

	Site Code	ELY.M4					
	Location	Located off Angel south-east outskirt			station.	Situated on the	
Site details	Area	11.4 (ha)					
	Current land use	Predominantly Bro	wnfield Site				
	Proposed land use	Mixed use					
	Existing drainage features	 The River Great Ouse flows generally south to north along the site's eastern boundary before turning and flowing immediately adjacent to the northern boundary for approximately 105m before turning north again and flowing away from the site. Unnamed drain (tributary of the River Great Ouse) flows immediately up to the site's western site boundary before entering into a culvert and flowing beneath the site. It exits the culvert at its confluence with the River Great Ouse 50m to the north of the site. 					
			Proportion	of site at ris	sk		
		FZ3b	FZ3a	FZ2		FZ1	
		<1%	50%	50%		50%	
Sources of flood risk	Fluvial	The fluvial flood risk is associated with the River Great Ouse. A small area in the north-eastern corner of the site is within FZ3b. Extents in FZ3a and 2 are shown to inundate much of the south and centre of the site, whilst slightly increasing extents in the north-eastern corner. However, Flood Zones represent the undefended scenario; as the River Great Ouse in this location has embankments and defences in place, the actual flood risk is likely to be less than that shown in the Flood Zones.					
		Pi	oportion of si	te at risk (Ro	oFfSW)		
		30-year	10)-year	1,000-year		
		8%		13%		25%	
	Surface Water	The RoFfSW shows there are several isolated pockets of pondin across the site in the 30-year event, the largest of which is locate centre. The extents of these ponds increase and additional poor ponding water emerge sporadically across the site in the 100-year In the 1,000-year event, overland flow routes begin to emerge of Grove (A142) and the unnamed road in the south of the site flow generally south-west direction.					
	Reservoir	The site is not sho	wn to be at risk o	of reservoir floo	oding.		
	Flood history	The Environment having flooded in t		flood map do	es not s	show the site as	
Flood risk		Defence Typ		dard of tection	C	Condition	
management infrastructure	Defences	Embankment	100)-years	3 (Worst condition 4)		



	Site Code	ELY.M4					
	Location	Located off Angel Drove (A142) and south-east outskirts of Ely (554232 27		ation. Situa	ted on the		
Site details	Area	11.4 (ha)					
	Current land use	Predominantly Brownfield Site					
	Proposed land use	Mixed use					
		This site is defended from the River Great Ouse by embankments that are situated to the south of the site, running along the northern bank of the River Great Ouse until the Stuntney Causeway (A142) bridge over the River Great Ouse.					
	Residual risk	In the event of a breach or overtopping the River Great Ouse may inundate the River Great Ouse may inundate the the River Great Ouse May Ouse		ankments, flo	oding from		
Emorgonov	Flood warning	 The site is partially covered by the Environment Agency's Flood Warning Service. The site is within the River Great Ouse at Ely (052FWFE01EL) Flood Warning Area. Dry access and egress for the site is possible via Angel Drove (A142) in the fluvial events. Dry access and egress is also available via Angel Drove (A142) in the surface water events up to and including the 100-year but it is lost in the 1,000-year event. 					
Emergency planning	Access and egress						
	Climate change allowances for	River Basin District Central Higher Central					
	'2080s'	Anglian	25%	35%	65%		
Climate	% of site at risk		<1%	<1%	10%		
Change	Implications for the site	Mapping shows there are no increases in extents on site in the Central and High Central scenarios when compared against the defended 100- year defended event. However, the Upper End extents do inundate the north-east corner of the site. As the site is affected by surface water flooding from the 30-year event, climate change may also increase the extent, depth and frequency of surface water flooding.					



	Site Code	ELY.M4
	Location	Located off Angel Drove (A142) and Ely Train station. Situated on the south-east outskirts of Ely (554232 279500).
Site details	Area	11.4 (ha)
	Current land use	Predominantly Brownfield Site
	Proposed land use	Mixed use
Requirements for drainage control and impact mitigation	Broad scale assessment of possible SuDS	 Geology at the site consists of: Bedrock – Mudstone, siltstone and sandstone Superficial – Pete The site is not located within a Groundwater Source Protection Zone. Source control techniques are likely to be suitable for this site. Mapping suggest groundwater flooding may be an issue at the site as such infiltration techniques may not be suitable. Infiltration techniques are likely to be suitable. Infiltration techniques are likely to be suitable. Infiltration techniques are likely to be suitable. Detention features may be feasible providing site slopes are <5% at the location of the detention feature. If groundwater is a risk to the site, then a liner may be required to mitigate against potential contamination issues. Filtration systems are probably suitable providing site slopes are <5% and the depth to the water table is >1m. If the site has contamination issues, or at risk from groundwater, then a liner will be required. All forms of conveyance features are likely to be suitable. Where slopes are >5%, features should follow contours or utilise check dams to slow flows. The site is not designated by the Environment Agency as previously being a landfill site.
NPPF and planning implications	Exception Test requirements	 The Sequential Test will need to be passed before the Exception Test is applied. The Exception Test will need to be applied if: More Vulnerable and Essential Infrastructure development is located in FZ3a and for Highly Vulnerable development located in FZ2. Highly Vulnerable infrastructure should not be permitted within FZ3a and FZ3b. More Vulnerable and Less Vulnerable infrastructure should not be permitted within FZ3b. Essential Infrastructure in Flood Zone 3b will require the Exception Test.



	Site Code	
	Site Code	ELY.M4
	Location	Located off Angel Drove (A142) and Ely Train station. Situated on the south-east outskirts of Ely (554232 279500).
Site details	Area	11.4 (ha)
	Current land use	Predominantly Brownfield Site
	Proposed land use	Mixed use
	Requirements and guidance for site- specific Flood Risk Assessment	 At the planning application stage, a site-specific Flood Risk Assessment will be required if any development is located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered. Consultation with the Local Authority and the Environment Agency should be undertaken at an early stage. Resilience measures will be required if buildings are situated in the flood risk area. Onsite attenuation schemes would need to be tested against the hydrographs of the River Great Ouse to ensure flows are not exacerbated downstream within the catchment. Developers should consider flood risk from any unnamed drains not present in the Flood Zones, for example the drain that enters a culvert immediately to the west of the site boundary, including the risk posed in the event of a blockage. This should be confirmed by detailed hydraulic modelling at the Flood Risk Assessment stage. New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff. Assessment for runoff should include allowance for climate change effects. Safe access and egress will need to be demonstrated. New development must seek opportunities to reduce overall level of flood risk at the site, for example by: Reducing volume and rate of runoff Relocating development to
		Mapping Information
Flood Zones		Flood Zones 2 and 3a are based on the Environment Agency's Flood Zone 2 and 3. The SFRA has identified Flood Zone 3b as land which would flood with an annual probability of 1 in 20 years. Flood Zone 3b has been derived from Environment Agency's detailed hydraulic models.
Climate change	•	The climate change allowances for the '2080s' epoch were modelled for the Level 1 SFRA using the Environment Agency's detailed hydraulic models (defended scenario) for the purposes of the SFRA. It should be noted that these extents will differ from the Flood Zones if compared, given that the Flood Zones consider the undefended scenario and do not take into account any defences.



	Site Code	ELY.M4			
	Location	Located off Angel Drove (A142) and Ely Train station. Situated on the south-east outskirts of Ely (554232 279500).			
Site details	Area	11.4 (ha)			
	Current land use	Predominantly Brownfield Site			
	Proposed land use	Mixed use			
Surface Water		The Risk of Flooding from Surface Water has been used to define areas at risk from surface water flooding.			
Depth, velocity mapping	and hazard	Depth and velocity mapping for the 1 in 100-year event (defended) have been taken from the Environment Agency's detailed hydraulic models.			
Reservoir		The Environment Agency's online 'Long term flood risk information, Flood risk from reservoirs, Extent of flooding' viewer was used to define areas at risk from reservoirs.			



	Site Code	FRD.E1(C)					
	Location	Located off Fordham F Snailwell (563150, 268		d Wade Roa	ad to the nor	th west of	
Site details	Area	14.6 (ha)					
	Current land use	Mixed Greenfield and E	rownfield Site				
	Proposed land use	Employment					
	Existing drainage features	 River Snail flo 370m from it a Unnamed drai Unnamed drai 	t the closest p n (side channe n 425m to wes	oint. I of River Sn t of the site	ail) 320m to	-	
		F	Proportion of	site at ris	k		
		FZ3b	FZ3a	FZ2		FZ1	
		<1%	<1%	1%		99%	
Sources of flood risk	Fluvial	The fluvial flood risk is associated with the River Snail and the Unnamed Drain (side channel of River Snail). When the watercourses get out of bank to the south of the site they are shown to inundate along the railway line in a northern direction following the topography. A narrow strip of land inside of the site's western boundary and adjacent to the railway line is shown to be within the functional floodplain Flood Zone 3b, with slight increases in extents on site in the 100-year and 1,000-year extents.					
		Proportion of site at risk (RoFfSW)					
		30-year	100-у	vear	1,000-	year	
	Surface Water	1%	3%	, 0	8%	0	
		The RoFfSW shows there are area small pockets of sporadic surface water ponding on the site in the 30-year event. The area inundated grows in the 100 and 1,000-year extents, with the area of greatest ponding being located in the north of the site.					
	Reservoir	The site is not shown to be at risk of reservoir flooding.					
	Flood history	The Environment Agen having flooded in the pa		ood map doe	es not show	the site as	
		Defence Type	Standa		Cond	ition	
Flood risk	Defences		Protec	ction			
management		-	-	10	-		
infrastructure		This site is not protecte	d by any forma	al flood defer	ices.		
	Residual risk		-				
Emergency	Flood warning	The site is not covered service.	ed by the En	vironment A	gency's floo	d warning	
planning	Access and egress	Dry access and egress the east and Land Wad flood events.					
Climate	Climate change allowances for	River Basin D	istrict	Central	Higher Central	Upper End	
Change	'2080s'	Anglian		25%	35%	65%	

Mapp	bing
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	Site Code	FRD.E1(C)					
	Location	Located off Fordham Road and Land Wade Road to the north west of Snailwell (563150, 268263)					
Site details	Area	14.6 (ha)					
	Current land use	Mixed Greenfield and Brownfield Site					
	Proposed land use	Employment					
	% of site at risk		1%	1%	2%		
	Implications for the site	Mapping shows there is a slight increase in the climate change extents on site when compared with the 100-year defended design event. These increases are along the western site boundary and increase during each successive climate change allowance increase. As the site is affected by surface water flooding from the 30-year event, climate change may also increase the extent, depth and frequency of surface water flooding.					



	Site Code	FRD.E1(C)
	Location	Located off Fordham Road and Land Wade Road to the north west of Snailwell (563150, 268263)
Site details	Area	14.6 (ha)
	Current land use	Mixed Greenfield and Brownfield Site
	Proposed land use	Employment
Requirements for drainage control and impact mitigation	Broad scale assessment of possible SuDS	 Geology at the site consists of: Bedrock – Chalk Superficial – Clay, silt and sand The site is located within Groundwater Source Protection Zone 3. As such, infiltration techniques should only be used where there are suitable levels of treatment and following the granting of any required environmental permits from the Environment Agency, although it is possible that infiltration may not be permitted. Proposed SuDS should be discussed with relevant stakeholders (LPA, LLFA and EA) at an early stage to understand possible constraints. Source control techniques are likely to be suitable for this site. Mapping suggest groundwater flooding may be an issue at the site as such infiltration techniques may not be suitable. Infiltration techniques are likely to be suitable. Infiltration setures may be feasible providing site slopes are <5% at the location of the detention feature. If groundwater is a risk to the site, then a liner may be required to mitigate against potential contamination issues. Filtration systems are probably suitable providing site slopes are <5% and the depth to the water table is >1m. If the site has contamination issues, or at risk from groundwater, then a liner will be required. All forms of conveyance features are likely to be suitable. Where slo
NPPF and planning implications	Exception Test requirements	 The Sequential Test will need to be passed before the Exception Test is applied. The Exception Test will need to be applied if: More Vulnerable and Essential Infrastructure development is located in FZ3a and for Highly Vulnerable development located in FZ2. Highly Vulnerable infrastructure should not be permitted within FZ3a and FZ3b. More Vulnerable and Less Vulnerable Infrastructure should not be permitted within FZ3b. Essential Infrastructure in Flood Zone 3b will require the Exception Test.



	Site Code	FRD.E1(C)
	Location	Located off Fordham Road and Land Wade Road to the north west of Snailwell (563150, 268263)
Site details	Area	14.6 (ha)
	Current land use	Mixed Greenfield and Brownfield Site
	Proposed land use	Employment
	Requirements and guidance for site- specific Flood Risk Assessment	 At the planning application stage, a site-specific Flood Risk Assessment will be required if any development is located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered. Consultation with the Local Authority and the Environment Agency should be undertaken at an early stage. Resilience measures will be required if buildings are situated in the flood risk area. Onsite attenuation schemes would need to be tested against the hydrographs of the River Snail and unnamed drains to ensure flows are not exacerbated downstream within the catchment. New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff. Assessment for runoff should include allowance for climate change effects. Safe access and egress will need to be demonstrated. New development must seek opportunities to reduce overall level of flood risk at the site, for example by: Reducing volume and rate of runoff Relocating development to zones with lower flood risk Creating space for flooding. Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development and consider using Flood Zones 2 and 3 as public open space.
		Mapping Information
Flood Zones		Flood Zones 2 and 3a are based on the Environment Agency's Flood Zone 2 and 3. The SFRA has identified Flood Zone 3b as land which would flood with an annual probability of 1 in 20 years. Flood Zone 3b has been derived from Environment Agency's detailed hydraulic models.
Climate change	•	The climate change allowances for the '2080s' epoch were modelled for the Level 1 SFRA using the Environment Agency's detailed hydraulic models (defended scenario) for the purposes of the SFRA. It should be noted that these extents will differ from the Flood Zones if compared, given that the Flood Zones consider the undefended scenario and do not take into account any defences.
Surface Water		The Risk of Flooding from Surface Water has been used to define areas at risk from surface water flooding.
Depth, velocity mapping	and hazard	Depth and velocity mapping for the 1 in 100-year event (defended) have been taken from the Environment Agency's detailed hydraulic models.

Маррі	ing	Strategi Assess	mbridgeshire District ic Flood Risk ment Level 2 Detailed mmary Tables	JBA consulting	
	Site Co	de	FRD.E1(C)		
	Location		Located off Fordham Road and Land Wade Road to the north west of Snailwell (563150, 268263)		
Site details	Area		14.6 (ha)		
	Curren	t land use	Mixed Greenfield and Brownfield Site		
Proposed land use		ed land	Employment		
Reservoir			The Environment Agency's online 'Long te reservoirs, Extent of flooding' viewer wareservoirs.		



	Site Code	FRD.E1(D)				
	Location	Located off Fordham Ro	oad, to the nort	n west of Sna	ailwell (5633	316 268781)
Site details	Area	12.4 (ha)				
	Current land use	Mixed Greenfield and Brownfield Site				
	Proposed land use	Employment				
	Existing drainage features	 River Snail flore eastern site boots Unnamed Drain north of the site Minor unname on site. 	bundary at the in (tributary of e	nearest poir the River Sn	nt. nail) is locate	ed 5m to the
		P	Proportion of	site at ris	k	
		FZ3b	FZ3a	FZ2		FZ1
		30%	39%	42%		58%
Sources of flood risk	Fluvial	The fluvial flood risk is associated with the River Snail that flows adjacent to the eastern site boundary. Much of the east of the site is located in Flood Zone 3b, particularly the north-east and south-east corners. There are slight increases in the extents of FZ3a and FZ2 with most of the eastern half of the site inundated in the FZ2 extent. The flood risk from the minor drainage features located on site is not shown in the fluvial flood mapping.				
nood risk		the minor drainage feat mapping.	ures located or	n site is not s	shown in the	fluvial flood
nood risk		mapping.	ures located or rtion of site			fluvial flood
nood risk		mapping.		at risk (Ro	FfSW)	fluvial flood
nood risk	Curfeee Weter	mapping. Propo	rtion of site	at risk (Ro ear	0FfSW) 1,000	
nood risk	Surface Water	mapping. Propo 30-year	rtion of site 100-y c channel of a 0-year event. while in the 10	at risk (Ro ear 6 a minor unna Extents incr 000-year eve	FfSW) 1,000 4 amed drain rease only s ent sporadio	D-year % in the south lightly in the c pockets of
nood fisk	Surface Water Reservoir	mapping. Propo 30-year <1% The RoFfSW shows th of the site filling in the 3 100-year event. Mean	rtion of site 100-y ne channel of a 0-year event. while in the 10 nave begun to	at risk (Ro ear 6 a minor unna Extents incr 000-year eve develop in t	amed drain rease only s ent sporadio he north of t	D-year % in the south lightly in the c pockets of he site.
nood fisk		mapping. Propo 30-year <1% The RoFfSW shows th of the site filling in the 3 100-year event. Mean surface water ponding b	rtion of site 100-y c19 ne channel of a 0-year event. while in the 10 nave begun to c of the site is site cy's historic flo	at risk (Ro ear 6 a minor unna Extents incr 000-year eve develop in th hown to be r	EFFSW) 1,000 4 amed drain rease only s ent sporadio he north of t isk of reserv	D-year % in the south lightly in the c pockets of the site. voir flooding.
	Reservoir Flood history	mapping. Propo 30-year <1% The RoFfSW shows th of the site filling in the 3 100-year event. Mean surface water ponding b The north east and east The Environment Agen	rtion of site 100-y c19 ne channel of a 0-year event. while in the 10 nave begun to c of the site is site cy's historic flo	at risk (Ro ear 6 a minor unna Extents incr 000-year eve develop in the hown to be r pod map doe	amed drain rease only s ent sporadio he north of t isk of reserves es not show	D-year % in the south lightly in the c pockets of the site. voir flooding.
Flood risk	Reservoir	mapping. Propo 30-year <1% The RoFfSW shows th of the site filling in the 3 100-year event. Mean surface water ponding h The north east and east The Environment Agen having flooded in the participation having flooded in the participation having flooded in the participation Network Statement Agen having flooded in the participation Network Statement Agen having flooded in the participation Network Statement Agen Network Statement Agen Netwo	rtion of site 100-y <19 ne channel of a 0-year event. while in the 10 nave begun to c of the site is si cy's historic floa ast. Standa	at risk (Ro ear 6 a minor unna Extents incr 000-year eve develop in the hown to be r pod map doe	amed drain rease only s ent sporadio he north of t isk of reserves es not show	D-year % in the south lightly in the c pockets of he site. foir flooding. the site as
Flood risk management	Reservoir Flood history	mapping. Propo 30-year <1% The RoFfSW shows th of the site filling in the 3 100-year event. Mean surface water ponding h The north east and east The Environment Agen having flooded in the participation having flooded in the participation having flooded in the participation Network Statement Agen having flooded in the participation Network Statement Agen having flooded in the participation Network Statement Agen Network Statement Agen Netwo	rtion of site 100-y <19 ne channel of a 0-year event. while in the 10 nave begun to c of the site is site cy's historic floast. Standa Protec	at risk (Ro ear 6 a minor unna Extents incr 000-year eve develop in th hown to be r bod map doo rd of ction	PFfSW) 1,000 2 amed drain rease only s ent sporadic he north of t isk of reserv es not show Con	D-year % in the south lightly in the c pockets of he site. foir flooding. the site as
Flood risk	Reservoir Flood history	mapping. Propo 30-year <1% The RoFfSW shows th of the site filling in the 3 100-year event. Mean surface water ponding b The north east and east The Environment Agen having flooded in the pa Defence Type	rtion of site 100-y <19 ne channel of a 0-year event. while in the 10 nave begun to c of the site is site cy's historic floast. Standa Protec	at risk (Ro ear 6 a minor unna Extents incr 000-year eve develop in th hown to be r bod map doo rd of ction	PFfSW) 1,000 2 amed drain rease only s ent sporadic he north of t isk of reserv es not show Con	D-year % in the south lightly in the c pockets of he site. foir flooding. the site as
Flood risk management infrastructure	Reservoir Flood history Defences	mapping. Propo 30-year <1% The RoFfSW shows th of the site filling in the 3 100-year event. Mean surface water ponding b The north east and east The Environment Agen having flooded in the pa Defence Type	rtion of site 100-y <19 ne channel of a 0-year event. while in the 10 nave begun to c of the site is s cy's historic floast. Standa Protect d by any forma	at risk (Ro ear 6 a minor unna Extents incr 000-year eve develop in th hown to be r bod map doo rd of ction	PFfSW) 1,000 4 amed drain rease only s ent sporadic he north of the isk of reserved es not show Con nces.	D-year % in the south lightly in the c pockets of the site. voir flooding. v the site as dition
Flood risk management	Reservoir Flood history Defences Residual risk	mapping. Propo 30-year <1% The RoFfSW shows th of the site filling in the 3 100-year event. Mean surface water ponding b The north east and east The Environment Agen having flooded in the pa Defence Type This site is not protecte The site is not covered The site is not covered	rtion of site 100-y <19 ne channel of a 0-year event. while in the 10 nave begun to c of the site is site cy's historic floast. Standa Protect d by any forma 	at risk (Ro ear 6 a minor unna Extents incr 000-year eve develop in th hown to be r bod map doo rd of ction al flood defer ironment Ag	PFfSW) 1,000 2 amed drain rease only s ent sporadic he north of the risk of reserved es not show Con- nces. gency's Floor ple via Fordthe	D-year % in the south lightly in the c pockets of the site. voir flooding. v the site as dition -



	Site Code	FRD.E1(D)					
	Location	Located off Fordham Road, to the north west of Snailwell (563316 268781)					
Site details	Area	12.4 (ha)	12.4 (ha)				
	Current land use	Mixed Greenfield and Brownfield Site					
	Proposed land use	Employment					
Climate Change	Climate change allowances for '2080s'	Anglian	25%	35%	65%		
	% of site at risk 43% 43%				45%		
	Implications for the site	Mapping shows there are slight increases in the climate change extents on site when compared with the 100-year design event. These increases are greatest in the south east of the site and increase during each successive climate change allowance increase. As the site is affected by surface water flooding from the 30-year event, climate change may also increase the extent, depth and frequency of surface water flooding.			e increases uring each affected by e may also		



	Site Code	FRD.E1(D)
	Location	Located off Fordham Road, to the north west of Snailwell (563316 268781)
Site details	Area	12.4 (ha)
	Current land use	Mixed Greenfield and Brownfield Site
	Proposed land use	Employment
Requirements for drainage control and impact mitigation	Broad scale assessment of possible SuDS	 Geology at the site consists of: Bedrock – Chalk Superficial – Clay, silt and sand The site is located within Groundwater Source Protection Zone 3. As such, infiltration techniques should only be used where there are suitable levels of treatment and following the granting of any required environmental permits from the Environment Agency, although it is possible that infiltration may not be permitted. Proposed SuDS should be discussed with relevant stakeholders (LPA, LLFA and EA) at an early stage to understand possible constraints. Source control techniques are likely to be suitable for this site. Mapping suggest groundwater flooding may be an issue at the site as such infiltration techniques may not be suitable. Infiltration techniques are likely to be suitable. Infiltration systems may be feasible providing site slopes are <5% at the location of the detention feature. If groundwater is a risk to the site, then a liner may be required to mitigate against potential contamination issues. Filtration systems are probably suitable providing site slopes are <5% and the depth to the water table is >1m. If the site has contamination issues, or at risk from groundwater, then a liner will be required. All forms of conveyance features are likely to be suitable. Where slopes are >5%, features should follow contours or utilise check dams to slow
NPPF and planning implications	Exception Test requirements	 The Sequential Test will need to be passed before the Exception Test is applied. The Exception Test will need to be applied if: More Vulnerable and Essential Infrastructure development is located in FZ3a and for Highly Vulnerable development located in FZ2. Highly Vulnerable infrastructure should not be permitted within FZ3a and FZ3b. More Vulnerable and Less Vulnerable infrastructure should not be permitted within FZ3b. Essential Infrastructure in Flood Zone 3b will require the Exception Test.



	Site Code	FRD.E1(D)
	Location	Located off Fordham Road, to the north west of Snailwell (563316 268781)
Site details	Area	12.4 (ha)
	Current land use	Mixed Greenfield and Brownfield Site
	Proposed land use	Employment
	Requirements and guidance for site- specific Flood Risk Assessment	 At the planning application stage, a site-specific Flood Risk Assessment will be required if any development is located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered. Consultation with the Local Authority and the Environment Agency should be undertaken at an early stage. Resilience measures will be required if buildings are situated in the flood risk area. Onsite attenuation schemes would need to be tested against the hydrographs of the River Snail and unnamed drains to ensure flows are not exacerbated downstream within the catchment. New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff. Assessment for runoff should include allowance for climate change effects. Safe access and egress will need to be demonstrated. Developers should consider the flood risk posed by the minor drainage features on site. New development must seek opportunities to reduce overall level of flood risk at the site, for example by: Reducing volume and rate of runoff Relocating development to zones with lower flood risk Creating space for flooding.
		Mapping Information
Flood Zones		Flood Zones 2 and 3a are based on the Environment Agency's Flood Zone 2 and 3. The SFRA has identified Flood Zone 3b as land which would flood with an annual probability of 1 in 20 years. Flood Zone 3b has been derived from Environment Agency's detailed hydraulic models.
Climate change)	The climate change allowances for the '2080s' epoch were modelled for the Level 1 SFRA using the Environment Agency's detailed hydraulic models (defended scenario) for the purposes of the SFRA. It should be noted that these extents will differ from the Flood Zones if compared, given that the Flood Zones consider the undefended scenario and do not take into account any defences.
Surface Water		The Risk of Flooding from Surface Water has been used to define areas at risk from surface water flooding.



	Site Code	FRD.E1(D)
	Location	Located off Fordham Road, to the north west of Snailwell (563316 268781)
Site details	Area	12.4 (ha)
	Current land use	Mixed Greenfield and Brownfield Site
	Proposed land use	Employment
Depth, velocity and hazard mapping		Depth and velocity mapping for the 1 in 100-year event (defended) have been taken from the Environment Agency's detailed hydraulic models.
Reservoir		The Environment Agency's online 'Long term flood risk information, Flood risk from reservoirs, Extent of flooding' viewer was used to define areas at risk from reservoirs.



Site Code FRD.E1(G) Location Located off Fortham Road and Snailwell Road, to the north west of Snailwell (563558 267907) Area 20.0 (ha) Current land use Mixed Greenfield and Brownfield Site Proposed land use Employment Fixisting drainage features Fixisting drainage features • River Snail flows south to north immediately adjacent to the eastern site boundary. Unnamed Drain (ributary of the River Snail) flows immediately adjacent to the eastern site boundary. • Unnamed Drain (ributary of the River Snail) flows immediately adjacent to the eastern site boundary. Fluxial FZ3b FZ3 FZ1 3% 3% 4% 96% The fluvial flood risk is associated with the River Snail which flows adjacent to the eastern boundary is located within Flood Zone 3b. An arrow strip of land along the inside of the eastern boundary is located within Flood Zone 3b. from an overland flow route from when the River Snail southin flows adjacent the steep toporaphy around the boundary obdes, increases in the Flood Zone 3a and 2 extents are very minor. Surface Water The Stei Stort flood risk and 2 extents are very minor. Flood history The stei is not shown to be at risk of reservoir flooding. The Rol-FISW shows there are several isolated, mino prokets of ponding water across the site in the 30-year events. Reservo									
Site details Location Snaiwell (563558 267907) Area 20.0 (ha) Current land use Mixed Greenfield and Brownfield Site Proposed land use Employment Employment Fisting drainage features environment Agency's historic flood may with sconfluence with the River Snail approximately mid-way along the boundary. Fluvial Existing drainage features environment Agency's historic flood risk is associated with the River Snail which flows adjacent to the eastern site boundary. Fluvial FILVial FZ3a FZ2a FZ1 3% 3% 4% 96% The fluvial flood risk is associated with the River Snail which flows adjacent to the eastern boundary is also within Flood Zone 3b form an overland flow route from when the River Snail gets out of bank. Due to the steep topography around the boundary edges, increases in the Flood Zone 3a and 2 extents are very minor. Surface Water Proportion of site at risk (RoFfSW) Surface Water The BrotFSW shows there are several isolated, minor pockets of ponding water across the site in the 30-year event. The extents of these ponds increase and additional pockets of ponding water emerge sporadically across the site in the 100-year and 1,000-year event. Flood risk management infrastructure Defences Ether is not covered by any formal flood defences. Flood risk manage		Site Code	FRD.E1(G)						
Site details Current land use Mixed Greenfield and Brownfield Site Proposed land use Employment Existing drainage features Envier Snail flows south to north immediately adjacent to the eastern site boundary. Unnamed Drain (tributary of the River Snail) flows immediately adjacent to the eastern site boundary with its confluence with the River Snail approximately mid-way along the boundary. Fluvial FZ3b FZ3 FZ1 3% 3% 4% 96% The fluvial flood risk is associated with the River Snail which flows adjacent to the eastern site boundary. A narrow strip of land along the inside of the eastern boundary is located within Flood Zone 3b from an overland flow route from when the River Snail which flows adjacent to the steep topography around the boundary edges, increases in the Flood Zone 3a and 2 extents are very minor. Surface Water Proportion of site at risk (RoFfSW) 30-year 100-year The RolfSW shows there are several isolated, minor pockets of ponding water across the site in the 30-year event. The extents of these ponds increase and additional pockets of ponding water across the site in the 30-year event. The extents of these ponds increase and additional pockets of ponding water across the site in the 30-year event. The extents of these ponds increase and additional pockets of ponding water across the site in the past. Flood risk management infrastructure Defences Pefence Type Standard of Prote		Location			ailwell Road	, to the nort	h west of		
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			west and Snailwell Ro						
			River Basin D	U					



	Site Code	FRD.E1(G)				
	Location	Located off Fordham Road and Sna Snailwell (563558 267907)	ailwell Road	, to the nor	th west of	
Site details	Area	20.0 (ha)				
	Current land use	Mixed Greenfield and Brownfield Site				
	Proposed land use	Employment				
Climate Change	Climate change allowances for '2080s'	Anglian	25%	35%	65%	
	% of site at risk 4%		4%	4%	4%	
	Implications for the site	Mapping shows there are negligible increases in extents on site in the climate change scenarios with very minor increases in the southern corner of the site. However, as the site is affected by surface water flooding from the 30-year event, climate change may also increase the extent, depth and frequency of surface water flooding.			ern corner oding from	



	Site Code	FRD.E1(G)
	Location	Located off Fordham Road and Snailwell Road, to the north west of Snailwell (563558 267907)
Site details	Area	20.0 (ha)
	Current land use	Mixed Greenfield and Brownfield Site
	Proposed land use	Employment
Requirements for drainage control and impact mitigation	Broad scale assessment of possible SuDS	 Geology at the site consists of: Bedrock – Chalk Superficial – Clay, silt and sand The site is located within Groundwater Source Protection Zone 3. As such, infiltration techniques should only be used where there are suitable levels of treatment and following the granting of any required environmental permits from the Environment Agency, although it is possible that infiltration may not be permitted. Proposed SuDS should be discussed with relevant stakeholders (LPA, LLFA and EA) at an early stage to understand possible constraints. Source control techniques are likely to be suitable for this site. Mapping suggest groundwater flooding may be an issue at the site as such infiltration techniques may not be suitable. Infiltration techniques are likely to be suitable. Filtration setters may be feasible providing site slopes are <5% at the location of the detention feature. If groundwater is a risk to the site, then a liner may be required to mitigate against potential contamination issues. Filtration systems are probably suitable providing site slopes are <5% and the depth to the water table is >1m. If the site has contamination issues, or at risk from groundwater, then a liner will be required. All forms of conveyance features are likely to be suitable. Where slopes are >5%,
NPPF and planning implications	Exception Test requirements	 The Sequential Test will need to be passed before the Exception Test is applied. The Exception Test will need to be applied if: More Vulnerable and Essential Infrastructure development is located in FZ3a and for Highly Vulnerable development located in FZ2. Highly Vulnerable infrastructure should not be permitted within FZ3a and FZ3b. More Vulnerable and Less Vulnerable infrastructure should not be permitted within FZ3b.
		 Essential Infrastructure in Flood Zone 3b will require the Exception Test.



	Site Code	FRD.E1(G)
	Location	Located off Fordham Road and Snailwell Road, to the north west of Snailwell (563558 267907)
Site details	Area	20.0 (ha)
	Current land use	Mixed Greenfield and Brownfield Site
	Proposed land use	Employment
	Requirements and guidance for site- specific Flood Risk Assessment	 At the planning application stage, a site-specific Flood Risk Assessment will be required if any development is located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered. Consultation with the Local Authority and the Environment Agency should be undertaken at an early stage. Resilience measures will be required if buildings are situated in the flood risk area. Onsite attenuation schemes would need to be tested against the hydrographs of the River Snail to ensure flows are not exacerbated downstream within the catchment. New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff. Assessment for runoff should include allowance for climate change effects. Safe access and egress will need to be demonstrated. New development must seek opportunities to reduce overall level of flood risk at the site, for example by: Reducing volume and rate of runoff Relocating development to zones with lower flood risk o Creating space for flooding. Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development and consider using Flood Zones 2 and 3 as public open space.
		Mapping Information
Flood Zones		Flood Zones 2 and 3a are based on the Environment Agency's Flood Zone 2 and 3. The SFRA has identified Flood Zone 3b as land which would flood with an annual probability of 1 in 20 years. Flood Zone 3b has been derived from Environment Agency's detailed hydraulic models.
Climate change		The climate change allowances for the '2080s' epoch were modelled for the Level 1 SFRA using the Environment Agency's detailed hydraulic models (defended scenario) for the purposes of the SFRA. It should be noted that these extents will differ from the Flood Zones if compared, given that the Flood Zones consider the undefended scenario and do not take into account any defences.
Surface Water		The Risk of Flooding from Surface Water has been used to define areas at risk from surface water flooding.
Depth, velocity mapping	and hazard	Depth and velocity mapping for the 1 in 100-year event (defended) have been taken from the Environment Agency's detailed hydraulic models.

Mapping Strategi		Strategi Assess	mbridgeshire District ic Flood Risk ment Level 2 Detailed mmary Tables	JBA consulting
	Site Code		FRD.E1(G)	
	Location		Located off Fordham Road and Snailwell Road, to the north west of Snailwell (563558 267907)	
Site details	Area		20.0 (ha)	
	Current land use		Mixed Greenfield and Brownfield Site	
Proposed land use		ed land	Employment	
Reservoir			The Environment Agency's online 'Long te reservoirs, Extent of flooding' viewer wareservoirs.	



	Site Code	LIT.E1				
	Location	Located off the A10 an Littleport (555140, 287		ed on the western edge of		
Site details	Area	33.0 (ha)				
One details	Current land use	Mixed Greenfield and Brownfield land				
	Proposed land use	Employment				
	Existing drainage features	 Tidal River / Hundred Foot Drain – 4.1km to the west of the site River Delph – 5.1km to the west of the site Old Bedford River – 5.2km to the west of the site Fodderfen Drain and Abraham's Drain (Ordinary Watercourse – 1.30km to the west of the site Unnamed drain located 520m to the north east of the site. Unnamed Ditches located immediately along the northern a southern boundaries of the site. Unnamed water features and ditches within the site boundary. The site is located within the Littleport and Downham IDB (p of the Ely Group of Drainage Boards) and to the north, south a west of the site a dense network of IDB managed watercourse channels are present. 				
		F	Proportion of site at a	'isk		
		FZ3b	FZ3a FZ	22 FZ1		
		0%	51% 59	% 41%		
Sources of flood risk	Fluvial / Tidal	Tidal River / Hundred located over 4km to the at risk due to the combi- the low-lying topograph the water to spread. T the site are within FZ However, Flood Zones as the Main Rivers in embankments, the actu- shown in the Flood Zon	vial / tidal flood risk to the site is associated predominantly w River / Hundred Foot Drain, River Delph and Old Bedford over 4km to the west of the site. Despite the distance, the due to the combination of tidal and fluvial flood risk interaction -lying topography between the watercourses and the site, al ter to spread. The northern, southern and western most ar e are within FZ3a with a slight increase in the extent of er, Flood Zones represent the undefended scenario and the Main Rivers in this location have flood defences in the for kments, the actual flood risk to the site is likely to be less that in the Flood Zones.			
			rtion of site at risk (I			
		30-year	100-year	1,000-year		
	Surface Water		event, with the extents	5% s of ponding water across of these increasing in the		
	Reservoir		vestern-most areas of th	ne site are shown to be at		
	Flood history		ncy's historic flood map	does not show the site as		
			Standard of	Condition		
	Defences	Defence Type	Protection	Condition		



	Site Code	LIT.E1						
	Location	Located off the A10 and Wisbech Roa Littleport (555140, 287494).	Located off the A10 and Wisbech Road. Situated on the western edge of Littleport (555140, 287494).					
Site details	Area	33.0 (ha)	33.0 (ha)					
	Current land use	Mixed Greenfield and Brownfield land						
	Proposed land use	Employment						
Flood risk management		This site is defended from the Tidal River / Hundred Foot Drain b embankments that are situated 5km to the west of the site running alon the eastern bank of the Tidal River / 100ft Drain.						
infrastructure	Residual risk	In the event of a breach or overtopping of the embankments, flooding from the Tidal River / 100ft Drain may inundate the site.						
Emergency	Flood warning	The site is partially covered by the Environment Agency's Flood Warning Service. The site is within the Hundred Foot River Flood Defences (052FWFG07HL) Flood Warning Area.						
planning	Access and egress	Dry access and egress for the site is possible via the A10 and Wisbeck Road (A1101) in the fluvial and surface water events.			d Wisbech			
	Climate change allowances for	River Basin District	Central	Higher Central	Upper End			
	'2080s'	Anglian	25%	35%	65%			
Climate	% of site at risk		0%	0%	0%			
Change	Implications for the site	Mapping shows there are no extents on site in the climate change scenarios, as these scenarios take defences into account. Residual floor risk discussed above could have an impact at the site in a climate change event. As the site is affected by surface water flooding from the 30-year event, climate change may also increase the extent, depth and frequency of surface water flooding.						



	Site Code	LIT.E1
	Location	Located off the A10 and Wisbech Road. Situated on the western edge of Littleport (555140, 287494).
Site details	Area	33.0 (ha)
	Current land use	Mixed Greenfield and Brownfield land
	Proposed land use	Employment
Requirements for drainage control and impact mitigation	Broad scale assessment of possible SuDS	 Geology at the site consists of: Bedrock – Mudstone, siltstone and sandstone Superficial – Diamicton and pete The site is not located within a Groundwater Source Protection Zone. Source control techniques are likely to be suitable for this site. Mapping suggest groundwater flooding may be an issue at the site as such infiltration techniques may not be suitable. Infiltration techniques are likely to be suitable, providing the site is not at medium to high risk from groundwater flooding. Detention features may be feasible providing site slopes are <5% at the location of the detention feature. If groundwater is a risk to the site, then a liner may be required to mitigate against potential contamination issues. Filtration systems are probably suitable providing site slopes are <5% and the depth to the water table is >1m. If the site has contamination issues, or at risk from groundwater, then a liner will be required. All forms of conveyance features are likely to be suitable. Where slopes are >5%, features should follow contours or utilise check dams to slow flows. The site is not designated by the Environment Agency as previously being a landfill site.
NPPF and planning implications	Exception Test requirements	 The Sequential Test will need to be passed before the Exception Test is applied. The Exception Test will need to be applied if: More Vulnerable and Essential Infrastructure development is located in FZ3a and for Highly Vulnerable development located in FZ2. Highly Vulnerable infrastructure should not be permitted within FZ3a.



	Site Code	LIT.E1		
	Location	Located off the A10 and Wisbech Road. Situated on the western edge of Littleport (555140, 287494).		
Site details	Area	33.0 (ha)		
	Current land use	Mixed Greenfield and Brownfield land		
	Proposed land use	Employment		
	Requirements and guidance for site- specific Flood Risk Assessment	 Employment At the planning application stage, a site-specific Flood R Assessment will be required if any development is located wit Flood Zones 2 or 3 or is greater than one hectare. Other source of flooding should also be considered. Consultation with the Local Authority and the Environm Agency should be undertaken at an early stage. Resilience measures will be required if buildings are situated the flood risk area. Onsite attenuation schemes would need to be tested against hydrographs of the watercourse(s) discharged into, to ens flows are not exacerbated downstream within the catchment. Developers should consider the flood risk to the site from Unnamed Drains along boundaries and from the water featu and ditches within the site. This may need to be confirmed detailed hydraulic modelling. New or re-development should adopt exemplar source con SuDS techniques to reduce the risk of frequent low imp flooding due to post-development runoff. Assessment for runoff should include allowance for clim change effects. Safe access and egress will need to be demonstrated. New development must seek opportunities to reduce overall le of flood risk at the site, for example by: Reducing volume and rate of runoff Relocating development to zones with lower flood ris oreating space for flooding. Development in the near vicinity of a watercourse within an I area will require the consent of the relevant IDB. The developer should contact the relevant IDB. The developer should contact the relevant IDB to determine risk of flooding from IDB watercourses to the site. Green infrastructure should be considered within the mitigat measures for surface water runoff from potential developm and consider using Flood Zones 2 and 3 as public open space 		
		Mapping Information		
Flood Zones		Flood Zones 2 and 3a are based on the Environment Agency's Flood Zone 2 and 3. The SFRA has identified Flood Zone 3b as land which would flood with an annual probability of 1 in 20 years.		
		Flood Zone 3b has been derived from Environment Agency's detailed hydraulic models.		



	Site Code	LIT.E1			
	Location	Located off the A10 and Wisbech Road. Situated on the western edge of Littleport (555140, 287494).			
Site details	Area	33.0 (ha)			
	Current land use	Mixed Greenfield and Brownfield land			
	Proposed land use	Employment			
Climate change		The climate change allowances for the '2080s' epoch were modelled for the Level 1 SFRA using the Environment Agency's detailed hydraulic models (defended scenario) for the purposes of the SFRA. It should be noted that these extents will differ from the Flood Zones if compared, given that the Flood Zones consider the undefended scenario and do not take into account any defences.			
Surface Water		The Risk of Flooding from Surface Water has been used to define areas at risk from surface water flooding.			
Depth, velocity and hazard mapping		Depth and velocity mapping for the 1 in 100-year event (defended) have been taken from the Environment Agency's detailed hydraulic models.			
Reservoir		The Environment Agency's online 'Long term flood risk information, Flood risk from reservoirs, Extent of flooding' viewer was used to define areas at risk from reservoirs.			



	Site Code	LIT.E2						
	Location	Located off the A10 and	Located off the A10 and Wisbech Road. Situated on the western edge of Littleport (555555, 287481).					
Site details	Area	1.5 (ha)						
	Current land use	Greenfield						
	Proposed land use	Employment						
	Existing drainage features	 Tidal River / Hundred Foot Drain – 5.3km to the west of the site River Delph – 6.3km to the west of the site Old Bedford River – 6.4km to the west of the site Fodderfen Drain and Abraham's Drain (Ordinary Watercourses) – 2.00km to the west of the site Unnamed drain located 500m to the north of the site. Unnamed Ditches located immediately along the eastern and norther boundaries of the site. Unnamed water features within the site boundary. The site is located within the Littleport and Downham IDD (part of the Site a dense network of IDB managed watercourses/ channels are present. 						
		Proportion of site at risk						
		FZ3b	FZ3a FZ2	FZ1				
Sources of flood risk	Fluvial / Tidal	0%11%18%82%The fluvial / tidal flood risk to the site is associated predominately with the Tidal River / Hundred Foot Drain, River Depth and Old Bedford River located over 5km to the west of the site. Despite the distance, the site is at risk due to the combination of tidal and fluvial flood risk interactions and 						
		Proportion of site at risk (RoFfSW)						
		30-year	100-year	1,000-year				
	Surface Mater	1%	1%	3%				
	Surface Water	The RoFfSW shows there are isolated pockets of ponding water across the site in the 30-year event, with the extents of these increasing slightly in the 100-year and 1,000-year events. The areas of ponding are largely confined to existing water features in the north of the site.						
	Reservoir	The northern most area of the site is shown to be at risk of reserve flooding.						
	Flood history		cy's historic flood map do ast.	es not show the site as				
	Defences	Defence Type	Standard of Protection	Condition				
		Embankment	100-years	3 (Worst condition 4)				



	Site Code	LIT.E2					
Site details	Location	Located off the A10 and Wisbech Road. Situated on the western edge of Littleport (555555, 287481).					
	Area	1.5 (ha)					
	Current land use	Greenfield	Greenfield				
	Proposed land use	Employment					
Flood risk management	This site is defended from the Tidal River / H embankments that are situated 5km to the west of the eastern bank of the Tidal River / 100ft Drain.						
infrastructure	Residual risk	In the event of a breach or overtopping of the embankments flooding from the Tidal River / 100ft Drain may inundate the site.					
Emergency	Flood warning	The site is partially covered by the Environment Agency's Flood Warning Service. The site is within the Hundred Foot River Flood Defences (052FWFG07HL) Flood Warning Area.					
planning	Access and egress	Dry access and egress for the site is possible via the A10 and Wisbech Road in the fluvial and surface water events.					
	Climate change allowances for	River Basin District	Central	Higher Central	Upper End		
	'2080s'	Anglian	25%	35%	65%		
Climate	% of site at risk		0%	0%	0%		
Change	Implications for the site	Mapping shows there are no extents on site in the climate change scenarios as these take defences into account. Residual flood risk discussed above could have an impact at the site in the climate change event. As the site is affected by surface water flooding from the 30-year event, climate change may also increase the extent, depth and frequency of surface water flooding.					



	Site Code	LIT.E2
	Location	Located off the A10 and Wisbech Road. Situated on the western edge of Littleport (555555, 287481).
Site details	Area	1.5 (ha)
	Current land use	Greenfield
	Proposed land use	Employment
Requirements for drainage control and impact mitigation	Broad scale assessment of possible SuDS	 Geology at the site consists of: Bedrock – Mudstone, siltstone and sandstone Superficial –Peat The site is not located within a Groundwater Source Protection Zone. Source control techniques are likely to be suitable for this site. Mapping suggest groundwater flooding may be an issue at the site as such infiltration techniques may not be suitable. Infiltration techniques are likely to be suitable. Infiltration techniques are likely to be suitable. Infiltration techniques are likely to be suitable, providing the site is not at medium to high risk from groundwater flooding. Detention features may be feasible providing site slopes are <5% at the location of the detention feature. If groundwater is a risk to the site, then a liner may be required to mitigate against potential contamination issues. Filtration systems are probably suitable providing site slopes are <5% and the depth to the water table is >1m. If the site has contamination issues, or at risk from groundwater, then a liner will be required. All forms of conveyance features are likely to be suitable. Where slopes are >5%, features should follow contours or utilise check dams to slow flows. The site is not designated by the Environment Agency as previously being a landfill site.
NPPF and planning implications	Exception Test requirements	 The Sequential Test will need to be passed before the Exception Test is applied. The Exception Test will need to be applied if: More Vulnerable and Essential Infrastructure development is located in FZ3a and for Highly Vulnerable development located in FZ2. Highly Vulnerable infrastructure should not be permitted within FZ3a.



	Site Code	LIT.E2
	Location	Located off the A10 and Wisbech Road. Situated on the western edge of Littleport (555555, 287481).
Site details	Area	1.5 (ha)
	Current land use	Greenfield
	Proposed land use	Employment
	Requirements and guidance for site- specific Flood Risk Assessment	 At the planning application stage, a site-specific Flood Risk Assessment will be required if any development is located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered. Consultation with the Local Authority and the Environment Agency should be undertaken at an early stage. Resilience measures will be required if buildings are situated in the flood risk area. Onsite attenuation schemes would need to be tested against the hydrographs of the watercourse(s) discharged into to ensure flows are not exacerbated downstream within the catchment. Developers should consider the flood risk to the site from the Unnamed Drains along the north and western site boundaries and from the water features within the site. This may require detailed hydraulic modelling to confirm the flood risk. New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff. Assessment for runoff should include allowance for climate change effects. Safe access and egress will need to be demonstrated. New development must seek opportunities to reduce overall level of flood risk at the site, for example by: Reducing volume and rate of runoff Reducing space for flooding. Development in the near vicinity of a watercourse within an IBD area will require the consent of the relevant IDB. The development IDB watercourses to the site. Green infrastructure should be considered within an space.
		Mapping Information
Flood Zones		Flood Zones 2 and 3a are based on the Environment Agency's Flood Zone 2 and 3. The SFRA has identified Flood Zone 3b as land which would flood with an annual probability of 1 in 20 years. Flood Zone 3b has been derived from Environment Agency's detailed hydraulic models.



	Site Code	LIT.E2			
	Location	Located off the A10 and Wisbech Road. Situated on the western edge of Littleport (555555, 287481).			
Site details	Area	1.5 (ha)			
	Current land use	Greenfield			
	Proposed land use	Employment			
Climate change		The climate change allowances for the '2080s' epoch were modelled for the Level 1 SFRA using the Environment Agency's detailed hydraulic models (defended scenario) for the purposes of the SFRA. It should be noted that these extents will differ from the Flood Zones if compared, given that the Flood Zones consider the undefended scenario and do not take into account any defences.			
Surface Water		The Risk of Flooding from Surface Water has been used to define areas at risk from surface water flooding.			
Depth, velocity and hazard mapping		Depth and velocity mapping for the 1 in 100-year event (defended) have been taken from the Environment Agency's detailed hydraulic models.			
Reservoir		The Environment Agency's online 'Long term flood risk information, Flood risk from reservoirs, Extent of flooding' viewer was used to define areas at risk from reservoirs.			



	Site Code	LIT.M1	LIT.M1				
Site details	Location	Located off the A1 western edge of Li			Road.	Situated on the	
	Area	17.3 (ha)					
	Current land use	Predominantly Gre	Predominantly Greenfield Site				
	Proposed land use	Mixed use develop	ment				
	Existing drainage features	 Tidal River / Hundred Foot Drain – 5.0km to the west of the site River Delph – 6.0km to the west of the site Old Bedford River – 6.1km to the west of the site Fodderfen Drain and Abraham's Drain (Ordinary Watercourses) – 1.83km to the west of the site Unnamed Ditch located immediately along the western boundary of the site. The site is partially located within the Littleport and Downham IDB (part of the Site a dense network of IDB managed watercourses/channels are present. 					
			Proportion	of site at ris	k		
		FZ3b	FZ3a	FZ2		FZ1	
		0%	4%	6%		94%	
Sources of flood risk	Fluvial / Tidal	The fluvial / tidal flood risk to the site is associated predominantly with the Tidal River / Hundred Foot Drain, River Depth and Old Bedford River located over 5km to the west of the site. Despite the distance, the site is at risk due to the combination of tidal and fluvial flood risk interactions and the low-lying topography between the watercourse and the site allows the spread of flood waters. The south west corner of the site is within FZ3a with a slight increase in the extent of FZ2. However, Flood Zones represent the undefended scenario and as the Main Rivers in this location have flood defences in the form of embankments, the actual flood risk is likely to be less than that shown in the Flood Zones.					
		Proportion of site at risk (RoFfSW))	
		30-year	100	year	1	1,000-year	
		1%	6	%		28%	
	Surface Water	The RoFfSW shows there are isolated pockets of ponding water across the site in the 30-year event, the majority of which is located in the south west corner. The extents of these ponds increase in the 100-year event with increased water ponding in the south-east corner and across the centre of the site. In the 1,000-year event, a prominent overland flow route develops flowing from the eastern site boundary in a south-westerly direction before pooling in the south-eastern corner of the site, due to presence of the raised A10 roadway.					
	Reservoir	The south-west corner of site is shown to be at risk of reservoir flooding.					
	Flood history	The Environment Agency's historic flood map does not show the site as having flooded in the past.					
	r loou motory	Defence Type Standard of Protection Condition					



Site details	Site Code	LIT.M1					
	Location	Located off the A10, Wisbech Road and Woodfen Road. Situated on the western edge of Littleport (555458, 287002).					
	Area	17.3 (ha)					
	Current land use	Predominantly Greenfield Site					
	Proposed land use	Mixed use development					
		Embankment 100-y	ears	3 (Worst co	ondition 4)		
Flood risk management infrastructure		This site is defended from the Tidal River / Hundred Foot Drai embankments that are situated 5km to the west of the site running a the eastern bank of the Tidal River / 100ft Drain.					
innastructure	Residual risk	In the event of a breach or overtopping of the embankments, flooding from the Tidal River / 100ft Drain may inundate the site.					
Emergency	Flood warning	The site is partially covered by the Environment Agency's Flood Warning Service. The site is within the Hundred Foot River Flood Defences (052FWFG07HL) Flood Warning Area.					
planning	Access and egress	Dry access and egress for the site is possible via the A10 and Wisbech Road in the fluvial and surface water events. Dry access and egress via Woodfen road is available in the fluvial events but would be lost in the 100- year surface water event.					
	Climate change allowances for	River Basin District	Central	Higher Central	Upper End		
	'2080s'	Anglian	25%	35%	65%		
Climate	% of site at risk		0%	0%			
Change	Implications for the site	Mapping shows there are no extents on site in the climate change scenarios as these take defences into account. Residual risk discussed above may have an impact at the site in the climate change event. As the site is affected by surface water flooding from the 30-year event, climate change may also increase the extent, depth and frequency of surface water flooding.					



	Site Code	LIT.M1
	Location	Located off the A10, Wisbech Road and Woodfen Road. Situated on the western edge of Littleport (555458, 287002).
Site details	Area	17.3 (ha)
	Current land use	Predominantly Greenfield Site
	Proposed land use	Mixed use development
Requirements for drainage control and impact mitigation	Broad scale assessment of possible SuDS	 Geology at the site consists of: Bedrock – Mudstone, siltstone and sandstone Superficial – Diamicton The site is not located within a Groundwater Source Protection Zone. Source control techniques are likely to be suitable for this site. Mapping suggest groundwater flooding may be an issue at the site as such infiltration techniques may not be suitable. Infiltration techniques are likely to be suitable, providing the site is not at medium to high risk from groundwater flooding. Detention features may be feasible providing site slopes are <5% at the location of the detention feature. If groundwater is a risk to the site, then a liner may be required to mitigate against potential contamination issues. Filtration systems are probably suitable providing site slopes are <5% and the depth to the water table is >1m. If the site has contamination issues, or at risk from groundwater, then a liner will be required. All forms of conveyance features are likely to be suitable. Where slopes are >5%, features should follow contours or utilise check dams to slow flows. The site is not designated by the Environment Agency as previously being a landfill site.
NPPF and planning implications	Exception Test requirements	 The Sequential Test will need to be passed before the Exception Test is applied. The Exception Test will need to be applied if: More Vulnerable and Essential Infrastructure development is located in FZ3a and for Highly Vulnerable development located in FZ2. Highly Vulnerable infrastructure should not be permitted within FZ3a and FZ3b. More Vulnerable and Less Vulnerable Infrastructure should not be permitted within FZ3b. Essential Infrastructure in Flood Zone 3b will require the Exception Test.



	Site Code	LIT.M1		
	Location	Located off the A10, Wisbech Road and Woodfen Road. Situated on the western edge of Littleport (555458, 287002).		
Site details	Area	17.3 (ha)		
	Current land use	Predominantly Greenfield Site		
	Proposed land use	Mixed use development		
	Requirements and guidance for site- specific Flood Risk Assessment	 At the planning application stage, a site-specific Flood Risk Assessment will be required if any development is located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered. Consultation with the Local Authority and the Environment Agency should be undertaken at an early stage. Resilience measures will be required if buildings are situated in the flood risk area. Onsite attenuation schemes would need to be tested against the hydrographs of the watercourse(s) discharged into, to ensure flows are not exacerbated downstream within the catchment. Developers should consider the flood risk to the site from the Unnamed Drain that runs along the western site boundary. This may require detailed hydraulic modelling to confirm flood risk. New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff. Assessment for runoff should include allowance for climate change effects. Safe access and egress will need to be demonstrated. New development must seek opportunities to reduce overall level of flood risk at the site, for example by: Relocating development to zones with lower flood risk Creating space for flooding. Development in the near vicinity of a watercourse within an IBD area will require the consent of the relevant IDB. The developer should contact the relevant IDB. The developer should contact the relevant IDB to determine the risk of flooding from IDB watercourses to the site. Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development and consider using Flood Zones 2 and 3 as public open space. 		
		Mapping Information		
Flood Zones		 Flood Zones 2 and 3a are based on the Environment Agency's Flood Zone 2 and 3. The SFRA has identified Flood Zone 3b as land which would flood with an annual probability of 1 in 20 years. Flood Zone 3b has been derived from Environment Agency's detailed hydraulic models. 		
Climate change	e	The climate change allowances for the '2080s' epoch were modelled for the Level 1 SFRA using the Environment Agency's detailed hydraulic models (defended scenario) for the purposes of the SFRA. It should be noted that these extents will differ from the Flood Zones if compared, given that the Flood Zones consider the undefended scenario and do not take into account any defences.		

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Site details	Site Code	LIT.M1		
	Location	Located off the A10, Wisbech Road and Woodfen Road. Situated on the western edge of Littleport (555458, 287002).		
	Area	17.3 (ha)		
	Current land use	Predominantly Greenfield Site		
	Proposed land use	Mixed use development		
Surface Water		The Risk of Flooding from Surface Water has been used to define areas at risk from surface water flooding.		
Depth, velocity and hazard mapping		Depth and velocity mapping for the 1 in 100-year event (defended) have been taken from the Environment Agency's detailed hydraulic models.		
Reservoir		The Environment Agency's online 'Long term flood risk information, Flood risk from reservoirs, Extent of flooding' viewer was used to define areas at risk from reservoirs.		



	Site Code	LP7					
Site details	Location	Located off the A1303. Located to the south east of Bottisham (555790, 259892).					
	Area	0.69 (ha)					
	Current land use	Predominantly Brownfield					
	Proposed land use	Gypsy and Traveller Pitches					
	Existing drainage features	• Unnamed watercourse that flows from the east up to the site's southern boundary, at which point it enters into a culvert and runs beneath the site in a north-westerly direction, exiting its culvert on the northern side of the A1303 (20m from the northern site boundary). It continues towards its confluence with an unnamed ditch 560m to the north of the site, at which point it becomes the Mill Stream.					
		F	Proportion of	site at risk	(
	Fluvial / Tidal	FZ3b	FZ3a	FZ2		FZ1	
		0%	13%	13%		87%	
Sources of flood risk		The flood risk to the site is associated with the unnamed watercourse that flows up to the site boundary and enters a culvert beneath the site. Overland flow routes are shown in the FZ3a and FZ2 extents that inundate the south and south-west corner of the site. There is no change in the extents of FZ2 compared to FZ3a within the site boundary.					
	Surface Water	Proportion of site at risk (RoFfSW)					
		30-year	100-year		1,000-year		
		0%	4%		23%		
		The RoFfSW shows that surface water a surface water overland flow route develops across the south and south-east corner of the site in the 100-year event following the topography. The extents increase in the 1,000-year event and begin to encompass areas of the east south and west of the site.					
	Surface Water	route develops across 100-year event followin 1,000-year event and b	the south and ng the topogra	south-east c phy. The e	orner of the extents increa	rland flow site in the ase in the	
	Surface Water Reservoir	route develops across 100-year event followin 1,000-year event and b	the south and ng the topogra begin to encor	south-east c phy. The e npass areas	orner of the extents increa of the east	rland flow site in the ase in the	
		route develops across 100-year event followin 1,000-year event and b west of the site.	the south and ng the topogra begin to encor be at risk of ro cy's historic flo	south-east c phy. The e npass areas eservoir flood	orner of the extents increat of the east ding.	rland flow site in the ase in the south and	
	Reservoir Flood history	route develops across 100-year event followin 1,000-year event and b west of the site. The site is not shown to The Environment Agen	the south and ng the topogra begin to encor be at risk of ro cy's historic flo	south-east c phy. The e npass areas eservoir flood pod map doe rd of	orner of the extents increat of the east ding.	rland flow site in the ase in the south and the site as	
Flood risk	Reservoir	route develops across 100-year event followin 1,000-year event and b west of the site. The site is not shown to The Environment Agen having flooded in the participation	the south and ng the topogra begin to encor b be at risk of ro cy's historic flo ast. Standa	south-east c phy. The e npass areas eservoir flood pod map doe rd of	orner of the extents increa of the east ding.	rland flow site in the ase in the south and the site as	
Flood risk management infrastructure	Reservoir Flood history	route develops across 100-year event followin 1,000-year event and b west of the site. The site is not shown to The Environment Agen having flooded in the participation	the south and ng the topogra begin to encor o be at risk of ro cy's historic flo ast. Standa Protec	south-east c phy. The e npass areas eservoir flood bod map doe rd of ction	orner of the extents increa of the east ding. is not show the Condi	rland flow site in the ase in the south and the site as	
management	Reservoir Flood history	route develops across 100-year event followin 1,000-year event and b west of the site. The site is not shown to The Environment Agen having flooded in the pa Defence Type	the south and ng the topogra begin to encor o be at risk of ro cy's historic flo ast. Standa Protec	south-east c phy. The e npass areas eservoir flood bod map doe rd of ction	orner of the extents increa of the east ding. is not show the Condi	rland flow site in the ase in the south and the site as	
management infrastructure	Reservoir Flood history Defences	route develops across 100-year event followin 1,000-year event and b west of the site. The site is not shown to The Environment Agen having flooded in the pa Defence Type	the south and ng the topogra begin to encor b be at risk of ro- cy's historic flo ast. Standa Protec - d by any forma	south-east c phy. The e npass areas eservoir flood bod map doe rd of ction	orner of the extents increation of the east ding. es not show the Conditional ces.	the site as	
management	Reservoir Flood history Defences Residual risk	route develops across 100-year event followin 1,000-year event and h west of the site. The site is not shown to The Environment Agen having flooded in the pa Defence Type - This site is not protecte The site is not covered	the south and ng the topogra begin to encor o be at risk of ro- cy's historic flo ast. Standa Protect d by any forma - d by the Env s via the A13 d egress via th	south-east c phy. The e npass areas eservoir flood bod map doe rd of tion al flood defend ironment Age 03 is availation the A1303 is a	orner of the extents increation of the east ding. es not show the Condi ces. ency's Flood ble in the flu available in t	the site as tion	



	Site Code	LP7				
	Location	Located off the A1303. Located to the south east of Bottisham (555790, 259892).				
Site details	Area	0.69 (ha)				
	Current land use	Predominantly Brownfield				
	Proposed land use	Gypsy and Traveller Pitches				
Climate Change	Climate change allowances for '2080s'	Anglian	25%	35%	65%	
	% of site at risk		-	-	-	
	Implications for the site Climate change mapping is not available at this time and is undertaken by the developer (see Mapping Information for further de As the site is affected by surface water flooding from the 100-year climate change may also increase the extent, depth and freque surface water flooding.		er details). /ear event,			



	Site Code	LP7
	Location	Located off the A1303. Located to the south east of Bottisham (555790, 259892).
Site details	Area	0.69 (ha)
	Current land use	Predominantly Brownfield
	Proposed land use	Gypsy and Traveller Pitches
Requirements for drainage control and impact mitigation	Broad scale assessment of possible SuDS	 Geology at the site consists of: Bedrock – Chalk Superficial – none present The site is located within Groundwater Source Protection Zone 3. As such infiltration techniques should only be used where there are suitable levels of treatment and following the granting of any required environmental permits from the Environment Agency, although it is possible that infiltration may not be permitted. Proposed SuDS should be discussed with relevant stakeholders (LPA, LLFA and EA) at an early stage to understand possible constraints. Source control techniques are likely to be suitable for this site. Mapping suggest groundwater flooding may be an issue at the site as such infiltration techniques may not be suitable. Infiltration techniques are likely to be suitable. Infiltration section of the detention feature. If groundwater is a risk to the site, then a liner may be required to mitigate against potential contamination issues. Filtration systems are probably suitable providing site slopes are <5% and the depth to the water table is >1m. If the site has contamination issues, or at risk from groundwater, then a liner will be required. All forms of conveyance features are likely to be suitable. Where slopes are >5%, features should follow contours or utilise check dams to slow flows. The site is not designated by the Environment Age
NPPF and planning implications	Exception Test requirements	 The Sequential Test will need to be passed before the Exception Test is applied. The Exception Test will need to be applied if: More Vulnerable and Essential Infrastructure development is located in FZ3a and for Highly Vulnerable development located in FZ2. Highly Vulnerable infrastructure should not be permitted within FZ3a and FZ3b. More Vulnerable and Less Vulnerable infrastructure should not
		 be permitted within FZ3b. Essential Infrastructure in Flood Zone 3b will require the Exception Test.



	Site Code	LP7
	Location	Located off the A1303. Located to the south east of Bottisham (555790, 259892).
Site details	Area	0.69 (ha)
	Current land use	Predominantly Brownfield
	Proposed land use	Gypsy and Traveller Pitches
	Requirements and guidance for site- specific Flood Risk Assessment	 At the planning application stage, a site-specific Flood Risk Assessment will be required if any development is located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered. Consultation with the Local Authority and the Environment Agency should be undertaken at an early stage. Detailed hydraulic modelling will be required to determine the flood risk from the unnamed watercourse that flows up to the site's southern boundary before entering a culvert beneath the site. An assessment of the risk posed by a blockage of the culvert to the site should also be carried out at site-specific assessment stage. Gypsy and traveller sites should not be located in areas at high risk of flooding, including functional floodplains, due to the particular vulnerability of caravans (DCLG guidance, 2015). Resilience measures will be required if buildings are situated in the flood risk area. Onsite attenuation schemes would need to be tested against the hydrographs of the unnamed watercourse to ensure flows are not exacerbated downstream within the catchment. New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff. Consideration could be given to opening-up the culverted unnamed watercourse to connect the channel with its floodplain. Assessment for runoff should include allowance for climate change effects. Safe access and egress will need to be demonstrated. New development must seek opportunities to reduce overall level of flood risk at the site, for example by: Reducing volume and rate of runoff Relocating gave for flooding.
		Mapping Information



	Site Code	LP7
	Location	Located off the A1303. Located to the south east of Bottisham (555790, 259892).
Site details	Area	0.69 (ha)
	Current land use	Predominantly Brownfield
	Proposed land use	Gypsy and Traveller Pitches
Flood Zones		Flood Zones 2 and 3a are based on the Environment Agency's Flood Zone 2 and 3. Flood Zone 3b could not be derived as no detailed models for the unnamed watercourse that flows culverted beneath the site were available. As the watercourse is culverted beneath the site and no LiDAR is available in the area, 2D modelling methods were considered unsuitable at this time. Detailed hydraulic modelling to determine the Flood Zones should be undertaken by the developer.
Climate change	•	The climate change allowances for the '2080s' were not modelled for the Level 1 SFRA as no detailed models for the unnamed watercourse that flows culverted beneath the site were available. As the watercourse is culverted beneath the site and no LiDAR is available in the area, 2D modelling methods were considered unsuitable at this time. Detailed hydraulic modelling to determine the impact of climate change should be undertaken by the developer at site-specific assessment stage.
Surface Water		The Risk of Flooding from Surface Water has been used to define areas at risk from surface water flooding.
Depth, velocity mapping	and hazard	Depth and velocity mapping for the unnamed watercourse are not available as no detailed models for the unnamed watercourse that flows culverted beneath the site were available. As the watercourse is culverted beneath the site and no LiDAR is available in the area, 2D modelling methods were considered unsuitable at this time. Detailed hydraulic modelling should be undertaken by the developer to confirm flood depths, velocity an hazard rating.
Reservoir		The Environment Agency's online 'Long term flood risk information, Flood risk from reservoirs, Extent of flooding' viewer was used to define areas at risk from reservoirs.



	Site Code	SOH.E1						
	Location	Located off the A142 a of Soham (560330, 27		rove. Situated	on the eastern edge			
Site details	Area	10.8 (ha)	10.8 (ha)					
	Current land use	Greenfield						
	Proposed land use	Employment	Employment					
	Existing drainage features	 south of the s Unnamed ditasouth west. The site is log the Ely Group 	ite. ch crossing the cated within the	centre of the s Middle Fen a bards) and is wi	direction 275m to the ite from north east to nd Mere IDB (part of ithin a dense network			
			Proportion of	site at risk				
		FZ3b	FZ3a	FZ2	FZ1			
Sources of flood risk	Fluvial	0%17%19%81%The fluvial flood risk to the site is associated with the Soham Lode located to the south of the site. FZ3a extents cover much of the northern most part of the site with a slight increase in extents in FZ2. However, Flood Zones represent the undefended scenario and therefore as the Soham Lode in this location has flood defences in the form of embankments, the						
		actual flood risk is likel	y to be less tha	actual flood risk is likely to be less than that shown in the Flood Zone: Proportion of site at risk (RoFfSW)				
		Brond	rtion of cito	at rick (DaEf	(C)//)			
		•		· · · ·	,			
		30-year	100-у	rear	1,000-year			
	Surface Water	•	100-y 1% here are isolate ent. Extents i d to the ditch 1,000-year ever	ed pockets of p ncrease in the than runs acro	1,000-year 8% ponding water on the 100-year event but ss the site. Extents adjacent to the ditch			
	Surface Water Reservoir	30-year <1% The RoFfSW shows to site in the 30-year ever remain largely confine increase further in the	100-y 1% here are isolat ent. Extents i d to the ditch 1,000-year even of ponding wate	ed pockets of p ncrease in the than runs acro ent, particularly er also develop	1,000-year 8% ponding water on the 100-year event but iss the site. Extents adjacent to the ditch b.			
		30-year <1% The RoFfSW shows to site in the 30-year ever remain largely confine increase further in the but additional pockets	100-y 1% here are isolate ent. Extents i d to the ditch 1,000-year even of ponding wate o be at risk of r ncy's historic flo	ed pockets of p ncrease in the than runs acro ent, particularly er also develop eservoir floodin	1,000-year 8% ponding water on the 100-year event but poss the site. Extents adjacent to the ditch b. ng.			
	Reservoir	30-year <1% The RoFfSW shows to site in the 30-year ever remain largely confine increase further in the but additional pockets The site is not shown to The Environment Age	100-y 1% here are isolate ent. Extents i d to the ditch 1,000-year even of ponding wate o be at risk of r ncy's historic flo	ed pockets of p ncrease in the than runs acro nt, particularly er also develop eservoir floodir pod map does	1,000-year 8% ponding water on the 100-year event but poss the site. Extents adjacent to the ditch b. ng.			
Flood risk	Reservoir	30-year <1% The RoFfSW shows to site in the 30-year ever remain largely confine increase further in the but additional pockets The site is not shown to The Environment Age having flooded in the p	100-y 1% here are isolate ent. Extents i d to the ditch 1,000-year event of ponding wate o be at risk of r necy's historic fle ast. Standa	ear ed pockets of p ncrease in the than runs acro ent, particularly er also develop eservoir floodin pod map does ard of ction	1,000-year 8% ponding water on the 100-year event but iss the site. Extents adjacent to the ditch b. ng. not show the site as			
Flood risk management infrastructure	Reservoir Flood history	30-year <1% The RoFfSW shows to site in the 30-year event of the site in the 30-year event of the site in the site in the site is not shown to the site is defended in the site is defended situated along the bank to the site is defended site the site is not shown the site is defended site the site is not shown the site is defended site the site is not shown the site the site the site is not shown the site is defended site the site	100-y 1% here are isolatient. ent. Extents isolatient. id to the ditch 1,000-year event of ponding water o be at risk of r ncy's historic flag ast. Standa Protect 100-year from the Sohards s of the water	rear ed pockets of p ncrease in the than runs acro- ent, particularly er also develop eservoir floodir bod map does ard of ction ears 3 m Lode by en course.	1,000-year 8% ponding water on the 100-year event but bits the site. Extents adjacent to the ditch bits ng. not show the site as Condition 3 (Worst condition 4) nbankments that are			
management	Reservoir Flood history	30-year <1% The RoFfSW shows the site in the 30-year event of the source of the site in the source of the site in the source of the site is not shown the site is not	100-y 1% here are isolatient. ent. Extents i d to the ditch 1,000-year even of ponding wate o be at risk of r ncy's historic fleast. Standa Protect 100-year from the Sohards of the watered or overtopping	rear ed pockets of p ncrease in the than runs acro- ent, particularly er also develop eservoir floodir bod map does ard of ction ears 3 m Lode by en- course. g of the embant	1,000-year 8% ponding water on the 100-year event but bits the site. Extents adjacent to the ditch bits ng. not show the site as Condition 3 (Worst condition 4) nbankments that are			
management	Reservoir Flood history Defences	30-year <1% The RoFfSW shows to site in the 30-year event remain largely confine increase further in the but additional pockets The site is not shown to The Environment Agent having flooded in the pro- Defence Type Embankment This site is defended situated along the bant In the event of a breact	100-y 1% here are isolated ent. Extents i d to the ditch 1,000-year event of ponding wated o be at risk of r ncy's historic fleast. Standa Protect 100-year in or overtopping nundate the sit	rear ed pockets of p ncrease in the than runs acro ent, particularly er also develop eservoir floodir bod map does ard of ction ears 3 m Lode by en course. g of the embant e.	1,000-year 8% ponding water on the 100-year event but ss the site. Extents adjacent to the ditch b. ng. not show the site as Condition 3 (Worst condition 4) nbankments that are kments, flooding from			



	Site Code	SOH.E1					
	Location	Located off the A142 and East Fen Drove. Situated on the eastern edge of Soham (560330, 273714).					
Site details	Area	10.8 (ha)					
	Current land use	Greenfield					
	Proposed land use	Employment					
	Climate change allowances for	River Basin District	Central	Higher Central	Upper End		
	'2080s'	Anglian	25%	35%	65%		
Climate	% of site at risk		21%	21%	22%		
Change	Implications for the site	Mapping shows that flood extents represent only a slight increase when extent, with the greatest increase betw Central allowance extents. Climate ch much of the northern most part of th surface water flooding from the 30-ye increase the extent, depth and freque	compared to ween the 100 nange scena ne site. As ar event. Cl	the 100-year D-year baselin rio extents in the site is a imate change	r defended ne and the undate the iffected by e may also		
Requirements for drainage control and impact mitigation	Broad scale assessment of possible SuDS	 Geology at the site consists of: Bedrock – Mudston Superficial – Sand a The site is not located within a Gi Source control techniques are Mapping suggest groundwater fl as such infiltration techniques are likely to at medium to high risk from grou Detention features may be feasil the location of the detention feat site, then a liner may be required contamination issues. Filtration systems are probably su and the depth to the water table i issues, or at risk from groundwate All forms of conveyance features shou dams to slow flows. The site is not designated by the being a landfill site. 	and gravel coundwater S likely to be ooding may ay not be sui be suitable, ndwater floor obe providing ture. If grou uired to mit uitable provic s >1m. If the er, then a lin is are likely Id follow co	Source Protect suitable for be an issue table. providing the ding. site slopes a ndwater is a igate agains ling site slope site has con er will be req to be suitabl ntours or uti	ction Zone. this site. at the site e site is not are <5% at risk to the t potential es are <5% tamination juired. e. Where lise check		
NPPF and planning implications	Exception Test requirements	 being a landing site. The Sequential Test will need to be participated. The Exception Test will need to be ap More Vulnerable and Essen located in FZ3a and for High in FZ2. Highly Vulnerable infrastruct FZ3a. 	plied if: ntial Infrastr nly Vulnerabl	ucture devel e developme	opment is ent located		



	Site Code	SOH.E1
	Location	Located off the A142 and East Fen Drove. Situated on the eastern edge of Soham (560330, 273714).
Site details	Area	10.8 (ha)
	Current land use	Greenfield
	Proposed land use	Employment
	Requirements and guidance for site- specific Flood Risk Assessment	 At the planning application stage, a site-specific Flood Risk Assessment will be required if any development is located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered. Consultation with the Local Authority and the Environment Agency should be undertaken at an early stage. Resilience measures will be required if buildings are situated in the flood risk area. Onsite attenuation schemes would need to be tested against the hydrographs of the Soham Lode to ensure flows are not exacerbated downstream within the catchment. New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff. Developers should consider the flood risk posed by the ditch that flows across the site. Assessment for runoff should include allowance for climate change effects. Safe access and egress will need to be demonstrated. New development must seek opportunities to reduce overall level of flood risk at the site, for example by: Reducing volume and rate of runoff Reducing development to zones with lower flood risk or creating space for flooding. Development in the near vicinity of a watercourse within an IBD area will require the consent of the relevant IDB. The developer should contact the relevant IDB to determine the risk of flooding from IDB watercourses to the site. Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development and consider using Flood Zones 2 and 3 as public open space.
		Mapping Information
Flood Zones		Flood Zones 2 and 3a are based on the Environment Agency's Flood Zone 2 and 3. The SFRA has identified Flood Zone 3b as land which would flood with an annual probability of 1 in 20 years. Flood Zone 3b has been derived from Environment Agency's detailed hydraulic models.
Climate change)	The climate change allowances for the '2080s' epoch were modelled for the Level 1 SFRA using the Environment Agency's detailed hydraulic models (defended scenario) for the purposes of the SFRA. It should be noted that these extents will differ from the Flood Zones if compared, given that the Flood Zones consider the undefended scenario and do not take into account any defences.



	Site Code	SOH.E1
	Location	Located off the A142 and East Fen Drove. Situated on the eastern edge of Soham (560330, 273714).
Site details	Area	10.8 (ha)
	Current land use	Greenfield
	Proposed land use	Employment
Surface Water		The Risk of Flooding from Surface Water has been used to define areas at risk from surface water flooding.
Depth, velocity mapping	and hazard	Depth and velocity mapping for the 1 in 100-year event (defended) have been taken from the Environment Agency's detailed hydraulic models.
Reservoir		The Environment Agency's online 'Long term flood risk information, Flood risk from reservoirs, Extent of flooding' viewer was used to define areas at risk from reservoirs.



	Site Code	SOH.H1					
	Location		Causeway and bel e of Soham (56010		reet. S	Situated on the	
Site details	Area	22.8 (ha)					
	Current land use	Greenfield					
	Proposed land use	Housing	Housing				
	Existing drainage features	 The Soham Lode flows in an east to west direction immediately along the site's eastern and northern boundary. Unnamed Ditches are located within the south-eastern corner of the site. An unnamed drain (tributary of Soham Lode) flows along the western site boundary in the western most corner of the site. The site is largely located within the Middle Fen and Mere IDB (part of the Ely Group of Drainage Boards) and to the north and east of the site a dense network of IDB managed watercourses/ channels are present. 					
			Proportion o	f site at risk	(
		FZ3b	FZ3a	FZ2		FZ1	
		56%	69%	70%		30%	
		The fluvial flood	risk to the site is	associated p	redomi	inantly with the	
Sources of flood risk	Fluvial	Soham Lode that f of the north, east a increase the most increases in the undefended scena defences in the fo	risk to the site is flows immediately a and south of the site t in the north of th FZ2 extent. How ario and as the So rm of embankment wn in the Flood Zor	long the site b is shown to be site in FZ3a vever, Flood ham Lode in s, the actual f	ooundar e within a with a Zones this loc	ry. The majority n FZ3b. Extents additional minor s represent the cation has flood	
	Fluvial	Soham Lode that f of the north, east a increase the most increases in the undefended scena defences in the fo less than that show	flows immediately a and south of the site t in the north of th FZ2 extent. How ario and as the So rm of embankment	long the site b is shown to be e site in FZ3a vever, Flood ham Lode in t s, the actual f nes.	ooundar e within a with a Zones this loc flood ris	ry. The majority n FZ3b. Extents additional minor is represent the cation has flood sk is likely to be	
	Fluvial	Soham Lode that f of the north, east a increase the most increases in the undefended scena defences in the fo less than that show	flows immediately a and south of the site t in the north of th FZ2 extent. Hor ario and as the So rm of embankment wn in the Flood Zor	long the site b is shown to be e site in FZ3a vever, Flood ham Lode in s, the actual f nes. at risk (RoF	ooundar e within a with a Zones this loc flood ris	ry. The majority n FZ3b. Extents additional minor is represent the cation has flood sk is likely to be	
		Soham Lode that f of the north, east a increase the most increases in the undefended scena defences in the fo less than that show	flows immediately a and south of the site t in the north of th FZ2 extent. Hov ario and as the So rm of embankment wn in the Flood Zon roportion of site	long the site b is shown to be e site in FZ3a vever, Flood ham Lode in t s, the actual f nes. at risk (RoF /ear	ooundar e within a with a Zones this loc flood ris	ry. The majority n FZ3b. Extents additional minor s represent the cation has flood sk is likely to be	
	Fluvial Surface Water	Soham Lode that f of the north, east a increase the most increases in the undefended scena defences in the fo less than that show Pr 30-year <1% The RoFfSW sh	flows immediately a and south of the site t in the north of th FZ2 extent. How ario and as the So rm of embankment wn in the Flood Zon roportion of site 100- hows there are is the site in the 100-	long the site b is shown to be e site in FZ3a wever, Flood ham Lode in f s, the actual f nes. at risk (RoF /ear 6 solated pocke	ooundar e withir a with a Zones this loc flood ris FfSW) 1, ets of	ry. The majority n FZ3b. Extents additional minor is represent the cation has flood sk is likely to be ,000-year 9% ponding water	
		Soham Lode that f of the north, east a increase the most increases in the undefended scena defences in the fo less than that show Pr 30-year <1% The RoFfSW st developing across increasing in the 1	flows immediately a and south of the site t in the north of th FZ2 extent. How ario and as the So rm of embankment wn in the Flood Zon roportion of site 100- hows there are is the site in the 100-	long the site b is shown to be e site in FZ3a vever, Flood ham Lode in f s, the actual f nes. at risk (RoF /ear 6 solated pocket year event, wi	ooundar e within a with a Zones this loc flood ris FfSW) 1, ets of ith the e	ry. The majority n FZ3b. Extents additional minor is represent the cation has flood sk is likely to be ,000-year 9% ponding water	
	Surface Water	Soham Lode that f of the north, east a increase the most increases in the undefended scena defences in the fo less than that show Pr 30-year <1% The RoFfSW st developing across increasing in the 1 The site is not show	flows immediately a and south of the site t in the north of th FZ2 extent. How ario and as the So rm of embankment win in the Flood Zor roportion of site 100- 19 hows there are is the site in the 100- 000-year event. win to be at risk of Agency's historic f	long the site b is shown to be e site in FZ3a vever, Flood ham Lode in t s, the actual f es. at risk (RoF /ear 6 solated pocke year event, wi	ooundar e within a with a Zones this loc flood ris FfSW) 1, ets of ith the o ding. s not s	ry. The majority n FZ3b. Extents additional minor s represent the cation has flood sk is likely to be ,000-year 9% ponding water extents of these	
flood risk	Surface Water Reservoir	Soham Lode that f of the north, east a increase the most increases in the undefended scena defences in the fo less than that show Pr 30-year <1% The RoFfSW st developing across increasing in the 1 The site is not show The Environment	flows immediately a and south of the site t in the north of th FZ2 extent. How ario and as the So rm of embankment win in the Flood Zor roportion of site 100- 19 hows there are is the site in the 100- 000-year event. wwn to be at risk of Agency's historic f the past.	long the site b is shown to be e site in FZ3a wever, Flood ham Lode in f s, the actual f nes. at risk (RoF /ear 6 solated pocke year event, wi reservoir flood ood map does ard of	ooundar e within a with a Zones this loc flood ris FfSW) 1, ets of ith the o ding. s not s	ry. The majority n FZ3b. Extents additional minor s represent the cation has flood sk is likely to be ,000-year 9% ponding water extents of these	
flood risk	Surface Water Reservoir	Soham Lode that f of the north, east a increase the most increases in the undefended scena defences in the fo less than that show Pr 30-year <1% The RoFfSW sh developing across increasing in the 1 The site is not sho The Environment having flooded in t	flows immediately a and south of the site t in the north of th FZ2 extent. Hov ario and as the So rm of embankment wn in the Flood Zor roportion of site 100- 10 hows there are is the site in the 100 000-year event. wn to be at risk of Agency's historic f the past. e Stand Prote	long the site b is shown to be e site in FZ3a vever, Flood ham Lode in 1 s, the actual f es. at risk (RoF /ear 6 solated pocket year event, with reservoir flood ood map does ard of ction	ooundar e withir a with a Zones this loc flood ris FfSW) 1, ets of ith the e ding. s not s C	ry. The majority n FZ3b. Extents additional minor s represent the cation has flood sk is likely to be ,000-year 9% ponding water extents of these	
flood risk	Surface Water Reservoir Flood history	Soham Lode that f of the north, east a increase the most increases in the undefended scena defences in the fo less than that show Pr 30-year <1% The RoFfSW st developing across increasing in the 1 The site is not sho The Environment having flooded in t Defence Typ Embankment This site is defen	flows immediately a and south of the site t in the north of th FZ2 extent. How ario and as the So rm of embankment win in the Flood Zor roportion of site 100- 10 hows there are is the site in the 100 000-year event. win to be at risk of Agency's historic f the past. e Stand Prote	long the site b is shown to be e site in FZ3a wever, Flood ham Lode in f s, the actual f ies. at risk (RoF /ear 6 solated pocke year event, wi reservoir flood ood map does ard of ction ears am Lode by e	ooundar e withir a with a Zones this loc flood ris FfSW) 1, ets of ith the e ling. is not s C 3 (Wo	ry. The majority n FZ3b. Extents additional minor s represent the cation has flood sk is likely to be ,000-year 9% ponding water extents of these show the site as condition prst condition 4)	
flood risk Flood risk management	Surface Water Reservoir Flood history	Soham Lode that f of the north, east a increase the most increases in the undefended scena defences in the fo less than that show Pr 30-year <1% The RoFfSW sh developing across increasing in the 1 The site is not sho The Environment having flooded in t Defence Typ Embankment This site is defens situated along the In the event of a br	flows immediately a and south of the site t in the north of th FZ2 extent. How ario and as the So rm of embankment wn in the Flood Zor roportion of site 100- 000-year event. when to be at risk of Agency's historic f the past. e Stand Prote 100-y ded from the Soh	long the site b is shown to be e site in FZ3a wever, Flood ham Lode in f s, the actual f nes. at risk (RoF /ear 6 solated pocke year event, wi reservoir flood ood map does ard of ction ears am Lode by e course. g of the embar	ooundar e within a with a Zones this loc flood ris FfSW) 1, ets of ith the o ding. s not s C 3 (Wol embank	ry. The majority n FZ3b. Extents additional minor is represent the cation has flood sk is likely to be ,000-year 9% ponding water extents of these show the site as Condition orst condition 4) kments that are	



	Site Code	SOH.H1					
	Location		Located off The Causeway and behind Brook Street. Situated on the south-eastern edge of Soham (560107, 272954).				
Site details	Area	22.8 (ha)					
	Current land use	Greenfield					
	Proposed land use	Housing					
Emergency planning	Access and egress	Dry access and egress for the site is fluvial events. Dry access and egre Causeway up to and including the 100 year event.	ess for the s	site is possib	le via The		
	Climate change allowances for	River Basin District	Central	Higher Central	Upper End		
	'2080s'	Anglian	25%	35%	65%		
Climate	% of site at risk		69%	69%	69%		
Change	Implications for the site	Mapping shows that flood extents in all climate change scenarios represent only a slight increase when compared to the 100-year defended extent. The majority of the site is shown to be inundated in all three climate change scenarios. As the site is affected by surface water flooding from the 100-year event, climate change may also increase the extent, depth and frequency of surface water flooding.					
Requirements for drainage control and impact mitigation	Broad scale assessment of possible SuDS Groundwater Source Protection	 Geology at the site consists of: Bedrock – Chalk Superficial – Sand a The site is not located within a Gi Source control techniques are Mapping suggest groundwater fl as such infiltration techniques are likely to at medium to high risk from grou Detention features may be feasil the location of the detention feat iste, then a liner may be requerent contamination issues. Filtration systems are probably su and the depth to the water table i issues, or at risk from groundwate All forms of conveyance features show dams to slow flows. The site is not designated by the being a landfill site. 	roundwater S likely to be looding may ay not be suit be suitable, ndwater floo ble providing ture. If grou uired to mit uitable provid s >1m. If the er, then a lin s are likely ld follow co	e suitable for be an issue itable. providing the ding. site slopes a ndwater is a igate agains ding site slope e site has con ber will be req to be suitabl ntours or uti ant Agency as	this site. at the site site is not are <5% at risk to the t potential es are <5% tamination uired. e. Where lise check previously		



	Site Code	SOH.H1
	Location	Located off The Causeway and behind Brook Street. Situated on the south-eastern edge of Soham (560107, 272954).
Site details	Area	22.8 (ha)
	Current land use	Greenfield
	Proposed land use	Housing
	Historic Landfill Site	There is no historic landfill within the site boundary.
NPPF and planning implications	Exception Test requirements	 The Sequential Test will need to be passed before the Exception Test is applied. The Exception Test will need to be applied if: More Vulnerable and Essential Infrastructure development is located in FZ3a and for Highly Vulnerable development located in FZ2. Highly Vulnerable infrastructure should not be permitted within FZ3a and FZ3b. More Vulnerable and Less Vulnerable infrastructure should not be permitted within FZ3b. Essential Infrastructure in Flood Zone 3b will require the Exception Test.



S	Site Code	SOH.H1
L	ocation	Located off The Causeway and behind Brook Street. Situated on the south-eastern edge of Soham (560107, 272954).
Site details	Area	22.8 (ha)
c	Current land use	Greenfield
	Proposed land ise	Housing
g	Requirements and guidance for site- specific Flood Risk Assessment	 At the planning application stage, a site-specific Flood Risk Assessment will be required if any development is located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered. Consultation with the Local Authority and the Environment Agency should be undertaken at an early stage. Resilience measures will be required if buildings are situated in the flood risk area. Onsite attenuation schemes would need to be tested against the hydrographs of the Soham Lode to ensure flows are not exacerbated downstream within the catchment. Developers should consider and confirm flood risk to the site from the unnamed ditches in the south-east corner of the site and the unnamed drain in the western corner of the site. New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff. Assessment for runoff should include allowance for climate change effects. Safe access and egress will need to be demonstrated. New development must seek opportunities to reduce overall level of flood risk at the site, for example by: Reducing volume and rate of runoff Relocating development to zones with lower flood risk or Creating space for flooding. Development in the near vicinity of a watercourse within an IDB area will require the consent of the relevant IDB. Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development and consider using Flood Zones 2 and 3 as public open space.
		Mapping Information
Flood Zones	ConesFlood Zones 2 and 3a are based on the Environment Agency's Flood Zone 2 3. The SFRA has identified Flood Zone 3b as land which would flood with an and probability of 1 in 20 years. Flood Zone 3b has been derived from Environment Agency's detailed hydra models.	
Climate change		The climate change allowances for the '2080s' epoch were modelled for the Level 1 SFRA using the Environment Agency's detailed hydraulic models (defended scenario) for the purposes of the SFRA. It should be noted that these extents will differ from the Flood Zones if compared, given that the Flood Zones consider the undefended scenario and do not take into account any defences.
Surface Water		The Risk of Flooding from Surface Water has been used to define areas at risk from surface water flooding.



	Site Code	SOH.H1		
Site details	Location	Located off The Causeway and behind Brook Street. Situated on the south-eastern edge of Soham (560107, 272954).		
	Area	22.8 (ha)		
	Current land use	Greenfield		
	Proposed land use	Housing		
Depth, velocity and hazard mapping		Depth and velocity mapping for the 1 in 100-year event (defended) have been taken from the Environment Agency's detailed hydraulic models.		
Reservoir		The Environment Agency's online 'Long term flood risk information, Flood risk from reservoirs, Extent of flooding' viewer was used to define areas at risk from reservoirs.		



		1					
	Site Code	SOH.H5					
	Location	Located off the A1 (560665, 272326).	42. Situated on	the south-e	astern edge	of Soham	
Site details	Area	7.0 (ha)					
	Current land use	Predominantly Gree	enfield				
	Proposed land use	Housing	Housing				
	Existing drainage features	west direction	on 275m to th	ne north of			
			Proportion of	i site at ris	k		
		FZ3b	FZ3a	FZ2		FZ1	
		<1%	15%	16%		84%	
Sources of flood risk	Fluvial	The fluvial flood risk to the site is associated with the Soham Lode located to the north of the site. A small area along the northern boundary is within FZ3b. FZ3a meanwhile encompasses much of the north-west corner of the site with a slight increase in extent in FZ2. However, Flood Zones represent the undefended scenario, and as the Soham Lode in this location has flood defences in the form of embankments, the actual flood risk is likely to be less than that shown in the Flood Zones.					
		Pro	FfSW)	SW)			
	Surface Water	30-year	100-у	vear	1,000-	year	
		0%<1%					
	Reservoir	The site is not shown to be at risk of reservoir flooding.					
	Flood history	The Environment A having flooded in th		ood map doe	es not show	the site as	
		Defence Type	Standa Protec		Cond	ition	
Flood risk	Defences	Embankment	100-ye	ears	3 (Worst co	ondition 4)	
management infrastructure		This site is defended from the Soham Lode by embankments that are situated along the banks of the watercourse.					
	Residual risk	In the event of a breat the Soham Lode m	ay inundate the sit	e.			
Emergency	Flood warning	The site is not co Service.	vered by the Env	ironment Ag	gency's Floo	d Warning	
planning	Access and egress	Dry access and eg surface water even		possible via	A142 in the	fluvial and	
Climate	Climate change allowances for	River Basi	n District	Central	Higher Central	Upper End	
Change	'2080s'	Anglian		25%	35%	65%	



	Site Code	SOH.H5					
	Location	Located off the A142. Situated on the south-eastern edge of Soham (560665, 272326).					
Site details	Area	7.0 (ha)					
	Current land use	Predominantly Greenfield					
	Proposed land use	Housing					
	% of site at risk	16% 16% 16%					
	Implications for the site	Mapping shows that flood extents in all climate change scenarios represent only a slight increase when compared to the 100-year defended extent. Climate change scenario extents inundate the north-west corner of the site. As the site is affected by surface water flooding from the 100-year event. Climate change may also increase the extent, depth and frequency of surface water flooding.					
Requirements for drainage control and impact mitigation	Broad scale assessment of possible SuDS	 Geology at the site consists of: Bedrock – Chalk Superficial – Sand, gravel and in some parts of the site no superficial deposits. The site is not located within a Groundwater Source Protection Zone. Source control techniques are likely to be suitable for this site. Mapping suggest groundwater flooding may be an issue at the site as such infiltration techniques may not be suitable. Infiltration techniques are likely to be suitable. Infiltration techniques are likely to be suitable. Infiltration techniques are likely to be suitable. Detention features may be feasible providing site slopes are <5% at the location of the detention feature. If groundwater is a risk to the site, then a liner may be required to mitigate against potential contamination issues. Filtration systems are probably suitable providing site slopes are <5% and the depth to the water table is >1m. If the site has contamination issues, or at risk from groundwater, then a liner will be required. All forms of conveyance features are likely to be suitable. Where slopes are >5%, features should follow contours or utilise check dams to slow flows. The site is not designated by the Environment Agency as previously being a landfill site. 					
NPPF and planning implications	Exception Test requirements	 The Sequential Test will need to be passed before the Exception Test is applied. The Exception Test will need to be applied if: More Vulnerable and Essential Infrastructure development is located in FZ3a and for Highly Vulnerable development located in FZ2. Highly Vulnerable infrastructure should not be permitted within FZ3a and FZ3b. More Vulnerable and Less Vulnerable infrastructure should not be permitted within FZ3b. Essential Infrastructure in Flood Zone 3b will require the Exception Test. 					



	Site Code	SOH.H5
	Location	Located off the A142. Situated on the south-eastern edge of Soham (560665, 272326).
Site details	Area	7.0 (ha)
Sile details	Current land use	Predominantly Greenfield
	Proposed land use	Housing
	Requirements and guidance for site- specific Flood Risk Assessment	 At the planning application stage, a site-specific Flood Risk Assessment will be required if any development is located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered. Consultation with the Local Authority and the Environment Agency should be undertaken at an early stage. Resilience measures will be required if buildings are situated in the flood risk area. Onsite attenuation schemes would need to be tested against the hydrographs of the Soham Lode to ensure flows are not exacerbated downstream within the catchment. New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff. Assessment for runoff should include allowance for climate change effects. Safe access and egress will need to be demonstrated. New development must seek opportunities to reduce overall level of flood risk at the site, for example by: Reducing volume and rate of runoff Relocating development to zones with lower flood risk o Creating space for flooding. Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development and consider using Flood Zones 2 and 3 as public open space.
		Mapping Information
Flood Zones		Flood Zones 2 and 3a are based on the Environment Agency's Flood Zone 2 and 3. The SFRA has identified Flood Zone 3b as land which would flood with an annual probability of 1 in 20 years. Flood Zone 3b has been derived from Environment Agency's detailed hydraulic models.
Climate change		The climate change allowances for the '2080s' epoch were modelled for the Level 1 SFRA using the Environment Agency's detailed hydraulic models (defended scenario) for the purposes of the SFRA. It should be noted that these extents will differ from the Flood Zones if compared, given that the Flood Zones consider the undefended scenario and do not take into account any defences.
Surface Water		The Risk of Flooding from Surface Water has been used to define areas at risk from surface water flooding.
Depth, velocity mapping	and hazard	Depth and velocity mapping for the 1 in 100-year event (defended) have been taken from the Environment Agency's detailed hydraulic models.

Mapping Stra		Strategi Assess	mbridgeshire District ic Flood Risk ment Level 2 Detailed mmary Tables	JBA consulting
	Site Code		SOH.H5	
	Locatio	n	Located off the A142. Situated on (560665, 272326).	the south-eastern edge of Soham
Site details	Area		7.0 (ha)	
	Current	land use	Predominantly Greenfield	
Proposed use		ed land	Housing	
Reservoir			The Environment Agency's online 'Long ter reservoirs, Extent of flooding' viewer wa reservoirs.	



-		1				
	Site Code	SOH.H6				
	Location	Located off the A14 Soham (560607, 272		. Situated or	n the eastern edge of	
Site details	Area	4.5 (ha)				
	Current land use	Predominantly Greer	field			
	Proposed land use	Housing				
	Existing drainage features	 north of the Unnamed d boundary. The site is p (part of the 	site. itch that flows in partially located v Ely Group of Drai e network of IDE	nmediately alo vithin the Mido nage Boards)	st direction 40m to the ong the site's northern dle Fen and Mere IDB and to the north of the atercourses/ channels	
			Proportion of	site at risk		
		FZ3b	FZ3a	FZ2	FZ1	
		38%	59%	62%	38%	
Sources of flood risk	Fluvial	to the north of the site. Much of the north, west and south west of the site is located in FZ3b. Extents increase across the centre of the site and north east in FZ3a with additional minor increases in FZ2. However, Flood Zones represent the undefended scenario and as the Soham Lode in this location has flood defences in the form of embankments, the actual flood risk is likely to be less than that shown in the Flood Zones.				
		Proportion of site at risk (RoFfSW)				
		30-year	100-у	rear	1,000-year	
	Surface Water	0%	0%	, D	5%	
		The RoFfSW shows that ponding surface water develops in the south west of the site and along the site's southern boundary in the 1,000-year event.				
	Reservoir	The site is not showr	to be at risk of r	eservoir floodi	ing.	
	Flood history	The Environment Ag having flooded in the		ood map does	s not show the site as	
		Defence Type	Standa Protec		Condition	
Flood risk	Defences	Embankment	100-y	ears	3 (Worst condition 4)	
management		This site is defended from the Soham Lode by embankments that are situated along the banks of the watercourse.				
				course.		
	Residual risk	situated along the ba	nks of the water ch or overtopping	g of the emban	nkments, flooding from	



	Site Code	SOH.H6						
	Location	Located off the A142 and Greenhills. Situated on the eastern edge of Soham (560607, 272585).						
Site details	Area	4.5 (ha)						
	Current land use	Predominantly Greenfield						
	Proposed land use	Housing						
Emergency planning	Access and egress	Dry access and egress for the site is possible via the A142 in the fluvial and surface water flood events. Dry access and egress via Greenhills for the site is possible in the surface water flood events; however, access is within the extent of FZ3b.						
	Climate change allowances for	River Basin District	Central	Higher Central	Upper End			
	'2080s'	Anglian	25%	35%	65%			
Climate	% of site at risk		62%	63%	64%			
Change	Implications for the site	Mapping shows that flood extents in all climate change scenaric represent only a slight increase when compared to the 100-year defende extent. Climate change scenario extents inundate much of the north, we and south west of the site. The site is affected by surface water floodin from the 1,000-year event. Climate change may also increase the exten depth and frequency of surface water flooding, if the upper end allowance are greater than the 1,000-year event.			r defended horth, west er flooding the extent,			



	Site Code	SOH.H6
	Location	Located off the A142 and Greenhills. Situated on the eastern edge of Soham (560607, 272585).
Site details	Area	4.5 (ha)
	Current land use	Predominantly Greenfield
	Proposed land use	Housing
Requirements for drainage control and impact mitigation	Broad scale assessment of possible SuDS	 Geology at the site consists of: Bedrock – Chalk Superficial – Sand and gravel The site is not located within a Groundwater Source Protection Zone. Source control techniques are likely to be suitable for this site. Mapping suggest groundwater flooding may be an issue at the site as such infiltration techniques may not be suitable. Infiltration techniques are likely to be suitable, providing the site is not at medium to high risk from groundwater flooding. Detention features may be feasible providing site slopes are <5% at the location of the detention feature. If groundwater is a risk to the site, then a liner may be required to mitigate against potential contamination issues. Filtration systems are probably suitable providing site slopes are <5% and the depth to the water table is >1m. If the site has contamination issues, or at risk from groundwater, then a liner will be required. All forms of conveyance features are likely to be suitable. Where slopes are >5%, features should follow contours or utilise check dams to slow flows. The site is not designated by the Environment Agency as previously being a landfill site.
NPPF and planning implications	Exception Test requirements	 The Sequential Test will need to be passed before the Exception Test is applied. The Exception Test will need to be applied if: More Vulnerable and Essential Infrastructure development is located in FZ3a and for Highly Vulnerable development located in FZ2. Highly Vulnerable infrastructure should not be permitted within FZ3a and FZ3b. More Vulnerable and Less Vulnerable Infrastructure should not be permitted within FZ3b. Essential Infrastructure in Flood Zone 3b will require the Exception Test.



	Site Code	SOH.H6
	Sile Code	
	Location	Located off the A142 and Greenhills. Situated on the eastern edge of Soham (560607, 272585).
Site details	Area	4.5 (ha)
	Current land use	Predominantly Greenfield
	Proposed land use	Housing
	Requirements and guidance for site- specific Flood Risk Assessment	 At the planning application stage, a site-specific Flood Risk Assessment will be required if any development is located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered. Consultation with the Local Authority and the Environment Agency should be undertaken at an early stage. Resilience measures will be required if buildings are situated in the flood risk area. Onsite attenuation schemes would need to be tested against the hydrographs of the Soham Lode to ensure flows are not exacerbated downstream within the catchment. New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff. Developers should consider the flood risk posed by the unnamed ditch located along the northern site boundary, which may need to be confirmed by detailed hydraulic modelling. Assessment for runoff should include allowance for climate change effects. Safe access and egress will need to be demonstrated. New development must seek opportunities to reduce overall level of flood risk at the site, for example by: Reducing volume and rate of runoff Relocating development to zones with lower flood risk Creating space for flooding. Development in the near vicinity of a watercourse within an IBD area will require the consent of the relevant IDB. The developer should contact the relevant IDB. The developer should contact the relevant IDB.
		Mapping Information
3. The SFRA has identified Flood Zone 3b as land which would flood with an a probability of 1 in 20 years.		Flood Zone 3b has been derived from Environment Agency's detailed hydraulic
Climate change The climate change allowances for the '2080s' epoch were modelled for the 1 SFRA using the Environment Agency's detailed hydraulic models (de scenario) for the purposes of the SFRA. It should be noted that these exter		The climate change allowances for the '2080s' epoch were modelled for the Level 1 SFRA using the Environment Agency's detailed hydraulic models (defended scenario) for the purposes of the SFRA. It should be noted that these extents will differ from the Flood Zones if compared, given that the Flood Zones consider the undefended scenario and do not take into account any defences.



Site details	Site Code	SOH.H6			
	Location	Located off the A142 and Greenhills. Situated on the eastern edge of Soham (560607, 272585).			
	Area	4.5 (ha)			
	Current land use	Predominantly Greenfield			
	Proposed land use	Housing			
Surface Water		The Risk of Flooding from Surface Water has been used to define areas at risk from surface water flooding.			
Depth, velocity and hazard mapping		Depth and velocity mapping for the 1 in 100-year event (defended) have been taken from the Environment Agency's detailed hydraulic models.			
Reservoir		The Environment Agency's online 'Long term flood risk information, Flood risk from reservoirs, Extent of flooding' viewer was used to define areas at risk from reservoirs.			



	Site Code	SOH.M1					
	Location	Located off the A1 eastern edge of So			_ane. Situated on the		
Site details	Area	33.4 (ha)					
	Current land use	Greenfield					
	Proposed land use	Mixed Use	Mixed Use				
	Existing drainage features	 The Soham Lode flows in an east to west direction 110m to south of the site. Several unnamed ditches either cross the site or run along site boundaries. The site is largely located within the Middle Fen and Mere (part of the Ely Group of Drainage Boards) and is within a de network of IDB managed watercourses/channels. 					
			Proportion o				
		FZ3b	FZ3a	FZ2	FZ1		
		0%	10%	13%	87%		
Sources of flood risk	Fluvial	The fluvial flood risk to the site is associated with the Soham Lode located to the south of the site. When the watercourse gets out of bank, an overland flow route shown by FZ3a extends northwards across the centre of the site. It follows the topography, entering along the southern boundary and exiting along the northern boundary. The extents of this overland flow route increase slightly in FZ2. However, Flood Zones represent the undefended scenario and as the Soham Lode in this location has flood defences in the form of embankments, the actual flood risk is likely to be less than that shown in the Flood Zones.					
		Pre	oportion of site	at risk (RoF	fSW)		
		30-year	100-չ	/ear	1,000-year		
		1%	2%	6			
	Surface Water		ve there are isolat		9%		
		remain largely con	event. Extents fined to the ditche the 1,000-year wit	increase in the sthan run acr	9% ponding water on the e 100-year event but ross the site. Extents coverage being areas		
	Reservoir	remain largely con increase further in	event. Extents fined to the ditche the 1,000-year wit st of the site.	increase in the sthan run acr	ponding water on the e 100-year event but ross the site. Extents coverage being areas		
	Reservoir Flood history	remain largely con increase further in in the north and ea The site is not show	event. Extents fined to the ditche the 1,000-year wit st of the site. vn to be at risk of n Agency's historic fl	increase in the s than run acr h the greatest reservoir floodi	ponding water on the e 100-year event but ross the site. Extents coverage being areas ing.		
	Flood history	remain largely con increase further in in the north and ea The site is not show The Environment A	event. Extents fined to the ditche the 1,000-year wit st of the site. vn to be at risk of n Agency's historic fl he past.	increase in the s than run acr h the greatest reservoir floodi ood map does ard of	ponding water on the e 100-year event but ross the site. Extents coverage being areas ing.		
Flood risk		remain largely con increase further in in the north and ea The site is not show The Environment A having flooded in th Defence Type Embankment	revent. Extents fined to the ditche the 1,000-year wit st of the site. vn to be at risk of n Agency's historic fl ne past. Standa Protection 100-y	increase in the s than run acr h the greatest reservoir floodi ood map does ard of ction ears	ponding water on the e 100-year event but ross the site. Extents coverage being areas ing. s not show the site as Condition 3 (Worst condition 4)		
Flood risk management infrastructure	Flood history	remain largely con increase further in in the north and ea The site is not show The Environment A having flooded in th Defence Type Embankment	event. Extents fined to the ditche the 1,000-year wit st of the site. vn to be at risk of n Agency's historic fl ne past. Standa Prote 100-y led from the Soha	increase in the s than run acr h the greatest reservoir floodi ood map does ard of ction ears am Lode by e	ponding water on the e 100-year event but ross the site. Extents coverage being areas ing. s not show the site as Condition		
management	Flood history	remain largely con- increase further in in the north and ea The site is not show The Environment <i>A</i> having flooded in th Defence Type Embankment This site is defend situated along the b	event. Extents fined to the ditche the 1,000-year wit st of the site. vn to be at risk of n Agency's historic fl ne past. Standa Prote 100-y led from the Soha panks of the water each or overtoppin	increase in the s than run acr h the greatest reservoir floodi ood map does ard of ction ears am Lode by e course. g of the embar	ponding water on the e 100-year event but ross the site. Extents coverage being areas ing. s not show the site as Condition 3 (Worst condition 4)		



	Site Code	SOH.M1	SOH.M1					
Site details	Location	Located off the A142, East Fen Drove and Kents Lane. Situated on the eastern edge of Soham (559883, 273658).						
	Area	33.4 (ha)	33.4 (ha)					
	Current land use	Greenfield	Greenfield					
	Proposed land use	Mixed Use						
Emergency planning	Access and egress	Dry access and egress for the site is possible via the A142, East Fen Drove and Kents Lane in the fluvial flood events. Dry access and egress for the site is possible via the A142, East Fen Drove in the surface water flood events. Dry access and egress is possible via Kents Lane up to and including the 100-year surface water event but is lost in the 1,000-year event.						
	Climate change allowances for	River Basin District	Central	Higher Central	Upper End			
	'2080s'	Anglian	25%	35%	65%			
Climate	% of site at risk		14%	15%	15%			
Change	Implications for the site	Mapping shows that flood extents in all climate change scenar represent only a slight increase when compared to the 100-year defend extent. Climate change scenario extents form an overland flow route to follows the topography across middle of the site. As the site is affected surface water flooding from the 30-year event, climate change may a increase the extent, depth and frequency of surface water flooding.			r defended v route that affected by e may also			



	Site Code	SOH.M1
	Location	Located off the A142, East Fen Drove and Kents Lane. Situated on the eastern edge of Soham (559883, 273658).
Site details	Area	33.4 (ha)
	Current land use	Greenfield
	Proposed land use	Mixed Use
Requirements for drainage control and impact mitigation	Broad scale assessment of possible SuDS	 Geology at the site consists of: Bedrock – Mudstone, sandstone and limestone, with some chalk in the south Superficial – Sand and gravel The site is not located within a Groundwater Source Protection Zone. Source control techniques are likely to be suitable for this site. Mapping suggest groundwater flooding may be an issue at the site as such infiltration techniques may not be suitable. Infiltration techniques are likely to be suitable. Infiltration techniques are likely to be suitable. Infiltration techniques are likely to be suitable. Detention features may be feasible providing site slopes are <5% at the location of the detention feature. If groundwater is a risk to the site, then a liner may be required to mitigate against potential contamination issues. Filtration systems are probably suitable providing site slopes are <5% and the depth to the water table is >1m. If the site has contamination issues, or at risk from groundwater, then a liner will be required. All forms of conveyance features are likely to be suitable. Where slopes are >5%, features should follow contours or utilise check dams to slow flows. The site is not designated by the Environment Agency as previously being a landfill site.
NPPF and planning implications	Exception Test requirements	 The Sequential Test will need to be passed before the Exception Test is applied. The Exception Test will need to be applied if: More Vulnerable and Essential Infrastructure development is located in FZ3a and for Highly Vulnerable development located in FZ2. Highly Vulnerable infrastructure should not be permitted within FZ3a.



	Site Code	SOH.M1
	Location	Located off the A142, East Fen Drove and Kents Lane. Situated on the eastern edge of Soham (559883, 273658).
Site details	Area	33.4 (ha)
	Current land use	Greenfield
	Proposed land use	Mixed Use
	Requirements and guidance for site- specific Flood Risk Assessment	 At the planning application stage, a site-specific Flood Risk Assessment will be required if any development is located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered. Consultation with the Local Authority and the Environment Agency should be undertaken at an early stage. Resilience measures will be required if buildings are situated in the flood risk area. Onsite attenuation schemes would need to be tested against the hydrographs of the Soham Lode to ensure flows are not exacerbated downstream within the catchment. New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff. Developers should consider the flood risk posed by the numerous ditches that flow across the site and along the site boundaries, which may need to be demonstrated. New development must seek opportunities to reduce overall level of flood risk at the site, for example by: Reducing volume and rate of runoff Reducing volume and rate of runoff Reducing space for flooding. Development in the near vicinity of a watercourse within an IBD area will require the consent of the relevant IDB. The development inDB watercourses to the site
		Mapping Information
Flood Zones		Flood Zones 2 and 3a are based on the Environment Agency's Flood Zone 2 and 3. The SFRA has identified Flood Zone 3b as land which would flood with an annual probability of 1 in 20 years. Flood Zone 3b has been derived from Environment Agency's detailed hydraulic models.



	Site Code	SOH.M1
	Location	Located off the A142, East Fen Drove and Kents Lane. Situated on the eastern edge of Soham (559883, 273658).
Site details	Area	33.4 (ha)
	Current land use	Greenfield
	Proposed land use	Mixed Use
Climate change		The climate change allowances for the '2080s' epoch were modelled for the Level 1 SFRA using the Environment Agency's detailed hydraulic models (defended scenario) for the purposes of the SFRA. It should be noted that these extents will differ from the Flood Zones if compared, given that the Flood Zones consider the undefended scenario and do not take into account any defences.
Surface Water		The Risk of Flooding from Surface Water has been used to define areas at risk from surface water flooding.
Depth, velocity and hazard mapping		Depth and velocity mapping for the 1 in 100-year event (defended) have been taken from the Environment Agency's detailed hydraulic models.
Reservoir		The Environment Agency's online 'Long term flood risk information, Flood risk from reservoirs, Extent of flooding' viewer was used to define areas at risk from reservoirs.



	Site Code	SOH.M3				
	Location	Located off Mere Side a of Soham (558773, 273		ove. Situate	ed on the we	estern edge
Site details	Area	4.1 (ha)	4.1 (ha)			
Sile details	Current land use	Predominantly Greenfield				
	Proposed land use	Mixed Use				
	Existing drainage features	 The Soham Lo immediately al of the site's we Unnamed ditch 	ong the site's setern boundar	southern boy	undary and	within 20m
		Р	roportion of	site at risl	k	
		FZ3b	FZ3a	FZ2		FZ1
		1%	1%	3%		97%
Sources of flood risk	Fluvial	The fluvial flood risk to the site is associated with the Soham Lode located to the south and west of the site. Much of the north, west and south west of the site is located in FZ3b. Extents increase across the centre of the site and north east in FZ3a with additional minor increases in FZ2. However, Flood Zones represent the undefended scenario and as the Soham Lode in this location has flood defences in the form of embankments, the actual flood risk is likely to be less than that shown in the Flood Zones.				
		Ргорог	rtion of site a	at risk (Rol	FfSW)	
		Propor 30-year	rtion of site a 100-ye		-	-year
	Surface Water	-		ear	1,000	-year ″%
	Surface Water	30-year	100-y 9% that pockets c -year event. Th D-year event, o	ear of ponding s ne extents of verland flow	1,000 27 surface wat f which grow r routes prop	ter develop v in the 100- pagate from
	Surface Water Reservoir	30-year 2% The RoFfSW shows the across the site in the 30- year event. In the 1,000	100-y 9% that pockets c -year event. Th D-year event, o begin to pool a	ear of ponding s ne extents of verland flow cross the ce	1,000 27 surface wat f which grow routes prop entre of the s	ter develop v in the 100- pagate from
		30-year 2% The RoFfSW shows the across the site in the 30- year event. In the 1,000 the east of the site and	100-yo 9% that pockets o -year event. Th D-year event, o begin to pool a be at risk of re cy's historic flo	ear of ponding some extents of verland flow cross the ce eservoir flood	1,000 27 surface wat f which grow r routes prop entre of the s ding.	r% ter develop v in the 100- pagate from site.
	Reservoir Flood history	30-year 2% The RoFfSW shows to across the site in the 30- year event. In the 1,000 the east of the site and I The site is not shown to The Environment Agend	100-yo 9% that pockets o -year event. Th D-year event, o begin to pool a be at risk of re cy's historic flo	ear of ponding s ne extents of verland flow cross the ce eservoir flood od map doe rd of	1,000 27 surface wat f which grow r routes prop entre of the s ding.	ter develop v in the 100- bagate from site.
Flood risk	Reservoir	30-year 2% The RoFfSW shows to across the site in the 30- year event. In the 1,000 the east of the site and I The site is not shown to The Environment Agend having flooded in the pa Defence Type Embankments	100-yo 9% that pockets of -year event. Th D-year event, o begin to pool a be at risk of re cy's historic flo ist. Standa Protec 10-yea	ear of ponding s ne extents of verland flow cross the ce eservoir flood od map doe rd of tion ars	1,000 27 surface wat f which grow routes prop entre of the s ding. es not show Conc 3 (Worst c	ter develop v in the 100- bagate from site. the site as Jition ondition 3)
Flood risk management infrastructure	Reservoir Flood history	30-year 2% The RoFfSW shows to across the site in the 30- year event. In the 1,000 the east of the site and I The site is not shown to The Environment Agend having flooded in the pa Defence Type	100-yo 9% that pockets o -year event. Th D-year event, o begin to pool a be at risk of re cy's historic flo ist. Standa Protec 10-year rom the Sohar	ear of ponding s ne extents of verland flow cross the ce eservoir flood od map doe rd of tion ars m Lode by o	1,000 27 surface wat f which grow routes prop entre of the s ding. es not show Conc 3 (Worst c	ter develop v in the 100- bagate from site. the site as Jition ondition 3)
management	Reservoir Flood history	30-year 2% The RoFfSW shows to across the site in the 30- year event. In the 1,000 the east of the site and I The site is not shown to The Environment Agent having flooded in the pa Defence Type Embankments This site is defended fr situated along the banks In the event of a breach	100-yo 9% that pockets of -year event. Th 0-year event, o begin to pool a be at risk of re cy's historic flo ist. Standa Protec 10-yea rom the Sohar s of the waterco or overtopping	ear of ponding s ne extents of verland flow cross the ce eservoir flood od map doe rd of tion ars n Lode by o ourse. of the emba	1,000 27 surface wat f which grow routes prop entre of the s ding. es not show Conc 3 (Worst c embankmer	r% ter develop r in the 100- bagate from site. the site as lition ondition 3) hts that are
management infrastructure	Reservoir Flood history Defences	30-year 2% The RoFfSW shows to across the site in the 30- year event. In the 1,000 the east of the site and I The site is not shown to The Environment Agent having flooded in the pa Defence Type Embankments This site is defended fin situated along the banks	100-year 9% that pockets of year event. Th D-year event, of begin to pool a be at risk of re- cy's historic flo ist. Standa Protec 10-year or overtopping undate the site	ear of ponding s ne extents of verland flow cross the ce eservoir flood nod map doe rd of tion ars m Lode by o ourse. of the emba	1,000 27 surface wat f which grow routes prop entre of the s ding. es not show Conc 3 (Worst c embankmer	<pre>'% '% ter develop ' in the 100- bagate from site. the site as lition ondition 3) bits that are booding from</pre>
management	Reservoir Flood history Defences Residual risk	30-year 2% The RoFfSW shows to across the site in the 30- year event. In the 1,000 the east of the site and I The site is not shown to The Environment Agend having flooded in the pa Defence Type Embankments This site is defended fr situated along the banks In the event of a breach the Soham Lode may in The site is not covered	100-yo 9% that pockets of year event. Th D-year event, o begin to pool a be at risk of re cy's historic flo ist. Standa Protec 10-yea rom the Sohar s of the waterco or overtopping undate the site d by the Envi for the site is p Dry access ar	ear of ponding some extents of verland flow cross the ce eservoir flood rd of tion ars m Lode by a ourse. of the emba e. ronment Ag ossible via N ad egress is	1,000 27 surface wat f which grow routes prop entre of the s ding. es not show Conc 3 (Worst c embankment ankments, floo gency's Floo Mere Side a lost for Spe	<pre>'% '% ter develop y in the 100- pagate from site. the site as dition ondition 3) nts that are pooding from od Warning nd Spencer encer Drove</pre>



	Site Code	SOH.M3			
	Location	Located off Mere Side and Spencer Drove. Situated on the western edge of Soham (558773, 273349).			
Site details	Area	4.1 (ha)			
	Current land use	Predominantly Greenfield			
	Proposed land use	Mixed Use			
Climate Change	Climate change allowances for '2080s'	Anglian	25%	35%	65%
	% of site at risk		4%	6%	11%
	Implications for the site Mapping shows that flood extents in all climate change extent. Climate change scenario extents inundate much of the and south west of the site. As the site is affected by surface war from the 30-year event, climate change may also increase depth and frequency of surface water flooding.			r defended north, west er flooding	



	Site Code	SOH.M3	
	Location	Located off Mere Side and Spencer Drove. Situated on the western edge of Soham (558773, 273349).	
Site details	Area	4.1 (ha)	
	Current land use	Predominantly Greenfield	
	Proposed land use	Mixed Use	
Requirements for drainage control and impact mitigation	Broad scale assessment of possible SuDS	 Geology at the site consists of: Bedrock – Mudstone, siltstone and Limestone Superficial – Sand and gravel The site is not located within a Groundwater Source Protection Zone. Source control techniques are likely to be suitable for this site. Mapping suggest groundwater flooding may be an issue at the site as such infiltration techniques may not be suitable. Infiltration techniques are likely to be suitable, providing the site is not at medium to high risk from groundwater flooding. Detention features may be feasible providing site slopes are <5% at the location of the detention feature. If groundwater is a risk to the site, then a liner may be required to mitigate against potential contamination issues. Filtration systems are probably suitable providing site slopes are <5% and the depth to the water table is >1m. If the site has contamination issues, or at risk from groundwater, then a liner will be required. All forms of conveyance features are likely to be suitable. Where slopes are >5%, features should follow contours or utilise check dams to slow flows. The site is not designated by the Environment Agency as previously being a landfill site. 	
NPPF and planning implications	Exception Test requirements	 The Sequential Test will need to be passed before the Exception Test is applied. The Exception Test will need to be applied if: More Vulnerable and Essential Infrastructure development is located in FZ3a and for Highly Vulnerable development located in FZ2. Highly Vulnerable infrastructure should not be permitted within FZ3a and FZ3b. More Vulnerable and Less Vulnerable infrastructure should not be permitted within FZ3b. Essential Infrastructure in Flood Zone 3b will require the Exception Test. 	



	Site Code	SOH.M3	
		Located off Mere Side and Spencer Drove. Situated on the western edge	
	Location	of Soham (558773, 273349).	
Site details	Area	4.1 (ha)	
	Current land use	Predominantly Greenfield	
	Proposed land use	Mixed Use	
	Requirements and guidance for site- specific Flood Risk Assessment	 At the planning application stage, a site-specific Flood Risk Assessment will be required if any development is located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered. Consultation with the Local Authority and the Environment Agency should be undertaken at an early stage. Resilience measures will be required if buildings are situated in the flood risk area. Onsite attenuation schemes would need to be tested against the hydrographs of the Soham Lode to ensure flows are not exacerbated downstream within the catchment. New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff. Developers should consider the flood risk posed by the unnamed ditches / water features located within the site boundary. This may require detailed hydraulic modelling at site-specific assessment stage. Assessment for runoff should include allowance for climate change effects. Safe access and egress will need to be demonstrated. New development must seek opportunities to reduce overall level of flood risk at the site, for example by: Reducing volume and rate of runoff Relocating development to zones with lower flood risk Creating space for flooding. 	
		Mapping Information	
3. The SFRA has identified Flood Zone 3b as land which would flood with probability of 1 in 20 years.		Flood Zone 3b has been derived from Environment Agency's detailed hydraulic	
Climate change)	The climate change allowances for the '2080s' epoch were modelled for the Level 1 SFRA using the Environment Agency's detailed hydraulic models (defended scenario) for the purposes of the SFRA. It should be noted that these extents will differ from the Flood Zones if compared, given that the Flood Zones consider the undefended scenario and do not take into account any defences.	
Surface Water		The Risk of Flooding from Surface Water has been used to define areas at risk from surface water flooding.	



	Site Code	SOH.M3
	Location	Located off Mere Side and Spencer Drove. Situated on the western edge of Soham (558773, 273349).
Site details	Area	4.1 (ha)
	Current land use	Predominantly Greenfield
	Proposed land use	Mixed Use
Depth, velocity and hazard mapping		Depth and velocity mapping for the 1 in 100-year event (defended) have been taken from the Environment Agency's detailed hydraulic models.
Reservoir		The Environment Agency's online 'Long term flood risk information, Flood risk from reservoirs, Extent of flooding' viewer was used to define areas at risk from reservoirs.



	Site Code	WFD.M1				
	Location	the east of Witchford vill The site includes two g (551136, 279017), an	Located off A142, Mainstreet, Witchford Road, and Broadway. Located to the east of Witchford village centre. The site includes two geographically isolated plots; a larger eastern plot (551136, 279017), and a smaller western plot (550649, 278962) separated by an unnamed watercourse that flows between them.			
Site details	Area	35.5 (ha)				
	Current land use	Predominantly Greenfie	ld			
	Proposed land use	Mixed Use				
	Existing drainage features	site River Delph – 6 Old Bedford Ri Unnamed wat western and ea confluence with the site. Catchwater Dra Unnamed ditch boundaries of t The site is large (part of the Ely	 site River Delph – 6.9km to the north west of the site Old Bedford River – 7.0km to the north west of the site Unnamed watercourse / ditch that flows between the sites western and eastern plots flow in a north to south direction to its confluence with the Grunty Fen Catchwater 500m to the south of the site. Catchwater Drain that flows 275m to the north west of the site. Unnamed ditches / water features located within and along the boundaries of the western plot of the site. The site is largely located within the Littleport and Downham IDB (part of the Ely Group of Drainage Boards) and to the north west of the site a dense network of IDB managed 			
		P	roportion of site at ris	sk		
		FZ3b	FZ3a FZ2	FZ1		
		0%	11% 12%	88%		
Sources of flood risk	Fluvial / Tidal	Drain that flows over 6km from the site. Alth is completely outside the Flood Zones, the I Flood Zone extents. The eastern plot is boundary edge with the greatest FZ3a exter the site. The extents increase slightly in represent the undefended scenario and as thave flood defences in the form of embank likely to be less than that shown in the Floo the unnamed watercourse / ditch that flows may pose flood risk but are not shown in the		eastern plot is within the octed along its western the north-west corner of However, Flood Zones ain Rivers in this location s, the actual flood risk is ises. The flood risk from yeen the site's two plots		
		Propor	tion of site at risk (Ro	oFfSW)		
		30-year	100-year	1,000-year		
	Surface Water	develop across the site i in the north of the easter particularly in the north event overland flow rour	2% that isolated pockets of n the 30-year event with the rn plot. The extents gro and south of the eastern tes develop in the north a graphy towards the unnar ite plots.	he highest concentration w in the 100-year event plot. In the 1,000-year and south of the eastern		



	Site Code	WFD.M1				
Site details	Location	the east of Witchford vill The site includes two g (551136, 279017), an	Located off A142, Mainstreet, Witchford Road, and Broadway. Located to the east of Witchford village centre. The site includes two geographically isolated plots; a larger eastern plot (551136, 279017), and a smaller western plot (550649, 278962), separated by an unnamed watercourse that flows between them.			
	Area	35.5 (ha)				
	Current land use	Predominantly Greenfie	ld			
	Proposed land use	Mixed Use				
	Reservoir	The site is not shown to	be at risk of reserve	oir floo	ding.	
	Flood history	The Environment Agend having flooded in the pa		nap doe	es not show t	the site as
		Defence Type	Standard of Protection	f	Condi	tion
Flood risk	Defences	Embankments	100-years		3 (Worst co	ndition 4)
management infrastructure		This site is defended embankments that are along the eastern bank	situated 6km to the	north v	west of the si	
	Residual risk	In the event of a breach the Tidal River / Hundre				oding from
	Flood warning	The site is not covere Service.	The site is not covered by the Environment Agency's Flood Warning			d Warning
Emergency planning	Access and egress	 Currently OS mapping shows no formal roads are available for accepted agress for the smaller western plot of the site. For the eastern plot of the site, dry access and egress is available A142, Witchford Road and Mainstreet in all fluvial / tidal return Access and egress via Broadway is located within EZ3a 				ble for the in periods. Witchford year event extensive
	Climate change allowances for	River Basin Di	strict Ce	ntral	Higher Central	Upper End
	'2080s'	Anglian	2	5%	35%	65%
Climate	% of site at risk		C)%	0%	0%
Change	Implications for the site	Mapping shows there scenarios as these take above may have an imp site is affected by surfa- change may also incre water flooding.	e defences into acco act at the site in the ce water flooding fro	ount. F climate om the	Residual risk e change eve 30-year eve	discussed ent. As the nt, climate



	Site Code	WFD.M1
	Location	Located off A142, Mainstreet, Witchford Road, and Broadway. Located to the east of Witchford village centre. The site includes two geographically isolated plots; a larger eastern plot (551136, 279017), and a smaller western plot (550649, 278962), separated by an unnamed watercourse that flows between them.
Site details	Area	35.5 (ha)
	Current land use	Predominantly Greenfield
	Proposed land use	Mixed Use
Requirements for drainage control and impact mitigation	Broad scale assessment of possible SuDS	 Geology at the site consists of: Bedrock – Mudstone, siltstone and sandstone Superficial – Pete (western plot only), no deposits underlie eastern plot. The site is not located within a Groundwater Source Protection Zone. Source control techniques are likely to be suitable for this site. Mapping suggest groundwater flooding may be an issue at the site as such infiltration techniques may not be suitable. Infiltration techniques are likely to be suitable, providing the site is not at medium to high risk from groundwater flooding. Detention features may be feasible providing site slopes are <5% at the location of the detention feature. If groundwater is a risk to the site, then a liner may be required to mitigate against potential contamination issues. Filtration systems are probably suitable providing site slopes are <5% and the depth to the water table is >1m. If the site has contamination issues, or at risk from groundwater, then a liner will be required. All forms of conveyance features are likely to be suitable. Where slopes are >5%, features should follow contours or utilise check dams to slow flows. The site is not designated by the Environment Agency as previously being a landfill site.
NPPF and planning implications	Exception Test requirements	 The Sequential Test will need to be passed before the Exception Test is applied. The Exception Test will need to be applied if: More Vulnerable and Essential Infrastructure development is located in FZ3a and for Highly Vulnerable development located in FZ2. Highly Vulnerable infrastructure should not be permitted within FZ3a.



	Site Code	WFD.M1
	Location	Located off A142, Mainstreet, Witchford Road, and Broadway. Located to the east of Witchford village centre. The site includes two geographically isolated plots; a larger eastern plot (551136, 279017), and a smaller western plot (550649, 278962), separated by an unnamed watercourse that flows between them.
Site details	Area	35.5 (ha)
	Current land use	Predominantly Greenfield
	Proposed land use	Mixed Use
	Requirements and guidance for site- specific Flood Risk Assessment	 At the planning application stage, a site-specific Flood Risk Assessment will be required if any development is located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered. Consultation with the Local Authority and the Environment Agency should be undertaken at an early stage. Resilience measures will be required if buildings are situated in the flood risk area. Onsite attenuation schemes would need to be tested against the hydrographs of the watercourse(s) discharged into to ensure flows are not exacerbated downstream within the catchment. New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff. Developers should consider the flood risk posed by the unnamed ditches / water features located within the site boundary, which may need to be confirmed by detailed hydraulic modelling. Assessment for runoff should include allowance for climate change effects. Safe access and egress will need to be demonstrated. New development must seek opportunities to reduce overall level of flood risk at the site, for example by: Reducing volume and rate of runoff Reducing space for flooding. Development in the near vicinity of a watercourse within an IBD area will require the consent of the relevant IDB. The developer should contact the relevant IDB to determine the risk of flooding from IDB watercourses to the site.
		Mapping Information
Flood Zones		Flood Zones 2 and 3a are based on the Environment Agency's Flood Zone 2 and 3. The SFRA has identified Flood Zone 3b as land which would flood with an annual probability of 1 in 20 years. Flood Zone 3b has been derived from Environment Agency's detailed hydraulic models.



	Site Code	WFD.M1
Site details	Site Code	WFD.MI
	Location	Located off A142, Mainstreet, Witchford Road, and Broadway. Located to the east of Witchford village centre. The site includes two geographically isolated plots; a larger eastern plot (551136, 279017), and a smaller western plot (550649, 278962), separated by an unnamed watercourse that flows between them.
	Area	35.5 (ha)
	Current land use	Predominantly Greenfield
	Proposed land use	Mixed Use
Climate change		The climate change allowances for the '2080s' epoch were modelled for the Level 1 SFRA using the Environment Agency's detailed hydraulic models (defended scenario) for the purposes of the SFRA. It should be noted that these extents will differ from the Flood Zones if compared, given that the Flood Zones consider the undefended scenario and do not take into account any defences.
Surface Water		The Risk of Flooding from Surface Water has been used to define areas at risk from surface water flooding.
Depth, velocity and hazard mapping		Depth and velocity mapping for the 1 in 100-year event (defended) have been taken from the Environment Agency's detailed hydraulic models.
Reservoir		The Environment Agency's online 'Long term flood risk information, Flood risk from reservoirs, Extent of flooding' viewer was used to define areas at risk from reservoirs.