

Harborough District Council Level 2 Strategic Flood Risk Assessment: Addendum

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Contract

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This report describes work commissioned by Harborough District Council by an instruction dated 27th June 2025. The Client's representative for the contract was Lesley Aspinall of Harborough District Council. Ed Mumford and Joanne Chillingworth 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 to produce Level 1 and 2 Strategic Flood Risk Assessments (SFRAs) for Harborough District Council to support their new Local Plan. This work was prepared between February and December 2024.

Since the production of the SFRA, the Environment Agency has 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).

This Addendum provides an 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).

The Environment Agency updated the [Flood Map for Planning \(FMfP\) \(gov.uk\)](#) on 25 March 2025. The FMfP now shows updated extents for Flood Zone 2 (0.1% Annual Exceedance Probability (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.

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. Developers should consult with the Environment Agency 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

2.1 Fluvial risk

The Level 2 SFRA identified three sites taken forward for allocation that are shown to be at fluvial flood risk based on the previous Environment Agency FMfP:

- 8054
- 8631
- 12231

It should be noted that several sites are also at risk of fluvial flooding from smaller 'ordinary' watercourses, not previously shown in the FMfP. The flood risk at these sites was assessed using the surface water mapping, which often provides a good representation of the risk from smaller watercourses for the purposes of strategic assessment.

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.

Additionally (of those that were screened, but not taken forwards for allocation), 3 sites not previously shown to be at risk are now shown to be at risk in the NaFRA2 Flood Zones:

- 12212
- 12202
- 8088

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 brief comment on the change in fluvial risk to the site. Sites not included in the table were outside Flood Zones previously and remain outside Flood Zones in the new NaFRA2 FMfP.

Currently, the Level 1 and 2 SFRA state that where there is no modelled climate change extent available for the 0.1% Annual Exceedance Probability (AEP) event, which was the case in 2024, the Environment Agency's Flood Map for Planning (FMfP) Flood Zone 2 can be used to represent this as a proxy in the absence of modelled information. The current day Flood Zone 2 is not a suitable surrogate for representing the future Flood Zone 2/0.1% AEP climate change extent in detailed site-specific Flood Risk Assessments.

In the absence of any more recent detailed modelling, any future flood risk studies and FRAs should use the new NaFRA2 0.1% AEP plus climate change data as a surrogate for assessing the future (climate change) extent of Flood Zone 2, rather than using current day Flood Zone 2.

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

Site reference	% of site in previous FMfP Flood Zone 3	% of site in NaFRA2 FMfP Flood Zone 3	% of site in previous FMfP Flood Zone 2	% of site in NaFRA2 FMfP Flood Zone 2	Comment on change in risk from previous FMfP to updated NaFRA2 FMfP
8054-GB2- Land off Dingley Road and Nether Green	5.3	10.7	10.7	10.1	Significant increase in Flood Zone 2/3 extents in the eastern site corner. Site table has been updated to reflect this.
8088 - Land to the east of Fleckney Meadows, High Street	0.0	0.0	0.0	>0.1%	Flood Zone 2 is now adjacent to the western border but does not extend significantly into the site.
8121- Rockingham Road Industrial Estate (Plot 13)	0.1	0.1	44.7	44.7	No significant change in flood zone extents.
8123-Land at Wentworth Close	0.4	0.7	0.2	0.3	No significant change in flood zone extents.
8130-Land at Hallaton Road	14.0	15.4	5.2	5.1	Slight increase in Flood Zone extents associated with Medbourne Brook to the east of the site.
8132-Land South of Farndale View	44.5	44.6	4.8	4.7	No significant change in flood zone extents.
8134-Old Mill Road	13.2	13.2	13.6	13.5	No significant change in flood zone extents.
8145-Land at Birdie Close	50.0	51.5	2.5	2.5	Slight increase in Flood Zone 3 extents and slight decrease in Flood Zone 2 extents, but affected areas are essentially the same as previously.
8152-North and South	2.4	3.4	0.5	0.4	No significant change in flood zone

Site reference	% of site in previous FMfP Flood Zone 3	% of site in NaFRA2 FMfP Flood Zone 3	% of site in previous FMfP Flood Zone 2	% of site in NaFRA2 FMfP Flood Zone 2	Comment on change in risk from previous FMfP to updated NaFRA2 FMfP
of Gilmorton Road (Extension to Lutterworth East SDA)					extents.
8157-Land south west of Braybrooke Road	40.9	38.1	6.6	8.3	Slight decrease in Flood Zone extents associated with the small tributary joining the larger ordinary watercourse running through the site in the south of the site.
8158-Land off Crowfoot Way	2.6	8.2	0.6	0.3	Significant increase in Flood Zone 3 extents along the south and eastern site boundaries.
8163-Land at Gallow Lodge	4.3	4.4	0.5	0.5	No significant change in flood zone extents.
8164-Land west of Harborough Road, east of Langton Road	6.8	7.4	1.2	1.1	No significant change in flood zone extents.
8207-Land south of Braybrook Road	3.4	5.0	3.4	5.4	Slight increase in Flood Zone extents associated with the ordinary watercourse in the south of the site. No increase in extents form the watercourse through the north of the site.
8217- Whetstone Pastures Garden Village	10.3	8.5	2.6	1.5	Slight decrease in Flood Zone 2 and 3 extent associated with the removal of the lake in the south of the site from Flood Zones. Slight increase in Flood

Site reference	% of site in previous FMfP Flood Zone 3	% of site in NaFRA2 FMfP Flood Zone 3	% of site in previous FMfP Flood Zone 2	% of site in NaFRA2 FMfP Flood Zone 2	Comment on change in risk from previous FMfP to updated NaFRA2 FMfP
					Zone extents in the south eastern corner.
8218-Land East of Frolesworth Road	13.8	13.8	2.7	2.7	No significant change in flood zone extents.
8257-Land at Little Bowden	7.8	4.7	1.4	4.7	No significant change in flood zone extents.
8627-Paddock to the rear of 2 Orchard Lane	37.5	41.3	3.8	6.9	Slight increase in Flood Zone extents along the northern boundary.
8631-OA1- Great Glen Oadby SDA	2.1	1.3	0.3	0.5	No significant change in flood zone extents.
10117-Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane [Scraptoft SDA]	0.1	0.7	0.0	0.7	No significant change in flood zone extents.
10117-Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane [Scraptoft SDA]	1.6	1.1	1.2	2.1	No significant change in flood zone extents.
10170-Land to the south of Braybrooke Road	7.4	8.0	5.0	5.2	No significant change in flood zone extents.

Site reference	% of site in previous FMfP Flood Zone 3	% of site in NaFRA2 FMfP Flood Zone 3	% of site in previous FMfP Flood Zone 2	% of site in NaFRA2 FMfP Flood Zone 2	Comment on change in risk from previous FMfP to updated NaFRA2 FMfP
10332-Land off Moorbarns Road	32.2	34.0	1.2	0.7	Slight increase in Flood Zone 3 extents and slight decrease in Flood Zone 2 extents, but affected areas are essentially the same as previously.
10433-Land south of A4303	14.5	17.6	1.7	0.4	Slight increase in Flood Zone 3 extents and slight decrease in Flood Zone 2 extents, but affected areas are essentially the same as previously.
10478-Land at Wentworth Close	23.5	26.0	4.7	5.2	Slight increase in Flood Zone 2 and 3 extents in the centre of the site, but areas affected remain broadly the same.
10481-Land to the north of the A6 and east of the Melton Road Services	3.0	3.5	3.7	3.8	No significant change in flood zone extents.
10491-Moorbarns Farm	5.7	7.0	1.4	0.3	No significant change in flood zone extents.
10522-Land off Rugby Road	9.9	12.1	0.6	0.1	Slight increase in Flood Zone 3 extents and slight decrease in Flood Zone 2 extents, but affected areas are essentially the same as previously.
10680-Land to the east of Dunmore Road	7.3	4.4	1.3	4.5	No significant change in flood zone extents.

Site reference	% of site in previous FMfP Flood Zone 3	% of site in NaFRA2 FMfP Flood Zone 3	% of site in previous FMfP Flood Zone 2	% of site in NaFRA2 FMfP Flood Zone 2	Comment on change in risk from previous FMfP to updated NaFRA2 FMfP
12202- Land at St Wilfreds Close	0.0	6.5	0.0	0.6	Significant increase in Flood Zone 3 extents associated with ordinary watercourse on site not previously included in Flood Zones.
12212-Land east of A6	0.0	0.7	0.0	0.7	Slight increase in Flood Zone 2 and 3 extents associated with the ordinary watercourse at the northern site boundary, which was not previously included in Flood Zones.
12222-Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane	0.3	1.3	0.1	1.3	No significant change in flood zone extents.
12222-Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane	1.6	1.0	1.1	2.0	No significant change in flood zone extents.
12225-Land rear of Rose & Crown Thurnby Main Street	8.0	8.9	1.2	2.8	Slight increase in Flood Zone 2 and 3 extents associated with Bushby Brook to the south of the site.
12228-Land on the west side of Stretton Road	51.2	31.9	7.3	2.9	Significant decrease in Flood Zone extents associated with the River Sence which is shown to encroach less far into

Site reference	% of site in previous FMfP Flood Zone 3	% of site in NaFRA2 FMfP Flood Zone 3	% of site in previous FMfP Flood Zone 2	% of site in NaFRA2 FMfP Flood Zone 2	Comment on change in risk from previous FMfP to updated NaFRA2 FMfP
					the site from the west compared to the previous Flood Zones.
12231-MH8-Commons Car Park	2.4	2.4	70.9	70.9	No significant change in flood zone extents.
12232-MH8-Old Station Yard, Rockingham Road, LE16 8RT	2.3	16.3	7.0	14.0	Significant increase in Flood Zone 2/3 extents along the north and south site boundaries.

2.2 Surface water risk

The Environment Agency's RoFSW mapping was updated in January 2025 with the publication of NaFRA2. Surface water flood risk is subdivided into the following four categories:

- **High:** An area has a chance of flooding greater than 3.3% AEP (1 in 30) each year.
- **Medium:** An area has a chance of flooding between 1% AEP (1 in 100) and 3.3% AEP (1 in 30) each year.
- **Low:** An area has a chance of flooding between 0.1% AEP (1 in 1,000) and 1% AEP (1 in 100) each year.
- **Very Low:** An area has a chance of flooding of less than 0.1% AEP (1 in 1,000) each year.

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.

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/guidance/environment-agencys-climate-change-guidance), 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 considerably, the surface water climate change extents provided as part of the Harborough District Council 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.

Due to the large number of sites screened, and almost all sites having some degree of surface water risk, only those sites taken forward for allocation have been included in this summary. Full details on sites not taken forwards can be found in Appendix A. Table 2-2 provides the extent of each site taken forwards for allocation 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. This 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 site at surface water risk, between the previous RoFSW mapping and the new NaFRA2 SW mapping.

Site reference for proposed allocations in the Draft Local Plan (Regulation 19)	% 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
8054-GB2-Land off Dingley Road and Nether Green	5.0	6.3	11.5	7.8	46.4	11.5	Significant decrease in flood extents in the 1% and 0.1% AEP events, and the site is now at low risk.
8055-F1-Land to the west of Longgrey	0.0	7.9	0.0	9.3	0.1	13.1	Significant increase in surface water flood extents in all events, although site generally remains low risk.
10042-F1-Land north of Kilby Road	0.0	0.6	0.0	0.8	0.0	1.5	No significant change in surface water flood extents.
8064-HB1-Land east of Welford Road	0.0	0.6	0.8	0.8	4.1	1.4	No significant change in surface water flood extents.
8090-S2-Land east of Beeby Road	0.0	1.3	0.9	2.4	7.1	8.4	Slight increase in surface water flood extents in all events, but site generally remains at low risk.

Site reference for proposed allocations in the Draft Local Plan (Regulation 19)	% 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
8104-L2-Land at Junction 20/Swinford Road	0.0	0.0	0.0	0.0	0.0	0.0	No significant change in surface water flood extents.
8122-MH2-Market Harborough North, East of Harborough Road	3.2	6.8	5.5	9.4	14.9	16.7	Slight increase in surface water flood extents in all events.
8122-MH2-Market Harborough North, East of Harborough Road	0.9	2.0	1.2	2.8	5.2	6.6	Slight increase in surface water flood extents in all events, but site generally remains at low risk.
8135-HH2-Land north of Stretton Lane	0.0	0.0	0.0	0.0	0.0	0.0	No significant change in surface water flood extents.

Site reference for proposed allocations in the Draft Local Plan (Regulation 19)	% 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
8143-MH1-Land east of Leicester Road and south of Grand Union Canal	2.7	5.3	4.6	7.0	11.9	11.9	Slight increase in surface water flood extents in the 3.3% and 1% AEP events, but site generally remains at low risk.
8151-GB1-Land north of Dingley Road	0.0	0.0	0.0	0.0	6.1	1.6	No significant change in surface water flood extents.
8155-B1-Land at Gaulby Lane	6.0	4.4	9.0	6.3	19.9	12.5	Significant decrease in surface water flood extents in the 0.1% AEP event.
8167-L1-Land off Leicester Road	0.7	0.7	0.9	1.0	2.1	2.2	No significant change in surface water flood extents.
8179-L3-Land south of Lutterworth Road / Coventry Road	0.0	0.8	0.0	0.8	0.3	1.8	No significant change in surface water flood extents.
8180-U2-Land north of Ashby Road	0.0	0.0	0.0	0.0	2.9	1.2	No significant change in surface water flood extents.

Site reference for proposed allocations in the Draft Local Plan (Regulation 19)	% 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
8202-B3-Former Lorry Park, Gaulby Road	0.0	0.0	0.0	0.0	0.0	0.0	No significant change in surface water flood extents.
8206-HH1-Land north of Uppingham Road	0.0	8.5	0.2	9.7	6.0	12.0	Significant increase in surface water flood extents in all events, although site generally remains low risk.
8227-S1-Land between Scraftoft and Bushby	0.8	1.6	1.7	2.5	4.9	5.2	No significant change in surface water flood extents.
8230-GG1-Land to the North of London Road and east of Leicester Grammar School	0.5	0.7	2.0	1.6	7.9	6.1	No significant change in surface water flood extents.

Site reference for proposed allocations in the Draft Local Plan (Regulation 19)	% 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
8234-MH3- Land south of Gallowfield Road	0.7	3.0	1.6	5.0	13.2	12.5	Slight increase in surface water flood extents in the 3.3% and 1% AEP events, but site generally remains at low risk.
8241-TB1- Land north of A47, east of Zouche Way	0.2	0.7	2.0	1.4	13.6	5.1	Significant decrease in surface water flood extents in the 0.1% AEP event.
8247-K1-Land West of Warwick Road	3.3	3.6	5.9	5.3	14.7	10.9	No significant change in surface water flood extents.
8631-OA1- Great Glen Oadby SDA	2.8	1.9	4.4	2.9	12.5	6.8	Significant decrease in surface water flood extents in the 0.1% AEP event.
8631-OA1- Great Glen Oadby SDA	0.1	0.4	0.2	0.8	2.9	1.9	No significant change in surface water flood extents.
8737-MH5- Land OS3070, Leicester Road	5.6	11.1	6.1	16.0	19.6	29.3	Significant increase in surface water flood extents in all modelled events, which should be considered in a site-specific Flood Risk

Site reference for proposed allocations in the Draft Local Plan (Regulation 19)	% 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
							Assessment if the site is brought forwards. The site is proposed as an employment allocation in the Draft Local Plan and a Site Table has been prepared accordingly.
10240-MH7-St Marys Road	11.1	27.6	15.5	30.2	22.5	36.6	Significant increase in surface water flood extents in all modelled events, which should be considered in a site-specific Flood Risk Assessment if the site is brought forwards. The site is included in the Draft Local Plan (Regulation 19) and the Site Table has been updated accordingly.
10248-MH6-Land east of Northampton Road, north of Harborough Enterprise Centre	10.2	24.8	19.0	31.9	41.5	47.5	Significant increase in surface water flood extents in all modelled events, which should be considered in a site-specific Flood Risk Assessment if the site is brought forwards. The site is

Site reference for proposed allocations in the Draft Local Plan (Regulation 19)	% 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
							included in the Draft Local Plan (Regulation 19) and the Site Table has been updated accordingly.
10253-MH6- Land east of Compass Way/Enterprise Centre	1.1	2.6	3.9	8.2	44.8	30.0	Significant decrease in flood extents in the 0.1% AEP event, although the site remains at high risk.
10554-BA1- Land off Frolesworth Road	0.3	2.2	0.9	3.0	5.7	6.7	No significant change in surface water flood extents.
10595-MP1- Land south of Coventry Road	0.7	1.5	2.0	2.5	14.1	5.8	Significant decrease in surface water flood extents in the 0.1% AEP event.
10642-K2- Land west of Warwick Road and south of Priory Business Park	1.3	0.8	5.8	2.0	22.3	8.4	Significant decrease in surface water flood extents in the 0.1% AEP event.

Site reference for proposed allocations in the Draft Local Plan (Regulation 19)	% 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
10649-U1-Land south of Ashby Road	3.1	2.9	8.1	5.8	18.7	11.1	Significant decrease in surface water flood extents in the 0.1% AEP event.
12207-B2-Billesdon Depot south of Gulby Road	0.0	1.4	0.0	1.8	0.0	2.9	Slight increase in surface water flood extents in all events, but site generally remains at low risk.
12227-MP2-North of Mere Lane	1.5	2.0	2.9	3.5	10.1	7.1	No significant change in surface water flood extents.
12230-F2-Land off Marlborough Drive	0.0	1.4	0.0	1.7	0.0	2.9	Slight increase in surface water flood extents in all events, but site generally remains at low risk.
12231-MH8-Commons Car Park	51.2	55.0	79.9	59.8	100.0	65.7	Significant decrease in flood extents in the 1% and 0.1% AEP events, although the site remains at high risk.

3 Implications for the Level 2 SFRA

Following the review of the new NaFRA2 Flood Zones and RoFSW data, for the vast majority of sites, there are no significant changes to the picture of risk and therefore the recommendations made in most of the Level 2 SFRA Site Tables remain appropriate.

Two sites being taken forwards in the Draft Local Plan (Regulation 19) as allocations have had significant changes in the picture of flood risk, and these Site Tables have been updated accordingly. These are:

- Site 8054- Significant increase in Flood Zone 2/3 extents, and significant decrease in surface water flood extents.
- Site 10240- Significant increase in surface water flood extents
- Site 10248- Significant increase in surface water flood extents

One additional site table has been prepared for site 8737 as the site is being taken forwards for allocation, and is shown to be at significant risk of surface water flooding in the NaFRA2 RoFSW dataset where previously the risk was shown to be lower.

A NaFRA2 Screening Assessment Spreadsheet

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