

# **Sheffield Level 2 Strategic Flood Risk Assessment Update - Site S03033**

**Final**

**May 2025**

**Prepared for:**

**Sheffield City Council**



**[www.jbaconsulting.com](http://www.jbaconsulting.com)**

## Document Status

Issue date	6 May 2025
Issued to	Chris Hanson
BIM reference	OZZ-JBA-XX-XX-RP-Z-0012
Revision	P02
Prepared by	Laura Thompson BSc Analyst
Reviewed by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Authorised by	Krista Keating BSc MSc CEnv CSci MCIWEM C.WEM Associate Director

---

## Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

---

# Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2025s0137

This report describes work commissioned by Sheffield City Council (SCC) by an instruction dated 23 January 2025. The Client's representative for the contract was Chris Hanson of SCC. Laura Thompson of JBA Consulting carried out this work.

## Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of SCC and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Sheffield City Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by JBA has not been independently verified by JBA, unless otherwise stated in the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between January and May 2025 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. JBA specifically does not guarantee or warrant any estimates or projections contained in this Report.

---

## Acknowledgements

We would like to thank the Environment Agency for their assistance with this work.

---

## Copyright

© Jeremy Benn Associates Limited 2025

---

# Contents

<b>1</b>	<b>Background</b>	<b>1</b>
1.1	Site S03033	1
<b>2</b>	<b>Flood risk from rivers</b>	<b>5</b>
2.1	Existing risk	5
2.2	Flood risk management	6
2.3	Historic flood incidents	6
2.4	Flood warning and access and escape routes	7
2.5	Observations, mitigation options and site suitability - fluvial	7
<b>3</b>	<b>Flood risk from surface water</b>	<b>8</b>
3.1	Existing risk	8
3.2	Impacts from climate change	9
3.3	Risk of runoff from site post development	11
3.4	Observations, mitigation options and site suitability - surface water	12
<b>4</b>	<b>Risk from groundwater</b>	<b>13</b>
<b>5</b>	<b>Residual risk</b>	<b>15</b>
5.1	Flood risk from reservoirs	15
5.2	Observations, mitigation options and site suitability - residual risk	15
<b>6</b>	<b>Overall site assessment</b>	<b>16</b>
6.1	Can part b) of the exception test be passed?	16
6.2	Recommendations, FRA requirements, and further work	16
<b>7</b>	<b>Licencing</b>	<b>17</b>

## List of Figures

Figure 1-1: Existing site location boundary	2
Figure 1-2: Topography	3
Figure 1-3: Soils and geology	4
Figure 2-1: Existing risk from rivers to the site	5
Figure 2-2: Natural Flood Management (NFM) potential mapping	6
Figure 3-1: Low risk event surface water flood depths (Risk of Flooding from Surface Water map)	8
Figure 3-2: Low risk event surface water flood hazard (Risk of Flooding from Surface Water map)	9
Figure 3-3: Medium risk event surface water flood depths plus 40% climate change (based on Risk of Flooding from Surface Water map)	10
Figure 3-4: Medium risk event surface water flood hazards plus 40% climate change (based on Risk of Flooding from Surface Water map)	11
Figure 4-1: JBA 5m Groundwater Emergence Map	13

## List of Tables

Table 2-1: Existing fluvial flood risk based on percentage area of site at risk	5
Table 3-1: Existing surface water flood risk based on percentage area at risk using the RoFSW map	8
Table 3-2: Modelled climate change allowances for rainfall for the Don and Rother management catchment	9
Table 3-3: Surface water flood risk from proposed development	12
Table 4-1: Groundwater Hazard Classification	14

# 1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for the Sheffield City Council (SCC) Local Plan Site S03033. The content of this Level 2 SFRA site screening report assumes the reader has already consulted the 'SCC Level 1 SFRA' (2022) and read the 'SCC Level 2 SFRA Main Report' (2024) and is therefore familiar with the terminology used in this report.

## 1.1 Site S03033

- Location: Land at Brightholmlee Lane, S35 0DD
- Existing site use: Agriculture
- Existing site use vulnerability: Less vulnerable
- Proposed site use: Housing
- Proposed site use vulnerability: More vulnerable
- Site area: 7.7 hectares
- Proposed development impermeable area: 6.2 hectares
- Watercourse: N/A
- Summary of requirements from scoping stage:
  - Assessment of surface water flood depths and hazards based on the EA's national Risk of Flooding from Surface Water dataset
  - Assessment of all other sources of flood risk



Figure 1-1: Existing site location boundary



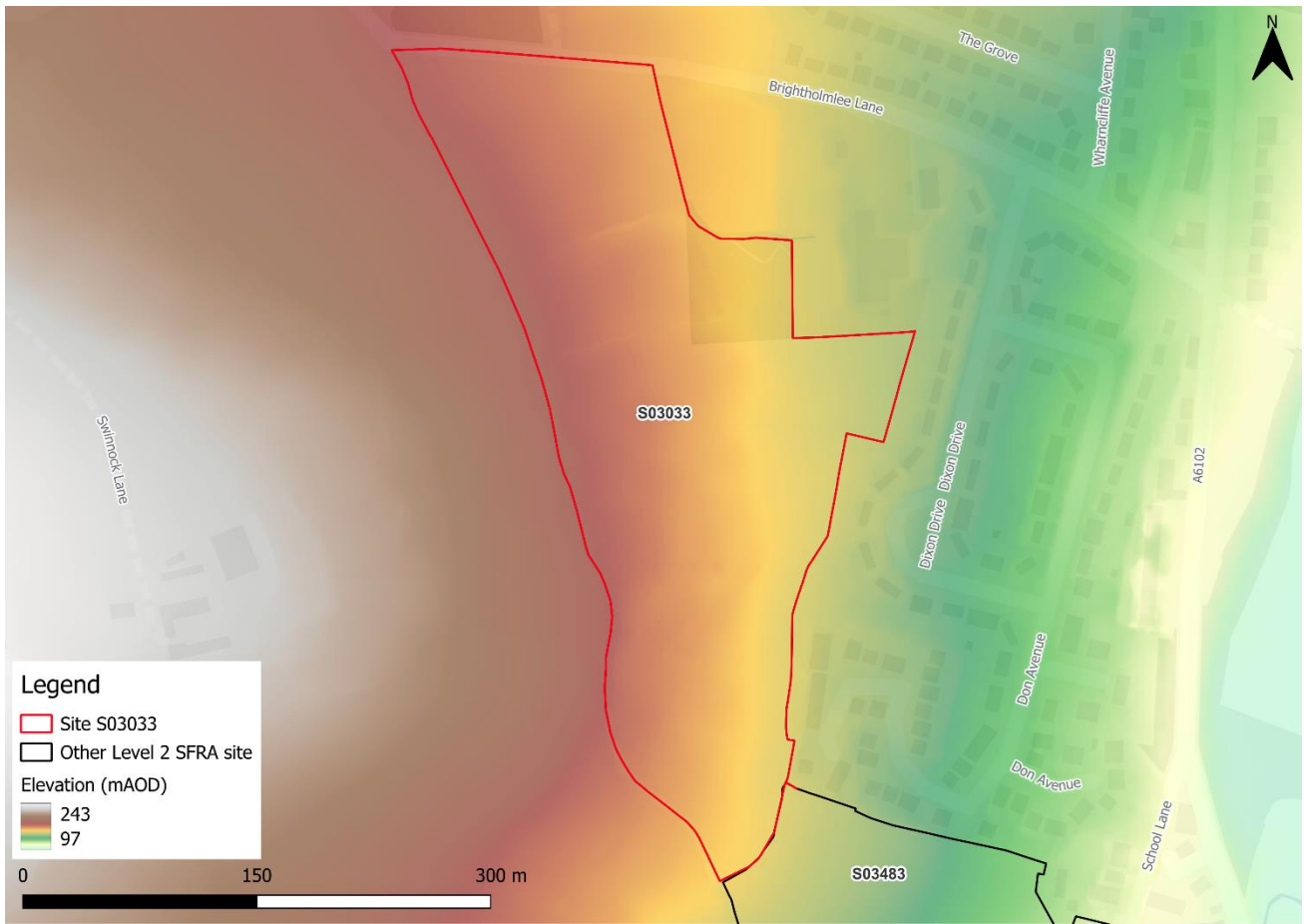


Figure 1-2: Topography



Figure 1-3: Soils and geology

## 2 Flood risk from rivers

### 2.1 Existing risk

#### 2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (February 2025) and Flood Zone 3b (functional floodplain), as updated in the Level 2 SFRA finalised in 2024, the percentage areas of the site within each fluvial flood zone are stated in Table 2-1 and can be viewed on Figure 2-1. This version of the Flood Map for Planning does not consider flood defence infrastructure (Section 2.2) or the impacts of climate change.

The site is modelled to be within Flood Zone 1 indicating it is at low risk of flooding from rivers.

Table 2-1: Existing fluvial flood risk based on percentage area of site at risk

Flood Zone 1 (% area)	Flood Zone 2 (% area)	Flood Zone 3a (% area)	Flood Zone 3b (% area)
100	0	0	0



Figure 2-1: Existing risk from rivers to the site

## 2.2 Flood risk management

### 2.2.1 Flood defences

The site does not benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

### 2.2.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) that may help to reduce flood risk to the site and surrounding areas. Within the site there is potential for riparian woodland planting to attenuate flooding. This area is shown on Figure 2-2. The WwNP mapping is broadscale and indicative. Further investigation is required for any land shown to have potential for WwNP.

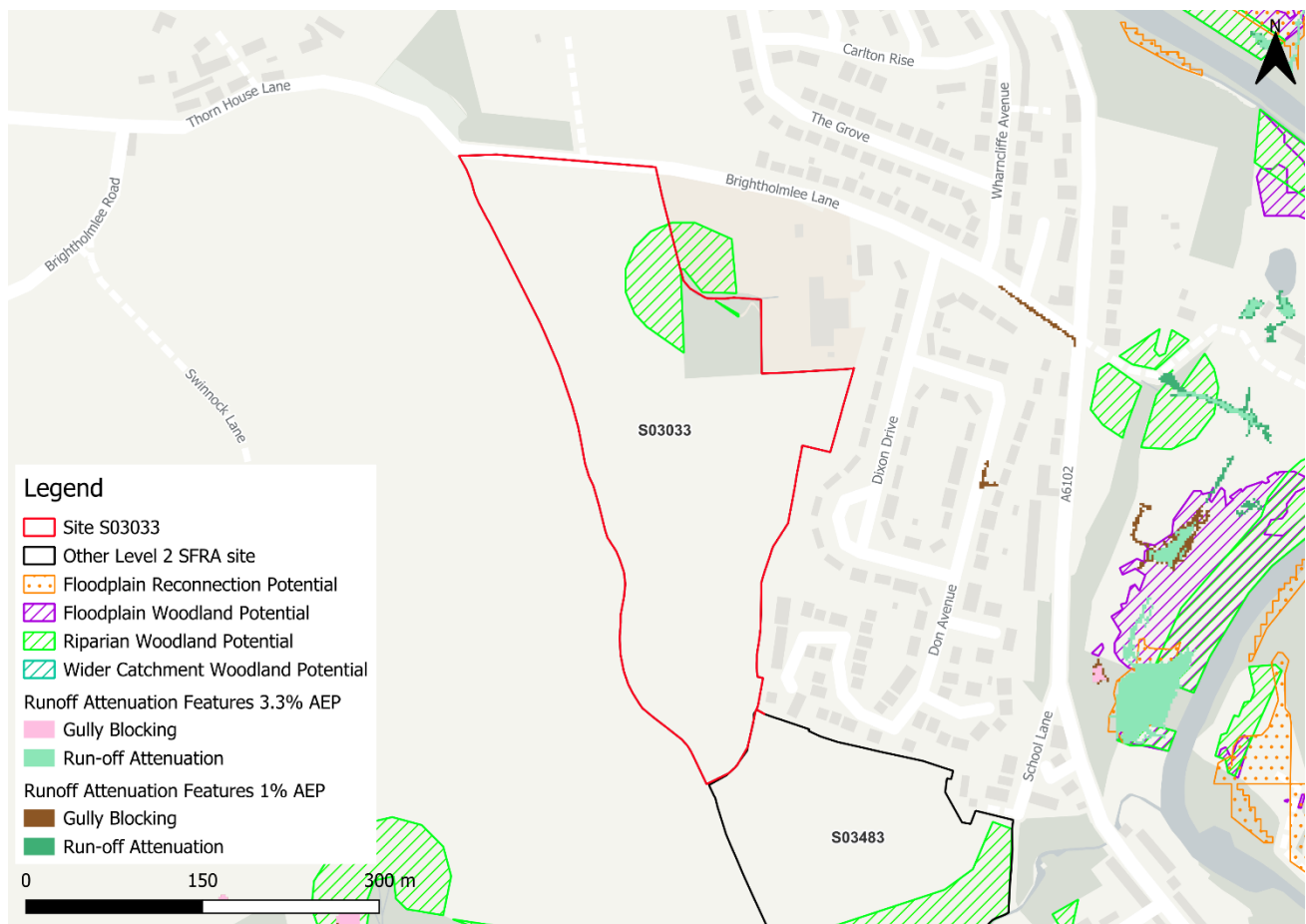


Figure 2-2: Natural Flood Management (NFM) potential mapping

## 2.3 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events at the site.

## 2.4 Flood warning and access and escape routes

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The site is not located within a FWA.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The site is not located within a FAA.

Based on available information, safe access and escape routes would likely be achievable via Brightholmlee Lane during a fluvial flood event.

## 2.5 Observations, mitigation options and site suitability - fluvial

- The proposed development of the site would see a change in the risk classification from less vulnerable to more vulnerable, according to the NPPF.
- Given the change in use and therefore vulnerability of the site, the FRA must show that the development can be designed to be safe and that there is adequate emergency planning provision (para 014 FRCC-PPG).
- The site is located wholly within Flood Zone 1 indicating it is at low risk of flooding from rivers.
- Were development of this site to proceed, given the proximity of this site to neighbouring site S03483 it would be prudent to formulate a strategy to develop these sites in tandem and for consultation between each developer to take place to ensure a joined-up approach for sustainable development is in place.

### 3 Flood risk from surface water

#### 3.1 Existing risk

Based on the EA's national scale third generation Risk of Flooding from Surface Water (RoFSW) map (November 2023), surface water risk to the site is predominantly very low. Approximately 2% of the site is at low surface water risk, as shown in Table 3-1.

In the low risk event, there are two small, shallow flow paths within the east of the site.

Greatest flood depths within the site in the low risk event are between 0.15 and 0.3 m (Figure 3-1) with hazard categorised as low (Figure 3-2). Safe access and escape routes are likely to be achievable via Brightholmlee Lane in all events.

Table 3-1: Existing surface water flood risk based on percentage area at risk using the RoFSW map

Very low risk (% area)	Low risk (% area)	Medium risk (% area)	High risk (% area)
98	2	0	0



Figure 3-1: Low risk event surface water flood depths (Risk of Flooding from Surface Water map)



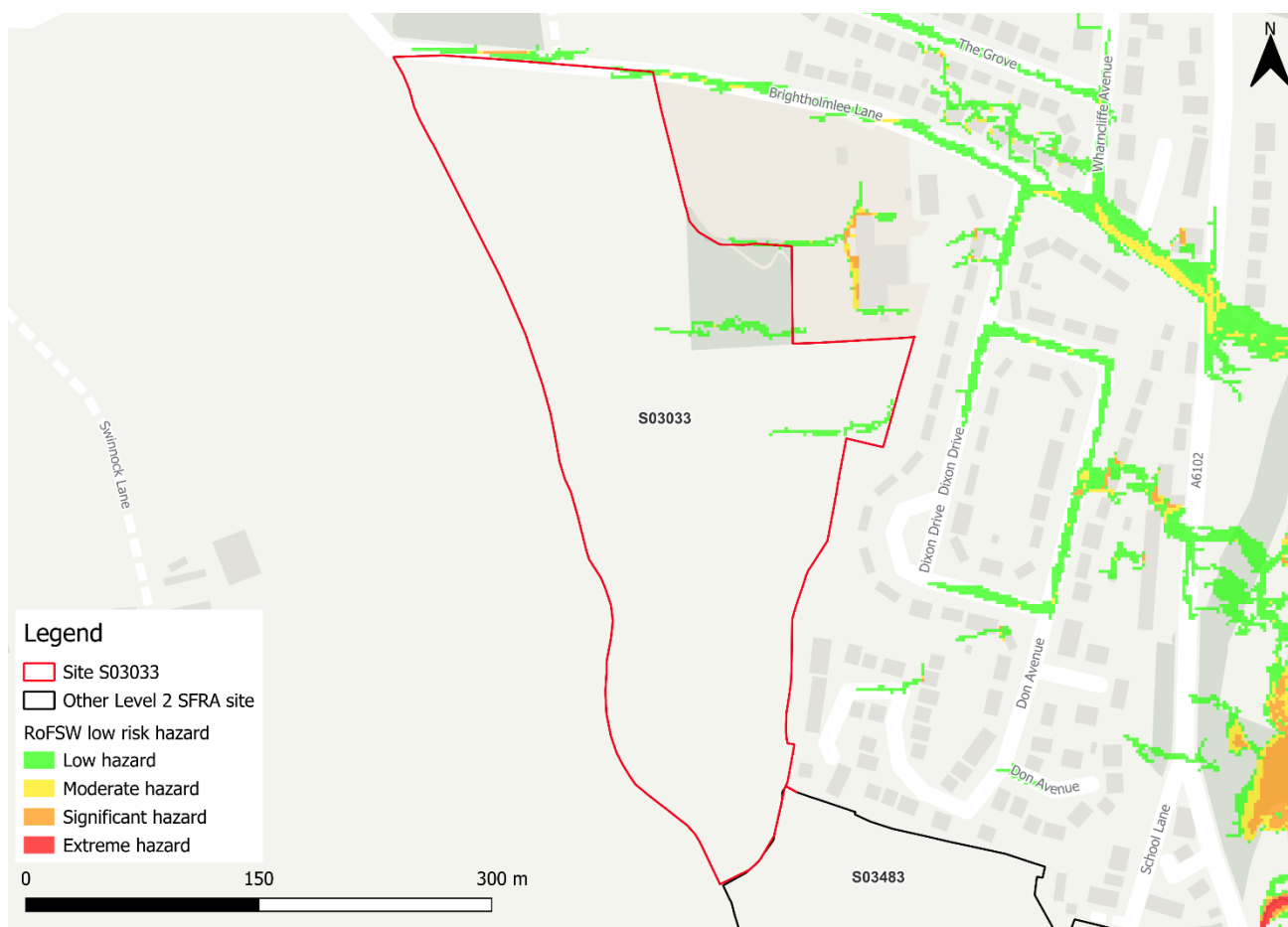


Figure 3-2: Low risk event surface water flood hazard<sup>1</sup> (Risk of Flooding from Surface Water map)

### 3.2 Impacts from climate change

The impact of climate change on surface water flood risk has been modelled. This allows for direct comparison with the RoFSW map. With consideration of the EA's SFRA guidance, the latest climate change allowances have been modelled as shown in Table 3-2.

Table 3-2: Modelled climate change allowances for rainfall for the Don and Rother management catchment

Return period	Central allowance 2070s (% increase)	Upper end allowance 2070s (% increase)
3.3% (high risk)	25%	35%
1% (medium risk)	25%	40%

<sup>1</sup> Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency

Figure 3-3 shows the modelled surface water flood depths for the medium risk event plus 40% climate change. Risk is modelled to be greater than for present day conditions, with the medium risk climate change event showing a slightly greater level of risk than the present day low risk event. There is an additional shallow flow path within the east of the site. Maximum flood depths are modelled to be between 0.3 and 0.6 m with hazard largely categorised as 'low', with some small areas of 'moderate' hazard (Figure 3-4). Safe access and escape routes should remain achievable via Brightholmlee Lane.

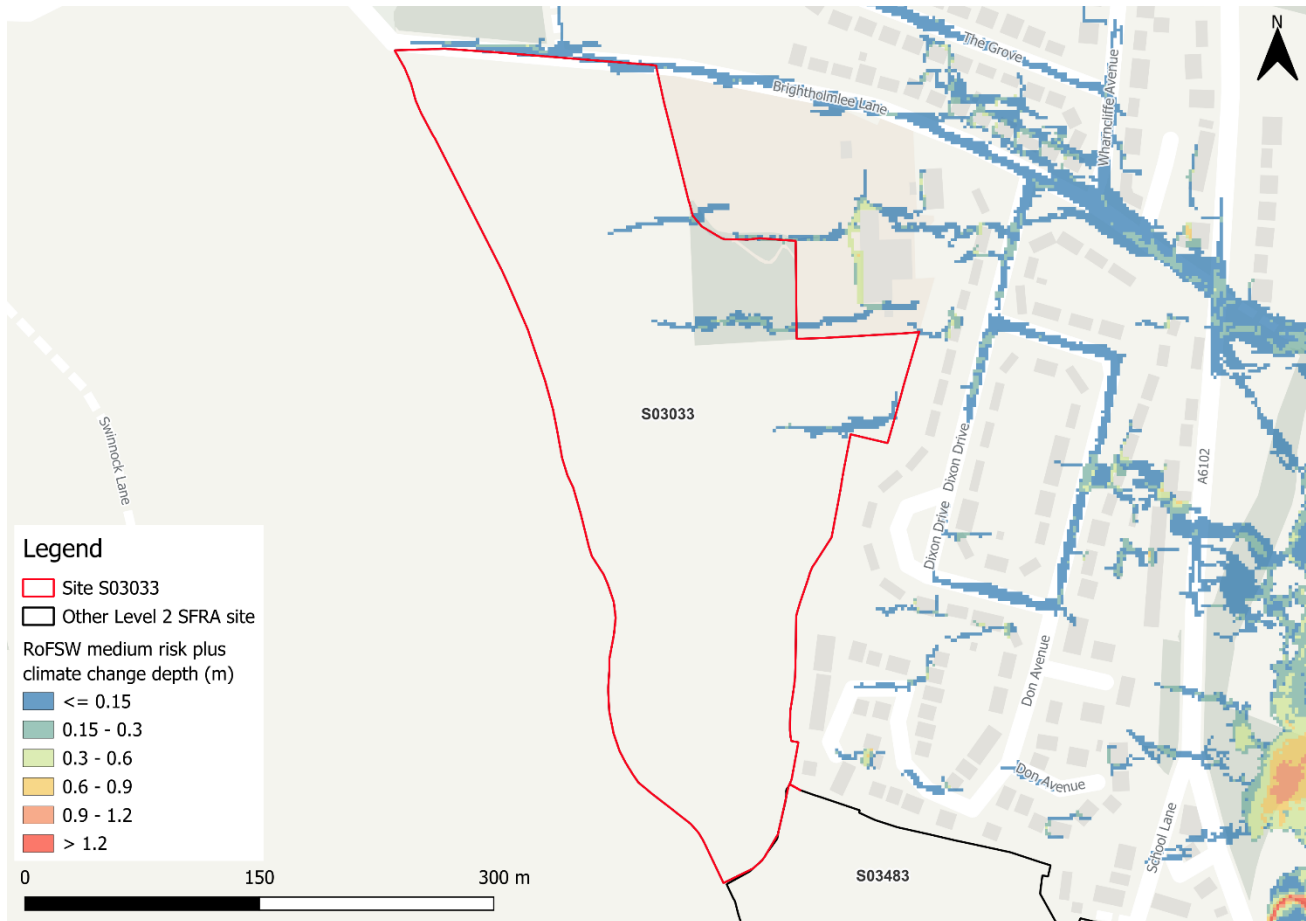


Figure 3-3: Medium risk event surface water flood depths plus 40% climate change (based on Risk of Flooding from Surface Water map)





Figure 3-4: Medium risk event surface water flood hazards plus 40% climate change (based on Risk of Flooding from Surface Water map)

### 3.3 Risk of runoff from site post development

Runoff rates should not exceed current rates and if possible, betterment of existing rates should be aimed for. For the purposes of this assessment, the required volumes of attenuation have been calculated below based on the estimated impermeable area (assumed 85% of site area where this information was not available) and limiting greenfield runoff rate of  $Q_{bar}$  (l/s).

Table 3-3: Surface water flood risk from proposed development

Design flood event (incl climate change)	Critical storm duration Hrs	Inflow volume m <sup>3</sup>	Outflow volume m <sup>3</sup>	Attenuation required m <sup>3</sup>	Time to empty (assuming no infiltration) Hrs	Total storage required: Area (Ha) and % of site area
30yr Rainfall+25%	12	6524	1826	4698	30.8	0.31 Ha 4.1%
30yr Rainfall+35%	12	7046	1826	5219	34.2	0.35 Ha 4.5%
100yr Rainfall+25%	12*	10497	3500	6997 (2299 exceedance storage)	45.8	0.47 Ha 6.0%
100yr Rainfall+40%	12*	11923	3652	8271 (3051 exceedance storage)	54.2	0.55 Ha 7.1%
Surface water flood risk impacts from development site, mitigation & SuDS options	As part of this Level 2 SFRA we have included calculations to provide an estimated land take if a pond with an assumed depth of 1.5m was included as part of the development.  Attenuation volumes are presented for the critical storm duration for the 3.33% AEP event with exceedance flows quantified up to the 1% event. To prevent development worsening flood risk elsewhere, surface water runoff must be managed on site.					
*critical storm duration limited to 12 hours						

Note: Proposed development limiting runoff rate: (l/sec). Qbar (FEH Statistical) – 60.39, Q30 – 105.68, Q100 – 125.61.

### 3.4 Observations, mitigation options and site suitability - surface water

- Current and future risk are nominal.
- Safe access and escape routes would likely be achievable via Brightholmlee Lane in all events.
- For the 1% AEP event plus 40% climate change, approximately 7.1% of the total area of the site would be required for flood storage based on a 1.5m deep pond to ensure runoff volumes do not exceed existing rates.
- The NaFRA2 release of the RoFSW should be considered as part of the FRA.
- Note, the RoFSW map is not suitable for identifying whether an individual property will flood and is therefore indicative. The RoFSW map is not appropriate to act as the sole evidence for any specific planning or regulatory decision or assessment of risk in relation to flooding at any scale without further supporting studies or evidence.

## 4 Risk from groundwater

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. This dataset is recommended for use by the EA in the SFRA Good Practice Guide<sup>2</sup>. Figure 4-1 shows the map covering this site and the surrounding areas and Table 4-1 explains the risk classifications.

Across the majority of the site, the risk of groundwater emergence is negligible. Within the north of the site, groundwater emergence is unlikely. Groundwater conditions may therefore be suitable for infiltration SuDS across the site.

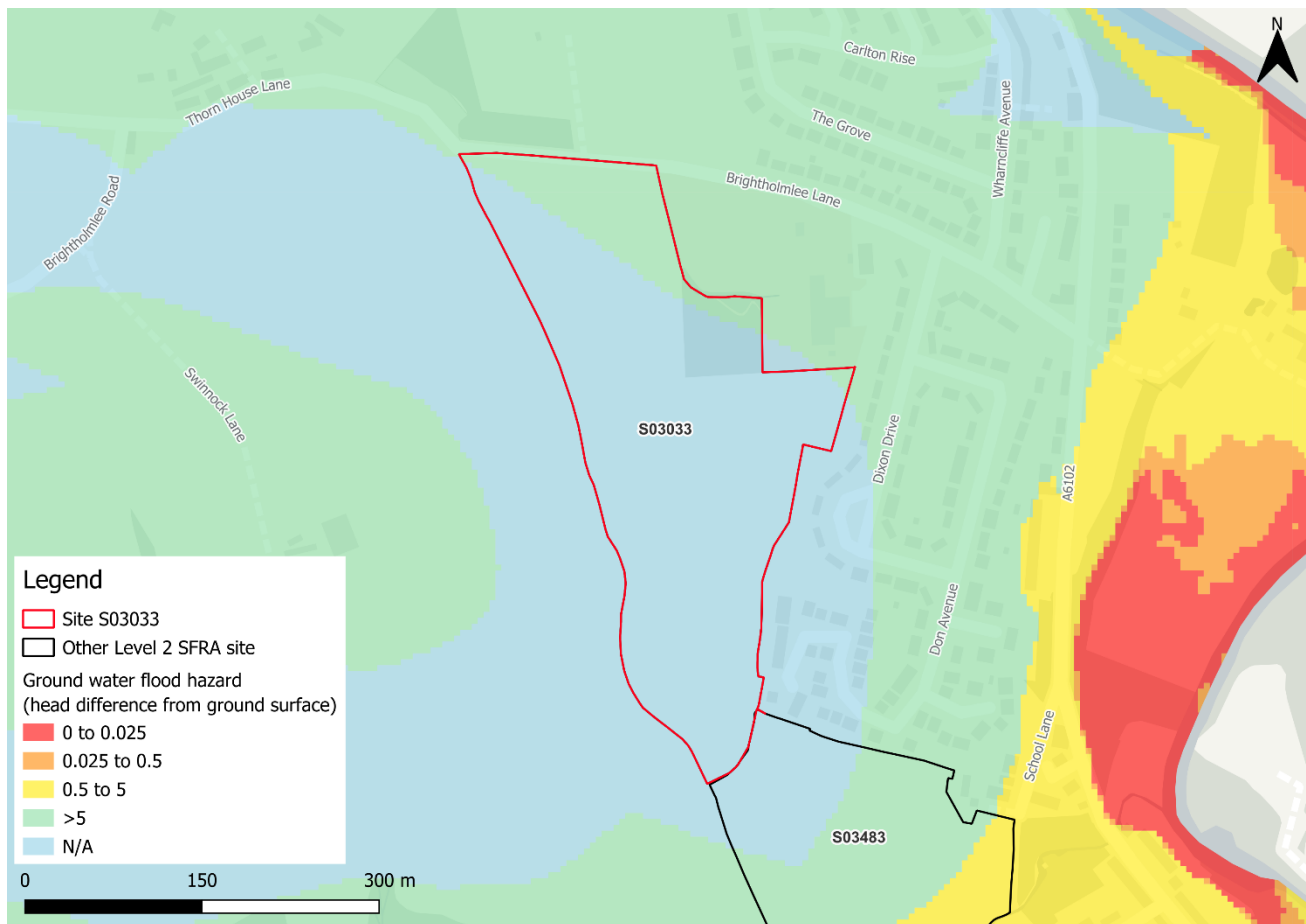


Figure 4-1: JBA 5m Groundwater Emergence Map

<sup>2</sup> [Strategic flood risk assessment good practice guide. ADEPT. December 2021.](#)

Table 4-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event. There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

## 5 Residual risk

### 5.1 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. A 'dry day' scenario assumes that the water level in the reservoir is the same as the spillway level or the underside of the roof for a service reservoir and the watercourses upstream and downstream of the reservoir are at a normal level. A 'wet day' scenario assumes a worst-case scenario where a reservoir releases water held on a 'wet day' when local rivers have already overflowed their banks.

The site is not modelled to be at risk from reservoir flooding.

### 5.2 Observations, mitigation options and site suitability - residual risk

- The site is not likely to be at residual flood risk.

## 6 Overall site assessment

### 6.1 Can part b) of the exception test be passed?

This site is not required to pass part b) of the exception test<sup>3</sup> as it is located within Flood Zone 1, however it must still be proven that the development can be safe for its lifetime, which is 100 years for residential development.

### 6.2 Recommendations, FRA requirements, and further work

Based on the evidence presented in the Level 1 SFRA (2022) and this Level 2 SFRA:

- It should be appropriate to develop this site for more vulnerable purposes given its location within Flood Zone 1 and nominal surface water flood risk.
- Any FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the SCC Local Plan and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with the following, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; Yorkshire Water; the highways authorities; and the emergency services.

---

<sup>3</sup> Para 178 National Planning Policy Framework 2024

## 7 Licencing

To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2025]
- Crown copyright and database rights 2025 Ordnance Survey © [2025]
- SCC Ordnance Survey licence number: 100019493 [2025]

### Offices at

Bristol  
Coleshill  
Doncaster  
Dublin  
Edinburgh  
Exeter  
Glasgow  
Haywards Heath  
Leeds  
Limerick  
Newcastle upon Tyne  
Newport  
Peterborough  
Portsmouth  
Saltaire  
Skipton  
Tadcaster  
Thirsk  
Wallingford  
Warrington

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

+44(0)1756 799919  
[info@jbaconsulting.com](mailto:info@jbaconsulting.com)  
[www.jbaconsulting.com](http://www.jbaconsulting.com)  
Follow us: [Twitter](#) [LinkedIn](#)

Jeremy Benn  
Associates Limited

Registered in England  
3246693

JBA Group Ltd is  
certified to:  
ISO 9001:2015  
ISO 14001:2015  
ISO 27001:2013  
ISO 45001:2018