

in partnership with



**Nottinghamshire  
County Council**

## **Southwell Flood Alleviation Scheme Update for Southwell Town Council**

### **Overview of the scheme**

The Southwell Flood Alleviation Scheme aims to construct an earth bund across Potwell Dyke, extending southwards along the eastern boundary of the site. This bund will include a control structure to regulate water flow. The proposed flood storage area will have a capacity of 42,300m<sup>3</sup> above ground level. The control structure will feature a concrete headwall and culvert with a vertically sliding door within a stainless-steel frame. The bund will have a maximum height of approximately 2.5m above the surrounding ground level, tapering out to nothing at either end.

The scheme will reduce downstream flood risk by retaining surface water runoff and fluvial flooding within the site during high flow events. Water will be held upstream of the bund and released at a controlled rate, protecting properties downstream. The scheme will provide flood protection for a 1 in 75-year storm for 36 properties and reduce flood risk for an additional 34 properties. Additionally, the project will enhance the landscape and create 1,171m<sup>2</sup> of wetland habitat.

The location of the bund within the site has been designed to both provide required property protection and limit the impact on archaeology. The determination of the planning process has been extended due to concerns regarding the archaeological impact and the need for additional flood modelling by the Environment Agency.

### **Planning Process**

A planning application was validated in January 2022. Southwell Town Council endorsed the scheme but requested enhancements to footpath 12 and its connection to footpath 15, which have been incorporated in the subsequent design revisions. Following feedback from key consultees, the planning authority requested further information and scheme refinement outlined below:

- A request for further information was received from Nottingham County Council (NCC) in the Planning Regulation 25 letter in August 2022. A response was submitted in February 2023, addressing issues related to archaeology (in response to Historic England's feedback), visual impact, biodiversity, highways and rights of way, and site surface water drainage. The objection from the Environment Agency concerning exceedance flow was addressed through an addendum to the Flood Risk Assessment (FRA), along with additional modelling and interpretive information. This was validated by the Environment Agency's modelling consultants and underwent multiple cycles of refinement and review.
- There was a significant pause pending the receipt of consultation responses from other key consultees.
- A request for further information was received from NCC Planning in the Regulation 25 letter in April 2024. Further information was submitted in May 2024, providing additional refinement and details, particularly concerning third-party land impacts and significantly enhanced mitigation of archaeological impact. Southwell Town Council has not yet responded to this consultation invitation.
- A request for further information was received in the draft NCC Planning Regulation 25 letter in August 2024. Southwell Town Council will have the opportunity to respond to this once the information is uploaded.

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Bilsthorpe Depot, Bilsthorpe Business Park, Bilsthorpe,  
Nottinghamshire NG22 8ST

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## **Planning documents**

- The planning application can be found here- [ES/4375](#)
- The proposed layout is detailed here - [Appendix C2 Proposed layout](#) with landscape proposals here- [Appendix C5 Landscape Proposals](#)
- The proposed archaeological mitigation includes further detailed archaeological investigations to be conducted prior to the commencement of any construction, with an archaeologist present during construction, as specified in the WSI Mitigation Strategy [Archaeological WSI V2](#)
- The construction methodology plan is here [Appendix F5 Construction methodology](#)

## **Third Party Impacts**

For the scheme to progress as third-party landowners and lessees of land impacted by the proposals, Southwell Town Council and NCC need to achieve an agreement, as is the case with other 3<sup>rd</sup> party landowners. This agreement may be a condition of planning approval and is, in any case, a pre-commencement requirement. The terms of the agreements are separate to the planning process. Initial discussions with Southwell Town Council have included the potential exclusion of the bund from current long-term lease, as well as clarification from NCC regarding maintenance, monitoring, and liability, and consideration of mitigation measures for increased flood depth in the play area.

## **Site Access:**

Access will be from Church Street, with a temporary 20mph speed limit during construction. Site traffic will use the north-east A612 Church Street, Easthorpe, Upton Road route.

## **Timescale**

This is dependent on timeline for planning approval. However, both prestart archaeological investigation and construction works can only realistically be undertaken during dry weather.