FLOOD RISK ASSESSMENT

LOCATION:
Church Street, Darton

CLIENT:
North Gawber Colliery FC Ltd

DOCUMENT REF:
25753-FRA-001

DATE:
24/10/25

DART ENGINEERS LTD
CIVIL AND STRUCTURAL ENGINEERING

CONTENTS & AMENDMENT HISTORY

Revision	Description	Date	Author	Checked
A	First Issue	October 2025	O Mountain	A Dyson
B	Amended to suit EA Flood Data	November 2025	A Dyson	R Thacker

1.0 INTRODUCTION

This Flood Risk Assessment (FRA) is compliant with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance. The FRA has been produced on behalf of North Gawber Colliery FC Ltd in respect of a planning application for the proposed residential development at Church Street, Darton.

Site Name	Church Street, Darton
Location	Church Street, Darton, Barnsley, S75 5JA
Application Site Area (ha)	4.027 ha
Development Type	Recreational
NPPF Vulnerability	More
EA Flood Zone	Flood Zone 3
EA Office	Yorkshire
Local Planning Authority	Barnsley Metropolitan Borough Council

Table 1.1 - Site Summary

1.1 SOURCES OF DATA

The report is based on the following information:

i. Proposed Site Layout
ii. EA Flood Data
iii. Flood Evacuation Plan

1.2 EXISTING SITE

The site in question is located to the North West of Barnsley, approximately 6.6km away from the town centre. The site is approximately 4.027ha in size and is bounded by the M1 to the west.

From Appendix A it can be considered that the development area is relatively flat. At the far east region of the site, the lowest level is approximately 61.00 AOD. Contrastingly, in the far western area, the highest level is approximately 61.79 AOD. Therefore, there is only a 0.79m change in levels on this site.

There is one watercourse within the neighbouring areas of the site. Approximately 6m to the east of the site lies River Deame.

Figure 1.1 - Site Location

1.3 PROPOSED DEVELOPMENT

The proposed development is set to consist of proposed recreational development to form sports pitches and changing facilities.

1.4 FLOOD RISK PLANNING POLICY

National Planning Policy Framework

The NPPF sets out the Government's national policies on different aspects of land use planning in England in relation to flood risk. Planning Practice Guidance is also available online.

The Planning Practice Guidance sets out the vulnerability to flooding of different land uses. It encourages development to be located in areas of lower flood risk where possible and stresses the importance of preventing increases in flood risk off site to the wider catchment area.

The Planning Practice Guidance also states that alternative sources of flooding, other than fluvial (river flooding), should also be considered when preparing a Flood Risk Assessment.

This Flood Risk Assessment is written in accordance with the NPPF and the Planning Practice Guidance.

Flood Zones

The Flood Zone Map for Planning has been prepared by the Environment Agency. This identifies areas potentially at risk of flooding from fluvial or tidal sources. An extract from the mapping is included as Figure 1.2.

Figure 1.2 - Environment Agency Flood Zone Mapping

The site is shown to be located partially within Flood Zone 1 (Low Probability), Flood Zone 2 (Medium Probability) and Flood Zone 3 (High Probability) therefore the site is considered to be medium risk of flooding. Flood Zone 1 is defined as land assessed as having less than a 0.1% annual probability of flooding from fluvial and tidal sources. Flood Zone 2 is defined as land assessed as having between 0.1 and 1% annual probability of flooding from fluvial and tidal sources. Flood Zone 3 is defined as land assessed as having more than 1% annual probability of flooding from fluvial and tidal sources.

The sports pitches proposed are mainly in Flood Zone 1 with the eastern end slightly encroaching into Flood Zone 2. The proposed changing facilities are in Flood Zone 1.

Table 2 of the Planning Practice Guidance classifies land use. Under these classifications the proposed recreational development is considered to be 'More Vulnerable' to the potential impacts of flooding.

Table 3 of the Planning Practice Guidance identifies that any development is considered appropriate within Flood Zone 1, 2 and 3.

Flood Risk Vulnerability Classification	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable
Flood Zone 1	✓	✓	✓	✓
Flood Zone 2	✓	✓	Exception test required	✓
Flood Zone 3a	Exception test required	✓	**x**	Exception test required
Flood Zone 3b	Exception test required	✓	**x**	**x**

1.5 OTHER RELEVANT POLICY AND GUIDANCE

Strategic Flood Risk Assessment

The Barnsley Metropolitan Council Strategic Flood Risk Assessment (SFRA) was prepared to review flood risks on a much wider scale to assess the potential for new development within the study area. The SFRA was used as an evidence base for Local Development Frameworks for each Local Planning Authority.

The SFRA therefore aims to bring together all available flood risk information for a variety of sources to provide a robust assessment. The SFRA therefore is useful for this site-specific FRA by highlighting available data and instances of known flooding in the area. Although written under the guidance of Planning Policy Statement 25, the SFRA is still considered to include relevant information.

2.0 POTENTIAL SOURCES OF FLOOD RISK

The table below identifies the potential sources of flood risk to the site, and the impacts which the development could have in the wider catchment prior to mitigation. These are discussed in greater detail in the forthcoming section. The mitigation measures proposed to address flood risk issues and ensure the development is appropriate for its location are discussed within Section 3.0.

Flood Source	Potential Risk				Description
	High	Medium	Low	None	
Fluvial	X	X	X		The site is located in flood zones 1, 2 and 3. However the proposed sports pitches are mainly in Flood Zone 1, with a small area in Flood Zone 2. The changing facilities are located in Flood Zone 1.
Tidal	X				There are tidal influences effecting the site.
Canals				X	None present.
Groundwater			X		Ground conditions are not conducive to fluctuating groundwater levels.
Reservoirs and waterbodies				X	The site is shown to fall outside of the catchment for reservoir and waterbodies flooding.
Sewers			X		The site in question is higher than the surrounding sewers therefore there is a very low risk.
Pluvial runoff			X		An area of site is within pluvial flood risks however this is outside of the development area.
Effect of Development on Wider Catchment		X			The impermeable area of the site is being altered.

Table 2.1 - Pre-Mitigation Sources of Flood Risk

2.1 FLUVIAL FLOOD RISK

As previously mentioned, the site is shown to be within Flood Zone 3 and therefore poses a high risk to the proposed development.

The risk of flooding posed to the proposed development is high. This is because there is one watercourse near the site that can pose a threat. The watercourse is located approximately 6m away from the site.

Mitigation measures to address the residual risk posed by the watercourses surrounding the site are discussed within Section 3.0 of this report.

2.2 GROUNDWATER FLOOD RISK

Subject to completion of site investigation to confirm we would assume that natural ground water level is located well below the site surface and the nature of the strata means it is unlikely that there will be perched water above this level.

We therefore do not consider there is a risk of groundwater flooding affecting the development subject to final confirmation upon completion of suitable site investigation.

2.3 FLOOD RISK FROM RESERVOIRS & LARGE WATERBODIES

Reservoir failure flood risk mapping has been prepared by the Environment Agency, this shows the largest area that might be flooded if a reservoir were to fail and release the water it holds. The map displays a worst-case scenario and is only intended as a guide. An extract from the mapping is included as Figure 2.1.

Figure 2.1 - Environment Agency Reservoir Failure Flood Risk Map

Mapping demonstrates the site and possible access routes are within the flood extent associated with flooding from large reservoirs.

2.4 FLOOD RISK FROM SEWERS

The site in question lies above any main roads which is potentially where any Yorkshire Water sewers will lie.

As such, it is considered that there is no risk of flooding from sewers.

2.5 PLUVIAL FLOOD RISK

Risk of flooding from surface water mapping has been prepared by the Environment Agency, this shows the potential flooding which could occur when rainwater does not drain away through the normal drainage systems or soak into the ground but lies on or flows over the ground instead. An extract from the mapping is included as Figure 2.2

Figure 2.2 - Risk of Flooding from Surface Water Mapping

The mapping produced by the Environment Agency shows that there are several small areas of the site that are at risk of surface water flooding. These areas are far removed from the proposed development.

Therefore, the risk posed by this threat is considered low.

2.6 EFFECT OF DEVELOPMENT ON WIDER CATCHMENT

2.6.1 Development Drainage

The existing site is greenfield. The amount of impermeable area will be altered. However a surface water system will be designed to SUDs (Sustainable Urban Drainage) guidance and will restrict surface water to green field run off rate. Therefore the risk posed to the wider development is negligible.

3.0 FLOOD RISK MITIGATION

Section 2.0 has identified the sources of flooding which could potentially pose a risk to the site and the proposed development. This section of the FRA sets out the mitigation measures which are to be considered within the proposed development detail design to address and reduce the risk of flooding to within acceptable levels.

3.1 SITE ARRANGEMENTS

3.1.1 Sequential Arrangement

The Flood Zone mapping shows the site to be located within flood zone 3.

3.1.2 Finished Levels

Given the site is in Flood Zone 1,2 and 3, suitable mitigation is needed to remove flood risk. However as noted the sports pitches are mainly in Flood Zone 1 and only slightly in Flood Zone 2. The proposed changing facilities are in Flood Zone 1.

EA Flood Data is contained in Appendix B. This shows the closest node to the proposed development is Node No. 6 and has a no defences existing flood level of 61.03m AOD for the 1% AEP plus 20% climate change flood level and defended flood level of 61.36m AOD for 0.1% AEP.

The lowest level of the proposed pitches is 62.50m AOD and the proposed changing rooms are at approximately 63.50m AOD. Therefore these are well above the no defences and defended flood levels and the development can be considered safe from the risk of flooding.

Due to the sports pitches being in partially in Flood Zone 2 it is recommended the facility manager should register for the Flood Warning Line on 0345 988 1188 to be advised in the event of a potential flood.

In the event of flood flows encroaching into the development area, the pitches will be closed for use until flood levels subside and a Flood Evacuation Plan put in place as required (Appendix C).

4.0 CONCLUSIONS AND RECOMMENDATIONS

This Flood Risk Assessment (FRA) is compliant with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance. The FRA has been produced on behalf of North Gawber Colliery FC Ltd.

This report demonstrates that the proposed development is at significant flood risk, and mitigation measures have been recommended to address any residual risks that may remain. The identified risks and mitigation measures are summarised within Table 4.1.

Flood Source	Proposed Mitigation Measure
Fluvial	Site is shown to be in Flood Zones 1, 2 & 3.
Impact of the Development	Strategic surface water drainage strategy prepared for wider development will ensure a sustainable approach to surface water management.

Table 4.1 - Summary of Flood Risk Assessment

In compliance with the requirements of National Planning Policy Framework, and subject to the mitigation measures proposed, the development could proceed without being subject to significant flood risk. Moreover, the development will not increase flood risk to the wider catchment area as a result of suitable management of surface water runoff discharging from the site.

5.0 APPENDICES

Appendix A – Proposed Site Layout

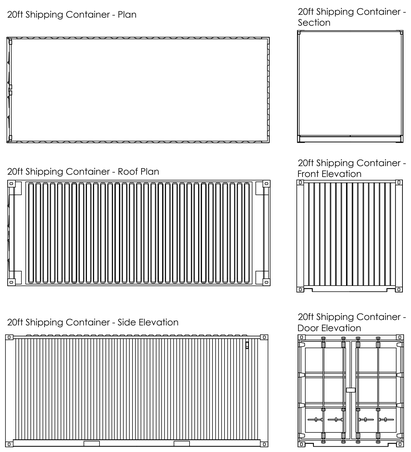
Appendix B – EA Flood Data

Appendix C – Flood Evacuation Plan

Appendix A

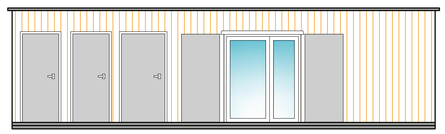
Proposed Site Layout

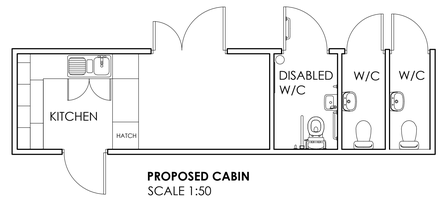
SITE PLAN
SCALE 1:500



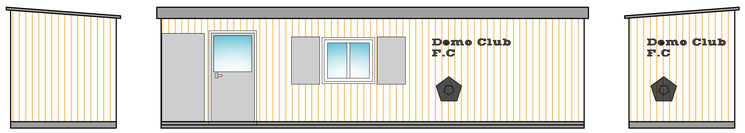
PROPOSED CONTAINERS (TWO IN TOTAL)
SCALE 1:50

LOCATION PLAN
SCALE 1:1250





PROPOSED CABIN
SCALE 1:50



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Project.	PRPOROSED SECURITY FENCE AND ASSOCIATED FACILITES DARTON, LONGFIELDS
Client.	NORTH GAWBER COLLIERY FOOTBALL CLUB
Drawing Title.	PLANS
Date.	DECEMBER 2024
Scale.	1:50 @A0
Ref.	23–171
Dwg. No.	02
Rev.	J

Date	Suffix	Description	Date	Suffix	Description
12/12/2024	A	PLAN REVISED AND GEN ADDED	09/06/2025	F	UPDATED FOR PLANNING
13/03/2025	B	PARKING REVISED	28/08/2025	G	TOP OF BANK ADDED
26/03/2025	C	REVISED TO CLIENTS REQUIREMENTS	01/09/2025	H	PLAN UPDATED
02/04/2025	D	UPDATED	30/09/2025	I	LAYOUT REVISED
07/04/2025	E	REVISED	17/10/2025	J	CAR PARK REMOVED

Appendix B

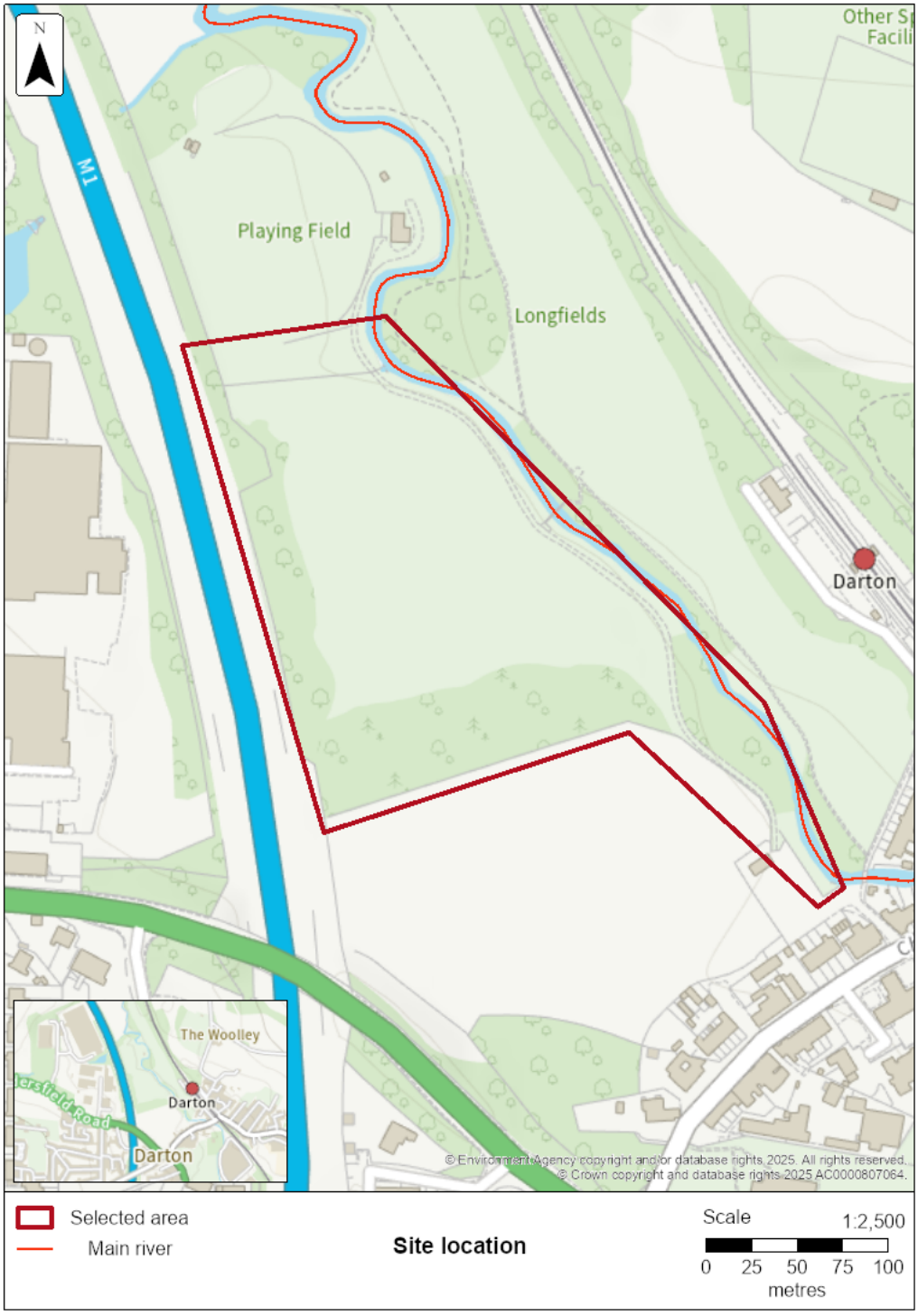
EA Flood Data

EA Flood Data has been requested from the Environment Agency. The FRA will be updated accordingly when received.

Flood risk assessment data

Location of site: 430931 / 410241 (shown as easting and northing coordinates)
Document created on: 23 October 2025
This information was previously known as a product 4.
Customer reference number: DRXGRTC8T8KX

Map showing the location that flood risk assessment data has been requested for.



How to use this information

You can use this information as part of a flood risk assessment for a planning application. To do this, you should include it in the appendix of your flood risk assessment.

We recommend that you work with a flood risk consultant to get your flood risk assessment.

Included in this document

In this document you'll find:

- how to find information about surface water and other sources of flooding
- information on the models used
- definitions for the terminology used throughout
- flood map for planning (rivers and the sea)
- past floods
- modelled data
- information about strategic flood risk assessments
- information about this data
- information about flood risk activity permits
- help and advice

Information that's unavailable

This document **does not** contain:

- flood defences and attributes

We aren't able to display flood defence locations and attributes as there are no formal flood defences in the area of interest.

Surface water and other sources of flooding

When using the surface water map on the check your long term flood risk service the following considerations apply:

- surface water extents are suitable for use in planning
- surface water climate change scenarios may help to inform risk assessments, but the available data fall short of what is required to assess planned development
- surface water depth information should not be used for planning purposes

To find out about other factors that might affect the flood risk of this location, you should also check:

- reservoir flood risk
- groundwater flood risk - you could use the British Geological Survey groundwater flooding data, groundwater: current status and flood risk and the guide on mining and groundwater constraints for development - further information may be available from the lead local flood authority (LLFA)
- your local planning authority's SFRA, which includes future flood risk

Your Lead Local Flood Authority is Barnsley District.

For information about sewer flooding, contact the relevant water company for the area.

About the models used

Model name: 2010 Upper Dearne
Scenario(s): No defences exist fluvial, no defences exist climate change fluvial
Date: 31 May 2010

This model contains the most relevant data for your area of interest.

Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1% chance of occuring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 3.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change

Environment Agency

Flood map for planning

Location (easting/northing)
430931/410241

Scale
1:10,000

Created
23 Oct 2025

- Selected area
- Main river
- Flood Zone 3
- Flood Zone 2

0 100 200 300 400 500
metres

Past floods

Past flood events included in this document

The recorded flood outlines included in this document are for areas of land local to your site location that have been flooded by any of these sources:

- ephemeral water
- main rivers
- ordinary watercourses
- the sea
- unknown

Data limitations

The outlines do not include flooding from:

- drainage where rainfall has led to surface water ponding or overland runoff
- artificial, water-bearing sewer, water supply and wastewater treatment pipelines

Changes to flood defences

The defences (also known as assets) that were in place may also have changed. For example, assets may have been built more recently than the last recorded flood outline.

What the recorded flood outlines dataset is

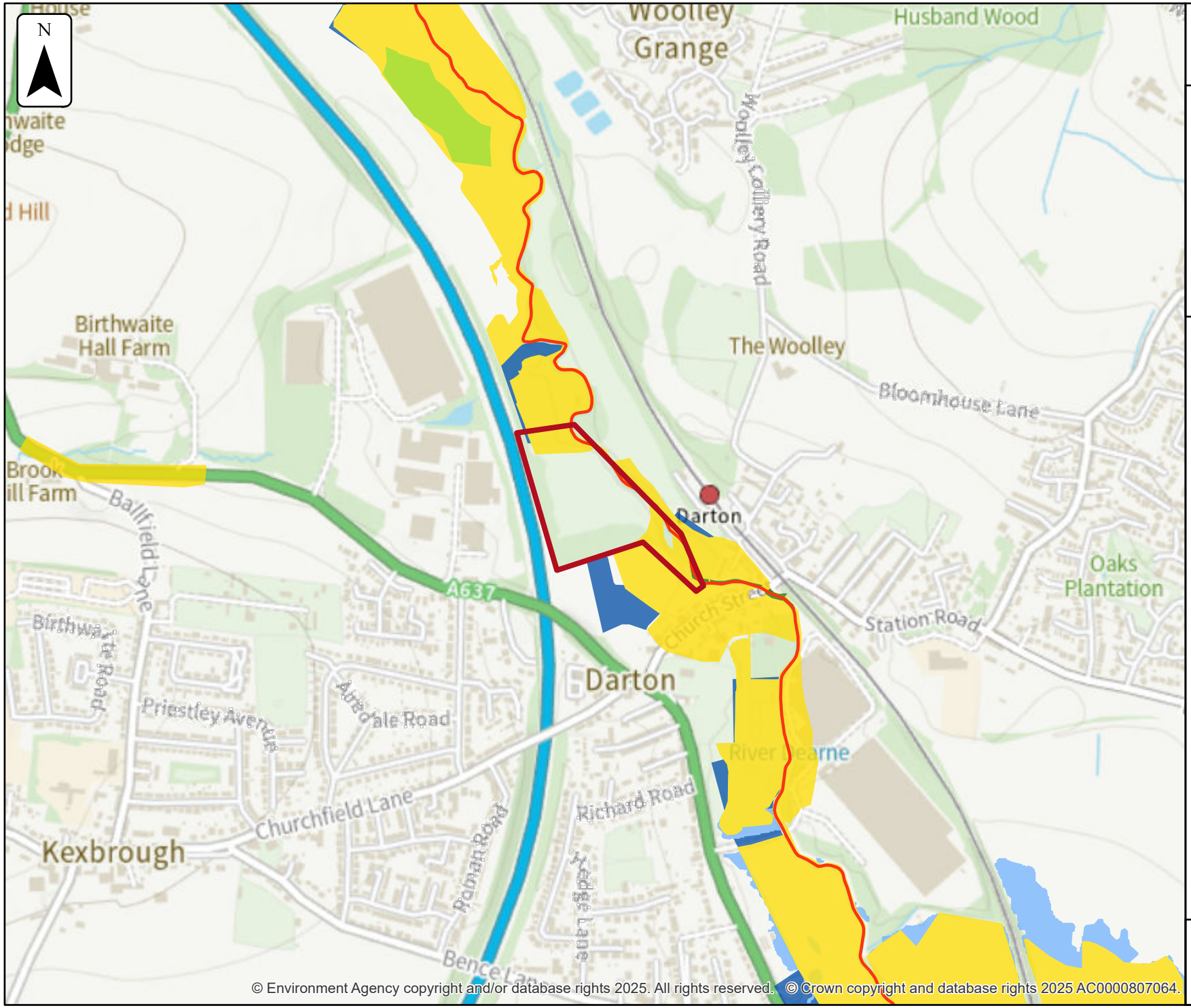
The recorded flood outlines are a geographical information system (GIS) data layer that show our verified records of areas that have flooded in the past from:

- rivers
- the sea
- groundwater
- surface water

Download the complete recorded flood outlines dataset, which includes data quality flags for outlines recorded after April 2020. This indicates the confidence we have in an outline.

Get flood information from other organisations

Contact Barnsley District Lead Local Flood Authority (LLFA) and your drainage board to get information about past flooding caused by surface water or drainage systems.



Environment Agency

Past floods

Location (easting/northing)
430931/410241

Scale
1:10,000

Created
23 Oct 2025

- Selected area
- Main river

Date of flood event

- February, 2020
- November, 2019
- June, 2007
- October, 2000
- March, 1947

0 100 200 300 400 500
metres

Data on past flood events

Start date	End date	Source of flood	Cause of flood	Affects location
15 February 2020	19 March 2020	main river	channel capacity exceeded (no raised defences)	No
7 November 2019	8 November 2019	main river	channel capacity exceeded (no raised defences)	Yes
25 June 2007	26 June 2007	unknown	unknown	Yes
1 October 2000	30 November 2000	main river	unknown	No
19 March 1947	22 March 1947	main river	channel capacity exceeded (no raised defences)	Yes

Modelled data

This section provides details of different scenarios we have modelled and includes the following (where available):

- outline maps showing the area at risk from flooding in different modelled scenarios
- modelled node point map(s) showing the points used to get the data to model the scenarios and table(s) providing details of the flood risk for different return periods

Climate change

The climate change data included in the models may not include the latest flood risk assessment climate change allowances. Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

The Environment Agency will incorporate the new allowances into future modelling studies. For now, it's your responsibility to demonstrate that new developments will be safe in flood risk terms for their lifetime.

Modelled scenarios

The following scenarios are included:

- No defences exist modelled fluvial: risk of flooding from rivers where there are no flood defences
- No defences exist climate change modelled fluvial: risk of flooding from rivers where there are no flood defences, including estimated impact of climate change

Environment Agency

No defences exist climate change modelled fluvial extent

Location (easting/northing)
430931/410241

Scale
1:10,000

Created
23 Oct 2025

Model name
2010 Upper Dearne

Selected area

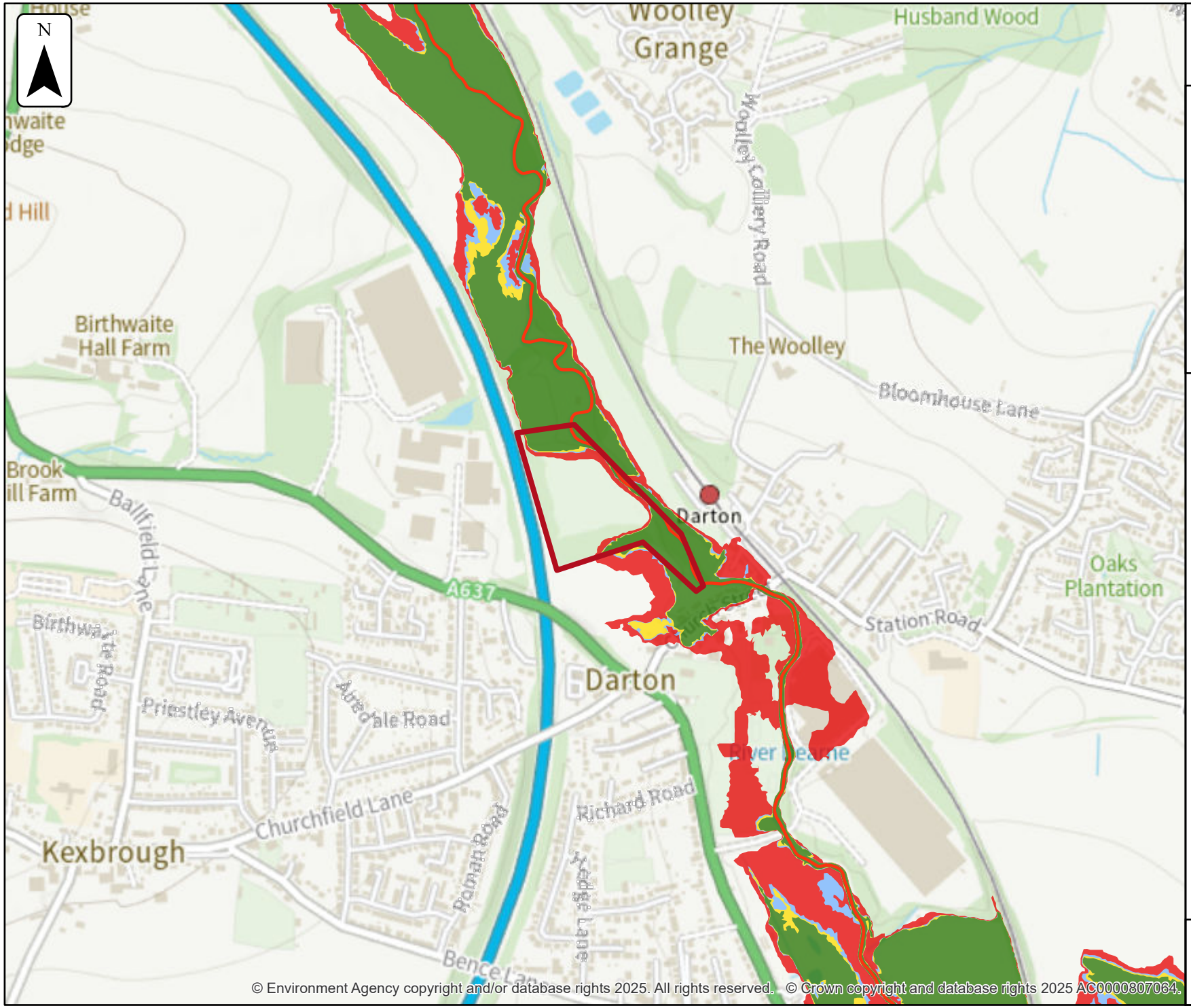
Main river

Modelled flood extent

1% AEP (+20%)

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres



Environment Agency

No defences exist modelled fluvial extent

Location (easting/northing)
430931/410241

Scale
1:10,000

Created
23 Oct 2025

Model name
2010 Upper Dearne

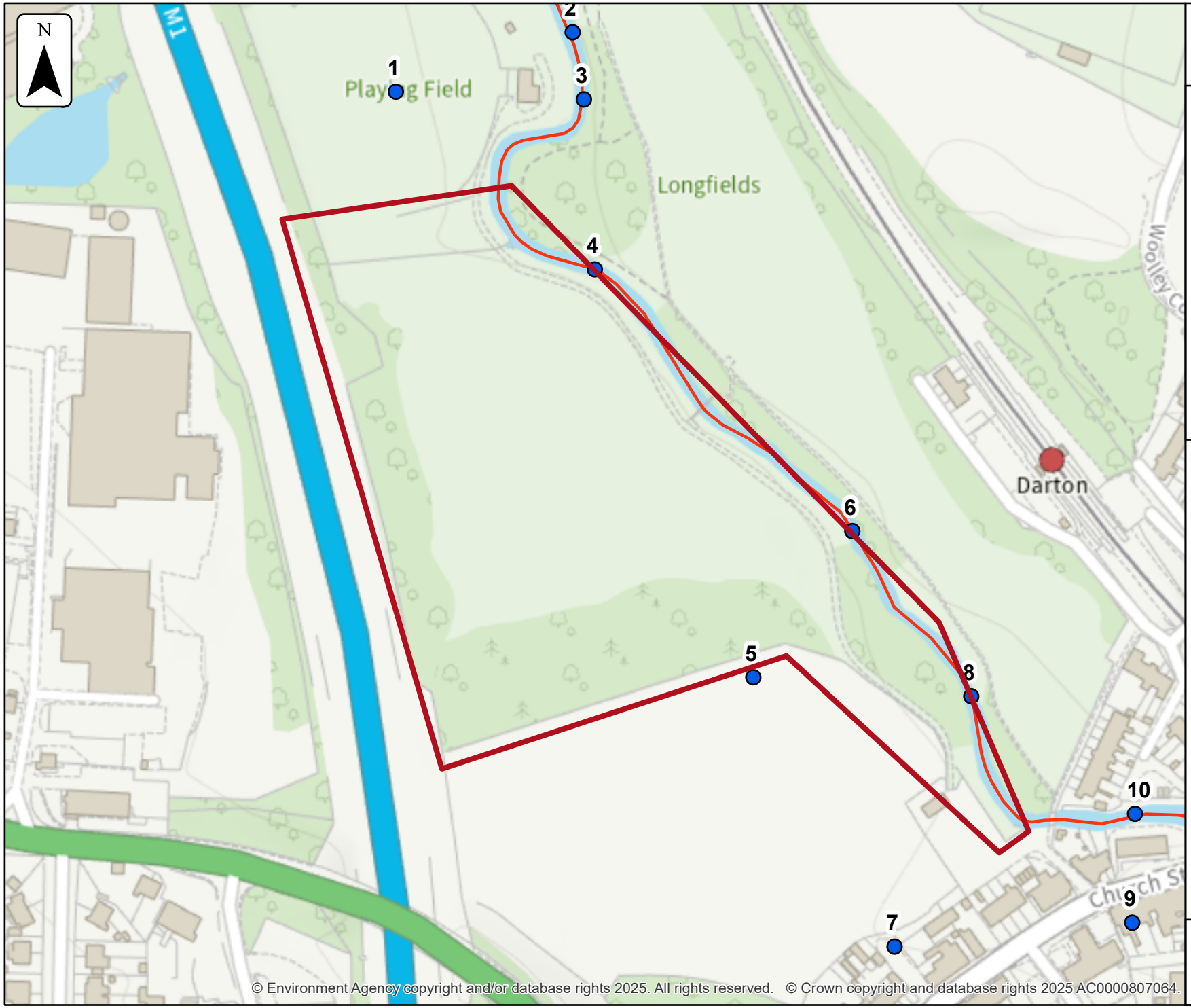
- Selected area
- Main river

Modelled flood extent

- 2% AEP
- 1.33% AEP
- 1% AEP
- 0.1% AEP

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres



Environment Agency

No defences exist climate change modelled fluvial node locations

Location (easting/northing)
430931/410241

Scale
1:2,500

Created
23 Oct 2025

Model name
2010 Upper Dearne

- Selected area
- Modelled location
- Main river

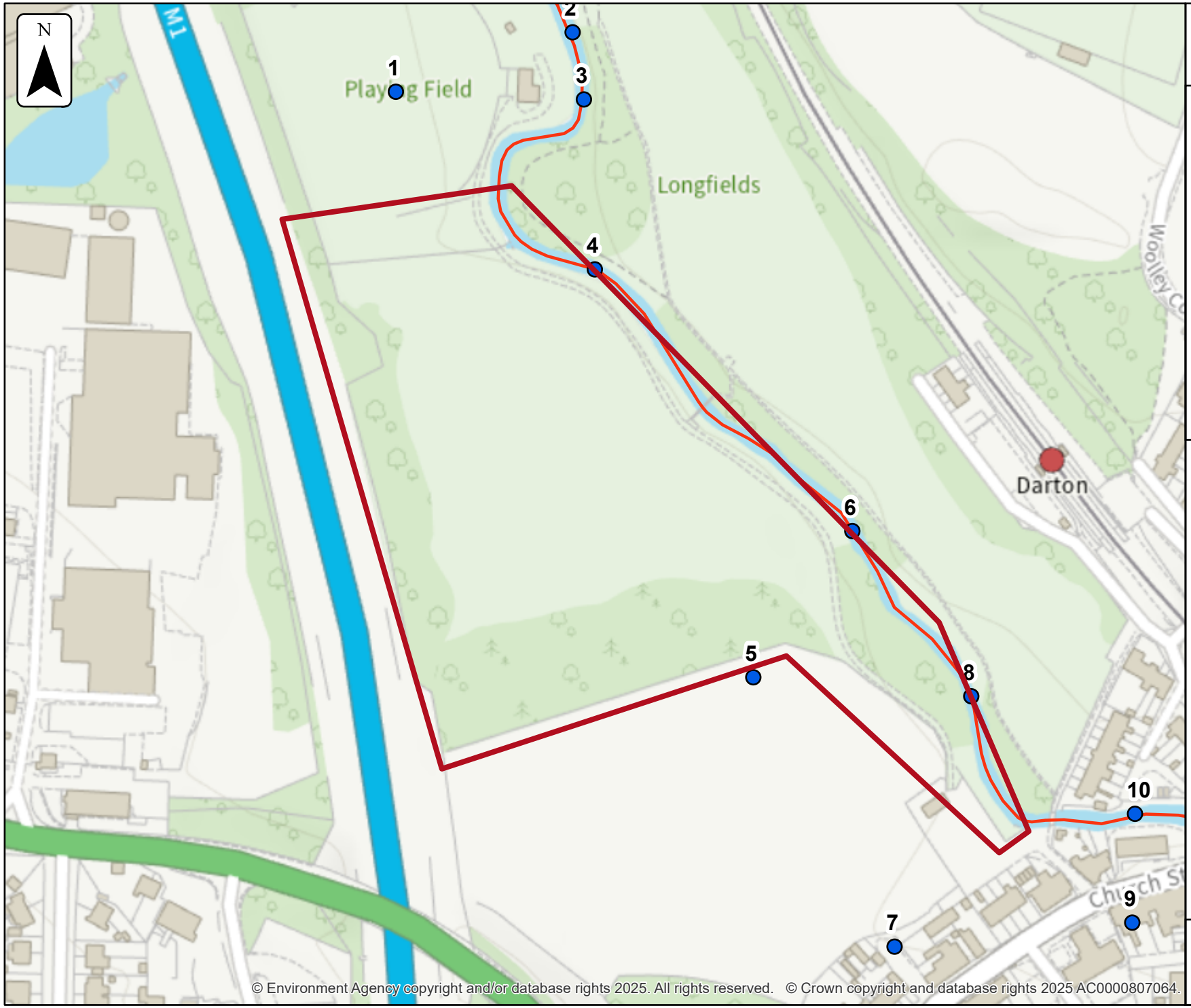
0 25 50 75 100
metres

Modelled node locations data

No defences exist climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+20%)	1% AEP (+20%)
				Level	Flow
1	1009292	430834	410442	61.80	62.25
2	1009693	430920	410471	61.88	23.71
3	1009661	430926	410438	61.52	54.90
4	1009326	430931	410355	61.43	55.14
5	1009194	431008	410157	61.03	6.15
6	1009635	431057	410228	61.03	55.44
7	1009135	431077	410026	61.0	0.87
8	1009157	431115	410147	61.03	50.14
9	1009579	431193	410037	58.81	0.05
10	1009322	431194	410090	59.98	55.72

Data in this table comes from the 2010 Upper Dearne model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.



Environment Agency

No defences exist modelled fluvial node locations

Location (easting/northing)
430931/410241

Scale
1:2,500

Created
23 Oct 2025

Model name
2010 Upper Dearne

- Selected area
- Modelled location
- Main river

0 25 50 75 100
metres

Modelled node locations data

No defences exist

Label	Modelled location ID	Easting	Northing	20% AEP	10% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.1% AEP
				Level	Level	Level	Level	Level	Level	Level
1	1009292	430834	410442	60.64	60.96	61.23	61.41	61.49	61.57	62.29
2	1009693	430920	410471	60.66	61.0	61.29	61.48	61.57	61.65	62.40
3	1009661	430926	410438	60.57	60.84	61.04	61.18	61.25	61.31	61.96
4	1009326	430931	410355	60.32	60.60	60.84	61.02	61.10	61.18	61.91
5	1009194	431008	410157	59.92	60.28	60.46	60.62	60.70	60.76	61.36
6	1009635	431057	410228	59.99	60.32	60.49	60.65	60.72	60.78	61.36
7	1009135	431077	410026	59.57	60.08	60.31	60.52	60.61	60.69	61.34
8	1009157	431115	410147	59.85	60.24	60.42	60.59	60.68	60.75	61.37
9	1009579	431193	410037	58.80	58.80	58.80	58.80	58.80	58.80	59.14
10	1009322	431194	410090	58.99	59.17	59.39	59.56	59.66	59.75	60.48

Data in this table comes from the 2010 Upper Dearne model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.

No defences exist

Label	Modelled location ID	Easting	Northing	20% AEP	10% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.1% AEP
				Flow	Flow	Flow	Flow	Flow	Flow	Flow
1	1009292	430834	410442	0.98	8.80	22.74	34.20	39.97	45.71	106.83
2	1009693	430920	410471	22.58	23.26	23.51	23.60	23.64	23.65	23.91
3	1009661	430926	410438	23.13	28.20	34.81	40.30	43.46	46.47	81.91
4	1009326	430931	410355	23.26	28.34	34.99	40.50	43.69	46.71	82.34
5	1009194	431008	410157	0.27	0.37	0.40	1.02	1.85	2.74	9.37
6	1009635	431057	410228	23.43	28.50	35.24	40.76	43.98	47.03	82.89
7	1009135	431077	410026	0.07	0.23	0.71	0.81	0.83	0.82	0.93
8	1009157	431115	410147	23.50	28.56	35.30	39.90	42.31	44.46	74.05
9	1009579	431193	410037	0.05	0.05	0.05	0.05	0.05	0.05	0.05
10	1009322	431194	410090	23.60	28.62	35.47	41.02	44.34	47.39	83.54

Data in this table comes from the 2010 Upper Dearne model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.

Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

Your Lead Local Flood Authority is Barnsley District.

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

Find out more about flood risk activity permits

Help and advice

Contact the Yorkshire Environment Agency team at neyorkshire@environment-agency.gov.uk for:

- more information about getting a product 5, 6, 7 or 8
- general help and advice about the site you're requesting data for

Appendix C

Flood Evacuation Plan

FLOOD EVACUATION PLAN

PROPSOED RECRIATIONAL DEVELOPMENT, CHURCH STREET, DARTON

Introduction

The objective of this plan is to raise awareness of the risk of flooding onsite to site occupiers, to detail the Flood Warnings and estimated lead time available, and to detail how the Plan is triggered by who and when, and what actions are required by those people in the area.

The Plan describes the evacuation procedure and need for safe refuge. The location covered by this Plan is shown in red below:

Flood Risk

The location covered by this Plan is at risk from flooding from tidal surge and is covered by the Environment Agency (EA) Flood Warning System.

The site lies specifically within Flood Zone 3 (high probability of flooding) on the Environment Agency Flood Map for Planning and the proposal is for a new recreational development, which is classed as a 'more vulnerable' development in Table 2: Flood Risk Vulnerability Classification of the Planning Practice Guidance (PPG): Flood Risk and Coastal Change.

Flood Warnings

The EA operate a flood forecasting and warning service in areas at risk of flooding from rivers or the sea, which relies on direct measurements of rainfall, river levels, tide levels, in-house predictive models, rainfall radar data and information from the Met Office. This service operates 24 hours a day, 365 days a year.

If flooding is forecast, warnings are issued using a set of easily recognisable codes. A description of the codes is shown in Appendix 1.

Flood Register

Floodline Warning is a free service operated by the EA that provides flood warnings direct to you by phone, email or text message. Sign up for Flood Warnings by calling Floodline on 0345 988 1188 or online by following the link included in appendix 2.

The future occupiers will be responsible for activating this plan and will register with the EA Flood Warnings Service and should receive a warning through this system

Estimated Flood Warning Time

For this location the estimated lead time provided by the EA is 2-3 days, however 1-2 hours lead time is guaranteed. A more accurate estimation will be provided when the warning is made.

Decision Making

Once a Flood Warning has been received residents will need to decide what actions they or others now have to take.

If immediate flooding is forecast and the opportunity to safely evacuate is gone, pre-emptive flood protection tasks must be implemented (if time allows) and the order given for moving to the area of safe refuge, see below.

The decision regarding evacuation will be made by the future property owners on receipt of the flood warning notification from the EA.

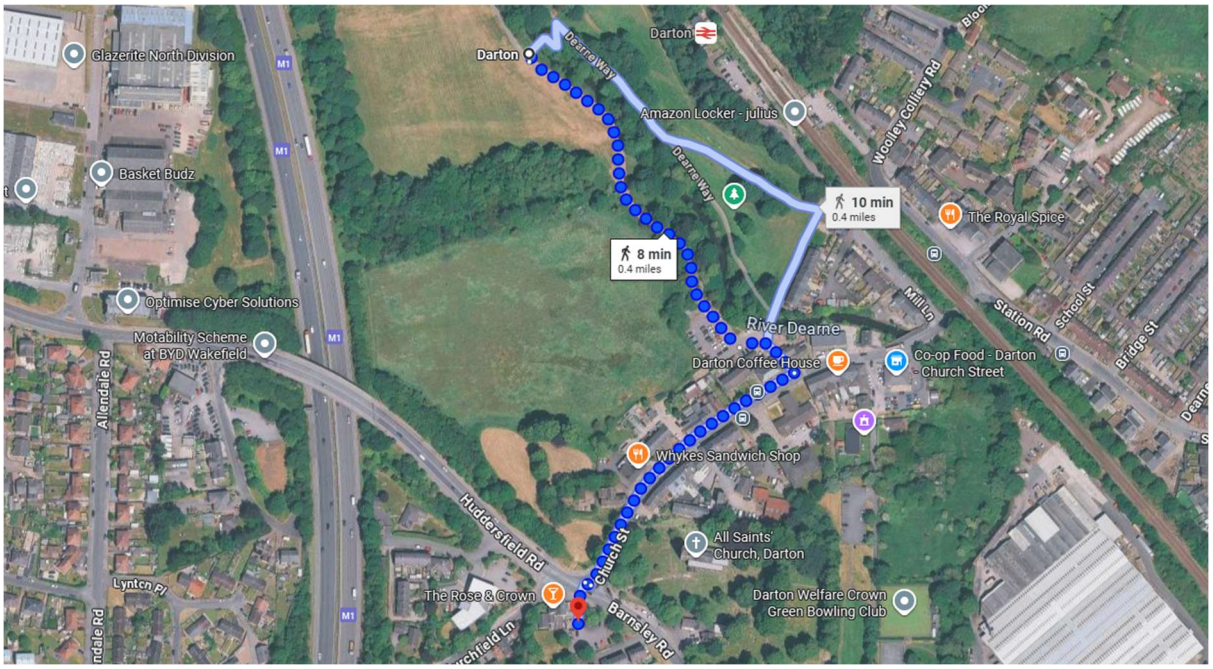
Response Actions / Considerations

Site Evacuation Procedures & Routes

It is anticipated that the EA's flood warning alerts will allow occupiers sufficient time to evacuate the site, facilities would be closed and occupiers would leave site and access Flood Zone 1 area in Darton where suitable facilities are available.

The arena will be closed to use during a flood event and residents will await the flood waters to sufficiently subside before attempting to evacuate.

It will be the responsibility of the site owner to ensure that everyone is out of the arena area safely.



Reoccupation of The Site

There may well be environmental hazards, loss of utilities and other such issues, which may have to be rectified before people are allowed back to the arena area.

Training & Exercising

All individuals who will use the facilities will be made aware of this plan and briefed accordingly.

This Plan should form part of any site induction for users of the facilities.

Document Control

This Plan is owned, maintained, and updated by the property owners. All users are asked to keep the plan updated if changes in circumstances occur that may materially affect the plan in any way.

The plan will be reviewed at least every three years, as a result of lessons identified after an activation event or exercise, following changes ownership of the property or following any change to the flood risk or warning process that is used by the Environment Agency.

Appendix 1 - Environment Agency Warning Codes

Flood Alert

Key Message: Flooding is possible. Be prepared
Timing: 2 hours to 2 days in advance of flooding
Actions: Be prepared for flooding
Prepare a flood kit of essential items
Monitor local water levels and flood forecasts

Flood Alerts are to warn people of the possibility of flooding and encourage them to be alert, stay vigilant and to make early preparations for flooding.

Flood Warning

Key Message: Flooding is expected. Immediate Action Required
Timing: Half an hour to 1 day in advance of flooding
Actions: Act now to protect your property
Block doors with flood boards or sandbags and cover airbricks and other ventilation holes
Move family, pets and valuables to a safe place
Turn off gas, electricity and water supplies if safe to do so
Keep a flood kit ready
Move cars, pets, food, valuables and important documents to safety

Flood Warnings are to warn people flooding is expected and encourage them to take immediate action to protect themselves and their property.

Severe Flood Warning

Key Message: Severe flooding. Danger to life
Timing: When flooding poses a significant threat to life and different actions are required
Actions: Stay in a safe place with a means of escape
Be ready should you need to evacuate from your home
Co-operate with the emergency services
Call 999 if you are in immediate danger

Severe Flood Warnings are to warn people of a significant risk to life or significant disruption to communities caused by widespread or prolonged flooding, and encourage them to take immediate action to protect themselves and follow the advice of the emergency services.

Warnings no longer in force

(no icon)

Key Message: No further flooding is currently expected for your area
Timing: When river or sea conditions begin to return to normal
Actions: Be Careful. Flood water may still be around for several days and could be contaminated
If you've been flooded, ring your insurance company as soon as possible

Warnings are removed to inform people that the threat has now passed.