**Flood Risk Assessment.**

**Basic Level 1 - Assessment**

**Eastfield Cottage Farm**

**Clipstone Road**

**Kings Clipstone**

**Nottingham.**

**NG21 9JN**

**April 2021.**

1. **Introduction:**

This Flood Risk Assessment (FRA) has been prepared in accordance with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance.

It has been produced in respect of a planning application made to Newark & Sherwood District Council (planning ref: PP-09708699) for proposed development of – change of land use from agricultural to tourism,

Site location grid reference: 461961, 365274.

This report demonstrates that the proposed development is not at significant flood risk and is located within a Flood Zone level 1.

1. **Proposed Development:**

The following information briefly describes the proposed development works, as set out in the planning application drawings and related information.

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*Image \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

The development will be on 1200 square metres in one of the fields shown above.

Each static home will be approximately 9.7metres x 3.6 metres and will raised off the ground approximately 0.5metres.

**3.0 Flood Map for Planning**

With particular reference to planning and development, the Flood Map for Planning produced by the Environment Agency identifies Flood Zones in accordance with Table 1 of the Planning Practice Guidance.

Flood Zone 1 (Low Probability) is defined as land having less than a 1 in 1000 annual probability of river or sea flooding (<0.1%).

**Flood Risk Map:**

Site location is categorised within a Flood Zone 1 area.



***Figure 2 - Environment Agency Flood Map for***

**Figure 2 - Environment Agency Flood Map for Planning**

**Vulnerability Classification:**

The site lies in an area with low probability of flooding



**Figure 3 - Environment Agency Flood Risk Vulnerability Classification**

**4.0 Strategic Flood Risk Assessment (SFRA) covering this site/area:**

Environment Agency published records show no evidence of related information as to a SFRA for this site.