

NUNNYKIRK HALL
ENCLOSURE 13.1

FLOOD RISK & SURFACE WATER ASSESSMENT

Nunykirk Hall
Nunykirk
Morpeth
NE61 4PB

List Entry NGR: NZ 08096 92626
Scale: 1:2,500
Date: 10/03/2023

Heritage Category
List Entry No.: 1041251
Grade: 1

Flood Risk Summary

Source: UK Government Website

NUNNYKIRK HALL, NUNNYKIRK, MORPETH, NE61 4PB

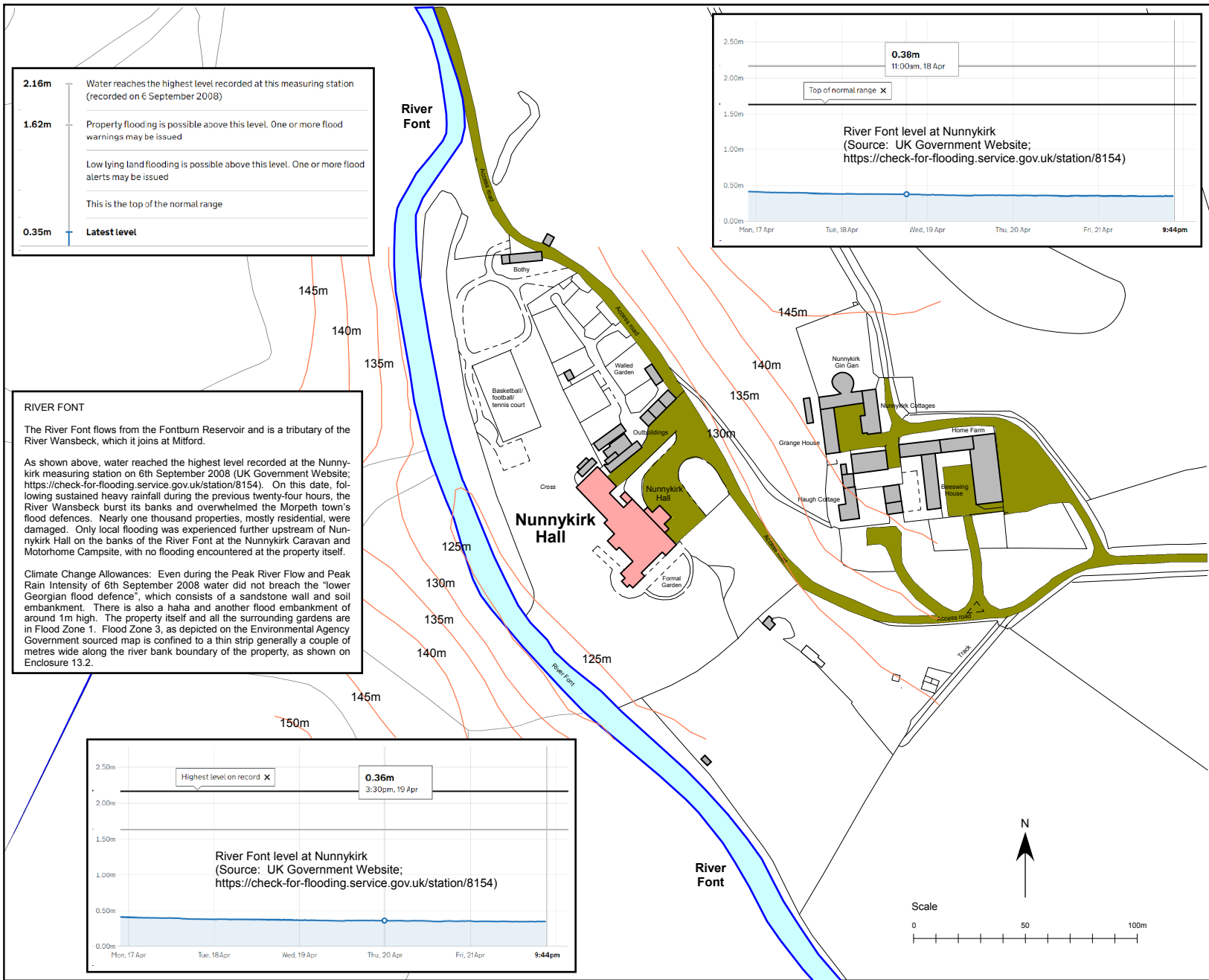
Surface water: High risk
Note: unlikely to be reliable for a local area and very unlikely to be reliable for identifying individual properties at risk

Rivers and the sea: Very low risk

Other flood risks:

Reservoirs: There is a risk of flooding from reservoirs in this area
Note: Flooding from reservoirs is extremely unlikely
Groundwater: Flooding from groundwater is unlikely in this area

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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

NUNNYKIRK HALL
ENCLOSURE 13.2

FLOOD RISK & SURFACE WATER ASSESSMENT

Nunnykirk Hall
Nunnykirk
Morpeth
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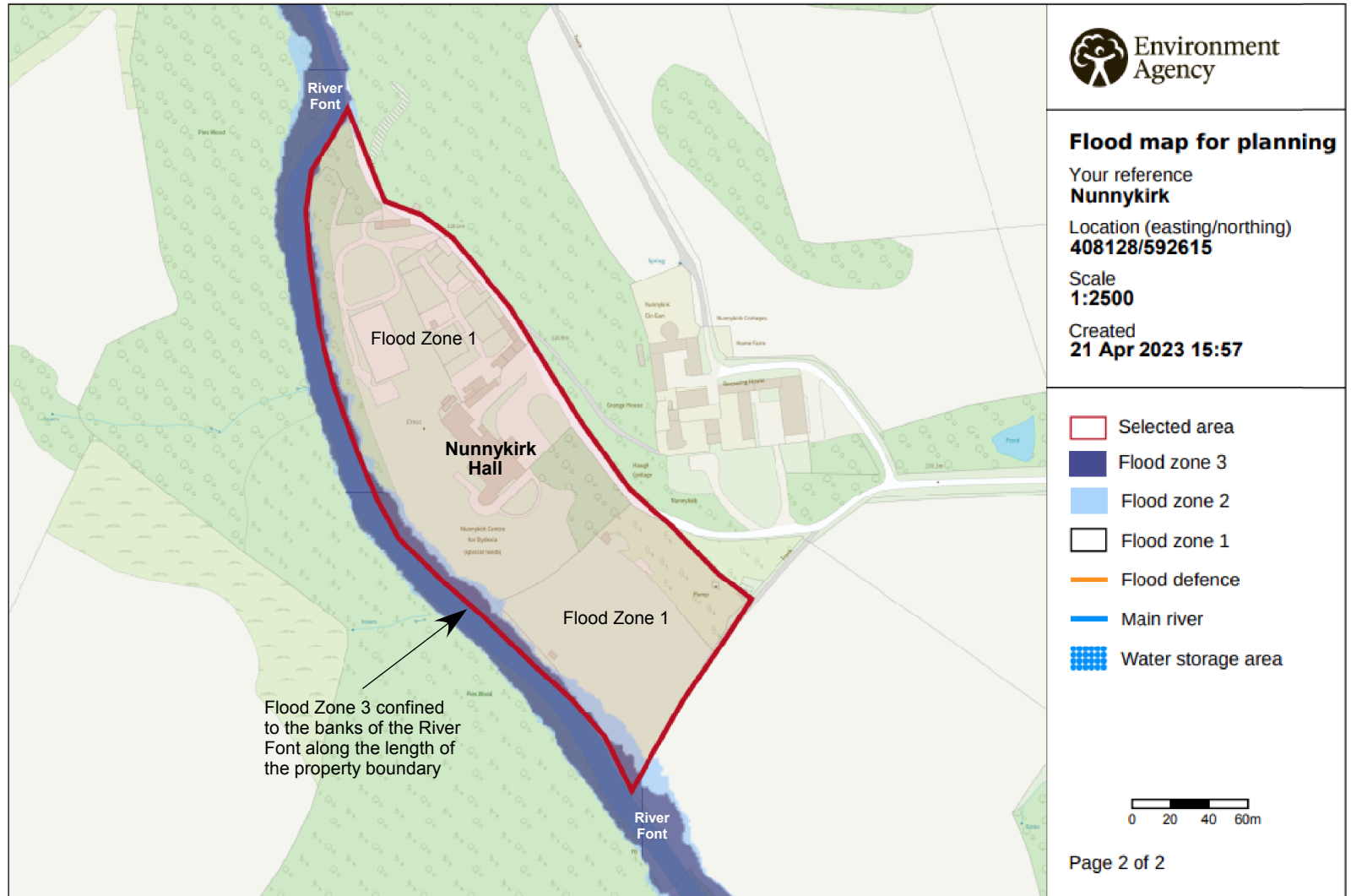
List Entry NGR: NZ 08096 92626
Original Scale: 1:2,500
Date: 10/03/2023

Heritage Category
List Entry No.: 1041251
Grade: 1

Flood Risk & Surface Water Assessment - Summary

As provided by the UK Government (<https://check-long-term-flood-risk.service.gov.uk/risk>), the property has a **'very low risk'** of flooding by rivers, as demonstrated by the Environment Agency 'Flood Map for Planning' opposite, which shows the entire property, including its outbuildings and gardens designated as occurring in a 'Flood Zone 1' area.

Enclosures 13.3 and 13.4 show that the property itself is in a highly elevated position with regards to the River Font. The river bank, an embankment that runs the entire length of the River, South and Garden Fronts of the property, together with a ha ha to the southeast of the property, which separates the formal garden from the playing field to the southeast, all form significant barriers to any potential substantial increase in the river level of the River Font, which is highly unlikely based on past and future predicted levels. As predicted by the Environmental Agency, any significant and substantial rise in river level would be confined to the river banks.



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As depicted by the UK Government Environment Agency 'Flood Map for Planning' (shown above), the property, Nunnykirk Hall and outbuildings, and all the surrounding gardens, are in Flood Zone 1. Flood Zone 3, as depicted in the above map is confined to a thin strip generally a couple of metres wide along the river bank boundary of the property.

As indicated by the UK Government (<https://check-long-term-flood-risk.service.gov.uk/risk>), the property is regarded as having a 'high risk' for surface water flooding; however, as highlighted through this risk assessment, this is unlikely to be reliable for a local area and very unlikely to be reliable for identifying individual properties at risk. During the initial build of the property, some three (300) years ago, an extensive, and very impressive drainage system was incorporated around the entire property to deal with any significant surface water flooding. It is believed that dwellings have occupied this site since Saxon times, and there is no documented evidence of any flooding whatsoever from either the river or surface water runoff to present times; and as presented here, this is very unlikely to happen in the future.

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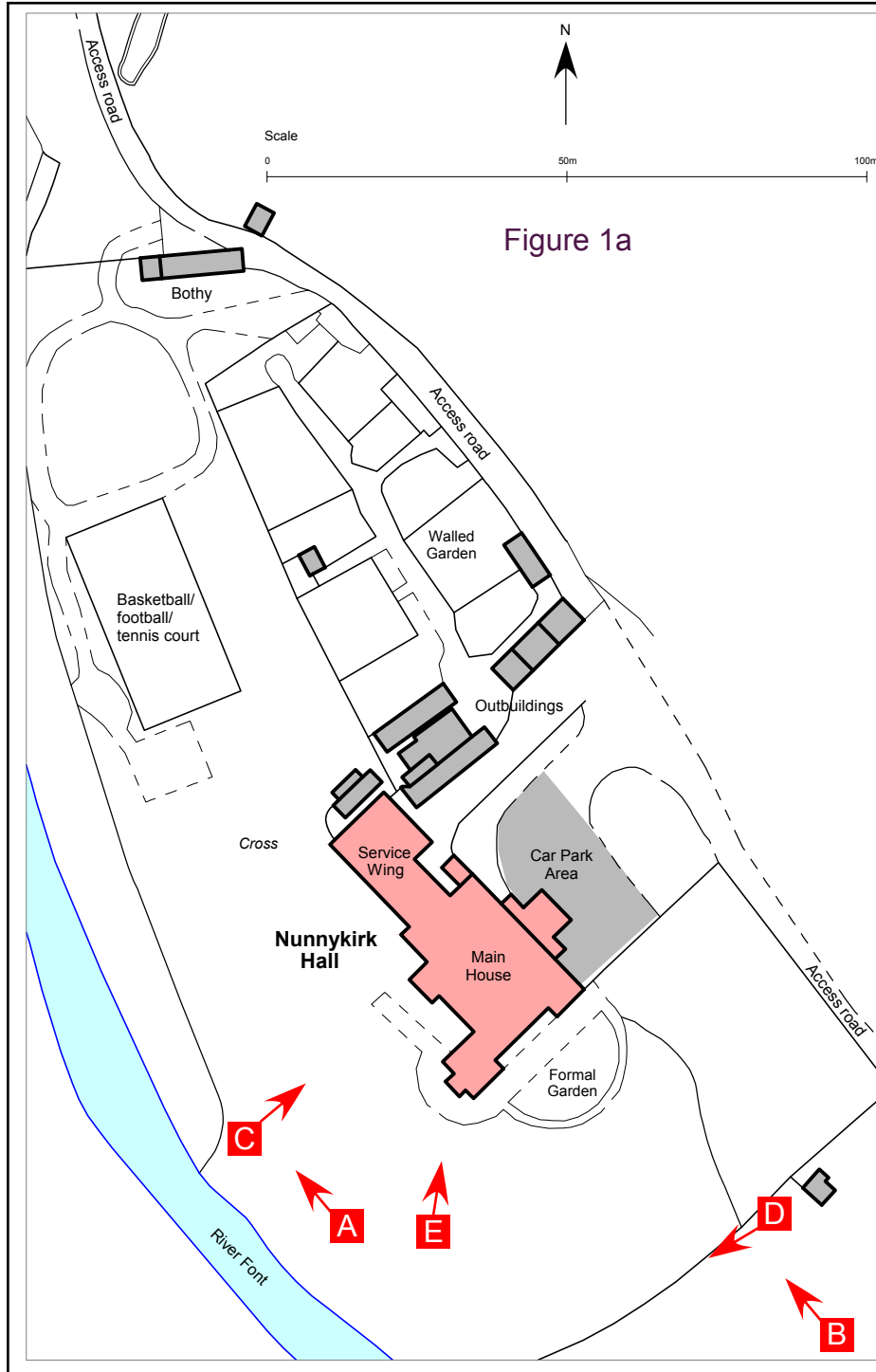
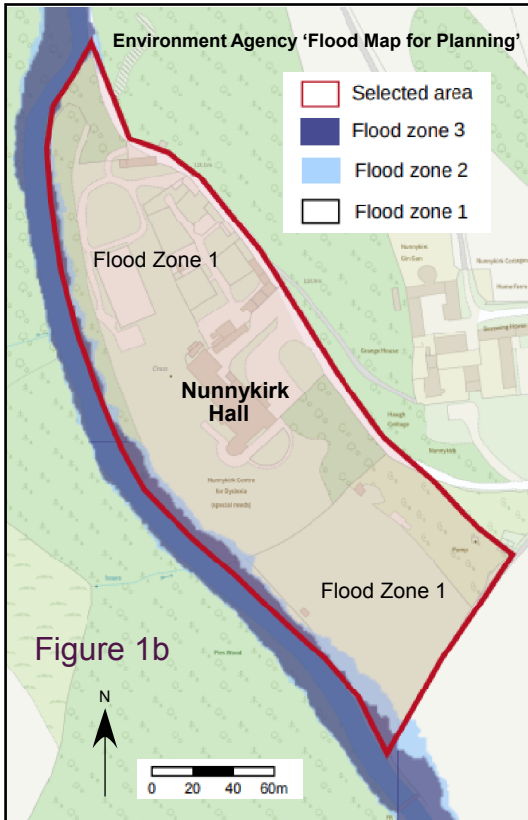
NUNNYKIRK HALL
ENCLOSURE 13.3

FLOOD RISK & SURFACE WATER ASSESSMENT

Nunnykirk Hall
Nunnykirk
Morpeth
NE61 4PB

List Entry NGR: NZ 08096 92626
Scale (Figure 1a): 1:1,000
Date: 10/03/2023

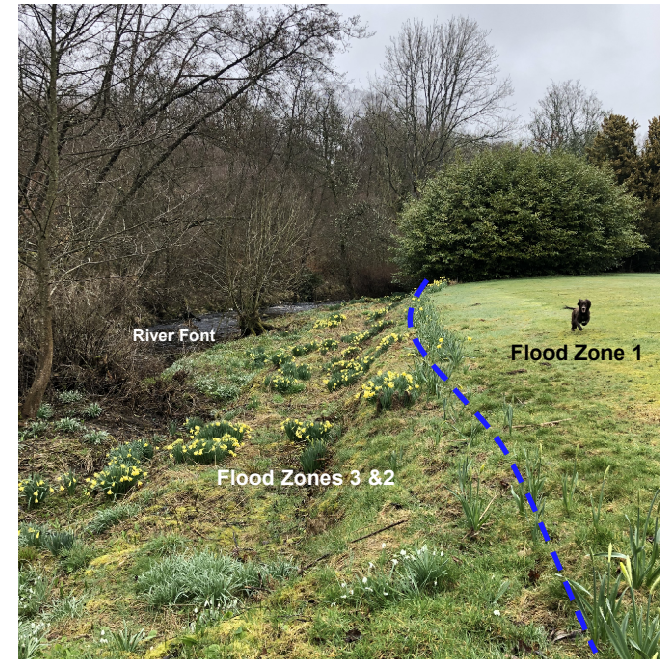
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A River Bank



Flood Zones 3 & 2 confined to the banks of the River Font



The entire site, including property, outbuildings and land, is defined by the red outline shown in the Enclosure Map 1b.

NUNNYKIRK HALL
ENCLOSURE 13.4

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Date:

10/03/2023

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Grade:

1

B Garden Front



C River Front



D



E South Front

