

South Norfolk Addendum to Greater Norwich Level 2 Strategic Flood Risk Assessment: Addendum

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Prepared by	Elsa Holm BAEcon (Hons) Assistant Analyst
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Reviewed by	Louise Goode PhD, MRes, BSc Project Manager
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Authorised by	Thomasin Shorrock BA (Hons) Project Director
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Contract

JBA Project Manager	Louise Goode PhD, MRes, BSc
Address	Suite 1B, First Floor (Front Wing), Coleshill House, 1 Station Road, Coleshill, B46 1HT
JBA Project Code	2025s0784

This report describes work commissioned by South Norfolk Council by an instruction dated 9 May 2025. The Client's representative for the contract was Kate Fisher of South Norfolk Council. Elsa Holm and Louise Goode of JBA Consulting carried out this work.

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Abbreviations

AEP	Annual Exceedance Probability
FMfP	Flood Map for Planning
FRA	Flood Risk Assessment
NaFRA2	National Flood Risk Assessment 2
NCERM	National Coastal Erosion Risk Map
RoFSW	Risk of Flooding from Surface Water
SFRA	Strategic Flood Risk Assessment
SW	Surface Water

1 Introduction

1.1 Context

JBA Consulting was commissioned in 2021 to produce a Level 1 Strategic Flood Risk Assessment (SFRA) Update and a Level 2 SFRA for South Norfolk Council to support their new Local Plan. The draft was delivered in May 2022, and was issued in July 2024.

Since the production of the SFRA, the Council have been working through their Regulation 19 Consultation and are preparing for Examination in Autumn 2025. During this period, the Environment Agency published the first outputs of their National Flood Risk Assessment 2 (NaFRA2) and National Coastal Erosion Risk Map (NCERM), updating the national flood mapping for England. Outputs were published in January 2025 (surface water mapping) and March 2025 (Flood Map for Planning).

Based on an assessment of the changes in South Norfolk, which showed generally minimal changes to the sites assessed as part of the Level 2 SFRA, and considering the time and cost implications of updating the Level 2 SFRA work within the Council's tight Local Plan timescales, it was agreed with the Council that the Level 2 SFRA would be published with the data available at the time of preparation. Additionally, a short accompanying Addendum would be prepared to acknowledge these subsequent updates.

This Addendum provides a short overview of the new NaFRA2 mapping currently available, a summary of the risk shown at the sites assessed within the Level 2 SFRA with the new NaFRA2 mapping, and recommendations for developers.

1.2 NaFRA2

The Environment Agency updated their [Risk of Flooding from Surface Water \(RoFSW\) dataset \(gov.uk\)](#) on 28 January 2025. This included extents and depths (based on probability bands). Surface water flood risk is subdivided into the following four categories:

- **High risk:** An area has a chance of flooding greater than 3.3% Annual Exceedance Probability (AEP) each year.
- **Medium risk:** An area has a chance of flooding between 1% AEP and 3.3% AEP each year.
- **Low risk:** An area has a chance of flooding between 0.1% AEP and 1% AEP each year.
- **Very Low risk:** An area has a chance of flooding of less than 0.1% AEP each year.

The Environment Agency updated the [Flood Map for Planning \(FMfP\) \(gov.uk\)](#) on 25 March 2025. The FMfP includes the Flood Zones data which shows the extent of land at present day risk of flooding from rivers and the sea. The Flood Zones do not take defences into account. The Flood Zones are:

- **Flood Zone 1 (Low risk):** Less than a 0.1% chance of river and sea flooding in any given year.

- **Flood Zone 2 (Medium risk):** Between a 1% and 0.1% chance of river flooding in any given year or 0.5% and 0.1% chance of sea flooding in any given year.
- **Flood Zone 3 (High risk):** 1% or greater annual probability of flooding from rivers or 0.5% or greater annual probability of flooding from the sea.

The FMfP now shows updated extents for Flood Zone 2 (0.1% AEP) and Flood Zone 3 (1% AEP) which incorporate new national modelling as well as local models where appropriate. In addition to the Flood Zones, the following information is now also provided in the FMfP:

- **Rivers and sea with defences**
 - Mapping for the 3.3% AEP, 1% AEP, and 0.1% AEP events for present day and climate change (using the Central allowance for the 2080s epoch) taking account the presence of flood defences (extents only).
- **Rivers and sea without defences**
 - Mapping for the 3.3% AEP, 1% AEP, and 0.1% AEP events for present day and climate change (using the Central allowance for the 2080s epoch) which ignores the presence and condition of flood defences (extents only).
- **Surface water**
 - Mapping for the 3.3% AEP, 1% AEP, and 0.1% AEP events for the present day only (extents only).

1.3 Recommendations for developers

It is recommended that developers use the Level 2 SFRA and this accompanying Addendum as a starting point to assess the flood risk to their sites. Developers should also identify the requirements for site-specific Flood Risk Assessments (FRAs) and further work that might be required. This [FRA guidance \(gov.uk\)](#) was updated on 10 April 2025 by the Environment Agency. The Environment Agency's online datasets should be referred to for the latest available flood risk data, or local detailed hydraulic modelling.

It should be noted that the Environment Agency intend to publish further NaFRA2 datasets over the course of the next 12-18 months. This data is expected to include fluvial and surface water depth information, as well as climate change outputs suitable for planning for surface water. Some inconsistencies in the layers have been identified (see the guidance on [how to use rivers and sea data \(gov.uk\)](#)). Improvements and updates are planned later in 2025/26, which will help to resolve many of these issues.

Developers should consult with the Environment Agency, the LLFA, and Anglian Water as early as possible to understand the requirements for their site-specific FRA and additional assessments they may need to undertake in the interim before publication of the full data.

2 Overview of implications of NaFRA2 on the Level 2 SFRA

South Norfolk Council provided 114 sites for assessment. 23 sites were carried forward to a Level 2 assessment. A Red-Amber-Green system was applied to the sites on the basis, that: 'red' sites required a Level 2 assessment to inform the exception test, 'amber' sites did not need a Level 2 due to lower flood risk but are flagged in this report for developer considerations (see Table 2-3 for surface water risk), and 'green' sites that had no/negligible risk.

2.1 Fluvial risk

The Level 2 SFRA identified 5 sites that are shown to be at more significant fluvial flood risk based on the previous fluvial modelling:

- **VCGIL1** - Land South of The Street, Gillingham.
- **VCGIL1REV** - Land South of The Street, Gillingham.
- **SN2036REV** - Land at the junction of High Road and Low Road, Wortwell.
- **SN0274REV A** - Land south of the A143 and A146 roundabout, Gillingham.
- **SN0274REV B** - Land south of the A143 and A146 roundabout, Gillingham.

The Environment Agency published the updated FMfP on the 25 March 2025. A screening exercise was undertaken to assess how the percentage of each site at fluvial flood risk changed between the previous FMfP dataset and the new NaFRA2 FMfP.

The fluvial risk has reduced for the five sites at risk in the level 2 assessment, and only two are now at more significant risk of fluvial flooding in the updated NaFRA2 mapping:

- **VCGIL1REV** - Land South of The Street, Gillingham.
0% in Flood Zone 3, 0.19 in Flood Zone 2.
- **SN2036REV** - Land at the junction of High Road and Low Road, Wortwell.
0.53% in Flood Zone 3, 8.24% in Flood Zone 2.

Table 2-1 shows the percentage changes of each site within Flood Zone 3 and Flood Zone 2 compared to the previous FMfP and the NaFRA2 FMfP update, with a comment on the change in fluvial risk to the site. Section A maps these datasets, allowing for a visual comparison of the previous and new fluvial risks.

Table 2-1 also includes the percentages from additional modelling of watercourses that was used in the Level 1 and 2 SFRAs. Site SN2036REV was analysed using the Environment Agency's 2022 hydraulic model for the River Waveney. The other sites (VCGIL1, VCGIL1REV, SN0274REVA, and SN0274REVB) were analysed using high level 2D fluvial modelling of a key small watercourse identified running close to the proposed development sites that was undertaken in TUFLOW (Gillingham Strategic Model). These models are mapped and compared to the new FMfP in Section B.

Table 2-1: Comparison of the extent of the site at fluvial risk, between the previous FMfP and the modelled Flood Zones with the new NaFRA2 FMfP.

Site reference	% of site in previous FMfP Flood Zone 3a	% of site in Modelled Flood Zone 3	% of site in NaFRA2 FMfP Flood Zone 3	% of site in previous FMfP Flood Zone 2	% of site in Modelled Flood Zone 2	% of site in NaFRA2 FMfP Flood Zone 2	Comment on change in risk from previous FMfP to updated NaFRA2 FMfP
VCGIL1 - Land South of The Street, Gillingham	11.2	9.7	0	14.0	13.9	0	This site is no longer at risk of fluvial flooding in the updated NaFRA2 mapping.
VCGIL1REV - Land South of The Street, Gillingham	13.5	19.4	0	16.0	27.7	0.2	The site is no longer in Flood Zone 3. Flood Zone 2 encroaches marginally (<1%) into the southeast of the site, but there has been a significant reduction from the previous mapping (-16/28%).
SN2036REV - Land Junc High Road & Low Road, Wortwell	00.3	0.3	0.5	7.3	7.3	8.2	There have been minor increases in the Flood Zone extents (+<1). The areas at risk of fluvial flooding remain in the south of the site.
SN0274REVA - Land South A143 & A146 Roundabout, Gillingham	59.2	39.8	0	85.5	52.0	0	This site is no longer at risk of fluvial flooding in the updated NaFRA2 mapping. This is a significant reduction in Flood Zone 3 (-40/59%) and in Flood Zone 2 (-52/85%).
SN0274REVB	60.0	1.9	0	63.8	1.9	0	This site is no longer at risk of

Site reference	% of site in previous FMfP Flood Zone 3a	% of site in Modelled Flood Zone 3	% of site in NaFRA2 FMfP Flood Zone 3	% of site in previous FMfP Flood Zone 2	% of site in Modelled Flood Zone 2	% of site in NaFRA2 FMfP Flood Zone 2	Comment on change in risk from previous FMfP to updated NaFRA2 FMfP
Land South A143 & A146 Roundabout, Gillingham							fluvial flooding in the updated NaFRA2 mapping. This is a significant reduction in Flood Zone 3 (-2/60%) and in Flood Zone 2 (-2/64%).

2.2 Surface water risk

The Environment Agency's RoFSW mapping was updated in January 2025 with the publication of NaFRA2.

There are a number of key differences noted with the Environment Agency's updated NaFRA2 RoFSW mapping compared with the previous RoFSW mapping:

- No velocity and hazard information is currently available within the NaFRA2 RoFSW mapping.
- Within the NaFRA2 RoFSW mapping, any areas of surface water risk with a depth of less than 75mm have been removed. In the previous mapping, areas of surface water risk with a hazard of less than 0.575 were removed (which is a factor of both depth and velocity).
- In areas where the new NaFRA2 RoFSW mapping overlaps the Risk of Flooding from Rivers and Sea (areas shown to be at fluvial risk) the flood risk extents have been removed from the RoFSW mapping, i.e. it no longer shows flow paths along any watercourses represented within the fluvial mapping.

Overall, most sites have seen only minor increases/reductions in surface water flood risk in the updated NaFRA2 mapping. However, a number of sites have seen larger changes, and are listed below. Of particular note is an 'amber' site, VCEAR2 / SN0218REV, that has seen large increases in risk that mean that it would now be considered a 'red' site.

Sites where the percentage of the site at risk has increased by 10% or greater:

- **SN0262** - Land North of Church Road, Woodton
Increased risk (12%) in the 1% AEP (Medium Risk) event.
- **SN2118** - South of Sneath Road, Aslacton
Increased risk (between 17 and 24%) in the 3.3% and 1% AEP (High and Medium risk) events.
- **SN0567 / SN2082 / VCSP02** - Station Road/West Queensland, Spooner Row
Increased risk (12%) in the 0.1% AEP (Low Risk) event.
- **[Amber site] VCEAR2 / SN0218REV** - Land North The Street, Earsham
Increased risk (between 15 and 23%) across all events.

Sites where the percentage of the site at risk has reduced by 10% or greater:

- **SN2183REV** - South Of Wymondham Road, Wreningham
Reduced risk (between 42 and 62%) across all events.
- **SN1015REV** - Land Adjacent Primary School, The Street, Hempnall
Reduced risk (11%) in the 0.1% AEP (Low Risk) event.
- **SN0308 / VCHAL1** - Land off Briar Lane, Hales
Reduced risk (18%) in the 0.1% AEP (Low Risk) event.
- **SN1052REV / VCPSM1** - Norwich Road/Poppys Lane - Pulham St Mary
Reduced risk (10%) in the 0.1% AEP event.

Within the Environment Agency's RoFSW, a climate change dataset was also published with the 'Central' allowance for the 2050s epoch applied to the 3.3%, 1%, and 0.1% AEP events. However, as set out in the [Environment Agency's climate change guidance \(gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/614442/Environment_Agency's_climate_change_guidance.pdf), this allowance is only deemed suitable for development with a lifetime up to 2060. This is below the 100-year minimum lifetime for residential set out in Planning Practice Guidance.

Further assessment of the potential impacts of climate change on surface water will need to be considered at the site-specific FRA stage. It should be noted that if the surface water risk to a site has changed, the surface water climate change extents provided as part of the South Norfolk Level 2 SFRA may no longer provide a suitable indication of the surface water risk with climate change. Therefore, the developer may need to undertake further surface water modelling as part of a site-specific FRA.

Table 2-2 provides the extent of each 'red' site at risk from the 3.3%, 1%, and 0.1% AEP surface water events using both the previous RoFSW mapping and the new NaFRA2 mapping, with a brief comment on the change in risk shown with the NaFRA2 mapping. Table 2-2 compares these two datasets for the 'amber' sites flagged at lower flood risk in the Level 2 assessment.

This analysis should be used as a starting point to determine areas where the Level 2 SFRA information is likely to be outdated based on the mapping updates. Future assessments should use the updated surface water mapping as a starting point, because the NaFRA2 mapping supersedes the previous surface water mapping.

Table 2-2: Comparison of the extent of the 'red' sites at surface water risk, between the previous RoFSW mapping and the new NaFRA2 surface water mapping.

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
VCGIL1 - Land South of The Street, Gillingham	2.4	5.0	4.4	5.8	6.5	7.2	Increased surface water flood risk (+1/3%) across all events in the updated NaFRA2 mapping. Location of the areas at risk remain the same, in the west of the site. The large flow path running along the west and south of the site is still present in the updated mapping.
VCGIL1REV - Land South of The Street, Gillingham	1.8	3.7	3.3	4.3	5.4	5.4	Increased surface water flood risk (+0.1/2%) across all events in the updated NaFRA2 mapping. Location of the areas at risk remain the same, in the west of the site. The large flow path running along the west and south of the site is still present in the updated mapping.
SN2183REV - South Of Wymondham Road, Wreningham	45.2	3.0	53.6	3.4	69.2	7.3	Significant reduction in the surface water flood risk (-42/62%) across all events in the updated NaFRA2 mapping. The 3.3% AEP (High Risk) extent is contained along the western boundary, with a few areas of ponding

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
							in the site in the 0.1% AEP (Low Risk) event.
SN1015REV - Land Adjacent Primary School, The Street, Hempnall	0	2.0	1.1	5.1	22.0	10.5	Increased surface water flood risk (+2/4%) in the 3.3% and 1% AEP (High and Medium Risk) events. This risk is located in the south of the site and partially on the northern boundary in the 1% and 0.1% AEP (Medium and Low Risk) events. Reduced surface water flood risk (-11%) in the 0.1% AEP event, affected the south-west of the site.
SN0488REV - Land North School Lane, Little Melton	3.3	2.0	12.4	8.5	24.3	18.1	Reduced surface water flood risk (-1/6%) across all events in the updated NaFRA2 mapping. The southeast of the site remains at risk, but the southwest is no longer at risk in the 0.1% AEP (Low Risk) event. Significant flood risk remains on School Lane, running adjacent to the south of the site.

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
SN0262 - Land North of Church Road, Woodton	8.2	14.8	8.9	20.6	15.3	21.7	Increased surface water flood risk (+6/12%) across all events in the updated NaFRA2 mapping. The flood extents cover most of the east of the site.
SN2118 - South of Sneath Road, Aslacton	0.0	16.8	0.0	23.9	41.6	42.9	Increased surface water flood risk (+1/24%) across all events in the updated NaFRA2 mapping. The site is now at risk in the 3.3% and 1% AEP (High and Medium Risk) events, in the west of the site and along the northern boundary. Minor increase (+1%) in risk in the 0.1% AEP (Low Risk) event.
SN0432REV B VCBRO1 - Land at Norwich Road, Brooke	1.5	2.3	3.3	2.9	9.5	3.5	Increased surface water flood risk (+<1%) in the 3.3% AEP (High Risk) event, but reductions (-<1/6%) in the 1% and 0.1% AEP (Medium and Low Risk) events. The eastern area of the site is now at risk by the layby. The west of the site now has a number of areas of isolated ponding by the southern and northern boundaries.
SN0308	1.4	1.5	1.7	1.6	20.6	2.0	Minor increase (+<1%) in the surface

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
VCHAL1 - Land off Briar Lane, Hales							water flood risk in the 3.3% AEP (High Risk) event. Reductions in the other events, particularly in the 0.1% AEP (Low Risk) event (-18%) where there is no longer a flow path vertically bisecting the site. There is also reduced risk north of the site along Briar Lane.
VCDIT1REV - Land between Thwaite Road/Tunneys Lane, Ditchingham	0.5	0.7	1.9	1.4	3.6	2.3	Increased surface water flood risk (+<1%) in the 3.3% and 1% AEP (High and Medium Risk) events, but reductions (-1%) in the 0.1% AEP (Low Risk) event. The main area of ponding remains in the same location, encroaching into the site from the north-east boundary.
VCWIC1REV - Land South Wicklewood Primary School, Wicklewood	0.0	1.5	0.0	2.9	6.9	5.4	The site is now at risk (+2/3%) in the 3.3% and 1% AEP events (High and Medium risk). There is a new area of ponding in the north of the site, and there is a new flow path running along the southern boundary. The percentage of the site in the 0.1% AEP (High Risk) event has reduced slightly.

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
SN0552REV VCBAR1 - Land at Cock Street & Watton Road, Barford	0.0	0.0	0.0	0.0	0.1	0.0	The site is no longer at risk of surface water flooding. The flow path on the southern boundary that was present in the 0.1% AEP (Low Risk) event along Watton Road (B1108) is not there in the updated NaFRA2 mapping.
VCDIT1 - Land between Thwaite Road/Tunney's Lane, Ditchingham	0.7	1.0	1.8	2.0	5.0	3.2	Increased surface water flood risk (+<1%) in the 3.3% and 1% AEP (High and Medium Risk) events, but reductions (-2%) in the 0.1% AEP (Low Risk) event. The main area of ponding remains in the same location, encroaching into the site from the north-east boundary.
SN0567&SN2082 VCSPO2 - Station Road/West Queensland, Spooner Row	3.7	8.6	4.4	11.4	11.0	23.0	Increased surface water flood risk (+5/12%) across all events in the updated NaFRA2 mapping. Greatest difference in the 0.1% AEP (Low Risk) event (+12%), where the risk extends further into the east of the site. The whole western and northern border, and a larger area in the east, are at risk in the 3.3% AEP (High Risk) event.

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
SN0400 VCALP1 - Land at Church Meadow, Alington	0.0	0.0	0.0	0.0	13.7	0.0	The site is no longer at risk of surface water flooding in the updated NaFRA2 mapping. Previously it was only at risk in the 0.1% AEP (Low Risk) event.
SN1052REV VCPSM1 - Norwich Road/Poppys Lane - Pulham St Mary	0.0	0.3	0.0	0.4	10.7	0.8	Minor increases (<1%) in surface water flood risk in the 3.3% and 1% AEP (High and Medium Risk) events. However, reduction (-10%) in the 0.1% AEP (Low Risk) extent that was present in the east of the site. Surface water flood risk is now contained to the boundaries of the site, along Poppy's Lane and Norwich Road.
SN4055 VCWIN2 - Land West Mill Road, Winfarthing	0.01	3.3	1.7	6.8	15.9	22.8	Increased surface water flood risk (+3/7%) across all events in the updated NaFRA2 mapping. The risk in the 3.3% AEP event now extends along the eastern border and just outside the southern boundary, and there is a new area of surface water ponding centrally in the 0.1% AEP

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
							event.
VCASH1 - Land to West of New Road, Ashwellthorpe	0.4	0.7	0.8	3.0	4.8	9.7	Increased surface water flood risk (+<1/5%) across all events in the updated NaFRA2 mapping. An area along the northern boundary of the site is no longer at risk. However, there is increased risk in the southwest of the site, along the southern and western borders. There is also a new area of ponding in the 0.1% AEP (Low Risk) event in the north.
VCWOR1 - Land at Mill Hill, High Road, Wortwell	29.3	28.6	30.1	31.1	42.3	31.4	The northern part of the site, which used to be at risk in the 0.1% AEP (Low Risk) event, is no longer at risk. While the risk in the 3.3% AEP (High Risk) event has reduced slightly (-<1%) for the southern part of the site, it is still almost covered entirely in this event.

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
SN2036REV - Land Junc High Road & Low Road, Wortwell	0.0.	0.0	0.0	0.0	0.0	0.0	No change - The site is not at risk of fluvial flooding in the previous or updated RoFSW. In the NaFRA2 mapping, there is also reduced flood risk outside of the site along Low Road and High Road, particularly in the 0.1% AEP (Low Risk) event.
SN0274REV A - Land South A143 & A146 Roundabout, Gillingham	6.7	10.9	10.1	12.6	18.3	19.4	Slightly increased surface water flood risk (+1/4%) across all events in the updated NaFRA2 mapping. Risk is located in a similar area to the previous mapping, in the south and east of the site.
SN0274REV B Land South A143 & A146 Roundabout, Gillingham	0.0	0.0	0.1	0.0	0.1	0.2	The site is only at risk of surface water flooding in the 0.1% AEP event in the updated NaFRA2 mapping. This risk is located along the southern boundary, adjacent to The Street.

Table 2-3: Comparison of the extent of the 'amber' sites at surface water risk, between the previous RoFSW mapping and the new NaFRA2 surface water mapping.

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
SN0433REVA - Land In Wheel Road (south Site), Alpington	0	0.5	0.1	0.5	1.9	1.5	Increased surface water flood risk (+<1%) in the 3.3% and 1% AEP (High and Medium Risk) events, but reductions (-<1%) in the 0.1% AEP (Low Risk) event. The risk is located on the eastern boundary of the site. There is also reduced risk outside of the site, on Wheel Road and there is no longer a large flow path directly east of the site.
VCBRM1 - West Of Old Yarmouth Rd (opp Bridge House), Broome	0.0	0.04	0.0	0.04	0.0	0.04	The site was not previously at risk, but in the updated NaFRA2 mapping it is now slightly at risk (<1%) from an area of ponding on Yarmouth Road encroaching onto the site.
SN4052 - Land South School Lane/east	0.003	0.0	0.5	0.2	2.8	0.2	Minor reductions (-<1/3%) in the surface water flood risk across all events in the updated NaFRA2 mapping. The flood risk is contained to

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
Manor Farm, Little Melton							the northern boundary, partially encroaching onto the site from a flow path on School Lane.
VCBRE1 SN4036 - Land East School Road, Bressingham	0	0	0	0.03	0.4	0.6	Minor increases (-<1%) in the surface water flood risk in the 1% and 0.1% AEP (Medium and High Risk) events. The risk in the 0.1% AEP (Low Risk) event has increased slightly (+<1%) in the southwestern corner of the site.
VCSP01 SN0444 - Land West Bunwell Road, Spooner Row	0.02	0.004	0.3	0.04	0.7	0.1	Minor reductions (-<1%) in the surface water flood risk across all events in the updated NaFRA2 mapping. However, there is increased risk in the 3.3% AEP (High Risk) event on Bunwell Road outside of the site, which runs along the eastern boundary.

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
SN0587SL - Land West Of Seething Street North, Seething	0.2	1.0	0.2	3.2	4.8	3.7	Increased surface water flood risk (+<1/3) in the 3.3% and 1% AEP (High and Medium Risk) events, but reductions (-1%) in the 0.1% AEP (Low Risk) event. In the updated NaFRA2 mapping there is no longer an area of isolated ponding centrally in the site in the 0.1% AEP (Low Risk) event. However, there is increased risk along the entire southern boundary.
SN2110SLRE V - South Of Norwich Road, Barnham Broom	0.6	4.8	0.9	7.8	5.6	8.8	Increased surface water flood risk (+3/7%) across all events in the updated NaFRA2 mapping. The flood extents run along the northern boundary, adjacent to Norwich road.
SN0406SL - West Of Seething Street, Seething	0	0	3.0	2.6	5.5	5.3	Minor reductions (-<1%) in surface water risk in the 1% and 0.1% AEP (Medium and Low Risk) events. There is an area of ponding in a similar location, in the east of the site near Seething Street.
VCTHU2 - Land Adj Holly	2.6	0	3.8	0	5.2	0	This site is no longer at surface water flood risk in the updated NaFRA2

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
Cottage, West Beccles Rd, Thurlton							mapping. There is no longer an area of ponding in the south, and the risk has reduced outside of the site to the west along the watercourse, and on Beccles Road in the 0.1% AEP (Low Risk) event.
VCEAR2 SN0218REV - Land North The Street, Earsham	0.0	15.4	0.0	22.9	10.6	32.3	Significant increases (+15/23%) in the surface water flood risk across all events in the updated NaFRA2 mapping. These flood extents cover the east and south of the site, adjacent to The Street.
SN2044REV - North Of Braymeadow Lane, Little Melton	0.6	0.6	0.8	0.9	1.9	1.1	Minor increases (+<1) in the surface water flood risk in the 3.3% and 1% AEP (High and Medium Risk) events, but reductions (-<1%) in the 0.1% AEP (Low Risk) event. The areas of ponding are broadly in the same locations, with a number no longer present in the 0.1% AEP (Low Risk) event.

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
SN0552REV - Land Off Watton Road, Barford	0.0	1.4	0.1	1.6	3.8	1.9	Minor increases (+1%) in the surface water flood risk in the 3.3% and 1% AEP (High and Medium Risk) events, but reductions (-2%) in the 0.1% AEP (Low Risk) event. There are new areas of ponding in the 3.3% AEP (High Risk) event, in the southeast of the site. The flow path on the southern boundary that was present in the 0.1% AEP (Low Risk) event along Watton Road (B1108), and encroaching into the west of the site, is not there in the updated NaFRA2 mapping.
VCBAR2 - Land North Chapel Street, Barford	0.0	0.04	0.0	0.05	0.02	0.1	Minor increases (<1%) in the surface water flood risk across all events in the updated NaFRA2 mapping. The risk is contained by the boundaries of the site.

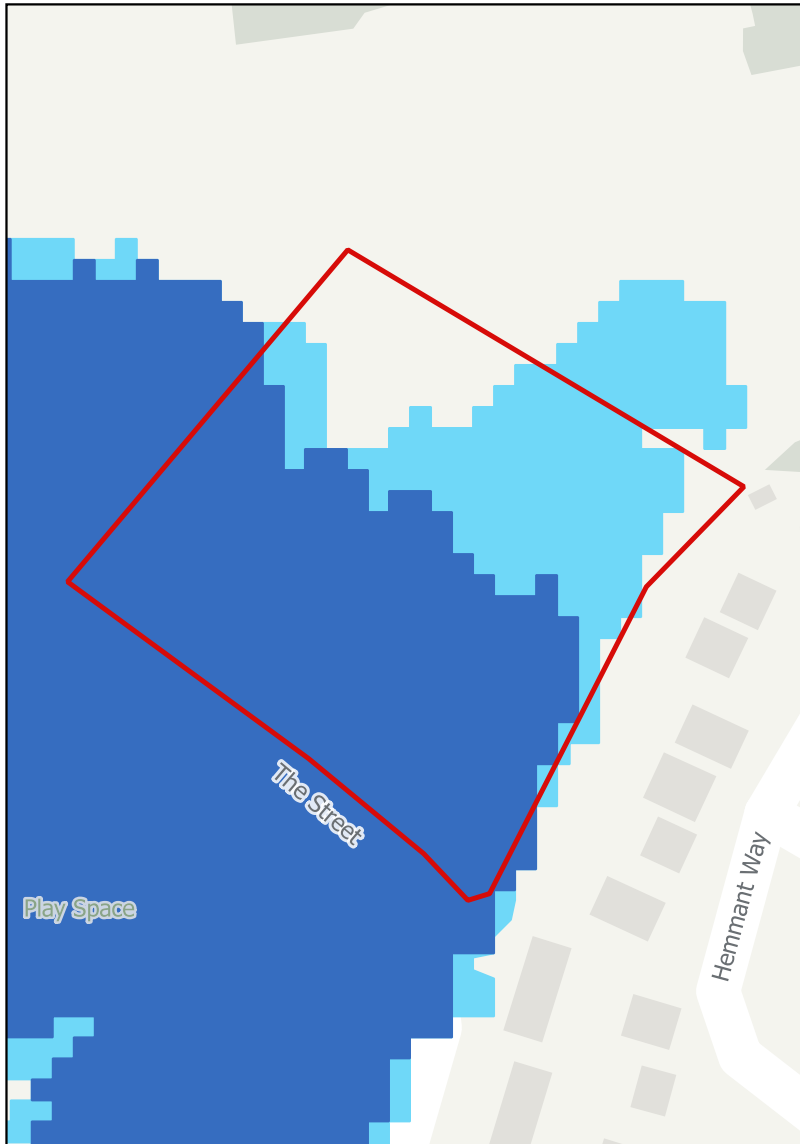
A Fluvial risk comparison (previous and updated FMfP)



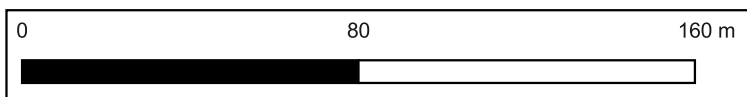
Gillingham - SN0274REVA - Land South A143 & A146 Roundabout

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Broughton
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North Yorkshire
BD23 3FD
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Previous FMfP mapping



New FMfP mapping



Flood Map for Planning (FMfP)

- South Norfolk District
- Site Boundary
- Flood Zone 2
- Flood Zone 3

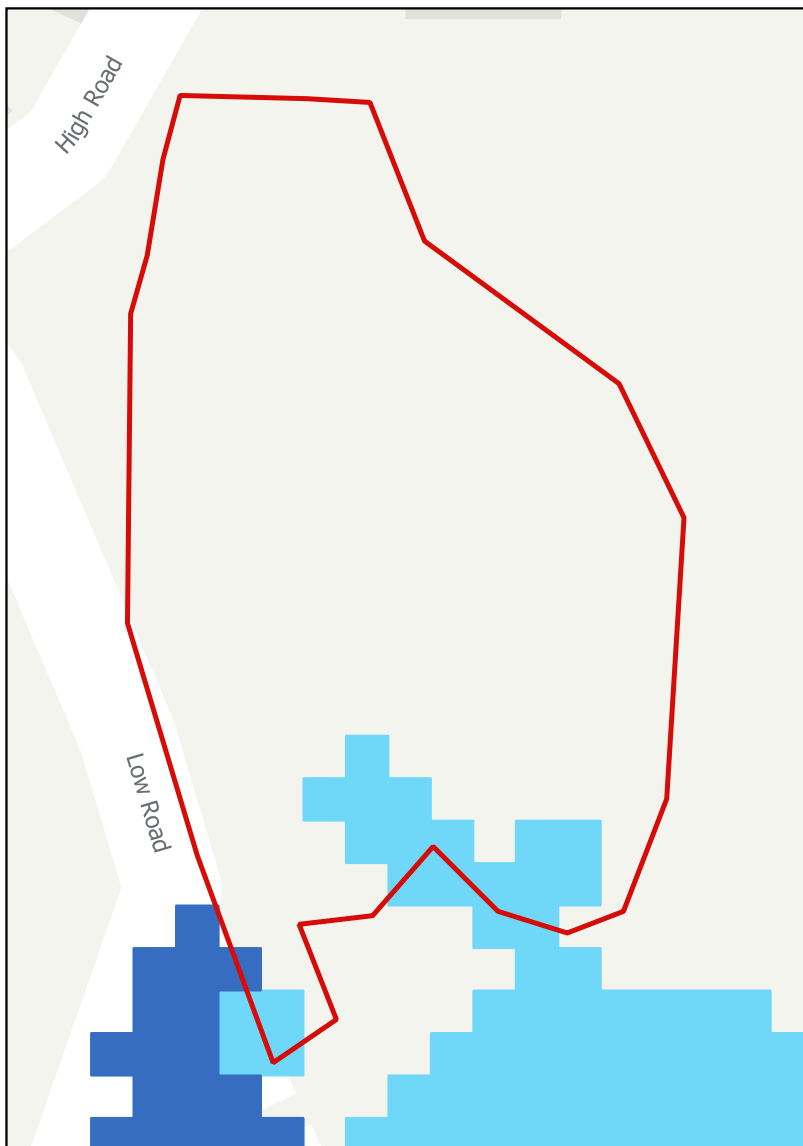
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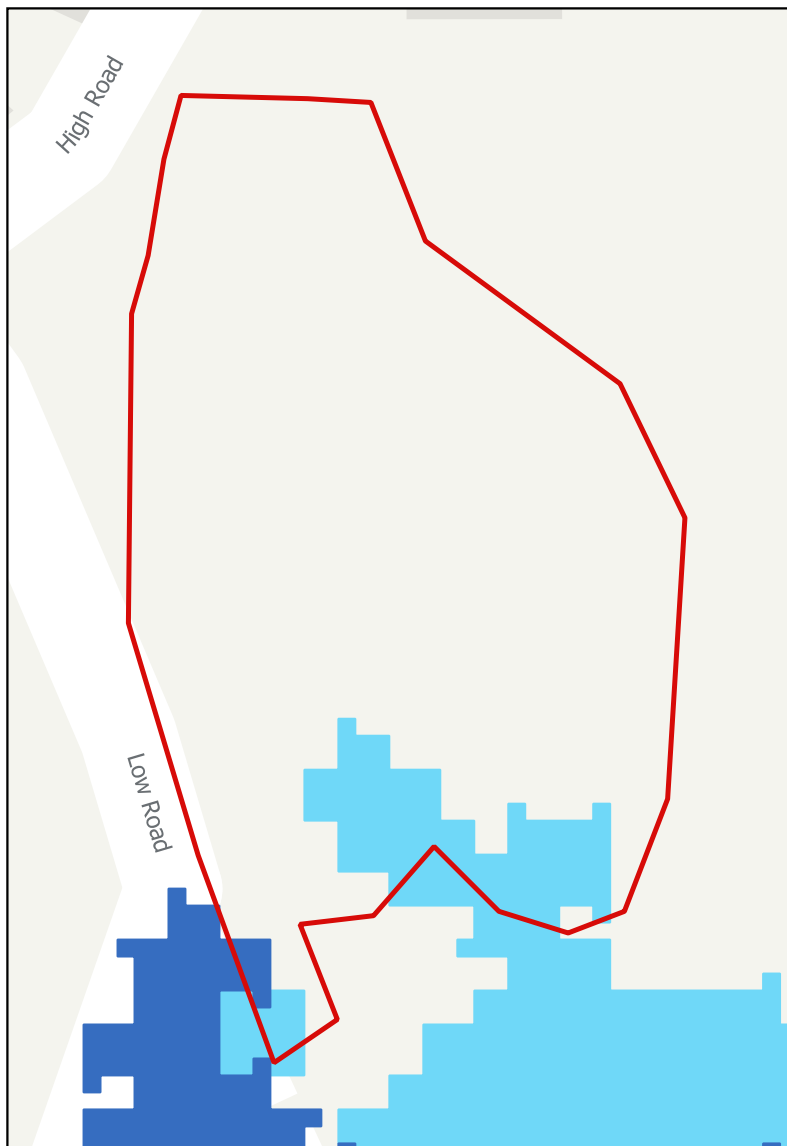
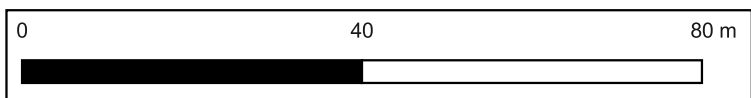
Wortwell - SN2036REV - Land Junc High Road & Low Road

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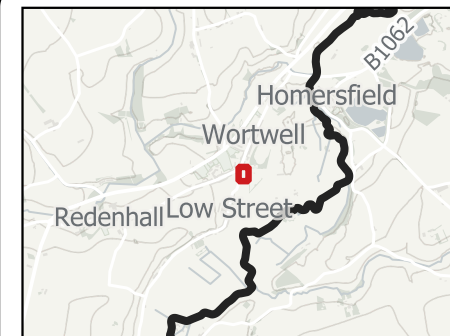
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Previous FMfP mapping



New FMfP mapping



Flood Map for Planning (FMfP)

-  South Norfolk District
-  Site Boundary
-  Flood Zone 2
-  Flood Zone 3

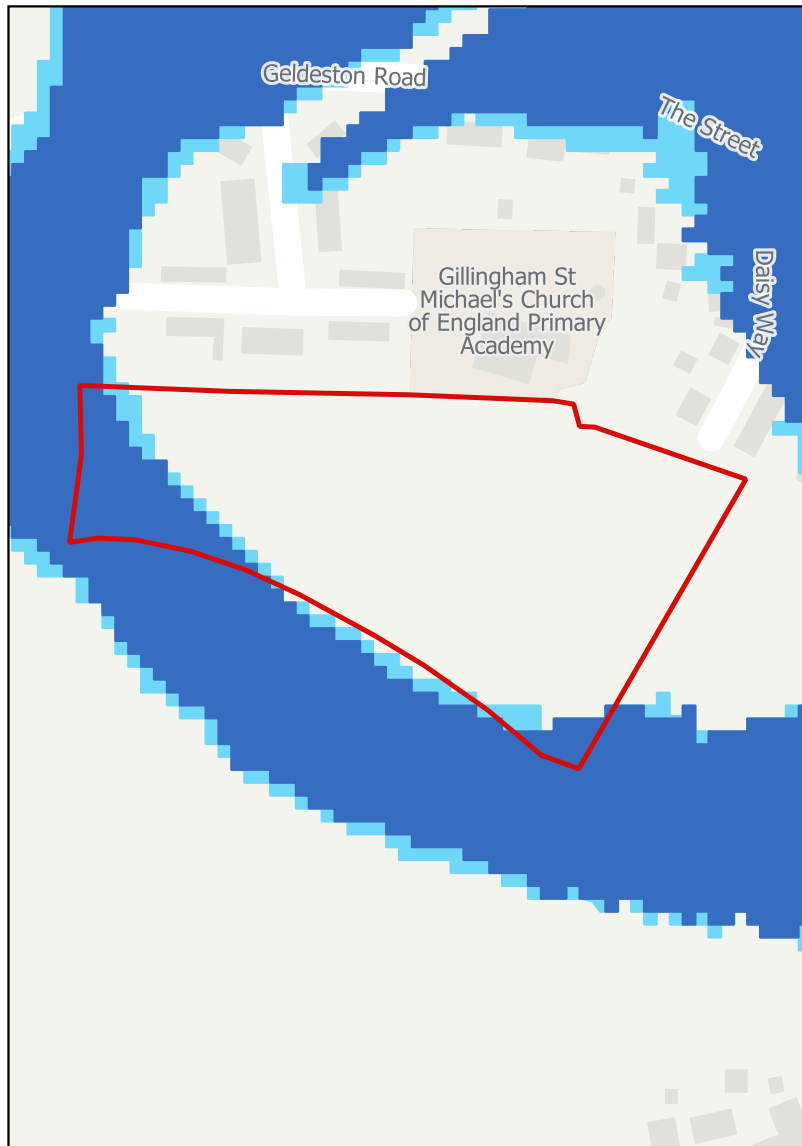
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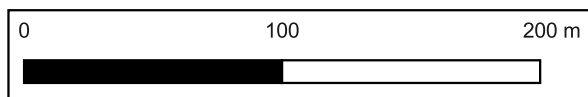
Gillingham - VCGIL1 - Land South Of GIL1 The Street

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Broughton
Skipton
North Yorkshire
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Previous FMfP mapping



New FMfP mapping



Flood Map for Planning (FMfP)

-  South Norfolk District
-  Site Boundary
-  Flood Zone 2
-  Flood Zone 3

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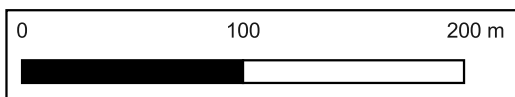
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Skipton
North Yorkshire
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Previous FMfP mapping



New FMfP mapping



Flood Map for Planning (FMfP)

-  South Norfolk District
-  Site Boundary
-  Flood Zone 2
-  Flood Zone 3

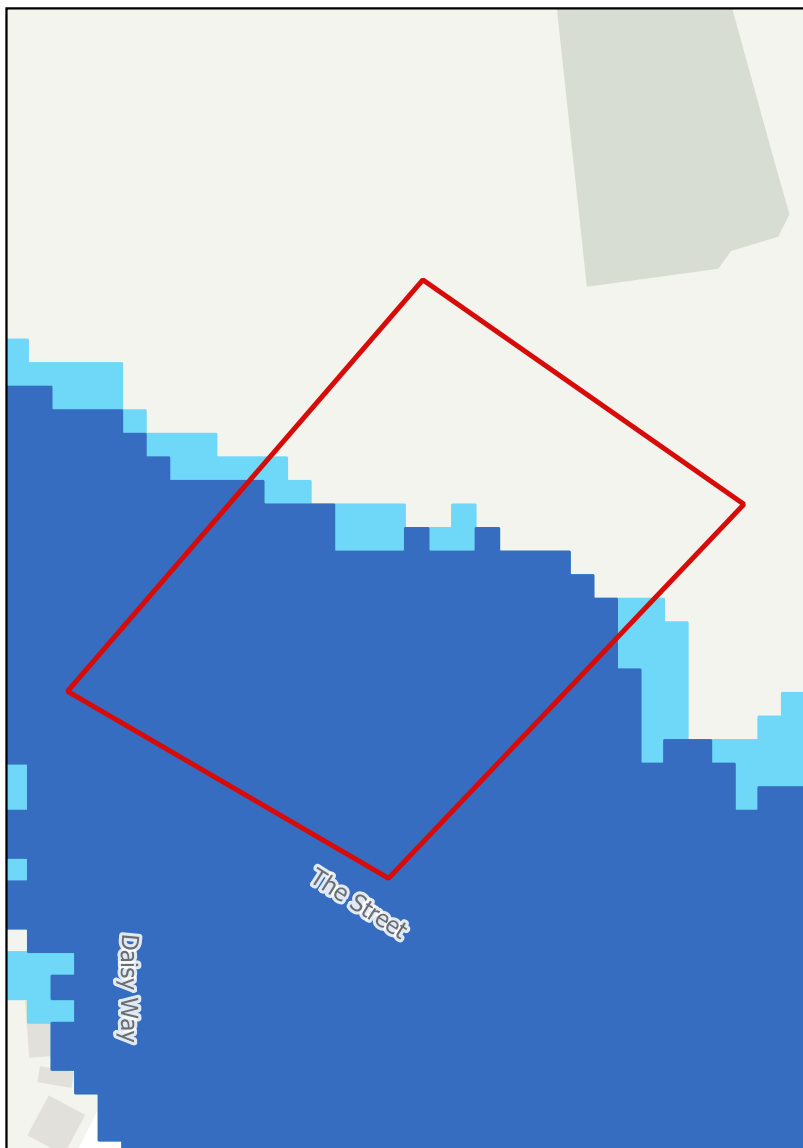
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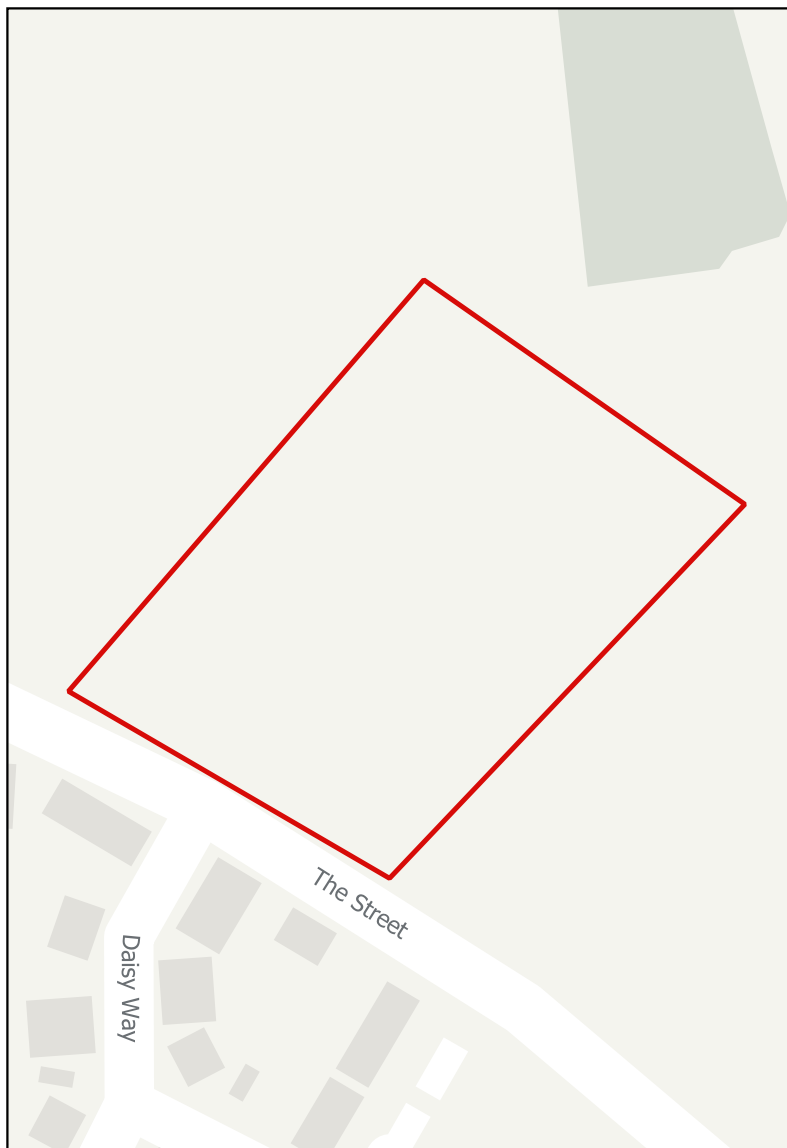
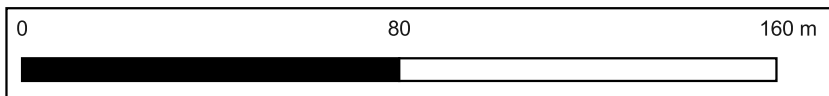
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Previous FMfP mapping



New FMfP mapping



Flood Map for Planning (FMfP)

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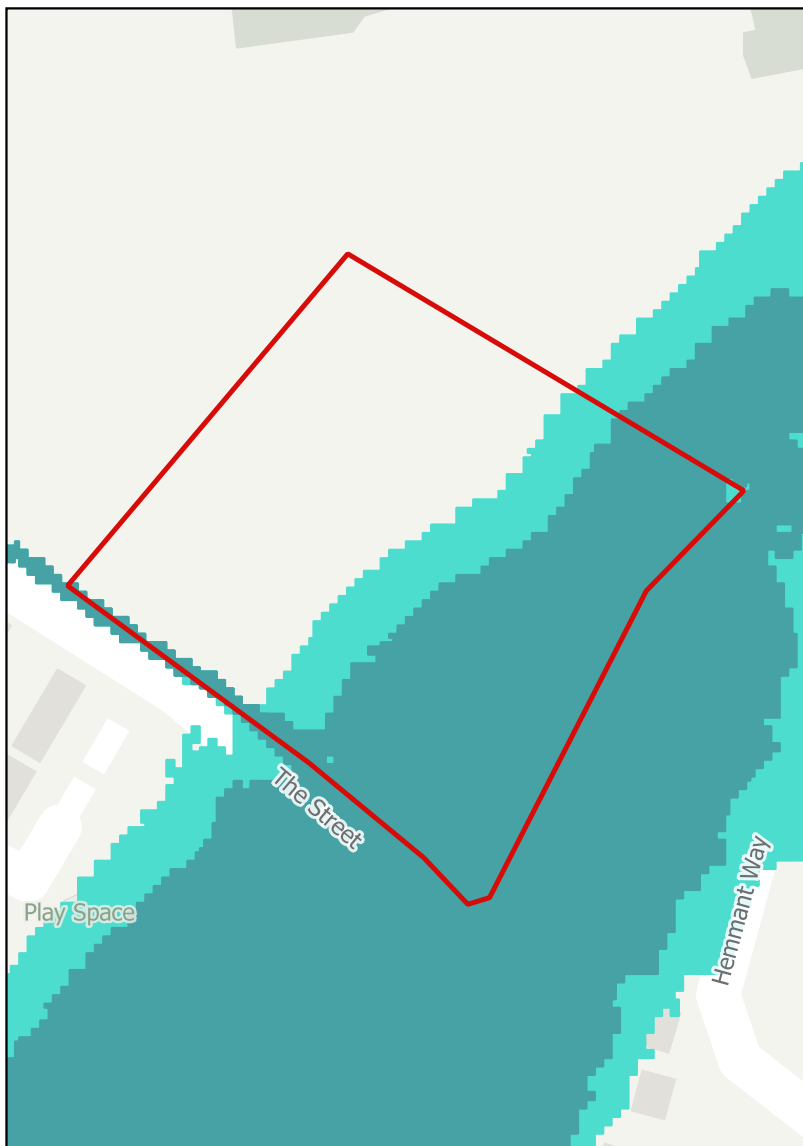
B Fluvial risk comparison (previous modelling and updated FMfP)



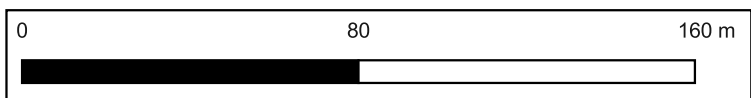
Gillingham - SN0274REVA - Land South A143 & A146 Roundabout

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North Yorkshire
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Previous modelled Flood Zones



New FMfP mapping



Flood Map for Planning (FMfP)

- South Norfolk District
- Site Boundary
- Flood Zone 2
- Flood Zone 3
- Modelled Flood Zone 2
- Modelled Flood Zone 3a

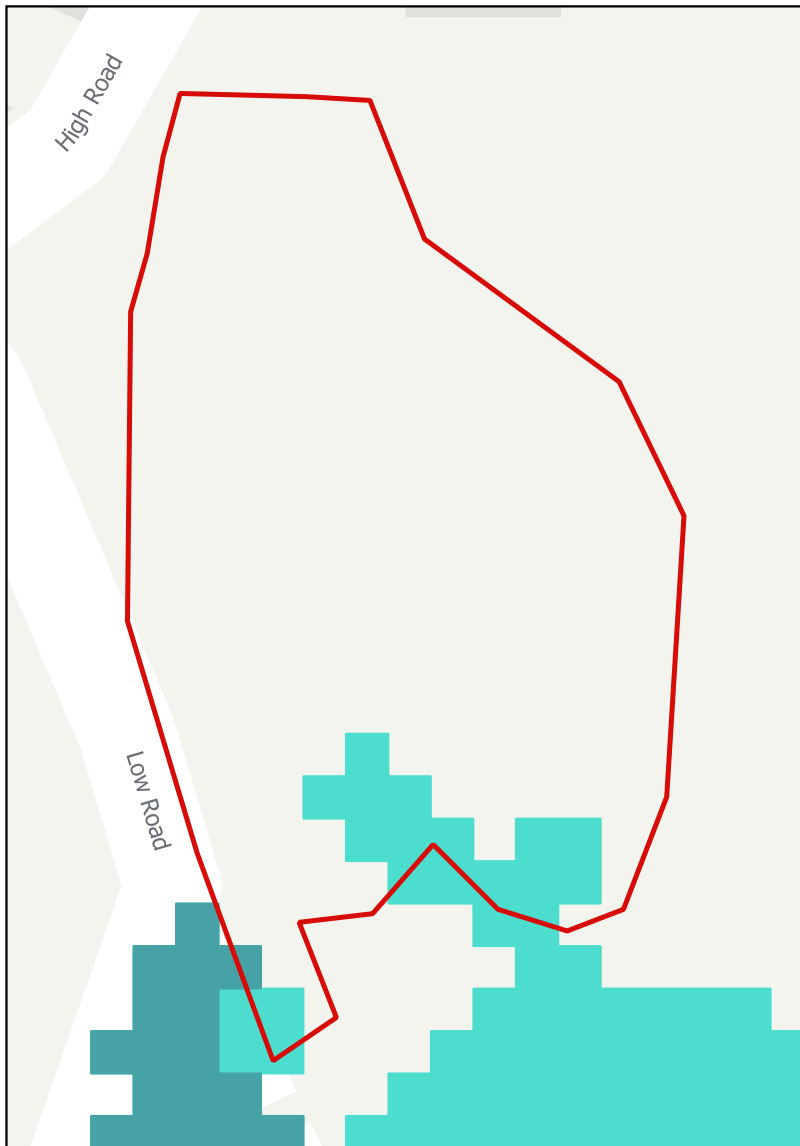
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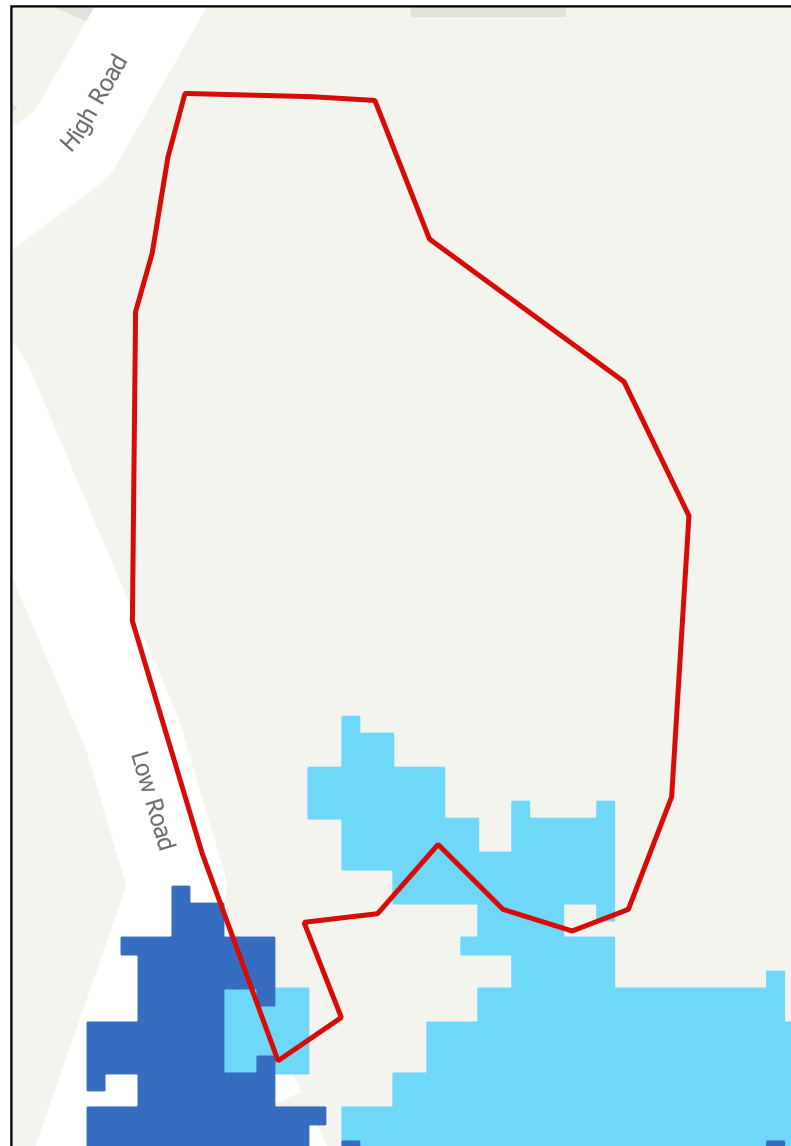
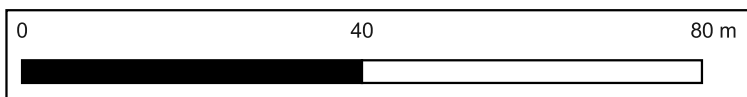
Wortwell - SN2036REV - Land Junc High Road & Low Road

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Previous modelled Flood Zones



New FMfP mapping



Flood Map for Planning (FMfP)

- South Norfolk District
- Site Boundary
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- Flood Zone 3
- Modelled Flood Zone 2
- Modelled Flood Zone 3a

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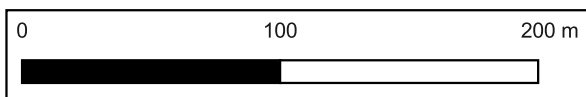
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Previous modelled Flood Zones



New FMfP mapping



Flood Map for Planning (FMfP)

- South Norfolk District
- Site Boundary
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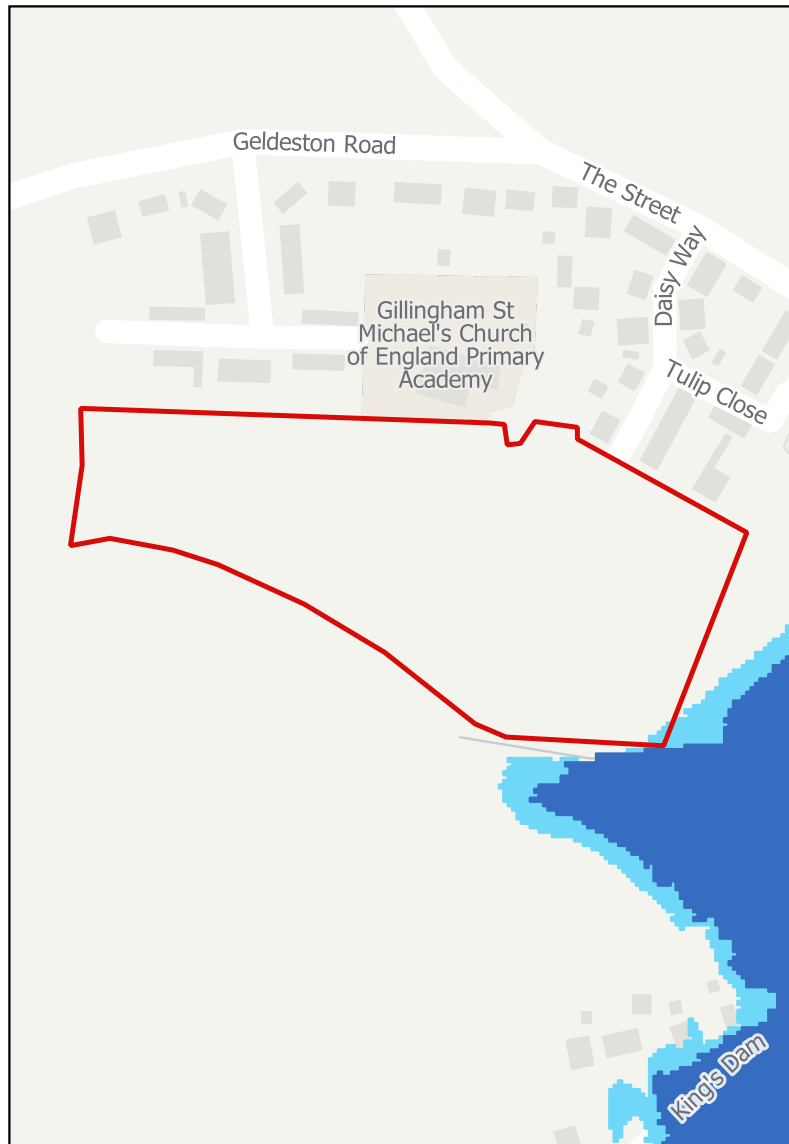
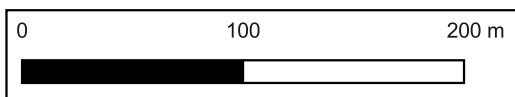
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Previous modelled Flood Zones



New FMfP mapping



Flood Map for Planning (FMfP)

- South Norfolk District
- Site Boundary
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- Modelled Flood Zone 3a

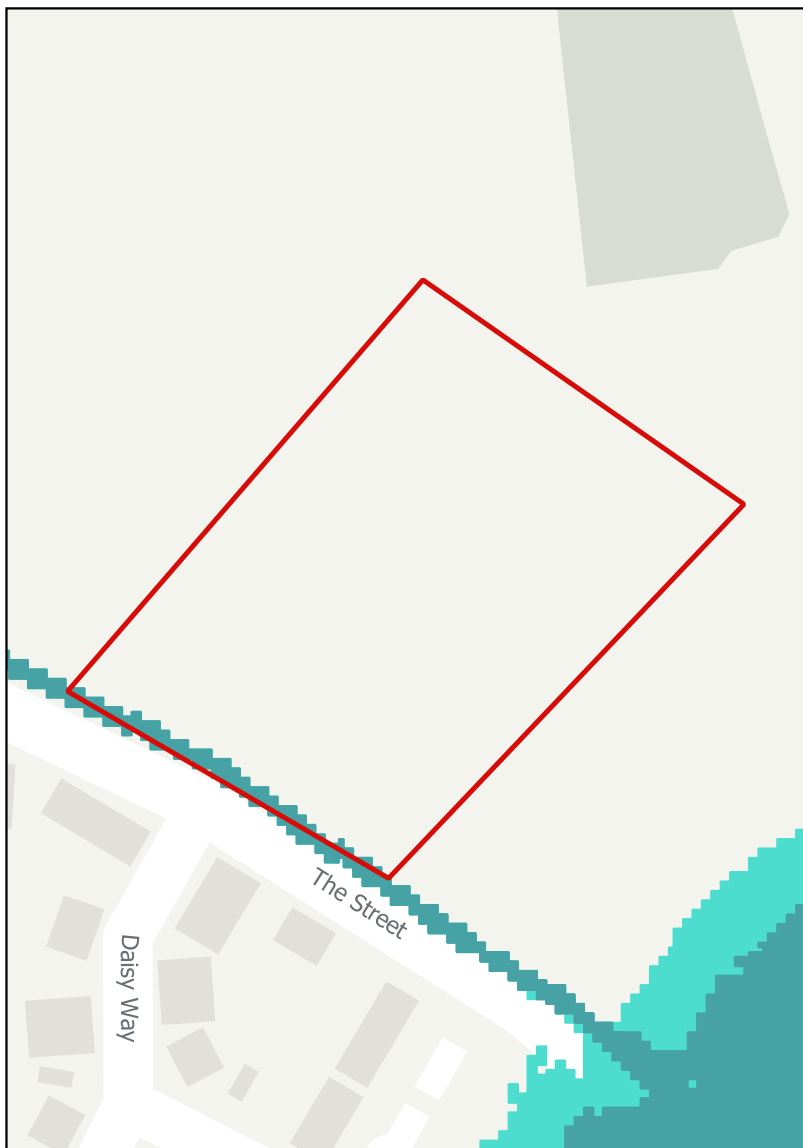
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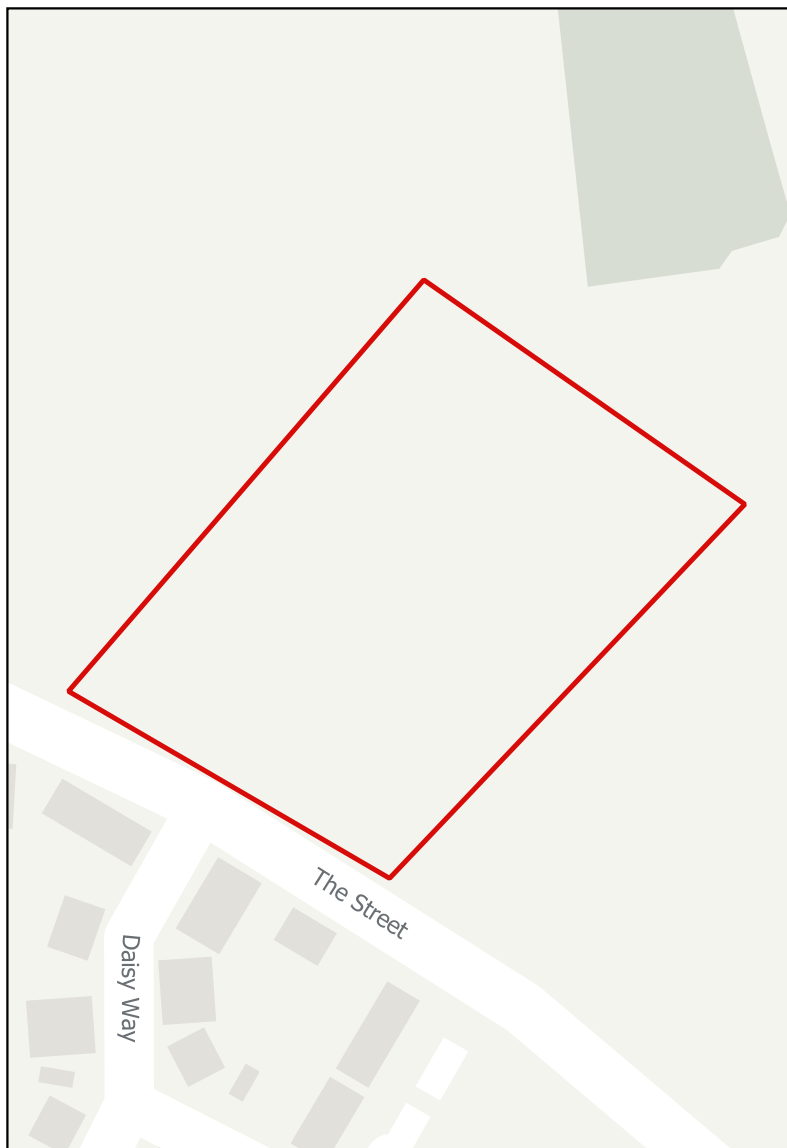
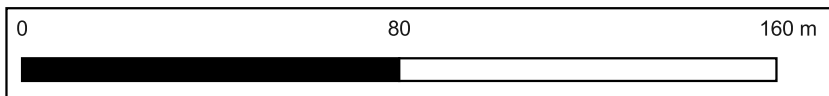
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North Yorkshire
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Previous modelled Flood Zones



New FMfP mapping



Flood Map for Planning (FMfP)

- South Norfolk District
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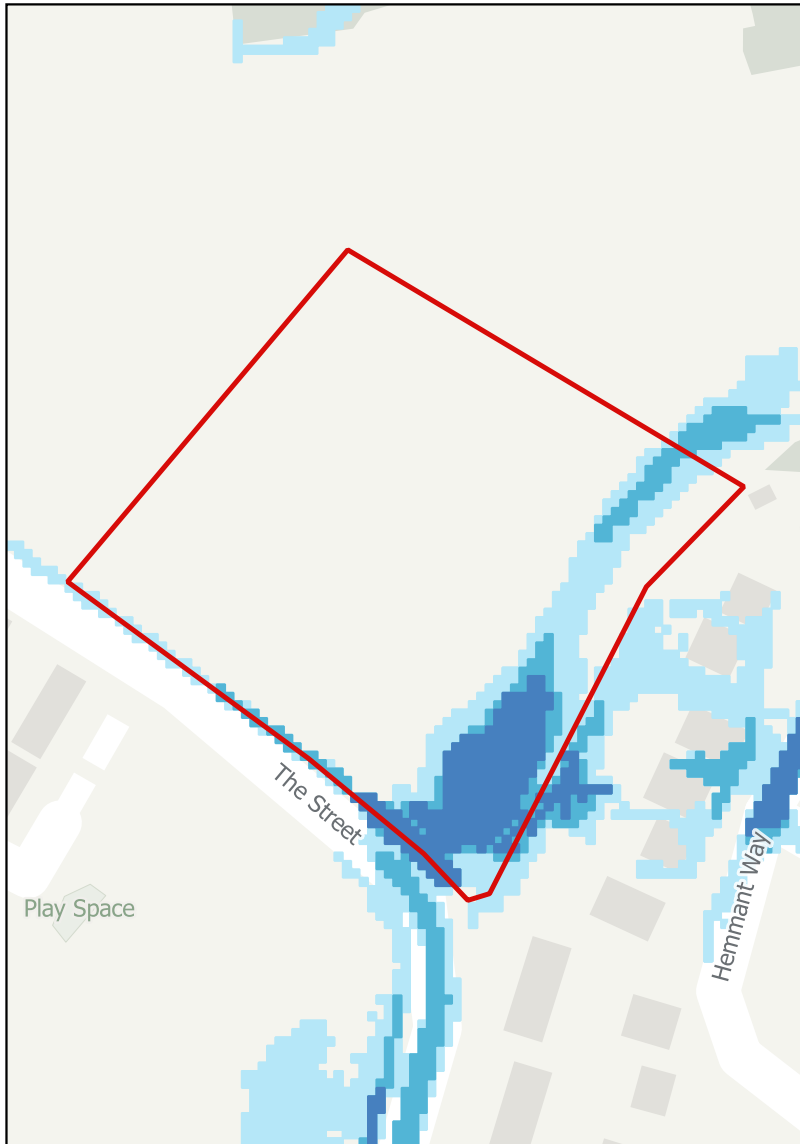
C Surface water risk comparison (RoFSW vs. NaFRA2 SW Mapping)



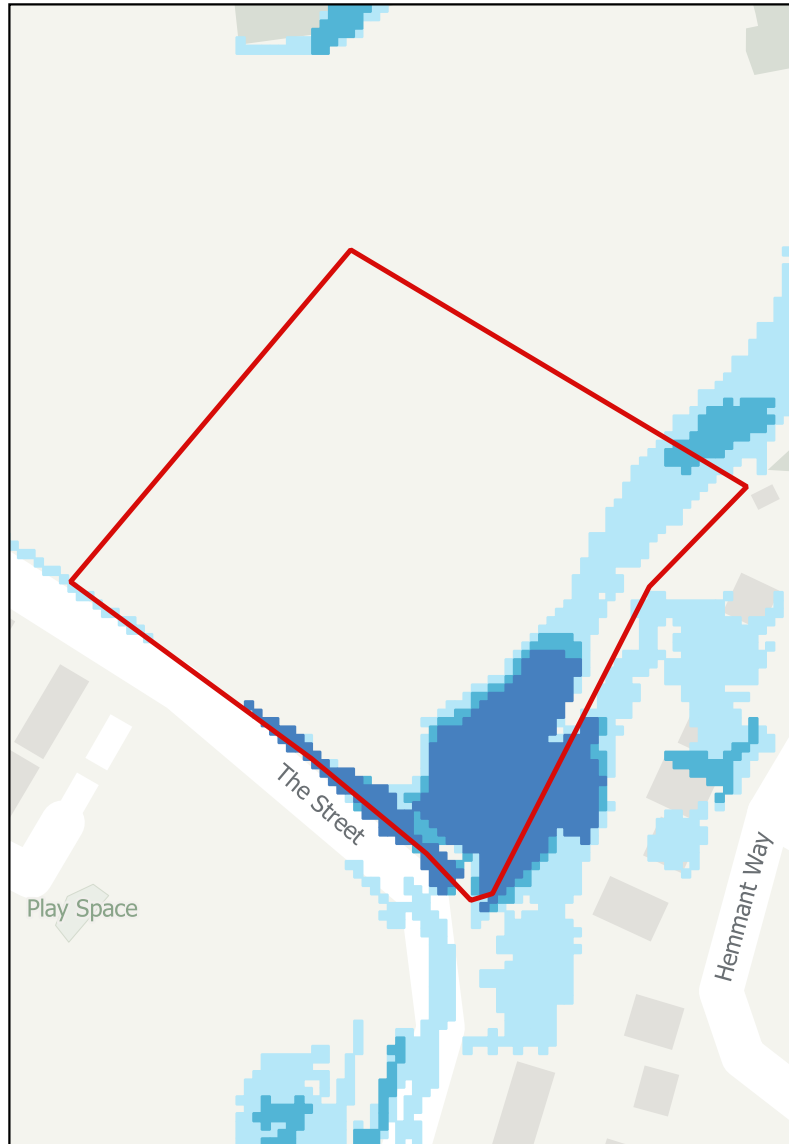
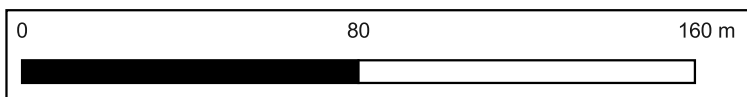
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

- South Norfolk District
- Site boundary
- High Risk (>3.3% Annual Probability)
- Medium Risk (1% - 3.3% Annual Probability)
- Low Risk (0.1% to 1% Annual Probability)
- Very Low Risk (<0.1% Annual Probability)

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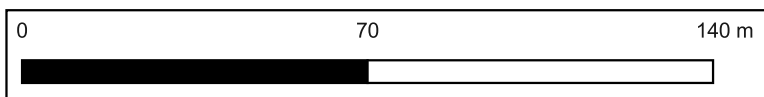
Barford - VCBAR1 - Land At Cock Street & Watton Road

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Skipton
North Yorkshire
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

- South Norfolk District
- Site boundary
- High Risk (>3.3% Annual Probability)
- Medium Risk (1% - 3.3% Annual Probability)
- Low Risk (0.1% to 1% Annual Probability)
- Very Low Risk (<0.1% Annual Probability)

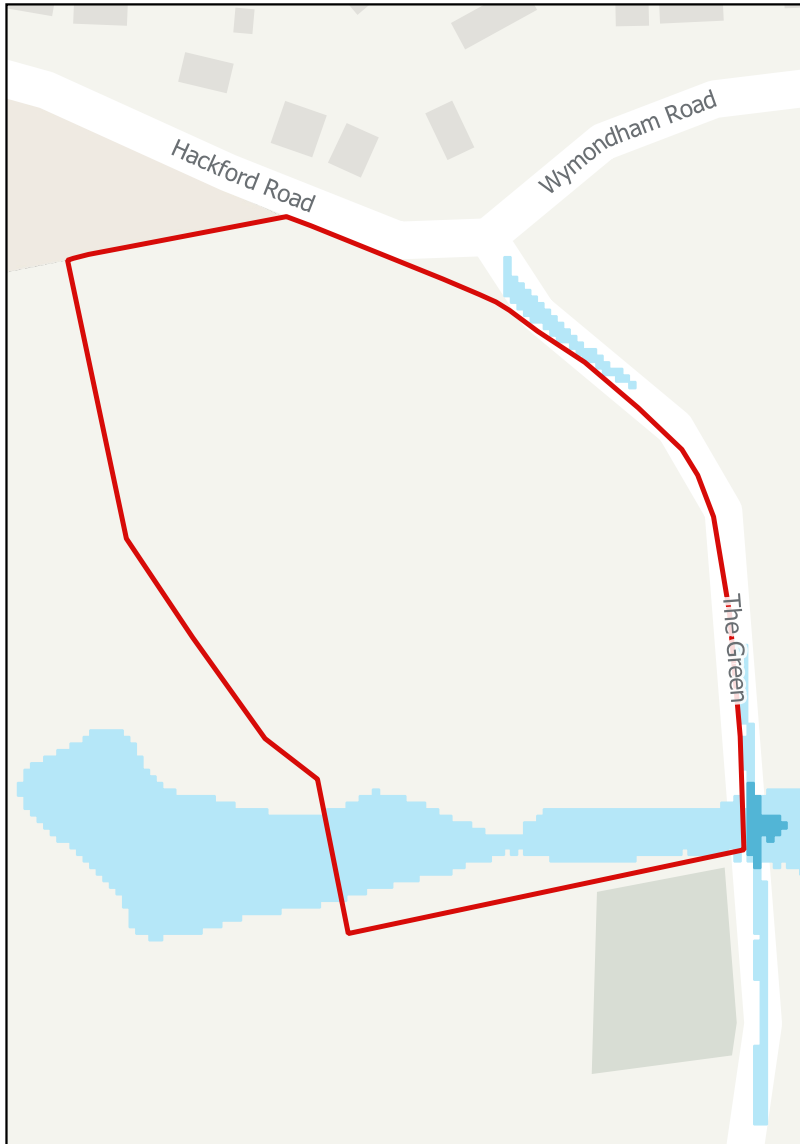
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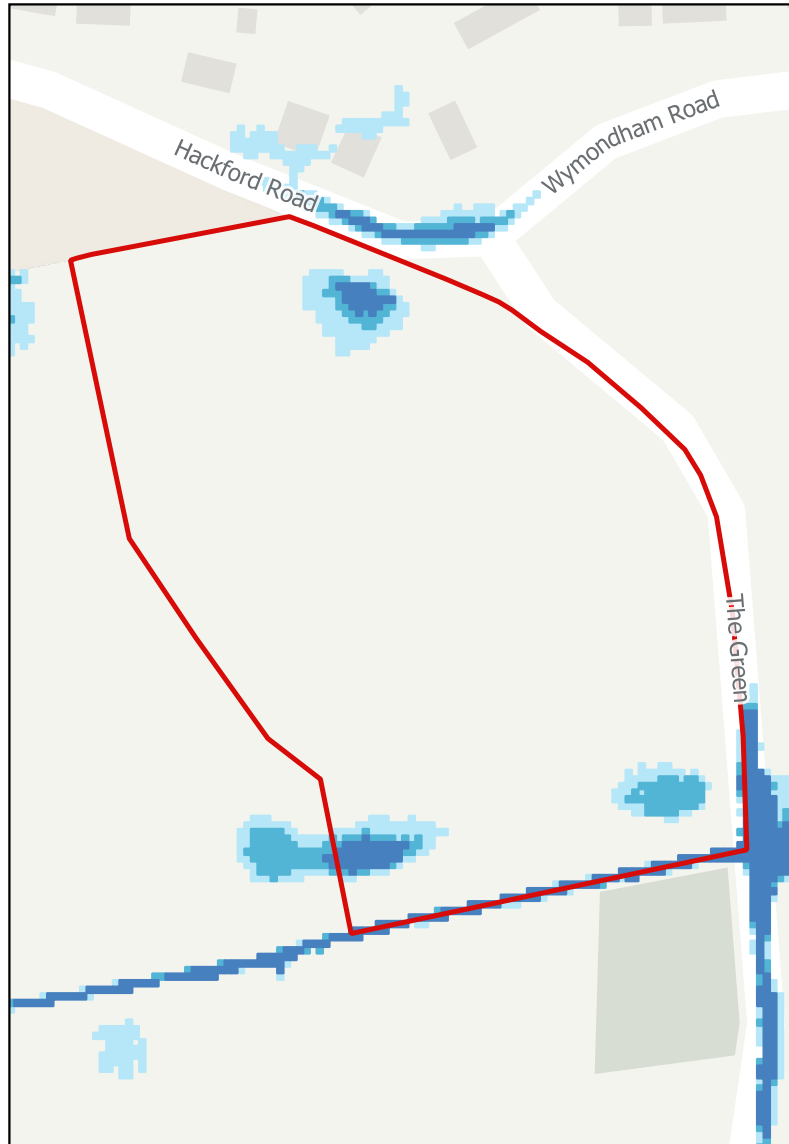
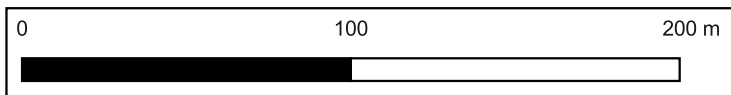
Wicklewood - VCWIC1REV - Land South Wicklewood Primary Sch

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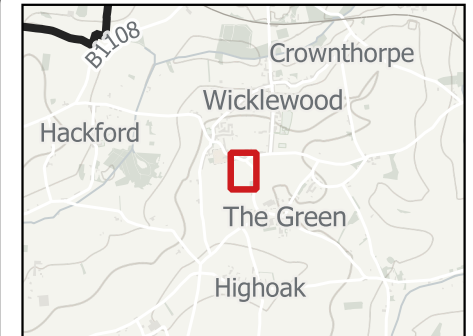
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

Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

-  South Norfolk District
-  Site boundary
-  High Risk (>3.3% Annual Probability)
-  Medium Risk (1% - 3.3% Annual Probability)
-  Low Risk (0.1% to 1% Annual Probability)
-  Very Low Risk (<0.1% Annual Probability)

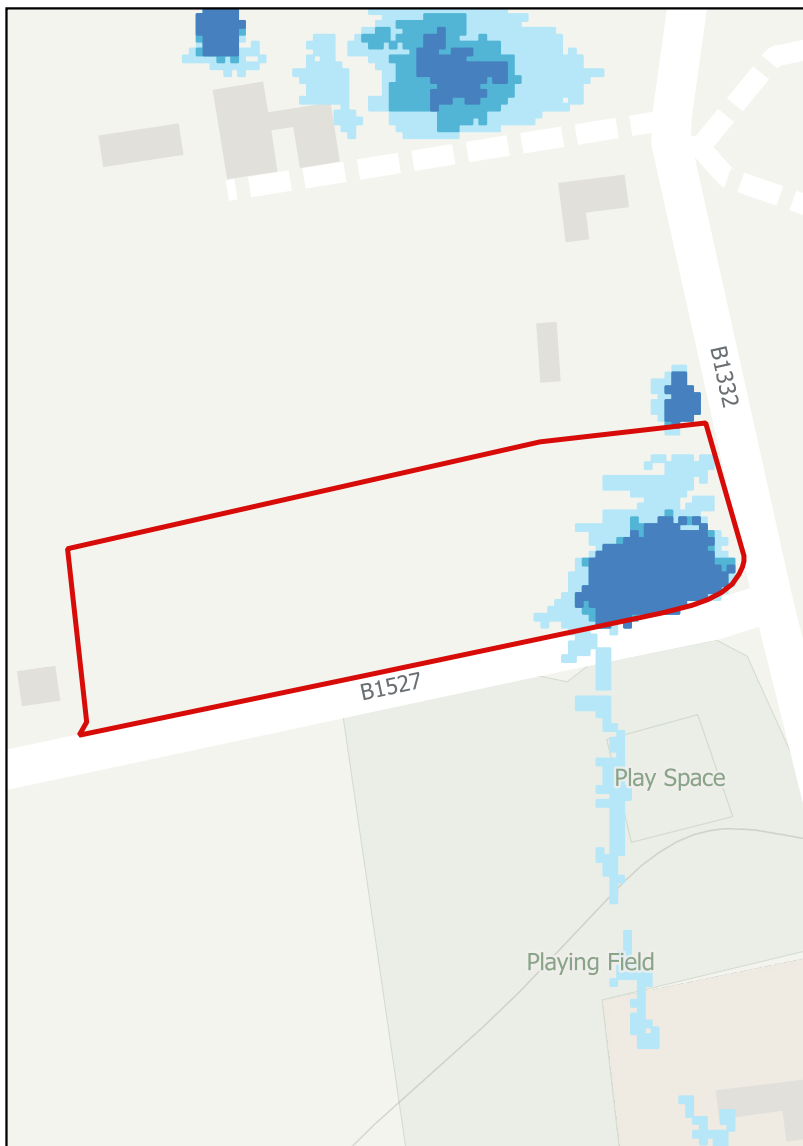
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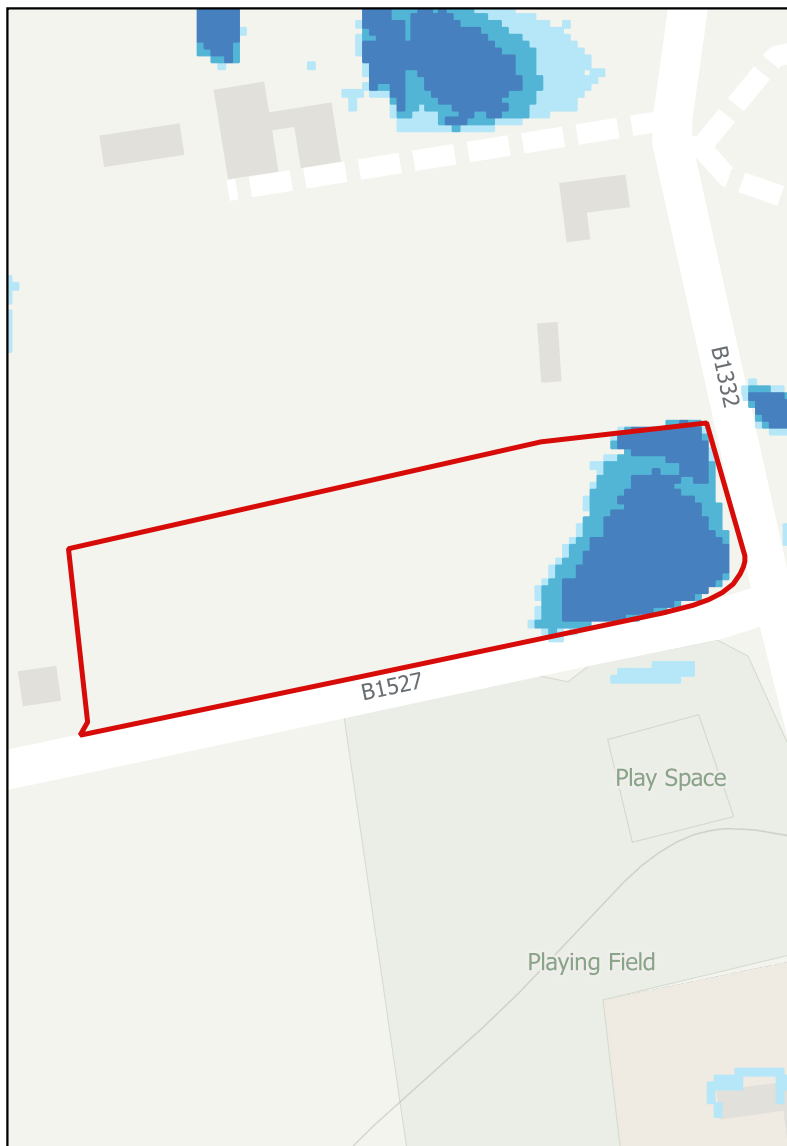
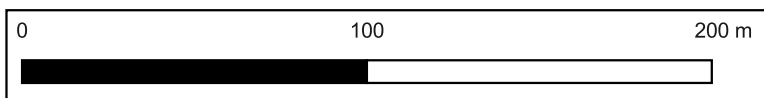
Woodton - SN0262 - Land North Of Church Road

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

- South Norfolk District
- Site boundary
- High Risk (>3.3% Annual Probability)
- Medium Risk (1% - 3.3% Annual Probability)
- Low Risk (0.1% to 1% Annual Probability)
- Very Low Risk (<0.1% Annual Probability)

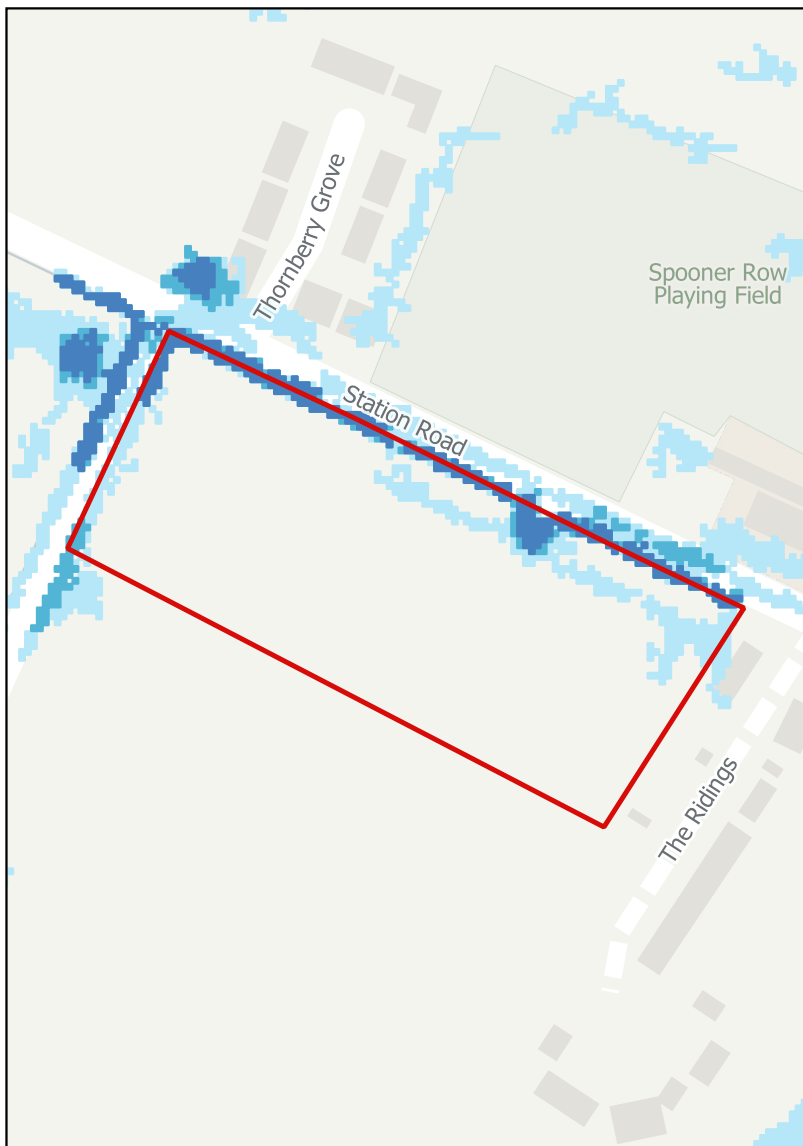
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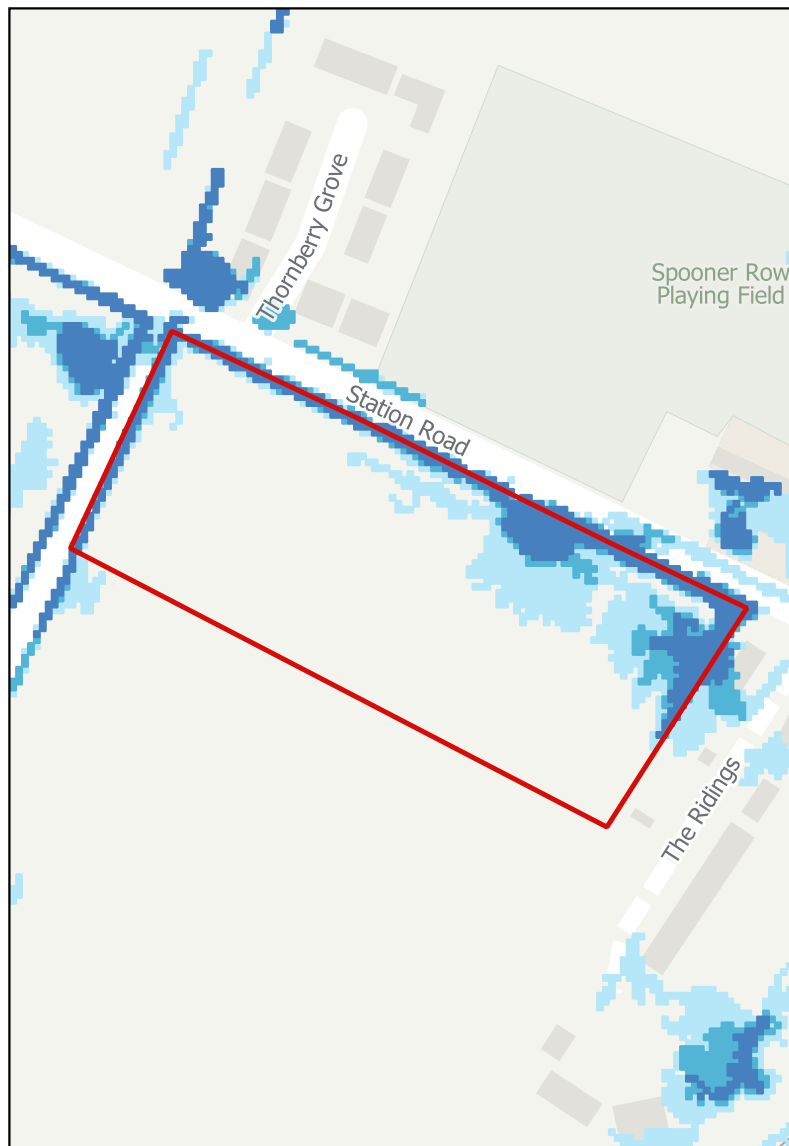
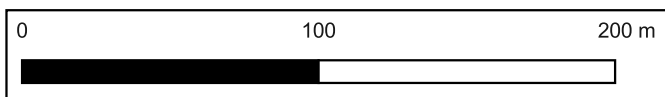
Spooner Row VCSP02 Station Rd/West Queensland

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

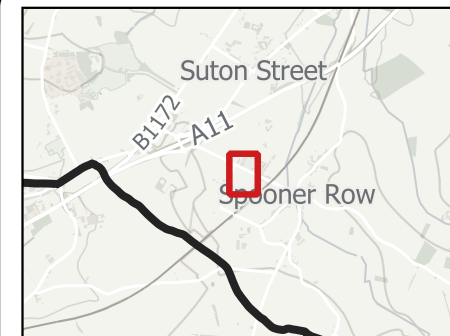
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

-  South Norfolk District
-  Site boundary
-  High Risk (>3.3% Annual Probability)
-  Medium Risk (1% - 3.3% Annual Probability)
-  Low Risk (0.1% to 1% Annual Probability)
-  Very Low Risk (<0.1% Annual Probability)

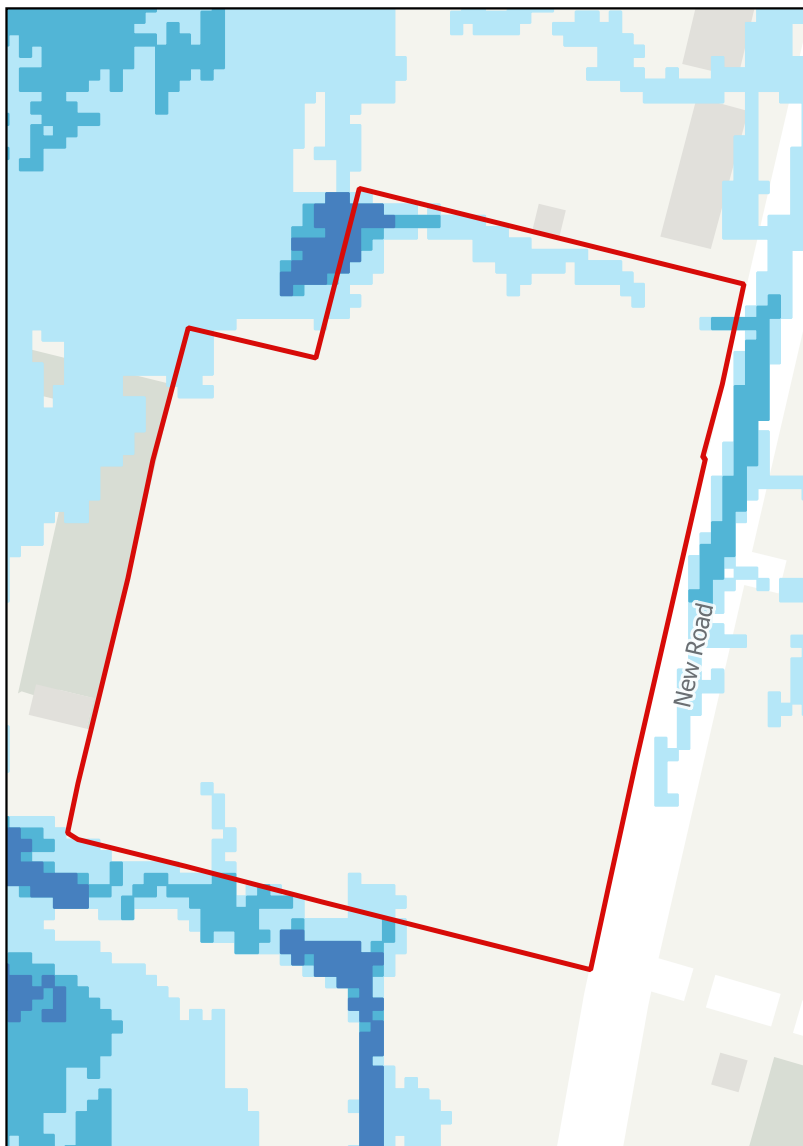
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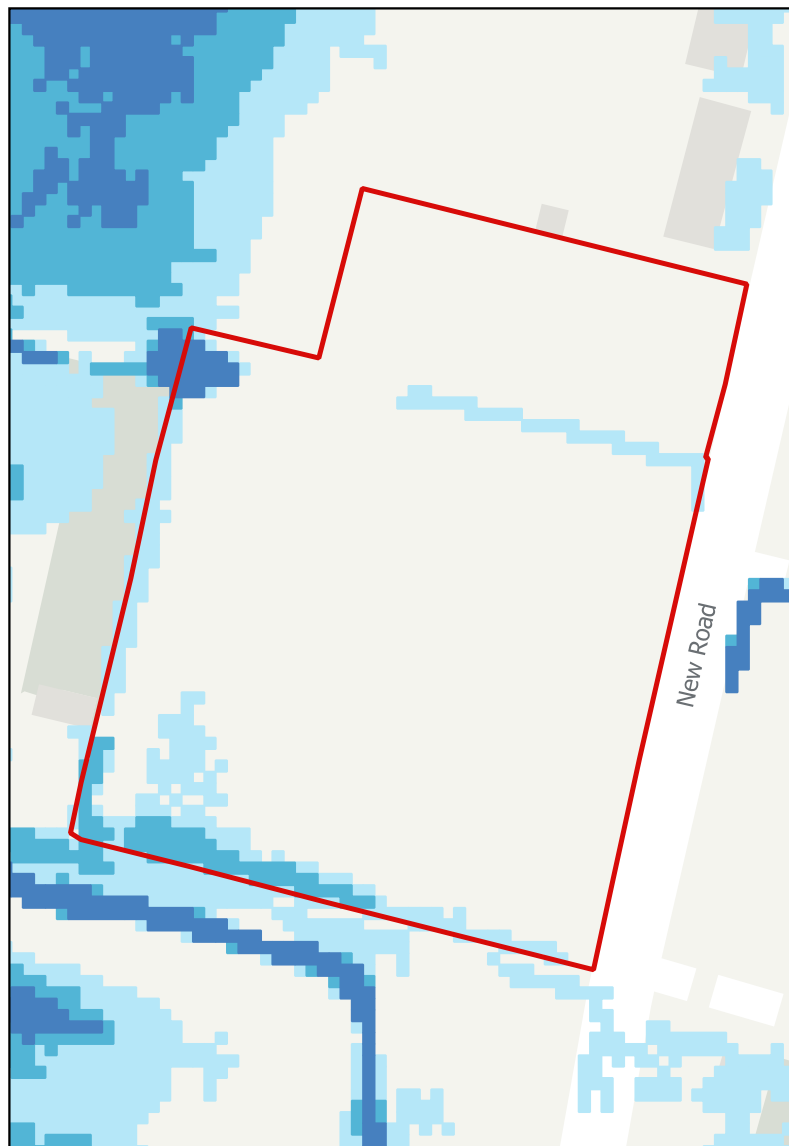
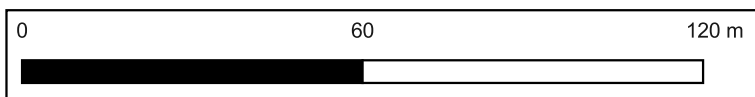
Ashwellthorpe - VCASH1 - Land To West Of New Rd

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

-  South Norfolk District
-  Site boundary
-  High Risk (>3.3% Annual Probability)
-  Medium Risk (1% - 3.3% Annual Probability)
-  Low Risk (0.1% to 1% Annual Probability)
-  Very Low Risk (<0.1% Annual Probability)

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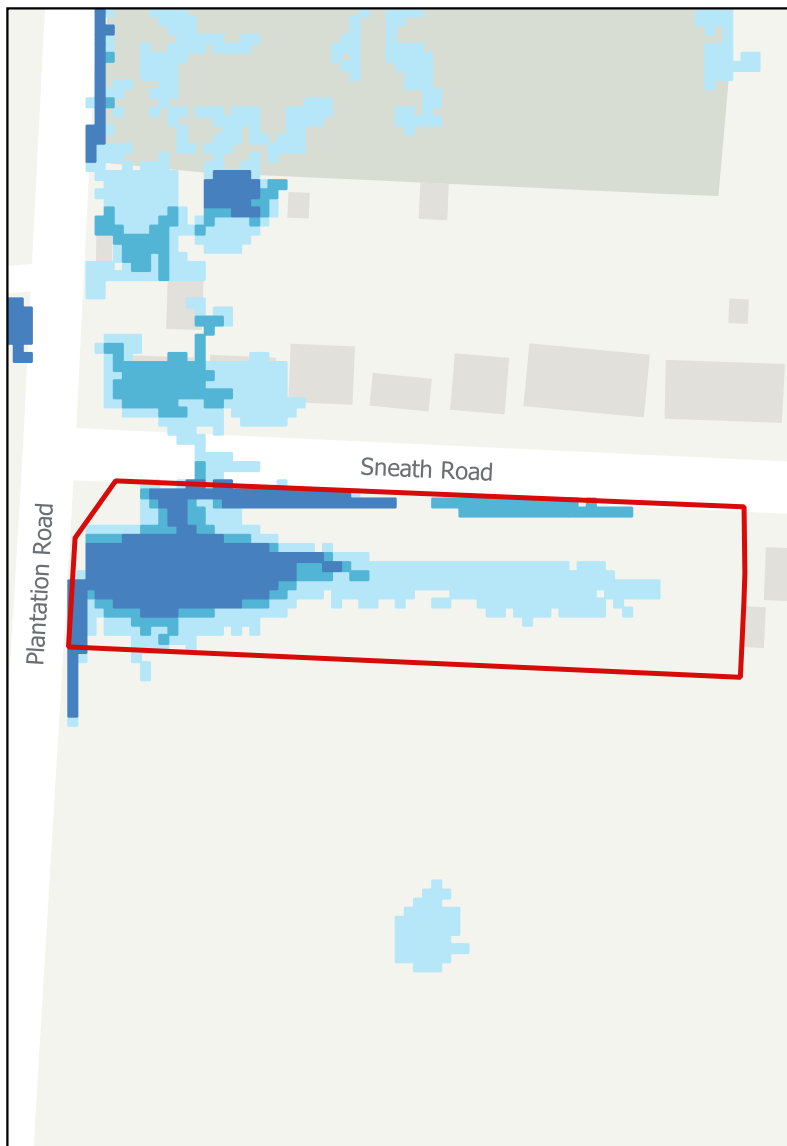
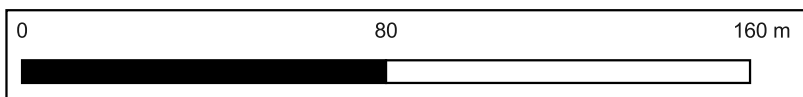
Aslacton - SN2118 - South Of Sneath Road

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

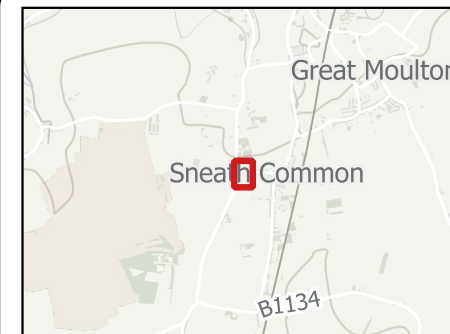
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

- South Norfolk District
- Site boundary
- High Risk (>3.3% Annual Probability)
- Medium Risk (1% - 3.3% Annual Probability)
- Low Risk (0.1% to 1% Annual Probability)
- Very Low Risk (<0.1% Annual Probability)

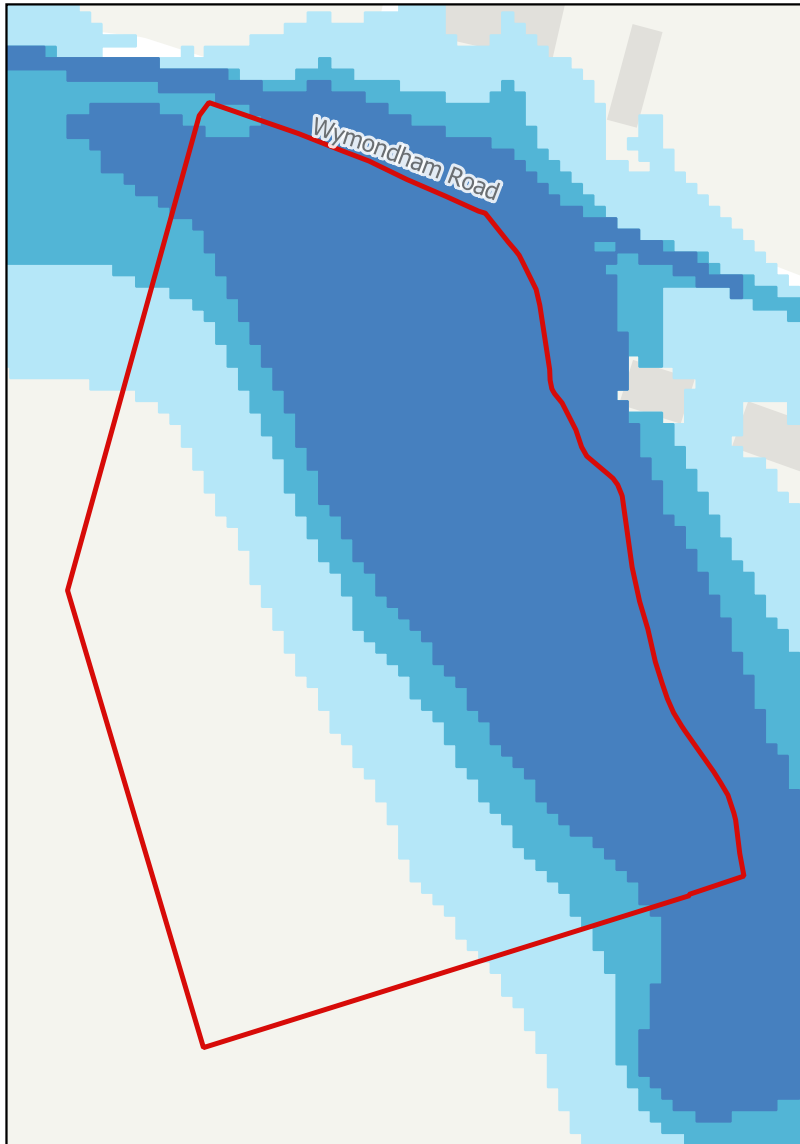
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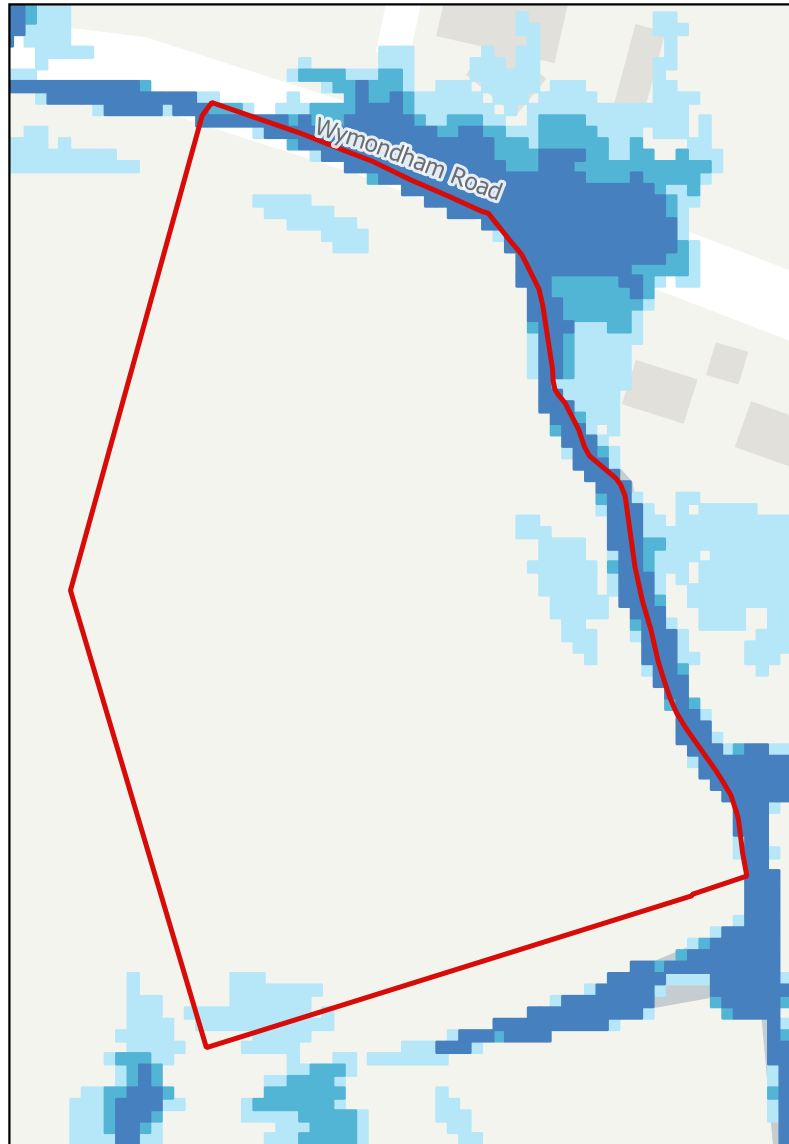
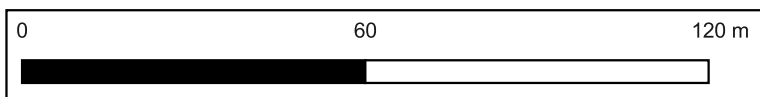
Wreningham - SN2183REV - South Of Wymondham Road

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

-  South Norfolk District
-  Site boundary
-  High Risk (>3.3% Annual Probability)
-  Medium Risk (1% - 3.3% Annual Probability)
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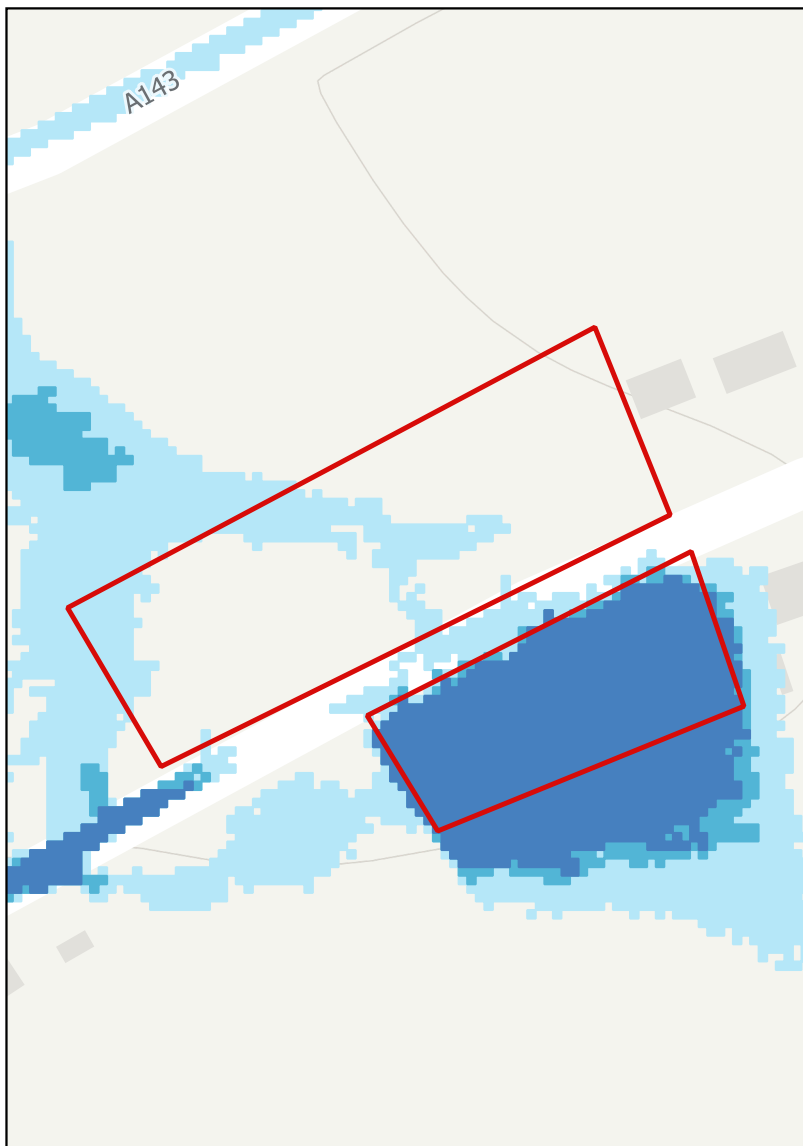
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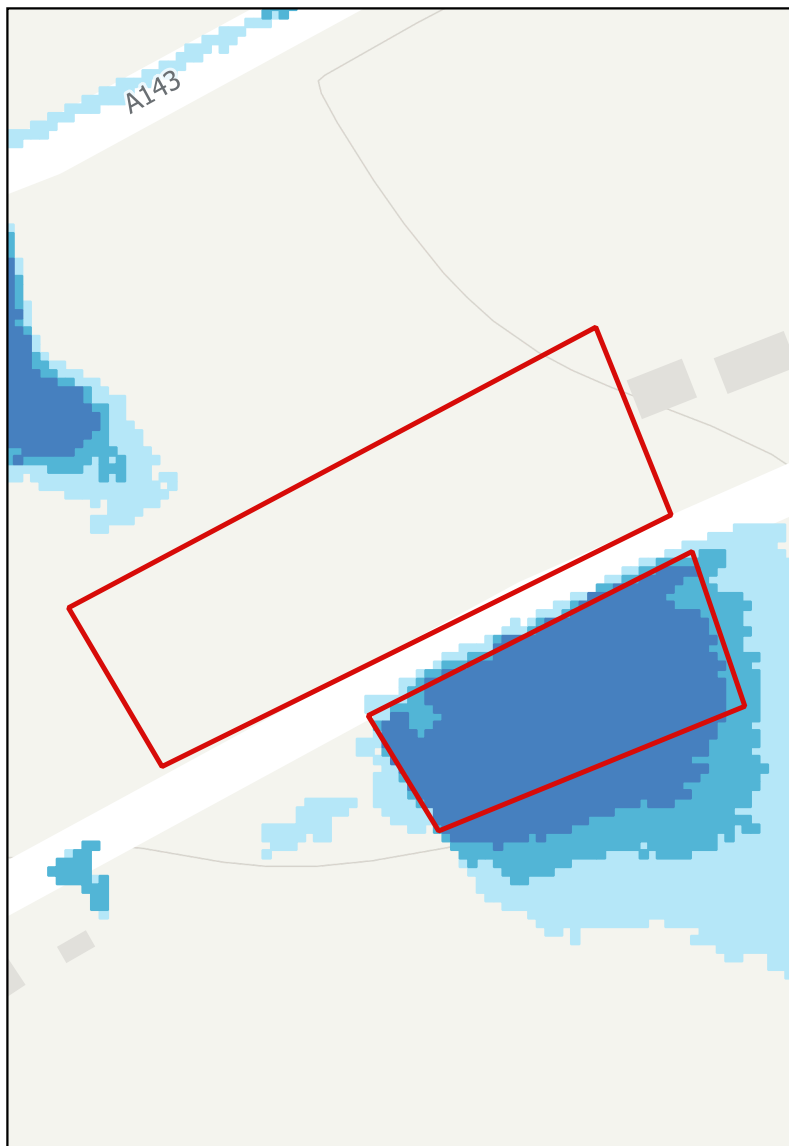
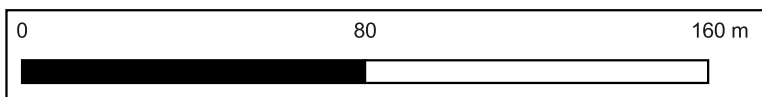
Wortwell - VCWOR1 - Land At Mill Hill, High Road

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

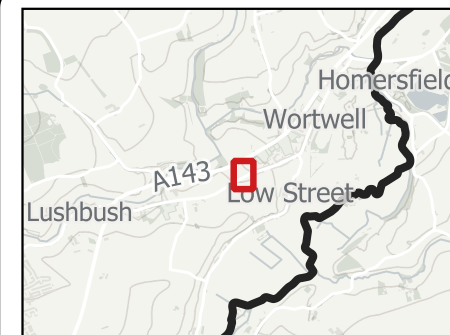
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

- South Norfolk District
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- High Risk (>3.3% Annual Probability)
- Medium Risk (1% - 3.3% Annual Probability)
- Low Risk (0.1% to 1% Annual Probability)
- Very Low Risk (<0.1% Annual Probability)

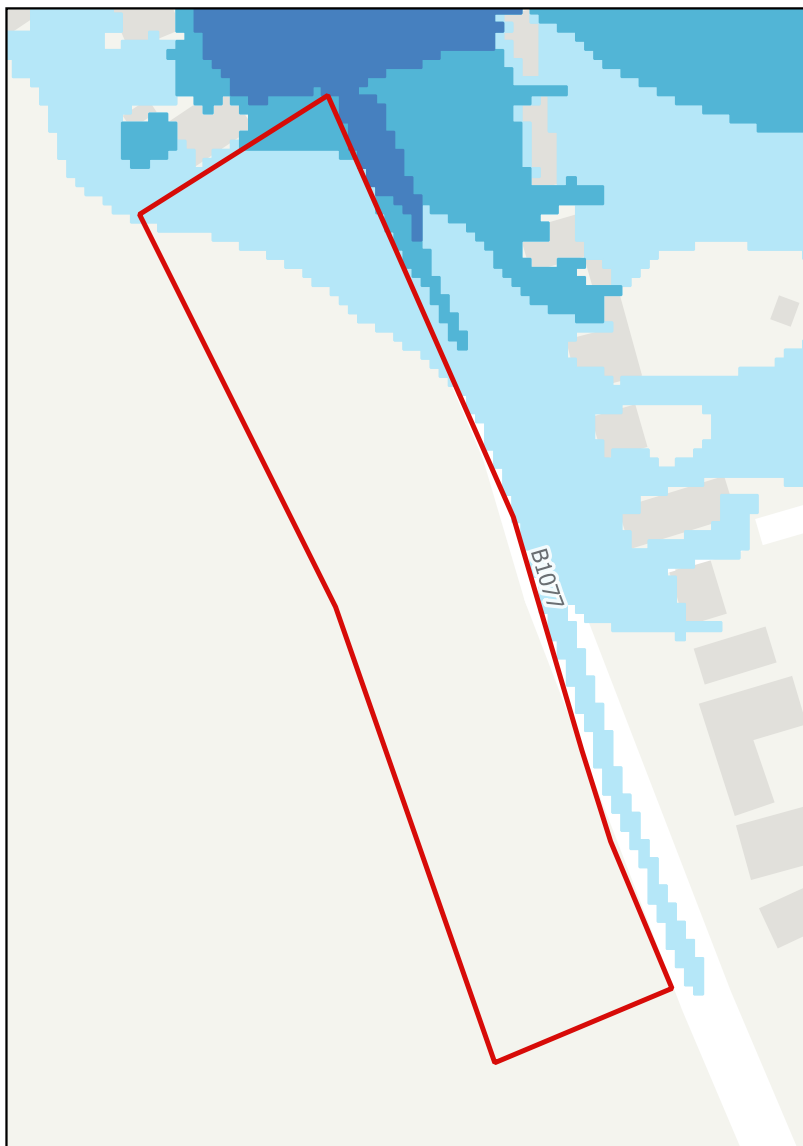
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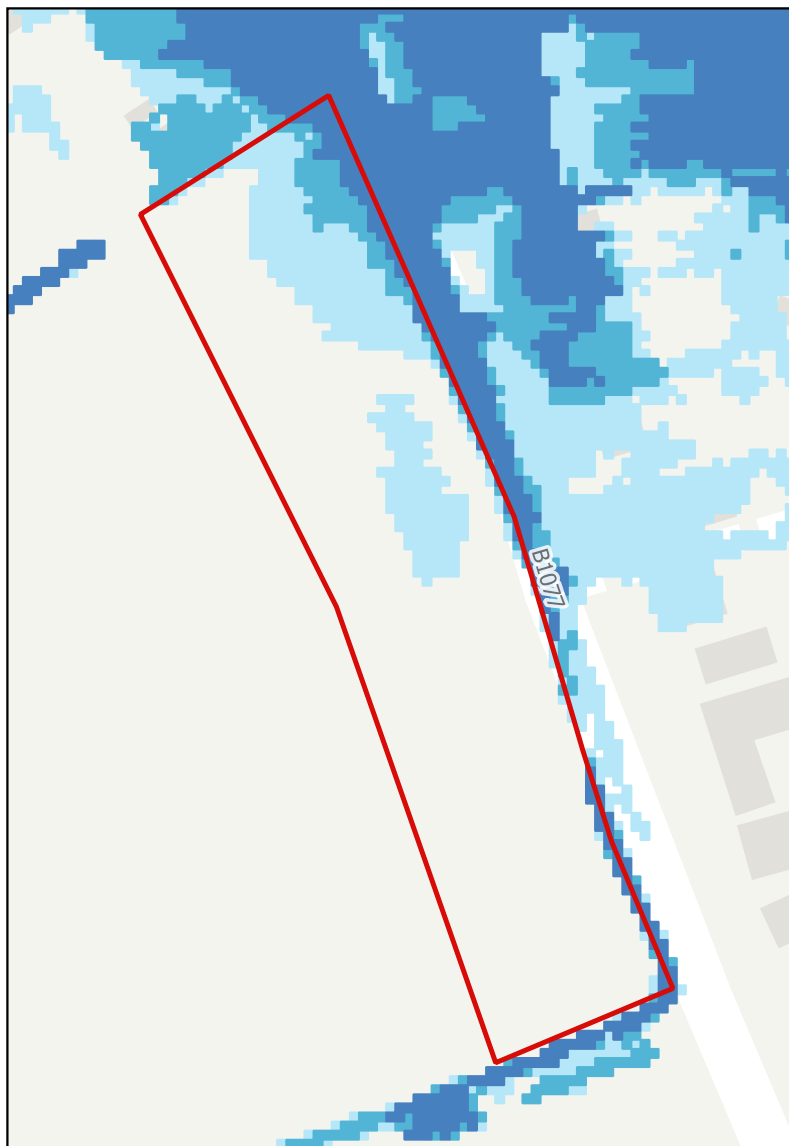
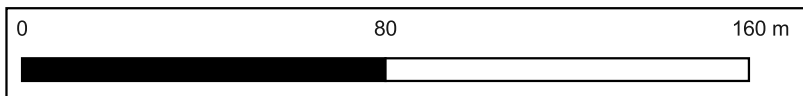
Winfarthing - VCWIN2 - Land West Mill Road

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

-  South Norfolk District
-  Site boundary
-  High Risk (>3.3% Annual Probability)
-  Medium Risk (1% - 3.3% Annual Probability)
-  Low Risk (0.1% to 1% Annual Probability)
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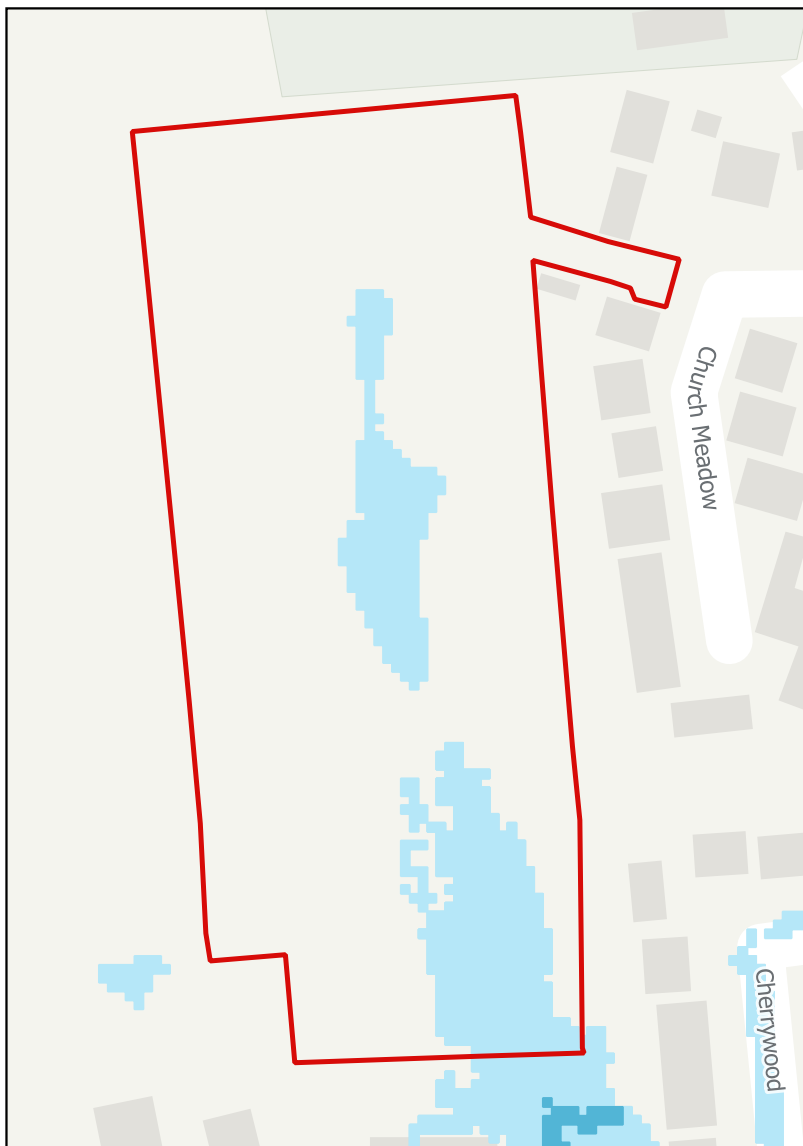
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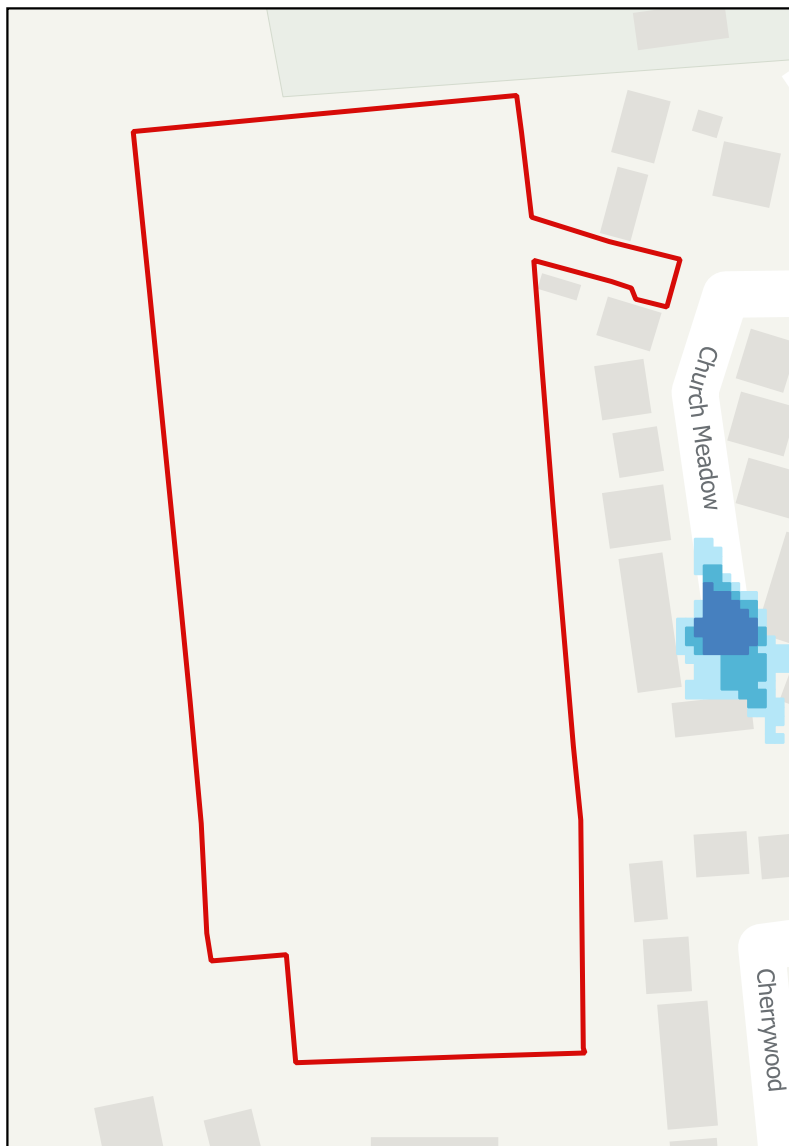
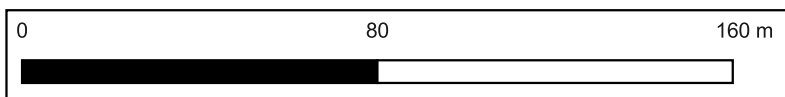
Alpington -VCALP1 - Land At Church Meadow

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

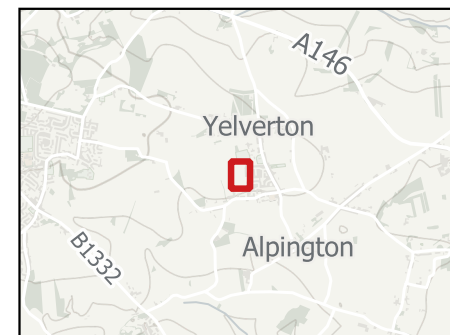
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

Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

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-  Medium Risk (1% - 3.3% Annual Probability)
-  Low Risk (0.1% to 1% Annual Probability)
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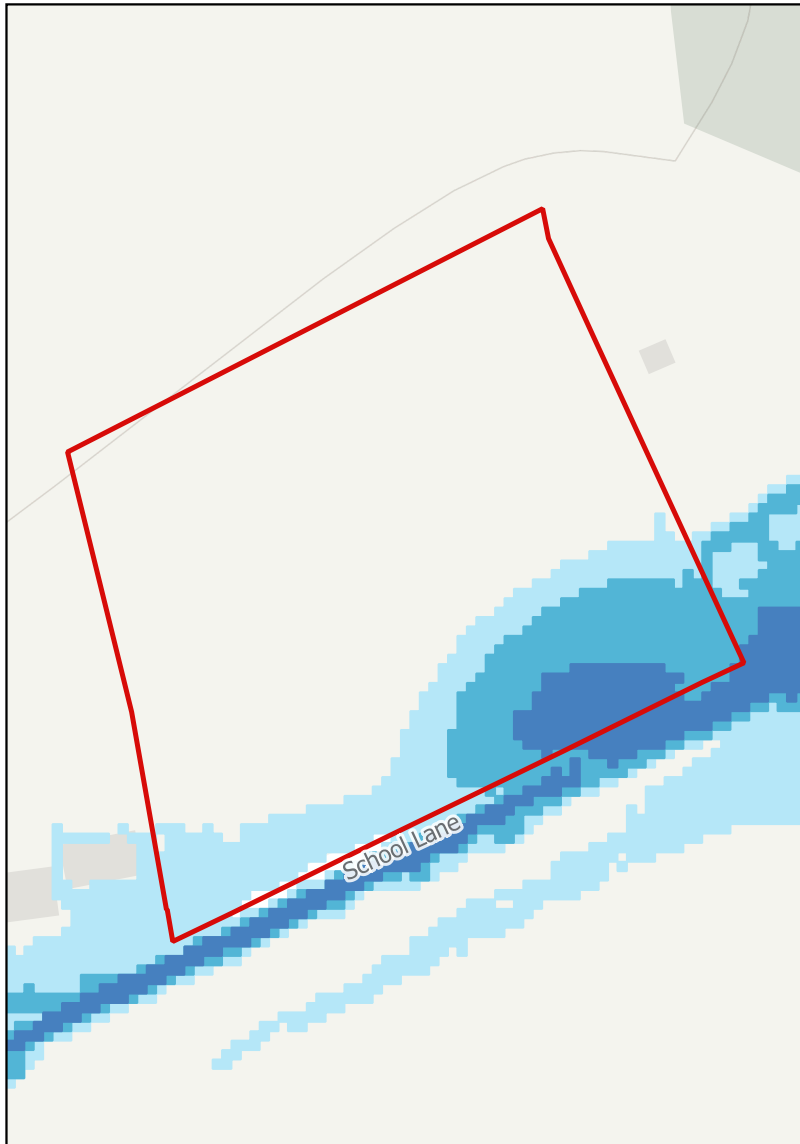
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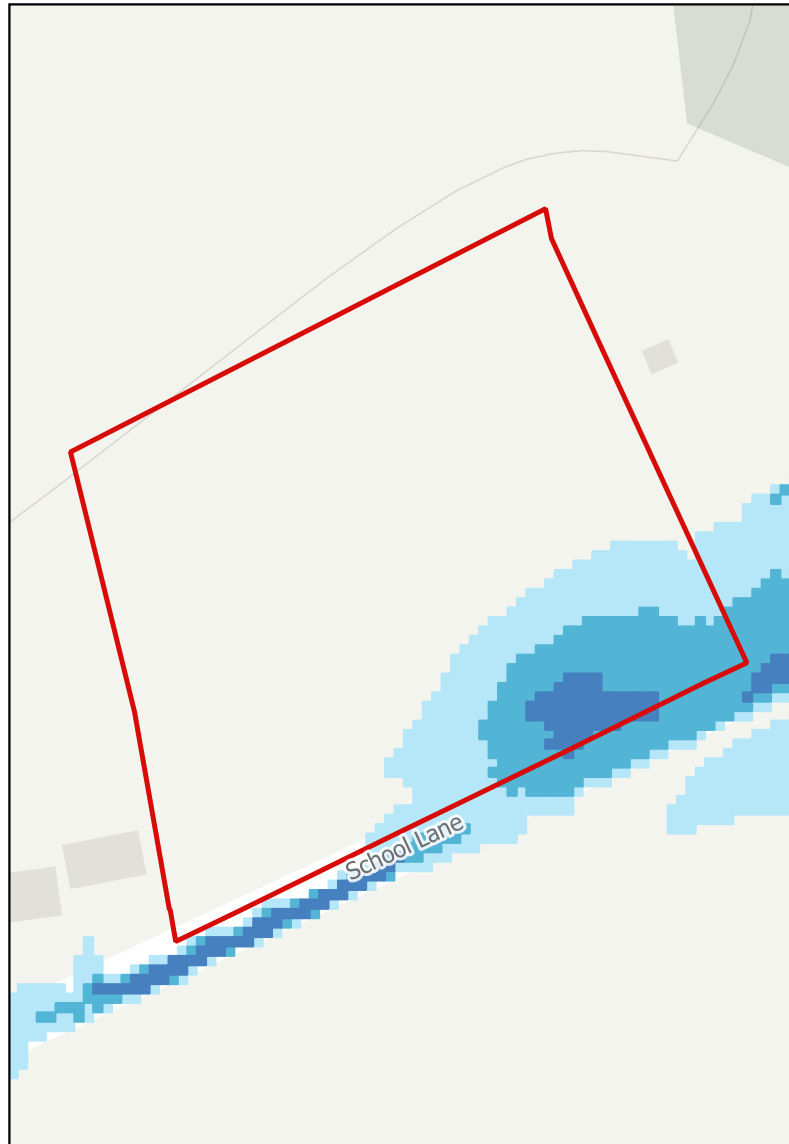
Little Melton - SN0488REV - Land North School Lane

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

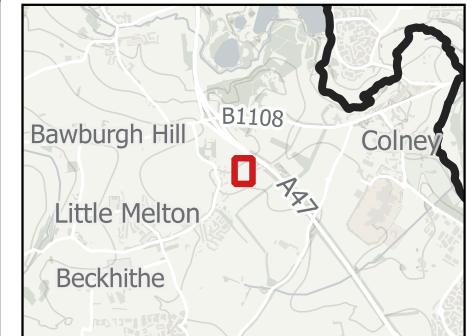
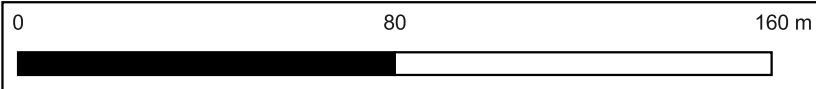
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Previous RoFSW mapping



New RoFSW mapping



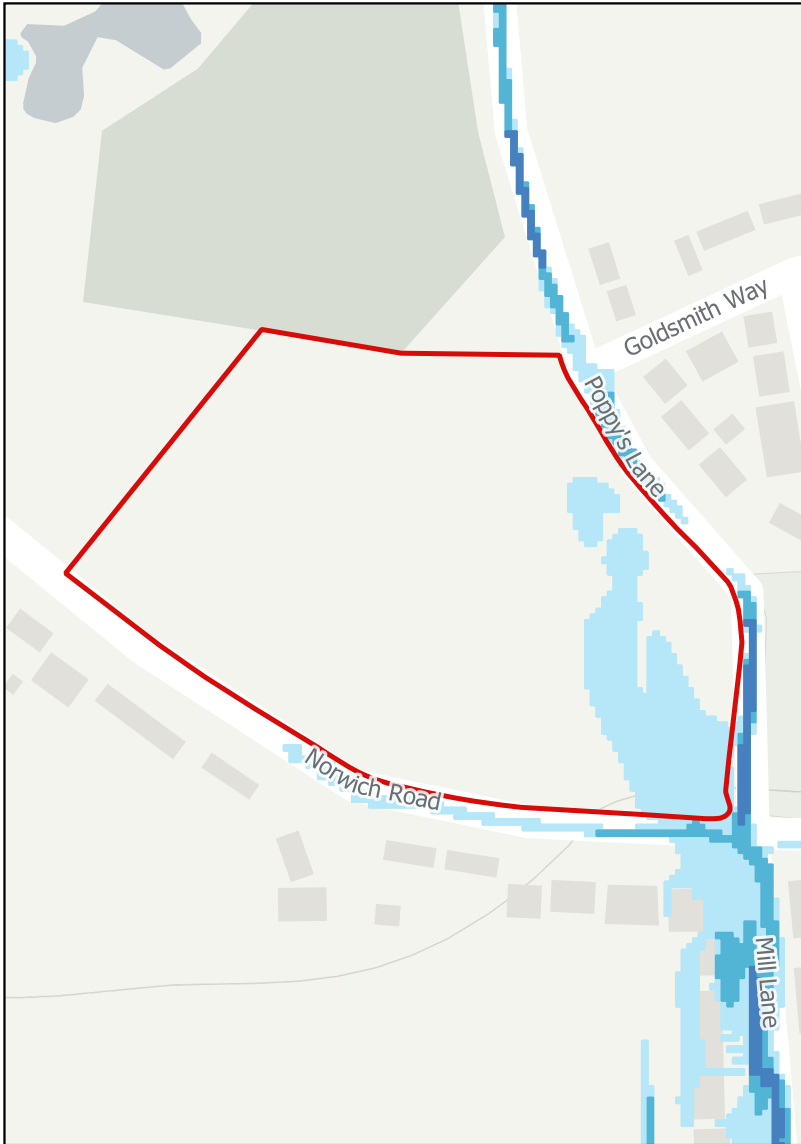
Risk of Flooding from Surface Water (RoFSW)

-  South Norfolk District
-  Site boundary
-  High Risk (>3.3% Annual Probability)
-  Medium Risk (1% - 3.3% Annual Probability)
-  Low Risk (0.1% to 1% Annual Probability)
-  Very Low Risk (<0.1% Annual Probability)

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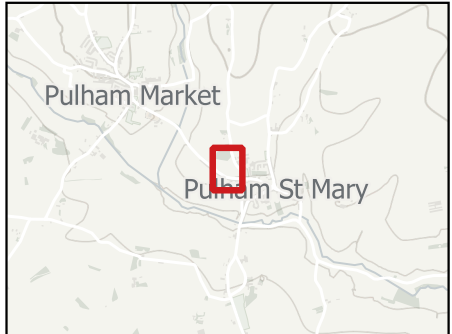
1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

-  South Norfolk District
-  Site boundary
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-  Low Risk (0.1% to 1% Annual Probability)
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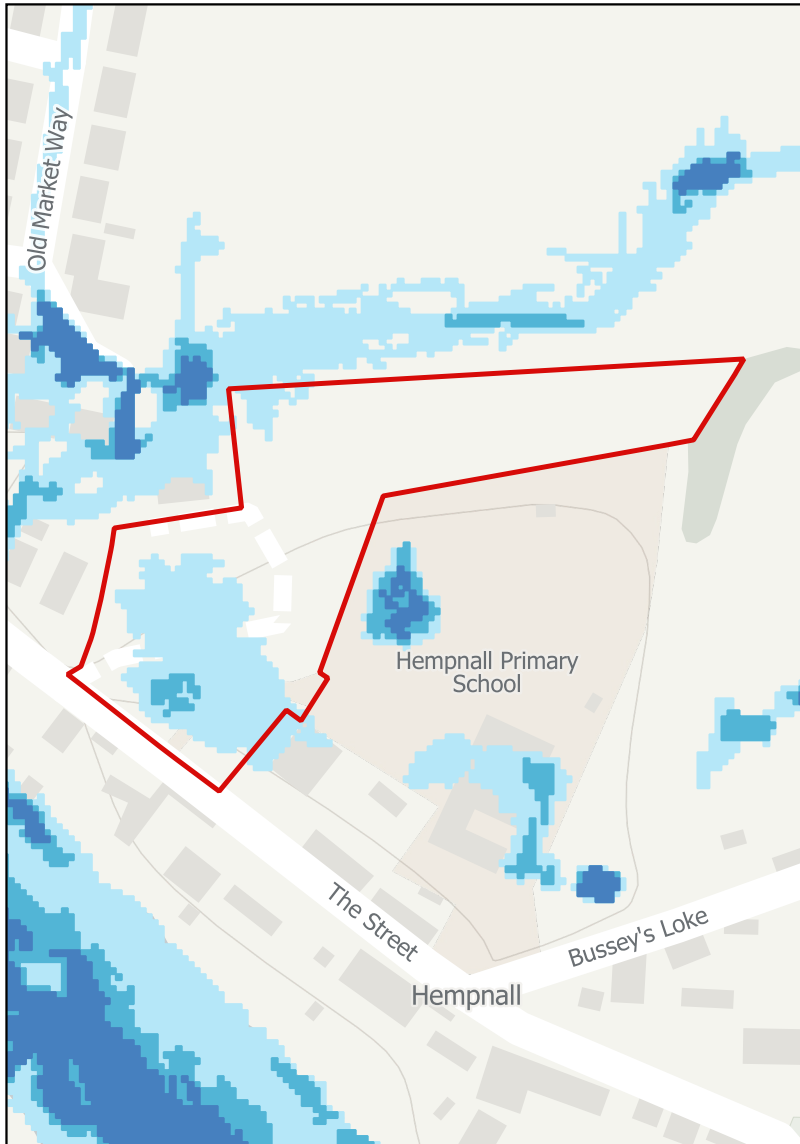
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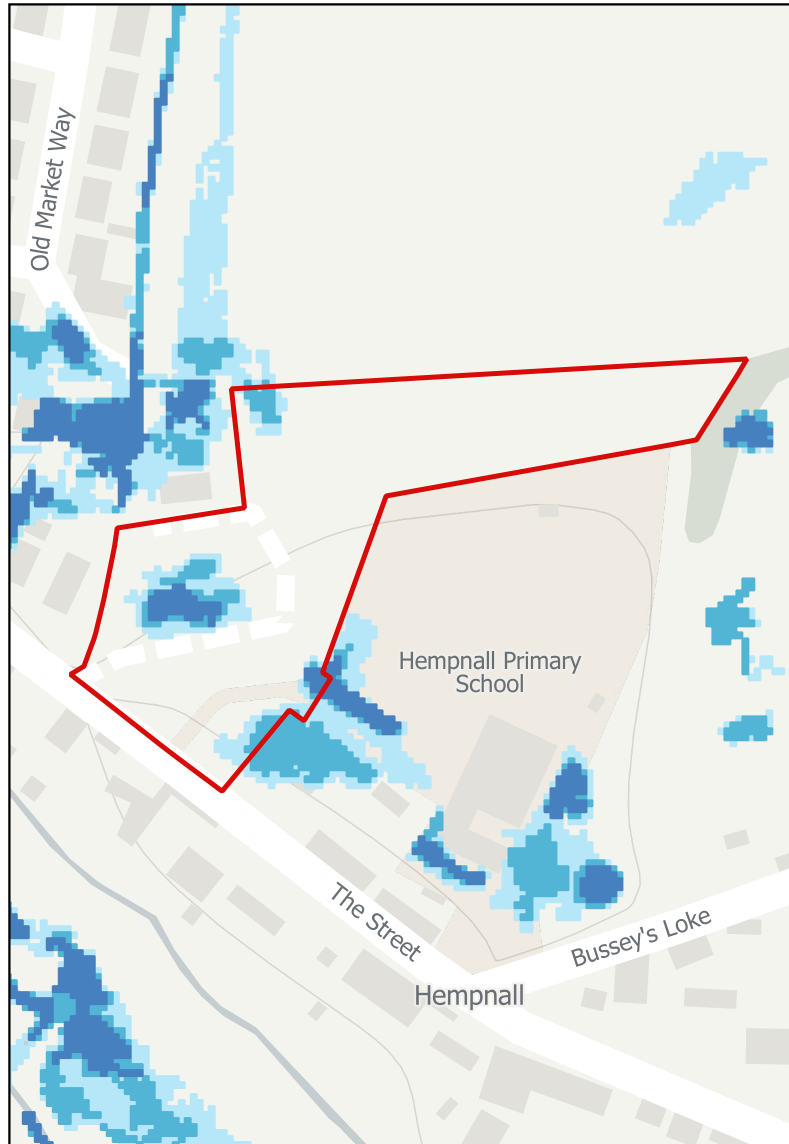
Hempnall - SN1015REV - Land Adj Primary School, The Street

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Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

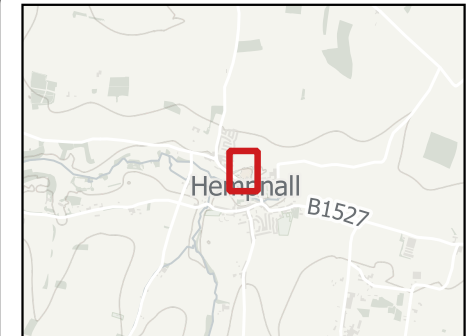
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

-  South Norfolk District
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-  Low Risk (0.1% to 1% Annual Probability)
-  Very Low Risk (<0.1% Annual Probability)

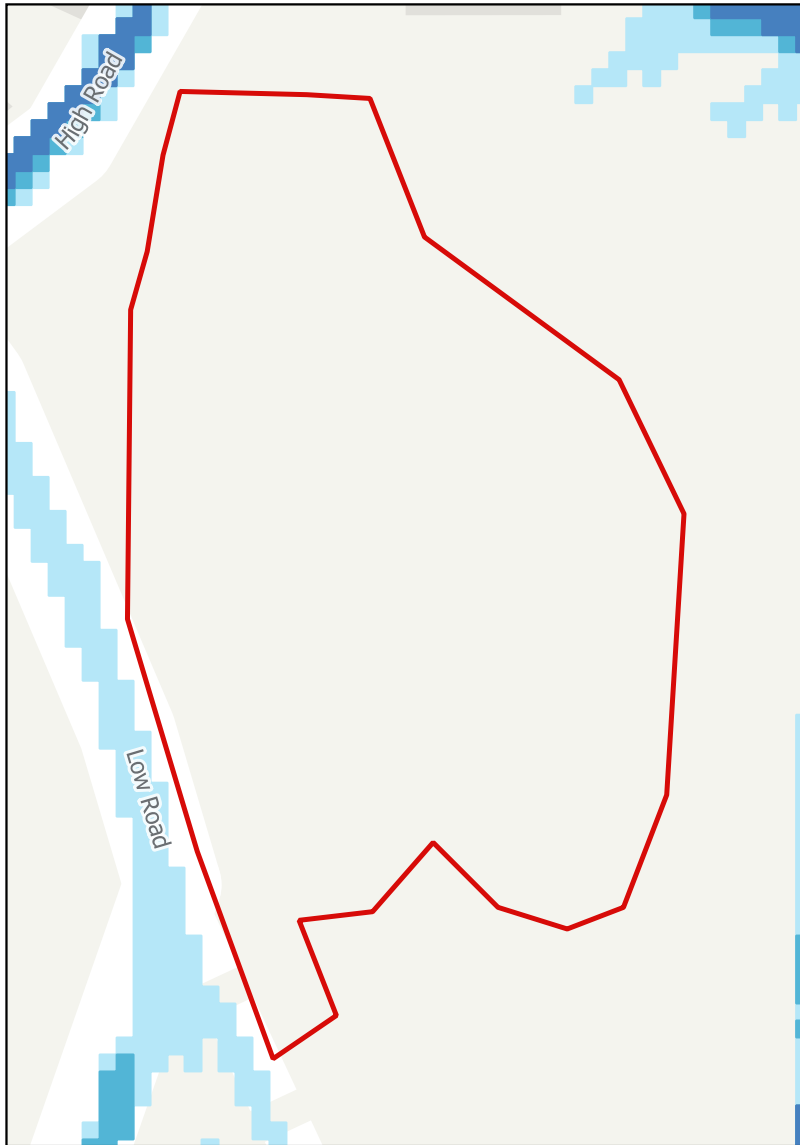
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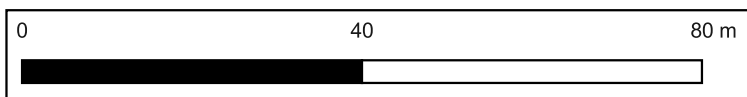
Wortwell - SN2036REV - Land Junc High Road & Low Road

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

-  South Norfolk District
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-  Very Low Risk (<0.1% Annual Probability)

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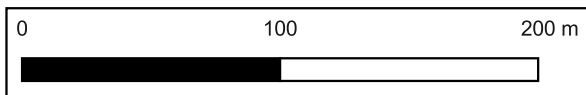
Gillingham - VCGIL1 - Land South Of GIL1 The Street

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

- South Norfolk District
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- Low Risk (0.1% to 1% Annual Probability)
- Very Low Risk (<0.1% Annual Probability)

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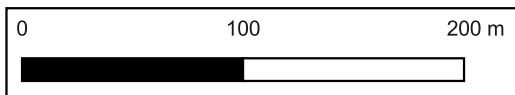
Gillingham - VCGIL1 REV - Land South The Street

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

- South Norfolk District
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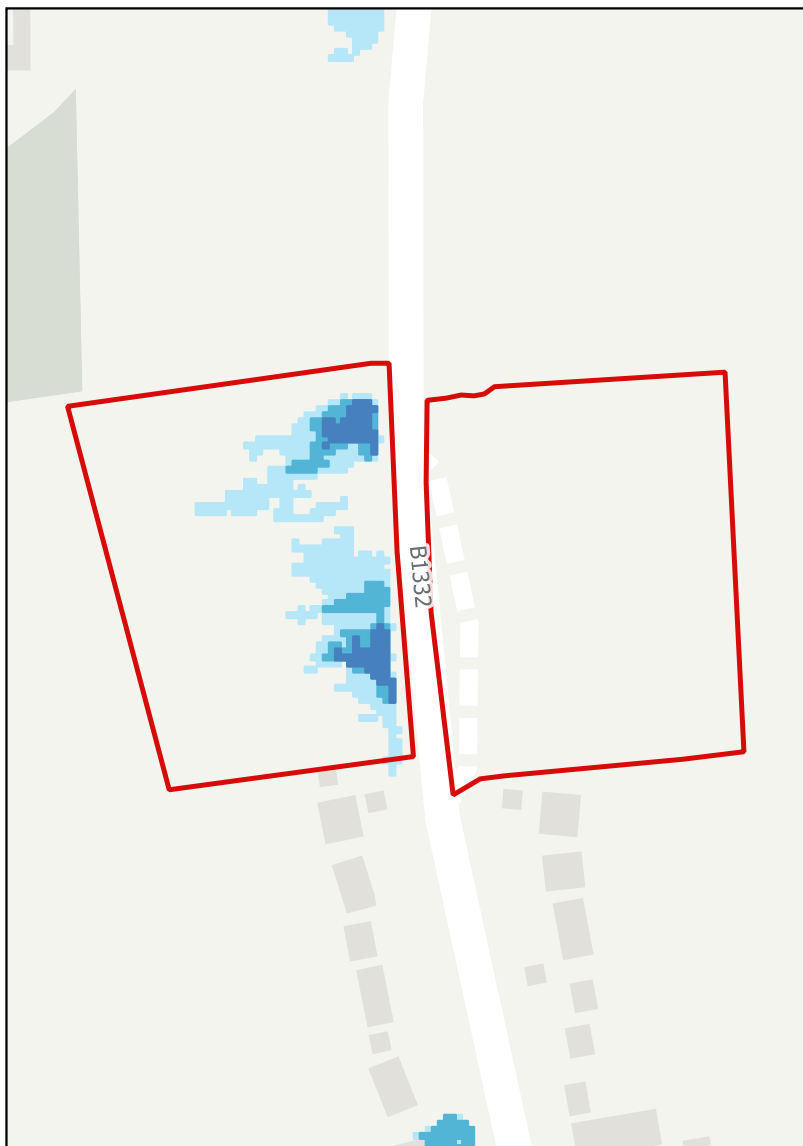
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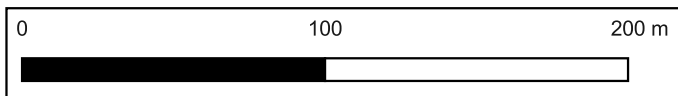
Brooke - VCBRO1 - Land At Norwich Road

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

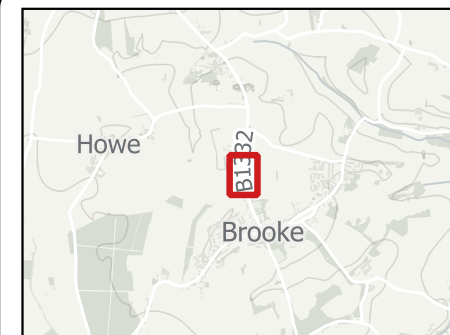
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

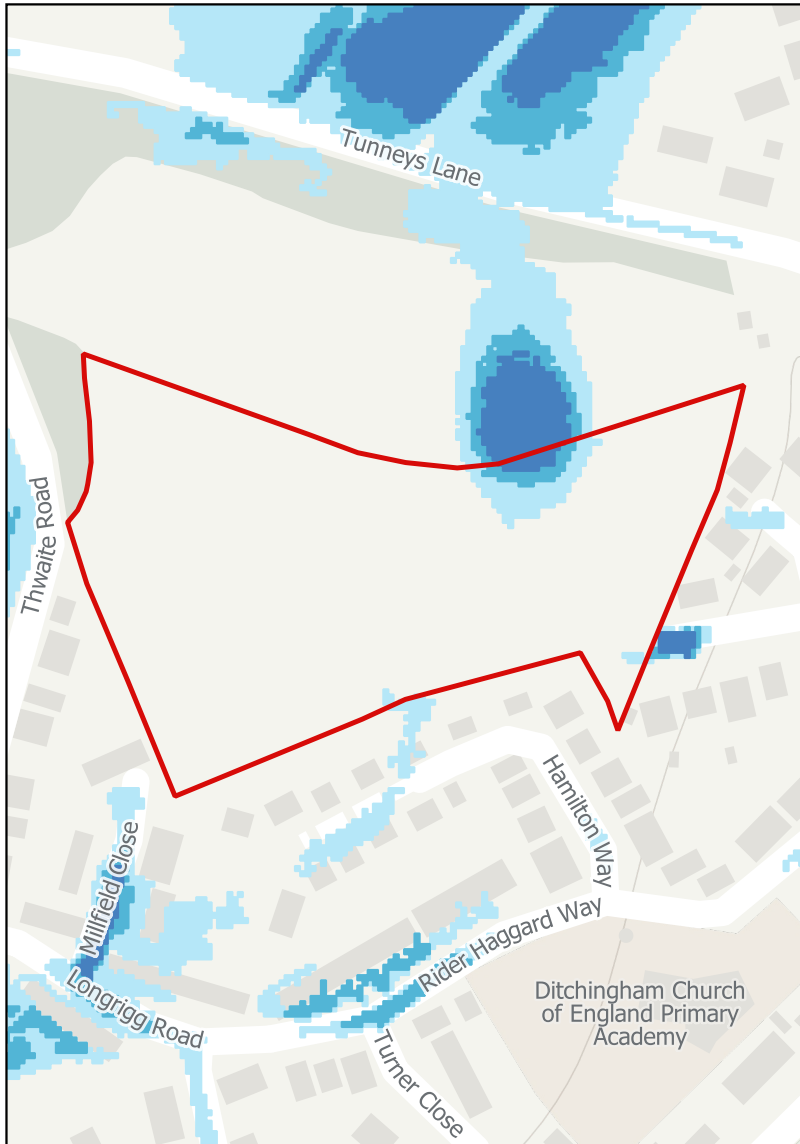
- South Norfolk District
- Site boundary
- High Risk (>3.3% Annual Probability)
- Medium Risk (1% - 3.3% Annual Probability)
- Low Risk (0.1% to 1% Annual Probability)
- Very Low Risk (<0.1% Annual Probability)

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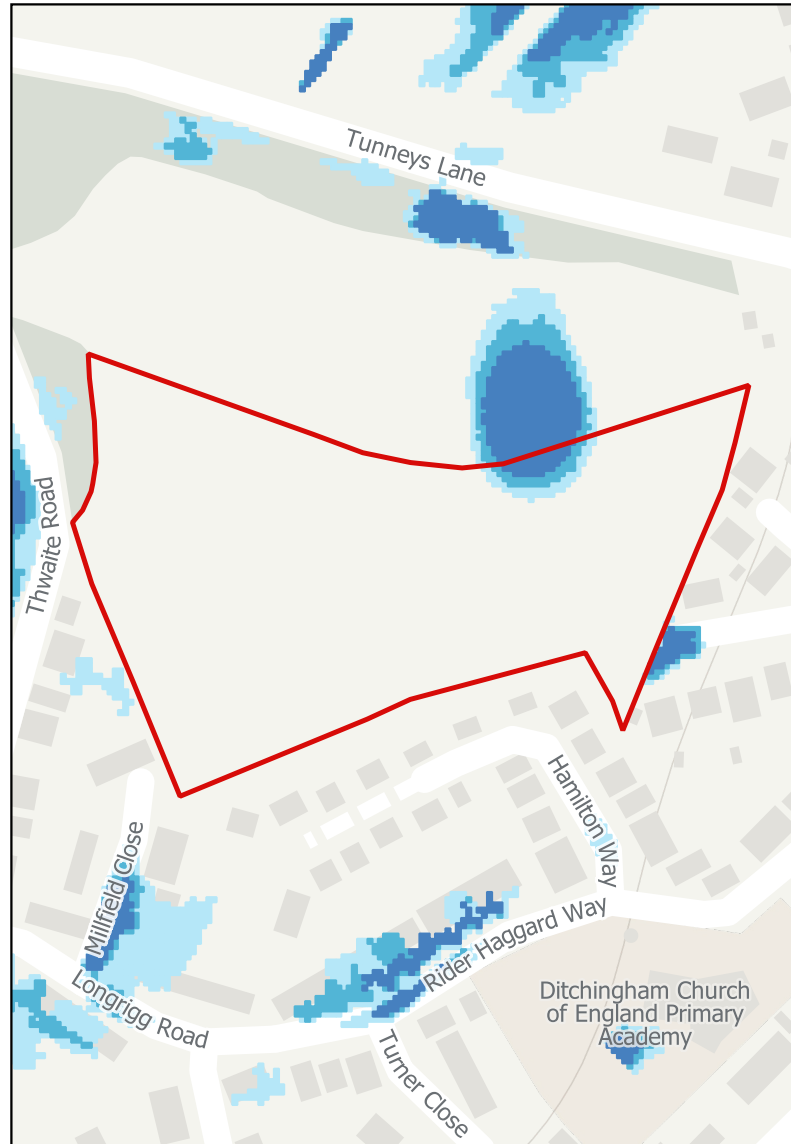
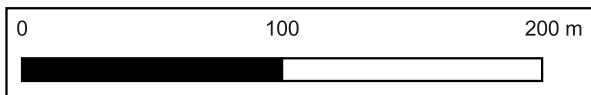
Ditchingham - VCDIT1REV - Land Between Thwaite Rd/Tunneys Ln

1 Broughton Park
 Old Lane North
 Broughton
 Skipton
 North Yorkshire
 BD23 3FD
 +44 (0)1756 799 919
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

-  South Norfolk District
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-  Low Risk (0.1% to 1% Annual Probability)
-  Very Low Risk (<0.1% Annual Probability)

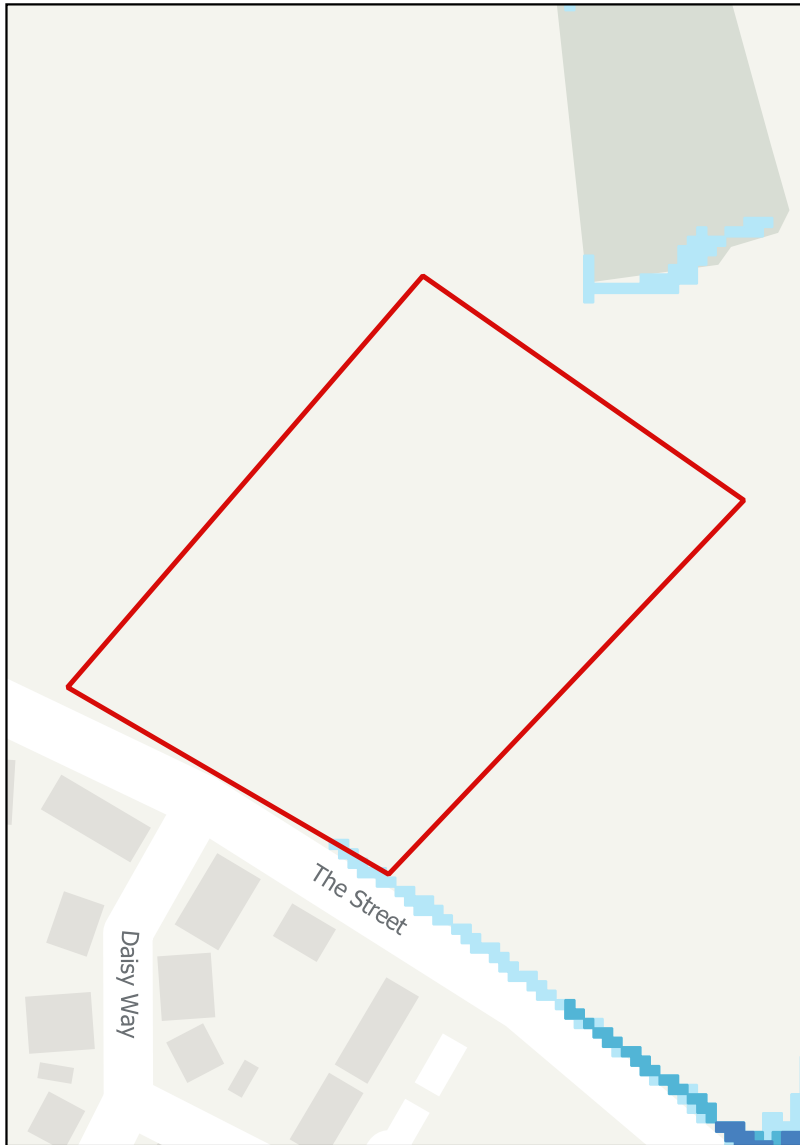
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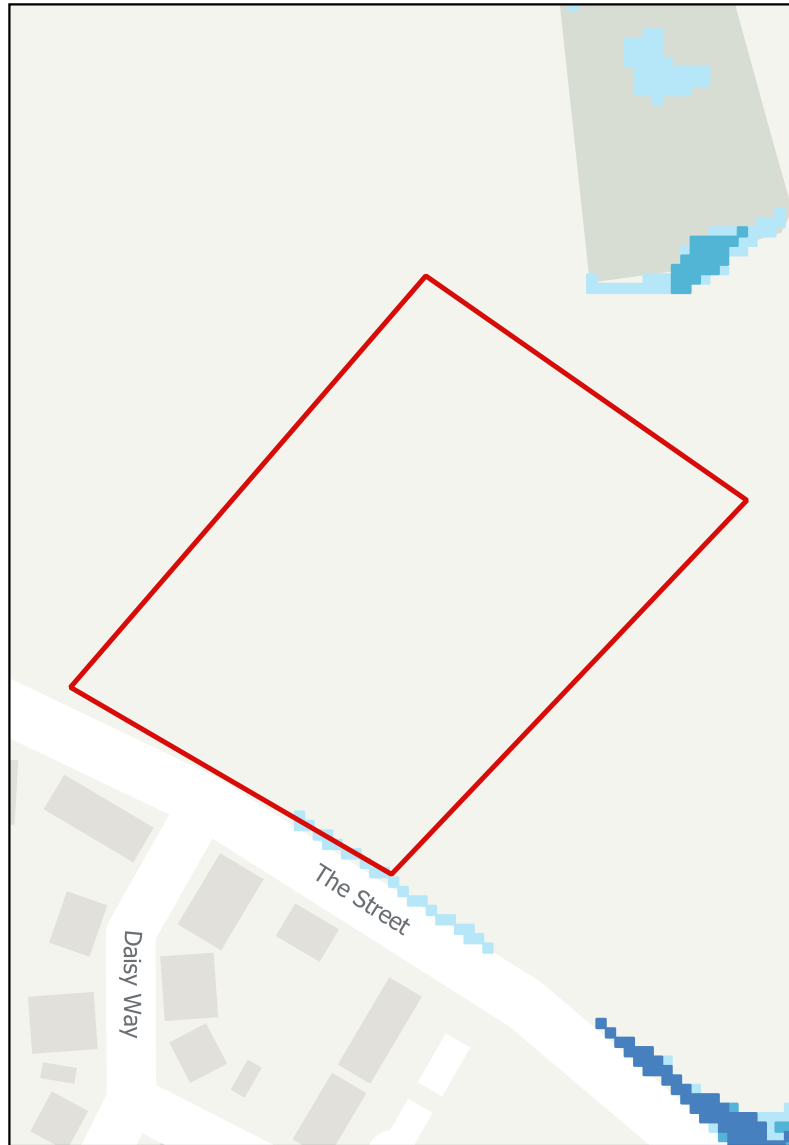
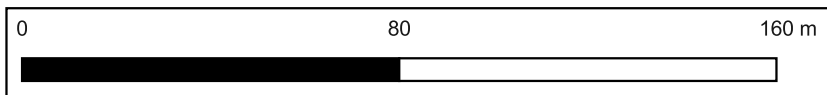
Gillingham - SN0274REVB - Land South A143 & A146 Roundabout

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

JBA
consulting



Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

- South Norfolk District
- Site boundary
- High Risk (>3.3% Annual Probability)
- Medium Risk (1% - 3.3% Annual Probability)
- Low Risk (0.1% to 1% Annual Probability)
- Very Low Risk (<0.1% Annual Probability)

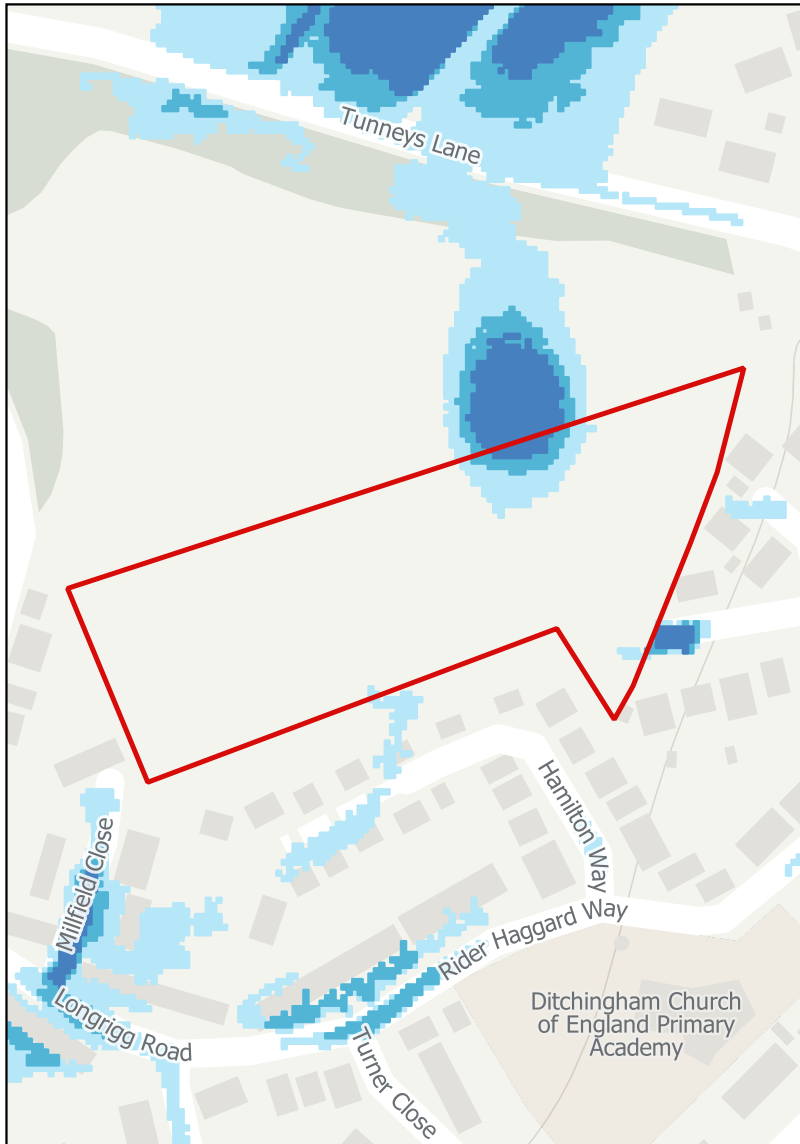
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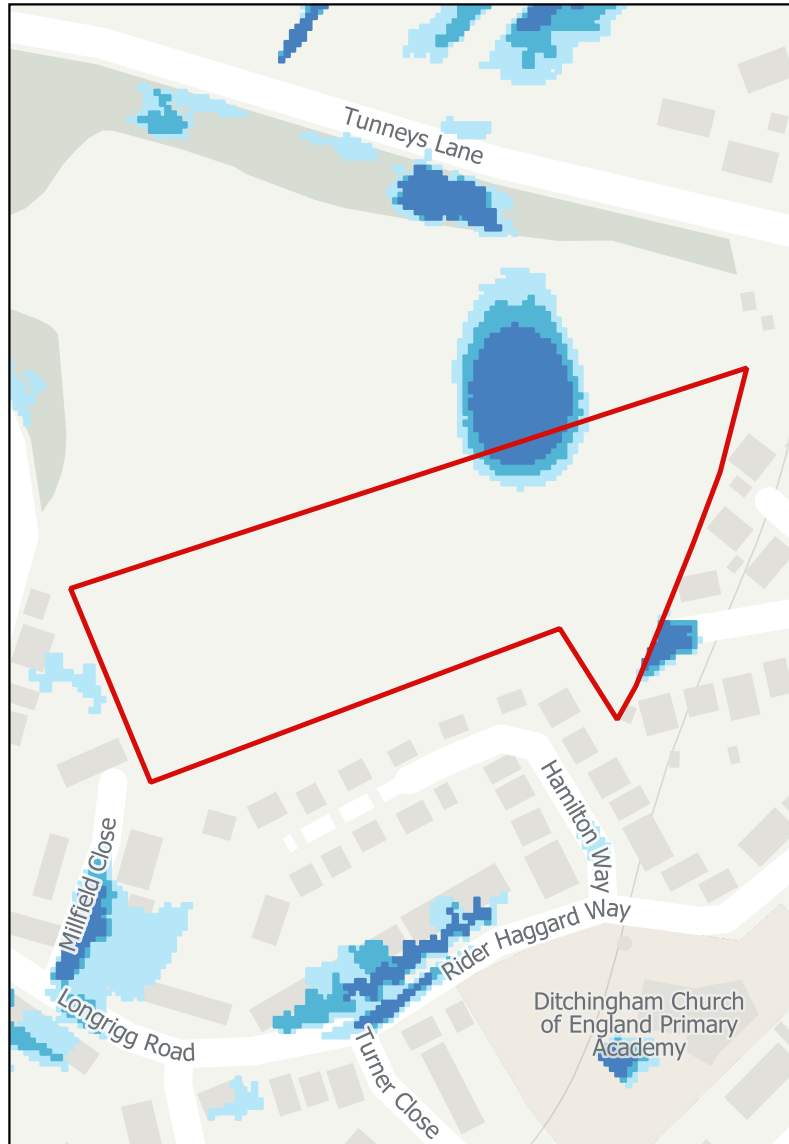
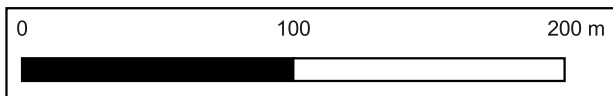
Ditchingham - VCDIT1 - Land Between Thwaite Rd/Tunneys Ln

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

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consulting



Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

- South Norfolk District
- Site boundary
- High Risk (>3.3% Annual Probability)
- Medium Risk (1% - 3.3% Annual Probability)
- Low Risk (0.1% to 1% Annual Probability)
- Very Low Risk (<0.1% Annual Probability)

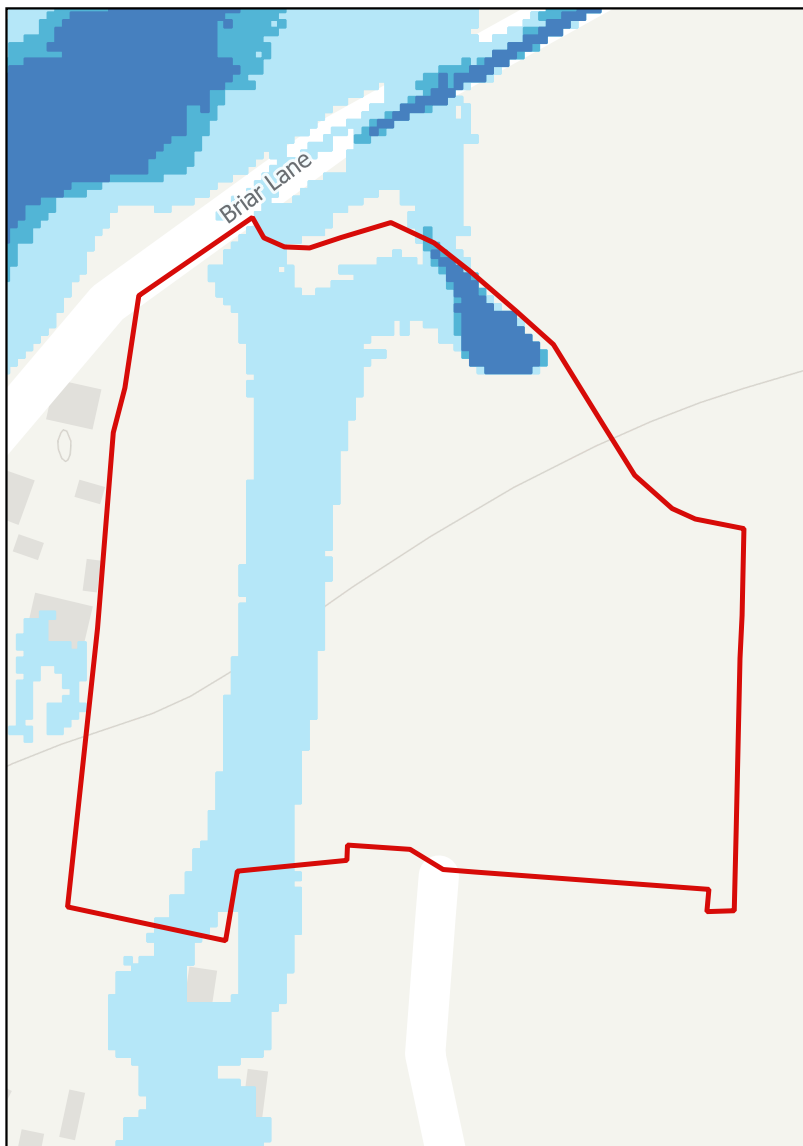
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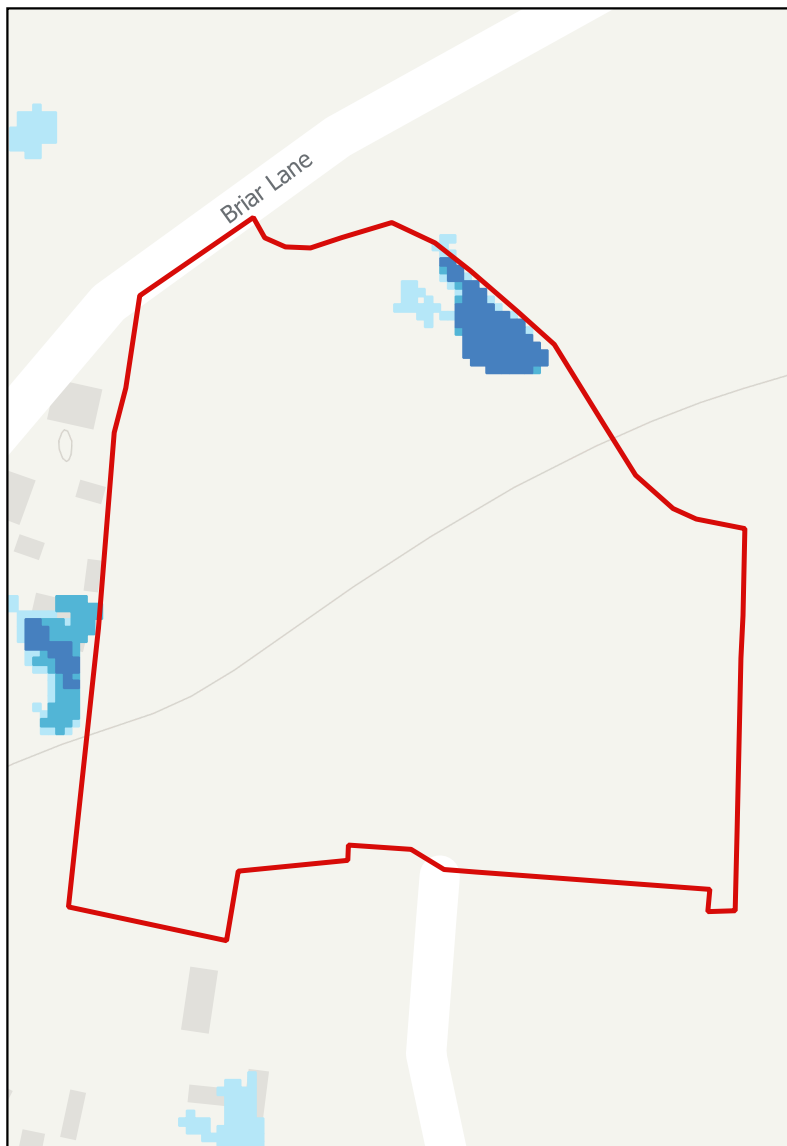
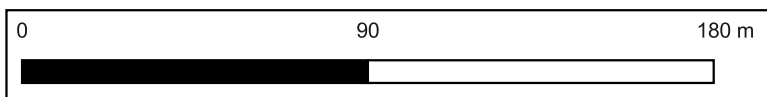
Hales - VCHAL1 - Land Off Briar Lane

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

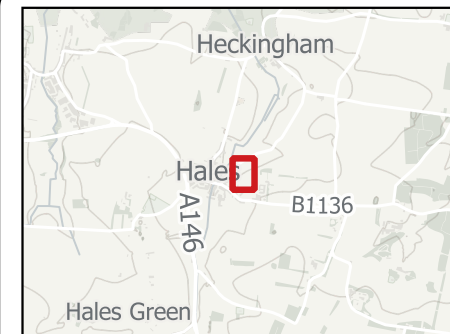
JBA
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

Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

-  South Norfolk District
-  Site boundary
-  High Risk (>3.3% Annual Probability)
-  Medium Risk (1% - 3.3% Annual Probability)
-  Low Risk (0.1% to 1% Annual Probability)
-  Very Low Risk (<0.1% Annual Probability)

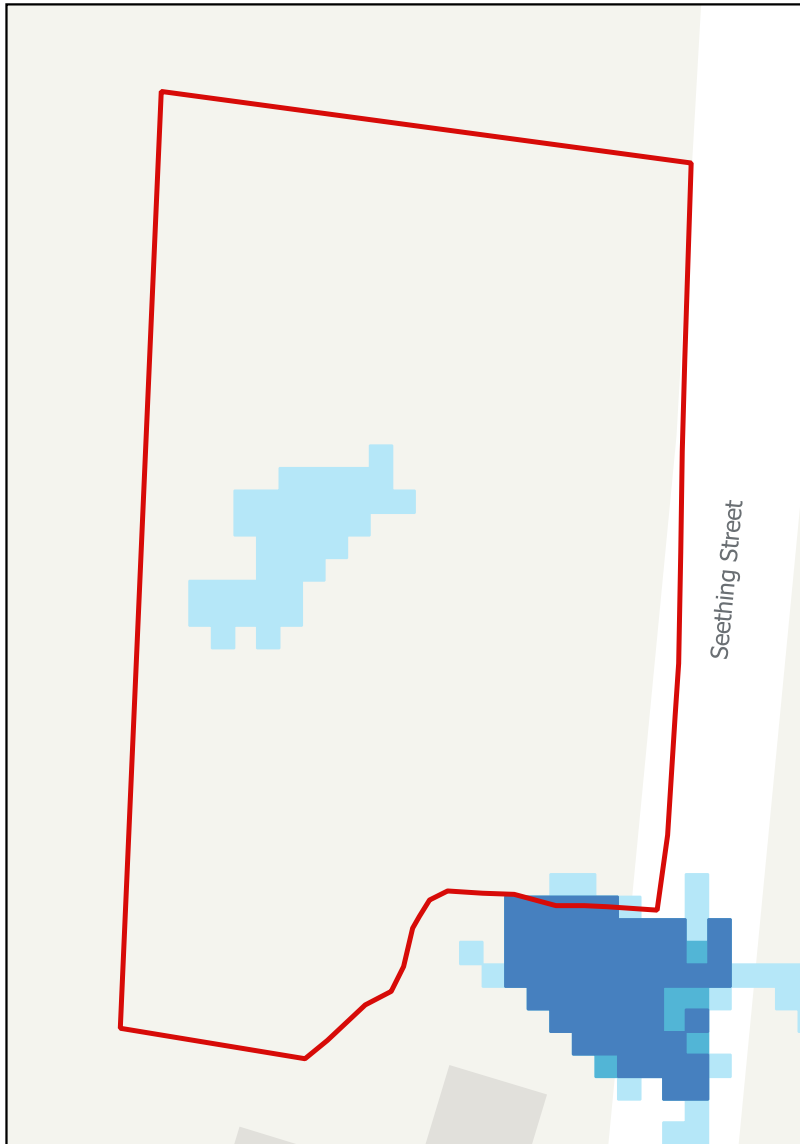
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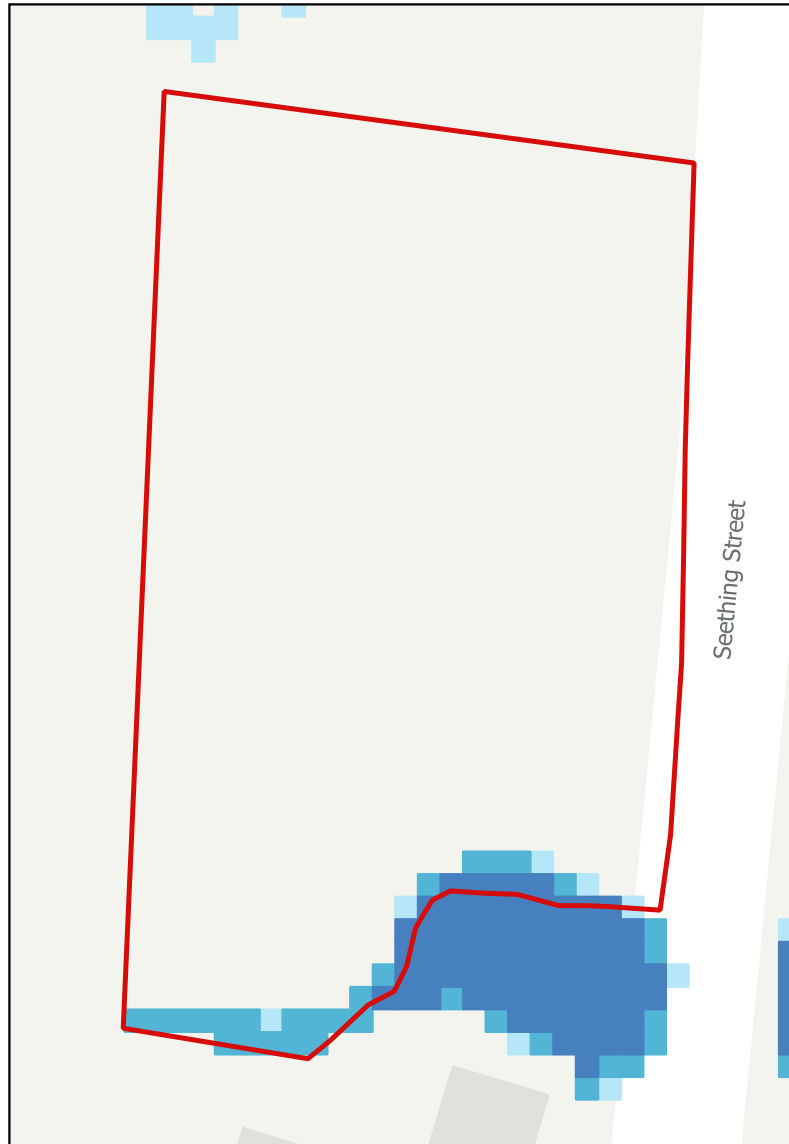
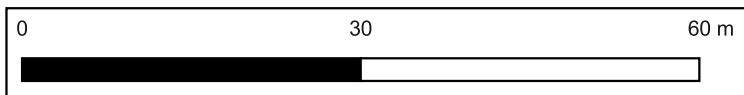
Seething - SN0587SL - Land West Of Seething Street North

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

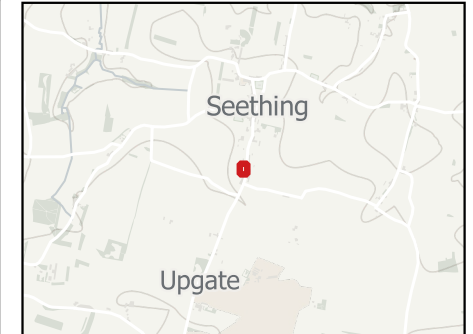
JBA
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

- South Norfolk District
- Site boundary
- High Risk (>3.3% Annual Probability)
- Medium Risk (1% - 3.3% Annual Probability)
- Low Risk (0.1% to 1% Annual Probability)
- Very Low Risk (<0.1% Annual Probability)

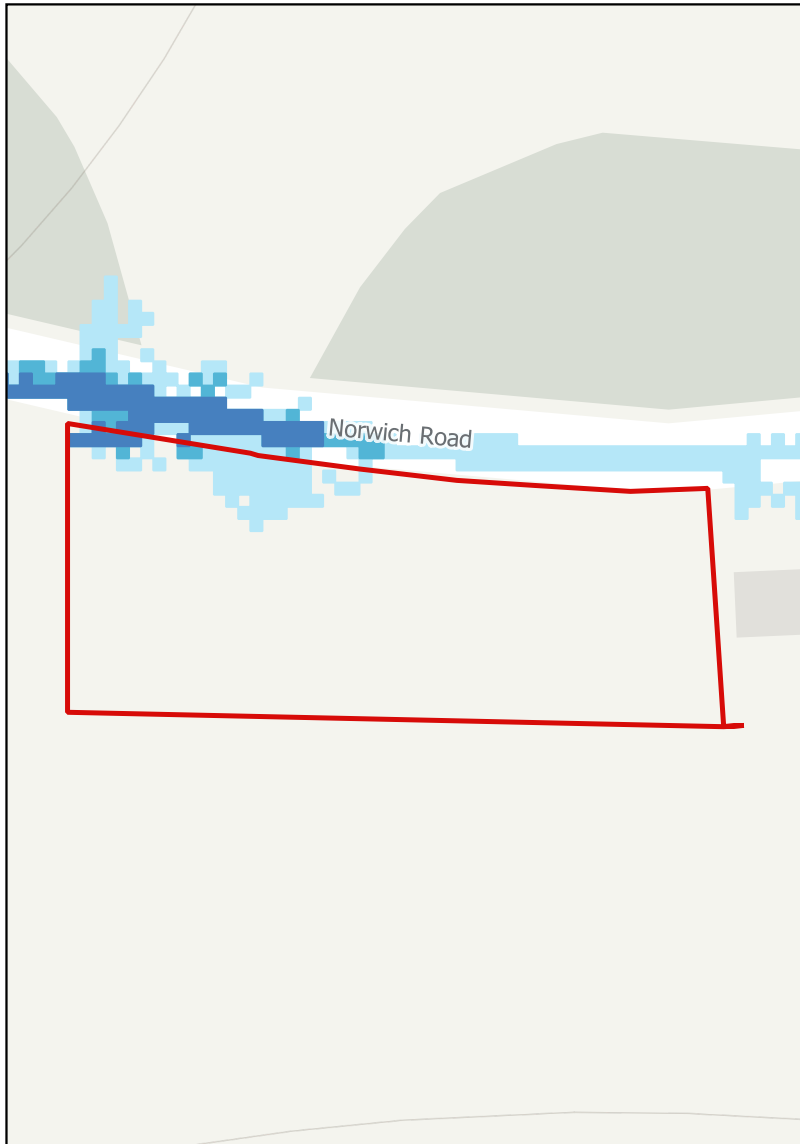
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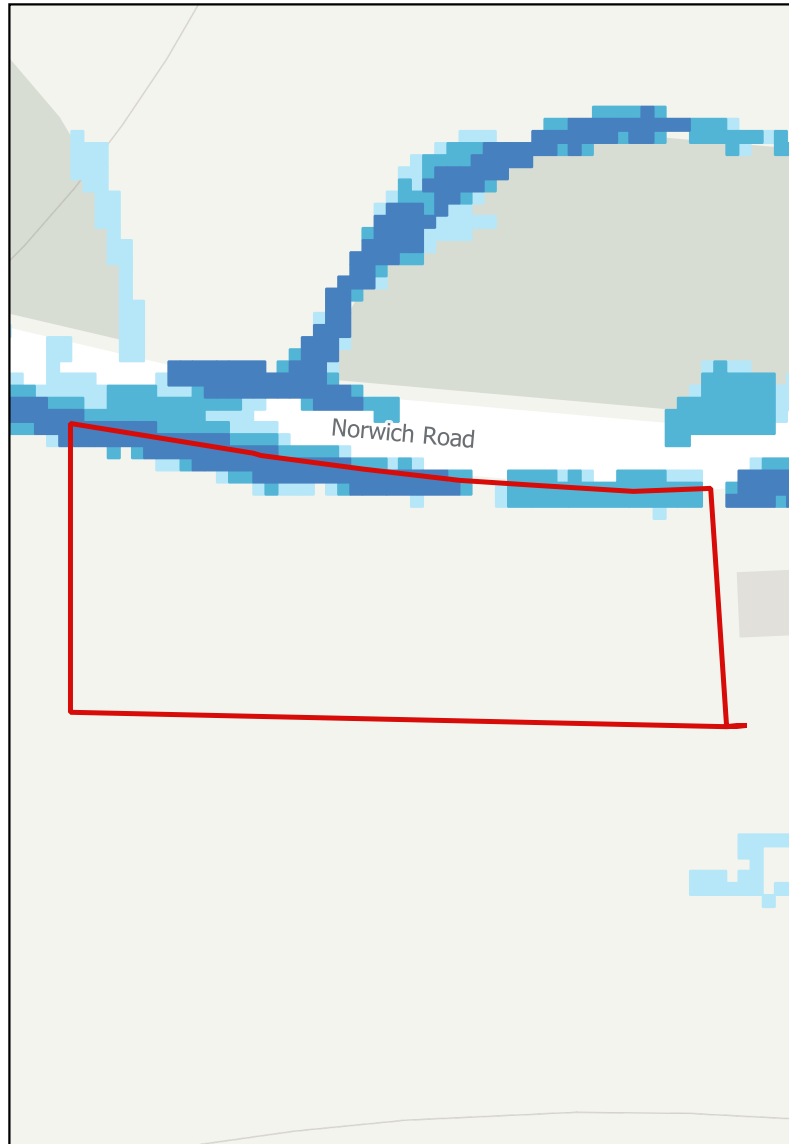
Barnham Broom - SN2110SLREV - South Of Norwich Road

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

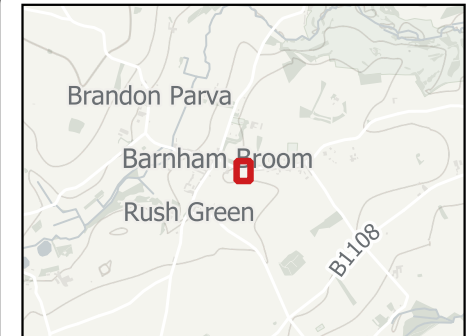
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

-  South Norfolk District
-  Site boundary
-  High Risk (>3.3% Annual Probability)
-  Medium Risk (1% - 3.3% Annual Probability)
-  Low Risk (0.1% to 1% Annual Probability)
-  Very Low Risk (<0.1% Annual Probability)

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0 60 120 m

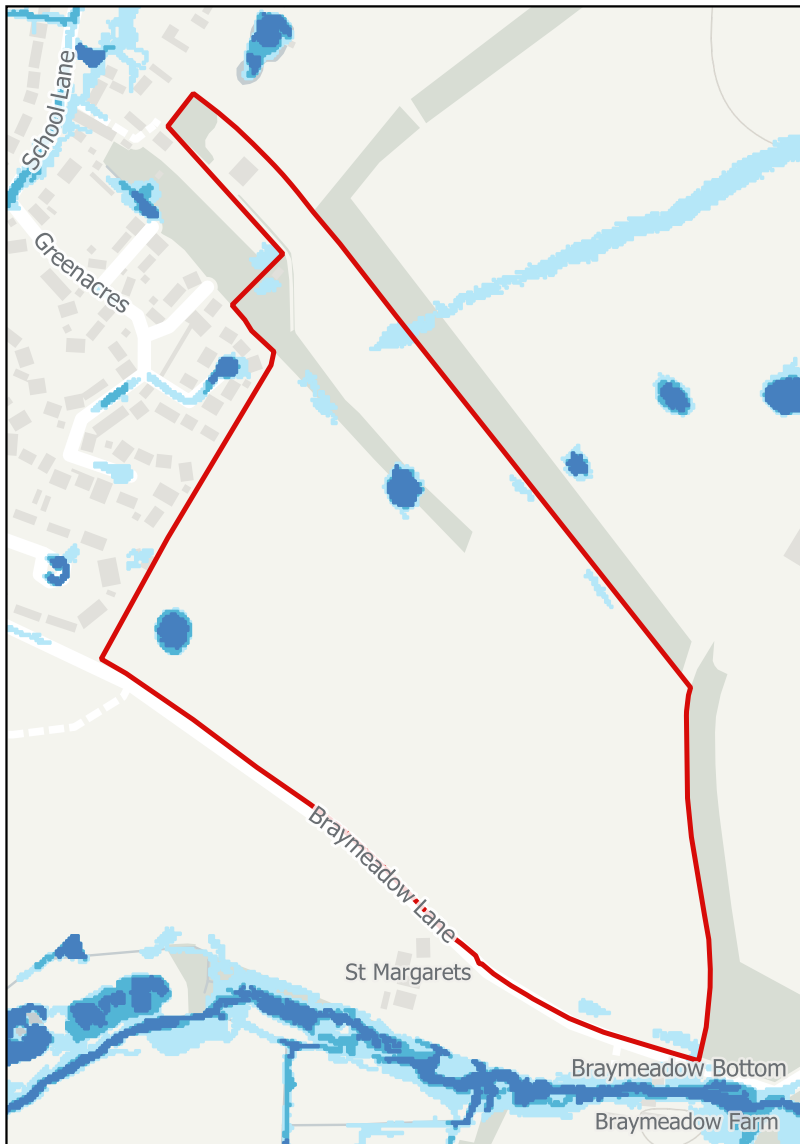




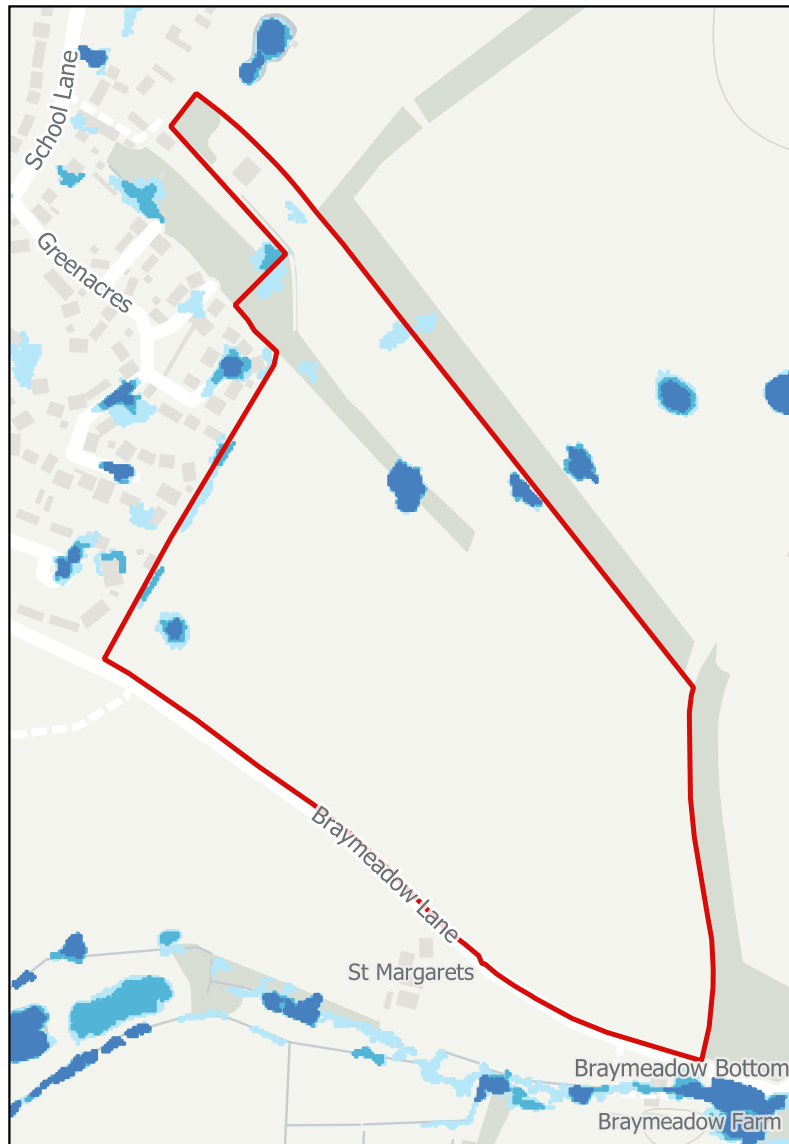
Little Melton - SN2044REV - North Of Braymeadow Lane

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

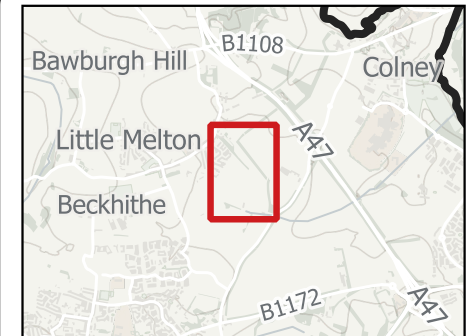
JBA
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

- South Norfolk District
- Site boundary
- High Risk (>3.3% Annual Probability)
- Medium Risk (1% - 3.3% Annual Probability)
- Low Risk (0.1% to 1% Annual Probability)
- Very Low Risk (<0.1% Annual Probability)

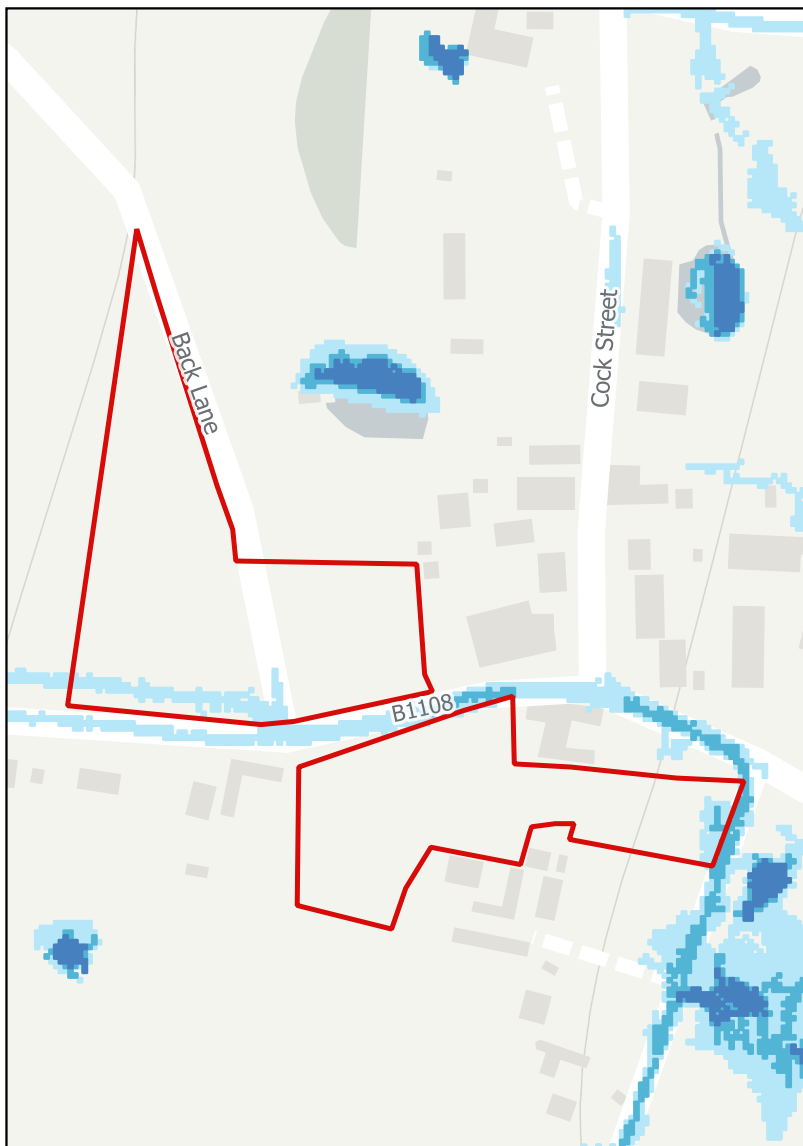
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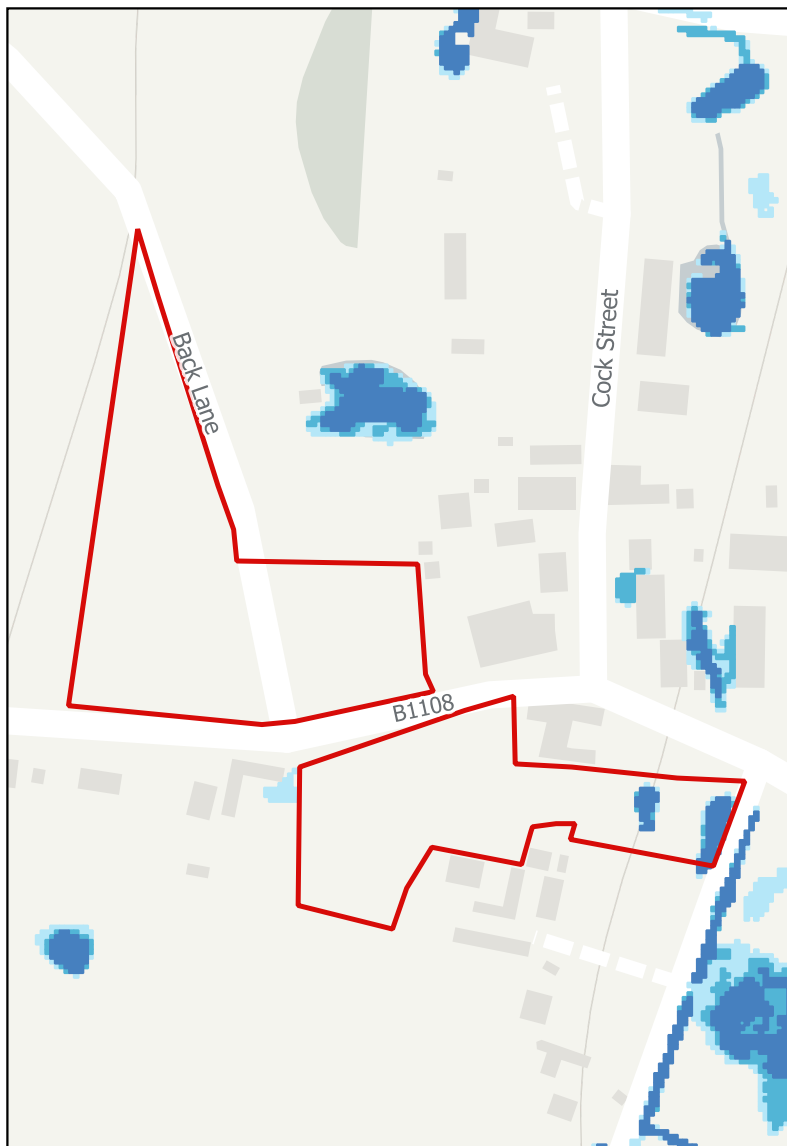
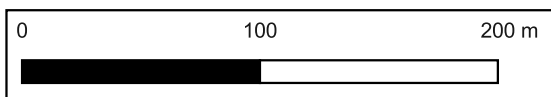
Barford - SN0552REV - Land Off Watton Road

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

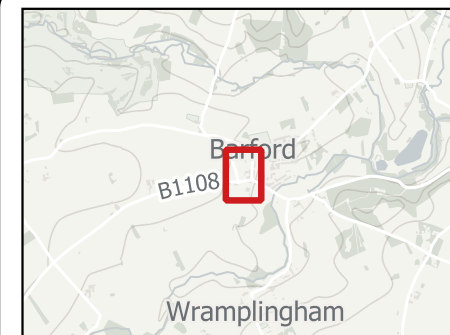
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

-  South Norfolk District
-  Site boundary
-  High Risk (>3.3% Annual Probability)
-  Medium Risk (1% - 3.3% Annual Probability)
-  Low Risk (0.1% to 1% Annual Probability)
-  Very Low Risk (<0.1% Annual Probability)

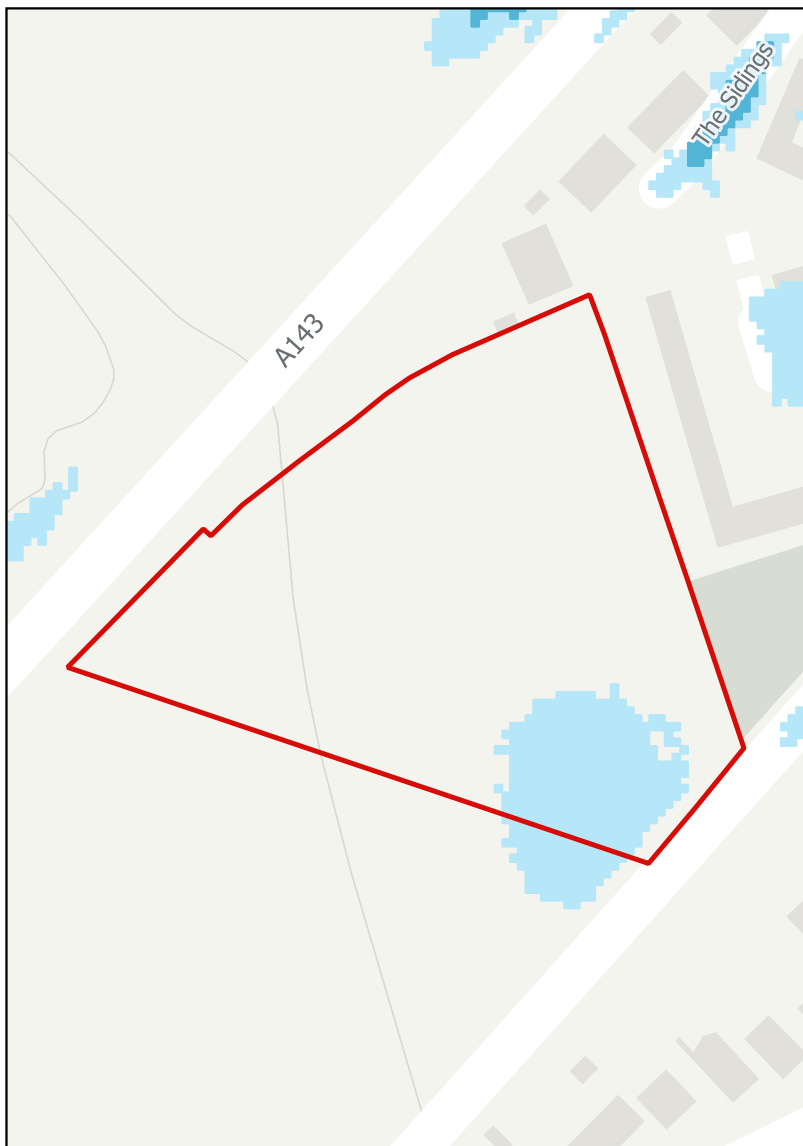
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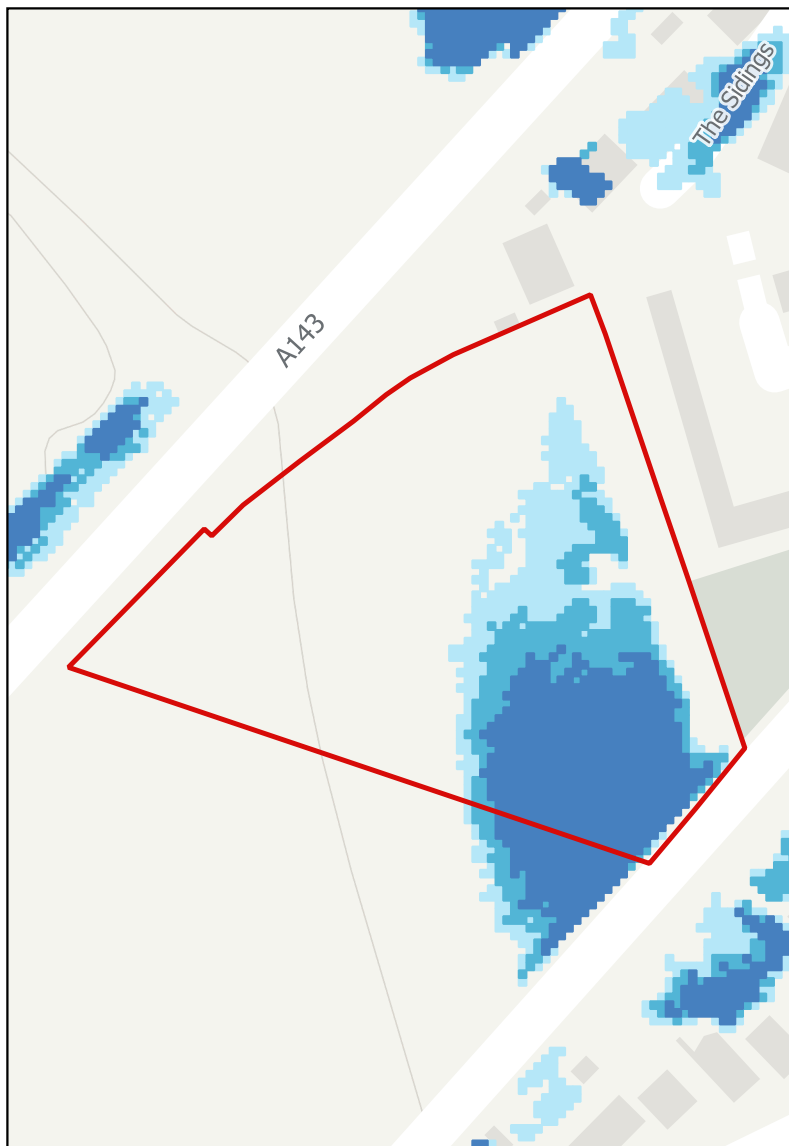
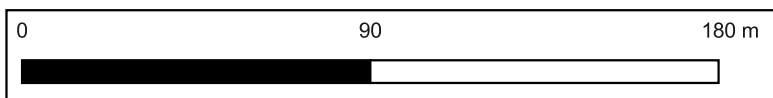
Earsham - VCEAR2 - Land North The Street

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

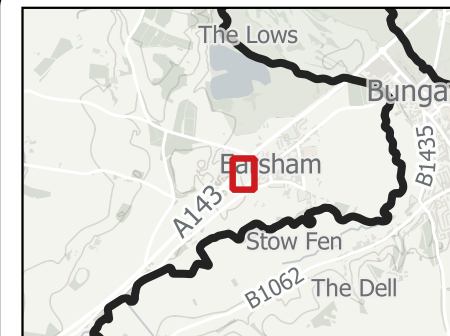
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

-  South Norfolk District
-  Site boundary
-  High Risk (>3.3% Annual Probability)
-  Medium Risk (1% - 3.3% Annual Probability)
-  Low Risk (0.1% to 1% Annual Probability)
-  Very Low Risk (<0.1% Annual Probability)

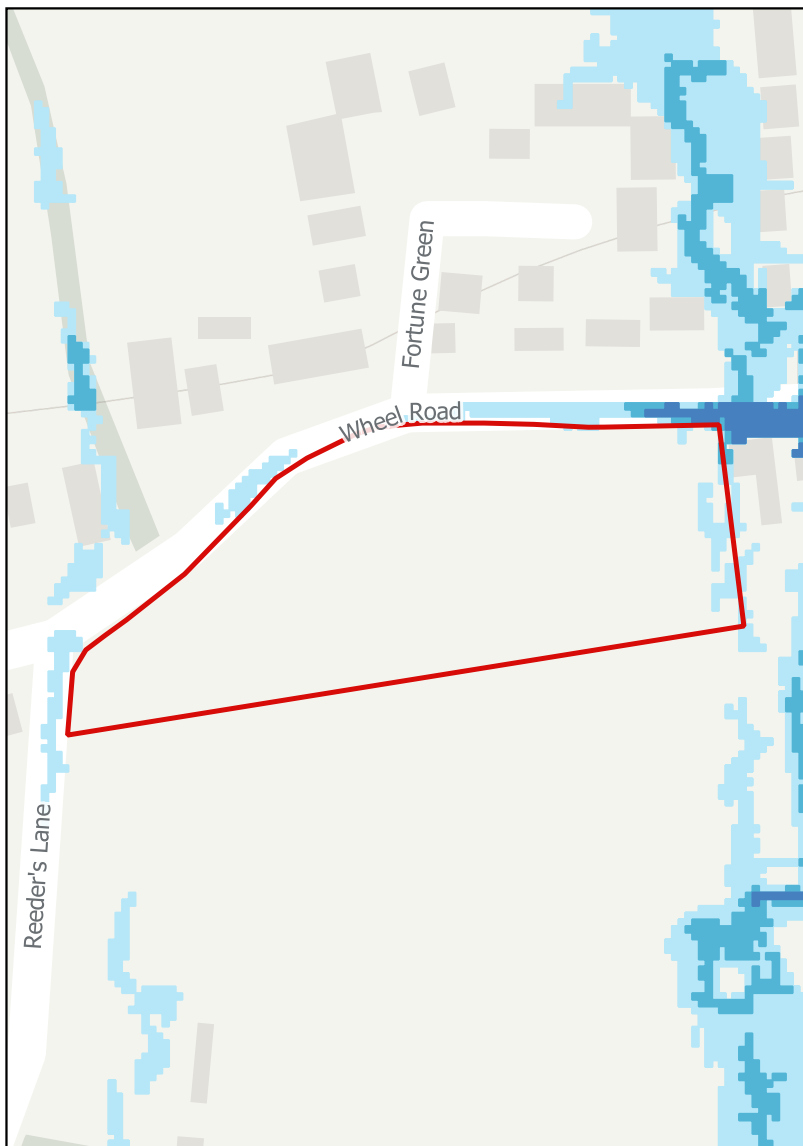
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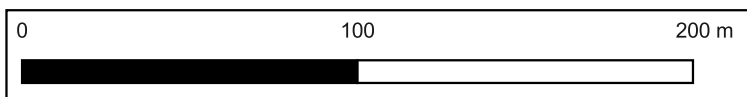
Alpington - SN0433REVA - Land In Wheel Road (south Site)

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

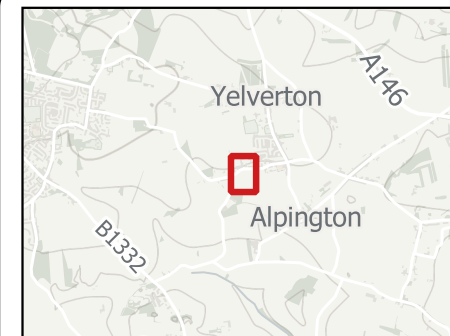
JBA
consulting









Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

-  South Norfolk District
-  Site boundary
-  High Risk (>3.3% Annual Probability)
-  Medium Risk (1% - 3.3% Annual Probability)
-  Low Risk (0.1% to 1% Annual Probability)
-  Very Low Risk (<0.1% Annual Probability)

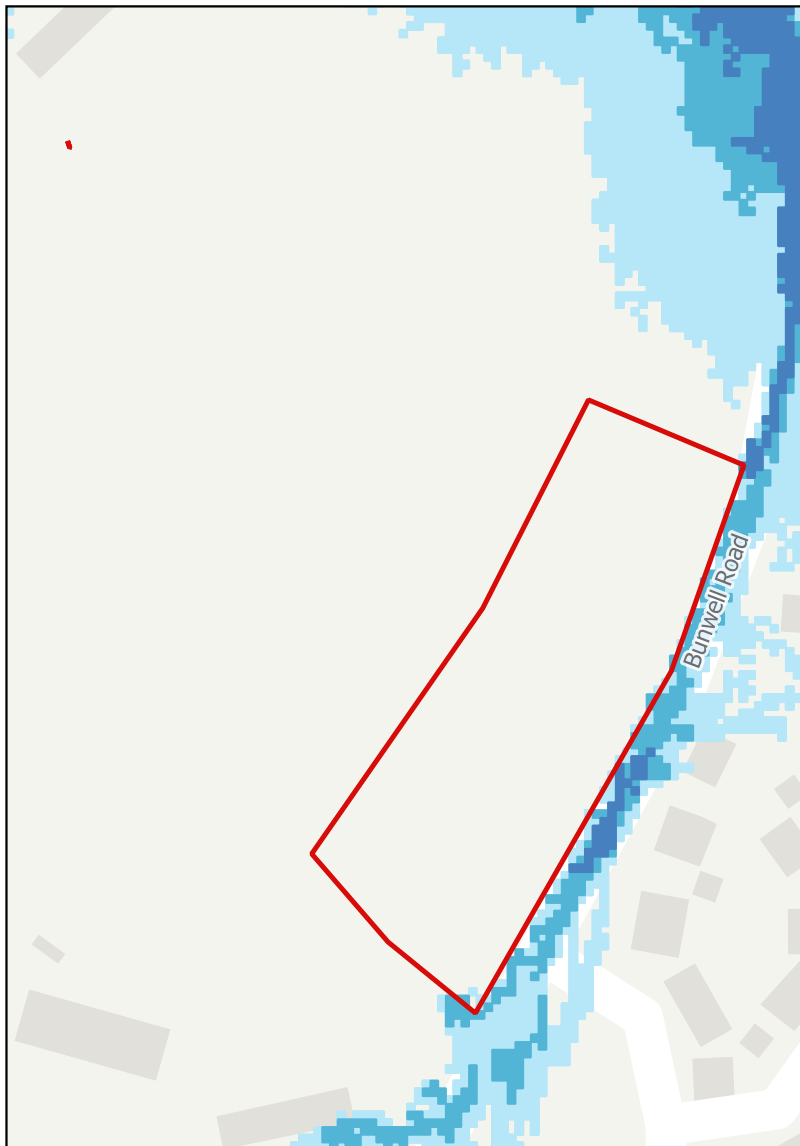
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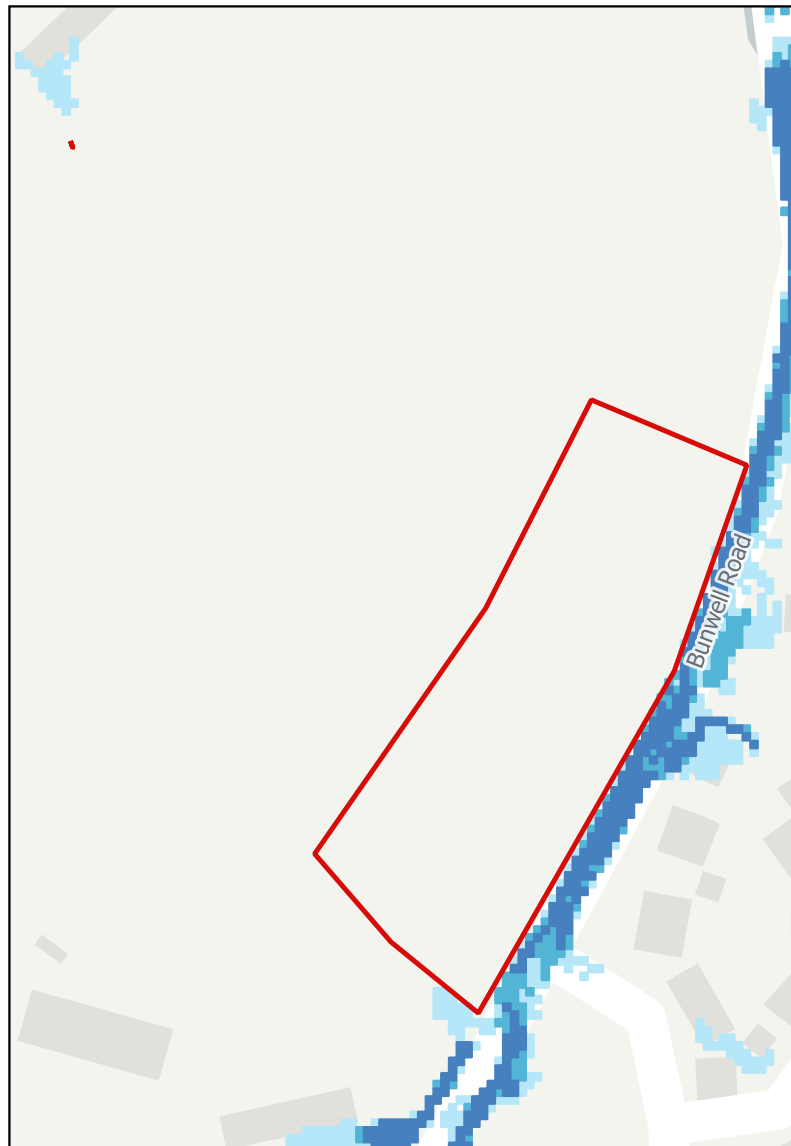
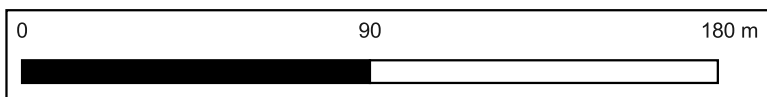
Spooner Row - VCSP01 - Land West Bunwell Road

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

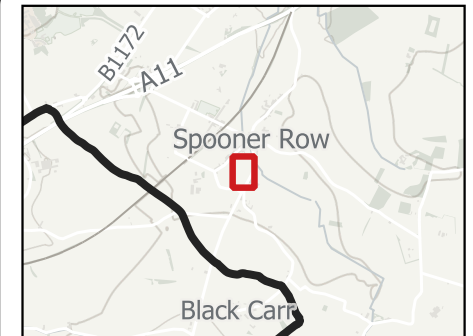
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

-  South Norfolk District
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-  High Risk (>3.3% Annual Probability)
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-  Very Low Risk (<0.1% Annual Probability)

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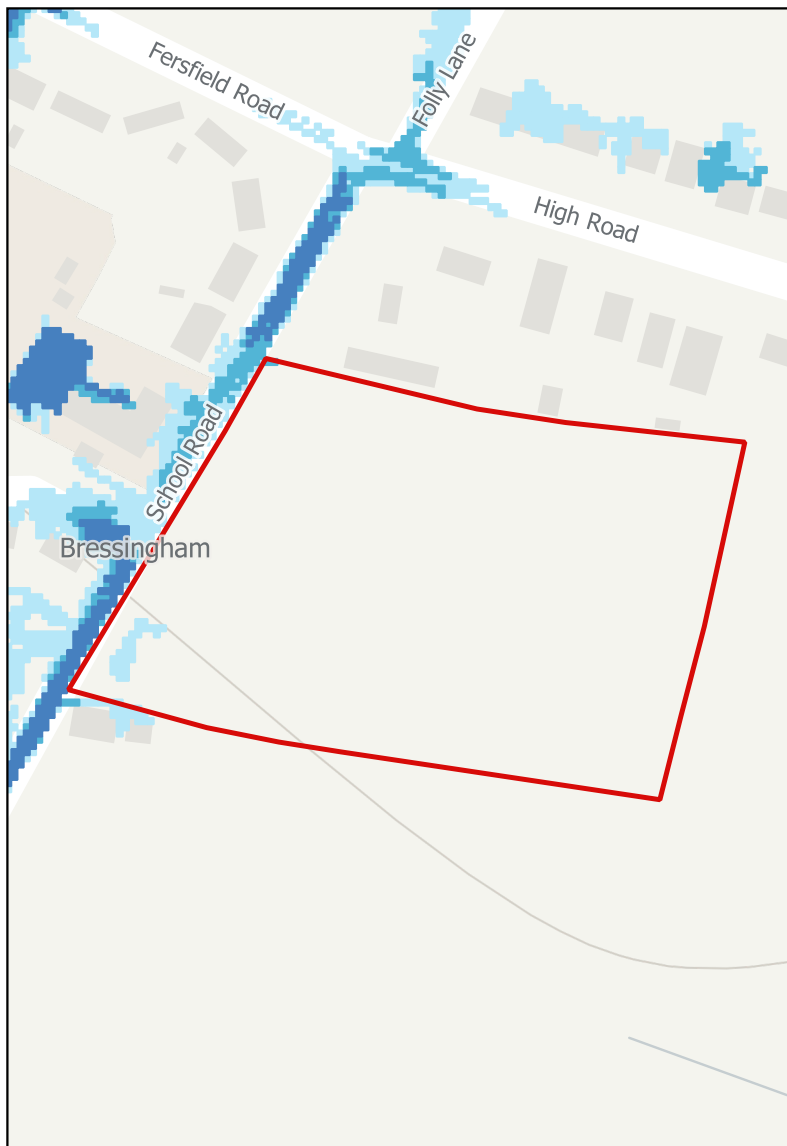
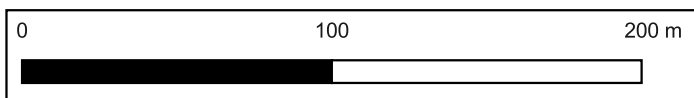
Bressingham - VCBRE1 - Land East School Road

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

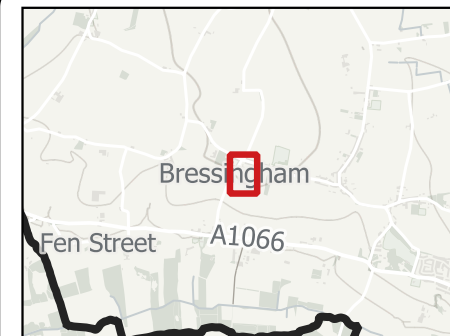
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

-  South Norfolk District
-  Site boundary
-  High Risk (>3.3% Annual Probability)
-  Medium Risk (1% - 3.3% Annual Probability)
-  Low Risk (0.1% to 1% Annual Probability)
-  Very Low Risk (<0.1% Annual Probability)

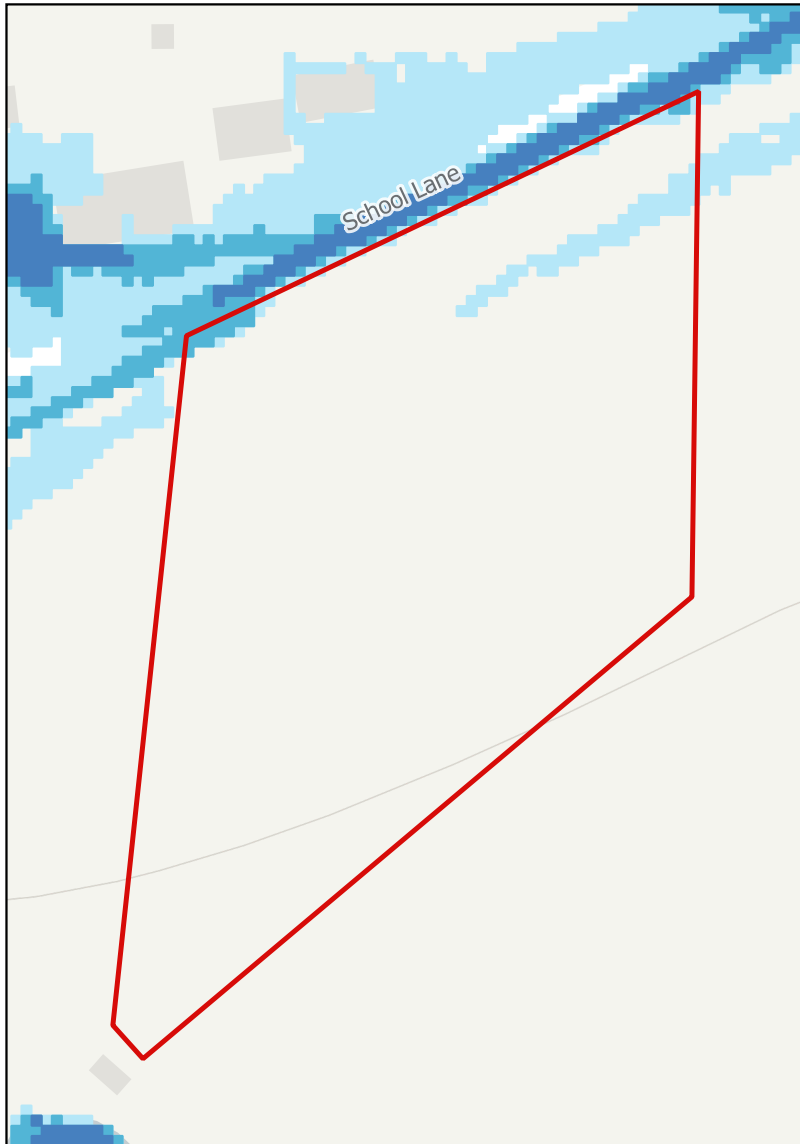
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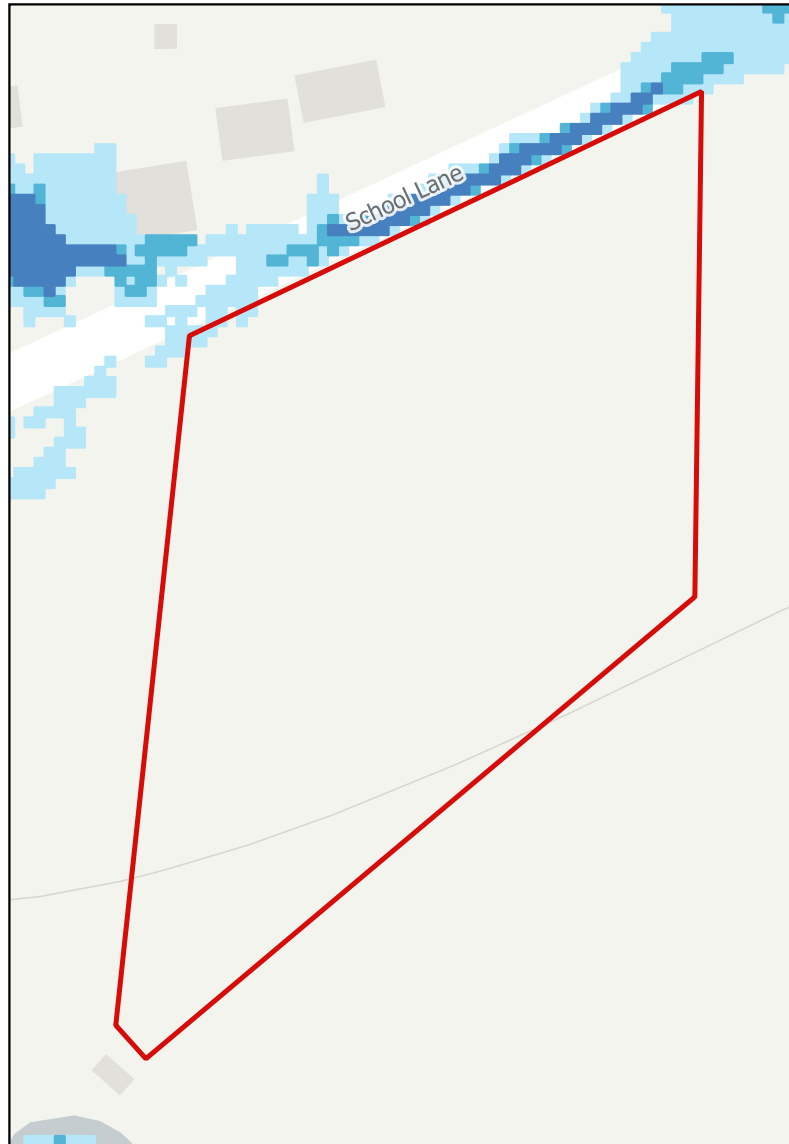
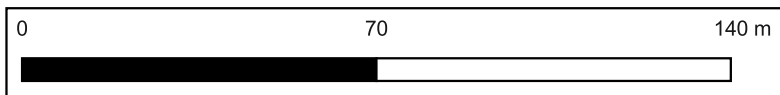
Little Melton SN4052 Land South School Lane/east Manor Farm

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

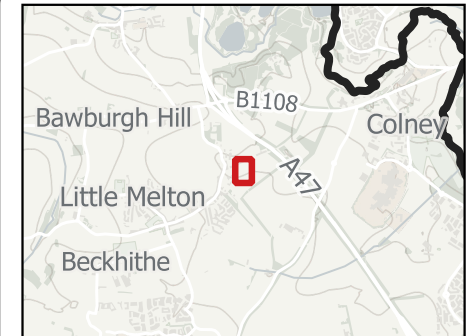
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

-  South Norfolk District
-  Site boundary
-  High Risk (>3.3% Annual Probability)
-  Medium Risk (1% - 3.3% Annual Probability)
-  Low Risk (0.1% to 1% Annual Probability)
-  Very Low Risk (<0.1% Annual Probability)

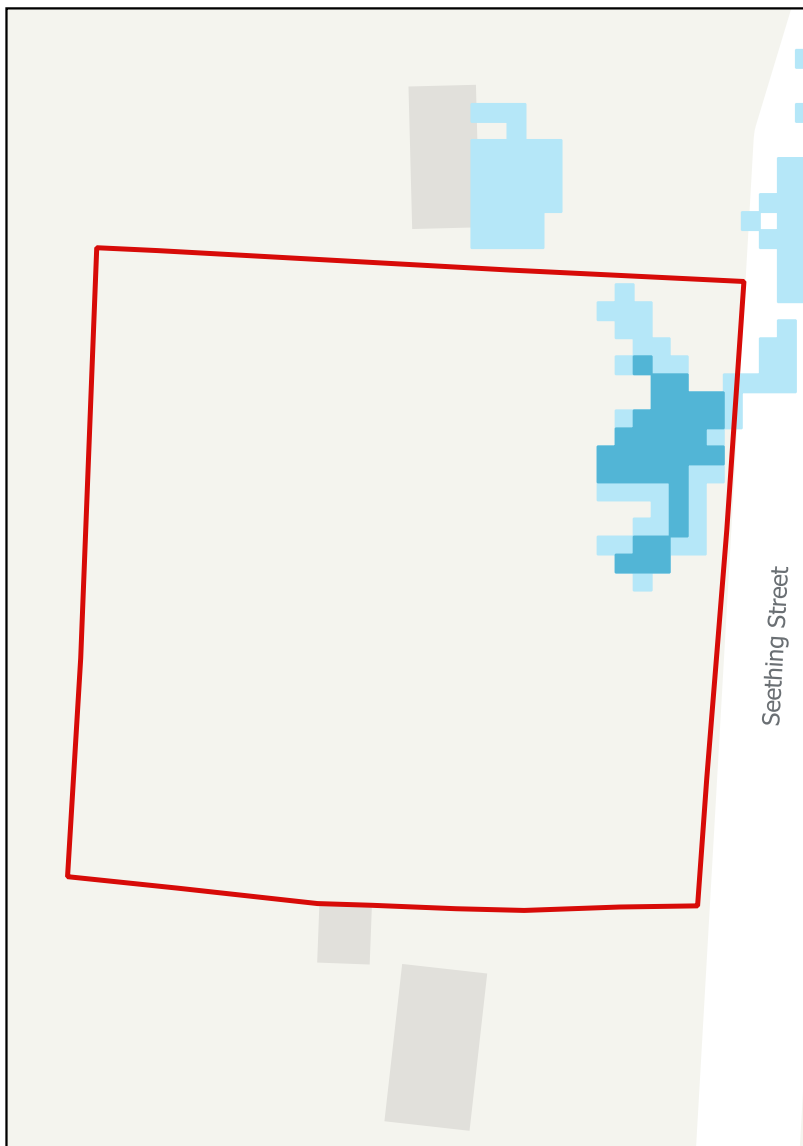
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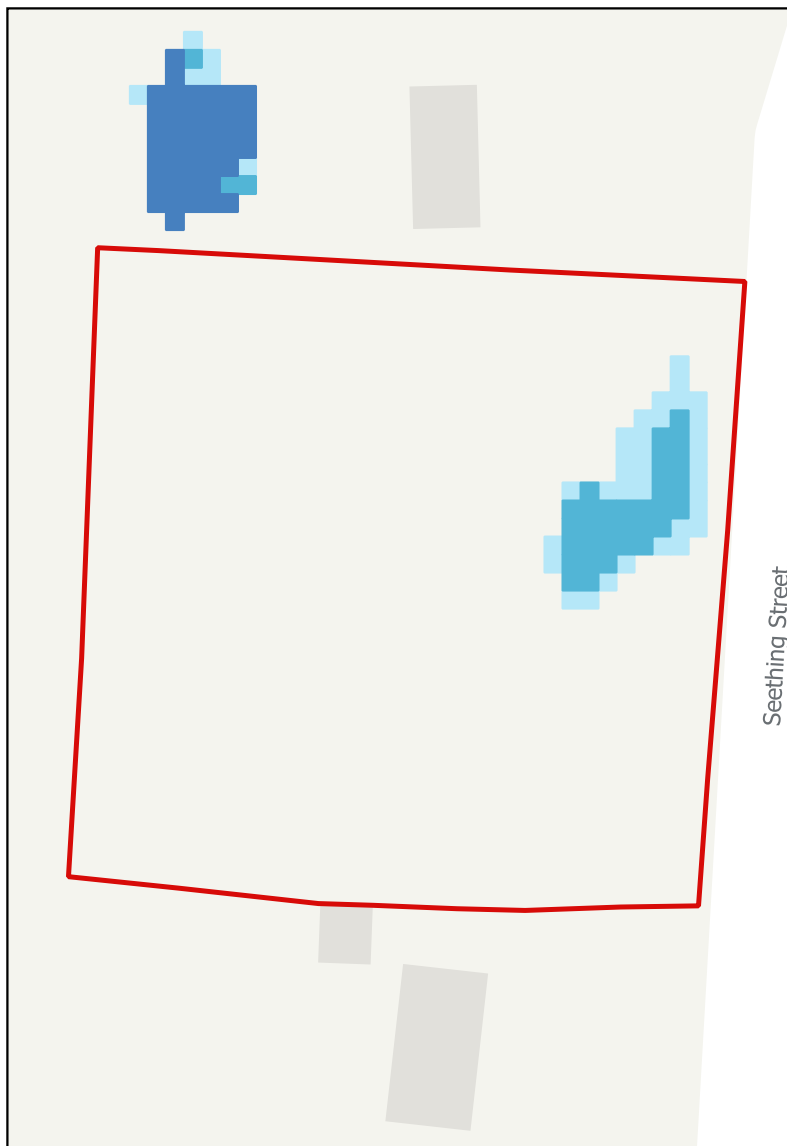
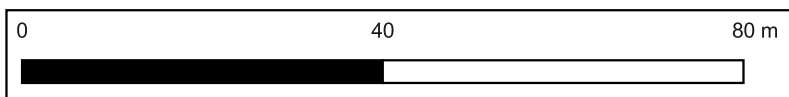
Seething - SN0406SL - West Of Seething Street

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

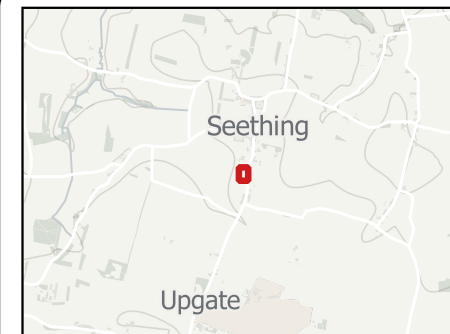
JBA
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

- South Norfolk District
- Site boundary
- High Risk (>3.3% Annual Probability)
- Medium Risk (1% - 3.3% Annual Probability)
- Low Risk (0.1% to 1% Annual Probability)
- Very Low Risk (<0.1% Annual Probability)

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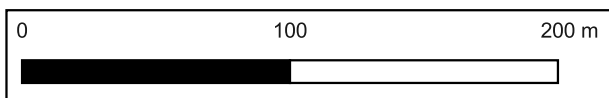
Barford - VCBAR2 - Land North Chapel Street

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

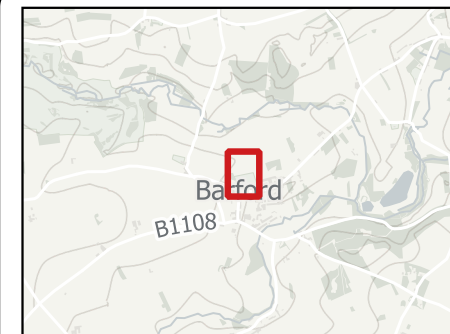
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Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

-  South Norfolk District
-  Site boundary
-  High Risk (>3.3% Annual Probability)
-  Medium Risk (1% - 3.3% Annual Probability)
-  Low Risk (0.1% to 1% Annual Probability)
-  Very Low Risk (<0.1% Annual Probability)

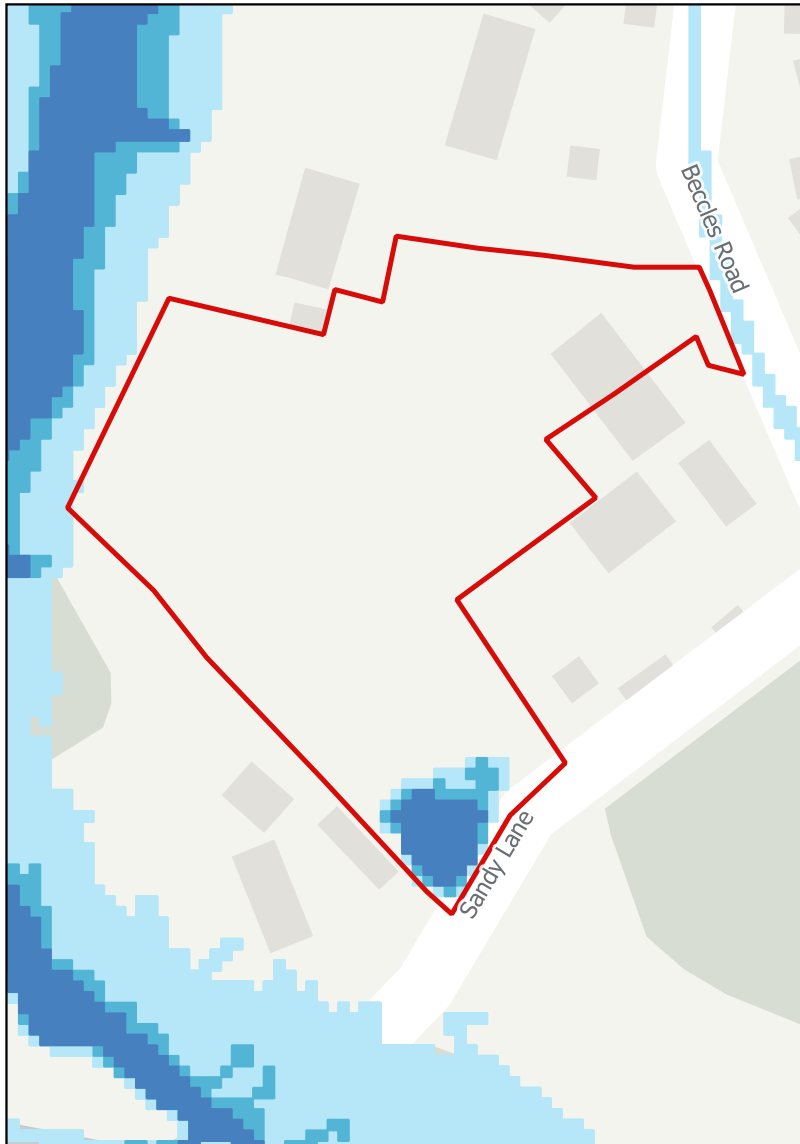
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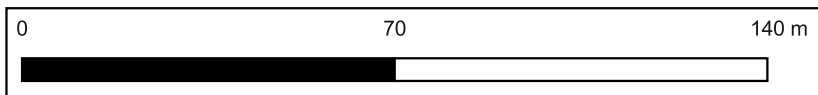
Thurlton - VCTHU2 - Land Adj Holly Cottage, West Beccles Rd

1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

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

Previous RoFSW mapping



New RoFSW mapping



Risk of Flooding from Surface Water (RoFSW)

-  South Norfolk District
-  Site boundary
-  High Risk (>3.3% Annual Probability)
-  Medium Risk (1% - 3.3% Annual Probability)
-  Low Risk (0.1% to 1% Annual Probability)
-  Very Low Risk (<0.1% Annual Probability)

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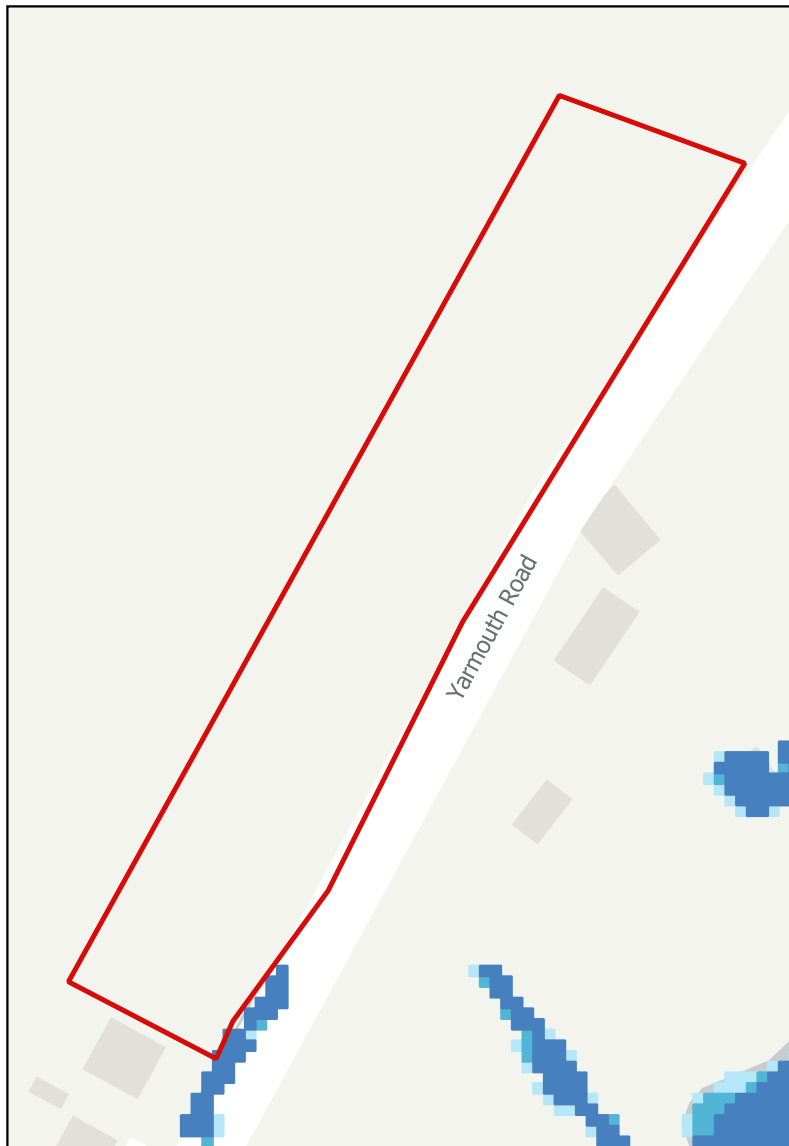
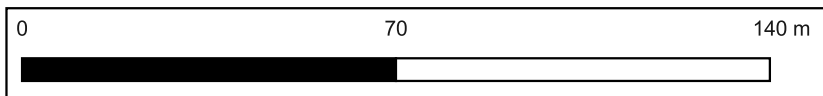
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1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

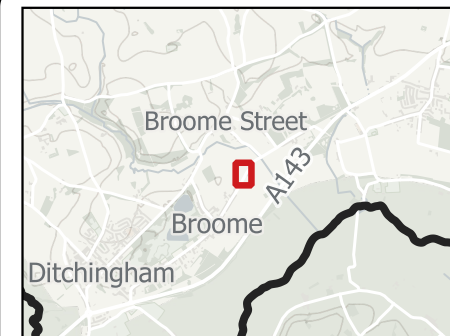
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Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0)1756 799919
info@jbaconsulting.com
www.jbaconsulting.com
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