

**Bassetlaw Level 2  
Strategic Flood  
Risk Assessment  
Detailed Site  
Summary Tables**



**Site details**

<b>Site Code</b>	<b>HS8</b>
<b>Address</b>	Land off Milnercroft, Leafield, Retford, DN22 7LX. Grid reference: SK 69672 82031
<b>Area</b>	0.43ha
<b>Current land use</b>	Greenfield
<b>Proposed land use</b>	Residential

**Sources of flood risk**

<b>Location of the site within the catchment</b>	The site is within the River Idle catchment. The River Idle is an Environment Agency designated main river and flows in a northerly direction to the east of Retford towards its confluence with the River Trent.
<b>Existing drainage features</b>	The site is located 700m west of the River Idle. The River Idle flows from south to north through Retford and along the eastern boundary of Hallcroft. An unnamed tributary of the River Idle is located 400m east of the site and flows south towards its confluence with the River Idle, approximately 1km from the site.
<b>Fluvial</b>	<p><b>The proportion of site at risk:</b>  <b>FZ3b – 0%</b>  <b>FZ3a – 0%</b>  <b>FZ2 – 0%</b>  <b>FZ1 – 100%</b></p> <p><i>The % Flood Zones quoted show the % of the site at flood risk from that particular Flood Zone/event, including the percentage of the site at flood risk at a higher risk zone, e.g. FZ2 includes the FZ3 %. FZ1 is the remaining area outside FZ2 (FZ2 + FZ1 = 100%).</i></p> <p><b>Available data:</b>  The assessment of flood risk is based on detailed 1D-2D Flood Modeller Tuflow modelling of the River Idle. Modelling was completed by the Environment Agency in 2020. Climate change uplifts were provided by the Environment Agency in line with latest guidance these are based on UKCP18 projections.</p> <p><b>Flood characteristics:</b>  The site is not at risk of fluvial flooding from the River Idle.</p>
<b>Coastal and Tidal</b>	The site is not at risk of coastal or tidal flooding.
<b>Surface Water</b>	<p><b>Proportion of site at risk (RoFfSW):</b>  <b>3.3% AEP – 6%</b>  Max depth 0.15m-0.3m  Max velocity &lt;0.25m/s  <b>1% AEP – 14%</b>  Max depth 0.3m-0.6m  Max velocity 0.25m/s-0.5m/s  <b>0.1% AEP – 54%</b>  Max depth 0.3m-0.6m  Max velocity 0.5m/s-1m/s</p> <p><i>The % SW extents quoted show the % of the site at surface water risk from that particular event, including the percentage of the site at flood risk at a higher risk zone (e.g. 100-year includes the 30-year %)</i></p>

	<p><b>Description of surface water flow paths:</b></p> <p>In the 3.3% AEP flood event, two areas of ponding are present on the site. Both are in the north of the site. The ponds' flood depths are shallow and are between 0.15m-0.3m, and have a flood hazard rating of 'caution'.</p> <p>In the 1% AEP flood event, more extensive surface water flooding is seen on the site from the two surface water ponding areas. Flood depths are up to 0.6m in a small part of the southern ponding area but are predominantly between 0.15m and 0.3m. These areas have a flood hazard rating of 'caution' to 'dangerous for some'. There is also significant surface water ponding around the north, west and south of the site which may affect site access.</p> <p>In the 0.1% AEP event, a significant surface water flow path flows through the site. The flow path originates from North Road, flowing northwards along Leafield, converging with flows from Northfield Way and surface water ponding on Milnecroft.</p> <p>Flood depths on the site are predominantly between 0.15m-0.3m, with some small areas up to 0.6m. The flow path velocities are between 0.25m/s and 1m/s across the site. The flow path has a flood hazard rating of 'caution' to 'dangerous for most people'. There is also a significant surface water flow path that flows along the western boundary of the site and extensive ponding to the north and south of the site, which may affect site access.</p>
<b>Reservoir</b>	The site is not shown to be at risk of reservoir flooding from the available online maps.
<b>Canals</b>	The site is a significant distance from the Chesterfield Canal and would be unlikely to be affected if the canal was to breach.
<b>Groundwater</b>	<p>The Environment Agency's Areas Susceptible to Groundwater Flooding dataset, provided as 1km grid squares, shows an area's susceptibility to groundwater flood emergence. The following comments can be made about groundwater flood risk:</p> <ul style="list-style-type: none"> <li>The entire site has a &lt;25% susceptibility to groundwater flood emergence from superficial deposits.</li> </ul> <p>This assessment does not negate the requirement that an appropriate groundwater regime assessment should be carried out at the site-specific FRA stage.</p>
<b>Sewers</b>	The Level 1 SFRA indicates that 36 incidences of sewer flooding have occurred in the DN22 7 postcode area.
<b>Flood history</b>	The Environment Agency's historic flooding map does not hold a record of flooding at the site. NCC does not hold any records of flooding within 100m of the site.
<b>Flood risk management infrastructure</b>	
<b>Defences</b>	This site is not protected by any formal flood defences.
<b>Residual risk</b>	There is no residual risk to the site from flood risk management structures.
<b>Emergency planning</b>	
<b>Flood warning</b>	The site is not located in an Environment Agency flood warning or flood alert area.
<b>Access and egress</b>	<p>Access to the site would be from Trinity Road, where a house will be demolished to access the site.</p> <p>Surface water flooding impacts a significant area to the west of the site and Trinity Road in the 100-year and 1000-year modelled event.</p> <p>In the 1% AEP flood event, a significant surface water flow path is present along the site's western boundary. The flow path has a flood hazard rating of 'caution'. Surface water flooding should not impact access and egress from the site via Trinity Road.</p> <p>In the 0.1% AEP flood event, access and egress may be significantly affected. The majority of the flow path (located along the western boundary of the site and the flow path along Trinity Road) has a flood hazard rating of 'caution'. Localised areas of deeper flood water have a higher flood hazard rating of 'dangerous for some' and 'dangerous for most' which may affect access.</p>
<b>Climate change</b>	
<b>Implications for the site</b>	<p>The site is not at risk of flooding from the climate change extents of the River Idle.</p> <p>The significant increase in risk between a 1% and 0.1% AEP surface water flood event suggests that the site is sensitive to climate change. Flood depths on the site are predominantly between 0.15m-</p>

0.3m, with some small areas up to 0.6m in depth. The flow path velocities are between 0.25m/s and 1m/s across the site. The flow path has a flood hazard rating of 'caution' to 'dangerous for most people.'

**Requirements for drainage control and impact mitigation**

**Broad-scale assessment of possible SuDS**

**Geology & Soils**

- Geology at the site consists of:
  - Bedrock- Chester Formation- Sandstone, Pebbly (Gravelly).
  - Superficial- River terrace deposits, 1- Sand and Gravel.
- Soils at the site consist of:
  - Naturally wet, very acid sandy and loamy soils.

**SuDS**

- The site is considered to have very low susceptibility to groundwater flooding; this should be confirmed through additional site investigation work. Below ground development such as basements may still be susceptible to groundwater flooding.
- BGS data indicates that the underlying geology is Sandstone which is likely to be free draining. This should be confirmed through infiltration testing, with the use of infiltration maximised as much as possible in accordance with the SuDS hierarchy.
- The entire site is mainly located within Groundwater Source Protection Zone 1 (SPZ), and infiltration techniques may not appropriate for anything other than clean roof drainage. If infiltration is proposed for anything other than clean roof drainage, a hydrogeological risk assessment should be undertaken to ensure that the system does not pose an unacceptable risk to the supply source. Proposed SuDS should be discussed with relevant stakeholders (LPA, LLFA and EA) at an early stage to understand possible opportunities and constraints.
- The site is not located within a historic landfill site.
- Surface water discharge rates should not exceed pre-development discharge rates for the site and should be designed to be as close to greenfield runoff rates as reasonably practical in consultation with the LLFA. It may be possible to reduce site runoff by maximising the permeable surfaces on-site using a combination of permeable surfacing and soft landscaping techniques.
- The Risk of Flooding from Surface Water (RoFSW) mapping indicates surface water flow paths during the 3.3, 1 and 0.1% AEP event. Existing flow paths should be retained and integrated with blue-green infrastructure and public open space where possible. Care should be taken to ensure that SuDS featured at not at risk of being overwhelmed during a surface water flood event.
- If it is proposed to discharge runoff to a watercourse or sewer system, the receiving watercourse or asset's condition and capacity should be confirmed through surveys, and the discharge rate agreed with the asset owner.

**Opportunities for wider sustainability benefits and integrated flood risk management**

- Implementation of SuDS at the site could provide opportunities to deliver multiple benefits, including volume control, water quality, amenity and biodiversity. This could provide more comprehensive sustainability benefits to the site and surrounding area. Proposals to use SuDS techniques should be discussed with relevant stakeholders (LPA, LLFA and EA) at an early stage to understand possible constraints.
- Site masterplans should be designed to ensure space is made for above ground SuDS features.
- Drainage strategies should demonstrate that an appropriate number of treatment stages have been delivered. This depends on the factors such as the type of development, primary source of runoff and likelihood of contamination. Guidance should be sought from LLFA and other guidance documents such as the CIRIA SuDS Manual (C753).
- Development at this site should not increase flood risk either on or off-site. The design of the surface water management proposals should consider the impacts of future climate change over the development's projected lifetime.
- It is recommended that hard paving areas be designed to ensure that flood water can be stored during a flood event alongside green features such as rain gardens and tree pits.

**NPPF and planning implications**

**Exception Test requirements**

The Local Authority will need to confirm that the sequential test has been carried out. The Sequential Test will need to be passed before the Exception Test is applied.  
Residential development is classified as 'More Vulnerable'.

	<p>The site is entirely within Flood Zone 1. However, there is a significant risk of surface water flooding that must be considered further to ensure the development can be made safe from flooding and that it will not increase flood risk elsewhere.</p>
<p><b>Requirements and guidance for site-specific Flood Risk Assessment</b></p>	<p><b>Flood Risk Assessment:</b></p> <ul style="list-style-type: none"> <li>• It is recommended that a site-specific Flood Risk Assessment is completed at the planning application stage as the development to assess the risk of surface water flooding and to establish the residual risk of overtopping and breaching of the Chesterfield Canal.</li> <li>• All flooding sources, particularly the risk of surface water and the Chesterfield Canal should be considered part of a site-specific flood risk assessment.</li> <li>• The site-specific FRA should be carried out according to the National Planning Policy Framework; Flood Risk and Coastal Change Planning Practice Guidance, Bassetlaw Council's Local Plan policies, and the Nottinghamshire County Council Lead Local Flood Authority's Statutory Consultee for Planning Guidance Document.</li> </ul> <p><b>Guidance for site design and making development safe:</b></p> <ul style="list-style-type: none"> <li>• The risk from surface water flow routes should be quantified as part of a site-specific FRA ,including a detailed model of surface water flooding and the existing drainage system using topographical and asset survey data and a drainage strategy, to further determine the risk to the site and ensure that runoff from the development is not increased by development across any surface water flow routes. A drainage strategy should help inform site layout and design to ensure no increase in runoff beyond current rates.</li> <li>• Should the site-specific FRA identify that the site is at risk from a breach of the Chesterfield Canal, proposals should demonstrate that the site can be safely evacuated through a Flood Warning and Evacuation or otherwise provide a safe area for residents to shelter in situ above the maximum predicted water level with an allowance for freeboard.</li> <li>• Areas at risk from surface water flooding should ideally be integrated into green infrastructure, presenting wider opportunities to improve biodiversity, amenity, and climate change adaptation. An integrated flood risk management and sustainable drainage scheme for the site is advised. A detailed surface water flooding model using the existing drainage system, topographical and asset survey must be constructed at the FRA stage. This will further determine the risk from surface water flooding and ensure that overland flows do not overwhelm future sustainable drainage features.</li> <li>• New developments should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff. This should include allowance for climate change.</li> <li>• Betterment on the existing site runoff rate should be sought to ensure that there is no increase in surface water flood risk elsewhere. Ideally, surface water runoff should be fully attenuated to the greenfield rate.</li> <li>• Developers should refer to Nottinghamshire County Council's 'Nottinghamshire County Council's Guidance Note on the Validation Requirements for Planning Applications and the Level 1 SFRA for information on SuDS guidance on the information required by the LLFA from applicants to enable it to respond to planning applications.</li> </ul>

**Key messages**

The site is located entirely within Flood Zone 1 and therefore the Exception test need not be applied. However, there is a significant risk of surface water flooding, particularly when considering climate change, that must be considered further to ensure the development can be made safe from flooding and that it will not increase flood risk elsewhere.

The development is likely to be able to proceed if:

- Development is located outside of areas at risk of flooding.
- A site specific FRA, including a detailed model of surface water flooding and the existing drainage system using topographical and asset survey, is undertaken to further determine the risk from surface water to the site and ensure surface water flows do not overwhelm any planned SuDS features.
- Space for surface water to be stored on the site is provided, and rainwater harvesting should be considered. Given the degree of surface water flood risk and the location of the surface water flow path crossing the site, the density of the development may need to be lowered to make space for water. New developments should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff. This should include allowance for climate change.

**Mapping Information**

The key datasets used to make planning recommendations regarding this site were the Environment Agency's Flood Map for Planning, flood modelling of the River Idle and the Risk of Flooding from Surface Water map. More details regarding data used for this assessment can be found below.

<b>Flood Zones</b>	The extent of flooding from the River Idle is based on detailed 1D-2D Flood Modeller Tuflow modelling. Modelling was completed by the Environment Agency in 2020.
<b>Climate change</b>	Climate change uplifts were provided by the Environment Agency in line with latest guidance- these are based on UKCP18 projections.
<b>Fluvial depth, velocity and hazard mapping</b>	Flood depths, velocity and hazards were not available for the River Idle.
<b>Surface Water</b>	The Risk of Flooding from Surface Water map has been used to define areas at risk from surface water flooding.
<b>Surface water depth, velocity and hazard mapping</b>	The surface water depth and hazard mapping for the 1 in 0.1% AEP event is taken from the Environment Agency's Risk of Flooding from Surface Water mapping.