

Nottingham Waterside

Master Planning Engineering - Flood Risk Assessments

Client: Isis Regeneration Ltd

Location: Nottingham Waterside

Status: Planning achieved 2007

Flood risk assessments can make or break a planning application and the one carried out on behalf of Isis Regeneration Ltd – for the prestigious Nottingham Waterside project - was an example case.

This was a great opportunity to regenerate a traditionally poor and run down area with a new luxury housing development and leisure facilities of exceptional quality with strong emphasis on the themes of sustainability. However the risk of flooding had to be fully evaluated first and led to extensive consultation with the Environment Agency, Severn Trent Water Ltd and British Waterways.

Supporta Professional Services Engineering crucially determined that raising the level of the existing flood walls would protect the site from direct flooding, but would not be the most sustainable solution so made allowances for the accepted 1 in a

100 year + 10% for climate change flood water to enter the site instead. By ensuring that development levels were sufficiently high, so as to remove the risk of any properties being flooded, some under croft parking areas were set purposely low so as not to compromise the flood storage capacity of the site.

This was improved further by allowing flood water to flood the car parks at ground level – and this more sustainable approach became a key part of the flood plain management strategy and mitigated upstream impacts.

Sustainable drainage techniques were also incorporated with regard to on site run-off retention - to store water for potential re-use and to create amenity use – but also to reduce flow rates into the Trent and therefore lessen environmental impact.

It proved to be a philosophical piece of work that saved Isis many headaches and was also a key factor in the Environment Agency and Nottingham Trent Council being able to sign off the masterplan and facilitate planning permission.

