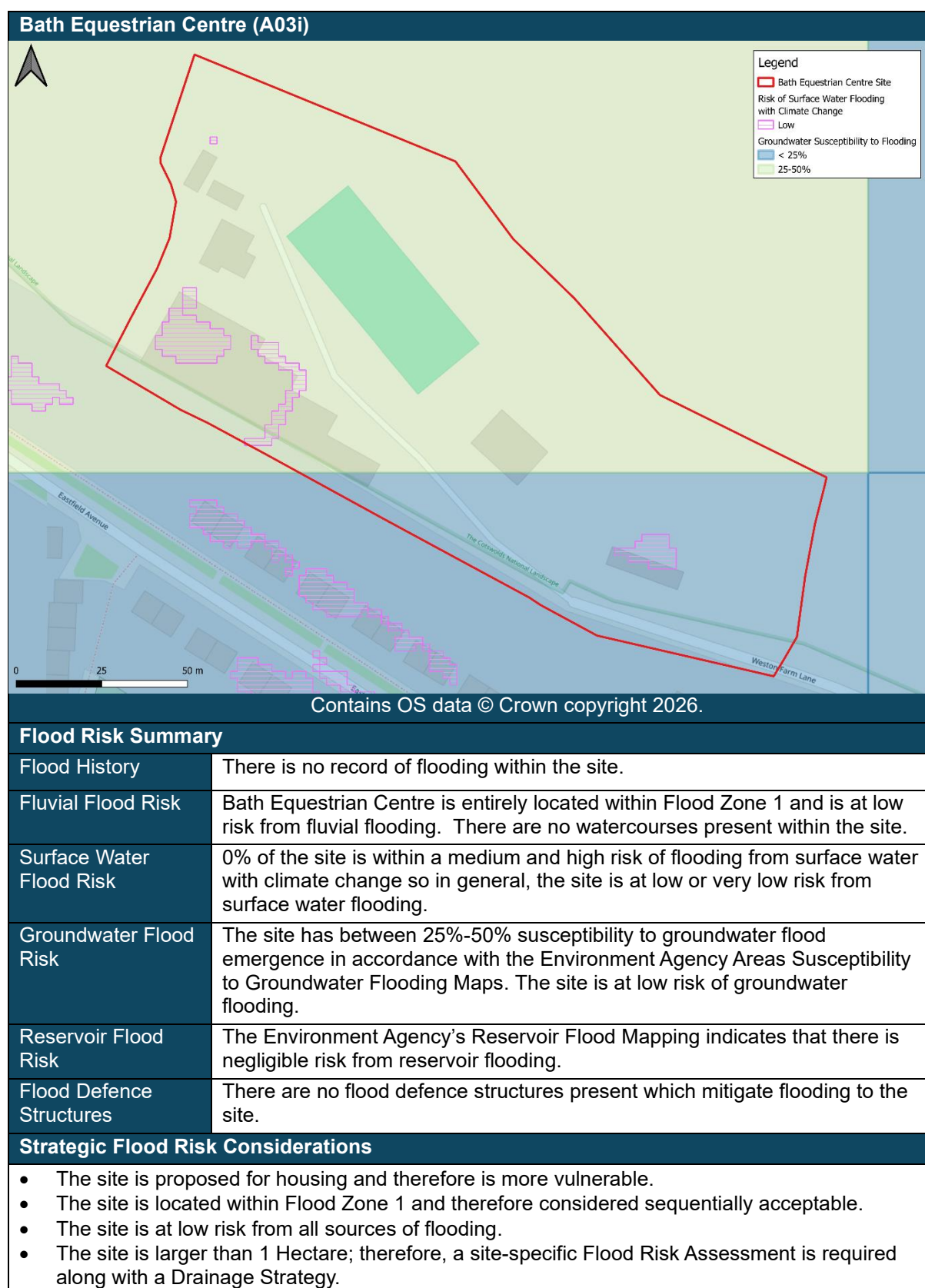


Bath



Car Park Adjacent to Combe Park (NEW06)



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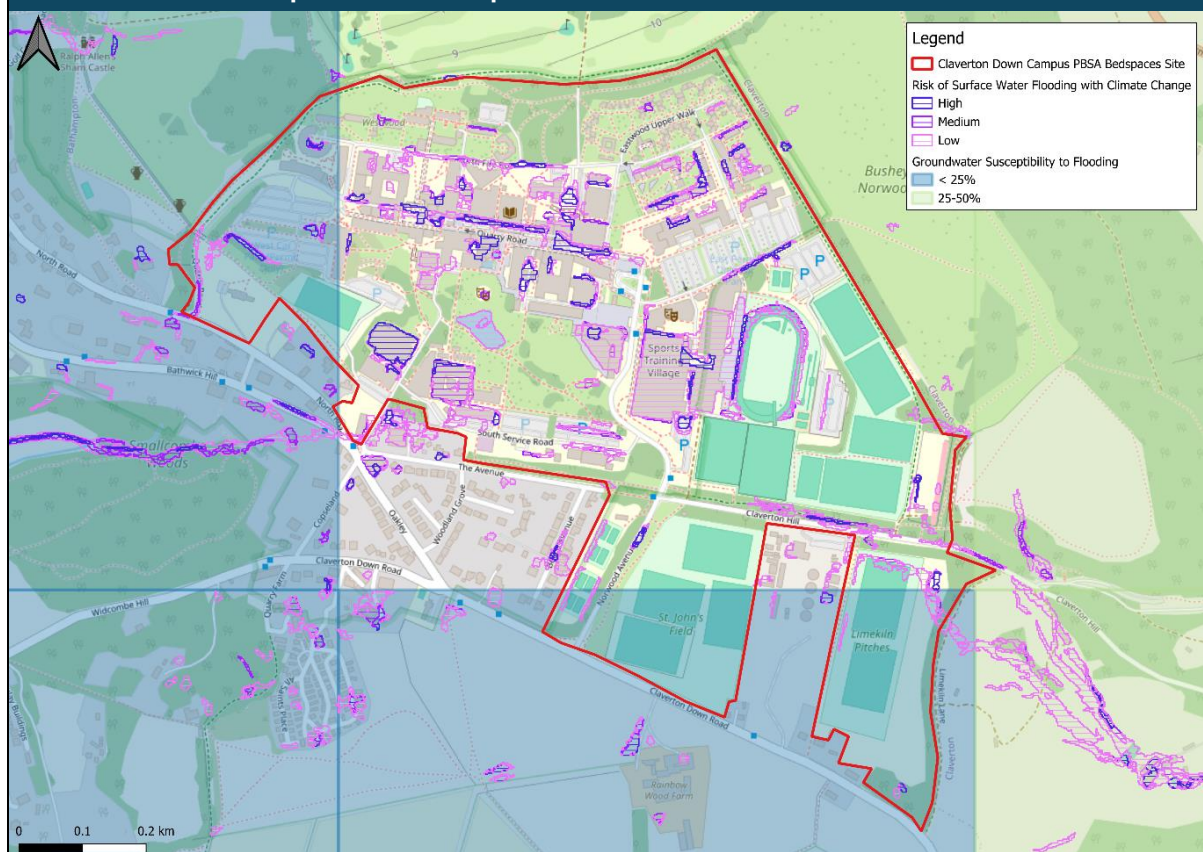
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Car Park adjacent to Combe Park is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	0% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at very low risk from surface water flooding.
Groundwater Flood Risk	The site has between 25%-50% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is less than 1 Hectare; therefore, a site-specific Flood Risk Assessment is not required. However, a Drainage Strategy is required.

Claverton Down Campus PBSA Bedspaces



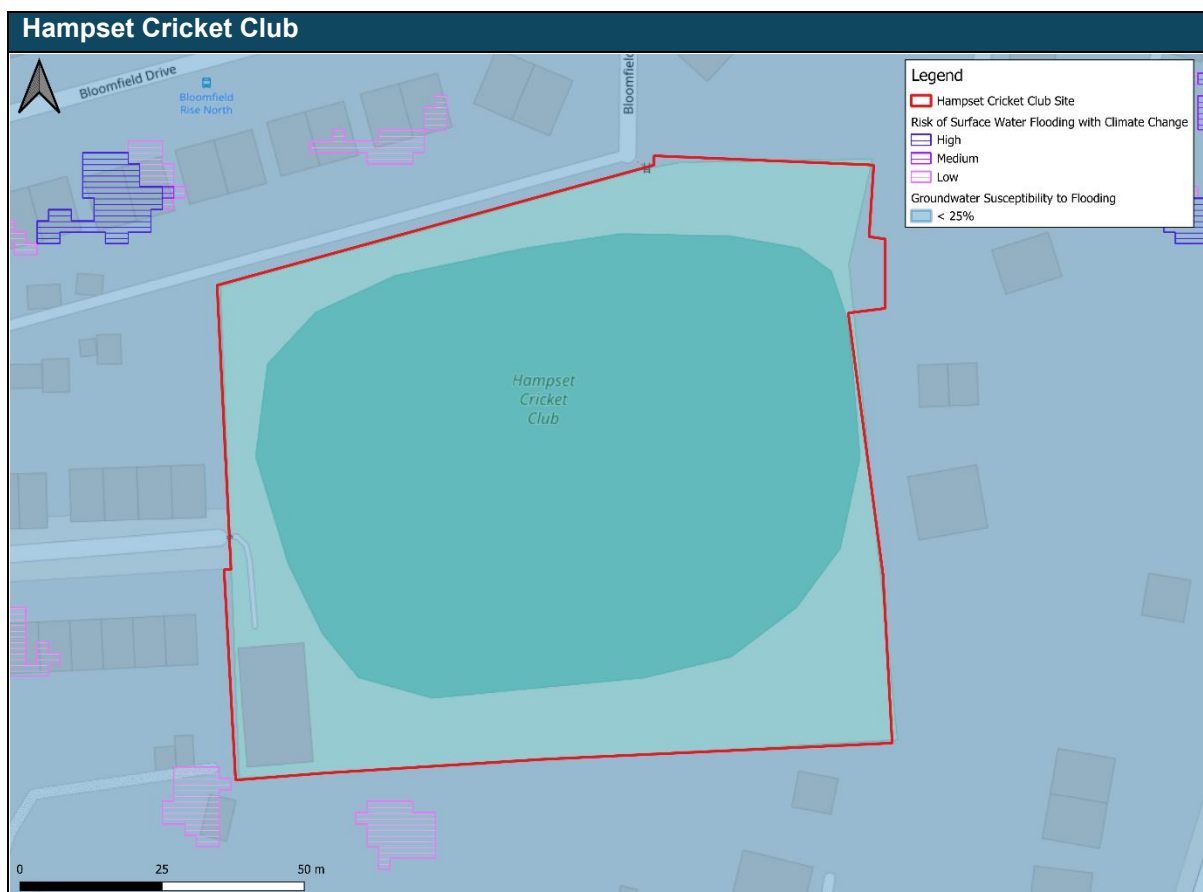
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Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Claverton Down Campus PBSA Bedspaces is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	4% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.



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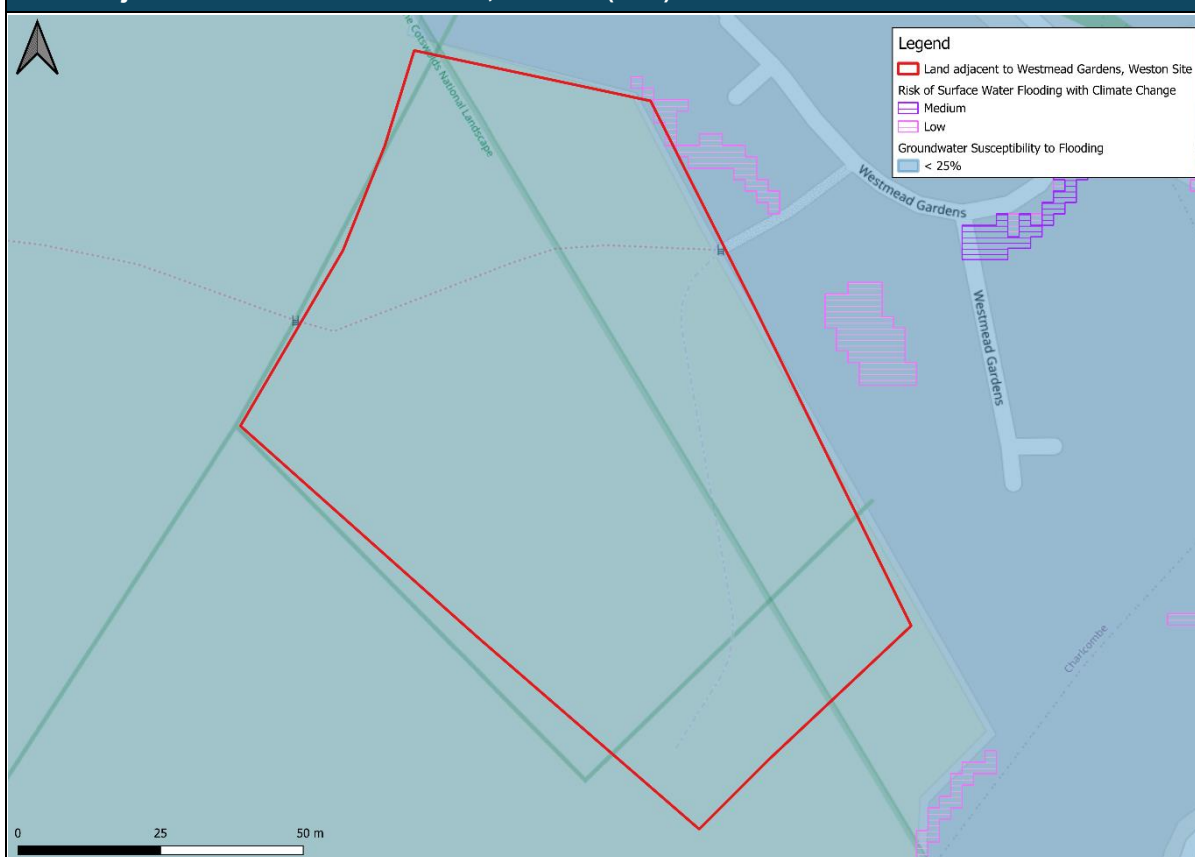
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Hampset Cricket Club is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	0% of the site is within a medium and high risk of flooding from surface water with climate change, so in general the site is at very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.

Land adjacent to Westmead Gardens, Weston (B06)



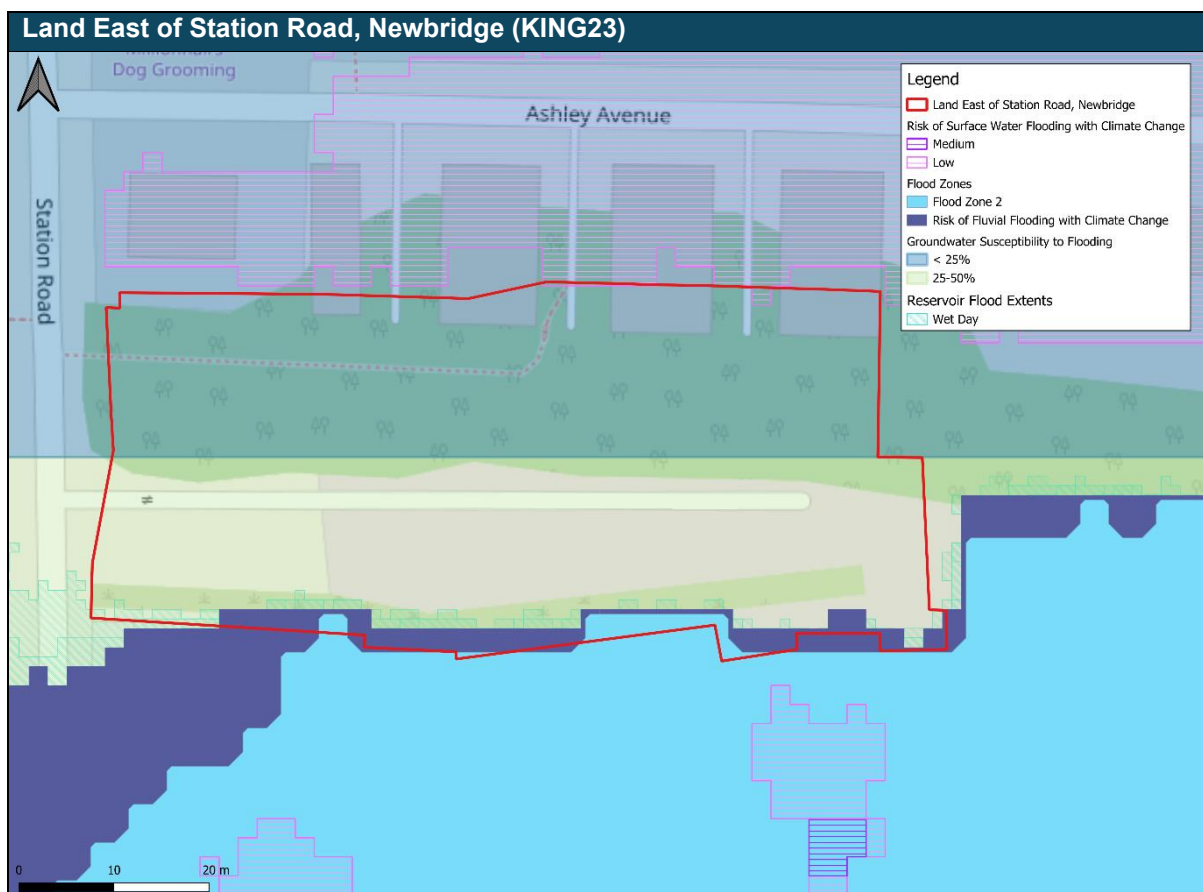
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Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Land adjacent to Westmead Gardens, Weston is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	0% of the site is within a medium and high risk of flooding from surface water with climate change and the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is smaller than 1 Hectare, therefore a site-specific Flood Risk Assessment is not required. However, a Drainage Strategy is required for the site.



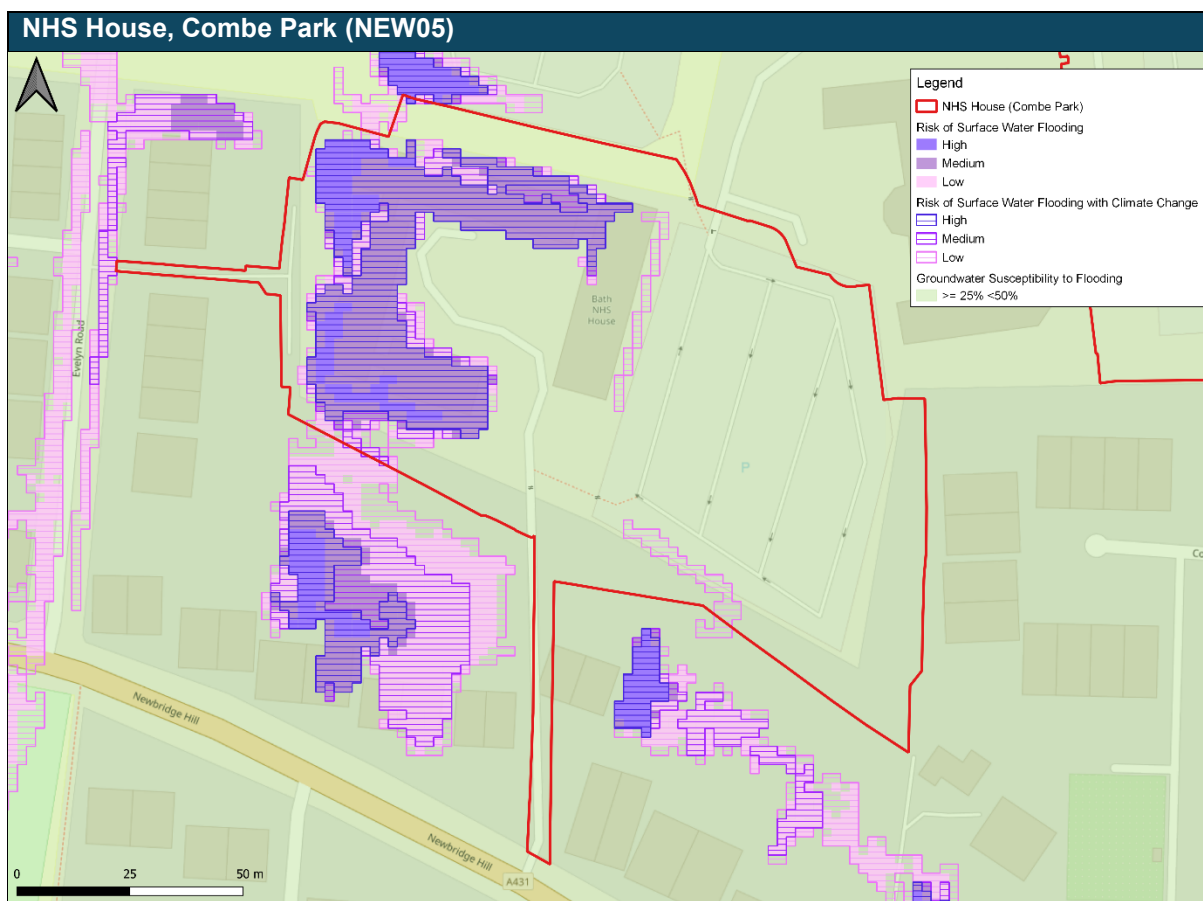
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Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	99% of Land East of Station Road, Newbridge is located within Flood Zone 1 and 1% is located within Flood Zone 2. 6% of the site is located within Flood Zone 2 and 3 with climate change. The site is generally at low risk of fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	0% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has between 25%-50% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is risk from wet day reservoir flooding across 8% of the site. However, due to ongoing management and maintenance of reservoirs the risk is considered negligible.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 2 and therefore is not considered sequentially acceptable and further assessment including Exception Test is required.
- The site is at low risk from all sources of flooding.
- The site is less than 1 Hectare, therefore a site-specific Flood Risk Assessment is not required.
- The Drainage Strategy should take into consideration any elevated groundwater levels and risk of groundwater emergence within the site.



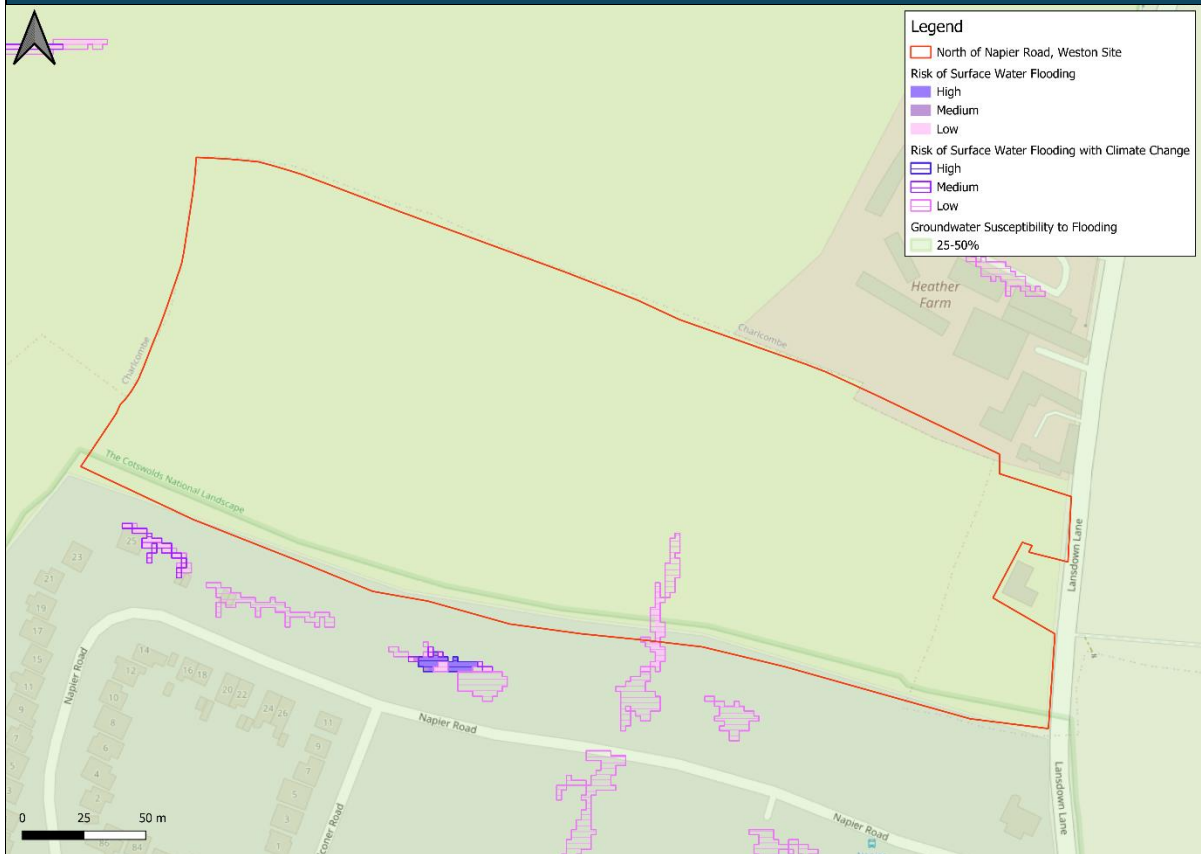
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	NHS House, Combe Park is located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	18% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has between 25%-50% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is risk from wet day reservoir flooding across 8% of the site.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at high risk from surface water flooding but low risk from other sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required.
- The Flood Risk Assessment and Drainage Strategy should take into consideration surface water flood risk.

North of Napier Road, Weston (S1PS55)



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Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	North of Napier Road, Weston is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	Less than 1% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has between 25%-50% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding..
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required.
- The Flood Risk Assessment and Drainage Strategy should take into consideration any elevated groundwater levels and risk of groundwater emergence within the site.

Odd Down - Land to the south west of the Park and Ride (E15)



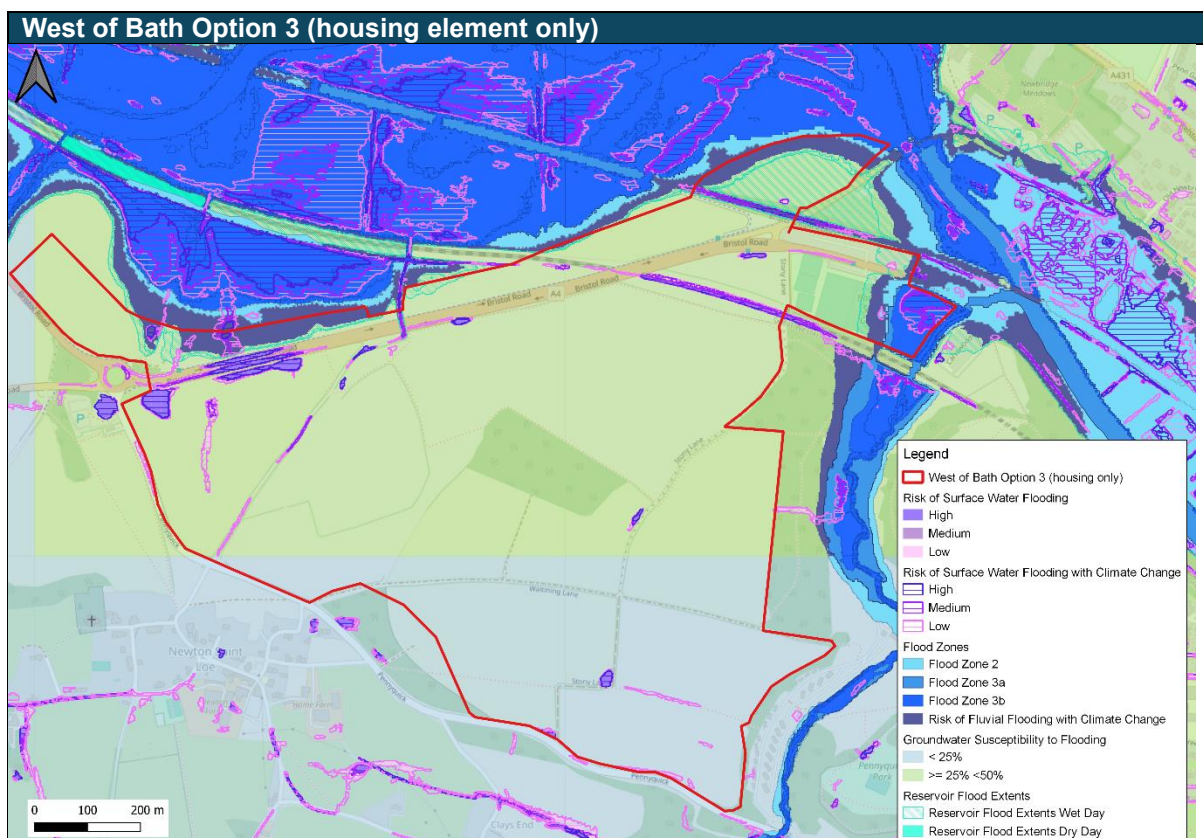
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Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Odd Down is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	2% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has less than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for employment and therefore is less vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.



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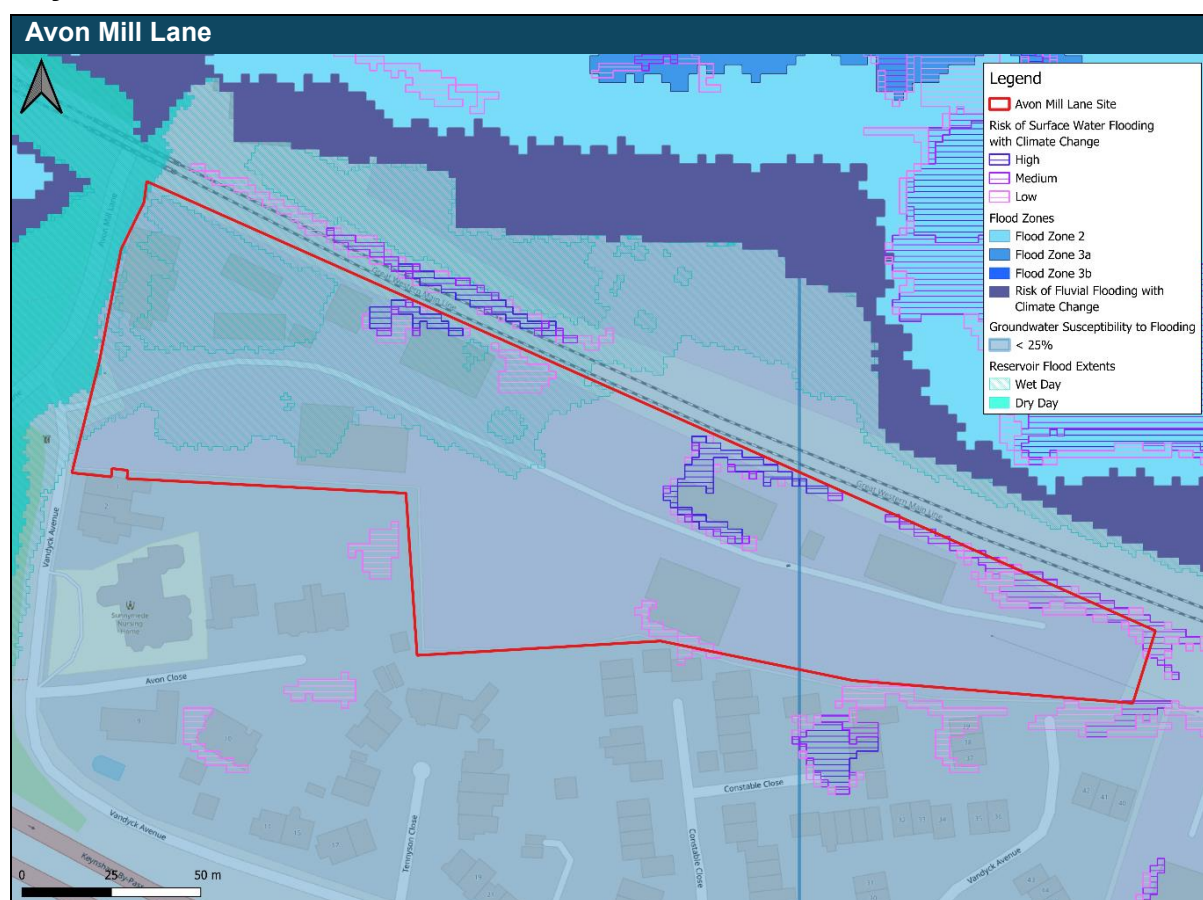
Flood Risk Summary

Flood History	There is flooding recorded within the north east part of the site in January 1999 from the River Avon.
Fluvial Flood Risk	99% of West of Bath Option 3 is located within Flood Zone 1 but 1% is located within Flood Zone 3b. 4% of the site is located within Flood Zone 2 and 3 with climate change. The site is generally at low risk of fluvial flooding. Newton Brook bounds the northeast of the site, and the River Avon is to the north of the site and Corston Brook to the west.
Surface Water Flood Risk	1% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has between 25%- 0% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is risk from wet day reservoir flooding across 8% of the site. However, due to ongoing management and maintenance of reservoirs the risk is negligible.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site. There is natural high ground which offers a 2-year standard of protection from the River Avon, Newton Brook and Corston Brook.

Strategic Flood Risk Considerations

- The site is proposed for employment and therefore is less vulnerable.
- The site is located within Flood Zone 3b and therefore is not considered sequentially acceptable and further assessment including Exception Test is required.
- The site is partially at high risk of fluvial flooding but is generally at low risk from all sources.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required.
- The Flood Risk Assessment and Drainage Strategy should take into consideration any elevated groundwater levels and risk of groundwater emergence within the site and provide suitable buffers from the watercourses within the site layout.

Keynsham



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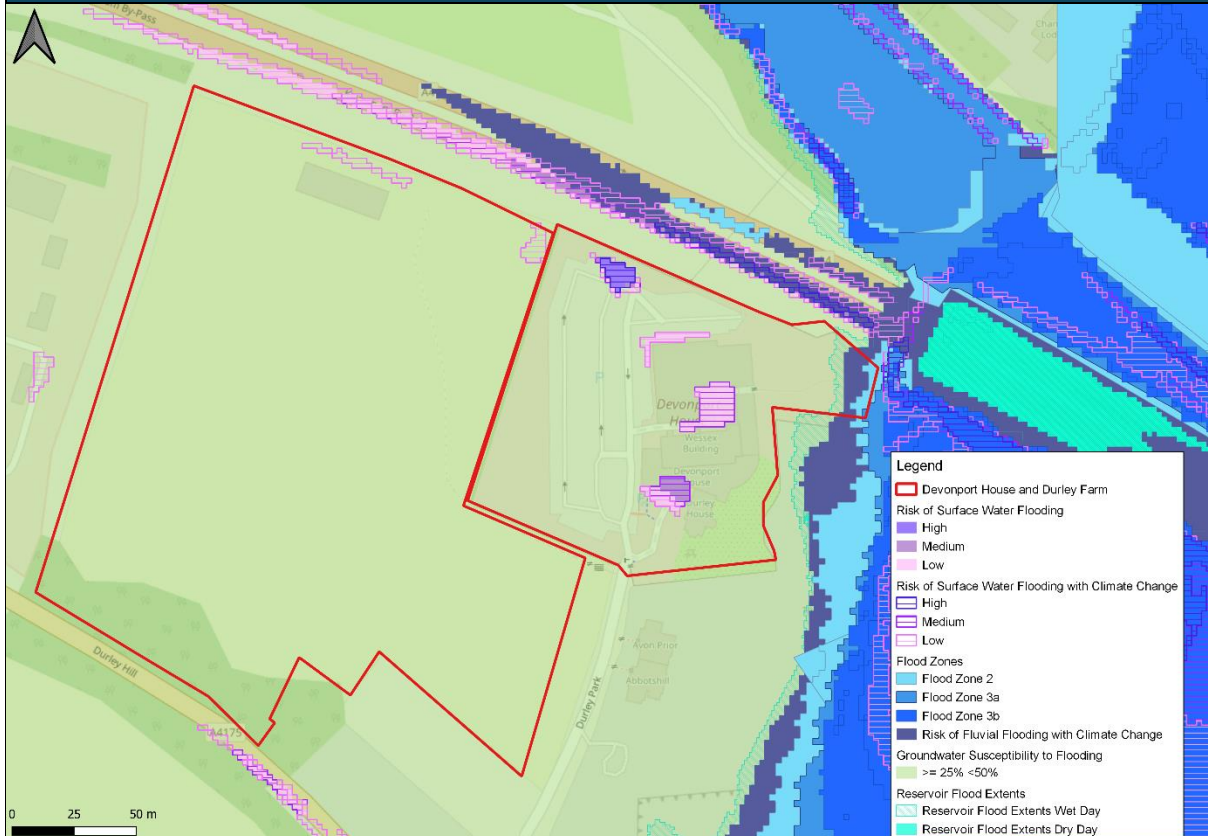
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Avon Mill Lane is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	4% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is risk from wet day reservoir flooding across 35% of the site. However, due to ongoing management and maintenance of reservoirs the risk is negligible.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.

Devenport House and Durley Farm (K62, K54)



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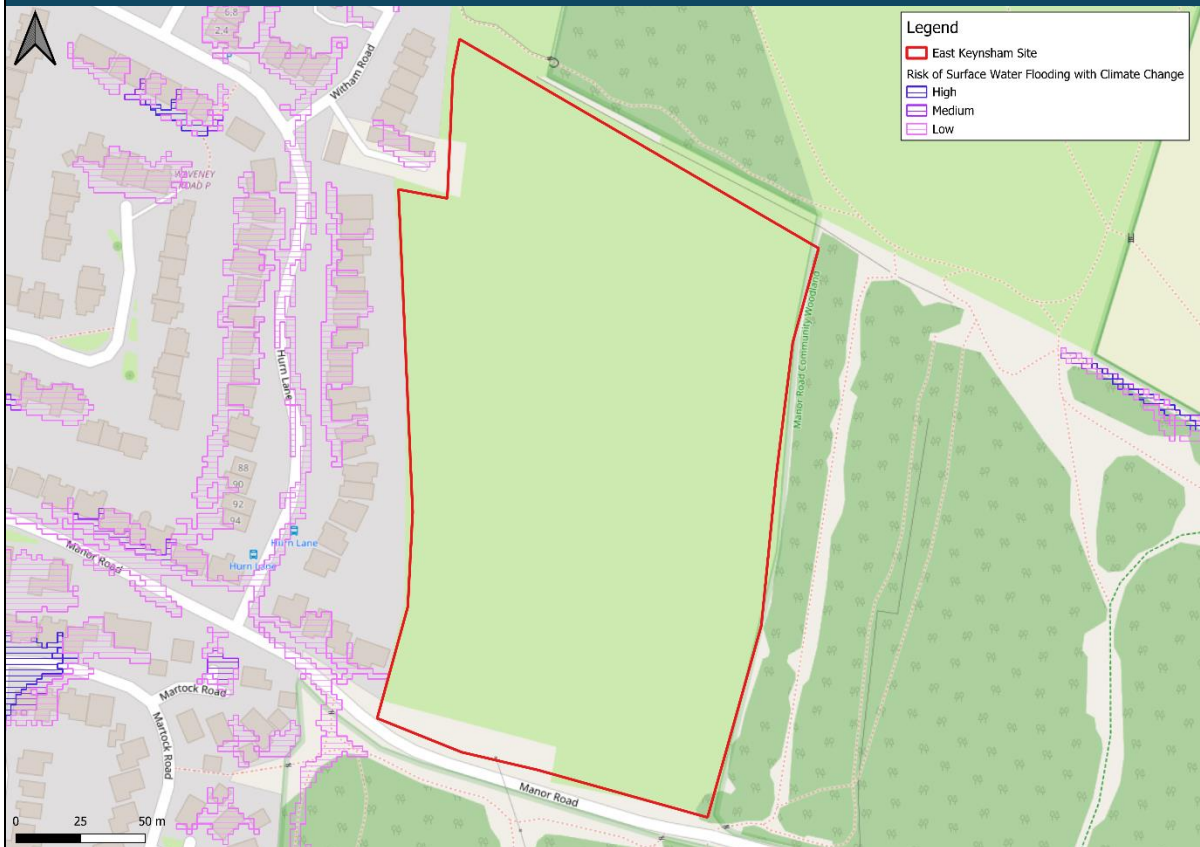
Flood Risk Summary

Flood History	There is flooding recorded in the northeast part of the site in 1960, 1982, 2009 and 2013 from the River Avon.
Fluvial Flood Risk	Over 99% of Devenport House is located within Flood Zone 1 with a small area located within Flood Zone 3a. 1% of the site is located within Flood Zone 2 and 3 with climate change. The site is generally at low risk of fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	0% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has between 25%-50% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a risk from reservoir flooding of 1% of the site on a dry day and wet day. However, due to ongoing management and maintenance of reservoirs the risk is negligible
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 2 and 3 with climate change and therefore is not considered sequentially acceptable and further assessment including Exception Test is required.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required.
- The Flood Risk Assessment and Drainage Strategy should take into consideration any elevated groundwater levels and risk of groundwater emergence within the site.

East Keynsham (K25)



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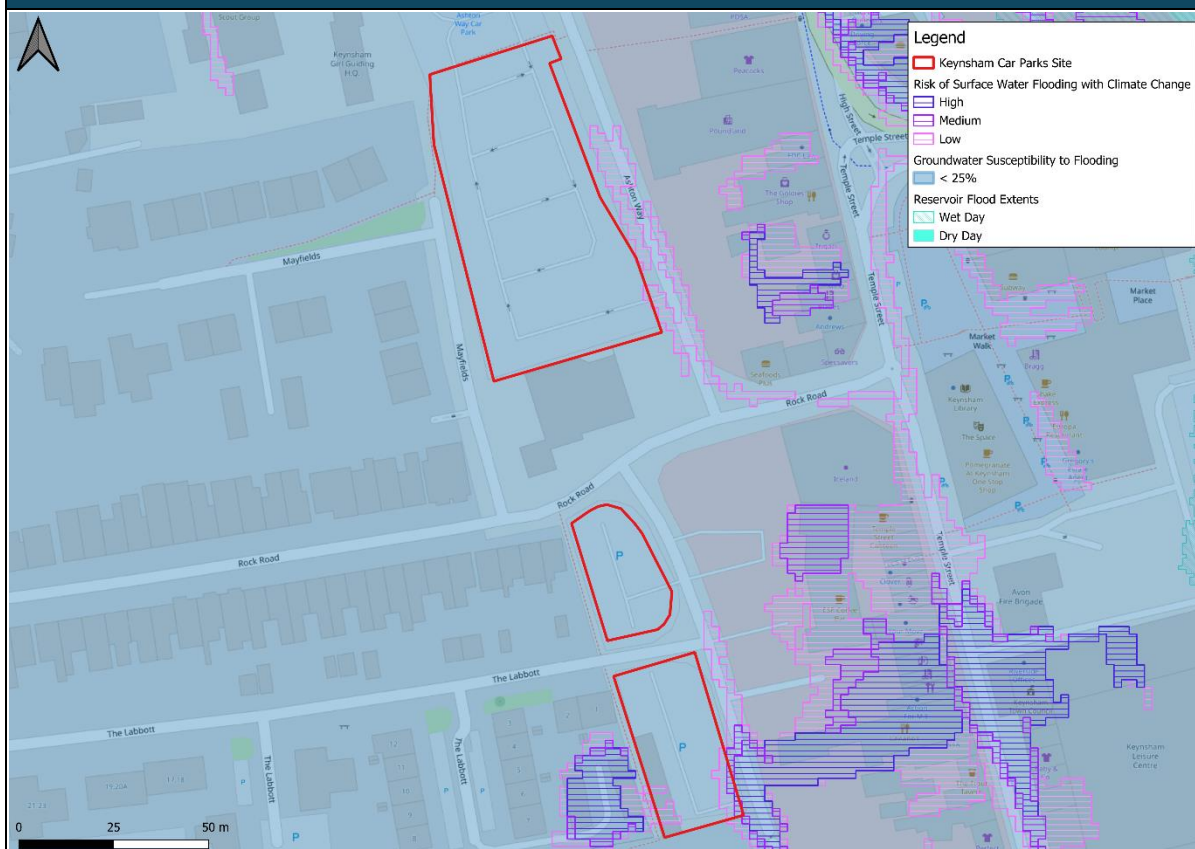
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	East Keynsham is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	0% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has no susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at negligible risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.

Keynsham Car Parks



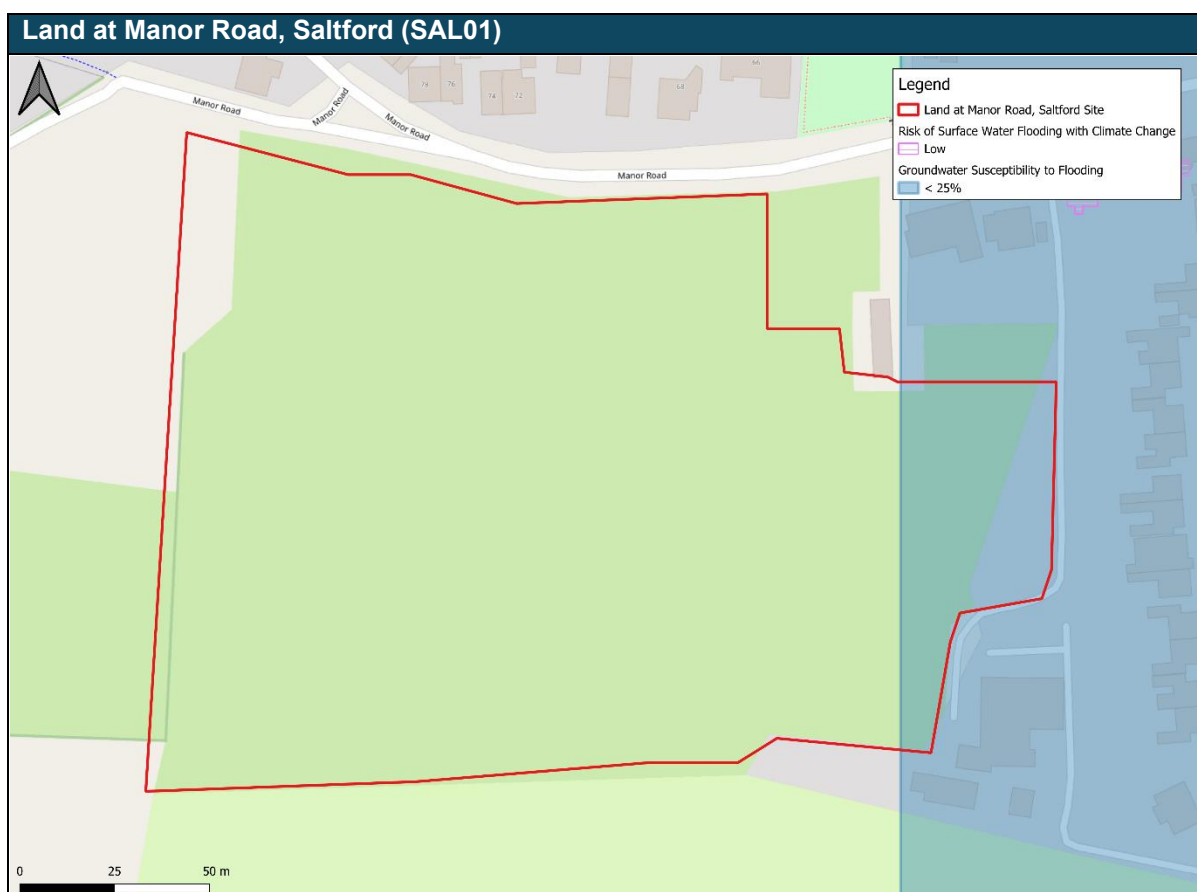
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Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Keynsham Car Parks is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	Less than 1% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is smaller than 1 Hectare, therefore a site-specific Flood Risk Assessment is not required. However, a Drainage Strategy is required for the site



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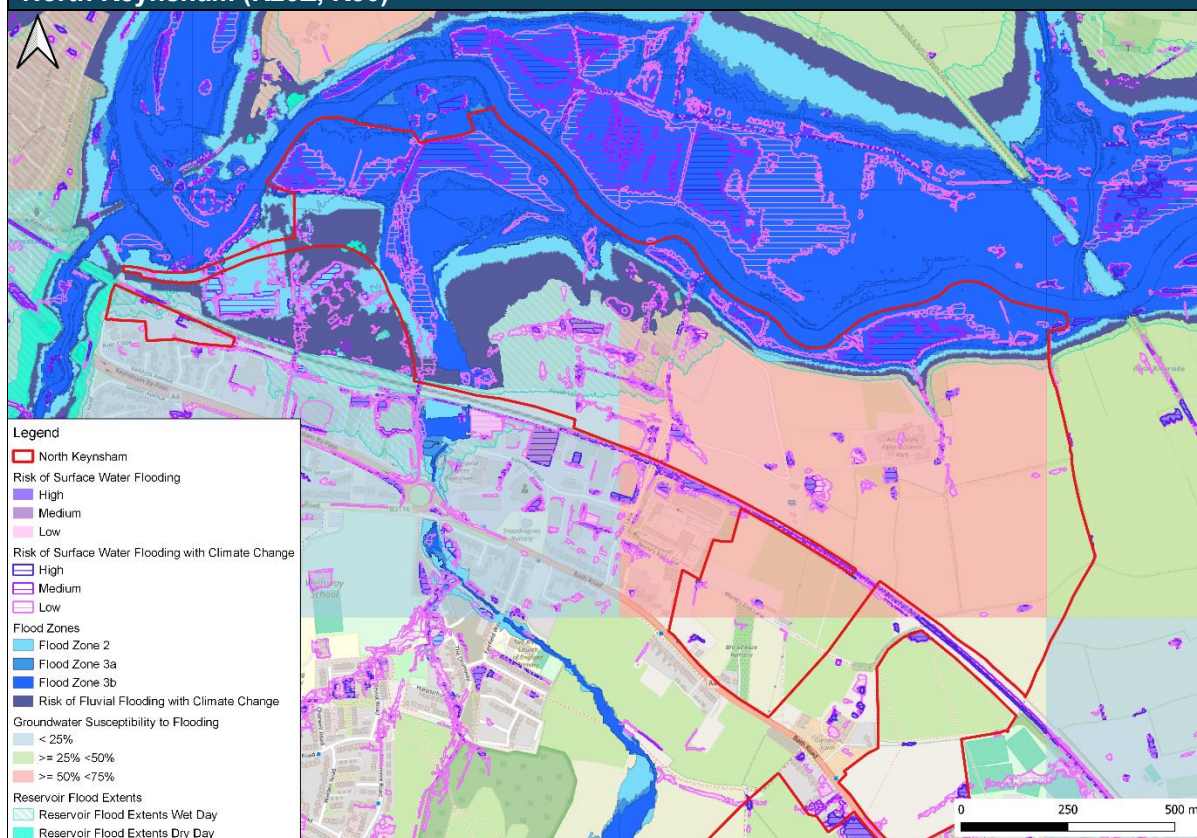
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Land at Manor Road, Saltford is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	0% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at a very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.

North Keynsham (K29Z, K30)



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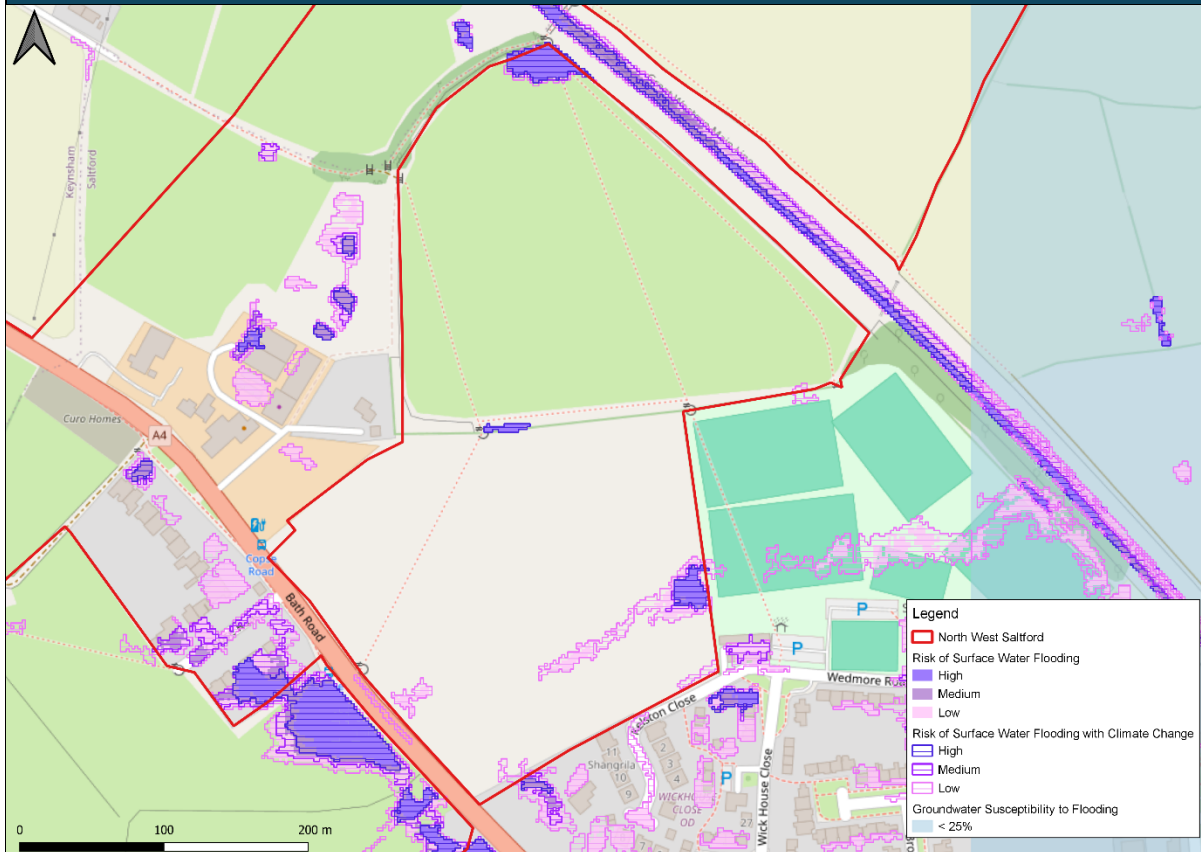
Flood Risk Summary

Flood History	There is flooding recorded in the north part of the site in 1960, 1982, 1985, 1999, 2000, 2009 and 2013 from the River Avon.
Fluvial Flood Risk	24% of North Keynsham is located within Flood Zone 3b. 38% of the site is located within Flood Zone 2 and 3 with climate change. The site is at high risk of fluvial flooding. The River Avon bounds the north of the site.
Surface Water Flood Risk	6% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is currently considered to be at a low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has 50-75% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at medium risk of groundwater flooding
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is risk from reservoir flooding. However, due to ongoing management and maintenance of reservoirs the risk is negligible.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for mixed use and therefore is more vulnerable.
- The site is located within Flood Zone 3b and therefore is not considered sequentially acceptable and further assessment including Exception Test is required.
- The site is at high risk from fluvial flooding and medium risk from groundwater flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.
- The Flood Risk Assessment and Drainage Strategy should take into consideration any elevated groundwater levels and risk of groundwater emergence within the site and provide suitable buffers from the watercourses within the site layout.

North West Saltford (SAL27c)



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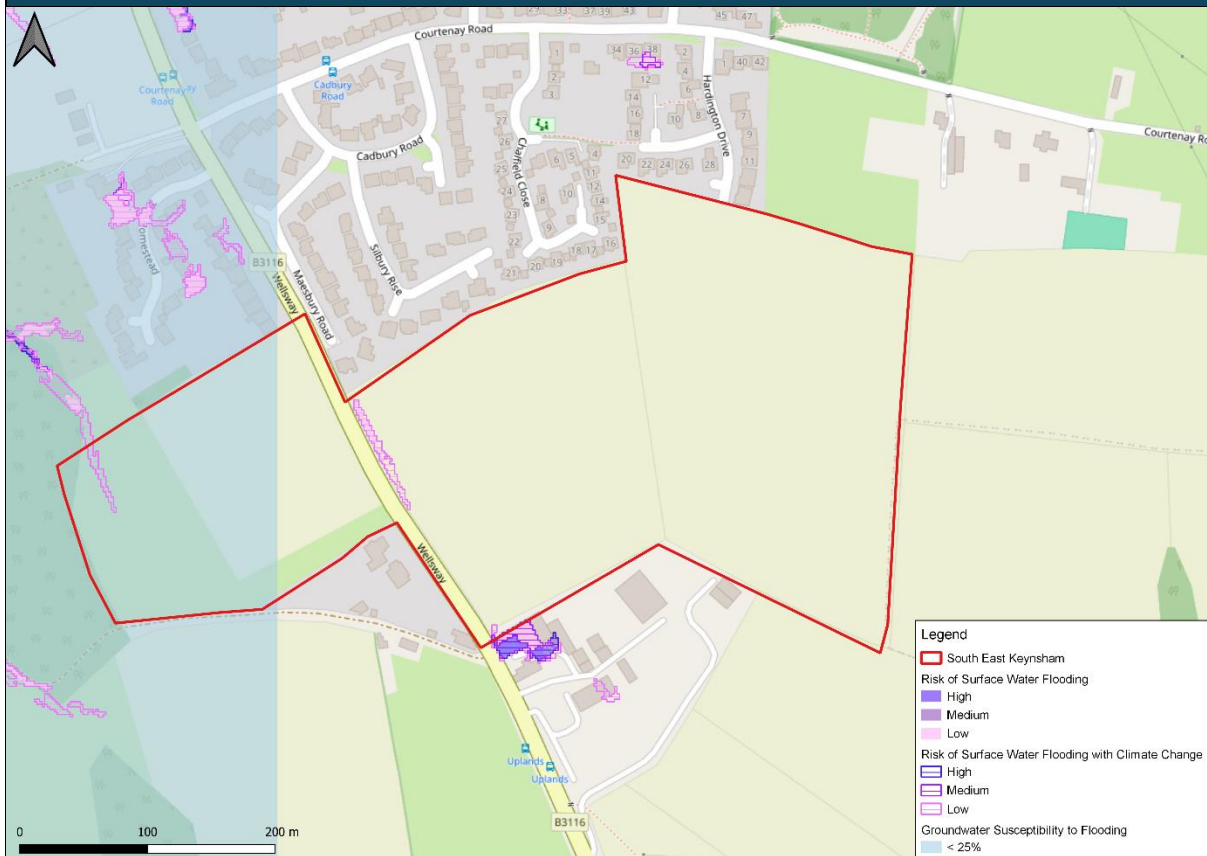
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	North West Saltford is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	1% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low risk from surface water flooding.
Groundwater Flood Risk	The site has no susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at negligible risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.

South East Keynsham (K21, K22)



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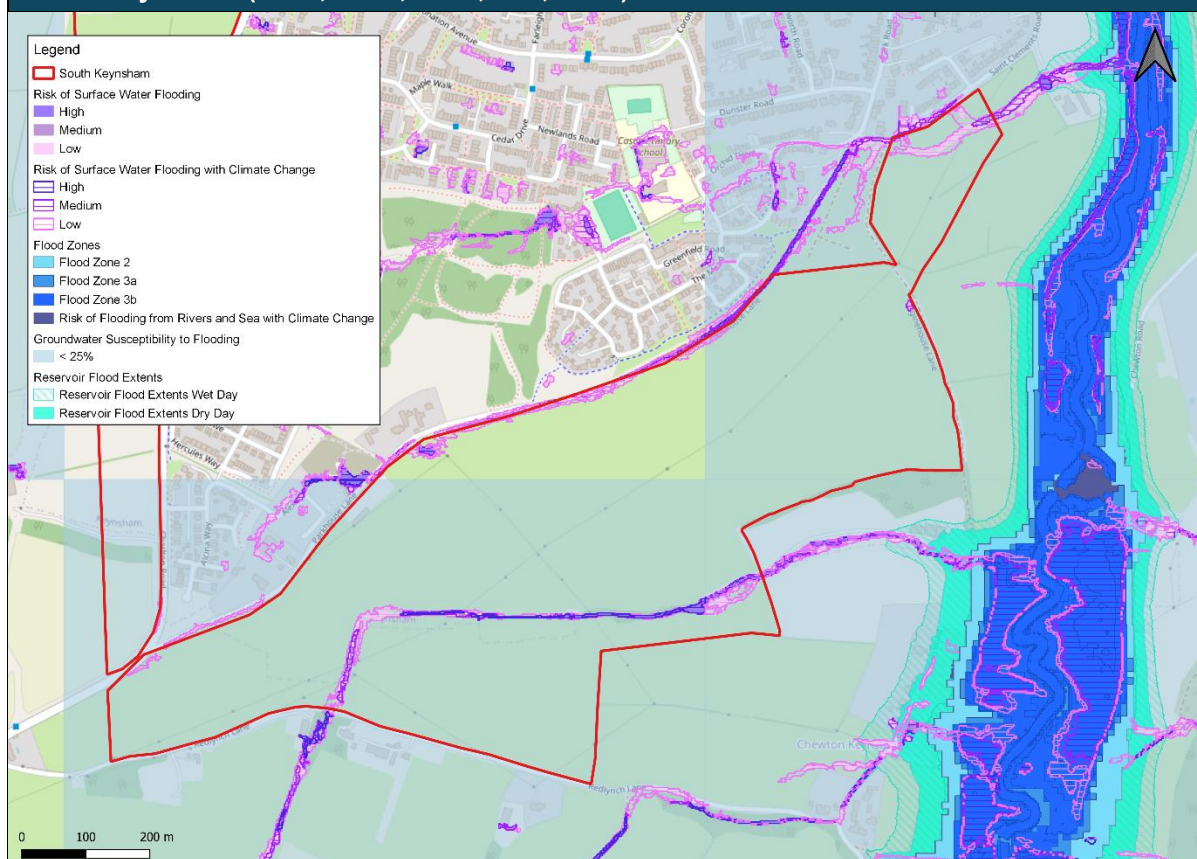
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	South East Keynsham is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	0% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for mixed use and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.

South Keynsham (K17c, K17d, K17e, K19, K19a)



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Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	South Keynsham is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	Less than 3% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There is a flood defence structure along the River Chew to the east of the site with 10 year Standard of protection so does not mitigate flooding to the site

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.



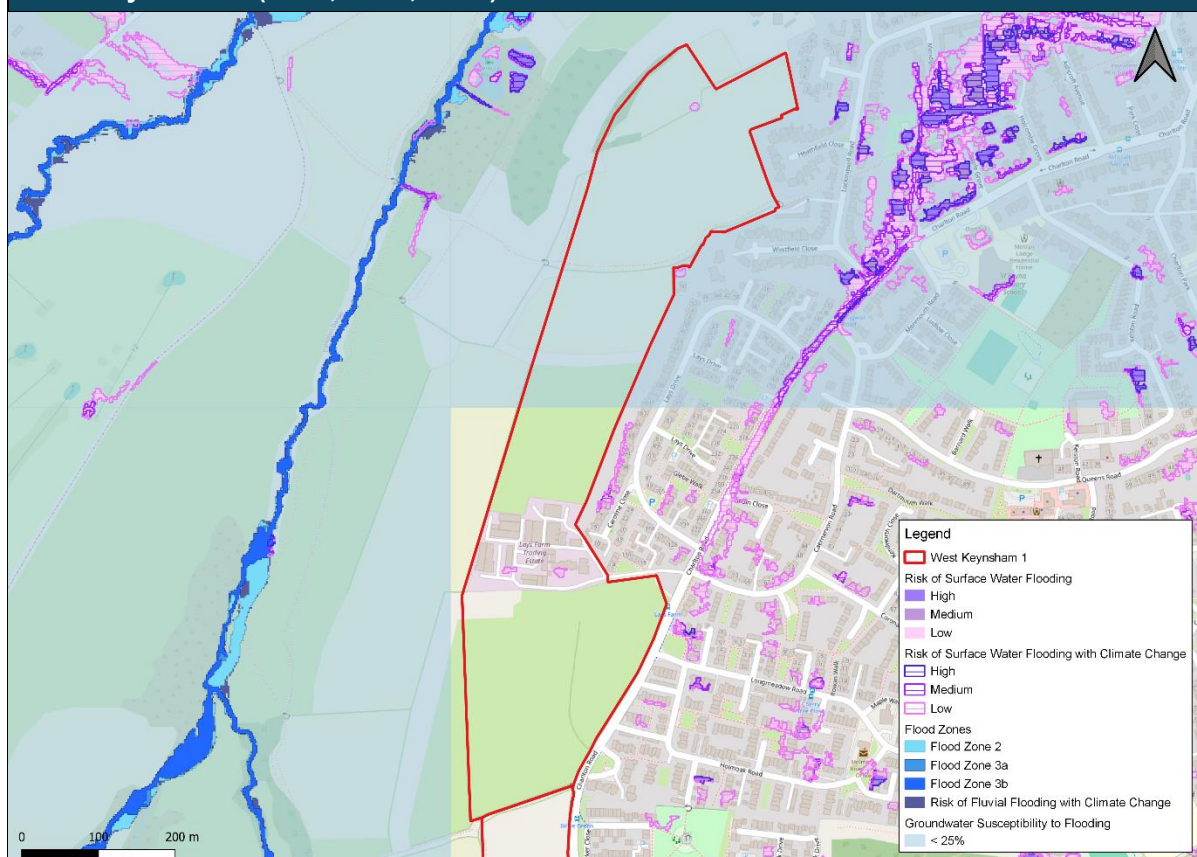
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	South Saltford is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	Less than 1% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has no susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at negligible risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for mixed use and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.

West Keynsham 1 (K15a, K15b, K15d)



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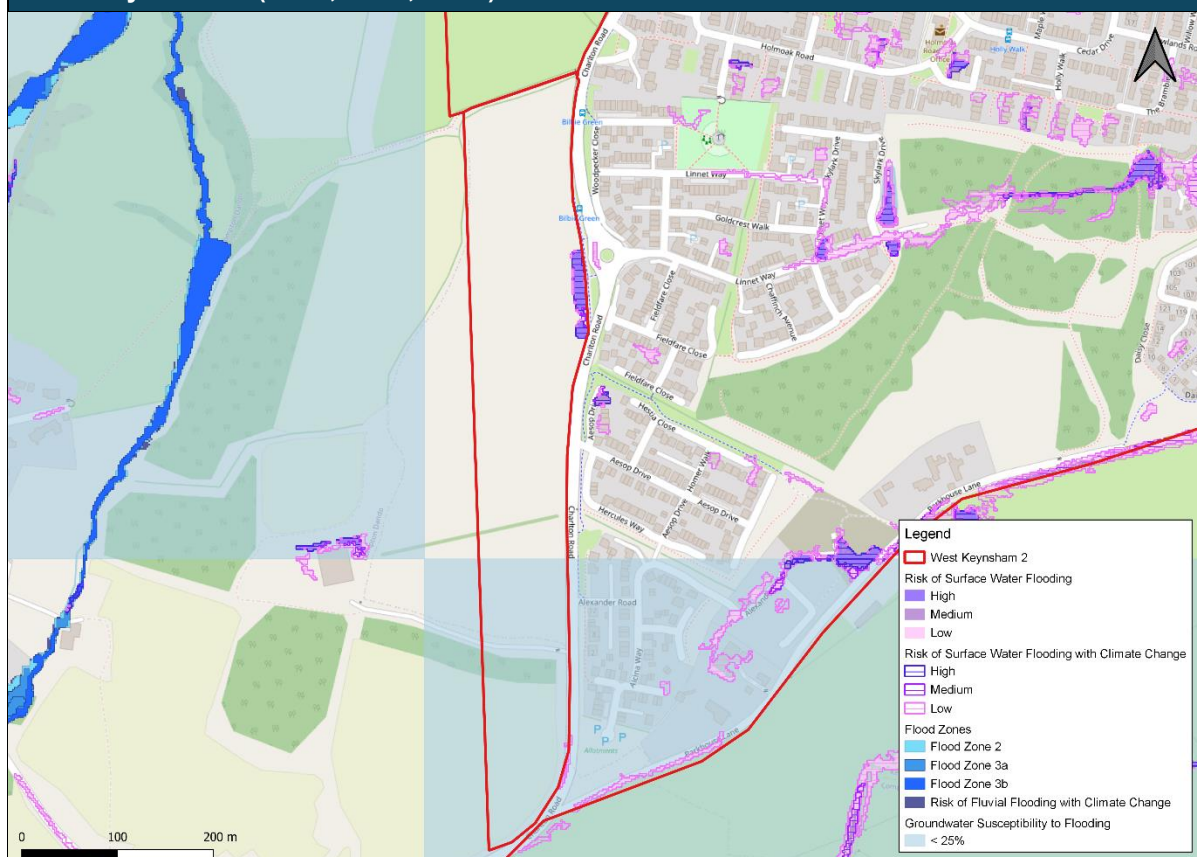
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	West Keynsham 1 is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	0% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.

West Keynsham 2 (K15c, K16a, K16b)



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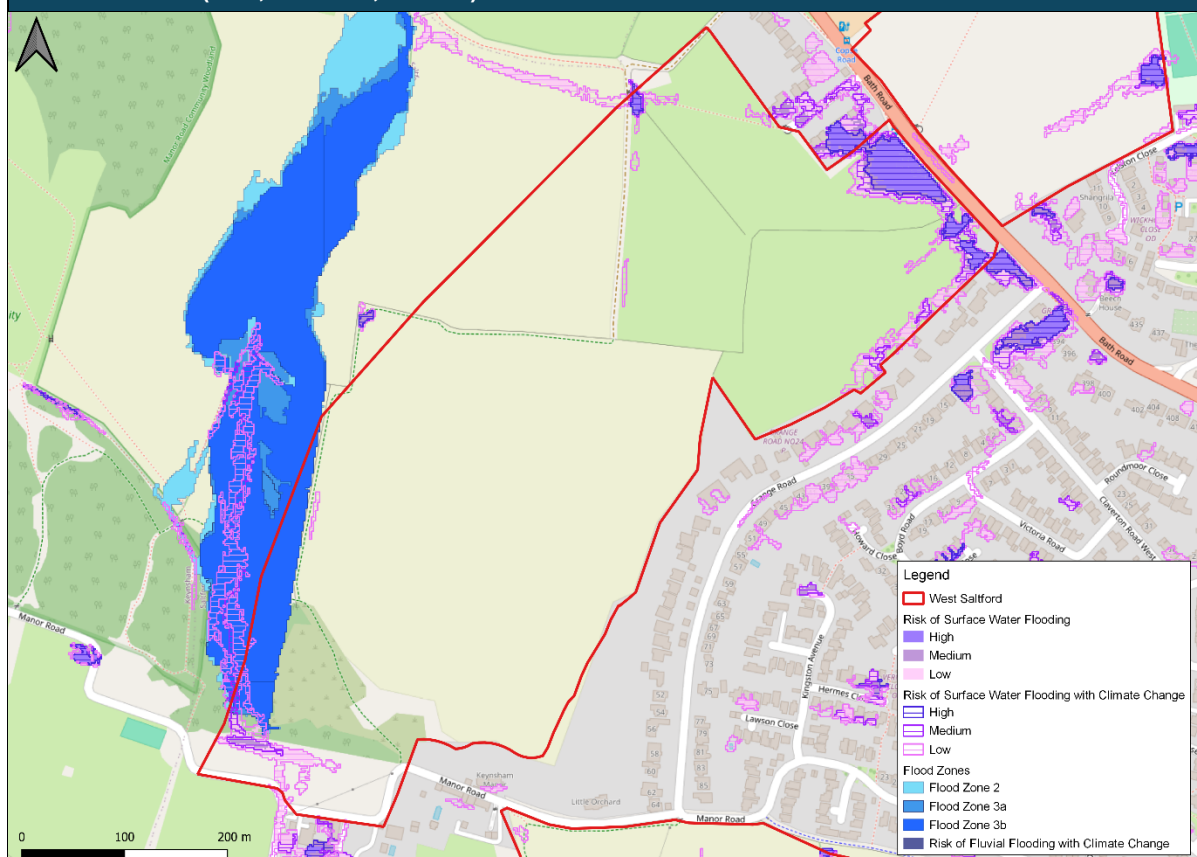
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	West Keynsham 2 is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	Less than 2% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.

West Saltford (K24, SAL27b, SAL28)



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Flood Risk Summary

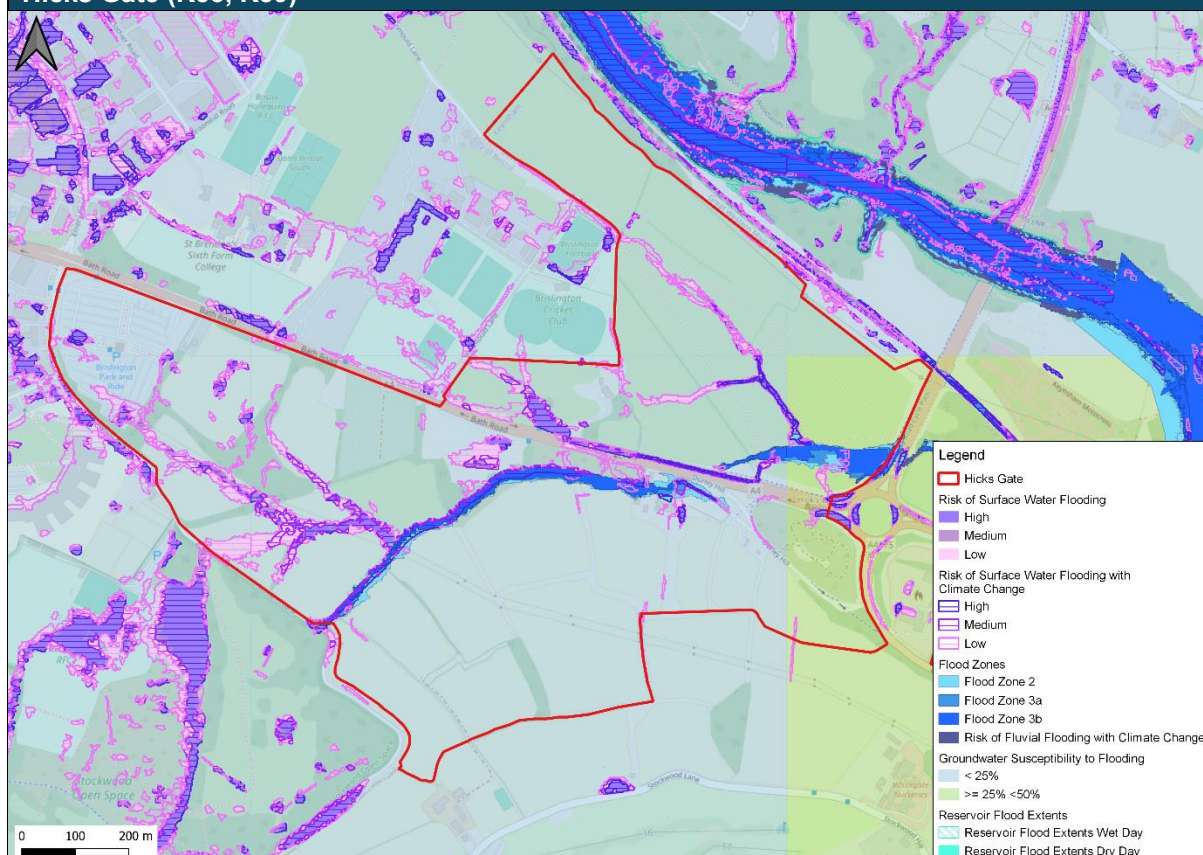
Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	97% of West Saltford is located within Flood Zone 1 but 3% is located within Flood Zone 3b. 3% of the site is located within Flood Zone 2 and 3 with climate change. The site is generally at low risk of fluvial flooding. An unnamed tributary of the River Avon is located to the west of the site.
Surface Water Flood Risk	Less than 2% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very risk from surface water flooding.
Groundwater Flood Risk	The site has no susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at negligible risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 3b and therefore is not considered sequentially acceptable and further assessment including Exception Test is required.
- The site is at partially at high risk of fluvial flooding but is generally at low risk from all sources.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.
- The Flood Risk Assessment and Drainage Strategy should take into consideration the watercourse within the site and provide suitable buffers within the site layout.

Hicks Gate

Hicks Gate (K53, K59)



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Flood Risk Summary

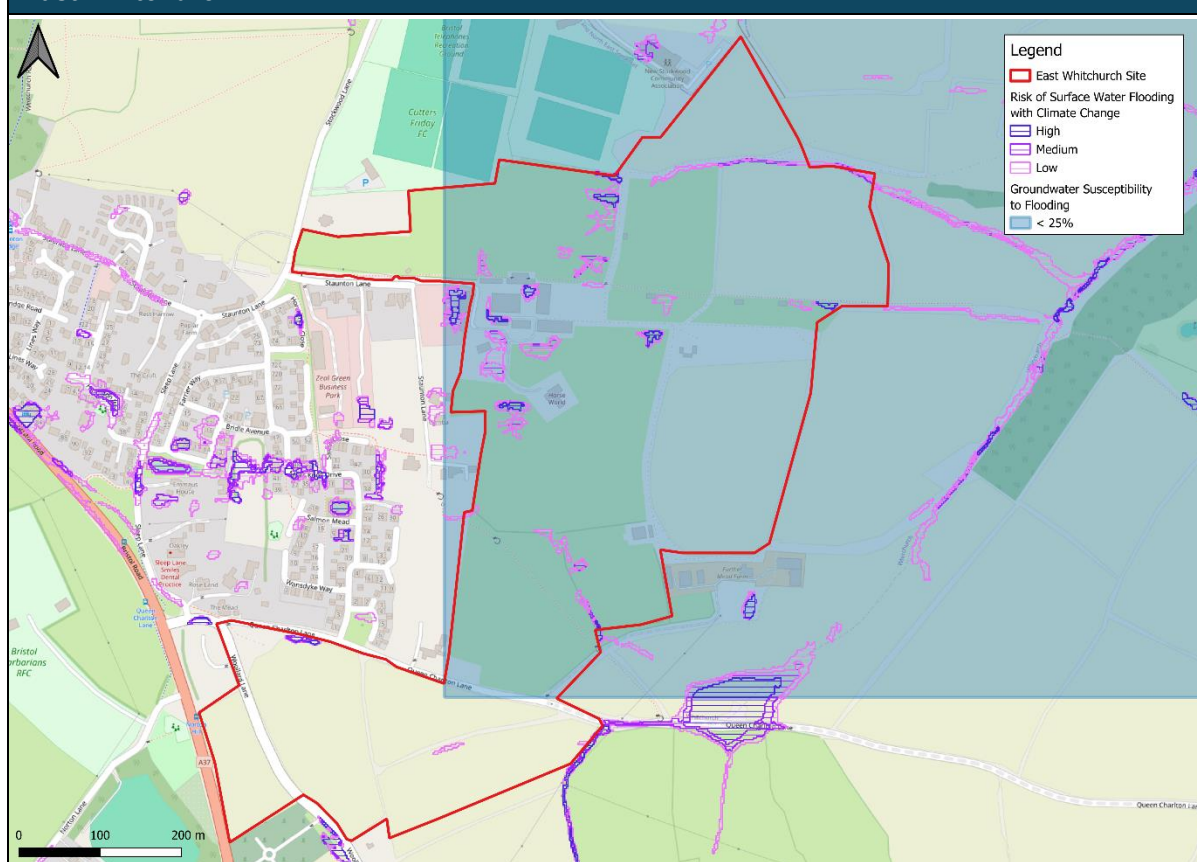
Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	97% of Hicks Gate is located within Flood Zone 1 but 2% is located within Flood Zone 3b. 3% of the site is located within Flood Zone 2 and 3 with climate change. The site is generally at low risk of fluvial flooding. An unnamed tributary of the River Avon is located within the site.
Surface Water Flood Risk	Less than 4% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has between 25%-50% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for mixed use and therefore is more vulnerable.
- The site is partially located within Flood Zone 3b and therefore is not considered sequentially acceptable and further assessment including Exception Test is required.
- The site is at partially at high risk of fluvial flooding but is generally at low risk from all sources.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.
- The Flood Risk Assessment and Drainage Strategy should take into consideration the watercourse within the site and provide suitable buffers within the site layout.

Whitchurch

East Whitchurch



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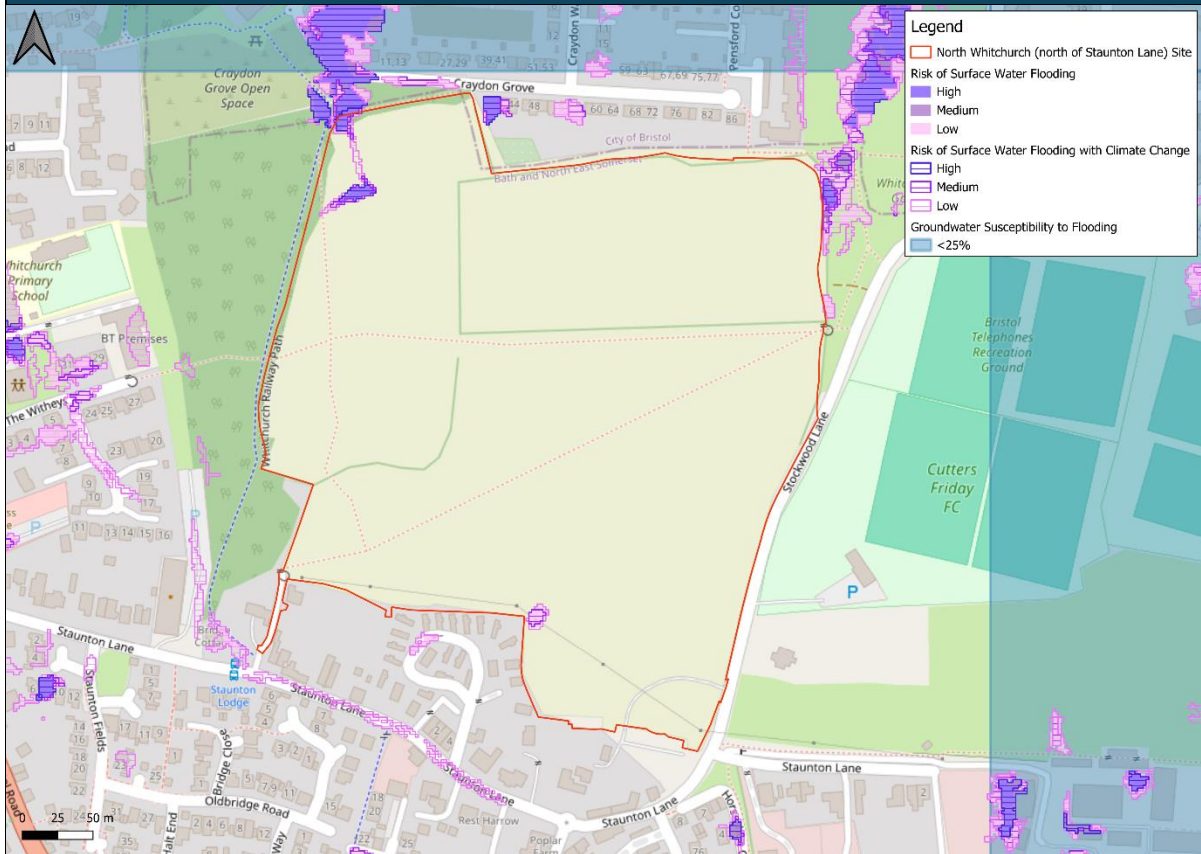
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	East Whitchurch is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There is watercourse present within the north of the site.
Surface Water Flood Risk	1% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for mixed use and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.
- The Flood Risk Assessment and Drainage Strategy should take into consideration the watercourse within the site and provide suitable buffers within the site layout.

North Whitchurch (north of Staunton Lane) (WCH11)



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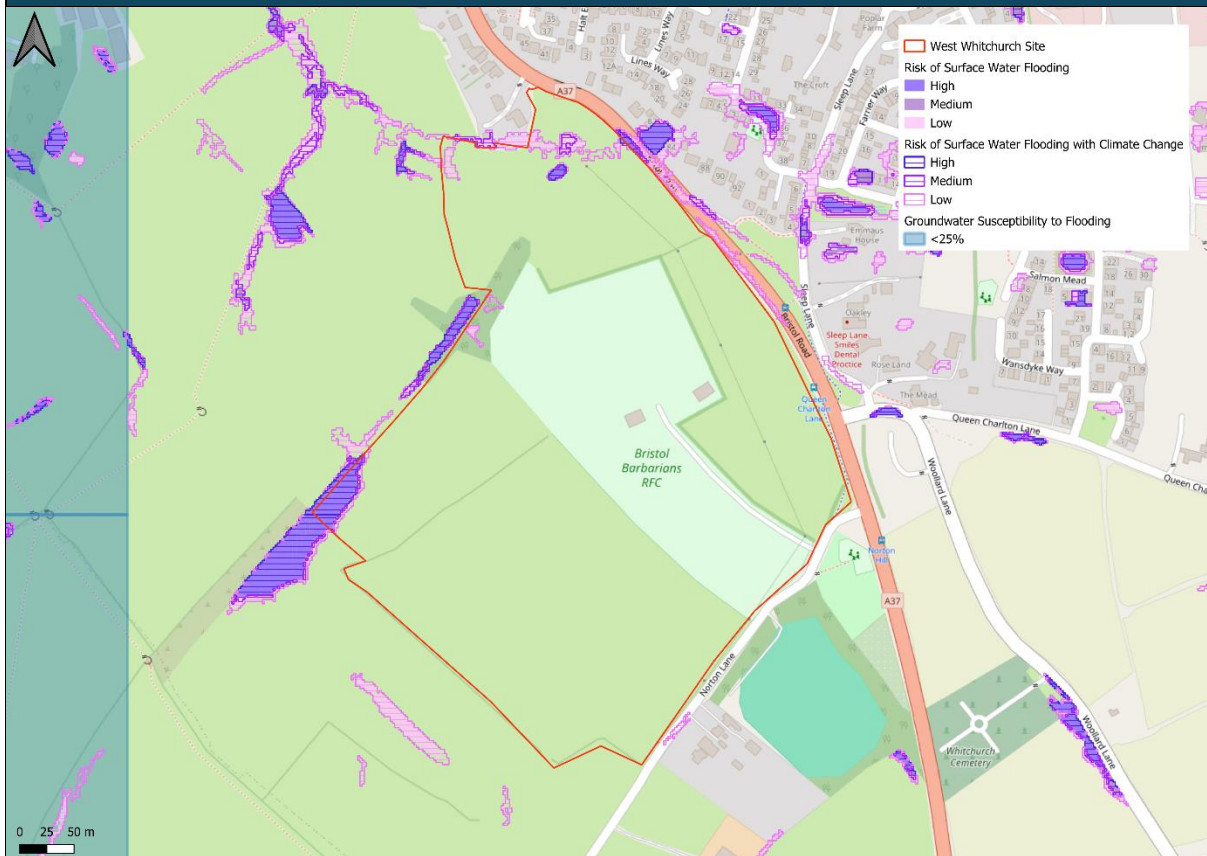
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	North Whitchurch (north of Staunton Lane) is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	Less than 1% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has no susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at negligible risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.

West Whitchurch (WCH03, WCH04a, WCH26)



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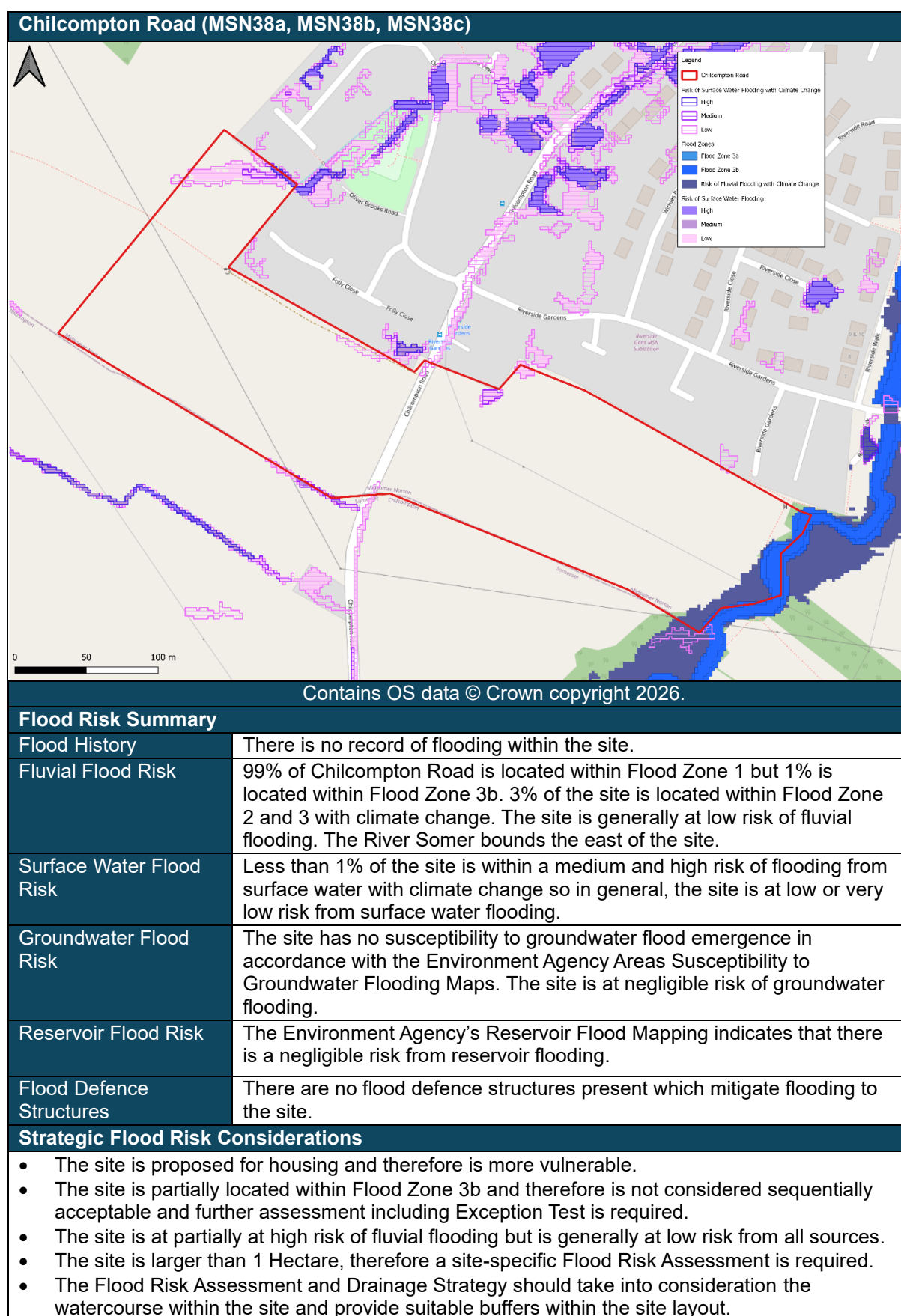
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	West Whitchurch is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	Less than 2% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has no susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at negligible risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

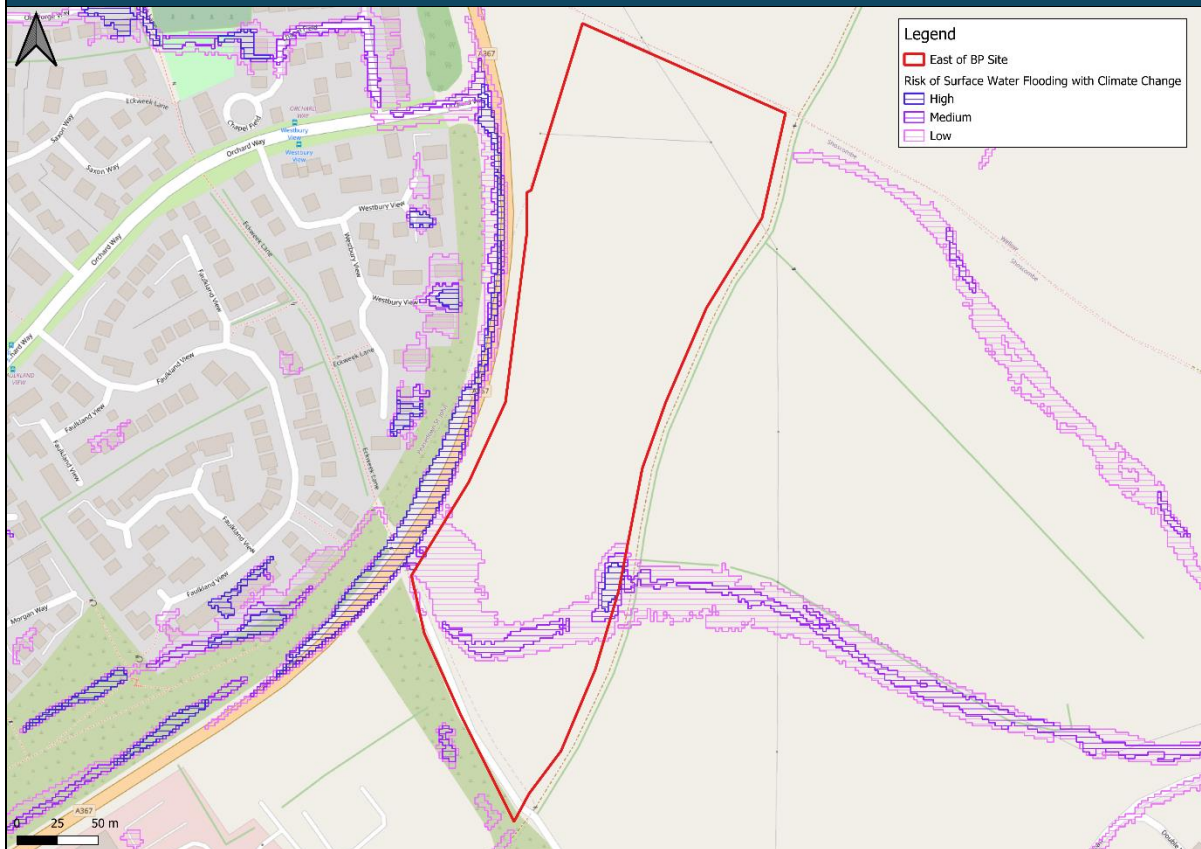
Strategic Flood Risk Considerations

- The site is proposed for mixed use and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.

Somer Valley



East of BP (Employment) (A367PS1)



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Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	East of BP is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There is an unnamed watercourse present within the site.
Surface Water Flood Risk	2% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has no susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at negligible risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for employment and therefore is less vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.
- The Flood Risk Assessment and Drainage Strategy should take into consideration the watercourse within the site and provide suitable buffers within the site layout.

East of BP (Housing) (A367PS1)



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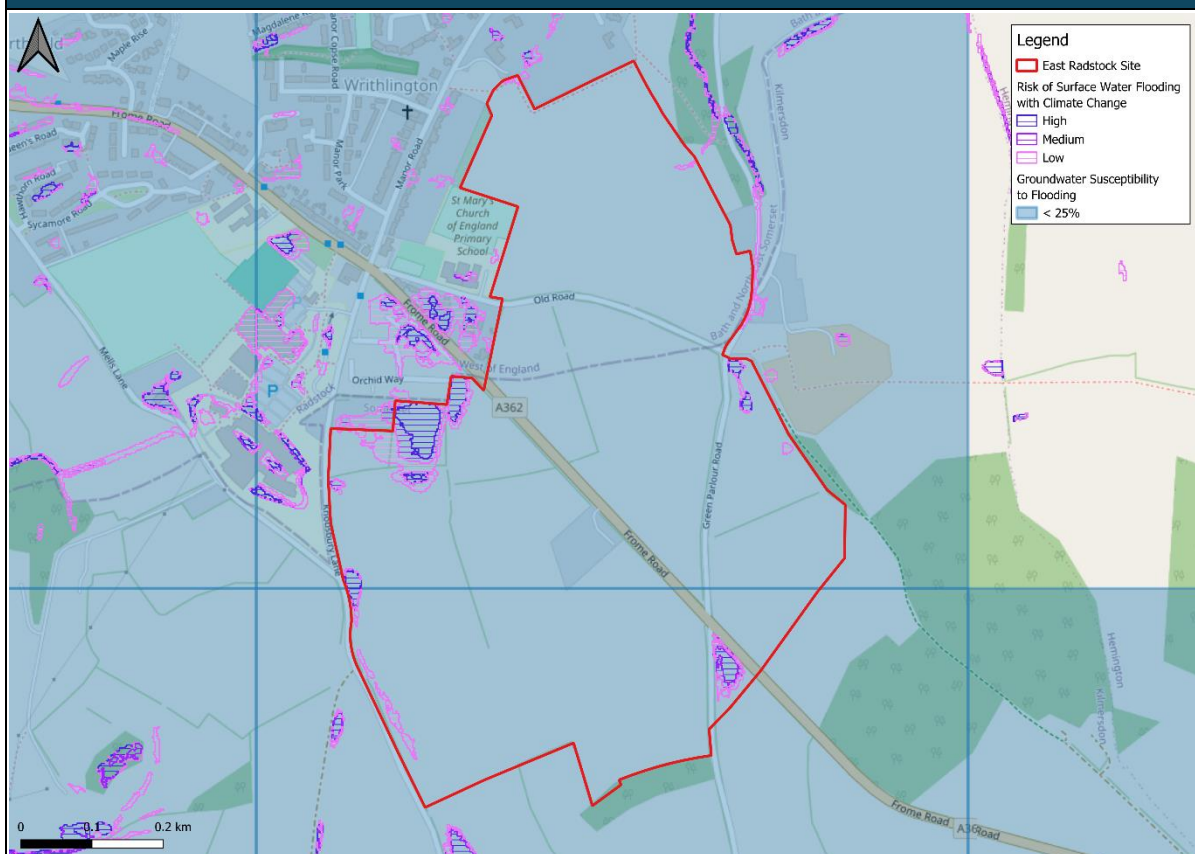
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	East of BP is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are unnamed watercourses present within the site.
Surface Water Flood Risk	Under 1% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has no susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at negligible risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.
- The Flood Risk Assessment and Drainage Strategy should take into consideration the watercourses within the site and provide suitable buffers within the site layout.

East Radstock (RAD25, RAD26, RAD26a)



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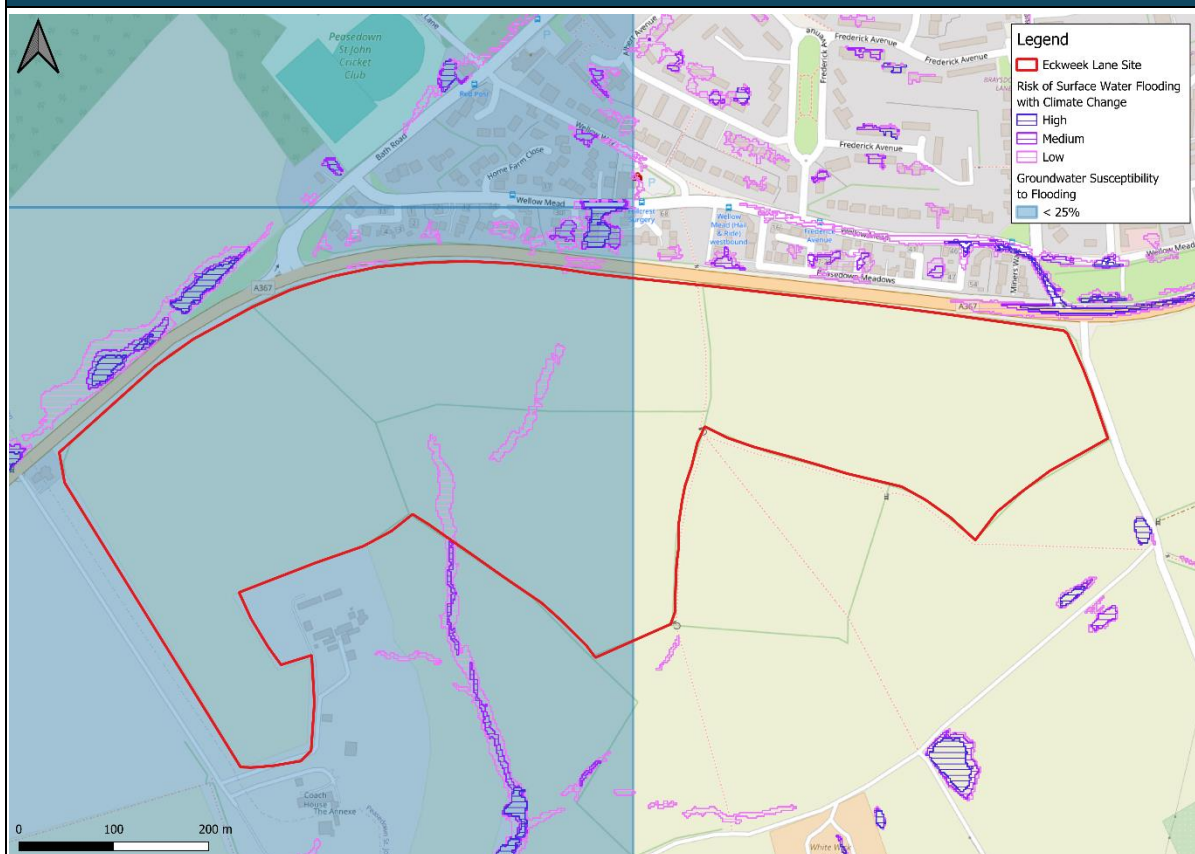
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	East Radstock is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	2% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.

Eckweek Lane, South of A367 (PEA10)



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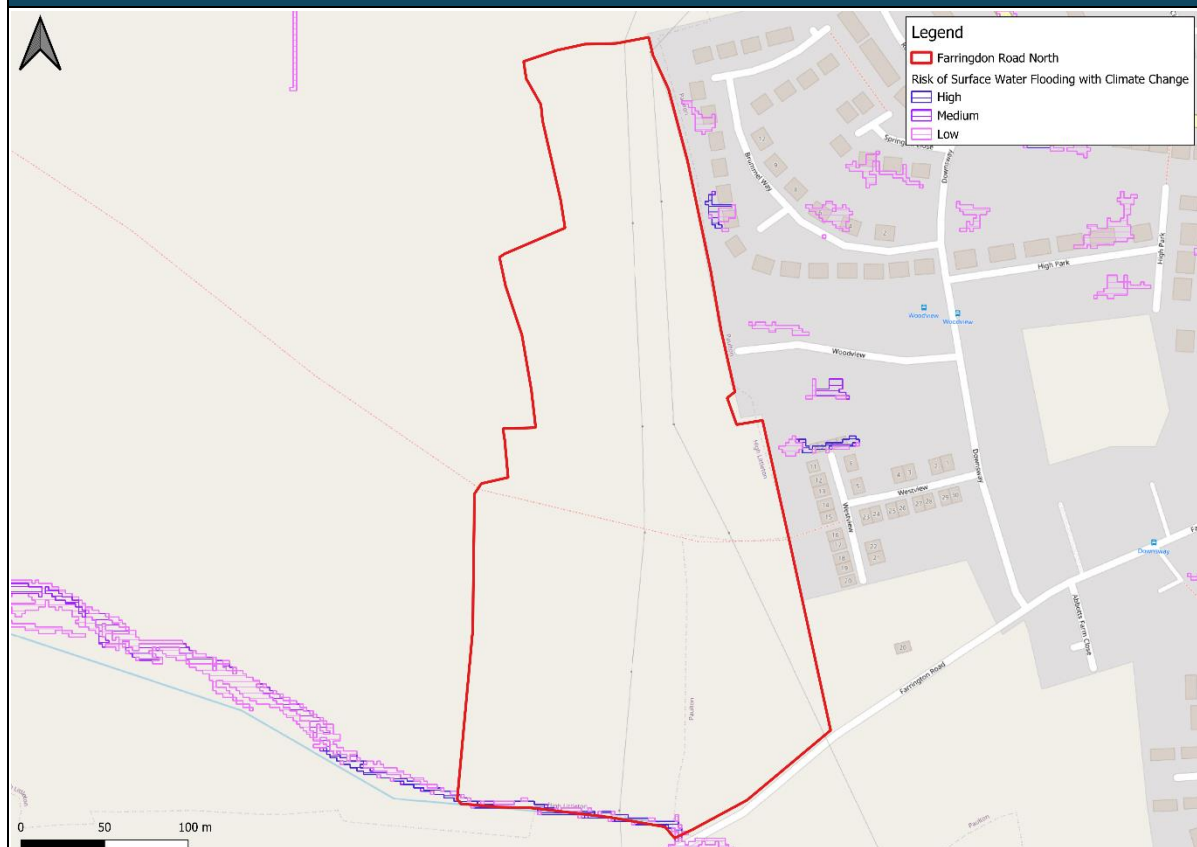
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Eckweek Lane is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	0% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.

Farringdon Road North (PAU12)



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Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Farringdon Road North is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There is an unnamed watercourse along the southern boundary of the site.
Surface Water Flood Risk	Less than 1% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has no susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at negligible risk of flooding from groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.
- The Flood Risk Assessment and Drainage Strategy should take into consideration the watercourse within the site and provide suitable buffers within the site layout.

Farrington Road North Additional (PAU12)



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Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Farrington Road North is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	0% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has no susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at negligible risk of flooding from groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is smaller than 1 Hectare, therefore a site-specific Flood Risk Assessment is not required. However, a Drainage Strategy is required.

Farrington Road South (PAU11)



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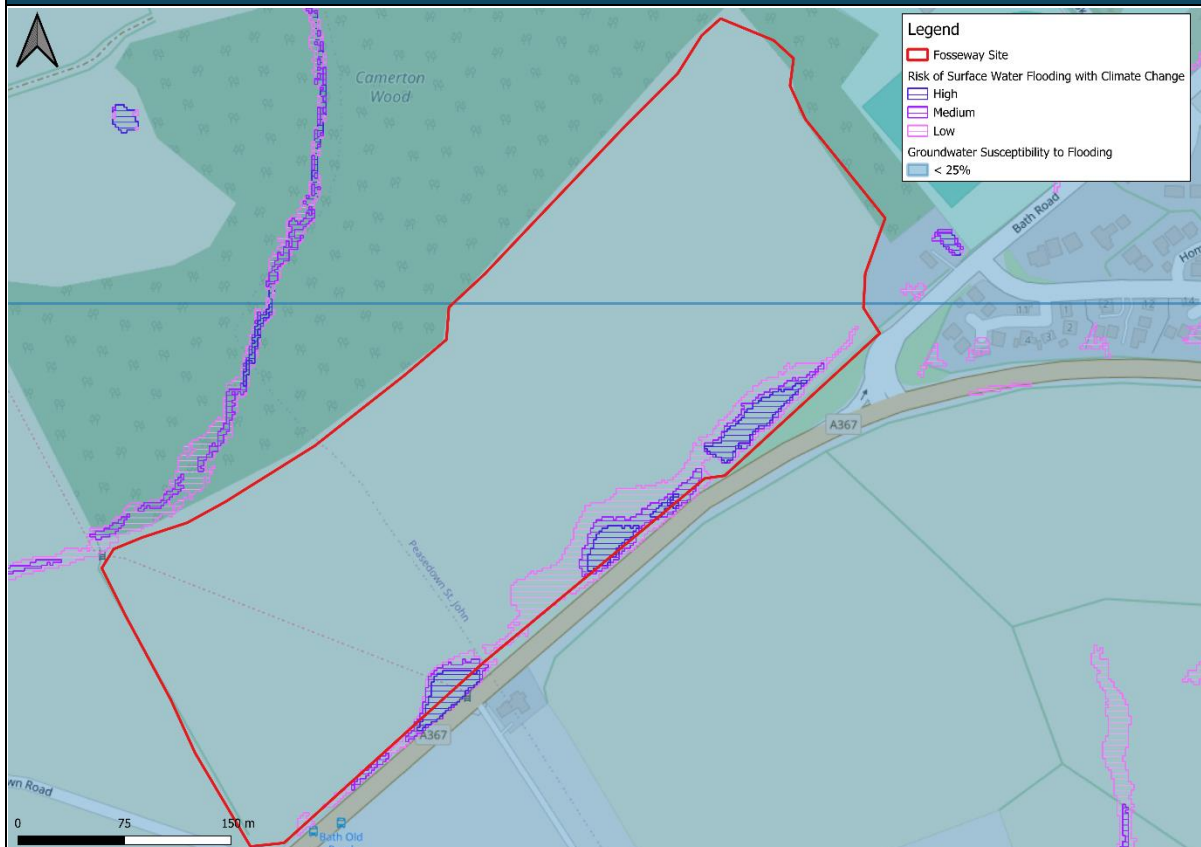
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Farrington Road South is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	0% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has no susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at negligible risk from groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.

Fosseway (PEA11)



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Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Fosseway is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	3% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk from groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.

Haydon (PAD31c)



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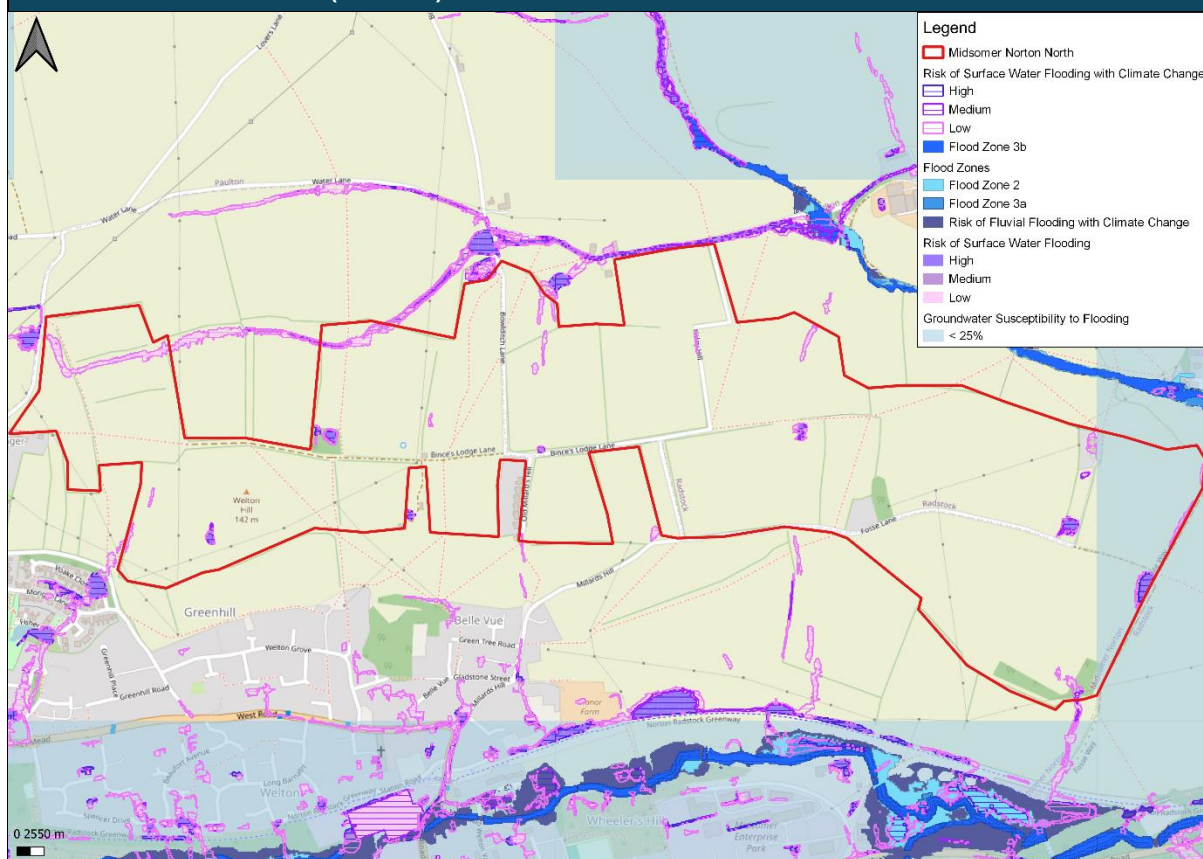
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Haydon is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There is an unnamed watercourse along the eastern boundary of the site.
Surface Water Flood Risk	3% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.
- The Flood Risk Assessment and Drainage Strategy should take into consideration the watercourse along the eastern boundary of the site and provide suitable buffers within the site layout.

Midsomer Norton North (S2PS25)



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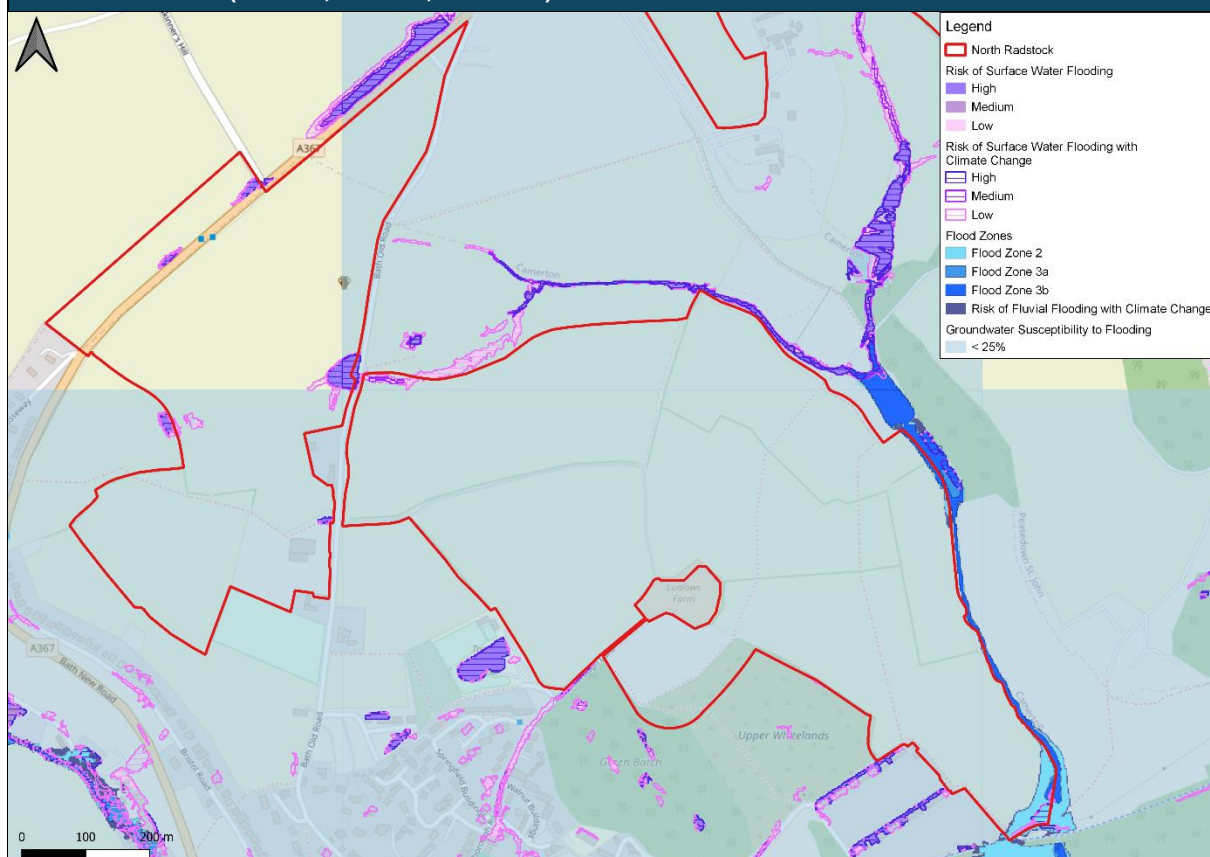
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Midsomer Norton North is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There is an unnamed watercourse within the northern part of the site.
Surface Water Flood Risk	Less than 1% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has less than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.
- The Flood Risk Assessment and Drainage Strategy should take into consideration the watercourse within the site and provide suitable buffers within the site layout.

North Radstock (RAD16, RAD18, RAD19b)



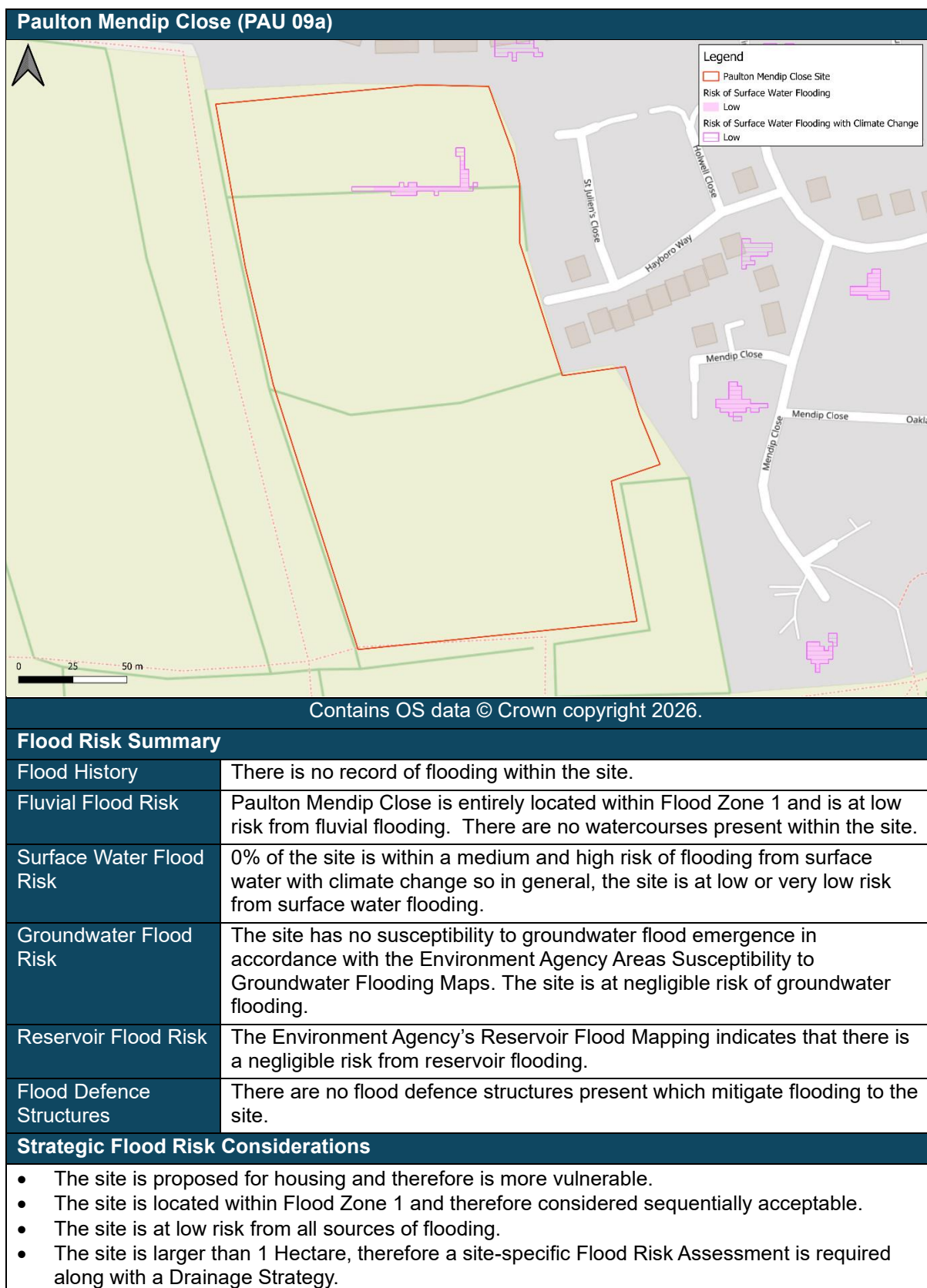
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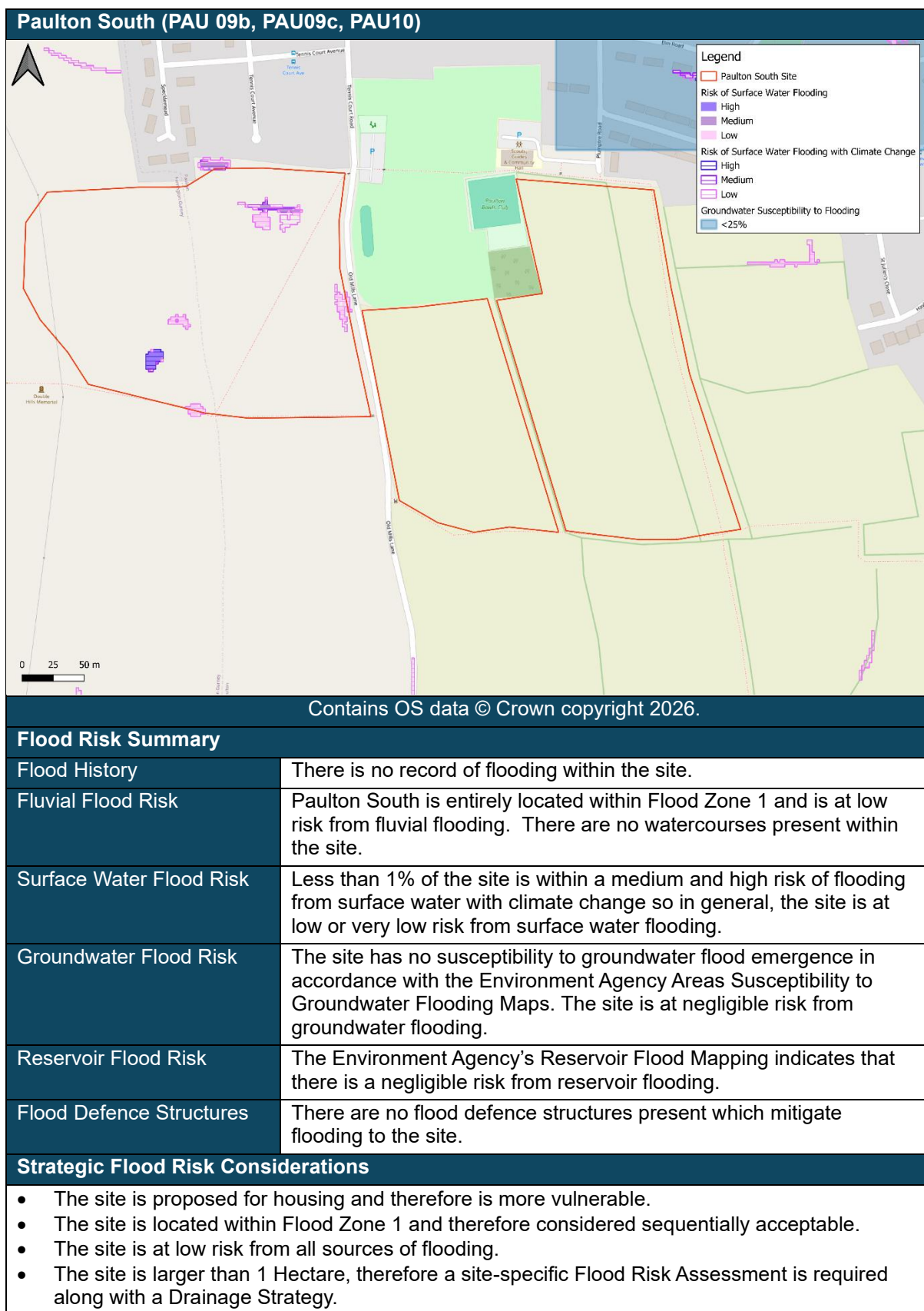
Flood Risk Summary

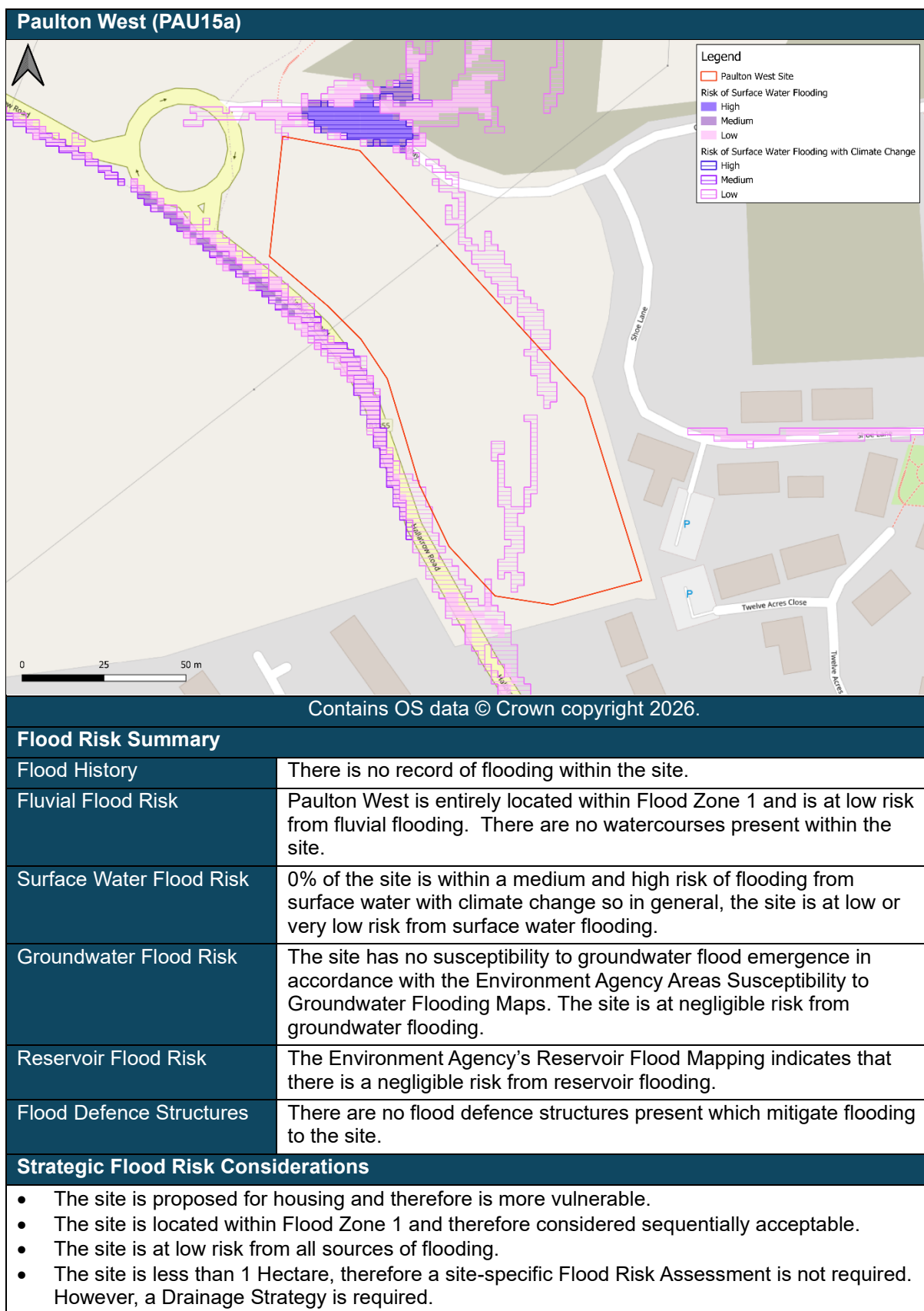
Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	99% of North Radstock is located within Flood Zone 1 but there are small areas of Flood Zone 2, Flood Zone 3a and Flood Zone 3b. 1% of the site is located within Flood Zone 2 and 3 with climate change. The site is generally at low risk of fluvial flooding. A tributary of Wellow Brook bounds the east of the site.
Surface Water Flood Risk	Less than 1% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

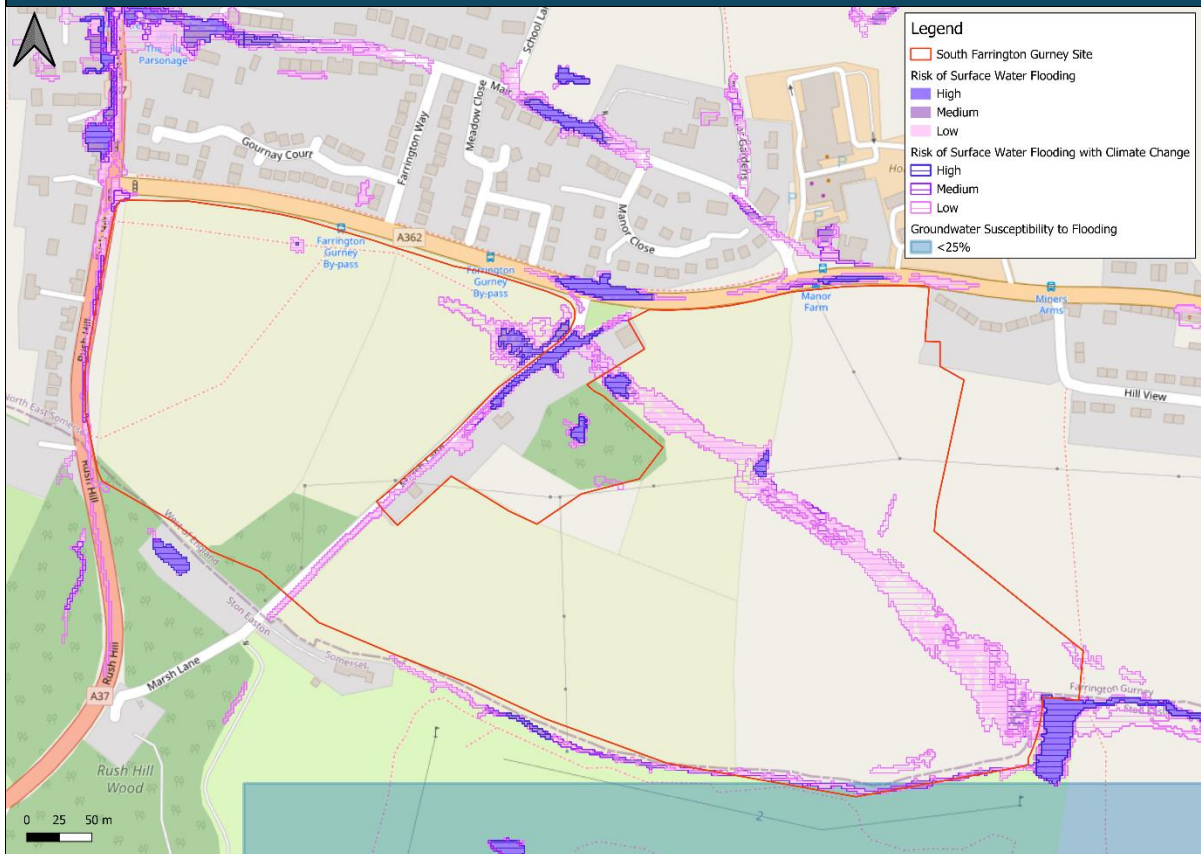
- The site is proposed for housing and therefore is more vulnerable.
- The site is partially located within Flood Zone 2, 3a and 3b and therefore is not considered sequentially acceptable and further assessment including Exception Test is required.
- The site is at partially at high risk of fluvial flooding but is generally at low risk from all sources.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.
- The Flood Risk Assessment and Drainage Strategy should take into consideration the watercourse bounding the site and provide suitable buffers within the site layout.







South Farrington Gurney (A37PS13)



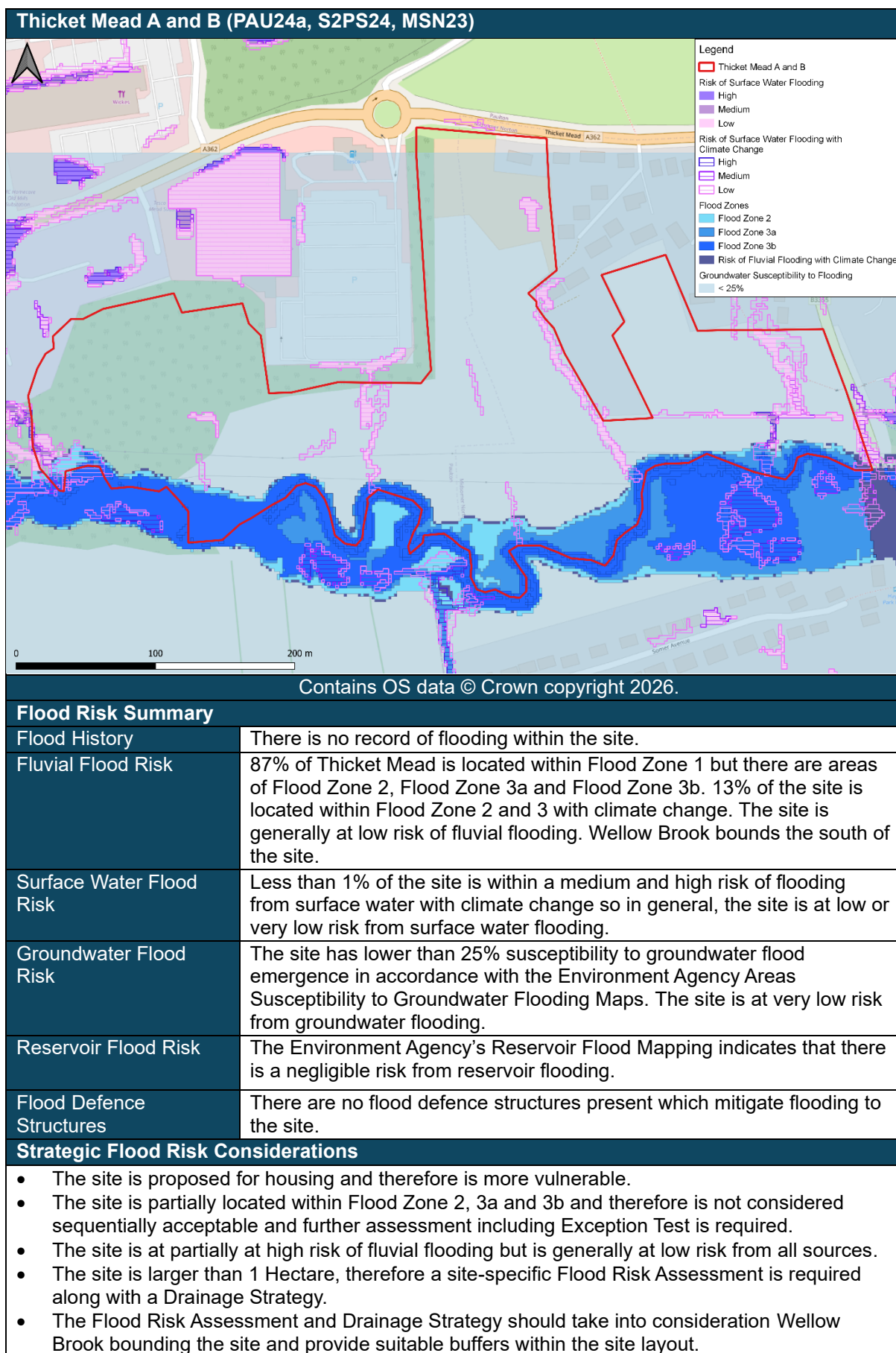
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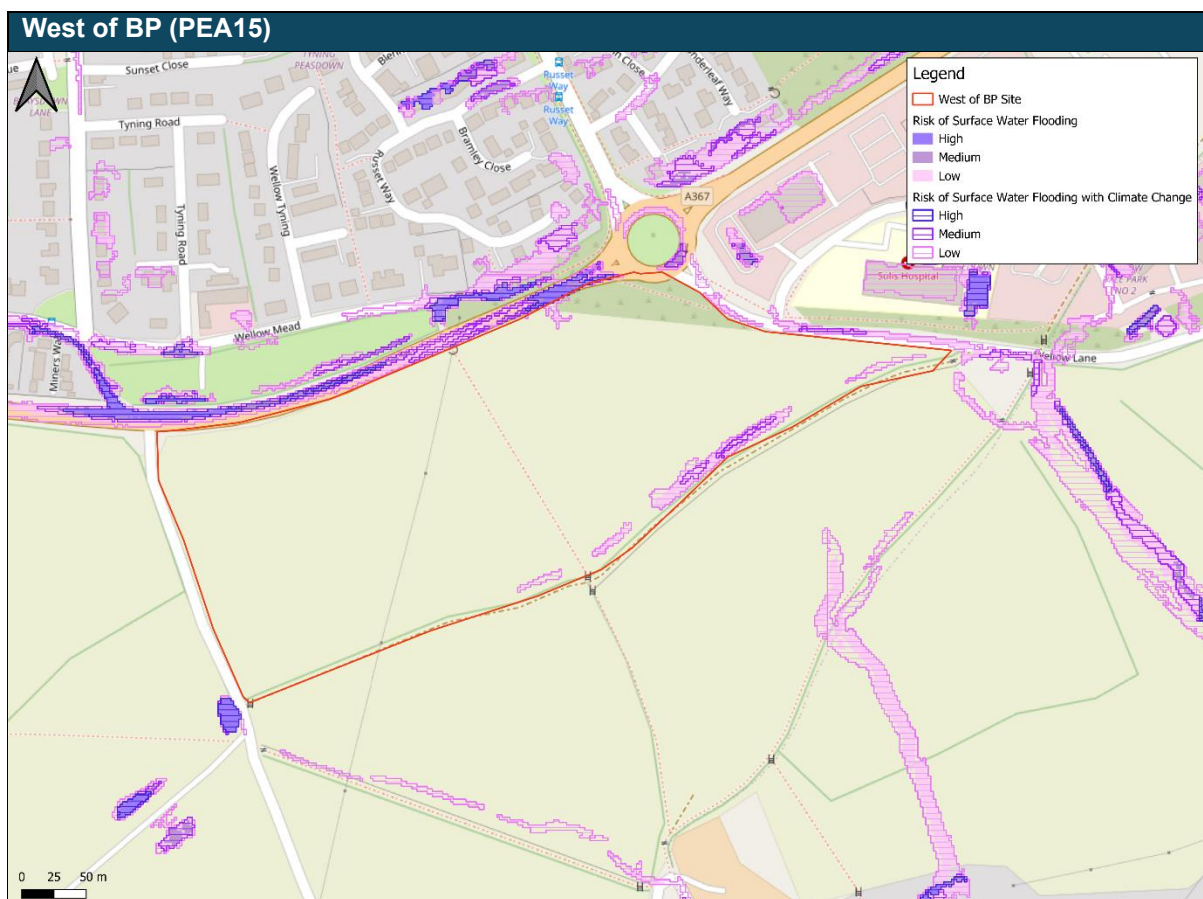
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	South Farrington Gurney is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. Wellow Brook bounds the south of the site and an unnamed tributary is within the site.
Surface Water Flood Risk	Less than 2% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.
- The Flood Risk Assessment and Drainage Strategy should take into consideration the watercourse within the site and provide suitable buffers within the site layout.





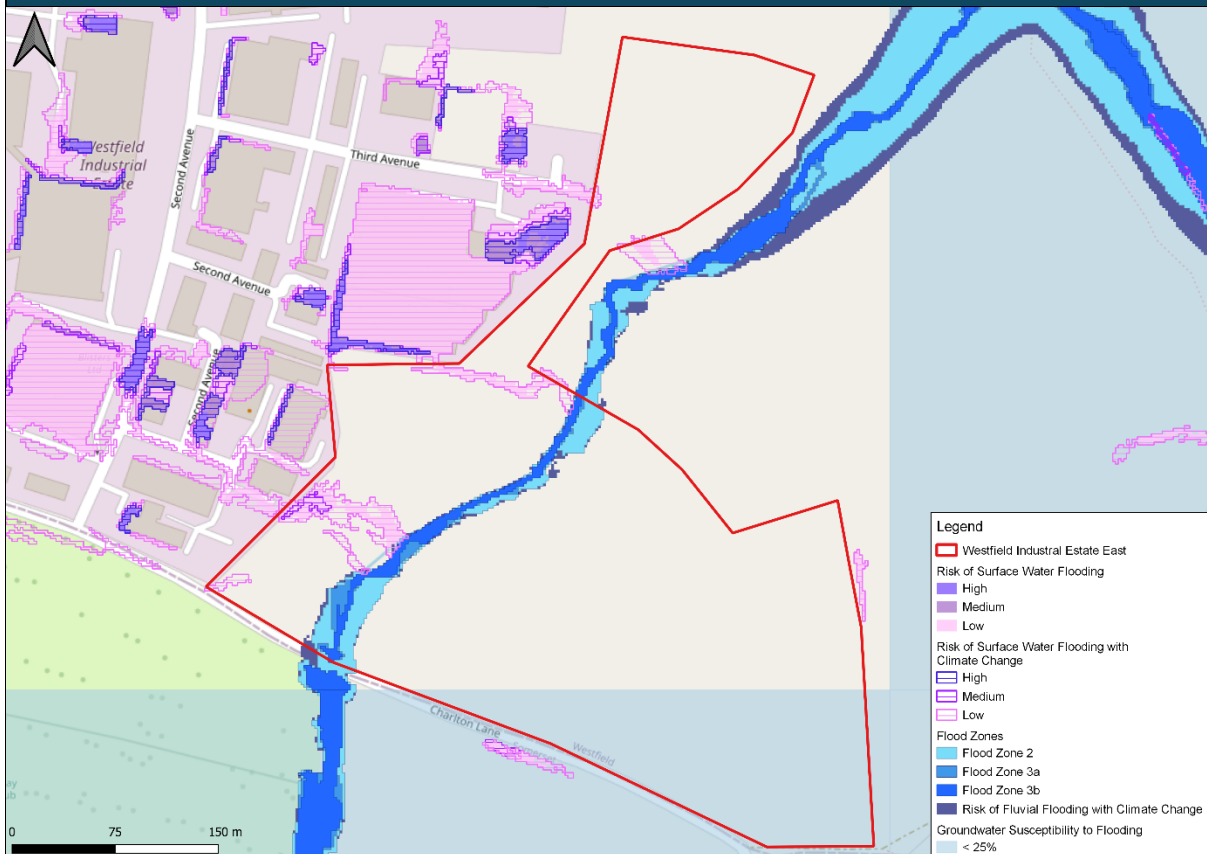
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	West of BP is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	Less than 1% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has no susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at negligible risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for employment and therefore is less vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.

Westfield Industrial Estate East (WF01, WF36)



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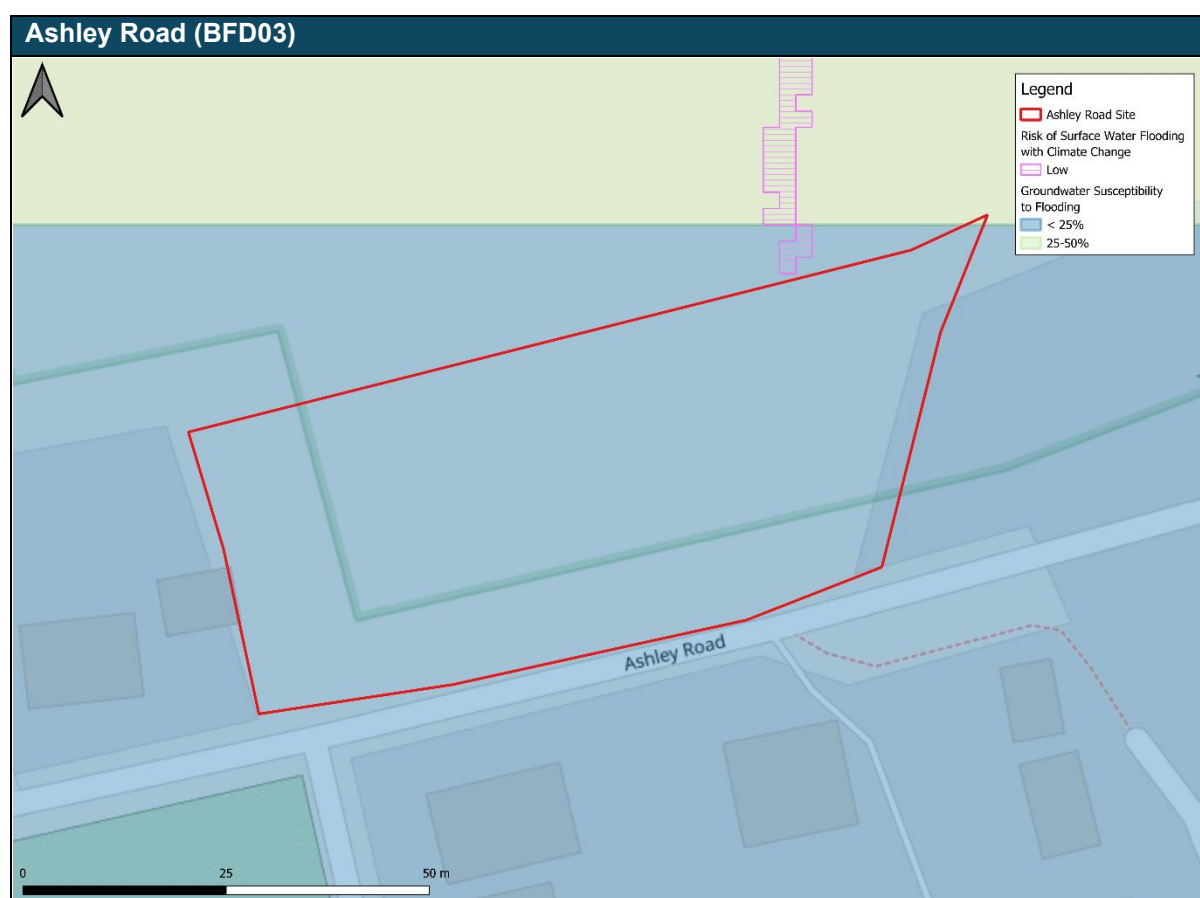
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	96% of Westfield Industrial Estate is located within Flood Zone 1 but there are areas of Flood Zone 2, Flood Zone 3a and Flood Zone 3b. 4% of the site is located within Flood Zone 2 and 3 with climate change. The site is generally at low risk of fluvial flooding. An unnamed tributary of Snail's Bottom is present within the site.
Surface Water Flood Risk	Less than 1% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site has very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for employment and therefore is less vulnerable.
- The site is partially located within Flood Zone 2, 3a and 3b and therefore is not considered sequentially acceptable and further assessment including Exception Test is required.
- The site is at partially at high risk of fluvial flooding but is generally at low risk from all sources.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.
- The Flood Risk Assessment and Drainage Strategy should take into consideration the watercourse within the site and provide suitable buffers within the site layout.

Rural



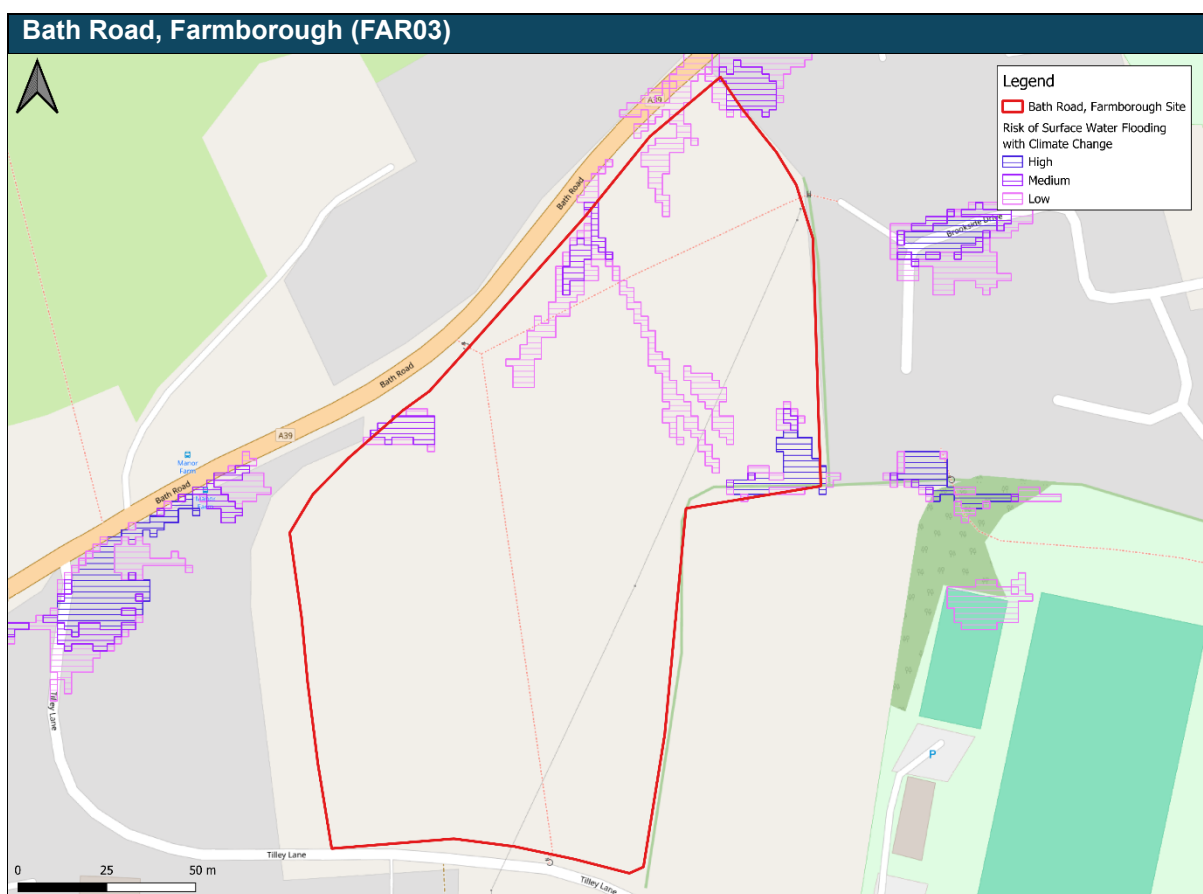
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Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Ashley Road is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	0% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk from groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is less than 1 Hectare, therefore a site-specific Flood Risk Assessment is not required. However, a Drainage Strategy is required.



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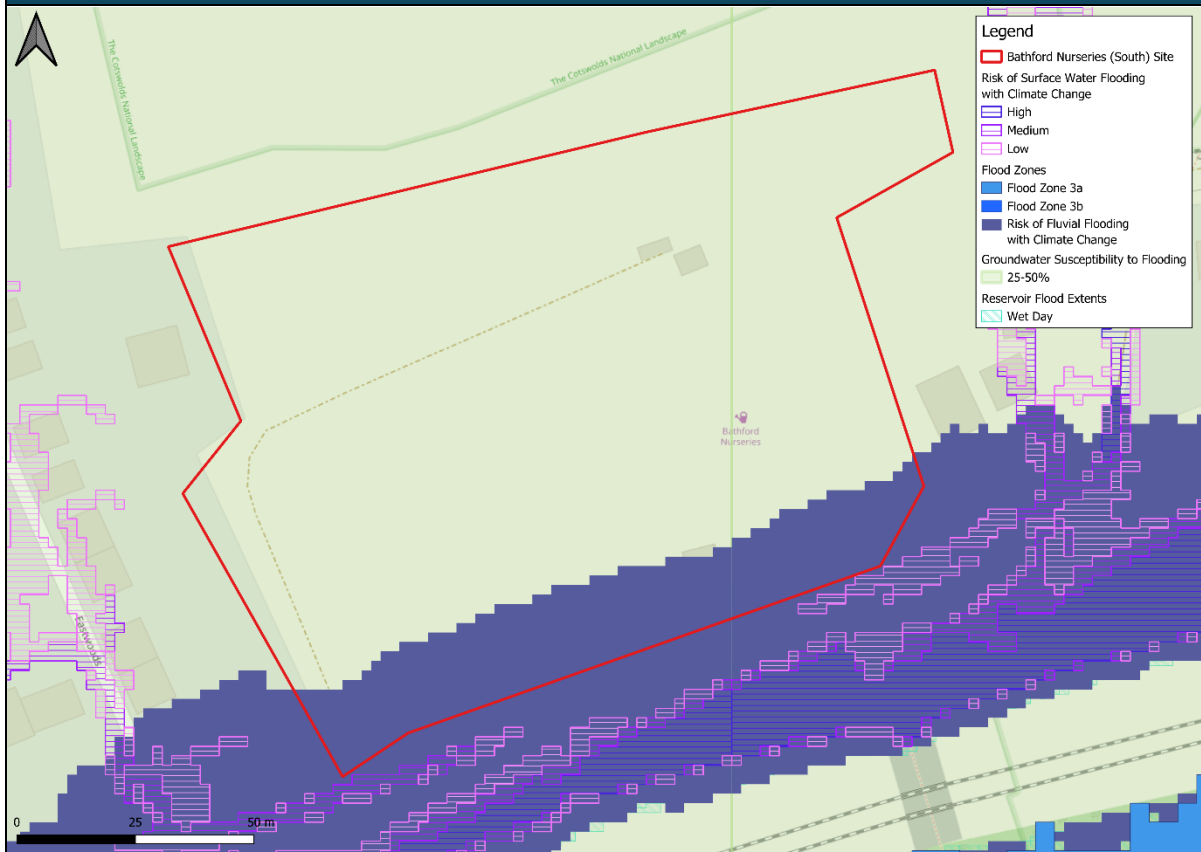
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Bath Road, Farmborough is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	2% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has no susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at negligible risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.

Bathford Nurseries (South) (BFD06)



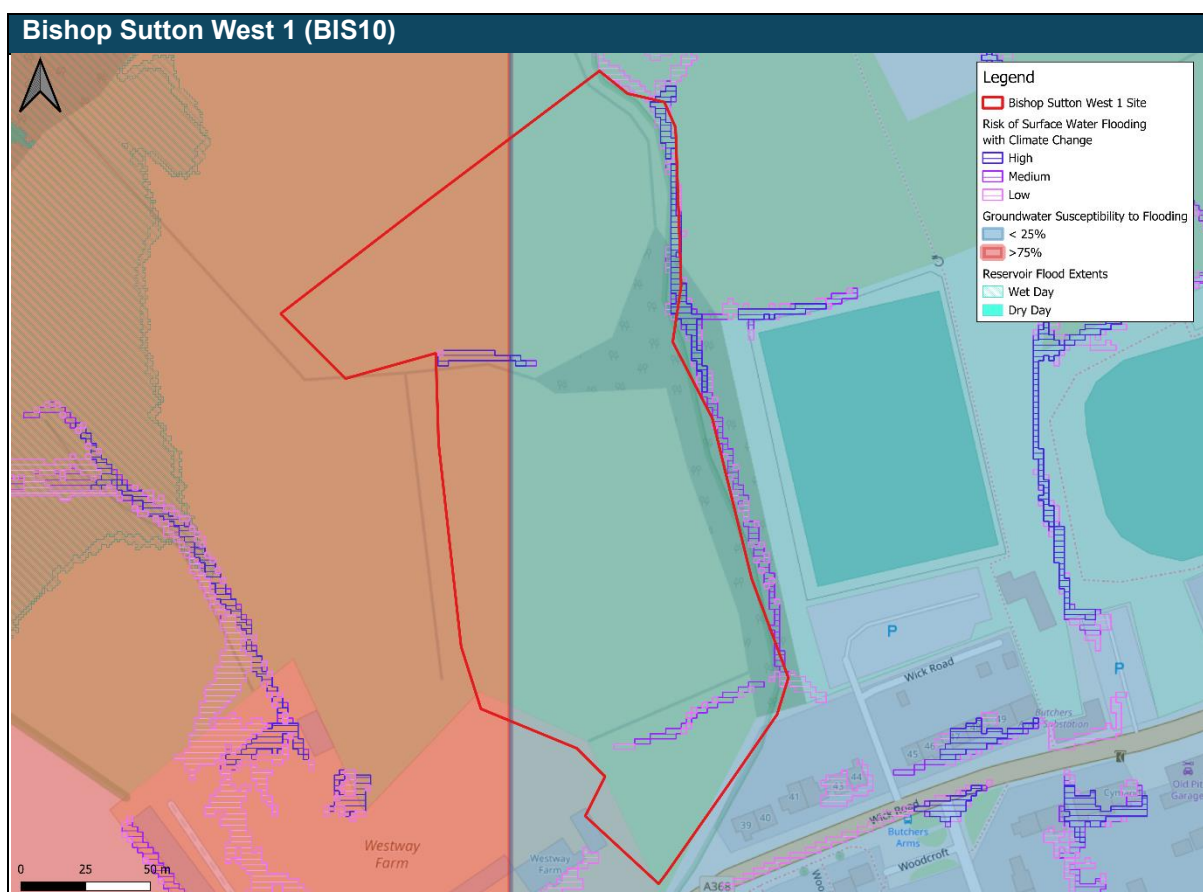
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Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Bathford Nurseries (South) is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. However, 15% of the site is at risk from Flood 2 and 3 with climate change. There are no watercourses present within the site.
Surface Water Flood Risk	0% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at very low risk from surface water flooding.
Groundwater Flood Risk	The site has between 25%-50% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at low risk from groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is risk from wet day reservoir flooding across 8% of the site. However, due to ongoing management and maintenance of reservoirs the risk is considered negligible.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is partially located within Flood Zone 2 and 3 with climate change and therefore is not considered sequentially acceptable and further assessment including Exception Test is required.
- The site is at partially at high risk of fluvial flooding in the future but is generally at low risk from all sources.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.



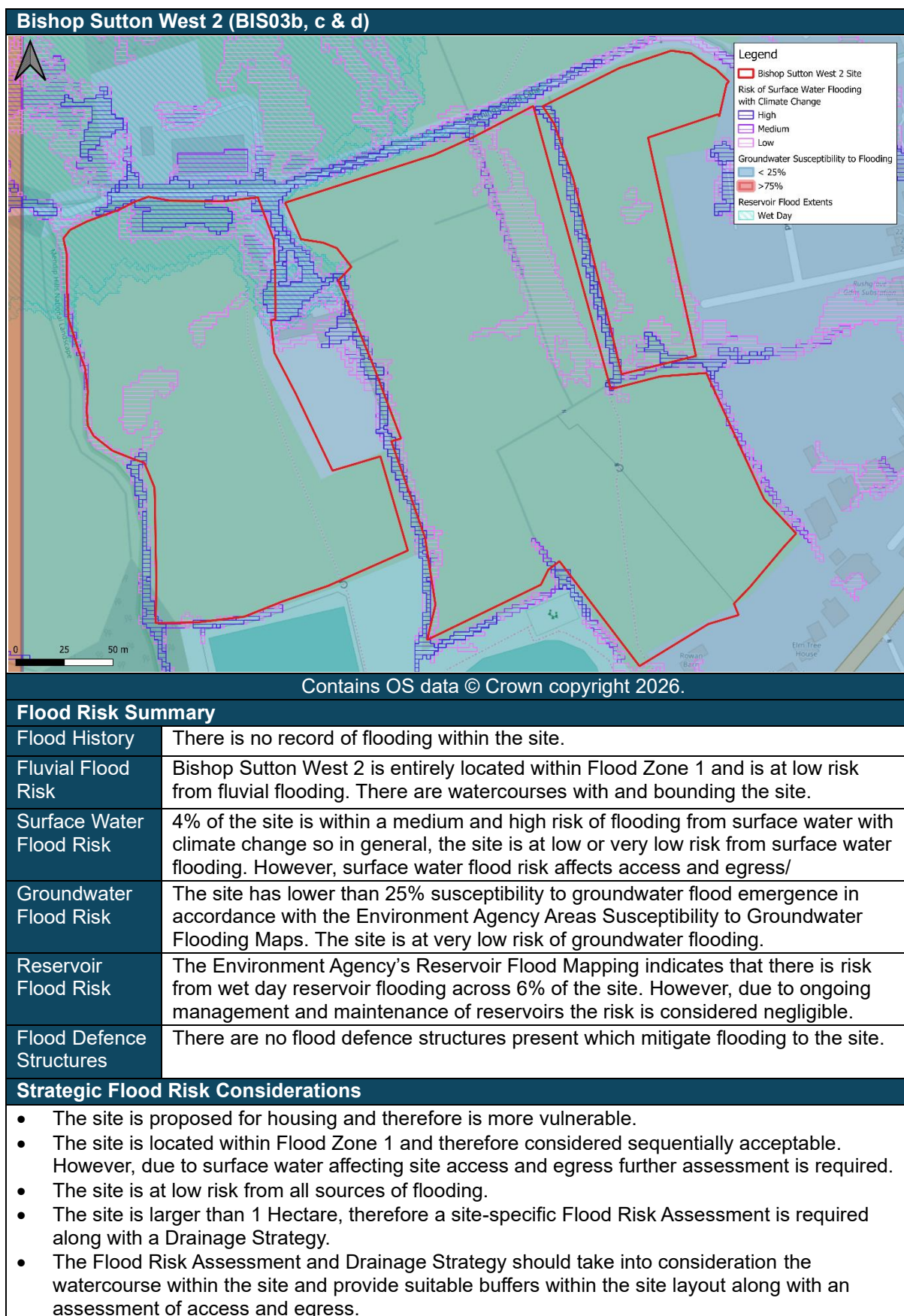
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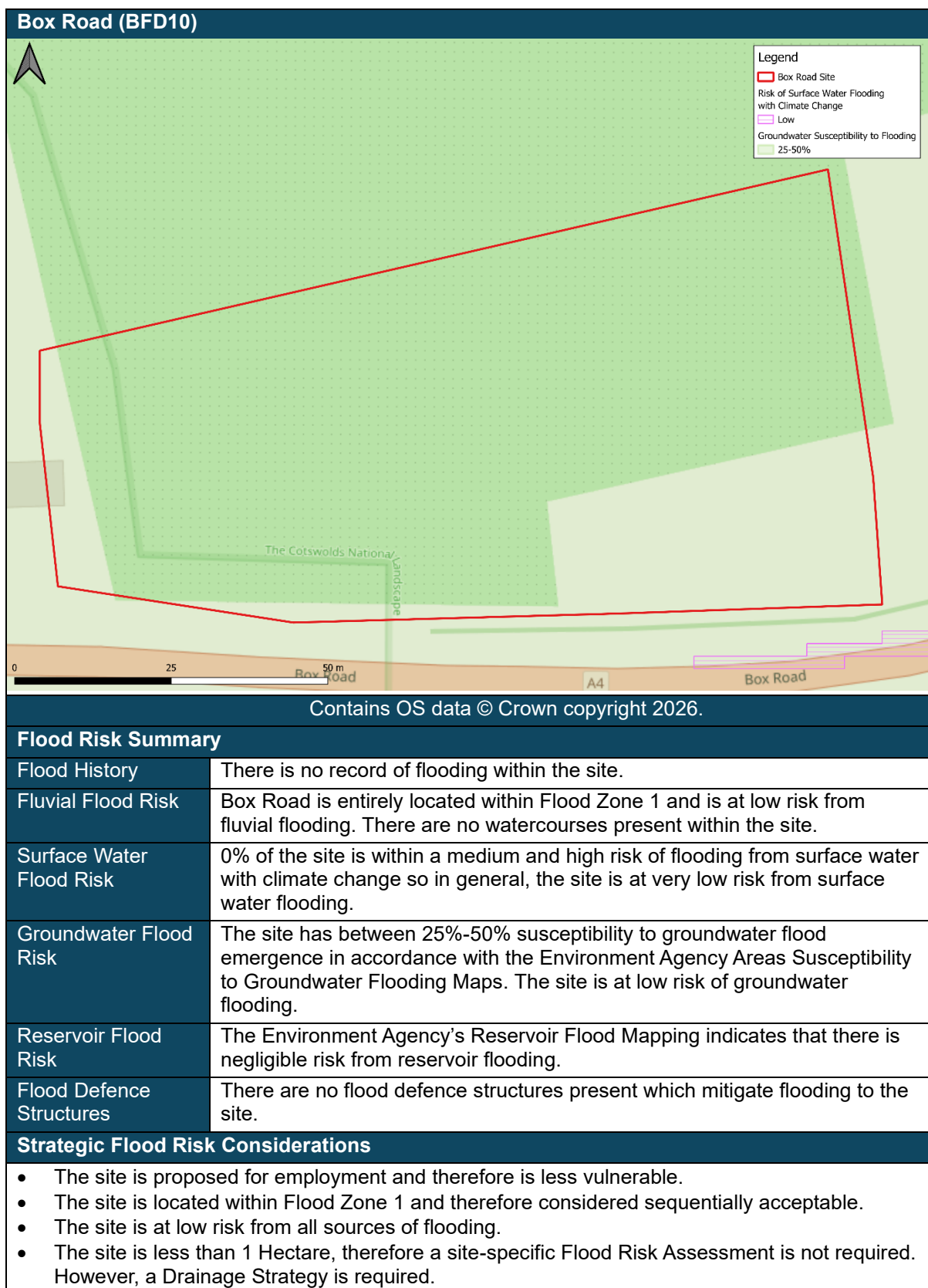
Flood Risk Summary

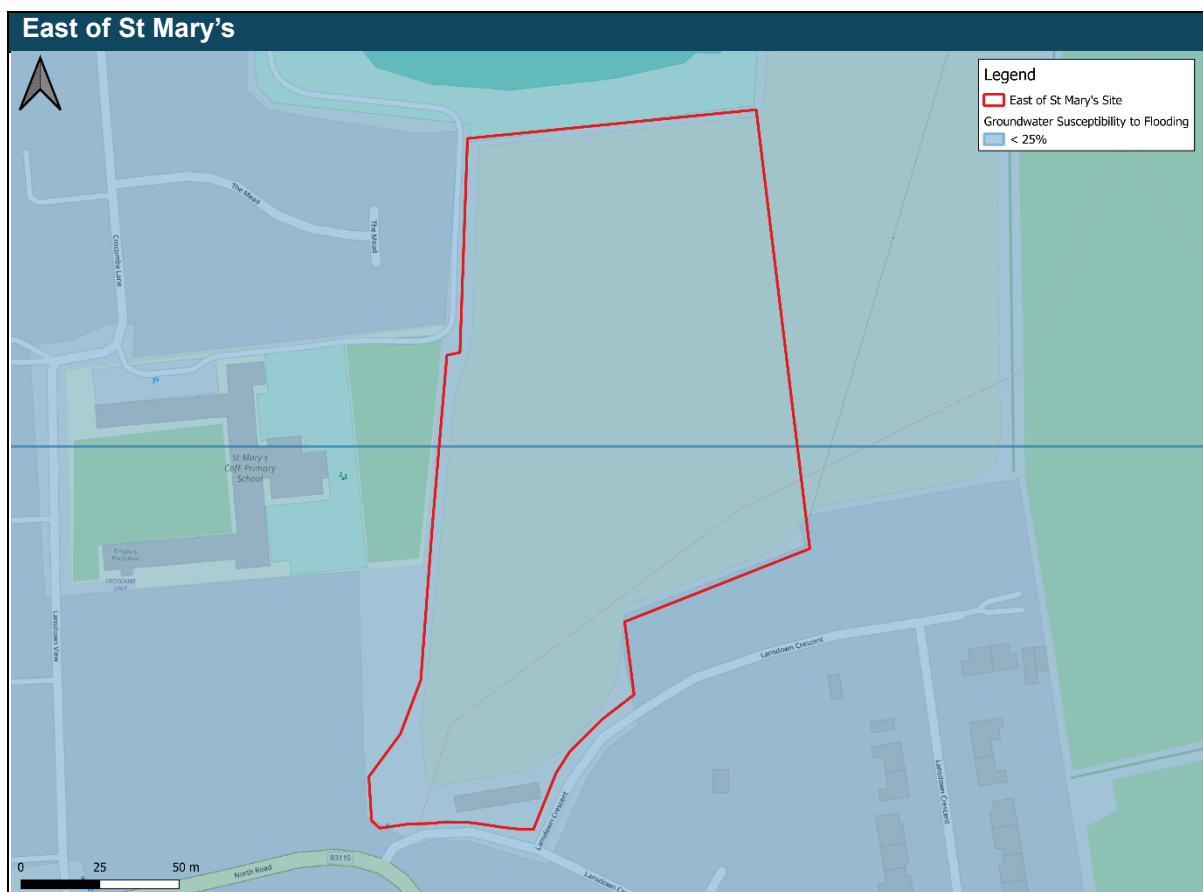
Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Bishop Sutton West 1 is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are watercourses present within and bounding the east of the site.
Surface Water Flood Risk	2% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	Part of the site has more than 75% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at high risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding except for groundwater flooding; where part of the site is at high risk.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.
- The Flood Risk Assessment and Drainage Strategy should take into consideration any elevated groundwater levels and risk of groundwater emergence within the site.







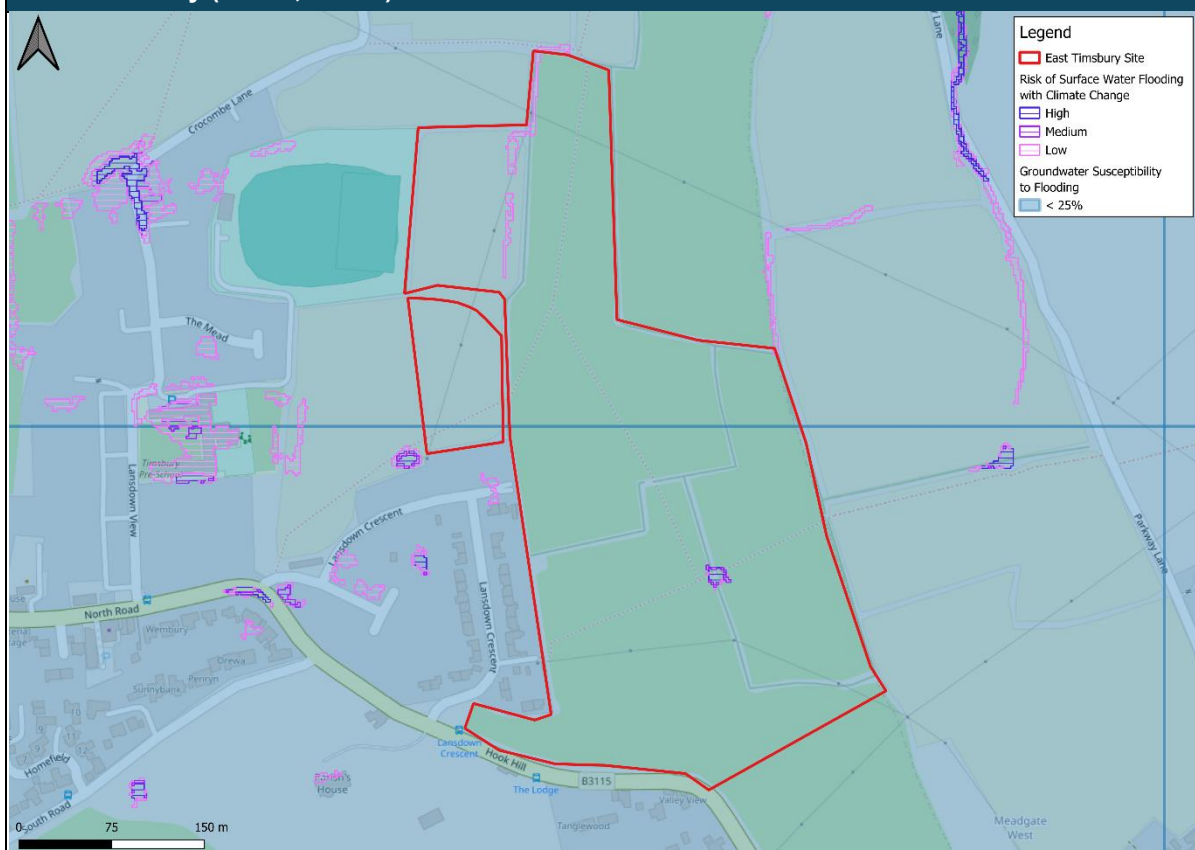
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	East of St Mary's is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	Less than 1% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.

East Timsbury (TIM05, TIM16)



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Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	East Timsbury is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	Less than 1% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.

Hedgehogs (CHS03)



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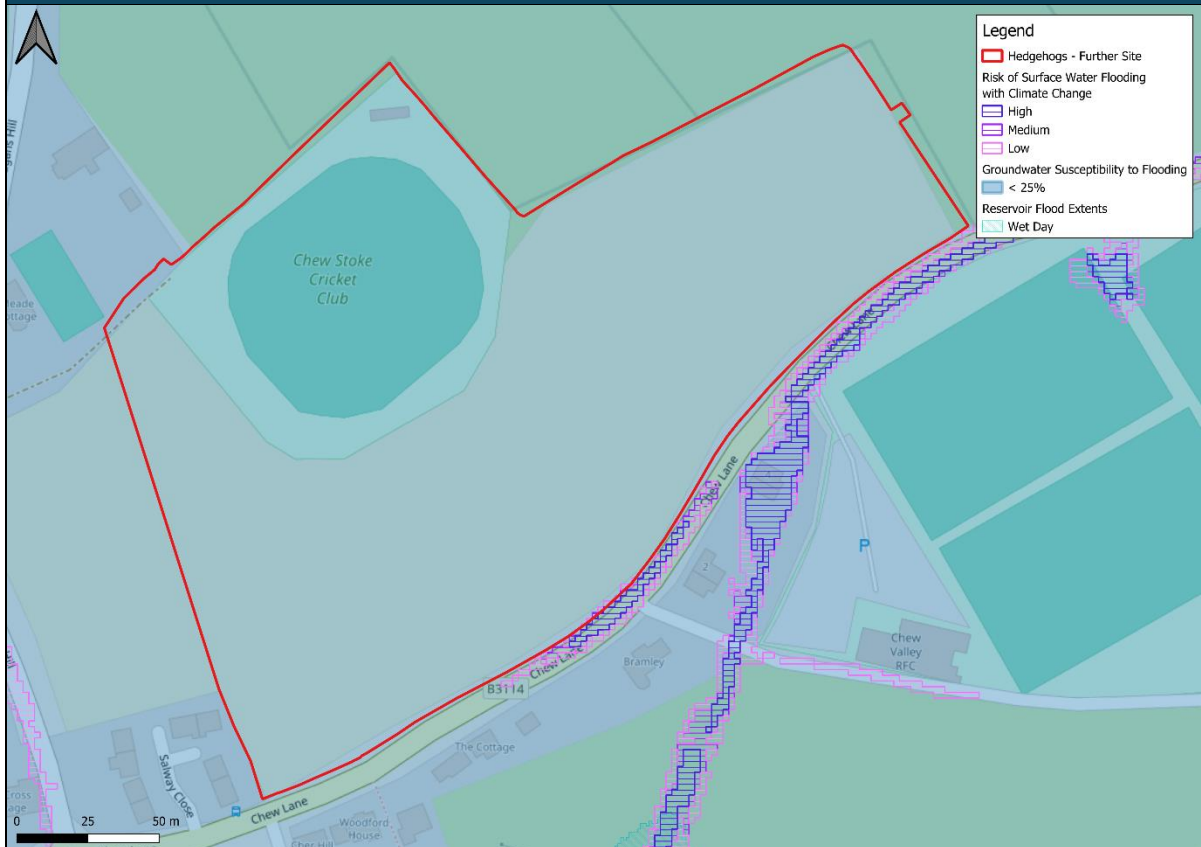
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Hedgehogs is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	0% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is smaller than 1 Hectare, therefore a site-specific Flood Risk Assessment is not required. However, a Drainage Strategy is required.

Hedgehogs – further (CHS03)



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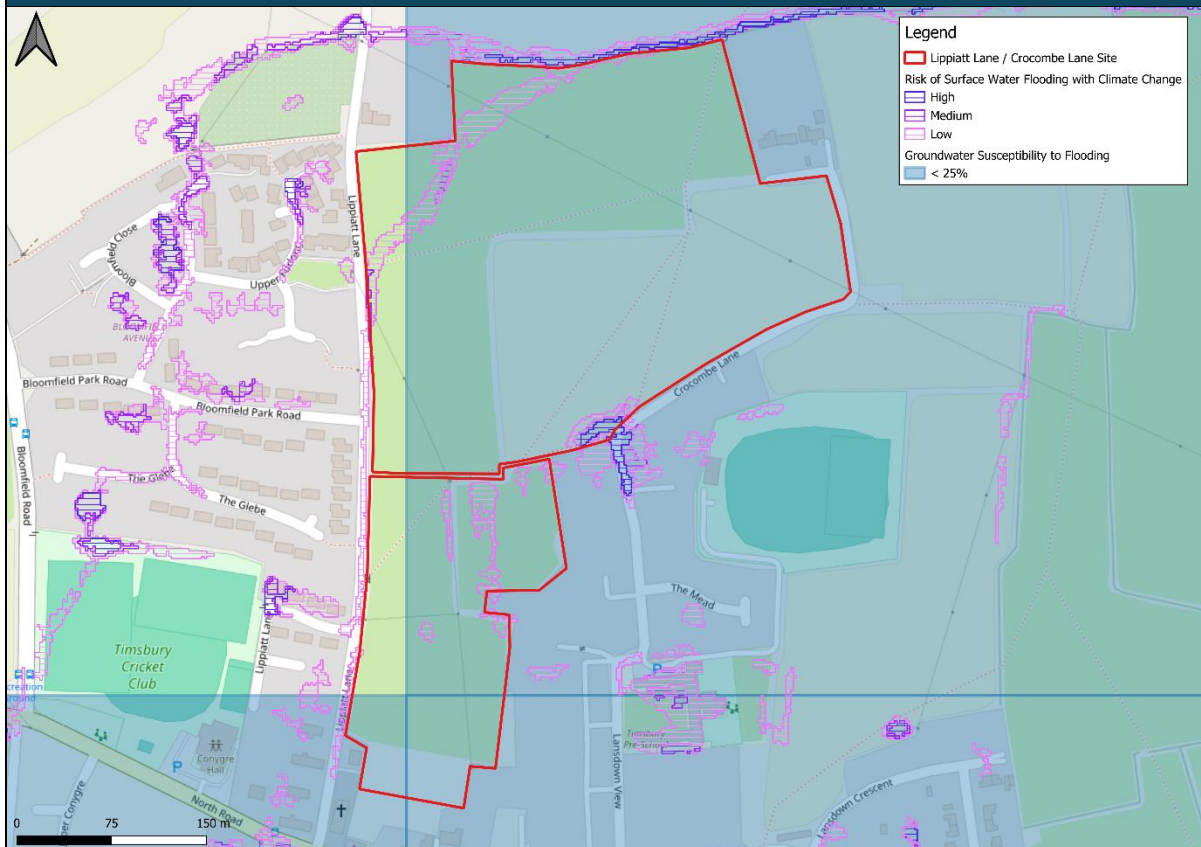
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Hedgehogs - further is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	0% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.

Lippiatt Lane / Crocombe Lane (TIM03, TIM04)



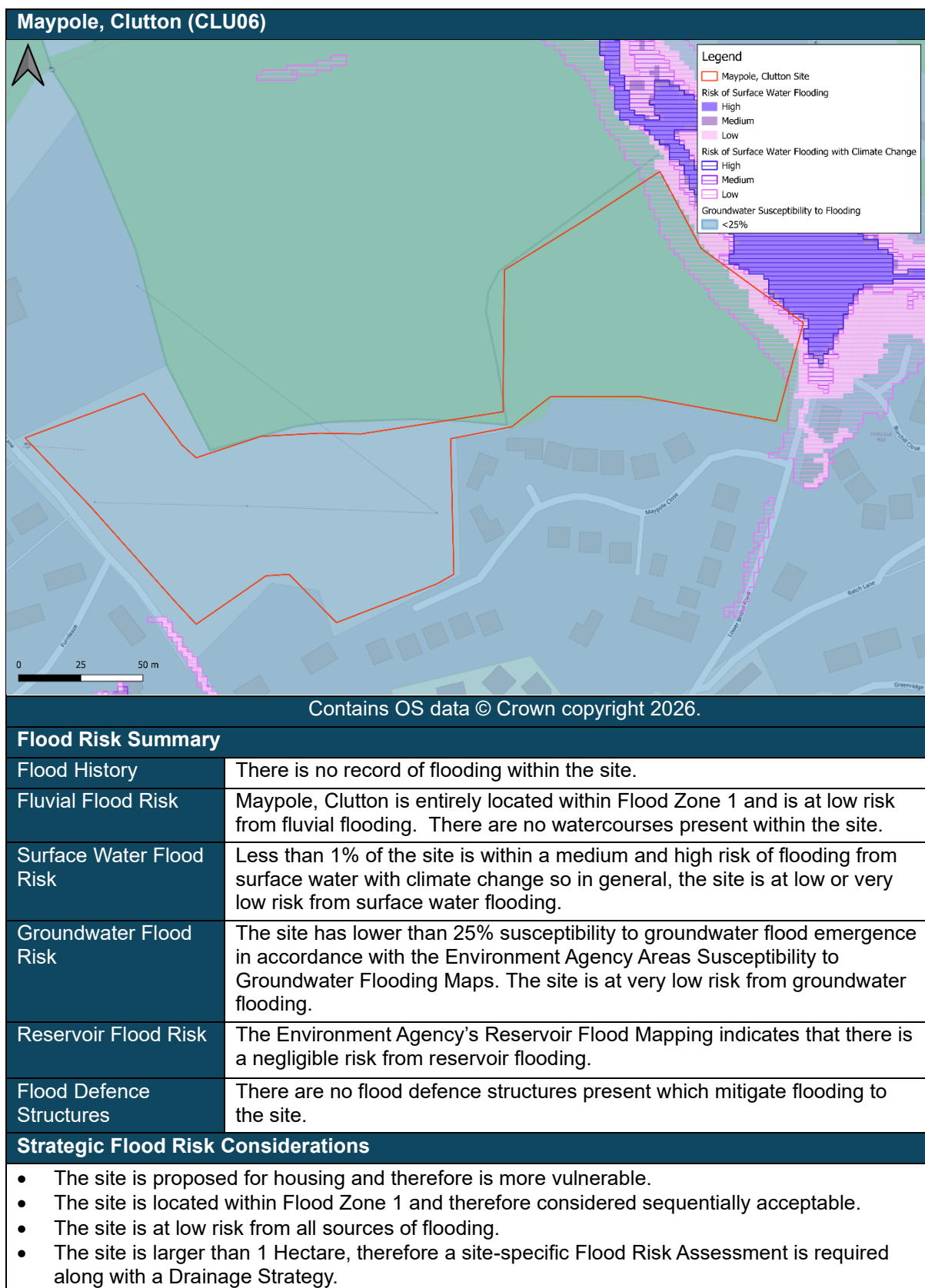
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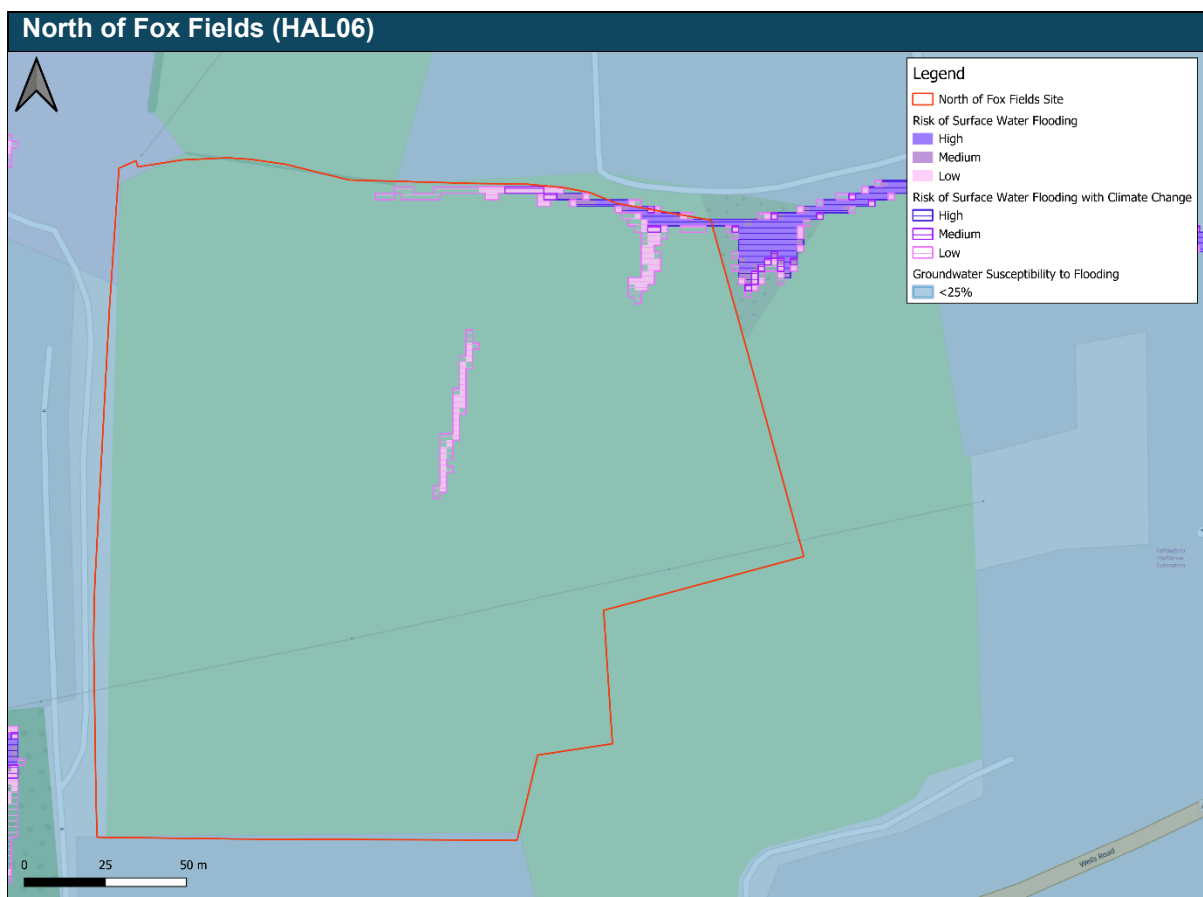
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Lippiatt Lane / Crocombe Lane is located entirely within Flood Zone 1 and is at low risk from fluvial flooding.
Surface Water Flood Risk	Less than 1% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.



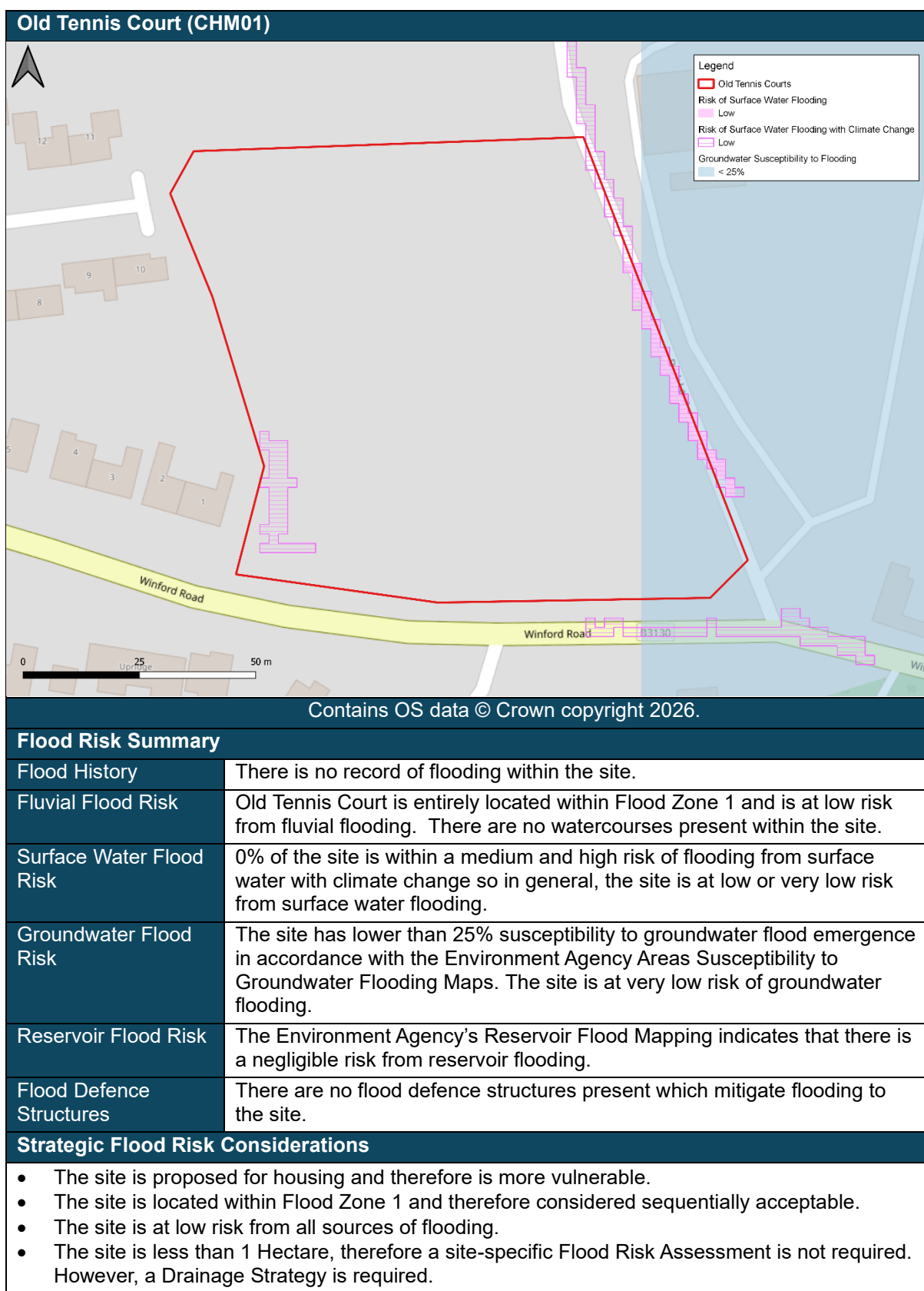


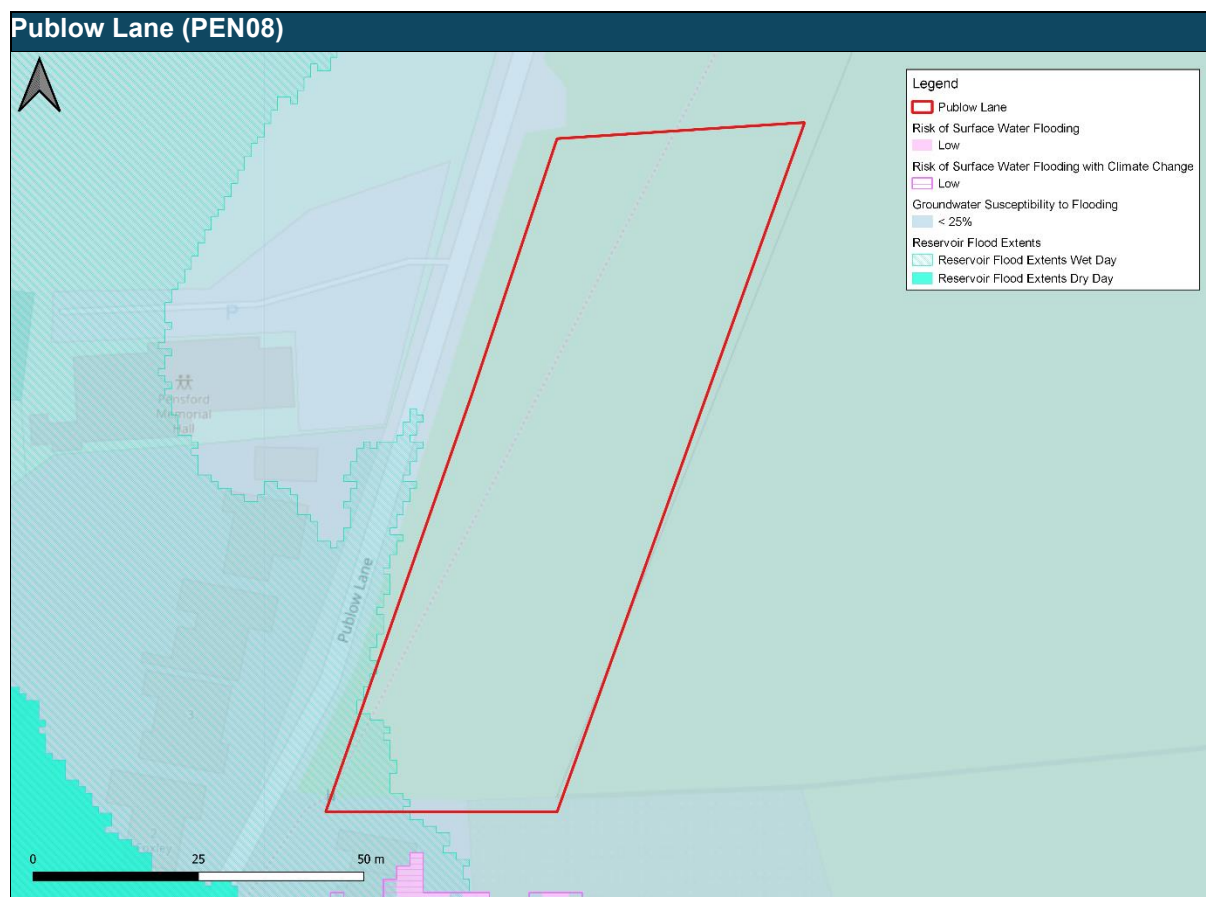
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	North of Fox Fields is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	Less than 1% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.



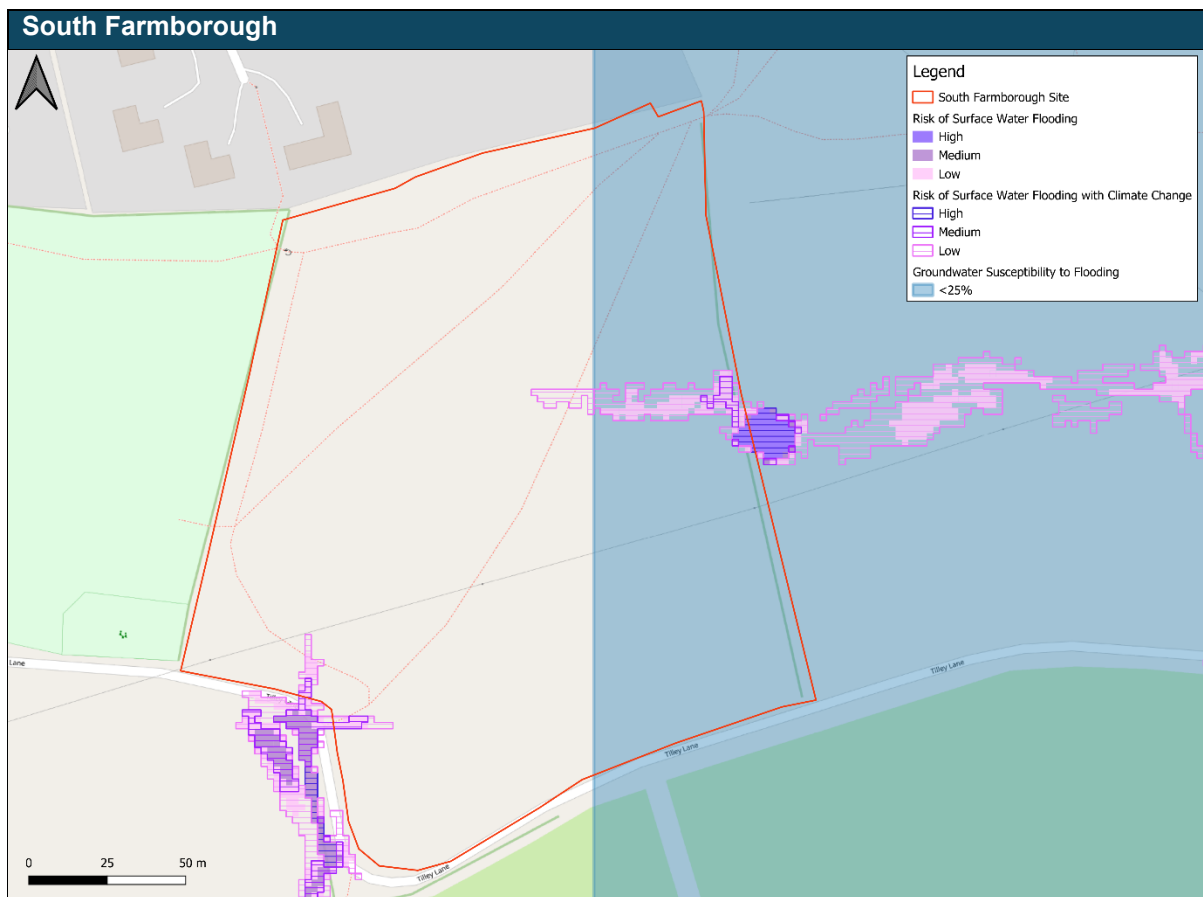


Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Publow Lane is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	0% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is risk from wet day reservoir flooding across 3% of the site. However, due to ongoing management and maintenance of reservoirs the risk is considered negligible.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is less than 1 Hectare, therefore a site-specific Flood Risk Assessment is not required. However, a Drainage Strategy is required.



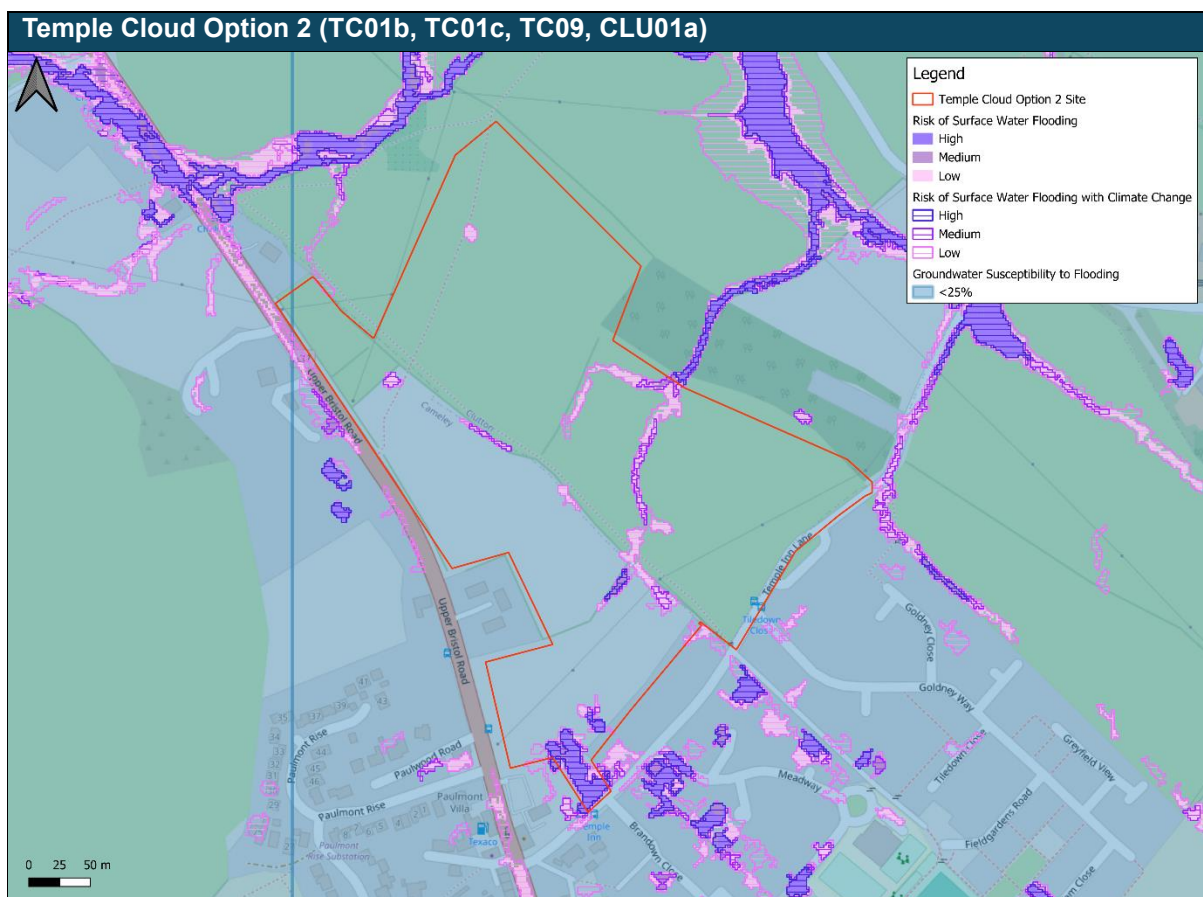
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Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	South Farmborough is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	Less than 1% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk from groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.



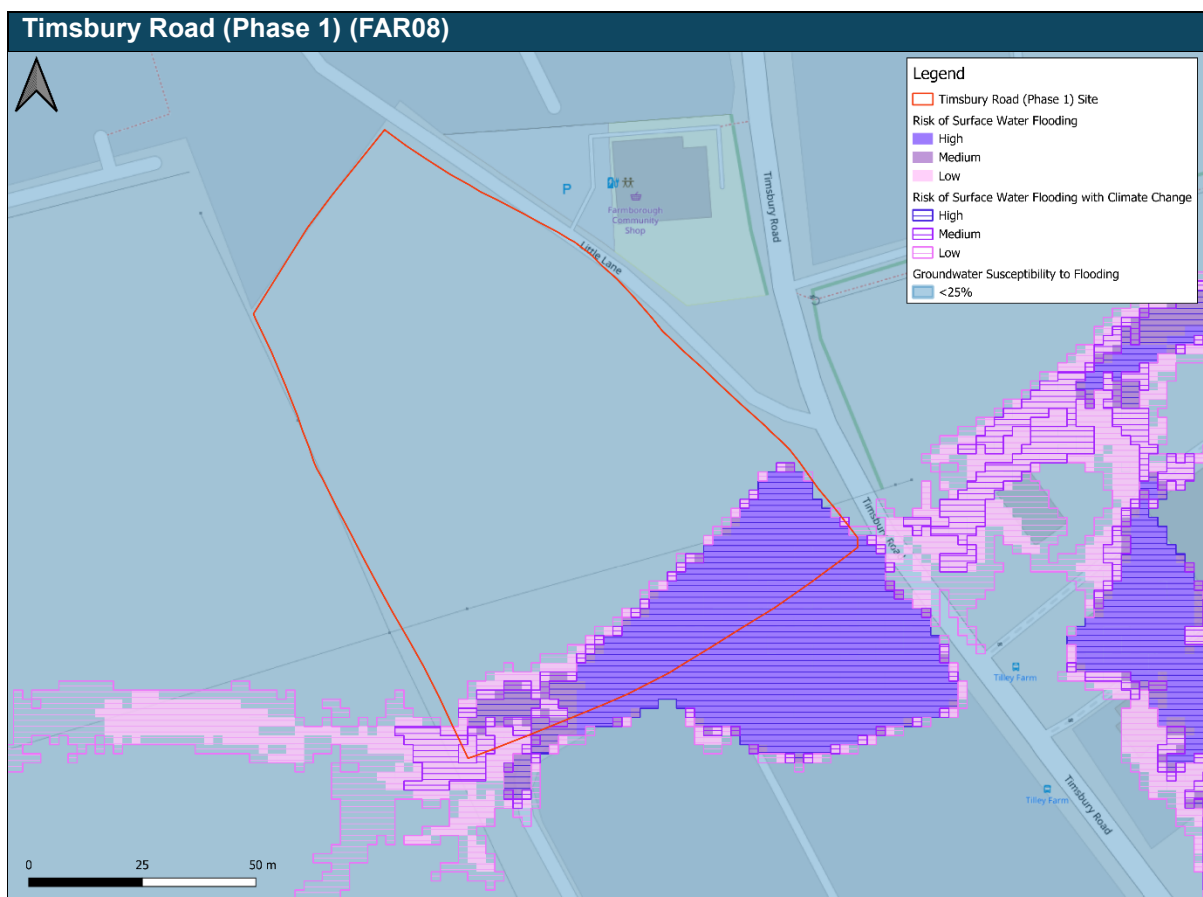
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Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Temple Cloud Option 2 is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are watercourses present within the site.
Surface Water Flood Risk	Less than 3% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.
- The Flood Risk Assessment and Drainage Strategy should take into consideration the watercourses within the site and provide suitable buffers within the site layout



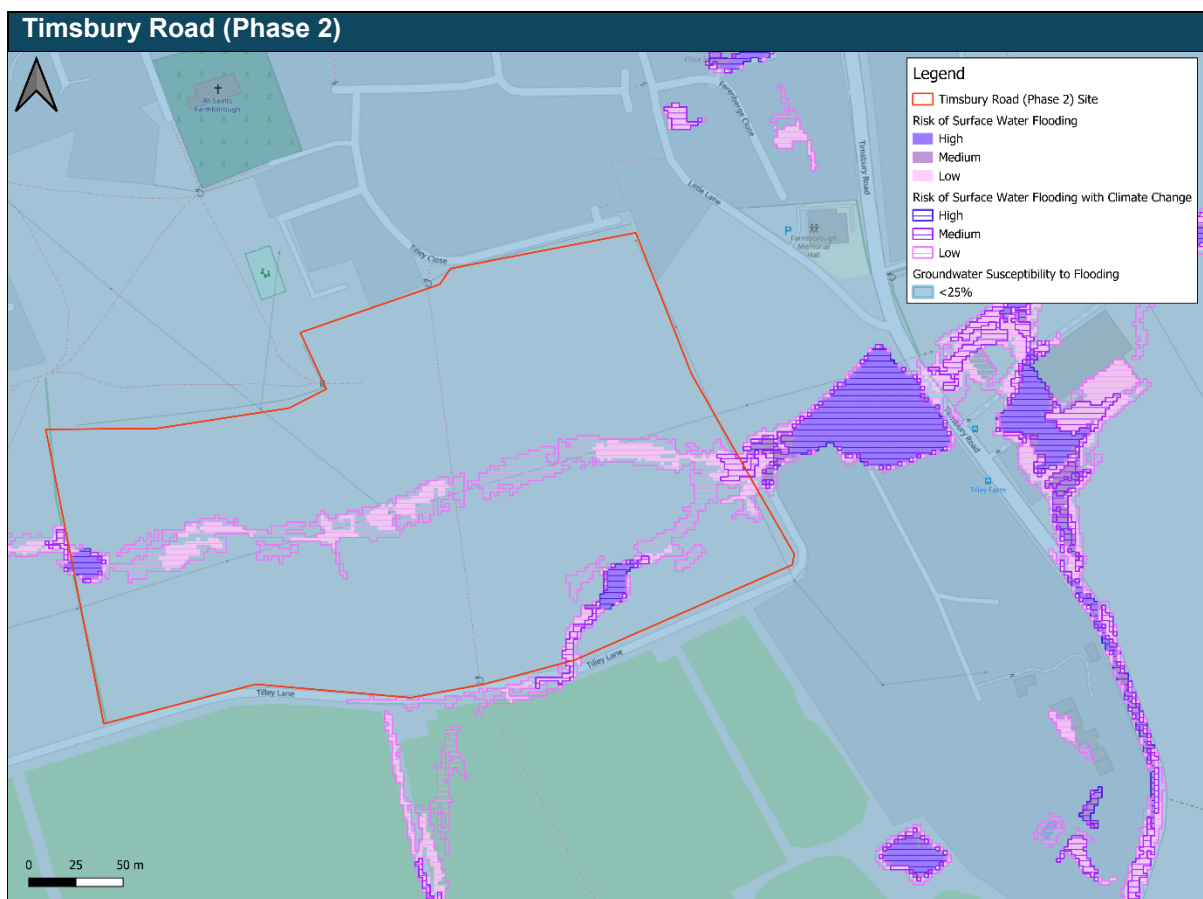
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Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Timsbury Road (Phase 1) is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There is a watercourse present within the site.
Surface Water Flood Risk	15% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at high risk from surface water flooding but low risk from other sources of flooding.
- The site is less than 1 Hectare, but a site-specific Flood Risk Assessment is required due to the high risk of surface water flooding associated with an ordinary watercourse. A Drainage Strategy is also required.
- The Flood Risk Assessment and Drainage Strategy should take into consideration the watercourses within the site and provide suitable buffers within the site layout



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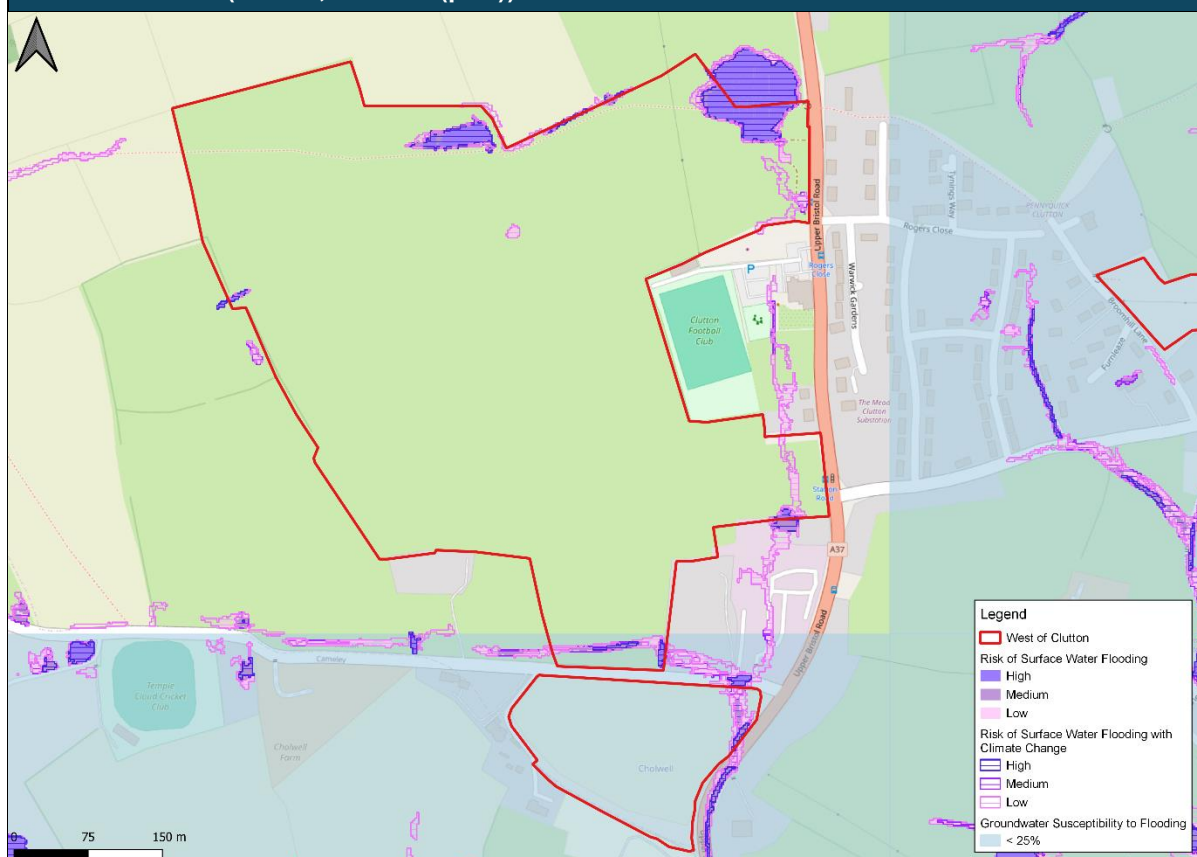
Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	Timsbury Road (Phase 2) is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are watercourses present within the site.
Surface Water Flood Risk	Less than 3% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has less than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.
- The Flood Risk Assessment and Drainage Strategy should take into consideration the watercourses within the site and provide suitable buffers within the site layout

West of Clutton (CLU07, S2PS19 (part))



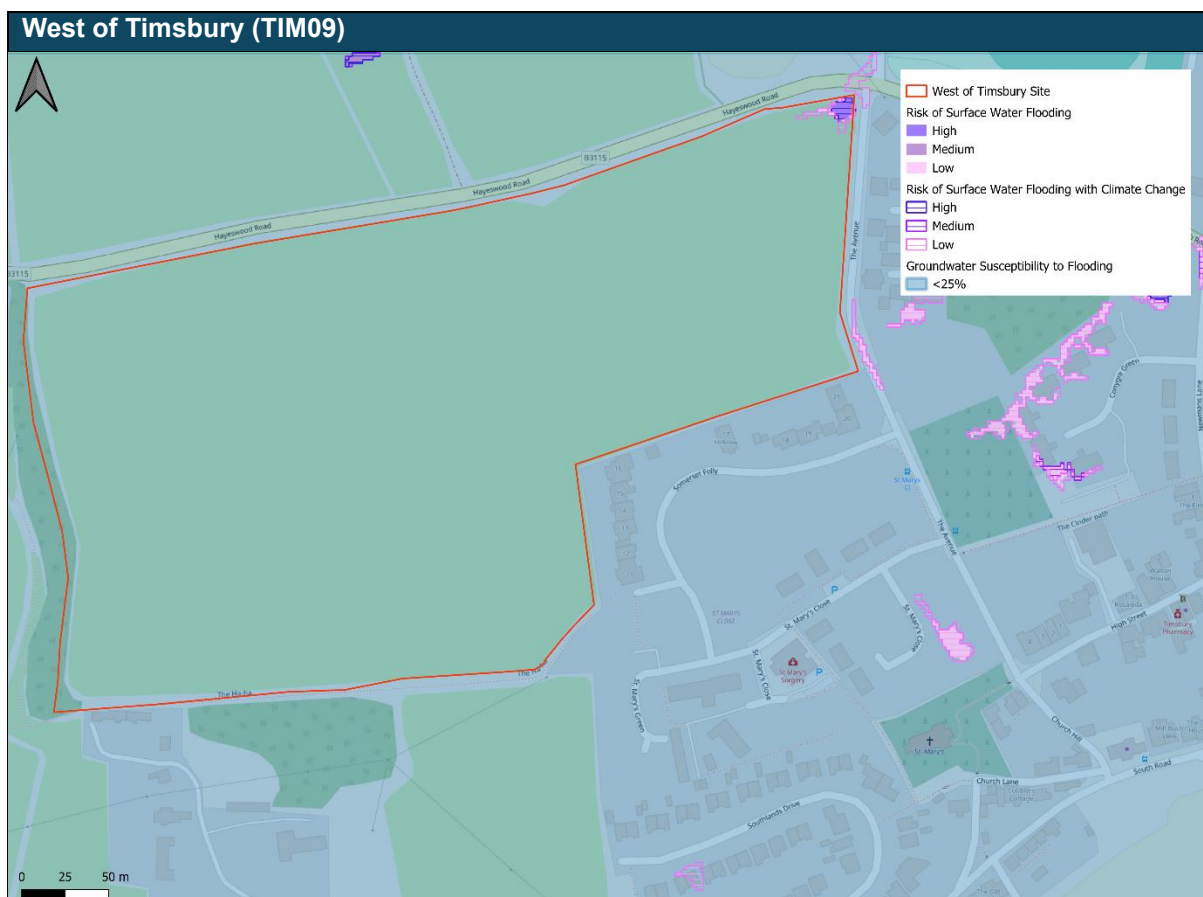
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Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	West of Clutton is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There is a watercourse present within the site.
Surface Water Flood Risk	Less than 4% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has lower than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for employment and therefore is less vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.
- The Flood Risk Assessment and Drainage Strategy should take into consideration the watercourses within the site and provide suitable buffers within the site layout



Flood Risk Summary

Flood History	There is no record of flooding within the site.
Fluvial Flood Risk	West of Timsbury is entirely located within Flood Zone 1 and is at low risk from fluvial flooding. There are no watercourses present within the site.
Surface Water Flood Risk	Less than 1% of the site is within a medium and high risk of flooding from surface water with climate change so in general, the site is at low or very low risk from surface water flooding.
Groundwater Flood Risk	The site has less than 25% susceptibility to groundwater flood emergence in accordance with the Environment Agency Areas Susceptibility to Groundwater Flooding Maps. The site is at very low risk of groundwater flooding.
Reservoir Flood Risk	The Environment Agency's Reservoir Flood Mapping indicates that there is a negligible risk from reservoir flooding.
Flood Defence Structures	There are no flood defence structures present which mitigate flooding to the site.

Strategic Flood Risk Considerations

- The site is proposed for housing and therefore is more vulnerable.
- The site is located within Flood Zone 1 and therefore considered sequentially acceptable.
- The site is at low risk from all sources of flooding.
- The site is larger than 1 Hectare, therefore a site-specific Flood Risk Assessment is required along with a Drainage Strategy.

