JBA consulting

COTSWOLD District Council

Cotswold District Council

Level 1 SFRA Local Plan Sites Assessment

01 June 2026

Summary Table

Proposed Use	Number of Sites	Area (ha)	Fluvial Flood Zone Coverage: Flood Zone 1 Area (ha)	Flood Zone 1 No. 100%	Flood Zone 2 Area (ha)	Flood Zone 2 No.	Flood Zone 3a Area (ha)	Flood Zone 3a No.	Flood Zone 3b Area (ha)	Flood Zone 3b No.	Risk of Flooding from Surface Water: Very Low Risk (less than 1 in 1000 year) Area (ha)	Very Low Risk No. 100%	Low Risk (1 in 1000 year outline) Area (ha)	Low Risk No.	Medium Risk (1 in 100 year outline) Area (ha)	Medium Risk No.	High Risk (1 in 30 year outline) Area (ha)	High Risk No.	Risk of Flooding from Fluvial Climate Change: FMP Flood Zones + climate change (additional risk) Area (ha)	FMP No.	Modelled undefended 1% AEP + central climate change allowance (additional risk) Area (ha)	Modelled No.	Functional floodplain + climate change (additional risk) Area (ha)	Functional No.	Risk of Flooding from Surface Water Climate Change: Medium Risk plus Climate Change (using Low Risk as a proxy) Area (ha)	Medium Risk No.	Reservoir Flooding: Reservoir Flood Maps Dry Day Extent Area (ha)	Reservoir No.
Cemetery	1	0.09	0.09	1	0.00	0	0.00	0	0.00	0	0.09	1	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Employment	6	185.16	183.61	4	0.55	2	0.28	2	1.70	2	158.50	0	3.90	6	1.40	3	3.56	6	0.98	2	0.00	0	0.27	2	3.90	6	0.00	0
Mixed Use	5	284.67	284.67	4	0.00	1	0.00	0	0.00	0	315.43	0	5.16	5	1.80	5	1.75	5	0.00	1	0.00	0	0.00	0	5.16	5	0.00	0
Open Space	1	2.19	1.98	1	0.00	1	0.00	0	0.21	1	2.19	1	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Car Park	1	0.75	0.75	1	0.00	0	0.00	0	0.00	0	0.75	1	0.20	1	0.10	1	0.10	1	0.00	0	0.00	0	0.00	0	0.20	1	0.00	0
TOTAL	173	1018.34	1968.48	134	6.31	39	0.37	30	26.37	29	1835.55	20	44.26	152	14.69	134	29.83	119	5.65	40	0.42	19	1.84	30	44.26	152	0.12	2

Key

- Flood Zone 3b
- Flood Zone 3a if Functional floodplain plus climate change / Flood Zone 3a plus climate
- Flood Zone 2
- Flood Zone 1 if Surface Water
- Flood Zone 1

The colour coding shows the highest risk element of the flood zone that is present on site and is not in itself an indication of whether the site should or shouldn't be developed for flooding reason

Main Table

Site Reference	Site Name	Proposed Use	Area (ha)	Fluvial Flood Zone Coverage: Flood Zone 1 Area (ha)	Flood Zone 1 %	Flood Zone 2 Area (ha)	Flood Zone 2 %	Flood Zone 3a Area (ha)	Flood Zone 3a %	Flood Zone 3b Area (ha)	Flood Zone 3b %	Risk of Flooding from Surface Water: Very Low Risk (less than 1 in 1000 year) Area (ha)	Very Low Risk %	Low Risk (1 in 1000 year outline) Area (ha)	Low Risk %	Medium Risk (1 in 100 year outline) Area (ha)	Medium Risk %	High Risk (1 in 30 year outline) Area (ha)	High Risk %	Risk of Flooding from Fluvial Climate Change: Flood Zones + climate change (additional risk) Area (ha)	Flood Zones %	Modelled undefended 1% AEP + central climate change allowance (additional risk) Area (ha)	Modelled %	Functional floodplain + climate change (additional risk) Area (ha)	Functional %	Risk of Flooding from Surface Water Climate Change: Medium Risk plus Climate Change (using Low Risk as a proxy) Area (ha)	Medium Risk %	Reservoir Flooding: Reservoir Flood Maps Dry Day Extent Area (ha)	Reservoir %	Unmodelled watercourses within 15m of site to Flood Zone 1?	Risk of groundwater emergence (JBA Groundwater Map)	Flood Risk Vulnerability Classification (NPPF)	Level 1 Strategic Recommendation (see SFRA Report)	Development Considerations	Recommended Next Steps	Council Decision on Site for Local Plan	JBA Comments on Council Review
15/02305/FUL	Land north of Cirencester Road, GL6 8RSA	Houses	3.040	3.040	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.535	50.526	0.325	10.691	0.090	2.959	0.071	5.493	0.000	0.000	0.000	0.000	0.000	0.000	0.325	10.691	0.000	0.000	No	There is a risk of emergence to subsurface assets but surface manifestation of groundwater is unlikely.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
16/02156/OUT	Land at Broadway Farm	Houses	3.349	3.349	100.000	0.000	0.000	0.000	0.000	0.000	0.000	3.260	97.342	0.045	1.152	0.010	0.250	0.043	1.165	0.000	0.000	0.000	0.000	0.000	0.000	0.045	1.152	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
16/02804/OUT	The Steadings	Houses	120.303	120.303	100.000	0.000	0.000	0.000	0.000	0.000	0.000	117.413	97.598	1.246	1.038	0.281	0.217	1.361	1.148	0.000	0.000	0.000	0.000	0.000	0.000	1.246	1.038	0.000	0.000	No	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
16/03585/OUT	Land to east of Fairclose Road	Houses	3.342	3.342	100.000	0.000	0.000	0.000	0.000	0.000	0.000	3.121	93.395	0.045	1.344	0.014	0.421	0.162	4.847	0.000	0.000	0.000	0.000	0.000	0.000	0.045	1.344	0.000	0.000	No	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
16/04214/FUL	Fox Inn, Duckpool Farm, Foxcote	Houses	18.400	15.791	85.831	1.272	7.000	0.000	0.000	1.337	7.267	15.041	81.745	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
20/04147/FUL	Fuller Memorial School, Vineyard Street, GL7 3EWA	Houses	1.000	1.000	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.800	80.145	0.100	9.765	0.016	1.639	0.100	9.455	0.000	0.000	0.000	0.000	0.000	0.000	0.100	9.765	0.000	0.000	No	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
21/02445/FUL	Northfield Garage, London Road, GL6 8NZ	Houses	0.542	0.542	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.270	49.815	0.126	13.339	0.024	3.009	0.016	1.272	0.000	0.000	0.000	0.000	0.000	0.000	0.126	13.339	0.000	0.000	No	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
21/03455/FUL	The Coppice, Perrins Lane, GL6 8NJ	Houses	2.000	2.000	98.800	0.012	0.600	0.000	0.000	0.000	0.000	1.730	86.500	0.012	0.600	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.012	0.600	0.000	0.000	No	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
25/00513/FUL	Land north of Oldbloxton Road	Houses	1.989	1.989	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.989	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	There is a risk of emergence to subsurface assets but surface manifestation of groundwater is unlikely.	More Vulnerable	Strategic Recommendation C	Proximity to developer-led FRA. Site is at risk of groundwater emergence.	Site appropriate to allocate. Developer-led FRA required. Planning permission subject to FRA.	If this site was allocated in the Local Plan, the site allocation policy would specify that a Flood Risk Assessment would be required for this site as part of a planning application.	Agreed
25/03513/OUT	Land west of Kingshill Lane	Houses	15.930	15.930	99.981	0.000	0.000	0.000	0.000	0.000	0.000	12.792	84.698	0.385	2.325	0.139	0.954	0.184	1.435	0.000	0.000	0.000	0.000	0.000	0.000	0.385	2.325	0.000	0.000	N/A	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to medium risk (Flood Zone 2) from fluvial sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to further assess risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a FRA will be required to confirm risk and design.
25/02852/FUL	Land west of Worwell Farmhouse, Cirencester Road, GL6 8RY	Houses	2.454	2.454	100.000	0.000	0.000	0.000	0.000	0.000	0.000	2.330	94.930	0.088	3.488	0.036	1.577	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.088	3.488	0.000	0.000	Yes	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourses should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourses maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
26/00927/FUL	Former Fire/Operation Food, Station Street	Houses	1.168	1.168	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.047	92.424	0.061	5.095	0.000	1.670	0.011	0.941	0.000	0.000	0.000	0.000	0.000	0.000	0.061	5.095	0.000	0.000	No	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
26/00713/FUL	Hatherop Road	Houses	7.705	7.705	100.000	0.000	0.000	0.000	0.000	0.000	0.000	7.558	98.108	0.067	0.870	0.018	0.230	0.061	0.787	0.000	0.000	0.000	0.000	0.000	0.000	0.067	0.870	0.000	0.000	No	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
27/0B	Land north-west of Andoversford	Houses	0.918	0.918	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.309	75.939	0.038	7.358	0.007	1.374	0.074	14.333	0.000	0.000	0.000	0.000	0.000	0.000	0.038	7.358	0.000	0.000	No	No risk.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to future high risk from fluvial sources, based on Environment Agency Flood Zones Climate Change.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to further assess risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	1.0 FRA required
27/0C	Land to east of Tetbury Road and Cirencester Road, Cirencester	Houses	2.307	2.307	100.000	0.000	0.000	0.000	0.000	0.000	0.000	2.281	98.881	0.026	1.139	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.026	1.139	0.000	0.000	No	There is a risk of emergence to subsurface assets but surface manifestation of groundwater is unlikely.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to future surface water risk (using the low risk surface water extent as a proxy for the medium risk plus climate change extent). Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
27/0D	Land north-east of Andoversford	Houses	2.530	2.314	91.712	0.097	3.835	0.000	0.000	0.000	0.000	2.243	88.681	0.097	3.835	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.097	3.835	0.000	0.000	No	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	More Vulnerable	Strategic Recommendation B	Recommend for withdrawal if built development cannot avoid Flood Zone 3b.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
28/0E	Land off Mallard Crescent	Houses	1.631	1.631	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.631	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
28/11	Former Station Road Allotments	Houses	1.461	1.461	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.318	90.196	0.135	9.227	0.013	0.872	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.135	9.227	0.000	0.000	No	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
28/11A	Fire Station, Station Street	Houses	1.461	1.461	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.461	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation B	Recommend for withdrawal if built development cannot avoid Flood Zone 3b.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal and isolated to one floodplain. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
28/0G	Land at Shadhouse Farm	Houses	0.100	0.100	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.021	20.140	0.022	4.631	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.022	4.631	0.000	0.000	No	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to future surface water risk (using the low risk surface water extent as a proxy for the medium risk plus climate change extent).	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
28/0B	Land west of Sheaf House Farm Buildings	Houses	0.386	0.386	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.386	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	No risk.	More Vulnerable	Strategic Recommendation D	Development could be allocated on flood risk grounds based on the evidence of this Level 1 SFRA.	LPA to make decision on allocation.	Does not require a SFRA Level 2 or a specific requirement for a Flood Risk Assessment in the Local Plan.	Agreed
C101A	Forum Marketplace Court, Police Station	Houses	0.123	0.123	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.123	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	Proximity to developer-led FRA. Site is at risk of groundwater emergence.	More Vulnerable	Strategic Recommendation C	Site appropriate to allocate. Developer-led FRA required. Planning permission subject to FRA.	If this site was allocated in the Local Plan, the site allocation policy would specify that a Flood Risk Assessment would be required for this site as part of a planning application.	Agreed
C101B	Forum Marketplace Court, Police Station	Houses	0.237	0.237	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.217	91.390	0.010	4.221	0.010	4.395	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.010	4.221	0.000	0.000	No	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
C109B	Old Station, Sheep Street, Bisiness	Houses	0.851	0.851	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.605	52.928	0.025	3.136	0.000	0.000	0.221	3.158	0.000	0.000	0.000	0.000	0.000	0.000	0.025	3.136	0.000	0.000	No	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
C110	Waterloo Car Park, 27-27A Over Street	Houses	0.615	0.159	1.792	0.304	49.398	0.326	52.913	0.326	52.913	0.054	8.850	0.000	2.848	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	2.848	0.000	0.000	N/A	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	More Vulnerable	Strategic Recommendation A	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Site appropriate to allocate. Developer-led FRA required.	Noted. If a site allocation was pursued, a more detailed investigation through a Level 2 SFRA would be required to confirm the extent of the Flood Zone 3b.	Agreed
C140A	Old Station, Sheep Street, Bisiness	Houses	0.435	0.435	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.405	93.539	0.015	2.617	0.004	0.950	0.013	3.082	0.000	0.000	0.000	0.000	0.000	0.000	0.015	2.617	0.000	0.000	No	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to future high risk from fluvial sources, based on Environment Agency Flood Zones Climate Change. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to further assess risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is nominal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a FRA will be required to confirm risk and design.
C140B	Old Station, Sheep Street, Bisiness	Houses	0.735	0.735	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.619	87.954	0.098	7.005	0.000	0.000	0.021	2.961	0.081	11.453	0.000	0.000	0.000	0.000	0.098	7.005	0.081	11.453	No	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to future high risk from fluvial sources, based on Environment Agency Flood Zones Climate Change. Site is at risk of groundwater emergence and at risk of flooding from reservoirs.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to further assess risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	1.0 FRA required
C146	Deadlow southern extension, Cirencester	Houses	10.873	10.873	100.000	0.000	0.000	0.000	0.000	0

Key
Flood Zone 3a / Functional Flood Zone 3a plus climate change / Flood Zone 3a plus climate change
Flood Zone 2
Flood Zone 1 / Surface Water
Flood Zone 1

The colour coding shows the highest risk element of the flood zone that is present on site and is not in itself an indication of whether the site should or shouldn't be developed for flooding reason

Main Table

				Fluvial Flood Zone Coverage								Risk of Flooding from Surface Water								Risk of Flooding from Fluvial Climate Change								Risk of Flooding from Surface Water Climate Change		Reservoir Flooding						
				Flood Zone 1		Flood Zone 2		Flood Zone 3a		Flood Zone 3b		Very Low Risk (less than 1 in 1000 year)		Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Flood Zones + climate change (additional risk)		Modelled undefended 1% AEP + central climate change allowance (additional risk)		Functional floodplain + climate change (additional risk)		Medium Risk plus Climate Change (using Low Risk as a proxy)		Reservoir Flood Maps Dry Day Extent		Unmodelled watercourse within 15m of site in Flood Zone 1?	Risk of groundwater emergence (JBA Groundwater Map)	Flood Risk Vulnerability Classification (NPPF)	Level 1 Strategic Recommendation (see SFRA Report)	Development Considerations	Recommended Next Steps	Council Decision on Site for Local Plan	JBA Comments on Council Review
Site Reference	Site Name	Proposed Use	Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%								
DA5	Land at Rookliss Farm	Housing	4.928	4.928	100.000	0.000	0.000	0.000	0.000	0.000	0.000	4.720	95.804	0.085	1.698	0.040	0.815	0.083	1.683	0.000	0.000	0.000	0.000	0.000	0.000	0.080	1.688	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
DA6	Land at Broadlake	Housing	0.419	0.419	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.391	93.223	0.028	6.777	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.028	6.777	0.000	0.000	No		More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to future surface water risk (using the low risk surface water extent as a proxy for the medium risk plus climate change extent). Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
FD9A	Land south-east of Fairford	Housing	9.795	9.795	99.677	0.019	0.193	0.000	0.000	0.000	0.000	4.706	48.048	0.010	0.107	0.011	0.109	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.010	0.107	0.000	0.000	No		More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to future high risk from fluvial sources, based on Environment Agency Flood Zones Climate Change. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to further assess risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area and that a FRA will be required to confirm risk and design.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a FRA will be required to confirm risk and design.
FD9C	Land west of Tarmincus Cottage and Station Cottage	Housing	1.846	1.846	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.665	84.739	0.155	8.390	0.094	5.117	0.032	1.728	0.000	0.000	0.000	0.000	0.000	0.000	0.155	8.390	0.000	0.000	No		More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
FF02	Land west of Tarmincus Cottage and Station Cottage	Housing	1.498	1.498	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.198	79.941	0.226	15.109	0.046	3.091	0.077	5.199	0.000	0.000	0.000	0.000	0.000	0.000	0.226	15.109	0.000	0.000	Yes		More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
FF04A	Land at Tetbury Road, Hill, Hannell	Housing	12.818	12.818	100.000	0.000	0.000	0.000	0.000	0.000	0.000	11.312	88.245	0.305	2.373	0.095	0.672	1.116	8.709	0.000	0.000	0.000	0.000	0.000	0.000	0.305	2.373	0.000	0.000	No		More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
FF07	Land north-east of Fairford	Housing	72.626	72.626	100.000	0.000	0.000	0.000	0.000	0.000	0.000	71.772	98.830	0.397	0.545	0.130	0.271	0.452	0.634	0.000	0.000	0.000	0.000	0.000	0.000	0.397	0.545	0.000	0.000	Yes	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
FF12	Land south-west of Kemble	Housing	114.773	114.773	100.000	0.000	0.000	0.000	0.000	0.000	0.000	108.532	94.583	3.473	3.026	1.099	0.958	1.693	1.454	0.000	0.000	0.000	0.000	0.000	0.000	3.473	3.026	0.000	0.000	No	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
J9	Land south of Home Farm and east of the railway line	Housing	3.664	3.664	100.000	0.000	0.000	0.000	0.000	0.000	0.000	3.267	89.175	0.117	3.192	0.052	1.418	0.229	6.220	0.000	0.000	0.000	0.000	0.000	0.000	0.117	3.192	0.000	0.000	No	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
J10	Extension of the Home Farm site	Housing	0.700	0.700	40.117	0.419	24.000	0.281	16.083	0.000	0.000	0.193	27.570	0.476	67.970	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.476	67.970	0.000	0.000	N/A	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation B	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Noted. If a site allocation was pursued, a more detailed investigation through a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed.
L13	Land south of Farmers Park	Housing	10.013	10.013	100.000	0.000	0.000	0.000	0.000	0.000	0.000	8.630	85.768	0.229	2.271	0.098	0.973	0.081	0.806	0.000	0.000	0.000	0.000	0.000	0.000	0.229	2.271	0.000	0.000	No	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
M1	Land at Burdon Road	Car Park	2.127	1.276	60.000	0.852	40.000	0.000	0.000	0.000	0.000	1.939	91.146	0.035	1.654	0.016	0.767	0.033	1.564	0.000	0.000	0.000	0.000	0.000	0.000	0.035	1.654	0.000	0.000	No	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation B	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Noted. If a site allocation was pursued, a more detailed investigation through a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed.
M1/B	Land at Eastside Road Phase 2	Housing	3.110	3.110	100.000	0.000	0.000	0.000	0.000	0.000	0.000	3.049	98.058	0.026	1.245	0.010	0.320	0.012	0.373	0.000	0.000	0.000	0.000	0.000	0.000	0.026	1.245	0.000	0.000	N/A	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
M1/C	Dunstall Farm Extension	Housing	25.125	21.834	75.284	0.201	1.014	0.281	1.421	6.272	21.617	22.950	87.256	0.295	0.931	0.130	0.416	0.401	1.410	0.000	0.000	0.000	0.000	0.241	1.120	0.295	0.931	0.000	0.000	N/A	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation A	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Noted. If a site allocation was pursued, a more detailed investigation through a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed.
M1/D	Land west of Ale	Housing	1.028	0.274	26.647	0.012	1.176	0.000	0.000	0.242	23.540	0.749	72.821	0.268	26.048	0.070	6.797	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.268	26.048	0.000	0.000	N/A	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation B	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Noted. If a site allocation was pursued, a more detailed investigation through a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed.
M5/1	Land north of Todenham Road	Housing	50.391	50.391	100.000	0.000	0.000	0.000	0.000	0.000	0.000	45.595	90.438	0.773	1.534	0.176	0.349	0.846	1.678	0.000	0.000	0.000	0.000	0.000	0.000	0.773	1.534	0.000	0.000	Yes	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
M5/3	British Legion Site	Housing	0.348	0.070	20.420	0.213	61.303	0.065	0.188	0.000	0.000	0.043	12.297	0.057	2.421	0.027	1.146	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.057	2.421	0.000	0.000	N/A	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to medium risk (Flood Zone 2) from fluvial sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to further assess risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	1.2 SFRA required.
M7/1	Land south of Stirling, east, Eastside Road	Housing	7.573	7.573	100.000	0.000	0.000	0.000	0.000	0.000	0.000	7.412	97.842	0.129	1.713	0.024	0.317	0.083	1.099	0.000	0.000	0.000	0.000	0.000	0.000	0.129	1.713	0.000	0.000	N/A	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
M7/2A	Land west of Cotswold Business Village, south of Lecker Road	Housing	10.550	10.150	96.209	0.254	2.305	0.245	2.321	0.301	2.855	10.531	99.820	0.042	0.402	0.006	0.055	0.015	0.141	0.000	0.000	0.000	0.000	0.000	0.000	0.042	0.402	0.000	0.000	N/A	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation A	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed.
M7/B	Land south of Fox Service Cottage	Housing	12.250	11.475	93.690	0.113	0.925	0.000	0.000	0.000	0.000	11.098	90.600	0.408	3.330	0.058	0.473	0.034	0.274	0.000	0.000	0.000	0.000	0.000	0.000	0.408	3.330	0.000	0.000	N/A	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation A	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed.
M7/C	Fox Service Cottage	Housing	36.300	36.300	100.000	0.000	0.000	0.000	0.000	0.000	0.000	30.325	83.530	1.762	4.851	0.598	1.647	2.163	5.959	0.000	0.000	0.000	0.000	0.000	0.000	1.762	4.851	0.000	0.000	No	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
M7/E	Land south of Holmes Farm Eastside Road	Housing	3.025	2.679	88.717	0.002	0.072	0.029	1.000	0.252	8.339	3.000	99.159	0.025	0.841	0.005	0.169	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.025	0.841	0.000	0.000	N/A	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation A	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed.
M7/F	Land west of Holmes on Eastside Road	Housing	11.000	9.350	84.955	0.126	1.150	0.000	0.000	0.524	4.764	10.872	98.836	0.126	1.145	0.014	0.131	0.012	0.107	0.000	0.000	0.000	0.000	0.000	0.000	0.126	1.145	0.000	0.000	N/A	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation A	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed.
M7/3	The Fire Service College (Site B)	Education	2.385	2.385	100.000	0.000	0.000	0.000	0.000	0.000	0.000	2.185	91.579	0.200	8.417	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.200	8.417	0.000	0.000	No	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
M7/4	Land at Fosbrook Farm	Housing	13.734	13.374	97.382	0.018	0.131	0.000	0.000	0.313	2.279	13.451	98.015	0.145	0.924	0.030	0.219	0.110	0.802	0.000	0.000	0.000	0.000	0.000	0.000	0.145	0.924	0.000	0.000	No	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation B	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed.
M7/5	Land south of Preston Farm	Housing	18.500	18.500	97.368	0.114	0.599	0.000	0.000	0.000	0.000	17.550	94.865	0.950	5.135	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.950	5.135	0.000	0.000	No	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation A	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
M9	Land at Eastside Road	Housing	1.227	1.227	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.219	99.299	0.005	0.388	0.004	0.310	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.005	0.388	0.000	0.000	No	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
M9/A	Land adjacent 'South Croft', Eversfield Road	Housing	0.560	0.560	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.560	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation C	Processes to developer-led FRA. Site is at risk of groundwater emergence.	Site appropriate to allocate. Developer-led FRA required. Planning permission subject to FRA.	If this site was allocated in the Local Plan, the site allocation policy would specify that a Flood Risk Assessment would be required for this site as part of a planning application.	Agreed
M9/B	Land adjacent 'South Croft', Eversfield Road	Housing	0.341	0.341	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.341	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation C	Processes to developer-led FRA. Site is at risk of groundwater emergence.	Site appropriate to allocate. Developer-led FRA required. Planning permission subject to FRA.	If this site was allocated in the Local Plan, the site allocation policy would specify that a Flood Risk Assessment would be required for this site as part of a planning application.	Agreed
M9/C	Land at Eversfield Road Eversfield Road	Housing	1.743	1.217	69.872	0.359	20.598	0.201	11.543	0.014	0.797	1.354	77.703	0.389	22.300	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.389	22.300	0.000	0.000	No	There is a risk of groundwater emergence 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 areas.	More Vulnerable	Strategic Recommendation B	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed.
M9D	Land at Eversfield Road	Housing	0.292	0

Key
Flood Zone 3a / Functional Flood Zone 3a climate change
Flood Zone 3a plus climate change
Flood Zone 2
Flood Zone 1 + Surface Water
Flood Zone 1

The colour coding shows the highest risk element of the flood zone that is present on site and is not in itself an indication of whether the site should or shouldn't be developed for flooding reason

Main Table

				Fluvial Flood Zone Coverage								Risk of Flooding from Surface Water								Risk of Flooding from Fluvial Climate Change								Risk of Flooding from Surface Water Climate Change		Reservoir Flooding						
				Flood Zone 1		Flood Zone 2		Flood Zone 3a		Flood Zone 3b		Very Low Risk (less than 1 in 1000 year)		Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Flood Zones + climate change (additional risk)		Modelled undefended 1% AEP + central climate change allowance (additional risk)		Functional floodplain + climate change (additional risk)		Medium Risk plus Climate Change (using Low Risk as a proxy)		Reservoir Flood Maps Dry Day Extent		Unmodelled watercourses within 15m of site in Flood Zone 1?	Risk of groundwater emergence (JBA Groundwater Map)	Flood Risk Vulnerability Classification (NPPF)	Level 1 Strategic Recommendation (see SFRA Report)	Development Considerations	Recommended Next Steps	Council Decision on Site for Local Plan	JBA Comments on Council Review
Site Reference	Site Name	Proposed Use	Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%								
RK01	Former Godwin Pumps factory Sontrefield Road, GL7 5BX	Housing	1.952	1.952	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.952	98.525	0.018	0.926	0.011	0.545	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.018	0.926	0.000	0.000	No	Groundwater emergence is not likely.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that build development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
RK02	Land at Sontrefield Road	Housing	1.505	1.505	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.493	99.228	0.002	0.133	0.010	0.639	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.002	0.133	0.000	0.000	No	Groundwater emergence is not likely.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that build development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
RK07	Land north of London Road	Housing	1.064	1.064	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.949	88.680	0.042	3.945	0.010	0.903	0.065	6.234	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.042	3.945	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that build development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
RK24	Land south of Blackthorns	Housing	0.815	0.815	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.815	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation C	Progress to developer-led FRA. Site is at risk of groundwater emergence.	Site appropriate to allocate. Developer-led FRA required. Planning permission subject to FRA.	If the site was allocated in the Local Plan, the site allocation policy would specify that a Flood Risk Assessment would be required for this site as part of a planning application.	Agreed.
RK25	Land south of Church Farm	Housing	2.273	2.273	100.000	0.000	0.000	0.000	0.000	0.000	0.000	2.273	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation C	Progress to developer-led FRA. Site is at risk of groundwater emergence.	Site appropriate to allocate. Developer-led FRA required. Planning permission subject to FRA.	If the site was allocated in the Local Plan, the site allocation policy would specify that a Flood Risk Assessment would be required for this site as part of a planning application.	Agreed.
RK38	Land south of Preston House	Housing	2.215	2.215	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.957	88.336	0.258	11.664	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.258	11.664	0.000	0.000	Yes	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to future surface water risk (using the low risk surface water extent as a proxy for the medium risk plus climate change extent). Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that build development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
RK47	Land west of Hermit's Wood Lane	Housing	2.618	2.618	100.000	0.000	0.000	0.000	0.000	0.000	0.000	2.410	91.998	0.180	6.858	0.018	0.686	0.012	0.458	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.180	6.858	0.000	0.000	Yes	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that build development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
RK48	Land around Fordgate	Housing	19.979	19.979	100.000	0.000	0.000	0.000	0.000	0.000	0.000	19.010	97.897	0.769	3.960	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.769	3.960	0.000	0.000	Yes	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that build development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
RK49	Land south of Ermin Farm buildings	Housing	1.930	1.930	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.930	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation C	Progress to developer-led FRA. Site is at risk of groundwater emergence.	Site appropriate to allocate. Developer-led FRA required. Planning permission subject to FRA.	If the site was allocated in the Local Plan, the site allocation policy would specify that a Flood Risk Assessment would be required for this site as part of a planning application.	Agreed.
RK50	Land south of Ermin Farm	Housing	6.793	6.793	100.000	0.000	0.000	0.000	0.000	0.000	0.000	6.757	99.478	0.012	0.177	0.012	0.177	0.012	0.177	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.012	0.177	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that build development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
SL4B	Land off Oddington Road (M30) (remaining land after ASD/01/SFL/L)	Housing	0.293	0.293	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.293	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	Groundwater emergence is not likely.	More Vulnerable	Strategic Recommendation B	Development could be allocated on flood risk grounds based on the evidence of this Level 1 SFRA.	LPA to make decision on allocation.	Does not require a SFRA Level 2 or a specific requirement for a Flood Risk Assessment in the Local Plan.	Agreed.
SL5B	Land adjacent Full Pitch (Oddington Road)	Housing	0.169	0.169	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.169	99.179	0.000	1.179	0.000	0.589	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.179	0.000	0.000	N/A	Groundwater emergence is not likely.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that build development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
SC11A	Land south of Stow View	Housing	4.752	4.752	99.917	0.004	0.089	0.000	0.000	0.000	0.000	4.745	99.839	0.005	0.105	0.012	0.252	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.005	0.105	0.000	0.000	No	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation A	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Risk is minimal and isolated to one floodpoint. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a FRA will be required to confirm risk and design.
SC11B	Land south of Stow View	Housing	3.230	3.230	96.401	0.072	2.149	0.000	0.000	0.000	0.000	3.221	99.728	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation A	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Risk is minimal and isolated to one floodpoint. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a FRA will be required to confirm risk and design.
SC12	Land north of Nursery View and east of Ashton Road	Housing	4.245	4.245	100.000	0.000	0.000	0.000	0.000	0.000	0.000	4.205	98.108	0.041	0.961	0.041	0.961	0.098	2.292	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.041	0.961	0.000	0.000	Yes	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that build development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
SC25	Fourmers Farm, west of Ashon Road	Housing	5.171	5.171	99.821	0.009	0.172	0.000	0.000	0.000	0.000	5.145	99.513	0.026	0.513	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.026	0.513	0.000	0.000	N/A	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation A	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Risk is minimal and isolated to one floodpoint. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a FRA will be required to confirm risk and design.
SC27	Land east of Bibbington Road and east of Rushall Drive	Housing	0.258	0.258	48.243	0.267	49.900	0.000	0.000	0.000	0.000	0.063	24.600	0.195	75.657	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.195	75.657	0.000	0.000	N/A	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation A	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed.
SC33	Land south of Stow View	Housing	3.022	3.000	54.301	0.147	2.677	0.000	0.000	0.023	0.413	1.819	60.246	0.097	1.935	0.006	0.213	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.097	1.935	0.000	0.000	N/A	There is a risk of groundwater emergence 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.	More Vulnerable	Strategic Recommendation A	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Noted. If a site allocation was pursued, a Level 2 SFRA would be required to inform this process. Withdraw if recommended criteria can not be met.	Agreed.
SC79	Land south of Stow View	Housing	2.136	2.136	100.000	0.000	0.000	0.000	0.000	0.000	0.000	2.058	96.408	0.037	1.725	0.026	1.237	0.012	0.552	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.037	1.725	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that build development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
SC80	Land north of Clark's Lane and south of Old Canal	Housing	21.877	21.877	100.000	0.000	0.000	0.000	0.000	0.000	0.000	21.489	99.044	0.100	0.470	0.006	0.028	0.105	0.480	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.100	0.470	0.000	0.000	Yes	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that build development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
SR13	Land north of Nursery View and east of Ashton Road	Housing	1.818	1.818	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.752	96.038	0.038	2.108	0.018	1.116	0.012	0.743	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.038	2.108	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that build development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
SR36A	Barton Farm - Part 1	Housing	4.304	4.304	100.000	0.000	0.000	0.000	0.000	0.000	0.000	4.304	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation C	Progress to developer-led FRA. Site is at risk of groundwater emergence.	Site appropriate to allocate. Developer-led FRA required. Planning permission subject to FRA.	If the site was allocated in the Local Plan, the site allocation policy would specify that a Flood Risk Assessment would be required for this site as part of a planning application.	Agreed.
SR36B	Barton Farm - Part 2	Housing	4.620	4.620	100.000	0.000	0.000	0.000	0.000	0.000	0.000	4.575	99.046	0.018	0.345	0.000	0.000	0.029	0.593	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.018	0.345	0.000	0.000	Yes	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that build development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
SR36C	Barton Farm - Part 3	Housing	9.716	9.716	100.000	0.000	0.000	0.000	0.000	0.000	0.000	9.545	97.548	0.107	1.097	0.096	0.979	0.480	4.916	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.107	1.097	0.000	0.000	Yes	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that build development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
TF09	Land adjacent to Blind Lane	Housing	2.059	2.059	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.962	95.680	0.004	0.191	0.000	0.000	0.021	1.040	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.004	0.191	0.000	0.000	No	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that build development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
TF10A	Land north-west of Hinkfield Cottage	Housing	2.159	2.159	100.000	0.000	0.000	0.000	0.000	0.000	0.000	2.158	99.928	0.001	0.028	0.000	0.000	0.001	0.045	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.001	0.028	0.000	0.000	Yes	There is a risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that build development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
SK03	Land between Colin Lane and future Heritage Railway	Housing	0.717	0.717	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.667	93.036	0.028	3.980	0.001	0.139	0.015	1.404	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.028	3.980	0.000	0.000	No	No risk.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that build development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
SK05	Land between Colin Lane and future Heritage Railway	Housing	1.817	1.817	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.168	64.251	0.433	23.798	0.076	4.051	0.144	7.899	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.433	23.798	0.000	0.000	Yes	No risk.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources. Unmodelled watercourse should be investigated.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that build development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.
SK10	Land south of SK032 and east of employment estate	Housing	2.038	2.038	100.000	0.000	0.000	0.000	0.000	0.000	0.000	1.837	90.161	0.178	8.718	0.006	0.312	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.178	8.718	0.000	0.000	No	No risk.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to high and/or medium risk from surface water sources.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that build development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
SK12C	Land south of SK032 and east of employment estate (Site C)	Housing	0.556	0.556	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.556	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	No risk.	More Vulnerable	Strategic Recommendation B	Development could be allocated on flood risk grounds based on the evidence of this Level 1 SFRA.	LPA to make decision on allocation.	Does not require a SFRA Level 2 or a specific requirement for a Flood Risk Assessment in the Local Plan.	Agreed.
SK16	Land east of Field Close & north of SK032	Housing	2.690	2.690	100.000	0.000	0.000	0.000	0.000	0.000	0.000	2.301	79.622	0.325	11.187	0.136	4.648	0.133	4.582	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.325	11.187	0.000	0.000	Yes	No risk.	More Vulnerable	Strategic Recommendation B	Level 2 SFRA required due to future high risk from fluvial sources, based on Environment Agency Flood Zones plus Climate Change. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that build development can avoid the risk area.	Agreed. An unmodelled watercourse must be modelled and risk quantified at the FRA stage.

Flood Zone 3b	
Flood Zone 3a / Functional Flood Zone 3a climate change	
Flood Zone 3a plus climate change	
Flood Zone 2	The colour coding shows the highest risk element of the flood zone that is present on site and is not in itself an indicator of whether the site should or shouldn't be developed for flooding reason
Flood Zone 1 + Surface Water	
Flood Zone 1	

Main Table

				Fluvial Flood Zone Coverage								Risk of Flooding from Surface Water								Risk of Flooding from Fluvial Climate Change								Risk of Flooding from Surface Water Climate Change		Reservoir Flooding					
				Flood Zone 1		Flood Zone 2		Flood Zone 3a		Flood Zone 3b		Very Low Risk (less than 1 in 1000 year)		Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Flood Zones + climate change (additional risk)		Modelled undefended 1% AEP + central climate change allowance (additional risk)		Functional floodplain + climate change (additional risk)		Medium Risk plus Climate Change (using Low Risk as a proxy)		Reservoir Flood Maps Dry Day Extent		Unmodelled watercourse within 15m of site in Flood Zone 1?	Risk of groundwater emergence (JBA Groundwater Map)
Site Reference	Site Name	Proposed Use	Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%		
MK21	Land east of Broad Marston Road (north of Glass House Road)	Housing	10.739	10.739	100.000	0.000	0.000	0.000	0.000	0.000	0.000	6.885	63.792	1.610	14.910	0.969	8.046	1.432	13.262	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.610	14.910	0.000	0.000	Yes	No risk.
MK22	Land west of Stratford Road (opposite allotments)	Housing	7.997	7.997	100.000	0.000	0.000	0.000	0.000	0.000	0.000	6.934	87.149	0.921	10.312	0.072	0.905	0.130	1.639	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.921	10.312	0.000	0.000	Yes	No risk.
MK23	Land east of Broad Marston Road (opposite allotments)	Housing	4.776	4.776	100.000	0.000	0.000	0.000	0.000	0.000	0.000	3.399	71.138	0.897	18.791	0.220	4.609	0.258	5.397	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.897	18.791	0.000	0.000	Yes	No risk.
MK3	Land at Pinewood Gardens, Stratford Road, GL53 0SR	Mixed Use	12.620	12.620	100.000	0.000	0.000	0.000	0.000	0.000	0.000	10.585	83.877	1.221	9.675	0.300	2.378	0.514	4.070	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.221	9.675	0.000	0.000	Yes	No risk.
MK7	Land between Summerville Ltd, and Stratford Road	Housing	2.118	2.118	100.000	0.000	0.000	0.000	0.000	0.000	0.000	2.064	97.476	0.017	0.793	0.006	0.308	0.024	1.146	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.017	0.793	0.000	0.000	Yes	No risk.
MK9A	Land to rear of the Knoll, Whelford Road	Housing	2.618	2.618	100.000	0.000	0.000	0.000	0.000	0.000	0.000	2.402	95.393	0.055	2.343	0.006	0.236	0.054	1.328	0.000	0.000	0.000	0.000	0.000	0.000	0.055	2.343	0.000	0.000	No	There is a risk of groundwater emergence to surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.
MK9B	Land to rear of the Knoll, Whelford Road	Housing	3.170	3.170	100.000	0.000	0.000	0.000	0.000	0.000	0.000	2.747	86.606	0.096	3.026	0.006	0.206	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.096	3.026	0.000	0.000	No	There is a risk of groundwater emergence to surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.
MK9C	Land to rear of the Knoll, Whelford Road	Housing	4.348	4.348	100.000	0.000	0.000	0.000	0.000	0.000	0.000	4.269	98.113	0.080	1.837	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.080	1.837	0.000	0.000	No	There is a risk of groundwater emergence to surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.
Plots	Paces Farm	Employment	129.743	126.158	99.264	0.230	0.177	0.000	0.000	0.635	0.490	124.125	95.670	2.550	1.967	0.730	0.563	2.272	1.750	0.233	0.180	0.000	0.000	0.000	0.000	2.550	1.967	0.000	0.000	N/A	There is a risk of groundwater emergence 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 areas.
SN30	Land south-west of Preston between Cirencester Road (A419) and A4 LRT	Mixed Use	81.946	81.946	100.000	0.000	0.000	0.000	0.000	0.000	0.000	81.046	98.901	0.688	0.840	0.070	0.086	0.133	0.162	0.000	0.000	0.000	0.000	0.000	0.000	0.688	0.840	0.000	0.000	Yes	There is a risk of groundwater emergence to surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.
SN31	Land south of Driffield	Housing	53.723	53.723	100.000	0.000	0.000	0.000	0.000	0.000	0.000	53.055	98.759	0.273	0.508	0.187	0.348	0.207	0.385	0.000	0.000	0.000	0.000	0.000	0.000	0.273	0.508	0.000	0.000	Yes	There is a risk of groundwater emergence 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 areas.
SN32	Land south of The Folly	Housing	18.188	18.188	100.000	0.000	0.000	0.000	0.000	0.000	0.000	18.120	99.630	0.015	0.083	0.004	0.022	0.053	0.291	0.000	0.000	0.000	0.000	0.000	0.000	0.015	0.083	0.000	0.000	No	There is a risk of groundwater emergence to surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.
SN70	Glebe Farm Land, Hatherop	Housing	1.845	1.844	99.954	0.000	0.000	0.000	0.000	0.000	0.000	1.373	95.342	0.041	2.828	0.016	1.091	0.011	0.769	0.000	0.000	0.000	0.000	0.000	0.000	0.041	2.828	0.000	0.000	No	There is a risk of groundwater emergence to surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low areas.
SN75	Land between disused canal and disused railway line, north of Park Wall	Housing	5.685	5.677	99.859	0.008	0.140	0.000	0.000	0.000	0.000	5.608	98.650	0.057	0.998	0.006	0.100	0.013	0.227	0.000	0.000	0.000	0.000	0.000	0.000	0.057	0.998	0.000	0.000	No	There is a risk of groundwater emergence 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 areas.
LB14b	Upper Rissington Business Park	Housing	0.565	0.565	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.565	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	Groundwater emergence is not likely.
LB15	Land at Field Close & north of Bell22	Housing	1.093	1.093	100.000	0.000	0.000	0.000	0.000	0.000	0.000	0.719	65.908	0.189	17.336	0.071	6.525	0.113	10.342	0.000	0.000	0.000	0.000	0.000	0.000	0.189	17.336	0.000	0.000	Yes	There is a risk of groundwater emergence 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 areas.
SN08	Andrews Cruxis Strategic Site	Housing	11.010	10.910	99.091	0.000	0.000	0.000	0.000	0.100	0.909	10.904	99.036	0.000	0.000	0.000	0.000	0.106	0.963	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	No	
SN09C	Andrews Cruxis Strategic Site	Housing	10.016	10.016	100.000	0.000	0.000	0.000	0.000	0.000	0.000	9.736	97.228	0.216	2.155	0.046	0.460	0.016	0.157	0.000	0.000	0.000	0.000	0.000	0.000	0.216	2.155	0.000	0.000	Yes	There is a risk of groundwater emergence to surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.
SN09D	Andrews Cruxis Strategic Site	Housing	13.697	13.697	100.000	0.000	0.000	0.000	0.000	0.000	0.000	13.653	99.679	0.007	0.052	0.021	0.153	0.016	0.115	0.000	0.000	0.000	0.000	0.000	0.000	0.007	0.052	0.000	0.000	No	There is a risk of groundwater emergence to surface and subsurface assets. There is the possibility of groundwater emergence at the surface locally.

Site Reference	Site Name	Flood Risk Vulnerability Classification (NPPF)	Level 1 Strategic Recommendation (see SFRA Report)	Development Considerations	Recommended Next Steps	Council Decision on Site for Local Plan	JBA Comments on Council Review
MK21	Land east of Broad Marston Road (north of Glass House Road)	More Vulnerable	Strategic Recommendation B		Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Future risk at this site could be significant. I'd suggest this site may require a L2 assessment to assess risk in further detail. Agree unmodelled watercourse should be assessed at FRA stage.
MK22	Land west of Stratford Road (opposite allotments)	More Vulnerable	Strategic Recommendation B		Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Future risk at this site could be significant. I'd suggest this site may require a L2 assessment to assess risk in further detail. Agree unmodelled watercourse should be assessed at FRA stage.
MK23	Land east of Broad Marston Road (opposite allotments)	More Vulnerable	Strategic Recommendation B		Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Future risk at this site could be significant. I'd suggest this site may require a L2 assessment to assess risk in further detail. Agree unmodelled watercourse should be assessed at FRA stage.
MK3	Land at Pinewood Gardens, Stratford Road, GL53 0SR	More Vulnerable	Strategic Recommendation B		Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design. Agree an unmodelled watercourse must be modelled and risk quantified at the FRA stage.
MK7	Land between Summerville Ltd, and Stratford Road	More Vulnerable	Strategic Recommendation B		Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design. Agree an unmodelled watercourse must be modelled and risk quantified at the FRA stage.
MK9A	Land to rear of the Knoll, Whelford Road	More Vulnerable	Strategic Recommendation B		Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
MK9B	Land to rear of the Knoll, Whelford Road	More Vulnerable	Strategic Recommendation B		Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
MK9C	Land to rear of the Knoll, Whelford Road	More Vulnerable	Strategic Recommendation B		Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
Plots	Paces Farm	Less Vulnerable	Strategic Recommendation A	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required. Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Noted. If a site allocation was pursued, a more detailed investigation through a Level 2 SFRA is known to be required to confirm risk and design. Withdraw if recommendation criteria can not be met.	Risk is nominal and isolated to low floodplain. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design. FRA will be required to confirm risk and design.
SN30	Land south-west of Preston between Cirencester Road (A419) and A4 LRT	More Vulnerable	Strategic Recommendation B		Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design. Agree an unmodelled watercourse must be modelled and risk quantified at the FRA stage.
SN31	Land south of Driffield	More Vulnerable	Strategic Recommendation B		Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse must be modelled and risk quantified at the FRA stage.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
SN32	Land south of The Folly	More Vulnerable	Strategic Recommendation B		Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
SN70	Glebe Farm Land, Hatherop	More Vulnerable	Strategic Recommendation B		Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a drainage strategy at the FRA stage should confirm risk and design.
SN75	Land between disused canal and disused railway line, north of Park Wall	More Vulnerable	Strategic Recommendation B	Carry out Level 2 SFRA to further assess risk and the likelihood of the site passing the exception test. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording. Site is at risk of groundwater emergence.	Carry out Level 2 SFRA to further assess risk and the likelihood of the site passing the exception test. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording. Site is at risk of groundwater emergence.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to further assess risk. An Exceptions Test would be undertaken through Level 2 SFRA. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area.	Risk at this site is minimal. I'd suggest this site does not require a L2 assessment and simple policy wording that development can avoid the risk area and that a FRA will be needed to confirm risk and design.
LB14b	Upper Rissington Business Park	Highly Vulnerable	Strategic Recommendation D	Development could be allocated on flood risk grounds based on the guidance of this Level 1 SFRA.	JBA to make decision on allocation.	Does not require a SFRA Level 2 or a specific requirement for a Flood Risk Assessment in the Local Plan.	Agreed
LB15	Land at Field Close & north of Bell22	More Vulnerable	Strategic Recommendation B		Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.	If a site allocation was pursued, a Level 2 SFRA would be undertaken to confirm surface water flood risk. If this site was allocated in the Local Plan, the site allocation policy would specify that built development can avoid the risk area. The unmodelled watercourse maybe quantified through a site-specific FRA.	Future risk at this site could be significant. I'd suggest this site may require a L2 assessment to assess risk in further detail. Agree unmodelled watercourse should be assessed at FRA stage.
SN08	Andrews Cruxis Strategic Site	Highly Vulnerable	Strategic Recommendation D	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required. Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.	Recommend for withdrawal if built development cannot avoid Flood Zone 3b. Site is at risk of groundwater emergence.		
SN09C	Andrews Cruxis Strategic Site	More Vulnerable	Strategic Recommendation B		Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.		
SN09D	Andrews Cruxis Strategic Site	More Vulnerable	Strategic Recommendation B		Carry out Level 2 SFRA to further assess risk. However, for sites with only a small area at risk, depending on the spatial variability of risk, it may be possible to address risk through policy wording.		