Sources of flood risk:
Part of the site is slightly at risk from fluvial flooding from an unnamed tributary of the River Witham in the south east corner the site. Hazard is mainly classed as very low.

The area shown to be at risk from surface water flooding is more extensive, affecting parts of the west, centre and south east of the site.

Exception Test Required?
Unlikely, as the majority of the site is located within Flood Zone One.

NPPF Guidance:
• The majority of the site is located within Flood Zone One, therefore by ensuring development is placed away from the unnamed tributary and outside of the flood zones, the Exception test will not be required.
• However, sites over one hectare will require a site specific flood risk assessment, in which the vulnerability to flooding from other sources should be considered.
All forms of source control are likely to be suitable.

Mapping suggests high permeability at this site; site investigations should be carried out to assess potential for drainage by infiltration.

Mapping suggests that the site slopes are suitable for all forms of detention.

All filtration techniques are likely to be suitable.

All forms of conveyance are likely to be suitable. Where the slopes are >5% features should follow contours or utilise check dams to slow flows.

- The site is not located in an area designated as a landfill site.
- The site is not located within a groundwater source protection zone.

The strategic site is not protected by any formal flood defences.

There are currently no flood warning areas covering this site.
**Access & Egress:**
The main route to and from the site (Normanton Lane) is unaffected by fluvial flooding. Parts of the route are shown to flood from surface water.

**Climate Change:**
- Increased storm intensities.
- Increased water levels in the unnamed tributary.

**Flood Risk Implications for Development:**
- At the planning application stage, a site-specific flood risk assessment will be required for any development greater than 1ha in Flood Zone 1.
- Development should be located away from the unnamed tributary.
- The peak flows on the unnamed tributary should be considered when considering drainage.
- Assessment for runoff should include allowance for climate change effects.
- 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.
- Onsite attenuation schemes would need to be tested against the hydrograph of the unnamed tributary to ensure flows are not exacerbated downstream.
- Safe access and egress will need to be demonstrated.
- Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development.
- New development must seek opportunities to reduce overall level of flood risk at the site, for example by:
  - Reducing volume and rate of runoff