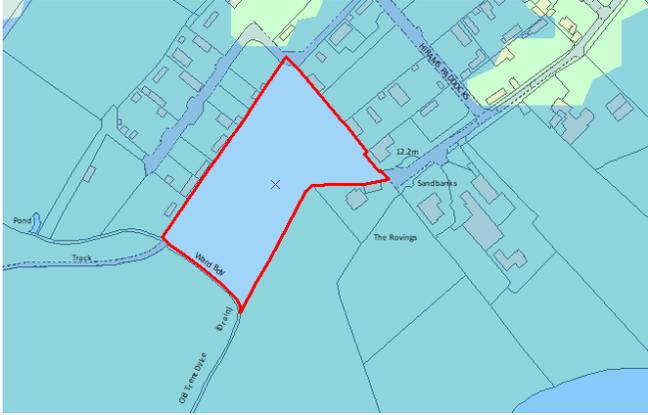
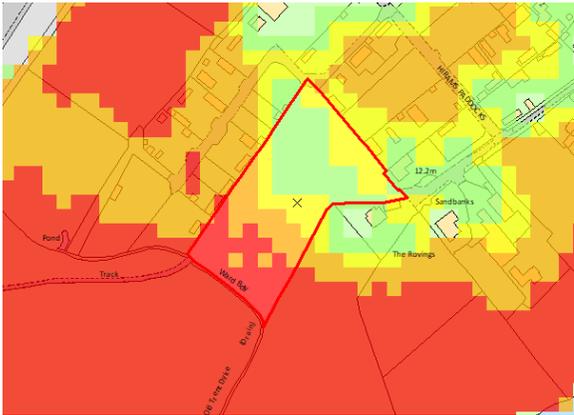


Surface Water Map:

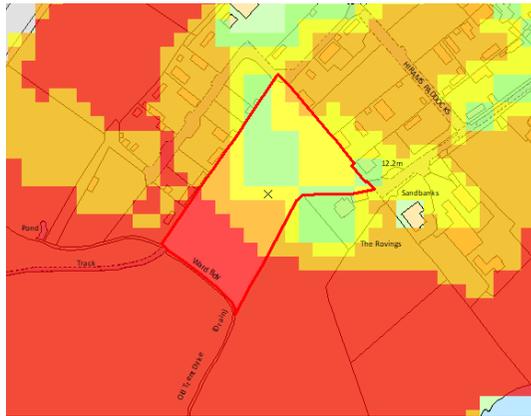


Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 3(a) and 2. The level of risk has remained stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data show an increase in risk across all scenarios. Site is at very low surface water flood risk. Located close to the Newark Urban Area, and so meets the primary area of search. Is also an existing site which could physically accommodate an additional pitch. Site would have good access to the necessary road network. Given location would have access to services, facilities and employment opportunities.

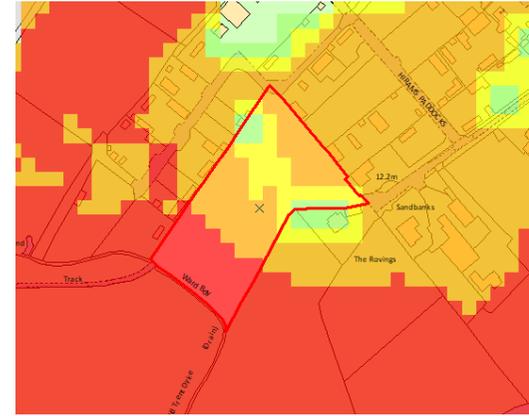
Maryland Paddock, Tolney Lane, Newark (GTAA Ref: 19_0040)

| | | | |
|--|----------------------------------|--|---|
| <p>Site Name: Maryland Paddock</p> | <p>Settlement: Newark</p> | <p>Site Area: Pitch Capacity: 8</p> | <p>Flood Zone(s): Flood Zone 3 (a and b)</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (updated EA mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):

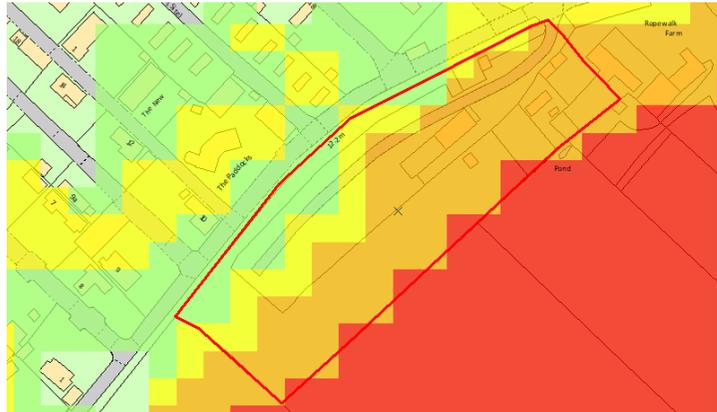


Surface Water Map:

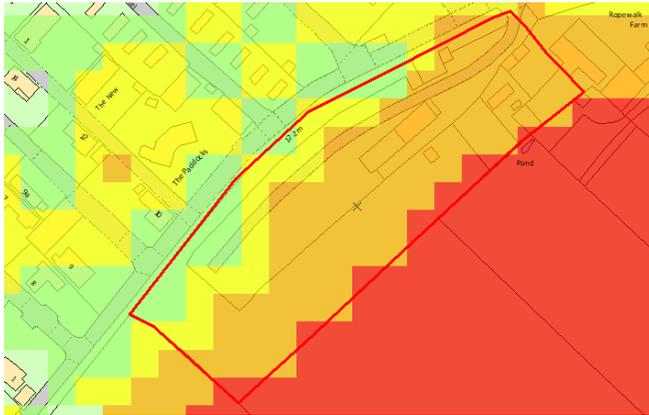


Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 3(a and b). Significant proportion of the site is within the functional floodplain (Zone 3b). The level of risk has remained stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data show an increase in risk across all scenarios. Site is at very low surface water flood risk. Located close to the Newark Urban Area, and so meets the primary area of search. Site would have good access to the necessary road network. Given location would have access to services, facilities and employment opportunities.

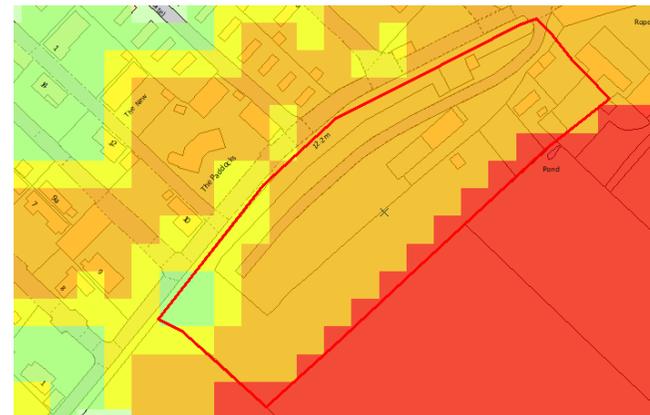
Ropewalk Farm, Tolney Lane, Newark (GTLAA Ref: 19_0041)

| | | | |
|---|--------------------------------------|--|---|
| <p>Site Name: Ropewalk Farm</p> | <p>Settlement: Newark</p> | <p>Site Area: ? Pitch Capacity: ?</p> | <p>Flood Zone(s): Flood Zone 3 (a and b) and 2</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (updated EA mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):

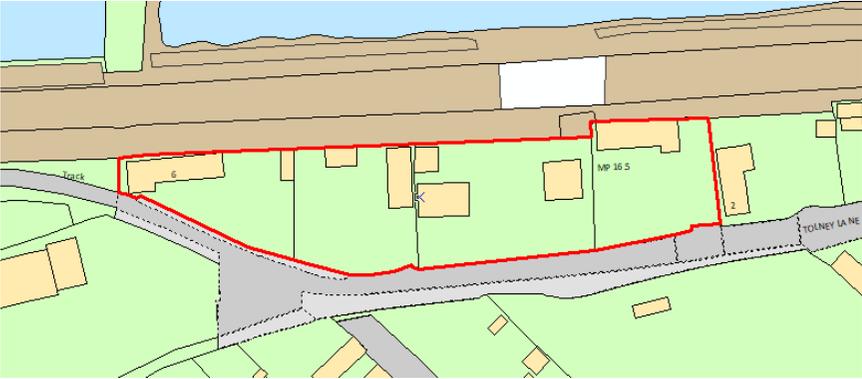


Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is in Flood Zone 3(a and b). Significant proportion of the site is within the functional floodplain (Zone 3b). The level of risk has remained stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data show an increase in risk across all scenarios. Site is at very low surface water flood risk. Located close to the Newark Urban Area, and so meets the primary area of search. Site would have good access to the necessary road network. Given location would have access to services, facilities and employment opportunities.

The Burrows, Tolney Lane, Newark (GTLAA Ref: 19_0042)

| | | | |
|---|----------------------------------|--|--|
| <p>Site Name: The Burrows</p> | <p>Settlement: Newark</p> | <p>Site Area: Pitch Capacity:</p> | <p>Flood Zone(s): Flood Zone 3(b)</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (updated EA mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

Climate Change Allowance (30%):



Climate Change Allowance (50%):

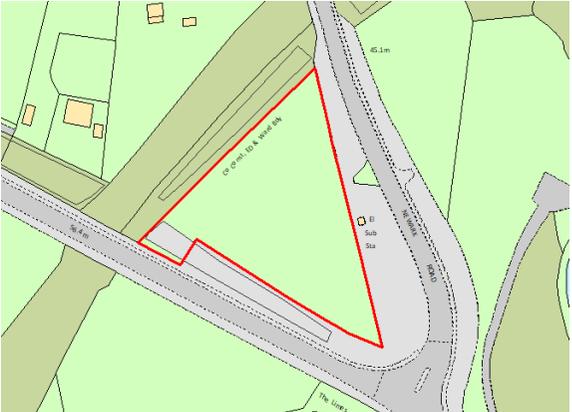
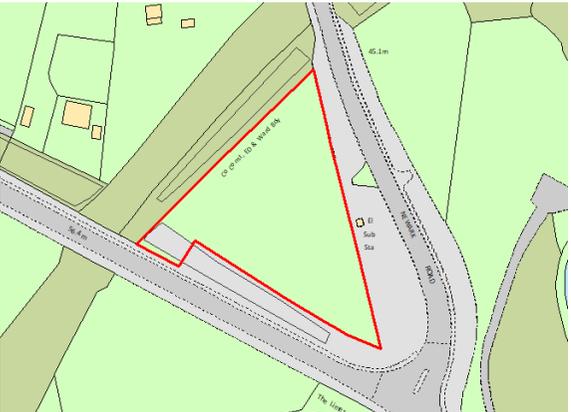


Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is wholly in Flood Zone 3(b)- the functional floodplain. The level of risk has remained stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data show an increase in risk across all scenarios. Site is at very low surface water flood risk. Located close to the Newark Urban Area, and so meets the primary area of search. Site would have good access to the necessary road network. Given location would have access to services, facilities and employment opportunities.

Newark Road, Wellow (GTLAA Ref: 19_0043)

| | | | |
|--|--------------------------------------|--|---|
| <p>Site Name: Newark Road</p> | <p>Settlement: Wellow</p> | <p>Site Area: Pitch Capacity: 0</p> | <p>Flood Zone(s): Flood Zone 1</p> |
| <p>Site Location:</p>  | | <p>Flood Zone Map (SFRA Update 2016):</p>  | |
| <p>Flood Zone Map (updated EA mapping Feb 2022):</p>  | | <p>Climate Change Allowance (20%):</p>  | |

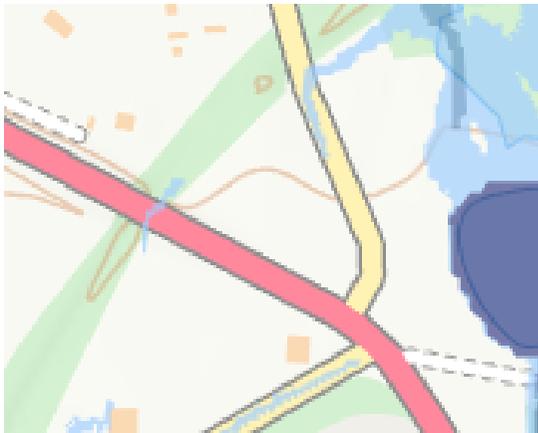
Climate Change Allowance (30%):



Climate Change Allowance (50%):



Surface Water Map:



Assessment: Under the 2022 flood zone mapping the site is wholly in Flood Zone 1. The level of risk has remained stable from that identified in the SFRA update. Application of climate change allowances to the SFRA data show an increase in risk across all scenarios. Site is at very low surface water flood risk. Located close to Ollerton & Boughton and so consistent with primary area of search. Would be situated with reasonable access to the necessary road network and given the location close to the Ollerton is well related to services, facilities and employment opportunities.