# Runnymede 2030 Strategic Sequential Test



**April 2018** 



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# RUNNYMEDE 2030 LOCAL PLAN STRATEGIC SEQUENTIAL TEST METHODOLOGY

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# **APRIL 2018 NOTE**

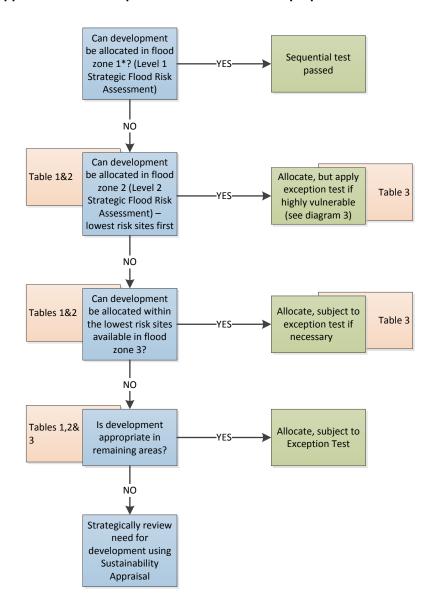
Amendments have been made to this methodology (originally published in January 2018) to reflect comments made by the Environment Agency during the Council's January 2018 public consultation on the Runnymede draft Local Plan. All changes made from the original methodology are shown tracked.

#### **SECTION 1: BACKGROUND**

#### **National Planning Policy Background**

- 1.1 National planning policy contained in the NPPF (para 101) advocates a sequential approach to flood risk, the aim of which is to steer new development to areas with the lowest probability of flooding. The NPPF is clear that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.
- 1.2 The national Planning Practice Guidance (PPG) provides a flow diagram which sets out how the sequential test should be applied by Local Authorities during the Local Plan process. This is reproduced at figure 1 below.

Figure 1: Application of the Sequential Test for Local Plan preparation



1.3 Further advice is provided in paragraph: 020 Reference ID: 7-020-20140306 in the PPG, which states that the Sequential Test should be applied to the whole local planning authority area to increase the possibilities of accommodating development which is not exposed to flood risk.

### **Local Planning Policy Background in Runnymede**

- 1.4 Runnymede Borough Council has been preparing its new Local Plan since mid 2014. This has involved the preparation of a number of evidence base documents to underpin the Local Plan followed by the Council's Issues, Options and Preferred Approaches (IOPA) public consultation in July/August 2016 and the Additional Sites and Options (ASO) consultation in May/June 2017. These consultation documents confirmed that on the basis of the evidence gathered at the time, the Council had insufficient suitable, available and achievable sites to meet its proportion of the objectively assessed needs (OAN) for housing as set out in the Runnymede-Spelthorne SHMA (466-535dwellings per annum (dpa)).
- 1.5 The IOPA document set out the Council's preferred spatial strategy option for Runnymede as providing between 300-380dpa. To meet this annual housing target, the IOPA document proposed a number of Green Belt releases. These Green Belt releases were assessed through a draft strategic sequential test (SST) in advance of the IOPA consultation. This draft SST was shared with the Environment Agency in June 2016 (see appendix 1). On the basis of this initial SST, officers were satisfied that all of the Council's preferred housing allocations were, from a flood risk perspective, preferential sites for development. The Additional Sites and Options consultation proposed an increase in the housing target to 408-427dpa.
- 1.6 Since the close of these consultations, officers have considered all of the representations made, and have continued to build the evidence base to ensure that Local Plan is robust. This has included producing a more detailed methodology for the Council's SST which addresses the comments made by the Environment Agency on the original SST which were received on 11<sup>th</sup> August 2016 (included in appendix 1). The Council consulted the Environment Agency on the amended methodology in February 2017. In their November 2017 response, the Environment Agency confirmed that they were supportive of the amendments that had been made to the methodology and made only a small number of minor comments. The agreed SST methodology has since been followed to assess all of the sites promoted to the Council and which are included in the 2018 Strategic Land Availability Assessment (SLAA) to help provide an additional layer of information on the flood risks associated with each site.
- 1.7 The production of a SST is considered necessary as the Council's evidence shows that the Council is not able to meet its proportion of its OAN across the Plan period from suitable, available and achievable sites in flood zone 1, when other constraints to development are also taken into consideration. The Council's detailed site selection work<sup>1</sup> has provided recommendations on which sites are most suitable for allocation through the Local Plan when assessed against a range of accessibility, constraints (including flood risk) and performance against Green Belt purposes.

Runnymede 2030 Local Plan, Strategic Sequential Test, 2018

<sup>&</sup>lt;sup>1</sup> https://www.runnymede.gov.uk/article/15566/Viability-Assessment-Site-Selection-and-Capacity-Work-

- 1.8 The Runnymede Level 1 Strategic Flood Risk Assessment (January 2018) provides the basis for applying the strategic sequential test in the Borough. This document confirms the extent of the flood zones in Runnymede and also provides information on the extent of areas of the Borough which are also at risk from other forms of flooding, for example flooding from reservoir and groundwater flooding.
- 1.9 The Council has identified the sites to be tested through the SST through the Council's Strategic Land Availability Assessment (SLAA). This includes any sites that will appear in the 2018 SLAA site book, with a site area of 0.25ha and above.
- 1.10 All promoted sites which meet the minimum site size threshold will be assessed through the SST. This is regardless of whether sites are also impacted by other constraints to development which could potentially prevent their allocation in the Local Plan, or inclusion in the Council's SLAA housing trajectory. This is to increase the possibilities of accommodating development which is not exposed to flood risk as recommended by the PPG. The Council recognises that it will need to carefully consider a variety of constraints in arriving at a sustainable growth strategy for the Local Plan which will meet as much of the Borough's identified development needs as possible.

#### **SECTION 2: STEPS IN THE PROCESS**

2.1 The following sections in this methodology document will set out the steps that will be followed in applying the Strategic Sequential Test in Runnymede in support of the preparation of the wider Local Plan. The methodology set out is considered to comply with the spirit on the NPPF and PPG but add an additional layer of detail.

#### Step 1-identify sites relevant for consideration

- 2.2 As noted above, all sites to be considered in the 2018 Runnymede SLAA will be subject to the Local Plan SST. It should be noted that in line with the Council's published SLAA methodology (December 2015) (and jointly produced with Spelthorne Borough Council), if following the annual call for sites, no response is received from a promoter of a site previously submitted during the call for sites exercise, after two years of the site not being promoted, it is removed from the SLAA if through previous site assessment it has been determined as not being capable of delivering development. If a site has been assessed as being capable of delivering development in the past, officers seek to contact the agent or owner again and if necessary search on the land registry. These sites may be included in the latter stages of the Local Plan (years 11-15) until its availability can be determined. This approach helps ensure that any sites included in the SLAA are genuinely available for development.
- 2.3 Given this approach, it should be noted that the numbering of sites as contained in the Runnymede SLAA does not reflect the number of sites which actually form part of it. This is because some numbers with the SLAA have no sites attached to them. This is where historic sites are no longer being promoted but the number has not been reallocated to a new site. It is the Council's approach to not reallocate numbers to new sites in case historic sites are promoted again at a later date where they will be re issued their original SLAA ID reference number for consistency.
- 2.4 It should be noted that sites submitted through the Runnymede SLAA are promoted for a range of uses although the Council only proposes to consider the allocation of sites for housing (this could include a range of housing types such as general market housing, housing for older people, students or traveller sites) and employment uses in the Local Plan. The responses received through the public consultations held to date during the preparation of the Local Plan have not led the Council to consider a change to this approach. However, sites being promoted for alternative uses will continue to be assessed in the SST for completeness.

### Sites excluded from the SST

#### Sites which so not meet the SLAA minimum size threshold

- 2.5 Annex 1 of the SST will set out the sites which do not meet the minimum size threshold of 0.25ha/minimum unit numbers and are therefore not being assessed through the SST.
- 2.6 Sites below this threshold which are located in flood risk areas would still be required to be supported by a site specific Flood Risk Assessment at the planning application stage. As such, even though these sites would not be assessed in detail in this SST, flood risk would continue

to be assessed on these sites by the Council if they were ever brought forward for development.

# Sites with planning permission

2.7 A number of sites listed in the SLAA and included in the Council's housing trajectory already benefit from planning permission (usually within years 1-5 of the trajectory as they have a much greater certainty of delivery due to their planning consent). Sites which have planning permission will be excluded from the SST and listed in Annex 1.

# Other information to be included in Annex 1

2.8 Annex 1 of the SST will also confirm the SLAA ID references which have no sites attached to them at the current time.

#### **SECTION 3: STEPS IN THE PROCESS CONTINUED**

#### Step 2-Application of flood zones and initial site sift

- 3.1 Once the initial list of sites for assessment through the SST has been determined through step 1, to evidence the conclusions drawn in the SST, excel tables will be produced to set out in a user friendly and transparent way the criteria against which sites have been assessed against. This will help support the conclusions drawn through each round of assessment.
- 3.2 The first table produced, to be known as assessment table 1, will list the sites identified through step 1 for an initial round of SST assessment. The table will have the columns listed in table 1 below and will help the Council identify any SLAA sites which are wholly within flood zone 1, or which have the majority of their area in flood zone 1. The approach for identifying which sites will be considered to fall mostly in flood zone 1 will be to identify where 75% or more of the area of a site in located in this flood zone. These sites will be excluded from the remainder of the SST process and concluded to be the sequentially most preferable locations for development in the Borough. The sites will be listed in annex 2 of the SST where an overview of other forms of flooding which these sites could be at risk from will be outlined with a series of site specific recommendations provided for each site which relate to addressing and mitigating any flood risk identified. The intention of this is to guide applicants in the preparation of Flood Risk Assessments which may be required in support of any planning applications submitted at such sites. The 'other' types of flooding and the source data which will be relied upon in SST annex 2 are set out in table 2 below. This annex will also contain the table columns listed in SST assessment table 1 which are described in table 1 below.
- 3.3 The reason that a % is proposed to be relied upon to determine whether the majority of a site is within flood zone 1 rather than the hectarage of sites which would be located in flood zone 1 is because the SLAA sites vary greatly in terms of their area and as such, it would be difficult to set a site area threshold which could be used that could apply to all sites. Indeed such an approach could mean that some sites would not be considered as preferential locations for development at this stage in the process if they fell under the site size threshold applied (it is considered most likely that this would disproportionately affect smaller SLAA sites), when 98% of their area could be located in flood zone 1. Reliance on a % is therefore considered to be a most robust and objective approach as it can be applied across all sizes of promoted sites.
- 3.4 The information contained in assessment table 1 of the SST will also help the Council identify sites that are completely or mostly located (75% of the site area and above) in flood zone 3b. These sites will be listed in annex 3 of the SST and will be excluded from the remainder of the SST process and concluded to be unsuitable for allocation in the Local Plan. This is considered to be a reasonable approach given that, as set out in paragraph 2.4 above, the Council is only looking to allocate sites for housing and employment uses in the new Local Plan. Housing, employment and retail uses are confirmed in the PPG to be:

-<u>less vulnerable</u> (in the case of buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and

- distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure),
- -more vulnerable (in the case of buildings used for dwelling houses, student halls of residence, and residential institutions such as care homes), or
- -<u>highly vulnerable</u> (in the case of basement dwellings, caravans, mobile homes and park homes intended for permanent residential use) uses.
- 3.5 None of these uses are acceptable in flood zone 3b according to the PPG and as such, the Council is of the opinion that such sites do not need further consideration through the SST process.

#### Dry islands and climate change considerations

- 3.6 The exception to the approach set out in paragraph 3.2 to considering sites which are wholly or mostly in flood zone 1 as preferential for allocation/development, is when a site is wholly or mostly located in flood zone 1 but is located within a dry island<sup>2</sup> (as shown in figure 12 of the Runnymede Level 1 SFRA 2018). These sites will not be sifted out of the process at this stage as the NPPF and PPG highlight the need for consideration of safe access and escape routes for developments in flood risk areas. This is considered to include dry islands which have the potential to be 'cut off' in a flood event. If it is not possible to achieve safe access and egress, promoted sites in these areas may be unacceptable for development on flood risk grounds.
- 3.7 Any site found to be a dry island through the initial sift of sites in assessment table 1 will be listed in annex 4 and safe means of access and egress considered for each site before a judgement is made in terms in terms of whether sequentially, a site is a preferable location for development.
- 3.8 In plotting the dry islands for the purpose of the SFRA, the impacts of climate change were considered albeit not in line with the newest climate change allowances issued by the Government in February 2016. These allowances are yet to be modelled by the Environment Agency, although it is understood that modelling has commissioned and is underway. This modelling is expected to be issued in 2018 and the conclusions drawn in the Council's SST will need to be reviewed when this modelling is received. As this modelling is not currently available, throughout the SST, at the current time, the Environment Agency's 1% AP + 20% climate change flood models will be relied upon.

Runnymede 2030 Local Plan, Strategic Sequential Test, 2018

 $<sup>^2</sup>$  The Runnymede SFRA 2017 states that in simple terms dry islands are areas of land either in flood zone 1 or 2 that are surrounded by land at a higher risk of flooding.

# Assessment table 1 of the SST: Column headings, rationale for inclusion and data sources

Column heading	Reason for inclusion	Source of
- The arms		information/data
SLAA site ID	To help correctly identify site	2018 SLAA
number	as referred to in the SLAA	
Site name	To help correctly identify site	2018 SLAA
	as referred to in the SLAA	2010 027 01
Туре	Identified how the site has	2018 SLAA or draft Local
.,,,,,	been identified	Plan document
Site area (sq.m)	To set the context for each	2018 SLAA
once area (sqiiii)	site and help officers in their	2010 327 (7)
	judgement of the amounts	
	of different sites which are	
	vulnerable from different	
	types of flooding	
Area of site	To establish the area of the	Based on the Flood Map
covered by flood	site in this flood zone.	for Planning.
zone 1 (sq.m)		
% of site covered	To establish the % of the site	Based on the Flood Map
by flood zone 1	in this flood zone.	for Planning.
Area of site	To establish the area of the	Based on the Flood Map
covered by flood	site in this flood zone.	for Planning.
zone 2 (sq.m)		
% of site covered	To establish the % of the site	Based on the Flood Map
by flood zone 2	in this flood zone.	for Planning.
Area of site	To establish the area of the	Based on the Flood Map
covered by flood	site in this flood zone.	for Planning. Amended
zone 3a (sq.m)		flood zone information
		as contained in the
		January 2018 Level 1
		SFRA. Based on EA data.
% of site covered	To establish the % of the site	Based on the Flood Map
by flood zone 3a	in this flood zone.	for Planning.Amended
		flood zone information
		as contained in the
		January 2018 Level 1
		SFRA. Based on EA data.
Area of site	To establish the area of the	Amended flood zone
covered by flood	site in this flood zone.	information as contained
zone 3b (sq.m)		in the January 2018 Level
		1 SFRA. Based on EA
		data.
% of site covered	To establish the % of the site	Amended flood zone
by flood zone 3b	in this flood zone.	information as contained
		in the January 2018 Level
		1 SFRA. Based on EA
		data.
Dry island?	Such sites require additional	The 1% AP + climate
	consideration in terms of	change flood models

	whether a safe access and	provided by the
	egress route can be	Environment Agency. Dry
	achieved. It is therefore	islands of above 0.5ha
	important that such sites are	are plotted in the
	identified early in the SST	January 2018 Level 1
	process.	SFRA.
Impact of climate	In line with the NPPF and	Environment Agency 1 in
change on fluvial	PPG, the impacts of climate	100 + climate change
flood risk	change must be considered	flood extents
	in assessments of flood risk.	

Table 2: 'Other' types of flooding to be commented on in SST annex 2 and other information to be provided.

Type of flooding	Source of information/ data	How commentary will be displayed	Risks/caveats associated with commentary
Probability of surface water flooding occurring	Updated Flood Map for Surface Water (uFMfSW): Environment Agency	The % of each site will be provided for the following categorisations of probability:  -low risk* -medium risk* -high risk* (*see table 10 in the SFRA for detailed information about these different categorisations of probability)  A brief overview of the areas of the site affected by different probability categorisations will be provided.	The uFMfSW for Runnymede is only suitable for providing a high level overview of the risk that different areas in the Borough face from surface water flooding. This is because the majority of the Borough has been mapped using data which only allows for comparison of risk between towns and counties
No. of properties affected by internal and external sewerage flooding at least once in the last 10 years	Data provided by Thames Water	A commentary will be provided based on the data available.	The commentary will be relatively high level as the data provided is only at postcode level and as such it is not possible to conclude if an individual SLAA site is at risk from this type of flooding. Therefore the commentary should be treated with a degree of caution.
Potential for groundwater flooding to occur	BGS Susceptibility to Groundwater Flooding dataset	The % of each site will be provided for the following categorisations of potential: -Potential for groundwater flooding to occur at the surface: This relates to areas with the highest potential	It should be noted that this dataset shows where groundwater flooding could occur (defined by the term susceptibility) but does

		for groundwater flooding;	not indicate risk, that is
		-Potential for groundwater flooding	the likelihood that it will
		of property situated below ground	occur.
		level: This could relate to properties	
		with basements for example.	
		-Limited potential for groundwater	
		flooding to occur. Those areas with	
		the lowest potential for groundwater	
		flooding to occur.	
		A brief overview of the areas of the	
		site affected by different	
		categorisations will be provided.	
Risk of reservoir	Environment	% of site inside and outside of the	With on-going flood
flooding	Agency data	area defined by the Environment	assessments and
occurring		Agency as having a risk of reservoir	statutory management
		flooding.	plans prepared by
		A brief overview of the areas of the	reservoir undertakers,
		site affected will be provided.	the probability of a flood
			event or breach is very
			small. Any flood risk that
			exists from reservoir
			failure is therefore
			considered to be a residual risk.
Other information	to be provided		residual risk.
Groundwater	Environment	The % of each site will be provided	Having an understanding
source	Agency data	for the following zones/catchments:	of potentially vulnerable
protection zone		-Not located in a source	groundwater sources
		-Located in Total Catchment (Zone 3)	can be important when
		-Located in Outer Zone (Zone 2)	selecting appropriate
		-Located in Inner Zone (Zone 1)	SuDS for a particular
			area.

# Types of flood risk that will not be assessed in the SST

- 3.9 It should be noted that whilst it is recognised that tidal flooding is a source of flooding recognised in the PPG as requiring assessment, given the location of Runnymede Borough which is located a significant distance from the coast, as noted in the Runnymede Level 1 SFRA 2018, Runnymede is not affected by this form of flooding and as such, the impact of tidal flooding will not be considered in any of the assessment tables which will together, alongside this methodology form the SST for the Runnymede 2030 Local Plan.
- 3.10 In addition to the risk of reservoir flooding, it is recognised that there is a residual risk in the Borough of Runnymede from flooding from other artificial sources such as the Wey Navigation and Basingstoke Canal. However there is no flood risk modelling for these artificial sources, and further the Runnymede Level 1 SFRA 2018 notes that the risk of flooding from such sources is residual only with the consequences of canal flooding, if it occurred, being much less severe than from a reservoir given that the water levels are controlled and a regular

interval of locks results in the ability to confine any residual risk of breach or failure to small localised sections. For this reason, again, as with tidal flooding, the impact of this form of flooding will not be considered in any of the assessment tables in the SST.

#### **SECTION 4: STEPS IN THE PROCESS CONTINUED**

# **Step 3: Assessment of remaining sites**

- 4.1 The sites which remain in the SST process following step 2 (as outlined above) will be set out in SST assessment table 2. This table will contain all of the columns listed in annex 2. In addition, 2 columns will be added which confirm the uses that a site is being promoted for and the vulnerability of the different promoted uses. An overview of each type of flood risk (other than fluvial will be provided for each site) as proposed in annex 2.
- 4.2 The remaining sites in assessment table 2 will be ordered dependent on the % of each site in each fluvial flood zone. The justification for basing the ordering of sites on %s rather than on the area of site in different flood zones is the same as set out at paragraph 3.2 above. The justification for ordering sites on the basis of fluvial flood risk only in the first instance is because it is considered that the NPPF and PPG give fluvial flood risk an elevated importance over risk posed by other sources of flooding given the risk that can be posed to life when a fluvial flood event occurs.

#### **SECTION 5: STEPS IN THE PROCESS CONTINUED**

# Step 4: Ranking of all assessed SLAA sites

- 5.1 The final stage of the SST process will involve ranking all assessed sites in a single table (to be known as assessment table 3). This will require the merging of the lists of sites in annexes 2, 3 and 4 with the sites assessed in assessment table 2. As proposed for step 3 above, the sites listed in annexes 2, 3 and 4 will be listed in terms of the % of their areas in the different flood zones. The column headings in this table will be the same as in assessment table 2, although an additional column will be included which confirms the overall ranking of the sites considered through the SST. Sites will be ranked from best to worst.
- 5.2 If any sites have a joint position in the ranking of sites following this ordering process, the % of the sites in question which are at risk from surface water and ground water flooding will be used to decide which site should gain a higher position in the overall ranking. The risk of flooding from reservoirs data will not be relied upon at this point given that any flood risk that exists from reservoir failure is considered to be a residual. The data relating to sewerage flooding will also not be relied upon to distinguish between sites which are tied in the overall ranking process as the data cannot be applied at site level.
- 5.3 A further column will be also be added at the end of assessment table 3 to confirm if whether, on the basis of the SST, sites are considered appropriate for allocation in the Runnymede 2030 Local Plan on flooding grounds alone.
- 5.4 If, following the SST the Council proposes that any sites in flood zones 2 or 3 should be allocated through the Local Plan, as required by the PPG, these sites would be considered further in a level 2 SFRA.

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# Appendix 1

#### Introduction

As part of the Runnymede SLAA process all sites, have been subjected to the strategic sequential test. In summary, the strategic sequential test has identified that of the 148 sites considered in the Runnymede SLAA, 85 are located wholly in flood zone 1. A further 16 sites are located either wholly in flood zone 2, or have a mix of land in flood zones 1 and 2.

It is these sites that that have been prioritised in the Council's housing strategy over the Local Plan period. The exception to this rule is where planning permission has already been granted for a site in flood zone 3a or 3b. In such a scenario, sites in these flood zones will appear in the Council's 5 year supply.

It is considered reasonable to include sites in both flood zones 1 or 2 in the Council's housing trajectory as given the other significant constraints to development in the Borough on one hand, but the significant pressures for development on the other (where there is an identified need for 466 to 535 homes to be provided). Through the review of all the sites in the SLAA, when all constraints are considered in the round, the Council is able to demonstrate that it does not have sufficient sites in flood zone 1 to get anywhere close to meeting its identified housing needs. Sequentially therefore, it is considered appropriate to also rely on sites in flood zone 2, especially given that the national Planning Practice Guidance (PPG) confirms that residential development in flood zone 2 is an acceptable form of development.

It should be noted that a number of sites in flood zone 1 are not shown in the Council's trajectory because they have been considered as unsuitable for development for other reasons (for example due to other planning policy constraints or viability concerns). An assessment of the constraints that affect each site is provided in each individual site write up. The SLAA site book contains these assessments and can be found here: <a href="https://www.runnymede.gov.uk/article/10103/Strategic-Land-Availability-Assessment-SLAA-previously-known-as-the-SHLAA">https://www.runnymede.gov.uk/article/10103/Strategic-Land-Availability-Assessment-SLAA-previously-known-as-the-SHLAA</a>

In the attached sequential test for the Runnymede interim SLAA, an assessment of the flood risks that affect each site is provided. Generally a traffic light system is used to indicate the level of risk/flooding constraint. Light green and dark green shading indicate no or limited risk/constraint, whilst amber highlights that there is a moderate risk/constraint and red highlights where the risk/constraint is at its highest, or when referring to the different flood zones specifically, where risk is unacceptable.

Sites - Numerical Order

	1	_	1		_			_	1				1	_	T	1	1			1	
			Area											no. of properties affected				At risk			
			covered	% of site	Area		Area	% of site						by internal sewerage	no. of properties affected by		groundwater	from	flooding from		
	Site being		by Flood	covered	covered by	% of site	covered by	covered by	Area covered	% of site		Impact of climate		flooding at least once in	external sewerage flooding at	potential for	source	flooding	canals and		suitable
	promoted	Total area		by Flood	Flood Zone 2	covered by	Flood Zone	Flood Zone	by Flood Zone			change on fluvial	risk of surface water		least once in last 10 years (by	groundwater	protection	from	other artificia		for
ID SITE	for	(ha)	(ha)	Zone 1	(ha)	Flood Zone 2	3a (ha)	3a	3b (ha)	Flood Zone 3b	Dry island?	flood risk	flooding (uFMfSW)	area	postcode area)	flooding (BGS)	zone?	reservoirs	sources	flooding	housing
													0-1								
													Only a very narrow strip of land at the rear of the site								
													is shown be be at risk from								
													surface water flooding. Th			potential for	yes-total		no modelling.		
	housing, B1												remainder of the site is			flooding to occur at	catchment		Risk		
2 Woodcock Hall Farm, Green Road, Thorpe	B2, B8	0.35	0.00	) (	0.00	0	0.27	77	0.08	23	no	no notable change	shown to not be at risk.		5 21	surface	(zone 3)	part	negligable	not at risk	
													the northernmost part of								
Danisharah & Danisharah Cattan													the site is shown to be at						no modelling.		
Barrsbrook & Barrsbrook Cattery, 4 Guildford Road, Chertsey	housing	1.2	0.98	82	2 0.22	19			0		no	no notable change	risk from surface water			mixed	yes-outer zone (zone 2)	no	negligable	not at risk	
4 Guildroid Road, Chertsey	Housing	1.2	0.50		0.22	10	-	,	Ü		110	no notable change	Limited parts of the site		-	IIIIXEG	(ZOITE Z)	110	певиварие	HOC at 113k	
													are shown to be at risk								
													from surface water								
													flooding in the 1 in 1000								
													year extent. These areas	. [					no modelling.		
44	I		] .								1		are on the eastern side of						Risk		
11 Land at 32 Burcott Gardens, Addlestone	housing	1.07	1.07	7 100	0.00	0	C	) C	0.00	(	no	no notable change	the site There are sizeable areas	-	2	limited potential	no	no	negligable	not at risk	4
I		1											across the site that are								
													shown to be at risk from								
													surface water floofding,			potential for			no modelling.		
													mainly in the 1 in 1000			flooding to occur at			Risk		
13 Land at Stroude Road, Virginia Water	housing	7.3	7.30	100	0.00	0	C	) (	0.00	(	no	no notable change	year extent.	(	0 4	surface	no	no	negligable	not at risk	
																					YES-
																					sequentai
																					preferabl
																			no modelling.		e site for
																			Risk		developm
14 Brox End Nursery, Brox Lane (reserve site	) housing	1.3	1.30	100	0.00	0	c	0	0.00	(	no	no notable change	no risk identified		0 4	limited potential	no	no	negligable	not at risk	
													A sizable area of the site i	S							
	elderly												shown to be at risk of						no modelling.		
	people's								0.00				surface water flooding in the 1 in 1000 flood extent						Risk		
15 Bourne Car Park, Virginia Water	housing	0.39	0.39	9 100	0.00	0			0.00		no	no notable change	the 1 in 1000 flood extent	L.	4	limited potential	no	part	negligable	not at risk	
													A small area on the								
													wsetern side of the site is	i					no modelling.		
													shown to be at risk in the						Risk		
17 Land at Coombelands Lane, Addlestone	housing	1.7	1.70	100	0.00	0	C	) (	0.00	(	no	no notable change	in 1000 year extent	(	0 1	limited potential	no	no	negligable	not at risk	
	h a contra a												There a a number of								
	housing, elderly/stud	1											limited areas adjacent to the northern boundary of	. [							
I	ent housing												the site which are shown								
Land Between Warwick Avenue and	leisure uses												to be at risk from surface				yes-total		no modelling.		
Thorpe Industrial Estate, Thorpe Lea	community												water flooding, mostly in				catchment	small area	Risk		
18 Road, Thorpe	uses	10.97	9.25	5 84	4 1.43	13	0.14	1	0.17	2	no	no notable change	the 1 in 1000 year extent.		5 21	ı .	(zone 3)	at edges		not at risk	
1	1	1											There are a number of	1							
													areas on the site that are shown to be at risk from								
													snown to be at risk from surface water flooding.								
													This is mainly in the 1 in								
	1												1000 year flood extent bu	it							
													at the southern end of the								
													site there is also an area a			potential for			no modelling.		
Oak Tree Nursery, Stroude Road, Virginia	1	1											risk of flooding in the 1 in			flooding to occur at			Risk		
19 Water	housing	4.21	3.69	9 88	8 0.51	12	0.00	) (	0.00	(	no	no notable change			0 4	surface	no	yes	negligable	not at risk	(
													South western corner in								
	1	1											particular at a higher risk of surface water flooding	1							
Land South of St Davids Drive & Roberts	housing.												(in the 1 in 30 extent) but						no modelling.		
Way, situated between London Road &	elderly/stud	1											large parts of site	1					Risk		
22 Bakeham Lane	ent housing		14.49	100	0.00	0	0	) (	0.00	(	no	no notable change	unaffected	1			no	no	negligable	not at risk	
	Jane Housilig	1-7.43	1 2-7.99.	. 100	0.00				3.00		,	otabic challge							biibaaic	Ut Ut 113K	-

2	Land at I 4 Farm, Ac	Prairie Road, Hatch Close & Hat ddlestone	housinng, elderly/stud ent housing, leisure, ch community, self build.	9.08	9.08	100	0.00	o		0 0	9.0	0 (	) no	no notable change	The easternmost part of the site to the east of the railway line is shown to be at the highest risk of flooding (a large area is in the 1 in 30 year extent). In the remainder of the site which is located to the west of the railway line only limited areas are shown to be at risk, and this would mainly be in the 1 in 1000 year extent.	0	2 limited potential	yes-total catchment (zone 3)	no	no modelling. Risk negligable	not at risk	
																				no modelling.		YES- sequentai Ily preferabl e site for
2		rove Farm, Murray Road, aw, Chertsey	housing	4.37	4.37	100	0.00	0		0 0	0.0	0 0	) no	no notable change	no risk identified	0	4 limited potential	no	no	Risk negligable	not at risk	developm ent
																				no modelling.		YES- sequentai lly preferabl e site for developm
2	9 Charwoo	ods Nurseries, New Haw	housing	2.25	2.25	100	0.00	0		0 0	0.0	0 (	) no	no notable change		0	3 limited potential	no	no	negligable	not at risk	
3	0 CABI, Ba	akeham Lane, Egham	housing	1.63	1.63	100	0.00	0		0 0	0.0	0 (	) no	no notable change	Limited part of site at risk in the 1 in 1000 year extent			no	no	no modelling. Risk negligable	not at risk	
3	2 Coltscrot	oft, Rosemary Lane, Thorpe	housing, starter homes	1.74	0.93	53	0.82	47		0 0	0.0	0 (	) no	no notable change	There are two small areas on the northern side of the site which are shown to be at risk from surface water flooding.	6	potential for flooding to occur at 21 surface	yes-total catchment (zone 3)	majority yes	no modelling. Risk negligable	not at risk	
	Sandylar 6 Englefiel	nds Home Farm East, Blays Lane	, student housing	4.5	4.49	100	0.00				0.0			no notable change	Limited parts of site in central area at risk from flooding, mainly in the 1 in 100 and 1 in 1000 year					no modelling. Risk negligable		YES- sequentai Ily preferabl e site for developm
										0			) no		In the central portion of the site there is a sizable area that is shown to be at risk from surface water flooding, part of which would be in the 1 in 30	3	3 limited potential  potential for flooding to occur at		majority	no modelling. Risk	not at risk	ent
3	8 Thorpe F	Park Farm, Staines Road, Cherts	housing housing	1.46	0.36	24	0.00	0	1.1	0 75	0.0	0 0	) no	no notable change	There a a number of areas on the site that are shown to be at risk from surface water flooding. These are all close to the site boundaries and the largest area is located adjacent to the Ten Acre Lane frontage (north eastern site	6	21 surface  potential for flooding to occur at	yes-total	yes	negligable  no modelling. Risk	not at risk	
		Thorpe 1, Ten Acre Lane, Thorpe Thorpe 3, Ten Acre Lane, Thorpe	uses, retail.	12.76		100	0.00		0.0		0.0		) no	no notable change		6	21 surface 21 mixed	(zone 3)  yes-total catchment (zone 3)	of yes	negligable  no modelling. Risk negligable	not at risk	

															1 property in the KT15 1			1	4	
															postcode area and 4 in the			1	4 /	
	housing,												There are limited pockets		KT16 0 postcode area (each			1	1	
	elderly/stud												on the site that are shown		postcode area covers			1	no modelling.	
	ent housing,												to be at risk from surface		approximately half of the site's			1	Risk	
46 Ottershaw	B1, B2, B8	93.98	93.97	100	0.00	0	0.00	0	0.00	)	0 no	no notable change	water flooding	(	o area)	limited potential	no	no	negligable	not at risk
																		l i	4 /	
													A large area of the site					l i	4 /	
													(south eastern corner) is		4 in the KT16 9 postcode area				no modelling.	
													shown to be at risk from		and 2 in the KT15 2 postcode		yes-outer zone		Risk	
48 Hanworth Lane, Chertsey (Reserve Site)	housing	8.15	8.15	100	0.00	0	0.00	0	0.00	)	0 no	no notable change	surface water flooding		area		(zone 2)	no	negligable	not at risk
													Limited parts of the site							
													are shown to be at risk					1	1	
													from surface water					1	no modelling.	
													flooding in the 1 in 10000					1	Risk	
51 Byfleet Road, New Haw	housing	7.96	3.77	47	1.33	17	2.87	36	0.00	)	0 no	no notable change			1	limited potential	no	no		not at risk
Dyneet Road, New Haw	Housing	7.50	3.77	47	1.55	1,	2.07	30	0.00	,	O IIO	no notable change	year exterit	· ·	3	illitea potential	110	110	Hegilgable	HOC at H3K
																		1	no modelling.	
Dial House, Northcroft Road, Englefield																		1	Risk	
52 Green	housing										200	no notable change						200		not at risk
z dieen	Housing										110	no notable change					110	110	negligable	HOL at HSK
																			1	
	1 1				1						1	T. 4: 400								
1	1 1				1						1	The 1 in 100 year	There are limited areas of							
	1				1								the site that are at risk							
1	1 1				1							flood extent shows	from surface water							
	1				1								flooding. These are mainly							
	1 1				1						1	risk on the site, with	in the southern half of the							
	1				1									3 in the TW18 3 postcode	9 in the TW18 3 postcode area	potential for	yes-total		no modelling.	
	1				1								risk in the 1 in 1000 year	area and 6 in the TW20 8		flooding to occur at			Risk	
66 Land at 4 Aymer Close		6.74	0.00	0	0.08	1	3.44	51	3.22	Δ.	8 a dry island		extent.	postcode area	postcode area	surface	(zone 3)	Ves		not at risk
conduct 47 tymer close		0.7-	0.00		0.00		3.44		3.22		o a ary isiana	The 1 in 100 +	CACCITE.	postcode di cu	postcode area	Juniace	(LONE 3)		певивание	not at risk
												climate change layer						1	4 /	
													There are various areas			potential for	Large part of	1	1	
														S: 11 THEOREM	24: 11 7711222			1	1	
												the site at risk from	within the site that are at	6 in the TW20 8 postcode		flooding to occur at	site in total	1	no modelling.	
												flooding in such an	risk from surface water	area and 5 in the TW20 9		surface across the	catchment	1	Risk	
9 Land at Hurst Lane, Egham	housing	70.62	38.53	55	5.32	8	25.78	37	0.99	)	1 no	event.	flooding	postcode aera	postcode area	majority of the site	(zone 3)	Part of site	negligable	not at risk
																potential for		l i	4 /	
																groundwater			4	
																flooding of			4	
																property below			1	
													There is shown to be a risk			ground level in			1	
													of surface water flooding			northern part of			1	
													along the south eastern			site, and limited			4	
													boundary of the site. No			potential across the			no modelling.	
													risk is identified across the			remainder of the	site in outer		Risk	
0 Pyrcroft Road, Chertsey	housing	5.27	2.61	50	1.20	23	1.42	27	0.04	l .	1 no	no notable change	remainder of the site.	(	0 4	site	zone (zone 2)	no	negligable	not at risk
																			1	
													The majority of the site is						1	
	housing,												shown to be at risk in the 1						4	
	traveller												in 1000 year extent. There				yes-total		no modelling.	
Land at Addlestonemoor, Addlestone	accommoda												are some smaller areas				catchment		Risk	
2 (Travelers & showpeople site)	tion	0.23	0.23	100	0.00	0	0.00	0	0.00	)	0 no	no notable change	shown to be at higher risk.	1	n 2	limited notential	(zone 3)	no	negligable	not at risk
(								_				ge	and the second second				(20110-0)		ggeere	
1												1				potential for	yes-total		no modelling.	
1	1 1				1						1	1					catchment		Risk	
E Hagstors Form Stroudo Bood E	housing	10.80	5.75	53	0.77	-	2 44	32	0.87	,						curfoco		was		not at rich
6 Hogsters Farm, Stroude Road, Egham	housing	10.80	5./5	53	0.77	- '	3.41	32	0.87	+	0	-	-		-	Surrace	(zone 3)	yes	negligable	not at risk
					1						1	1								
	with				1						1	1								
	supporting				1		1				1									
	retail,				1						1	1								
	community											1	Several sizable areas on							
	and				1		1				1		the site are shown to be a						no modelling.	
DERA Site South, Longcross Road,	education				1						1	1	risk from surface water			mixed mainly			Risk	
9 Chertsey	facilities	83.32	83.31	100	0.00	n	0	n	0.00	0	0 no	no notable change	flooding		0	limited	no	no	negligable	not at risk
· ·				-			i			1			, , , , , , , , , , , , , , , , , , ,							
	1 1				1						1	1	A watercourse is shown to							
	1 1				1					1	1		run through the site and		1					
	1				1						1	1	the land immediately							
	1 1				1					1	1				1					
	1 1				1					1	1		adjacent to this		1					
	1				1		1				1		watercourse is shown ro							
	1				1		1				1		be at risk of surface water						no modelling.	
Land adjacent to Heather Drive / Shrubbs												1	flooding. Other areas at		postcode data not held for this				Risk	
0 Hill Lane	housing	9.50	9.50	100	0.00	0	0	0	0.00	)	0 no	no notable change	risk exist but are limited	this part of the Borough		mixed	no	no	negligable	not at risk
U mili Lane												Ŭ.	There is a band of land in							
o Hill Lane					1					1	1		the north of the site which		1					
o mii cane															i .					
JO PHILLIANE																				
O HIII Lane													is shown to be at risk from						no modellica	
													is shown to be at risk from surface water flooding,						no modelling.	
Land adjacent to Knowle Hill and 01 Wellington Avenue	housing	5.70	5.70	100	0.00				0.00		0 no	no notable change	is shown to be at risk from						no modelling. Risk	

												I									1
	housing, elderly/stud ent housing, B1, B2, B8, retail, leisure and												There are limited areas on the east and west of the site that are shown to be at risk from surface water flooding, the majority of which would be at risk in	5 in TW20 9 postcode area 6 in TW20 8 postcode area and 0 in the GU25 4	11 in TW20 9 postcode area, 21 in TW20 8 postcode area and 4 in the GU25 4 postcode	potential for flooding to occur at			no modelling. Risk		
103 Stroude Road, Egham	self build	4.05	2.65	65	1.01	25	0.38	9	0.00	0 r	10	no notable change	the 1 in 1000 year extent.	postcode area.	area.	surface	(zone 3)	yes	negligable	not at risk	
407 Marshall New Own Garage	hausiaa	0.22	0.22	100	0.00		0.00		0.00	0 г			A large part of the site is shown to be at risk from surface water flooding (both in the 1 in 100 year						no modelling. Risk		
107 Marshall Place Open Space	housing	0.22	0.22	100	0.00	U	0.00	U	0.00	01	10	no notable change	and I in 1000 year extents) Only very limited areas on		:	3	no	no	negligable	not at risk	
115 Land at 18 and 19 Riverside, Egham	housing	0.74	0.00	0	0.00	0	0.00	0	0.74	100 r	10	no notable change	the site are shown to be at risk from surface water flooding	t	5	3 mixed	no	No	no modelling. Risk negligable	not at risk	
Lyne Lodge, Bridge Lane, Virginia Water 118 (Land 'A')	housing	0.44	0.44	100	0.00		0.00	0	0.00	0 г		no notable change	No viick identified			limited potential		No	no modelling. Risk negligable	not at risk	
Lyne Lodge, Bridge Lane, Virginia Water								U						0 in the KT16 0 postcode area. 0 in the GU25 4	4 in the KT16 0 postcode area.		no no	NO	no modelling. Risk		
119 (Land 'B')	housing	0.47	0.47	100	0.00	0	0.00	0	0.00	0 r	10	no notable change	No risk identified There are large areas of	postcode area	4 in the GU25 4 postcode area	limited potential	no	No	negligable	not at risk	
Hythe Farm, 81/83 Hythefield Avenue, 120 Egham	housing	0.96	0.00	0	0.00	0	0.01	1	0.95	99 r	10	no notable change	the site which are shown to be at risk from surface water flooding.	6 in TW20 8 postcode area 3 in the TW18 3 postcode area.			yes-total catchment (zone 3)	Yes	no modelling. Risk negligable	not at risk	
121 Luddington Farm, Stroude Road, Egham	housing	5.89	3.00	51	0.35	6	2.53	43	0.00	0 г	10	no notable change	A large part of the site on its western side is shown to be at risk from surface water flooding, mainly in the 1 in 1000 year extent.	area that covers the majority of the site and 0 in the GU25 4 postcode	11 in the TW20 9 postcode area that covers the majority of the site and 4 in the GU25 4 postcode area.	potential for flooding to occur at surface	yes-total catchment (zone 3)	ves	no modelling. Risk negligable	not at risk	
	housing, elderly/stud ent housing,																		no modelling.		
122 79 Woodham Park Road, Addlestone	self build	0.42	0.42	100	0.00	0	0.00	0	0.00	0 r	10	no notable change	no risk identified	C	)	limited potential	no	no	negligable	not at risk	
123 CEMEX House, Coldharbour Lane, Thorpe	e housing	7.19	2.79	39	2.37	33	0.29	4	1.74	24 r	no	no notable change	There are some limited pockets on the site that are shown to be affected by surface water flooding. No risk is identified on the remainder of the site.	:	i 2:		yes-total catchment (zone 3)	part	no modelling. Risk negligable	not at risk	
Wey Manor Farm, Wey Manor, New Haw			0.05	70	0.50	_	4.07	45	0.00				limited parts of the site and shown to be at risk of surface water flooding in	е					no modelling. Risk		
129 Addlestone	housing	12.44					1.97	16	0.00	0 г	iu .		in 1 in 1000 year extent.  There are a number areas on the site that are shown to be at risk from surface water flooding. These areas are located in the north western corner and			3 limited potential	no	no .	negligable no modelling.	not at risk	
132 Ledger Drive, Addlestone	housing	0.40	0.40	100	0.00	0	0	0	0.00	0 r	10	no notable change	on the east of the site.	C	1	1 limited potential potential for	no yes-total	no	negligable no modelling.	not at risk	
141 160 - 162 High Street, Egham	housing	0.13	0.08	60	0.05	40	0	0	0.00	0 r	10	no notable change	no risk identified		j 11	flooding to occur at surface	catchment (zone 3)	yes	Risk negligable	not at risk	
																potential for	yes-total		no modelling.		YES- sequentai Ily preferabl e site for
Former Dairycrest Site, 30 High Street, 142 Addlestone	housing	0.11	0.11	100	0.00	0	0	0	0.00	0 r	10	no notable change	no risk identified		,	flooding to occur  below surface	catchment (zone 3)	no	Risk negligable	not at risk	developm
A44 Nuulestune	nousing	0.11	0.11	100	0.00	0	0	· ·	0.00		io	no notable change	There is a sizable area at	s 0 in the KT16 9 postcode area and 4 in the KT16 8	4 in the KT16 9 postcode area and 33 in the KT16 8 postcode		yes-outer zone	110	no modelling.	not at 115K	cit
143 Alwyn House, Windsor Street, Chertsey		0.34	0.34	100	0.00	0	0	0	0.00	0 r	10	no notable change	surface water flooding	postcode area	area		(zone 2)	no	negligable	not at risk	

	housing,											into the site, the majority							
	traveller											of the site is shown to be					no modelling.		
48 Land rear of 8 Stepgates, Chertsey	accommoda tion	0.07	0.00	0	0.00	0	0.01	14	0.06	96 3	no notable change	at risk from surface water	4	33 limited potential	yes-outer zone (zone 2)	1105	Risk negligable	not at risk	
46 Land Teal of 6 Stepgates, Chertsey	tion	0.07	0.00	0	0.00	U	0.01	14	0.00	80 :	no notable change	There is a very samll area	**	33 minteu potential	(zone z)	yes	negligable	HOL at HSK	
												at the north of the site							
												that is shown to be at risk							
												from surface water					no modelling.		
The Royal Standard Bed & Breakfast,						_	_			_		flooding in the 1 in 1000					Risk		
152 Stroude Road, Virginia Water	housing	0.56	0.56	100	0.00	0	0	0	0.00	0 no	no notable change	year extent.	0	4	no	no	negligable	not at risk	
																			YES-
												There is one notable area							sequen
												on the site which is shown							lly
												to be at risk of surface							prefera
Lord at Harrison Paristerina												water flooding in the 1 in					no modelling.		e site fo
Land at Howards Lane, Rowtown, 154 Addlestone	housing	3.45	3.45	100	0.00	0	0	0	0.00	0 no	no notable change	30 year extent. Although this area is limited in size.	0	1 limited potential		200	Risk negligable	not at risk	develop
134 Addiestone	Housing	3.43	3.43	100	0.00	U	U	U	0.00	0 110	no notable change	tills drea is illilited ill size.	0	1 illilited poteritial	110	110	negligable	HOL at HSK	ent
	housing,											Significant parts of site at					no modelling.		
	elderly/stud											risk from surface water					Risk		
156 Blays House, Blays Lane, Egham	ent housing	2.87	2.87	100	0.00	0	0	0	0.00	0 no	no notable change	flooding	5	3 limited potential	no	no	negligable	not at risk	
	hamaiaa																		
	housing, elderly/stud																		
	ent housing,											Areas of site at risk in the 1		potential for	yes-total		no modelling.		
	B1, B2, B8,											in 100 year and 1 in 1000			at catchment		Risk		
157 Egham Gateway 1	retail	0.80	0.01	1	0.79	99	0	0	0.00	0 no	no notable change		5	11 surface	(zone 3)	Yes	negligable	not at risk	
												There are only limited							
												parts of the site that are					no modelling.		
Land at Squires Garden Centre, Holloway												shown to be at risk from					Risk		
158 Hill, Chertsey	housing	14.82	14.82	100	0.00	0	0	0	0.00	0 no	no notable change	surface water flooding	0	4	no	No	negligable	not at risk	
											the 1 in 100 year flood extent +	There are limited pockets							
											climate change	on the site that are shown							
											shows that	to be at risk from surface							
											additional parts of	water flooding. The most		potential for			no modelling.		
											the site would be	notable area is in the		flooding to occur	at yes-outer zone		Risk		
161 Curfew Bell Farm, Chertsey	housing	17.62	0.00	0	1.92	11	10.25	58	5.45	31 no	impacted.	south western corner.	4	33 surface	(zone 2)	Yes	negligable	not at risk	
																			YES-
																			sequen
																			prefera
												limited part of the site is at					no modelling.		e site fo
												risk in the 1 in 1000 year					Risk		develop
162 Land at Ilex Close, Englefield Green	housing	0.07	0.07	100	0.00	0	0	0	0.00	0 no	no notable change	extent	5	3 limited potential	no	no	negligable	not at risk	
																	no modelling.		
		0.49	0.49	100	0.00				0.00								Risk		
164 Land at 507 Stroude Road, Virginia Water		0.49	0.49	100	0.00	U	0	U	0.00	0 no	no notable change	no risk identifed	U	4	no	no	negligable	not at risk	
	housing.																		
	elderly/stud																		
	ent housing,											Relatively large area of the		potential for	yes-total		no modelling.		
	B1, B2, B8,											site at risk in the 1 in 1000			at catchment		Risk		
165 Egham Library, Egham	retail	0.31	0.31	100	0.00	0	0	0	0.00	0 no	no notable change	year extent	5	11 surface	(zone 3)	Yes	negligable	not at risk	
												There is a small area on							
												the site which is shown to							
												be at risk of surface water		potential for	yes-total		no modelling.		
Land at Woodlands, Muckhatch Lane, 166 Thorpe	hi	0.00	0.00	100	0.00				0.00	0		flooding in the 1 in 1000	6		at catchment	majority	Risk		
IDDITUOLO	housing	0.83	0.83	100	0.00	0	0	0	0.00	0 no	no notable change	year extent.	ь	21 surface	(zone 3)	yes	negligable	not at risk	
															part of site in				
															total		no modelling.		
															catchment		Risk		
		4.40	1.18	100	0.00	0	0	0	0.00	0 no	no notable change	no risk identified	О	2 limited potential		no	negligable	not at risk	
167 Land at Woburn Hill, Addlestone	housing	1.18				1													
	housing	1.18				1	1												I
	housing, all	1.18							1										
	housing, all affordable	1.18																	
	housing, all affordable housing,	1.18																	
	housing, all affordable housing, traveller	1.18																	
	housing, all affordable housing,	1.18													yes-total		no modelling.		

										,												
16	9 Downside, Chertsey	housing	0.20	0.20	100	0.00	0	(	) (	0.	00	0 no		A large part of the access road which runs along the northern side of the site is shown to be at risk in the 1 in 1000 year extent.		33 in the KT16 8 postcode area, 4 in the KT16 9 postcode area		yes-outer zone (zone 2)	no	no modelling. Risk negligable	not at risk	
17	D The Old Police Station, Egham	housing and	0.14	0.00	0	0.02	17	0.12	2 83	3 0.	20	0 no	The 1 in 100 + climate change laye shows that additional parts of the site would be affected in such a climate change scenario.	only a very limited area of the site is shown to be at risk in the 1 in 1000 year extent		s 11		yes-total catchment (zone 3)	Yes	no modelling. Risk negligable	not at risk	
	Wheatsheaf Service Station, London							0.12	0.					very limited parts of the site are shown to be at risk from surface water				(zone s)	163	no modelling. Risk		
	Road, Virginia Water  Rodwell Farm Nursing Home, Rowtown,	elderly people's	0.69	0.69	100	0.00	0	· ·		0.		0 no	no notable change	A very limited part of the site at the northern edge is shown to be at risk in the 1 in 1000 year extent. No risk is identified across the			limited potential	no	no	negligable no modelling.		YES- sequentai Ily preferabl e site for developm
17	3 Addlestone	housing	3.40	3.40	100	0.00	0	(		0.	00	0 no	no notable change	remainder of the site  The western half of the site is at risk of surface water flooding to varying degrees. The eastern side of the site remains largely		5	limited potential potential for flooding to occur at	no	no	negligable no modelling. Risk	not at risk	ent
17	4 Land at Fairfields, Hurst Lane, Egham	housing	2.25	1.10	49	0.02	1	1.13	50	0.	00	0 no	no notable change			5 21		no	yes	negligable	not at risk	
19	Land to the north west of Almners Road, 9 Lyne	housing, all affordable housing, starter homes, B1, B2, B8, retail, custom and self build										no	no notable change	a substantial part of the site is shown to be at risk from surface water flooding		,	limited potential potential for	no		no modelling. Risk negligable	not at risk	
20	1. Chertsey Broad Location	housing, retail, food and drink, leisure, community uses	6.71	3.91	58	1.53	23	1.27	, <u>1</u> 5	) O.	00	a small part of the broad location is located in a dry 0 island.	the 1 in 100 year flood extent + climate change shows that additional parts of the broad location would be impacted, especially at the south.	There are pockets of land at risk from surface water flooding in the broad location. These are largely limited to the roads (in particular at Heriot Road, Gogmore Lane and Guildford Street).	0 in the KT16 9 postcode area and 4 in the KT16 8 postcode area	4 in the KT16 9 postcode area and 33 in the KT16 8 postcode area	flooding to occur at surface across a large part of the broad location. In the north eastern part of the broad location there is shown to be risk of groundwater flooding of	yes-outer zone (zone 2)	part	no modelling. Risk negligable	not at risk	
		housing, elderly/stud ent housing, B1, B2, B8, retail, leisure, custom and												There is a wide strip of land which runs centrally through the site which is shown to be at risk from surface water flooding. Some of this land is shown to be at risk in the 1 in 30						no modelling. Risk		
20	2 Pantiles, Almners Road, Lyne, Chertsey	self build	3.71	3.71	100	0.00	0	(	) (	0.	00	0 no	no notable change	year extent.		4	limited potential	no	No	negligable	not at risk	
20	3 Warren Yard, Lyne Lane, Chertsey	traveller accommoda tion	0.16	0.16	100	0.00	0	(	) (	0.	00	0 no	no notable change	No risk identified		)	limited potential	no	no	no modelling. Risk negligable	not at risk	
20	4 Bellbourne Nursery, Hurst Lane, Egham	housing, elderly/stud ent housing, B2, B8, self build	1.24	1.24	100	0.00	0	(		0.	00	0 no	no notable change				potential for flooding to occur at surface	yes-total catchment (zone 3)	ves	no modelling. Risk negligable	not at risk	

		-			,	,					1								
Crockford Bridge Farm, New Haw Road, 205 Addlestone	housing, elderly/stud ent housing, B1, B2, B8, retail, leisure, self build	19.70	11.23	57	5.53	28	0.92	5	2.02	10	no	no notable change		0	2 limited potential	no	no	no modelling. Risk negligable	not at risk
206 Try Hill Farm, Lyne Lane, Chertsey	housing	3.28	3.28	100	0.00	0	0.00	0	0.00	0	no	no notable change	There is a narrow strip of land along the northern site boundary which is shown to be at risk from surface water flooding, mostly in the 1 in 1000 wear extent	0	4 limited potential	no	no	no modelling. Risk negligable	not at risk
Land adjacent Ulverscroft, Bakeham Lane 208 [gham		0.35	0.35				0.00		0.00		no	no notable change	Only a very small area of site in north eastern corner at risk in the 1 in	5 1	The majority of the site is shown to have limited potential but south eastern corner has potential for groundwater flooding to occur at properties, below 1 ground level.		no	no modelling. Risk	not at risk
Primrose Cottage, Longcross Road, 210 (Chertsey	housing, lesiure (camp site), self build	1.90	1.90	100	0.00	0	0.00	0	0.00	0	no	no notable change	There is a large area in the centre of the site that is shown to be at risk form surface water flooding. Some of this area is shown to be at risk in the 1 in 30 year extent.	0	4 limited potential	no	no	no modelling. Risk negligable	not at risk
212 Home Farm, Stroude Road, Virginia Wate	housing,	7.28					0.00		0.00		по		There are a number of sizable areas within the site that are shown to be at risk from surface water flooding, mostly with the 1 in 1000 year extent. postcode area.	4 in the GU25 4 postcode area	whilst the southern part of the site is shown to have limited potential for groundwater flooding to occur, the northern part is shown to have areas where there is potential for		part	no modelling. Risk	not at risk
Land rear of 294 Stroude Road, Virginia 215 Water	housing and self build	0.32	0.15	46	0.17	54	0.00	0	0.00	0	no	no notable change	No risk identified	0	potential for flooding to occur at 4 surface	no	yes	no modelling. Risk	not at risk
Land at Abbey River and Burway Ditch, 216 Chertsey	housing, elderly/stud ent housing, leisure moorings housing,	1.87	0.00	0	0.10	6	0.10	S	1.66	89	no	no notable change	There are some limited areas of the site that are shown to be at risk from surface water flooding. These are mainly limited to land immediately adjacent to the watercourse which runs through the western side of the site.	4 3	potential for flooding to occur 3 below surface	yes-inner zone (zone 1)	yes	no modelling. Risk negligable	not at risk
218 Rusham Park, Whitehall Lane, Egham	student housing, B1 (R and D), B2, B8, Education	6.54	3.66	56	0.99	15	1.89	29	0.00	0	no	no notable change		5 1	potential for flooding to occur at 1 surface	in part-eastern part of site in total catchment (zone 3)	yes	no modelling. Risk negligable	not at risk

219	Villa Santa Maria, St Anns Hill, Chertsey	housing, elderly/stud ent housing, independen t school, hotel, self build	4.12	2.71	66	0.23	6	1.1:	7 28	0.00	c	no	no notable change	Parts of the site are shown to be at risk from surface water flooding. This is mainly limited to the south eastern corner of the site although other small areas are shown to also be at risk.			whilst the western part of the site is shown to have imitted potential for groundwater flooding to occur, the eastern part is shown to have potential for properties to flood 4 below ground level.		part	no modelling. Risk negligable	not at risk	
220	Norlands Lane Landfill Site, Norlands Lane, Thorpe, Egham	housing, elderly/stud ent housing, starter homes, leisure (parkland), community uses (GP surgery), self build	43.01	9.75	23	27.32	63	1.5:	1 4	4.4	10	no	no notable change				mixed	yes-total catchment (zone 3)	part	no modelling. Risk negligable	not at risk	
																				no modelling.		
	Longcross Barracks, Longcross Road, Chertsey	B1, B2, B8, leisure	3.95	3.95	100	0.00	0	0.00	0	0.00		no	no notable change				limited potential	no	no	Risk negligable	not at risk	
	Land adjacent to Accommodation Road, Longcross	housing	2.15	2.15	100	0.00		0.00		0.00		l no	no notable change	only limited areas of the site are shown to be at risk from surface water flooding, mainly in the 1 in 1000 extent	(	D	4 mixed	no	no	no modelling. Risk	not at risk	
	Land to the West of Accommodation													only limited areas of the site are shown to be at risk from surface water flooding, mainly in the 1 in						no modelling. Risk		
	Road, Longcross  Land adjacent to 62 Addlestone Moor, Addlestone	housing, elderly/stud ent housing, starter homes, B1, B2, B8, leisure, self build	0.68	0.68	100	0.00		0.00		0.00		no	no notable change	A large area on the western side of the site is shown to be at risk from surface water flooding, mainly in the 1 in 1000			4 mixed  2 limited potential	yes-total catchment (zone 3)	no	no modelling. Risk	not at risk	
	Land adjacent to Sandgates, Guildford Road, Chertsey	housing, elderly/stud ent housing, starter homes, B1, B2, B8, leisure, self build housing,	1.47	1.47	100	0.00		0.00		0.00		no		There are some limited pockets on the northern side of the site which are shown to be at risk in the 1 in 1000 extent. No risk is identified on the remainder of the site.	c	5	The majority of the site is shown to have limited potential. The exception is the northern corner where there is shown to be potential for properties to flood 4 below ground level.	yes-outer zone		no modelling. Risk	not at risk	
226	40 Crockford Park Road, Addlestone	elderly people's housing, starter homes, B1, B2, B8, leisure, self build	1.20	0.03	2	0.20	17	0.34	4 29	0.63	52	no	no notable change	A large area of the site is shown to be at risk of surface water flooding in the 1 in 1000 year extent		5	2 limited potential	no	no	no modelling. Risk negligable	not at risk	
227	Woburn Park Farm, Addleston Moor, Addlestone	housing, elderly/stud ent housing, starter homes, B1, B2, B8, retail, leisure, self build	8.40	6.62	79	0.65	8	0.2:	2 3	0.92	. 11	no	no notable change	There are some limited areas within the site that are shown to be at risk from surface water flooding, mainly in the 1 in 10000 year extent			2 mixed	yes-total catchment (zone 3)	part	no modelling. Risk negligable	not at risk	

228	Land at Penton Hook Marina, Staines Road, Chertsey	housing, elderly people's housing, retail, food and drink, leisure and self build	2.19	0.00	0	0.42	19	0.71	32	1.03	4:	part of site located in a dry islanc	no notable change	Theer are 2 very limited areas on the northern site which are shown to be at risk in the 1 in 1000 year extent.	4 in the KT16 8 postcode area, 3 in the TW18 3 postcode area	33 in the KT16 8 postcode area, 9 in the TW18 3 postcode area	potential for flooding to occur at surface	yes-outer zone (zone 2)	majority yes	no modelling. Risk negligable	not at risk	
229	Virginia Heights, Sandhills Lane, Vriginia Water	housing, student housing, B1, B2, B8	1.95	1.95	100	0.00	0	0.00	0	0.00		0 no	no notable change	There is one area in the site that is shown to be at risk from surface water flooding. Part of this area is shown to be at risk in the 1 in 30 year extent.			The majority of the site is shown to have limited potential. The exception is an area on the southern boundary where there is shown to be potential for properties to flood 4 below ground level.	no	no	no modelling. Risk negligable	not at risk	
22/	Grove Nursery, Spinney Hill, Addlestone	housing	1.57	1.57	100	0.00	0	0.00		0.00		0 no	no notable change				limited potential			no modelling. Risk negligable	not at risk	
	St Peters Hospital, Guildford Road,	nurse's housing, D1 uses,	31.65		93	0.40	0	1.91	U	0.00				There are a number of areas on the site that are shown to be at risk from surface water flooding in a range of different flood			Approximately 2 thirds of the site is shown to have limited potential. However a large part of the Bournewood 'campus' is shown to have potential for flooding to occur at properties	110	no	no modelling. Risk		
	S 6 Northcroft Road, Egham	housing, all affordable housing, elderly/stud ent housing, traveller action, starter homes, custom and self build	0.36	0.36	100	0.40	0	0.000	0	0.00		D no	no notable change	no risk of surface watre		5	4 below the surface.  3 limited potential	no	no	negligable  no modelling. Risk negligable		YES- sequentai lly preferabl e site for developm ent
23.	o worthern was, Egnan	traveller	0.30	0.30	100	0.00	o o	0.00		0.00	,	5 110	no notable thange	A very small area in the north eastern corner of the site is shown to be at risk			J illinited potential	110	iio	no modelling.	not at risk	ent
23	Eden Farm, Virginia Water	accommoda tion	0.33	0.33	100	0.00	0	0.00	0	0.00		0 no	no notable change	but this area is very limitd	(	0	4 limited potential	no	no	Risk negligable	not at risk	
23!	Willow Farm, Ottershaw	traveller accommo	0.45	0.45	100	0.00	0	0.00	0	0.00		) no	no notable change	no risk identified	(	0	4 limited potential	no	no	no modelling. Risk negligable		YES- sequentai lly preferabl e site for developm ent
231	Longcross Manor, Longcross Road, Chertsey	traveller accommo	0.86	0.86	100	0.00	0	0.00	0	0.00		D no	no notable change	No risk identified			4 limited potential	no	no	no modelling. Risk negligable	not at risk	
	Old Scout Site, Chertsey	traveller	1.93	0.32	16	1.18	61	0.41		0.02		1 no		There is a wide band of land on the eastern side of tehs iet that is shown to be at risk from surface water flooding. Some of this land is shown to be at risk in the 1 in 30 year extent.			4 limited potential	no	yes	no modelling. Risk negligable	not at risk	

238 Lynn's Park, Stonehill Road, Ottershaw	traveller	2.50	2.50	400	0.00		0.00		0.00									no modelling. Risk		
Jynn's Park, Stoneniii Koad, Uttersnaw	traveller	2.50	2.50	100	0.00	0	0.00	0	0.00	0	no	no notable change	no risk identined	U	limited potential	no	no	negligable  no modelling.	not at risk	YES- sequen Ily prefera e site fo
239 19 Woodham Lane, Addlestone	accommo	0.07	0.07	100	0.00	0	0	0	0.00	0	no	no notable change	no risk identified	0 3	limited potential	no	no	negligable	not at risk	ent
249 Prestige House, 23-26 High Street, Eghan	n housing housing, student	0.48	0.37	77	0.11	23	0	0	0.00	0	no	The 1 in 100 + climate change layer puts the northern and eastern parts of the site at risk from flooding.	relatively limited area of site in eastern corner at risk in the 1 in 1000 year extent	5 13	potential for flooding to occur at surface potential for	yes-total catchment (zone 3)	Yes	no modelling. Risk negligable no modelling.	not at risk	
253 Egham Gateway (2)	housing, B1, B2, B8	0.25	0.25	100	0.00	0		0	0.00	0	no	no notable change	no ricks identified	5 11	flooding to occur at	catchment (zone 3)	Voc	Risk negligable	not at risk	
254 Central Veterinary Laboratory	housing, B1, B2, B8, retail, self build	106.24					15.13	14	13.74		no		The area of land immediately adjacent to the Addlestone Bourne is shown to be at risk from surface water flooding as is a sizable area of the site on its eastern side adjacent to the M25	1 in the northern part of the site (north of watercourse), 3 0 in the southern part of the site		Part of main site in total catchment (zone 3)	no	no modelling. Risk	not at risk	
255 Chertsey Bittams	housing, elderly/stud ent accommoda tion, hotel, self build	26.42	25.81	98	0.36	1	0.24	11	0.00	n	no	no notable change	There are areas of the site that are shown to be at risk from surface water flooding, most notably on the eastern side of the RLP to the south of Green Lane (in parcel C) and to the north of Green Lane in parcel A.	0	limited potential	Part of RLP in total catchment (zone 3)	no	no modelling. Risk negligable	not at risk	
256 Thorpe Lea Road North	housing, traveller aaccommod ation	2.12					0.06	3	0.01		no	The 1 in 100 year + climate change layer shows that additional parts of the site could be at risk, on the eastern and western sides although these areas are limited in size.		6 23	potential for flooding to occur at	yes-total	great majority	no modelling. Risk	not at risk	
257 Thorpe Lea Road West	housing	6.98	6.91	99	0.07	1	0.00	0	0.00	0	no	The 1 in 100 year + climate change layer shows that an additional part of the site could be at risk, in the north western corner although this area is limited in size.	There are a number of areas within the site that are shown to be at risk from surface water flooding, mainly in the eastern side of the site, and mainly in the 1 in 1000 year extent.	6 21	potential for flooding to occur at surface	yes-total catchment (zone 3)	part	no modelling. Risk negligable	not at risk	
258 Virginia Water North	housing, willing to consider alternatives but care home must be retained	20.06	20.06	100	0.00	0	0.00	0	0.00	0	no	no notable change	Very limited areas of the site are shown to be at risk of surface water flooding. These areas are in the 1 in 1000 year extent.	0 4	limited potential	no	no	no modelling. Risk negligable	not at risk	
		_											limited areas in the site are shown to be at risk of				a small	no modelling. Risk		
259 Virginia Water West	housing	14.81	14.81	100	0.00	0	0.00	0	0.00	0	no	no notable change	surface water flooding	0 4	limited potential	no	area	negligable	not at risk	

_	T					-		1	-	-			1			1					
												The 1 in 100 + climate change laye puts the eastern half of the central	flooding. The easternmost site has a large area that	0 in the GU25 4 postcode	4 properties in the GU25 4 postcode area and 21	The majority of the sites are shown to have potential for flooding to occur at the surface. The exception is the western half of the westernword site which is shown to			no modelling.		
200			40.70	2.00	20	0.07		0.70		0.50		site at risk from	would be at risk in the 1 in		properties in the TW20 8	have limited			Risk		
		housing, elderly/stud ent housing, starter homes, B2, B8, retail, custom and self build	5.29	5.28	28	0.00	0	0.78	0	0.69	5 no 0 no	flooding.	Only one very limited area of the site is shown to be at risk from surface water flooding in the 1 in 1000 flood extent	the TW20 8 postcode area.		potential.		part	no modelling. Risk	not at risk	
262		site has not been promoted through SLAA	3.85	3.85	100	0.00	0	0	0	0.00	0 no	no notable change	Two areas of the site at the northern end at shown to be at risk in the 1 in 1000 year extent. This mainly affects the area that is in use as a SANGS	0		l limited potential	no	no	no modelling. Risk negligable	not at risk	
263	Ottershaw East	housing	13.02	13.01	100	0.00	0	0	0	0.00	0 100	no notable change	There is a sizable area in the northern part of the site that is shown to be at risk of surface water flooding in the 1 in 30 year extent. A strip of land on the western side of the site is shown to be at risk of flooding in the 1 in 1000 year extent.			l limited potential	no	no	no modelling. Risk	not at risk	
	Addlestone broad location	J	14.18	14.13	100	0.05				0.00		no notable change	There are areas of the town centre that are shown to be at risk from surface water flooding, most notably the Tesco carparking area, the majority of which is shown			the majority of the broad location is shown to have potential for groundwater flooding to occur at properties below ground level. The exception is the easternmost part of the broad location which is shown to have limited potential.			no modelling. Risk	not at risk	

**Deleted Sites** 

Land																					no 	
adjoining																					modelling.	
River								_							_						Risk	
7 Bourne,	44803.96		4.48	2198.657	38040.91	0.22	1586.353	5	3.80	2969.103	85	0.16	4	0.30	7				no	yes	negligable	not at risi
Thorpe																						
Lea																		potential				
Manor,																		for			no	
Thorpe																		flooding	yes-total		modelling.	
Lea Road,																		to occur	catchment		Risk	
25 Egham	10863.73		1.08	10762.68		1.08		100	0.00		0	0	0	0.00	0			at surface	(zone 3)	ves	negligable	not at ris'
Parklands,																					no	
Bittams																					modelling.	
Lane,																					Risk	
	40427.40		4.00	40222 47		4.02		100	0.00		0	0	0	0.00	0							
34 Chertsey	40427.48		4.03	40323.47		4.03		100	0.00		U	U	U	0.00	U				no	no	negligable	not at risi
Land																					no	
adjacent																					modelling.	
Trumpsgr																		limited			Risk	
55 een Road,	29375.11		2.93	29272.2		2.93		100	0.00		0	0.00	0	0.00	0			potential	no	no	negligable	not at ris
85																					no	
Woodham																					modelling.	
Park																		limited			Risk	
75 Road,	11824.7	housing	1.17	11723.54		1.17		100	0.00		0	0.00	0	0.00	0			potential	no	no	negligable	not at ris
,																					no	
232 Brox																					modelling.	
Road,																		limited			Risk	
	0402 200	h	0.04	0204 50		0.04		100	0.00		0	0	0	0.00	_							
77 Ottershaw	8492.399	nousing	0.84	8391.58		0.84		100	0.00		U	U	U	0.00	U			potential	no	no	negligable	not at risi
1-5																					no	
Manton																					modelling.	
Terrace &																					Risk	
92 153-155,	467.3352		0.04	367.3185		0.04		100	0.00		0	0	0	0.00	0					no	negligable	not at risl
																		potential				
Land at																		for			no	
Thorpe																		flooding	yes-total		modelling.	
Lea Road,																		to occur	catchment		Risk	
153 Egham	54047.23		5.39	53941.85		5.39		100	0.00		0	0	0	0.00	_			at surface	(zone 3)		negligable	not at ric
	34047.23		5.59	55941.65		5.39		100	0.00		U	U	U	0.00	U			at surface	(ZOHE 3)			HOL AL HS
Land at																					no	
Wellingto																					modelling.	
n Avenue,																					Risk	
163 Wentwort	2861.877		0.28	2761.621		0.28		100	0.00		0	0	0	0.00	0				no	no	negligable	not at ris
Queen																						
Elizabeth																						
House,																						4
Torin																					no	4
Court,		elderly																			modelling.	
Englefield		people's																limited			Risk	4
176 Green	2475 275	housing	0.24	3374.958		0.34		100	0.00		0	0.00	0	0.00	0			potential	no	200	negligable	not at ric
170 Green	34/3.2/5	nousing	0.54	3374.938		0.54		100	0.00		U	0.00	U	0.00	U	-		potential	110	no	negilgable	HOL ALTIS
																						4
Royal																						
Holloway																						4
University																						4
of London		university																				4
campus,		campus,																			no	4
Egham		including																			modelling.	4
Hill,		student																			Risk	4
	E40542.7		E4.05	E21051.2	2202.002	F2 20	24150.04	05	0.22			2.42		0.00	_							not -+ · ·
177 Egham	549542.7	nousing	54.95	521951.2	3293.993	52.20	24150.04	95	0.33		1	2.42	4	0.00	0				no	no	negligable	Inot at risi

St Augustine' s Care Home, Simplema rsh Road,																		yes-total		no modelling.	
Addleston e (1)	12061 77		1 20	12760.51		1.28		100	0.00		0	0.00	0	0.00	0		limited	catchment (zone 3)		Risk	not at risk
Apple Tree Farm, Trumps Green Road, Virginia Water	12861.77 17824.65	resi (not travellers) , other uses considere d	1.28			1.28		100	0.00		0	0.00	0	0.00	0		potential  limited potential	no	no	no modelling. Risk	not at risk
Merlewoo d, Hollow Lane, Virginia Water	107359.5	resi (mainly care home), commerci al as alternativ e to care home		107248.8		10.72		100	0.00		0	0.00	0	0.00	0			no	no	no modelling. Risk	
Brox Road Nurseries, Brox Road, Chertsey	166187.6	market, SANG	16.61	166071.1		16.61		100	0.00		0	0.00	0	0.00	0		limited potential	no	no	no modelling. Risk negligable	not at risk
Holme Farm, Woodham Park Road, Addleston	57742.14		5.77	13289.52	15439.67	1.33	6050.8	23	1.54	22936.25	27	0.61	10	2.29	40		limited potential		no	no modelling. Risk negligable	not at risk
North Field, Rowtown	47129.54	resi	4.70	47024.86		4.70		100	0.00		0	0.00	0	0.00	0		limited potential	no	no	no modelling. Risk negligable	not at risk
Land adjacent to Wheelers Green, Bittams Lane, Chertsey	15729.84	resi (market, student, older, self build)	1.56	15628.3		1.56		100	0.00		0	0.00	0	0.00	0			no	no	no modelling. Risk negligable	not at risk

# **Sites Ordered**

	Α	R		D	F	F	G	Н			K		М	N	0	р	Q	R	S	т	U	V
1	۵	3118	site being promoted for	rotal area (ha)	Area covered by Flood Zone 1 '	% of site covered by Flood	Area covered by Flood Zone 2 (ha)	% of site covered by Flood	Area covered by Flood Zone ·	% of site covered by Flood	Area covered by Flood Zone 3 3b (ha)	% of site covered by Flood Zone 3b	: Sry island?	: Impact of climate change on fluvial flood risk	er flooding	no. of properties affected by internal sewerage flooding at least once in last 10 years (by postcode area	no. of properties affected by external sewerage flooding at least once in last 10 years (by postcode area)		GS)	orotection zone?  At risk from flooding from	rom canals and ficial sources	idal flooding
2	122	79 Woodham Park Road, Addlestone	housing, elderly/student housing, self build	0.42	0.42	100	0.00	0	0.00	0	0.00		no	no notable change	no risk identified	0	3	limited potential	no	no	no modelling. Risk negligible	not at risk
3	29	Charwoods Nurseries, New Haw	housing	2.25	2.25	100	0.00	0	0	0	0.00	0	no	no notable change	no risk identified	0	3	limited potential	no	no	no modelling. Risk negligible	not at risk
4	14	Brox End Nursery, Brox Lane (reserve site)	housing	1.3	1.30	100	0.00	0	0	0	0.00	0	no	no notable change	no risk identified	0	4	limited potential	no	no	no modelling. Risk negligible	not at risk
5	132	Ledger Drive, Addlestone	housing	0.4	0.40	100	0.00	0	0	0	0.00	0	no	no notable change	There are a number areas on the site that are shown to be at risk from surface water flooding. These areas are located in the north western corner and on the east of the site.	0	1	limited potential	no	no	no modelling. Risk negligible	not at risk
6	233	6 Northcroft Road, Egham	housing, all affordable housing, elderly/student housing, traveller accommodation, starter homes, custom and self build	0.36	0.36	100	0.00	0	0.00	0	0.00		no	no notable change	no risk of surface water flooding identified on site	5	3	limited potential	no	no	no modelling. Risk negligible	not at risk
7	235	Willow Farm, Ottershaw	traveller accommodation	0.45	0.45	100	0.00	0	0.00	0	0.00	0	no	no notable change	no risk identified	0	4	limited potential	no	no	no modelling. Risk negligible	not at risk
8	236	Longcross Manor, Longcross Road, Chertsey Lynn's Park,	traveller accommodation	0.86	0.86	100	0.00	0	0.00	0	0.00	0	no	no notable change	No risk identified	0	4	limited potential	no	no	no modelling. Risk negligible	not at risk
9	238	Stonehill Road, Ottershaw	traveller accommodation	2.50	2.50	100	0.00	0	0.00	0	0.00	0	no	no notable change	no risk identified	0	4	limited potential	no	no	no modelling. Risk negligible	not at risk
10	154	Land at Howards Lane, Rowtown, Addlestone	housing	3.45	3.45	100	0.00	0	0.00	0	0.00	0	no	no notable change	There is one notable area on the site which is shown to be at risk of surface water flooding in the 1 in 30 year extent. Although this area is limited in size.	0	1	limited potential	no	no	no modelling. Risk negligible	not at risk
11	173	Rodwell Farm Nursing Home, Rowtown, Addlestone	elderly people's housing	3.40	3.40	100	0.00	0	0	0	0.00	0	no	no notable change	A very limited part of the site at the northern edge is shown to be at risk in the 1 in 1000 year extent. No risk is identified across the remainder of the site	0	1	limited potential	no	no	no modelling. Risk negligible	not at risk
12	107	Marshall Place Open Space	housing	0.22	0.22	100	0.00	0	0.00	0	0.00	0	no	no notable change	A large part of the site is shown to be at risk from surface water flooding (both in the 1 in 100 year and I in 1000 year extents)	0	3	limited potential	no	no	no modelling. Risk negligible	not at risk

Controlled   Con		Α	В	С	D	E	F	G	Н	I	J	K	L	М	N	0	Р	Q	R	S	T	U	٧
Project Control   Project Co	$\sqcap$																						
10   10   10   10   10   10   10   10	ll																					and the state of t	
The Color	13	119		housing	0.44	0.44	100	0.00	0	0.00	0	0.00	0	no	no notable change	No risk identified		1	limited potential	no	No		not at risk
Company   Comp	13	110	(Calla A)		0.44	0.44	100	0.00	U	0.00	U	0.00	U		Notable change	Tisk identified		<del></del>	itea potentiai			ak negligible	ot at lisk
Part   Control	ll		Great Grove																				
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The control of the	l i																						
The state of the state   The state of the state   The state of the s	14	28	Chertsey	housing	4.37	4.37	100	0.00	0	0	0	0.00	0	no	no notable change	no risk identified	-	4	limited potential	no	no	Risk negligible	not at risk
March   Marc	ll																						
10   10   11   12   13   13   10   10   10   10   10   10	ll		Land at Woburn																			no modelling.	
Married species and section of the control of the	15	167		housing	1.18	1.18	100	0.00	0	0	0	0.00	0	no	no notable change	no risk identified		2	limited potential	3)	no		not at risk
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Married species and section of the control of the	ll																						
Married species and section of the control of the	li																				a small area hut		
Professional Pro	li															limited areas in the site							
2 20 Winet Control Plant   1,425   1,20   2,00   0   0   0   0   0   0   0   0   0	li																						
Land at Grant La	ΙÌ																						
This is provided   This is a consistent of the control of the co	16	259	West	housing	14.81	14.81	100	0.00	0	0	0	0.00	0	no	no notable change	flooding	(	0 4	limited potential	no	residual risk.	Risk negligible	not at risk
This is provided   This is a consistent of the control of the co																							
This is provided   This is a consistent of the control of the co	l l																						
Leaf at Confer Farm Country (Confer Farm Country Count	li																	1 property in the					
Land of Greek Grown Farm Closher Far Paul.  1	i																	KT15 1 postcode					
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Lund at Great Gover Favor Compression Comp	li																						
Grow Farm, Column Fark, Markey Markey, St. 10, 100 100 100 100 100 100 100 100 100	۱۱		Land at Great																				
Contract Parks, description of the contract of	l i			housing												· ·		· I					
4 of Ortenham   Noung, 18, 12, 18   93.00   93.97   100   0.00   0   0.00   0   0.00   0   0.00   0	l i																					no modelling.	
a narrow strip of land along the rear (porthern) Grove Nursery, Spermory NIII, 236 Authoritions  Land adjuscent to French Bill and French Bill	17	46			93.98	93.97	100	0.00	0	0.00	0	0.00	0	no	no notable change		(		limited potential	no	no		not at risk
down Nursery, Spinney HII, S 250 Addressore housing 1.57 1.57 500 0.00 0 0.00 0 0.00 0 0 0 0 0 0 0 0	$\sqcap$																						
down Nursery, Spinney HII, S 250 Addressore housing 1.57 1.57 500 0.00 0 0.00 0 0.00 0 0 0 0 0 0 0 0																							
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Land adjacent to Knowle Hill and Hullington 3 101, Avenue housing 5.70 5.70 100 0.00 0 0 0 0 0 0 0 0 no notable change in 1000 year extent.  Warnay Yard, Lyne Lane, 200 Chertsey accommodation 0.16 0.16 100 0.00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	18	230	Addlestone	housing	1.57	1.57	100	0.00	0	0.00	0	0.00	0	no	no notable change	ditch/watercourse	(	0 1	limited potential	no	no	Risk negligible	not at risk
Land adjacent to Knowle Hill and Hullington 3 101, Avenue housing 5.70 5.70 100 0.00 0 0 0 0 0 0 0 0 no notable change in 1000 year extent.  Warnay Yard, Lyne Lane, 200 Chertsey accommodation 0.16 0.16 100 0.00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																							
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Land adjacent to Knowle Hill and Wellington housing 5.70 5.70 100 0.00 0 0 0 0.00 0 no no notable change in 1000 year extent.  Warren Yard, Lyne Lane, accommodation 0.16 0.16 100 0.00 0 0 0 0.00 0 no no notable change in 1000 year extent.  A small area on the western side of the site are shown to be at risk from surface water flooding, mainly in the 1 no no Risk negligible not at risk.  Land at Combelands 1.7 1.70 100 0.00 0 0 0 0.00 0 no no notable change extent 0 1 limited potential no no Risk negligible not at risk.  Land at 32 Burcott Gardens, Burcott Gardens, Burcott Gardens, Burcott Gardens, Longross Baaracks, Longross Baaracks, Longross Baaracks, Longross Road, 1 modelling, no modelling	l																						
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yne Lane, traveller accommodation 0.16 0.16 1.00 0.00 0 0 0 0 0.00 0 no no notable change No risk identified 0 4 limited potential no no Risk negligible not at risk and at a commodation on no Risk negligible not at risk are shown to be at risk in the 1 in 1000 year extent. These areas are on the stee are shown to be at risk from surface water are shown to be at risk from surface water are shown to be at risk from surface water are shown to be at risk from surface water are shown to be at risk from surface water are shown to be at risk from surface water are shown to be at risk from surface water are shown to be at risk from surface water are shown to be at risk from surface water are shown to be at risk from surface water are only limited areas of the site areas only limited areas of the site there are only limited areas of the site there are only limited areas of the site that are shown to be at risk from surface water are only limited areas of the site that are shown to be at risk from surface water are only limited areas of the site that are shown to be at risk from surface water areas are only limited areas of the site that are shown to be at risk from surface water are shown to be at risk from surface water are only limited areas of the site that are shown to be at risk from surface water are shown to be at risk from surface water are only limited areas of the site that are shown to be at risk from surface water are only limited areas of the site that are shown to be at risk from surface water are shown to be at risk from surface water are only limited areas on the site that are shown to be at risk from surface water are only limited areas on the western side of the site that are shown to be at risk from surface water are only limited areas on the site shall be a surface.	19	101		housing	5.70	5.70	100	0.00	0	0	0	0.00	0	no	no notable change	ın 1000 year extent.	-	4	limited potential	no	no	Risk negligible	not at risk
20 203 Chertsey accommodation 0.16 0.16 100 0.00 0 0 0 0 0 0.00 0 no no notable change No risk identified 0 4 limited potential no no Risk negligible not at risk a small area on the western side of the site is shown to be at risk in the 1 in 1000 year 0 1 limited potential no no Risk negligible not at risk in the 1 in 1000 year 0 1 limited potential no no Risk negligible not at risk in the 1 in 1000 year 0 1 limited potential no no Risk negligible not at risk in the 1 in 1000 year 0 1 limited potential no no Risk negligible not at risk in the 1 in 1000 year 0 1 limited potential no no Risk negligible not at risk in the 1 in 1000 year 0 1 limited potential no no Risk negligible not at risk in the 1 in 1000 year 0 1 limited potential no no Risk negligible not at risk in the 1 in 1000 year of the site are shown to be at risk from surface water flooding in the 1 in 1000 year extent. These areas are on the eastern side of the site area on the western side of the site of the site areas area on the satern side of the site areas area on the site areas area on the site is shown to be at risk from side of the site				traveller																		no modelling	
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Land at Coombelands 1 17 Lane, Addlestone housing 1 1,7 1,70 1,00 0,00 0,00 0,00 0,00 0,00	٣				2.20	5.20					Ů	2.20	Ů										
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Land at 32 Burcott Gardens, 2 11 Addlestone housing 1.07 1.07 100 0.00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	,			h t											and the state of				Production to the state of the				
are shown to be at risk from surface water flooding in the 1 in 1000 year extent. These areas are on the eastern side 2 limited potential no no Risk negligible not at risk tongcross Road, longcross Road,	21	17	Lane, Addlestone	housing	1.7	1.70	100	0.00	0	0	0	0.00	0	no	no notable change	extent	(	1	limited potential	no	no	Risk negligible	not at risk
are shown to be at risk from surface water flooding in the 1 in 1000 year extent. These areas are on the eastern side 2 limited potential no no Risk negligible not at risk tongcross Road, longcross Road,																Limited parts of the cite							
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Addlestone housing 1.07 1.07 100 0.00 0 0 0 0 0 0 0 no notable change of the site 0 2 limited potential no no Risk negligible not at risk  Longcross Barracks, Longcross Road,																							
Longcross Barracks, Longcross Road, Longcross																							
Barracks, Longcross Road, shown to be at risk from no modelling.	22	11	Addlestone	housing	1.07	1.07	100	0.00	0	0	0	0.00	0	no	no notable change	of the site	(	0 2	limited potential	no	no	Risk negligible	not at risk
Barracks, Longcross Road, shown to be at risk from no modelling.			Longcross													there are only limited							
Longcross Road, shown to be at risk from no modelling.	l																						
3 221 Chertsey B1, B2, B8, leisure 3.95 3.95 100 0.00 0 0.00 0 0.00 0 no notable change surface water flooding 0 4 limited potential no no Risk neeliaible not at risk	l																					no modelling.	
The state of the s	23	221		B1, B2, B8, leisure	3.95	3.95	100	0.00	0	0.00	0	0.00	0	no	no notable change		(	) 4	limited potential	no	no	Risk negligible	not at risk

	Α	В	С	D	Е	F	G	Н	- 1	J	K	L	М	N	0	Р	Q	R	S	Т	U	V
24	172	Wheatsheaf Service Station, London Road, Virginia Water	housing	0.69	0.69	100	0.00	0	0	0	0.00	0	) no	no notable change	very limited parts of the site are shown to be at risk from surface water flooding	0		4 limited potential	no	no	no modelling. Risk negligible	not at risk
25		Try Hill Farm, Lyne Lane, Chertsey	housing	3.28		100	0.00	0	0.00	0	0.00		) no	no notable change	There is a narrow strip of land along the northern site boundary which is shown to be at risk from surface water flooding, mostly in the 1 in 1000 year extent	0		4 limited potential	no	no	no modelling. Risk negligible	not at risk
26		Virginia Water North	housing, willing to consider alternatives but care home must be retained	20.06			0.00	0	0.00		0.00		) no	no notable change	Very limited areas of the site are shown to be at risk of surface water flooding. These areas are in the 1 in 1000 year extent.	0		4 limited potential	no	no	no modelling. Risk negligible	not at risk
27	261	Virginia Water South	housing, elderly/student housing, starter homes, B2, B8, retail, custom and self build	5.29	5.28	100	0.00	0	0	0	0.00	0	) no	no notable change	Only one very limited area of the site is shown to be at risk from surface water flooding in the 1 in 1000 flood extent	0		4 limited potential	no	no	no modelling. Risk negligible	not at risk
28	262	Ottershaw West	site has not been promoted through SLAA	3.85	3.85	100	0.00	0	0	0	0.00	0	) no	no notable change	Two areas of the site at the northern end at shown to be at risk in the 1 in 1000 year extent. This mainly affects the area that is in use as a SANGS	0		a limited potential	no	no	no modelling. Risk negligible	not at risk
29	162	Land at Ilex Close, Englefield Green	housing	0.07	0.07	100	0.00	0	0	0	0.00	0	) no	no notable change	limited part of the site is at risk in the 1 in 1000 year extent	5	:	3 limited potential	no	no	no modelling. Risk negligible	not at risk
30		Sandylands Home Farm East, Blays Lane, Englefield Green	student housing	4.5	4.49	100	0.00	0	0	0	0.00	0	) no	no notable change	Limited parts of site in central area at risk from flooding, mainly in the 1 in 100 and 1 in 1000 year extents)	5		3 limited potential	no	no	no modelling. Risk negligible	not at risk
31		CABI, Bakeham Lane, Egham	housing	1.63	1.63	100	0.00	0	0	0	0.00		) no	no notable change	Limited part of site at risk in the 1 in 1000 year extent	5	1:	1 limited potential	no	no	no modelling. Risk negligible	not at risk
32		Primrose Cottage, Longcross Road, Chertsey	housing, leisure (camp site), self build	1.90	1.90	100	0.00	0	0.00	0	0.00	0	) no	no notable change	There is a large area in the centre of the site that is shown to be at risk form surface water flooding. Some of this area is shown to be at risk in the 1 in 30 year extent.	0		4 limited potential	no	no	no modelling. Risk negligible	not at risk
															There is a sizable area in the northern part of the site that is shown to be at risk of surface water flooding in the 1 in 30 year extent. A strip of land on the western side of the site is shown to							
33	263	Ottershaw East	housing	13.02	13.01	100	0.00	0	0	0	0.00	0	) no	no notable change	be at risk of flooding in the 1 in 1000 year extent	0		limited potential	no	no	no modelling. Risk negligible	not at risk

	А	В	С	D	E	F	G	Н	I	J	K	L	М	N	0	P	Q	R	S	T	U	V
34	202	Pantiles, Almners Road, Lyne, Chertsey	housing, elderly/student housing, B1, B2, B8, retail, leisure, custom and self build	3.71	3.71	100	0.00	0	0	0	0.00	0	no	no notable change	There is a wide strip of land which runs centrally through the site which is shown to be at risk from surface water flooding. Some of this land is shown to be at risk in the 1 in 30 year extent.	0	4	limited potential	no	No	no modelling. Risk negligible	not at risk
35	22	Land South of St David's Drive & Roberts Way, situated between London Road & Bakeham Lane	housing, elderly/student housing	14.49	14.49	100	0.00	0	0	0	0.00	0	no	no notable change	South western corner in particular at a higher risk of surface water flooding (in the 1 in 30 extent) but large parts of site unaffected	5 in the TW20 9 postcode area. 5 in the TW20 0 postcode area.	11 in the TW20 9 postcode area. 3 in the TW20 0 postcode area.	mixed. Part of the site has limited potential, part of the site has potential for groundwater flooring to occur below the ground level of properties and part of the site has potential for groundwater flooding to occur at the surface.	no	no	no modelling. Risk negligible	not at risk
36		Hanworth Lane, Chertsey (Reserve Site)	housing	8.15	8.15	100	0.00	0	0.00	0	0.00	0	no	no notable change	A large area of the site (south eastern corner) is shown to be at risk from surface water flooding	0	4 in the KT16 9 postcode area and 2 in the KT15 2 postcode area	limited potential	yes-outer zone (zone 2)	no	no modelling. Risk negligible	not at risk
377	24	Land at Prairie Road, Hatch Close & Hatch Farm, Addlestone	housing, elderly/student housing, leisure, community, self build.	9.08	9.08	100	0.00	0	0		0.00	.0	no	no notable change	The easternmost part of the site to the east of the railway line is shown to be at the highest risk of flooding (a large area is in the 1 in 30 year extent). In the remainder of the site which is located to the west of the railway line only limited areas are shown to be at risk, and this would mainly be in the 1 in 1000 year extent.			limited potential	yes-total catchment (zone 3)	no	no modelling. Risk negligible	not at risk
38		Land adjacent to Almners Farm House, Almners Road, Lyne, Chertsey	housing, all affordable housing, traveller accommodation, B1, B2, B8	0.05	0.05	100	0.00	0	0	0	0.00	0	no.	no notable change	No risk identified			limited potential	yes-total catchment (zone	no	no modelling. Risk negligible	not at risk
39		Bourne Car Park, Virginia Water	elderly people's	0.39	0.39			0	0	0	0.00	0	no	no notable change	A sizable area of the site is shown to be at risk of surface water flooding in the 1 in 1000 flood extent.	0	4	limited potential	по	part of site but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
40	52	Dial House, Northcroft Road, Englefield Green	housing	1.8	1.80	100	0.00	0	0.00	0	0.00	0	no	no notable change	No risk identified	5	3	limited potential	no	no	no modelling. Risk negligible	not at risk
41	62	Land at Addlestonemoor, Addlestone (Travellers & showpeople site)	housing, traveller accommodation	0.23	0.23	100	0.00	0	0.00	0	0.00	0	no	no notable change	The majority of the site is shown to be at risk in the 1 in 1000 year extent. There are some smaller areas shown to be at higher risk.	0	2	limited potential	yes-total catchment (zone 3)	no	no modelling. Risk negligible	not at risk

	Α	В	С	D	E	F	G	Н	I	J	K	L	М	N	0	Р	Q	R	S	Т	U	V
42	99	DERA Site South, Longcross Road, Chertsey	housing with supporting retail, community and education facilities	83.32	83.31	100	0.00	0	0	0	0.00	0	no	no notable change	Several sizable areas on the site are shown to be a risk from surface water flooding	0	4	Great majority of the site has limited potential.	no	no	no modelling. Risk negligible	not at risk
43	100	Land adjacent to Heather Drive / Shrubbs Hill Lane	housing	9.50	9.50	100	0.00	0	0	0	0.00	0	no	no notable change	A watercourse is shown to run through the site and the land immediately adjacent to this watercourse is shown to be at risk of surface water flooding. Other areas at risk exist but are limited	postcode data not held for this part of the Borough	postcode data not held for this part of the Borough.	A large part of the site has limited potential. Although other areas shown to either have potential for flooding of property below ground level, or at the surface.	no	no	no modelling. Risk negligible	not at risk
44	119	Lyne Lodge, Bridge Lane, Virginia Water (Land 'B')	housing	0.47	0.47	100	0.00	0	0.00	0	0.00	0	no	no notable change	No risk identified		4 in the KT16 0 postcode area. 4 in the GU25 4 postcode area	limited potential	no	No	no modelling. Risk negligible	not at risk
45	158	Land at Squires Garden Centre, Holloway Hill, Chertsey	housing	14.82	14.82	100	0.00	0	0	0	0.00	0	no	no notable change	There are only limited parts of the site that are shown to be at risk from surface water flooding.	0	4	The majority of the site has limited potential for groundwater flooding to occur. Part of the site at the north has the potential for groundwater flooding to occur at a property below ground level.	по	No	no modelling. Risk negligible	not at risk
Ť	130	Former Dairycrest Site, 30 High	nousing	14.02	14.02	100	0.00	Ü	Ü	Ü	0.00	Ü	110	no notable change	Surface water flooding	Ü		below ground level.	ves-total	NO	NISK HEGIIGIDIE	HOC de FISK
46		Street, Addlestone	housing	0.11	0.11	100	0.00	0	0	0	0.00	0	no	no notable change	no risk identified	0	1	potential for flooding to occur below surface	catchment (zone 3)	no	no modelling. Risk negligible	not at risk
47	143	Alwyn House, Windsor Street, Chertsey		0.34	0.34	100	0.00	0	0	0	0.00	0	no	no notable change	There is a sizable area at the south of the site that is shown to be at risk from surface water flooding		4 in the KT16 9 postcode area and 33 in the KT16 8 postcode area	the majority of the site has the potential for ground water flooding to occur at the surface	yes-outer zone (zone 2)	no	no modelling. Risk negligible	not at risk
		The Royal Standard Bed & Breakfast, Stroude Road,													There is a very small area at the north of the site that is shown to be at risk from surface water flooding in the 1			the majority of the site has the potential for ground water flooding to			no modelling.	
48		Virginia Water  Blays House, Blays Lane, Egham	housing, elderly/student housing	0.56 2.87	2.87	100	0.00	0	0	0	0.00	0	no	no notable change	in 1000 year extent.  Significant parts of site at risk from surface water flooding	0	4	occur at the surface	no	no	no modelling.	not at risk
50		Land at 507 Stroude Road, Virginia Water	housing	0.49	0.49	100	0.00	0	0	0	0.00	0	no	no notable change	no risk identified	3	-	approximately half the site has potential for groundwater flooding to occur at the surface, the other half has the potential for groundwater flooding to occur below ground level at a property.	00	no	no modelling.	not at risk
51		Egham Library,	housing, elderly/student housing, B1, B2, B8, retail	0.49	0.49	100	0.00	0	0	0	0.00	0	no	no notable change	Relatively large area of the site at risk in the 1 in 1000 year extent	5	11	potential for flooding to	yes-total catchment (zone	Yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
52		Land at Woodlands, Muckhatch Lane, Thorpe	retail	0.83	0.83	100	0.00	0	0	0	0.00	0	no	no notable change	There is a small area on the site which is shown to be at risk of surface water flooding in the 1 in 1000 year extent.	5	21	potential for flooding to	yes-total catchment (zone	majority yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling.	not at risk

$\Box$	Α	В	С	D	E	F	G	Н	ı	J	K	L	М	N	0	Р	Q	R	S	Т	U	V
53	169	Downside, Chertsey	housing	0.20	0.20	100	0.00	0	0	0	0.00	0	no	no notable change	A large part of the access road which runs along the northern side of the site is shown to be at risk in the 1 in 1000 year extent.	4 in the KT16 8 postcode area, 0 in the KT16 9 postcode area	33 in the KT16 8 postcode area, 4 in the KT16 9 postcode area	just over half of the site is shown to have potential for groundwater flooding to occur at a property below surface level. The remainder has limited potential.	yes-outer zone (zone 2)	no	no modelling. Risk negligible	not at risk
54	222	Land adjacent to Accommodation Road, Longcross	housing	2.15	2.15	100	0.00	0	0.00	0	0.00	0	no	no notable change	only limited areas of the site are shown to be at risk from surface water flooding, mainly in the 1 in 1000 extent	C		mixed-all three categories of potential I shown	no	no	no modelling. Risk negligible	not at risk
55	223	Land to the West of Accommodation Road, Longcross	housing	6.31	6.31	100	0.00	0	0.00	0	0.00	0	no	no notable change	only limited areas of the site are shown to be at risk from surface water flooding, mainly in the 1 in 1000 extent			mixed-all three categories of potential I shown	no	no	no modelling. Risk negligible	not at risk
56	234	Eden Farm, Virginia Water	traveller accommodation	0.33	0.33	100	0.00	0	0.00	0	0.00	0	no	no notable change	A very small area in the north eastern corner of the site is shown to be at risk but this area is very limited in size.	t.		limited potential	no	no	no modelling. Risk negligible	not at risk
57	230	19 Woodham Lane, Addlestone	traveller accommodation	0.07	0.07	100	0.00	0	0	0	0.00	0	no	no notable change	no risk identified			B limited potential	200	no	no modelling. Risk negligible	not at risk
5.0		Land adjacent to 62 Addlestone Moor, Addlestone	housing, elderly/student housing, starter homes, B1, B2, B8,	0.68	0.68	100	0.00	0	0.00	0	0.00	0	no	no notable change	A large area on the western side of the site is shown to be at risk from surface water flooding, mainly in the 1 in 1000 extent.			2 limited potential	yes-total catchment (zone		no modelling. Risk negligible	not at risk
59		Land adjacent Ulverscroft, Bakeham Lane, Egham	housing, self build	0.08		100	0.00	0	0.00	0	0.00	0	no	no notable change	Only a very small area of site in north eastern corner at risk in the 1 in 1000 year extent		11	The majority of the site is shown to have limited potential but south eastern corner has potential for groundwater flooding to occur at properties, below ground level.	no	no	no modelling.	not at risk
60		Addlestone broad location	- ang san suniv	14.18		100	0.05	0	.00		0.00		no	no notable change	There are areas of the town centre that are shown to be at risk from surface water flooding, most notably the Tesco car parking area, the majority of which is shown to be at risk.			the majority of the broad location is shown to have potential for groundwater flooding to occur at properties below ground level. The exception is the eastermost part of the broad location which is shown to have limited opential.	00	no	no modelling.	not at risk
61		Virginia Heights, Sandhills Lane, Virginia Water	housing, student housing, B1, B2, B8	1.95		100	0.00	0	0.00	0	0.00	0	no	no notable change	There is one area in the site that is shown to be at risk from surface water flooding. Part of this area is shown to be at risk in the 1 in 30 year extent.	(	4	The majority of the site is shown to have limited potential. The exception is an area on the southern boundary where there is shown to be potential for properties to flood below ground level.	no	no	no modelling.	not at risk

	Α	В	С	D	Е	F	G	Н	I	J	K	L	М	N	0	Р	Q	R	S	T	U	٧
62		Land adjacent to Sandgates, Guildford Road, Chertsey	housing, elderly/student housing, starter homes, B1, B2, B8, leisure, self build	1.47	1.47	100	0.00	0	0.00	0	0.00	0	no	no notable change	There are some limited pockets on the northern side of the site which are shown to be at risk in the 1 in 1000 extent. No risk is identified on the remainder of the site.		4	The majority of the site is shown to have limited potential. The exception is the northern corner where there is shown to be potential for properties to flood below ground level.	yes-outer zone (zone 2)	no	no modelling. Risk negligible	not at risk
63		Land at Stroude Road, Virginia Water	housing	7.3	7.30	100	0.00	0	0	0	0.00	0	no	no notable change	There are sizeable areas across the site that are shown to be at risk from surface water flooding, mainly in the 1 in 1000 year extent.		4	potential for flooding to occur at surface	no	no	no modelling. Risk negligible	not at risk
64		Bellbourne Nursery, Hurst Lane, Egham	housing, elderly/student housing, B2, B8, self build	1.24	1.24	100	0.00	0	0	0	0.00	0	no	no notable change	no risk identified	6 in TW20 8 postcode area and 5 in the TW20 9 postcode area.	21 in the TW20 8 postcode area and 11 in the TW20 9 postcode area	potential for flooding to occur at surface	yes-total catchment (zone 3)	yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
65		CEMEX Thorpe 1, Ten Acre Lane, Thorpe	housing, B1 uses, retail.	12.76	12.76	100	0.00	0	0.00	0	0.00	0	no	no notable change	There are a number of areas on the site that are shown to be at risk from surface water flooding. These are all close to the site boundaries and the largest area is located adjacent to the Ten Acre Lane frontage (north eastern site boundary).	6	21	potential for flooding to occur at surface	yes-total catchment (zone 3)	large part of yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
66	253	Egham Gateway (2)	housing, student housing, B1, B2, B8	0.25	0.25	100	0.00	0	0	0	0.00	0	no	no notable change	no risks identified	5	11		yes-total catchment (zone 3)	Yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
67			housing, elderly/student housing, leisure uses, community uses	10.97	9.25	84	1.41	13	0.14	1	0.17	2	no	no notable change	There are a number of limited areas adjacent to the northern boundary of the site which are shown to be at risk from surface water flooding, mostly in the 1 in 1000 year extent.	6	21	The majority of the site has the potential to flood property below the ground surface.	yes-total catchment (zone 3)	small area at edges but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
68	257	Thorpe Lea Road West	housing	6.98	6.91	99	0.07	1	0.00	0	0.00	0	no	The 1 in 100 year + climate change layer shows that an additional part of the site could be at risk, in the north western corner although this area is limited in size.	There are a number of areas within the site that are shown to be at risk from surface water flooding, mainly in the eastern side of the site, and mainly in the 1 in 1000 year extent.		21	potential for flooding to occur at surface	yes-total catchment (zone 3)	part of the site but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk

	А	В	С	D	E	F	G	Н	I	J	K	L	М	N	0	Р	Q	R	S	T	U	V
69	25	5 Chertsey Bittams	housing, elderly/student accommodation, hotel, self build	26.42	25.81	98	0.36	1	0.24	1	0.00	0	no	no notable change	There are areas of the site that are shown to be at risk from surface water flooding, most notably on the eastern side of the RLP to the south of Green Lane (in parcel C) and to the north of Green Lane in parcel A.	0	4	limited potential	Part of RLP in total catchment (zone 3)	no	no modelling. Risk negligible	not at risk
70	25	Thorpe Lea Road 6 North	housing, traveller accommodation	2.12	2.00	94	0.05	2	0.06	3	0.01	1		The 1 in 100 year + climate change layer shows that additional parts of the site could be at risk, on the eastern and western sides although these areas are limited in size.	No risk identified	6	5 21	potential for flooding to occur at surface	yes-total catchment (zone 3)	great majority of site but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
74	22	St Peters Hospital, Guildford Road, 1 Chertsey	, nurse's housing, D1	31.65	29.33	93	0.40		1.01		0.00			no notable change	There are a number of areas on the site that are shown to be at risk from surface water flooding in a range of different flood extents.			Approximately 2 thirds of the site is shown to have limited potential. However a large part of the Bournewood 'campus' is shown to have potential for flooding to occur at properties below the surface.			no modelling. Risk negligible	not at risk
73		CEMEX Thorpe 3, Ten Acre Lane, 4 Thorpe	housing	12.38	12.15	98	0.40	1	0.00	0	0.00	0	no	no notable change	There are numerous areas across the site that are shown to be at risk from surface water flooding. The majority of the areas shown to be at risk are in the 1 in 1000 year extent.	F	4	The majority of the site has the potential for groundwater flooding to occur at the surface.	yes-total catchment (zone	small part only but SFRA concludes that reservoir flooding is a residual risk.	no modelling.	not at risk
73	12	Wey Manor Farm, Wey Manor, New	,	12.44	9.85	79	0.62	5	1.97	16	0.00	0	no	no notable change	limited parts of the site are shown to be at risk of surface water flooding in in 1 in 1000 year extent.	0	3	limited potential	no	no	no modelling.	not at risk
74		Stroude Road, 3 Egham	housing, elderly/student housing, B1, B2, B8, retail, leisure and self build	4.05	2.65	65	1.01	25	0.38	9	0.00	0	no	no notable change	There are limited areas on the east and west of the site that are shown to be at risk from surface water flooding, the majority of which would be at risk in the 1 in 1000 year extent.	5 in TW20 9 postcode area, 6 in TW20 8 postcode area and 0 in the GU25 4 postcode area.	11 in TW20 9 postcode area, 21 in TW20 8 postcode area and 4 in the GU25 4 postcode area.	potential for flooding to occur at surface	yes-total catchment (zone 3)	yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
75	14	160 - 162 High 1 Street, Egham	housing	0.13	0.08	60	0.05	40	0	0	0.00	0	no	no notable change	no risk identified	5	11	potential for flooding to occur at surface	yes-total catchment (zone 3)	yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
76	i 20	Chertsey Broad 11 Location	housing, retail, food and drink, leisure, community uses	6.71	3.91	58	1.53	23	1.27	19	0.00	0	part of the broad location is located in a dry	the 1 in 100 year flood extent + climate change shows that additional parts of the broad location would be impacted, especially at the south.	There are pockets of land at risk from surface water flooding in the broad location. These are largely limited to the roads (in particular at Heriot Road, Gogmore Lane and Guildford Street).		4 in the KT16 9 postcode area and 33 in the KT16 8 postcode area	potential for flooding to occur at surface across a large part of the broad location. In the north eastern part of the broad location there is shown to be risk of groundwater flooding of property below ground level.	yes-outer zone (zone 2)	part of site but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk

	А	В	С	D	Е	F	G	Н	ı	J	K	L	М	N	0	Р	Q	R	S	Т	U	V
77	205	Crockford Bridge Farm, New Haw Road, Addlestone	housing, elderly/student housing, B1, B2, B8, retail, leisure, self build	19.70	11.23	57	5.53	28	0.92	5	2.02	10	no	no notable change	Parts of the site are shown to be at risk from surface water flooding. This is mainly limited to the north western boundary of the site although other small areas are shown to also be at risk	(	2	limited potential	no	no	no modelling. Risk negligible	not at risk
78	251	Land north of Dashwood Lang Road, and south of River Bourne	B1	1.95	0.00	0	1.90	97	0.06	3	0.00	0	no	no notable change	There are some limited areas within the site that are shown to be at risk from surface water flooding	(	2	limited potential	no	part of site but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
79	212	Home Farm, Stroude Road, Virginia Water	housing, elderly/student housing	7.28	6.66	91	0.62	8	0.00	0	0.00	0	no	no notable change	There are a number of sizable areas within the site that are shown to be at risk from surface water flooding, mostly with in the 1 in 1000 year extent.	0 in the GU25 4 postcode area and 6 in the TW20 8 postcode area.	4 in the GU25 4 postcode area and 21 in the TW20 8 postcode area.	whilst the southern part of the site is shown to have limited potential for groundwater flooding to occur, the northern part is shown to have areas where there is potential for properties to flood below ground level and at the surface.	no	part of site but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
80	19	Oak Tree Nursery, Stroude Road, Virginia Water	housing	4.21	3.69	88	0.51	12	0.00	0	0.00	0	no	no notable change	There are a number of areas on the site that are shown to be at risk from surface water flooding. This is mainly in the 1 in 1000 year flood extent but at the southern end of the site there is also an area at risk of flooding in the 1 in 30 year extent.			potential for flooding to	no	yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
81	4	Barrsbrook & Barrsbrook Cattery, Guildford Road, Chertsey		1.2		82	0.22		0	0	0		no	no notable change	the northernmost part of the site is shown to be at risk from surface water flooding	(	4	Approximately 2/3 of the site is shown to have potential for groundwater flooding of property below ground level. In the remainder, limited potential is	yes-outer zone (zone 2)	no	no modelling. Risk negligible	not at risk
82	249	Prestige House, 23-26 High Street, Egham	housing	0.48	0.37	77	0.11	23	0	0	0.00	0	no	The 1 in 100 + climate change layer puts the northern and eastern parts of the site at risk from flooding.	relatively limited area of site in eastern corner at risk in the 1 in 1000 year extent		11	potential for flooding to occur at surface	yes-total catchment (zone 3)	Yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
83	32	Coltscroft, Rosemary Lane, Thorpe	housing, starter homes	1.74	0.93	53	0.82	47	0	0	0.00	0	no	no notable change	There are two small areas on the northern side of the site which are shown to be at risk from surface water flooding.		; 21	potential for flooding to Loccur at surface	yes-total catchment (zone 3)	majority yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk

	А	В	С	D	E	F	G	Н	I	J	K	L	М	N	0	Р	Q	R	S	Т	U	V
84	215	Land rear of 294 Stroude Road, Virginia Water	housing and self build	0.32	0.15	46	0.17	54	0.00	0	0.00	0	no	no notable change	No risk identified	C	)	potential for flooding to occur at surface	no	yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
85	157	Egham Gateway 1	housing, elderly/student housing, B1, B2, B8, retail	0.80	0.01	1	0.79	99	0	0	0.00	0	no	no notable change	Areas of site at risk in the 1 in 100 year and 1 in 1000 year extents	5	s 1:	potential for flooding to occur at surface	yes-total catchment (zone 3)	Yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
86	227	Woburn Park Farm, Addlestone Moor, Addlestone	housing, elderly/student housing, starter homes, B1, B2, B8, retail, leisure, self build	8.40	6.62	79	0.65	8	0.22	n	0.92	11	no	no notable change	There are some limited areas within the site that are shown to be at risk from surface water flooding, mainly in the 1 in 10000 year extent			The majority of the site has limited potential. The rear most part of the site (north eastern boundary) has potential for groundwater flooding of property below ground level.	yes-total catchment (zone	part	no modelling. Risk negligible	not at risk
87		Hogsters Farm, Stroude Road, Egham	housing	10.80	5.75	53	0.77	7	3.41	37	0.87		no		A strip of land on the eastern side of the site which is approx. 40 metres in width would be at risk from surface water flooding in the 1 in 1000 year. Three other areas of the site are also shown to be at risk, mainly in the 1 in 1000 year extent	5 in the TW20 9 postcode area and 6 in the TW20 8 postcode area	11 in the TW20 9 postcode area and 21 in the TW20 8 postcode area.	potential for flooding to occur at surface	yes-total catchment (zone	ves	no modelling. Risk negligible	not at risk
88	260	Sandhills and Lyne Lane	housing	13.72	3.88	28	8.37	61	0.78	6	0.69	5	no	The 1 in 100 + climate change layer puts the eastern half of the central site at risk from flooding.	Across the three sites that make up this wider SLAA site there are a number of areas that are shown to be at risk	postcode area and 6 properties in	4 properties in the GU25 4 postcode area and 21 properties in the TW20 8 postcode area.	The majority of the sites are shown to have potential for flooding to occur at the surface. The exception is the western half of the westernmost site which is shown to have limited potential.		part	no modelling. Risk negligible	not at risk
89		Norlands Lane Landfill Site, Norlands Lane, Thorpe, Egham	housing, elderly/student housing, starter homes, leisure (parkland), community uses (GP surgery), self build	43.01	9.75	23	27.32	63	1.51	4	4.43	10	no	no notable change	There are some limited areas within the site that are shown to be at risk from surface water flooding, some of which would be at risk in the 1 in 30 extent although these areas are very limited.	:	21 in the TW20 8 postcode area and 9 in the TW18 3 postcode area	All three categories of potential identified on the site.	yes-total catchment (zone 3)	part	no modelling. Risk negligible	not at risk
90	60	Pyrcroft Road, Chertsey	housing	5.27	2.61	50	1.20	23	1.42	27	0.04	1	no	no notable change	There is shown to be a risk of surface water flooding along the south eastern boundary of the site. No risk is identified across the remainder of the site.		)	potential for groundwater flooding of property below ground level in northern part of site, and limited potential across the remainder of the site	yes-majority of site in outer zone (zone 2)	no	no modelling. Risk negligible	not at risk

	A	В	С	D	E	F	G	Н	ı	J	K	L	М	N	0	Р	Q	R	S	Т	U	٧
91	219	Villa Santa Maria, St Ann's Hill, Chertsey	housing, elderly/student housing, independent school, hotel, self build	4.12	2.71	66	0.23	6	1.17	28	0.00	0	no	no notable change	Parts of the site are shown to be at risk from surface water flooding. This is mainly limited to the south eastern corner of the site although other small areas are shown to also be at risk.		4	whilst the western part of the site is shown to have limited potential for groundwater flooding to occur, the eastern part is shown to have potential for properties to flood below ground level.	parts of site in zones 2 and 3	part of site but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
92	254	Central Veterinary Laboratory	housing, B1, B2, B8, retail, self build	106.24	63.28	60	14.08	13	15.13	14	13.74	13	no	no notable change	The area of land immediately adjacent to the Addlestone Bourne is shown to be at risk from surface water flooding as is a sizable area of the site on its eastern side adjacent to the M25		1 in the northern part of the site (north of watercourse), 3 in the southern part of the site	limited potential	Part of main site in total catchment (zone 3)	no	no modelling. Risk negligible	not at risk
93		Rusham Park, Whitehall Lane, Egham	housing, student housing, B1 (R and D), B2, B8, Education	6.54	3.66	56		15	1.89	29	0.00	0	no	no notable change	The are small areas on the site that are shown to be at risk from surface water flooding, mainly in the 1 in 1000 extent	5	11	potential for flooding to	in part-eastern part of site in total catchment (zone 3)	yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
94	59	Land at Hurst Lane, Egham	housing	70.62	38.53	55	5.32	8	25.78	37	0.99	1	no	The 1 in 100 + climate change layer puts eastern parts of the site at risk from flooding in such an event.	There are various areas within the site that are at risk from surface water flooding	6 in the TW20 8 postcode area and 5 in the TW20 9 postcode area	21 in the TW20 8 postcode area and 11 in the TW20 9 postcode area		Large part of site in total catchment (zone 3)	Part of site	no modelling. Risk negligible	not at risk
95	123	CEMEX House, Coldharbour Lane, Thorpe	housing	7.19	2.79	39	2.37	33	0.29	4	1.74	24	no	no notable change	There are some limited pockets on the site that are shown to be affected by surface water flooding. No risk is identified on the remainder of the site.	6	21	potential for flooding to occur at surface	yes-total catchment (zone 3)	part	no modelling. Risk negligible	not at risk
96		Luddington Farm, Stroude Road, Egham	housing	5.89	3.00	51	0.35	6	2.53	43	0.00	0	no	no notable change	A large part of the site on its western side is shown to be at risk from surface water flooding, mainly in the 1 in 1000 year extent.	5 in the TW20 9 postcode area that covers the majority of the site and 0 in the GU25 4 postcode area	11 in the TW20 9 postcode area that covers the majority of the site and 4 in the GU25 4 postcode area.	potential for flooding to occur at surface	yes-total catchment (zone 3)	yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
97		Land at Fairfields, Hurst Lane, Egham	housing	2.25		49	0.02	1	1.13	50	0.00	0	no	no notable change	The western half of the site is at risk of surface water flooding to varying degrees. The eastern side of the site remains largely unaffected.	6	21	potential for flooding to occur at surface	no	yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
98	237	Old Scout Site, Chertsey	traveller accommodation	1.93	0.32	16	1,18	61	0.41	21	0.02	1	no	no notable change	There is a wide band of land on the eastern side of the site that is shown to be at risk from surface water flooding. Some of this land is shown to be at risk in the 1 in 30 year extent.	0	4	limited potential	no	yes	no modelling. Risk negligible	not at risk

	Α	В	С	D	Е	F	G	Н	I	J	K	L	М	N	0	Р	Q	R	S	Т	U	٧
99	38	Thorpe Park Farm, Staines Road, Chertsey	housing	1.46	0.36	24	0.00	0	1.10	75	0.00	0	no	no notable change	In the central portion of the site there is a sizable area that is shown to be at risk from surface water flooding, part of which would be in the 1 in 30 year extent.	6	21	potential for flooding to occur at surface	yes-total catchment (zone 3)	majority yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
100	170	The Old Police Station, Egham	housing and B1	0.14	0.00	0	0.02	17	0.12	83	0.00	0	no	The 1 in 100 + climate change layer shows that additional parts of the site would be affected in such a climate change scenario.	only a very limited area of the site is shown to	5	11	potential for flooding to occur at surface	yes-total catchment (zone 3)	Yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
101	2	Woodcock Hall Farm, Green Road, Thorpe	housing, B1, B2, B8	0.35	0.00	0	0.00	0	0.27	77	0.08	23	no	no notable change	Only a very narrow strip of land at the rear of the site is shown be at risk from surface water flooding. The remainder of the site is shown to not be at risk.		21	potential for flooding to occur at surface	yes-total catchment (zone 3)	part of site but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
102	161	Curfew Bell Farm, Chertsey	housing	17.62	0.00	0	1.92	11	10.25	58	5.45	31	no	the 1 in 100 year flood extent + climate change shows that additional parts of the site would be impacted.	There are limited pockets on the site that are shown to be at risk from surface water flooding. The most notable area is in the south western corner.	4	33	potential for flooding to occur at surface	yes-outer zone (zone 2)	Yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
103	199	land to the north west of Almners Road, Lyne	housing including elderly persons, affordable, starter homes and custom/self build. B1, B2, B8 and retail uses	3.5	0.9	26	0	0	1.33	38	1.32	38	no	no notable change	Significant parts of the site are shown to be at risk from surface water flooding	0	4	limited potential	no	no	no modelling. Risk negligible	not at risk
104	56	Land at 4 Aymer Close		6.74	0	0	0.08	1	3.44	51	3.22	48	part of site located in a dry island	The 1 in 100 year plus climate change flood extent shows changes to the flood risk on the site, with a slight reduction in the area in the 1 in 100 extent.	There are limited areas of the site that are at risk from surface water flooding. These are mainly in the southern half of the site ad would mainly be at risk in the 1 in 1000 year extent.		9 in the TW18 3 postcode area and 21 in the TW20 8 postcode area	potential for flooding to occur at surface	yes-total catchment (zone 3)	Yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
105	228	Land at Penton Hook Marina, Staines Road, Chertsey	housing, elderly people's housing, retail, food and drink, leisure and self build	2.19	0.00	0	0.42	19	0.71	32	1.07	49	part of site located in a dry island	no notable change	There are 2 very limited areas on the northern site which are shown to be at risk in the 1 in 1000 year extent.	4 in the KT16 8 postcode area, 3 in the TW18 3 postcode area	33 in the KT16 8 postcode area, 9 in the TW18 3 postcode area	potential for flooding to occur at surface	yes-outer zone (zone 2)	majority yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
106	226		housing, elderly people's housing, starter homes, B1, B2, B8, leisure, self build	1.20	0.03	2	0.20	17	0.34	29	0.63	52	no	no notable change	A large area of the site is shown to be at risk of surface water flooding in the 1 in 1000 year extent	0	2	limited potential	no	no	no modelling. Risk negligible	not at risk
107	148	Land rear of 8 Stepgates, Chertsey	housing, traveller accommodation	0.07	0.00	0	0.00	0	0.01	14	0.06	86	partial	no notable change	Beyond the access road into the site, the majority of the site is shown to be at risk from surface water flooding.	4	33	limited potential	yes-outer zone (zone 2)	yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk

	Α	В	С	D	Е	F	G	Н	I	J	K	L	М	N	0	P	Q	R	S	T	U	V
101		Land at Abbey River and Burway	housing, elderly/student housing, leisure moorings	1.87	0.00	0	0.10	6	0.10		1.66	29	no	no notable change	There are some limited areas of the site that are shown to be at risk from surface water flooding. These are mainly limited to land immediately adjacent to the watercourse which runs through the western side of the site.		33	potential for flooding to occur below surface	yes-inner zone (zone 1)		no modelling. Risk negligible	not at risk
109		Hythe Farm, 81/83 Hythefield	housing	0.96	0.00	0	0.00	0	0.01	1	0.95			no notable change	There are large areas of the site which are shown to be at risk from		21 in TW20 8 postcode area, 9 in the TW18 3		yes-total	Yes but SFRA concludes that reservoir flooding is a	no modelling.	not at risk
110	115	Land at 18 and 19 Riverside, Egham		0.74	0.00	0	0.00	0	0.00	0	0.74	100	no	no notable change	Only very limited areas on the site are shown to be at risk from surface water flooding	5	3	The majority of the site has potential for flooding to occur at the surface.	no		no modelling. Risk negligible	not at risk
113 113	Please note	e that figures may n	ot add in all cases due to	o rounding.																		

# **Housing Trajectory**

**Runnymede Housing Trajectory** applicable) no. of properties affected by internal sewerage i at least once in last 10 years (by postcode area) ties affected by external sewe in last 10 years (by postcode a ≝ Flood Zone 3b (ha) lood Zone 1 (ha) rea covered by Flood Zone 2 (ha) covered by Flood Zone 2 rea covered by no. of propert at least once i Dry island? of site Years 1-5 majority yes but SFRA There are two small areas concludes on the northern side of the that site which are shown to be yes-total reservoir catchment (zone flooding is a no modelling. no notable at risk from surface water tential for flooding to 32 Coltscroft, Rosemary Lane n/a 1.74 0.93 flooding residual risk. Risk negligible not at risk There are a number of large areas on the site that RU.13/0770 are shown to be at risk Land at Aviator Park, (outline consent) from surface water Station Road, and RU.14/1913 flooding. The largest (reserved matters) affected area is in the no notable north eastern part of the no modelling. 0.00 100 0.00 0.00 3.35 limited potential Risk negligible not at risk Brunel University site, some risk of surface water Coopers Hill Lane no notable flooding on limited parts no modelling. RU.11/0207 27.13 27.13 0.00 0.00 100 0.00 of site change 3 mixed Risk negligible not at risk 52 Dial House, Northcroft RU.14/1875 (just awaiting signing of Road legal agreement but resolution to grant). no notable no modelling. Scheme for 8 units 1.8 100 0.00 0.00 0.00 change No risk identified Risk negligible not at risk 3 limited potential There are areas on the site that are shown to be at risk of surface water 53 Former Civic Offices flooding, most notably on and Police Station the eastern side of the site to the south west of the Addlestone Community majority of site Centre which is shown to in total no notable be at risk in the 1 in 100 potential for flooding to catchment (zone no modelling. RU.14/0435 188 2.53 2.53 100 0.00 0.00 0.00 change and 1 in 30 year extents 2 occur below surface Risk negligible not at risk A large part of the site is shown to be at risk from 107 Land at Marshall Place surface water flooding (both in the 1 in 100 year no modelling. no notable 0.22 and I in 1000 year extents)

3 limited potential

														1							
														Only a very limited area of							
Fernland	ds Open Space													the site is shown to be at							
112 & 22 Ferr	ds Open Space Indale Avenue													risk in the 1 in 1000 year							
														extent at the entrance into					no modelling.		
		RU.12/0904	12	0.7	4 0.74	100	0.00	0	0.00	0 0	.00	0 no	change	the site	0	4 limited potential	no	no	Risk negligible	not at risk	
														A large part of the site is							
113 100-106	Church Road													shown to be at risk in the 1			yes-total				
110 100 100	Ondron Hodd												no notable	in 1000 year extent (rear			catchment (zone	e	no modelling.		
		RU.14/1456	7	0.1	6 0.16	100	0.00	0	0.00	0 0	.00	0 no	change	half of the site)	0	1 limited potential	3)	no	Risk negligible	not at risk	
122 79 & 79a Park Roa	a Woodham												no notable						no modelling		
Faik Noa		n/a	5	0.4	2 0.42	100	0.00	0	0.00	0 0	.00	0 no	no notable change	no risk identified	0	3 limited potential	no	no	no modelling. Risk negligible	not at risk	
		11/4		0.1	0.12	100	0.00		0.00		.00	0110	Change	no risk identified	0	3 mineca potentiai		110	THISK TIEBRIDIE	HOC GC HISK	
Land on t	the North Side													A large area of the site is							
(Tamche	ester)													shown to be at risk in the 1			yes-outer zone		no modelling.		
(**************************************		RU.13/0023	57	1.2	9 1.29	100	0.00	0	0	0 0	.00	0 no	change	in 1000 year extent	0	4 limited potential	(zone 2)	no	Risk negligible	not at risk	
																	yes-total				
141 160-162	High Street												no notable			potential for flooding to	catchment (zone	e	no modelling.		
		RU.15/1382	10	0.1	3 0.08	60	0.05	40	0	0 0	.00	0 no		no risk identified	5	11 occur at surface	3)	yes	Risk negligible	not at risk	
														There is one notable area							
154 Land at H	Howards Lane													on the site which is shown to be at risk of surface							
134 Land at 1	i iowaius Laile													water flooding in the 1 in							
													no notable	30 year extent. Although					no modelling.		
		n/a	6	3.4	5 3.45	100	0.00	0	0.00	0 0	.00	0 no	change	this area is limited in size.	0	1 limited potential	no	no	Risk negligible	not at risk	
157 Egham G	Gateway (1)												no notable			potential for flooding to	yes-total catchment (zone		no modelling.		
		n/a	60 to 150	0.2	5 0.25	100	0.00	0	0	0 0	.00	0 no		no risks identified	5	11 occur at surface	3)	Yes	Risk negligible	not at risk	
		, -																			
162 Land at II	llex Close													limited part of the site is at							
		DU 46/0004	_	0.0	7 0 07	400	0.00							risk in the 1 in 1000 year	_ ا	2 Particular and a start			no modelling.		
		RU.16/0001	5	0.0	7 0.07	100	0.00	0	U	0 0	.00	0 no	change	extent	5	3 limited potential	no	no	Risk negligible	not at risk	
																	north eastern				
167 Land at, \	Woburn Hill																part of site in				
													no notable				total catchment		no modelling.		
		n/a	8	1.1	8 1.18	100	0.00	0	0	0 0	.00	0 no	change	no risk identified	0	2 limited potential	(zone 3)	no	Risk negligible	not at risk	
													The 1 in 100 +								
													climate change								
													layer shows								
170 The Old I	Police Station												that additional								
													parts of the site								whilst there are acknowledged
													would be affected in	only a very limited area of							to be sequentially better sites than this, the site is included in
														the site is shown to be at			yes-total				the 5 year supply as it already
													change	risk in the 1 in 1000 year		potential for flooding to	catchment (zone	e	no modelling.		benefits from a planning consent
		RU.15/1800	13	0.1	4 0.00	0	0.02	17	0.12	83 C	.00	0 no	scenario.	extent	5	11 occur at surface	3)	Yes		not at risk	for its redevelopment.
Dod.uell I	Form Nursing													A very limited part of the							
173 Home, R	Farm Nursing Rowtown													site at the northern edge is							
1.51110, 10														shown to be at risk in the 1 in 1000 year extent. No							
													no notable	risk is identified across the					no modelling.		
		RU.13/0847	14	3.4	0 3.40	100	0.00	0	0	0 0	.00	0 no		remainder of the site	0	1 limited potential	no	no	Risk negligible	not at risk	
178 10-22 Hig	igh Street,												no note bla	A limited part of the site is		notantial for flooding	yes-total		no me dellin		
Addlesto		RU.15/0301	13	0.1	4 0.14	100	0.00	0	0.00	0 0	.00	0 no	no notable change	shown to be at risk in the 1 in 1000 year extent	0	potential for flooding to  1 occur below surface	catchment (zone	no	no modelling. Risk negligible	not at rick	
		110.13/0301	13	0.1	0.14	100	0.00	U	0.00	U C	.00	סווןט	Tulalige	III 1000 year extent	U	Toccur below surface	3)	110	Intok negligible	Inot at risk	1

188 199 High Street, Egham	RU.13/0147	8	0.07	0.07	100	0.00	0 0.	00	0 0.0	10	0 no	no notable change	only very limited parts of the site would be affected in the 1 in 1000 year extent		5 11	potential for flooding to occur at surface	yes-total catchment (zone 3)	No	no modelling. Risk negligible	not at risk	
190 40 - 44A High Street, Egham	RU.13/0325	14	0.26	0.00	2	0.25	98 0.	00	0 0.0	10	0 no	The 1 in 100 + climate change layer puts eastern parts of the site at risk from flooding.	limited part of site at risk in 1 in 10000 year extent		5 11	potential for flooding to occur at surface	yes-total catchment (zone 3)	Yes	no modelling. Risk negligible	not at risk	
72 - 82 & adjoining Land at Holbrook Court	RU.13/0401	26	0.43	0.00	0	0.00	0 0.	24	56 0.1	9 4	4 no	no notable change	There are some areas of the site which are shown to be at risk from surface water flooding. The largest of these areas in on the north eastern site which has a sizeable area at risk in the 1 in 1000 year extent.		6 21	potential for flooding to occur at surface in part of site. Remainder shown to not be at risk.	yes-total catchment (zone 3)	e Yes	no modelling. Risk negligible	not at risk	whilst there are acknowledged to be sequentially better sites than this, the site is included in the 5 year supply as it already benefits from a planning consent for its redevelopment.
194 168 High Street	RU.14/1775	8	0.05	0.01	10	0.05	90 0.	00	0 0.0	10	0 no	no notable change	open area at rear at site at risk in 1 in 1000 year extent		5 11	potential for flooding to occur at surface	yes-total catchment (zone 3)	Yes	no modelling. Risk negligible		
195 52 Station Road, Egham	RU.14/0487	5	0.02	0.00	0	0.02	<b>100</b> 0.	00	0 0.0	00	0 no	no notable change	approximately half the site is shown to be at risk in the 1 in 1000 year extent		5 11	potential for flooding to occur at surface	yes-total catchment (zone 3)	yes	no modelling. Risk negligible	not at risk	
197 67 - 69 Woodham Lane	20.00		0.00		100							no notable	Limited parts of the site are shown to be at risk from surface water flooding in the 1 in 10000						no modelling.		
201 Chertsey broad location	RU.15/1663, RU.15/1264, RU.15/0830, RU.15/0293, RU.15/0208, RU.14/1717, RU.13/0522	42	6.71	3.91			23 1.	27	19 0.0		of the broad location is	that additional parts of the broad location would be impacted, especially at the	There are pockets of land at risk from surface water flooding in the broad location. These are largely limited to the roads (in particular at Heriot Road, Gogmore Lane and Guildford Street).	1	4 in the KT16 9 postcode area and 33	potential for flooding to occur at surface across a large part of the broad location. In the north eastern part of the broad location there is shown to be risk of groundwater flooding of property below ground level.	yes-outer zone (zone 2)	part	no modelling. Risk negligible		This broad location covers a large area of Chertsey town centre, some of which is located in flood zone 3a. However the 42 units referred to in the 5 year supply are made up of permitted schemes within the broad location, a number of which will result from prior approval
204 Bellbourne Nurseries	n/a	10	1.24	1.24	100	0.00	0	0	0 0.0	00	0 no	no notable change	no risk identified	6 in TW20 8 postcode area and 5 in the TW20 9 postcode area.	postcode area and 11	potential for flooding to occur at surface	yes-total catchment (zone 3)	yes	no modelling. Risk negligible	not at risk	
206 Trys Hill Farm, Lyne Lane	n/a	6	3.28	3.28	100	0.00	0 0.	00	0 0.0	00	0 no	no notable change	There is a narrow strip of land along the northern site boundary which is shown to be at risk from surface water flooding, mostly in the 1 in 1000 year extent		0 4	limited potential	no	no	no modelling. Risk negligible		

Villa Santa Maria, St Ann's Road	n/a	9	4.12	2.71	66	0.23	6	1.17	28	0.00	0	no	no notable change	Parts of the site are shown to be at risk from surface water flooding. This is mainly limited to the south eastern corner of the site although other small areas are shown to also be at risk.	0	4	whilst the western part of the site is shown to have limited potential for groundwater flooding to occur, the eastern part is shown to have potential for properties to flood below ground level.	parts of site in zones 2 and 3	part	no modelling. Risk negligible	SLAA write up considers that the land to the south of the existing dwelling (which is the part of the site affected by flooding is not suitable for development. This area is subject to a TPO as well. As such the developable area of the site is confirmed as being limited to the remainder of the not at risk site which is in flood zone 1.
Virginia Heights, Sandhills Lane	n/a	6 to 10	1.95	1.95	100	0.00	0	0.00	0	0.00	0	no	no notable change	There is one area in the site that is shown to be at risk from surface water flooding. Part of this area is shown to be at risk in the 1 in 30 year extent.	0		The majority of the site is shown to have limited potential. The exception is an area on the southern boundary where there is shown to be potential for properties to flood below ground level.		no	no modelling. Risk negligible	not at risk
231 St Peter's Hospital, Guildford Road	masterplan approved under RU.09/1093 for rationalisation and redevelopment of parts of the site although further permissions would be required for the residential redevelopment proposed in the SLAA.	180 to 280	31.65	5 29.33	93	0.40	1	1.91	6	0.00	0	no	no notable change	There are a number of areas on the site that are shown to be at risk from surface water flooding in a range of different flood extents.	0		Approximately 2 thirds of the site is shown to have limited potential. However a large part of the Bournewood 'campus' is shown to have potential for flooding to occur at properties below the surface.	no	no	no modelling.	It is acknowledged that a small part of this site is located in flood zone £a. However it is considered appropriate to include this site in the Council's year supply given that the great majority of this large site is located in flood zone 1 which is sequential preferable for housing.
Crest House, 53 Station Road, Egham		14				0.40			0	0.00		no	no notable change	approximately half the site would be at risk in the 1 in 100 year extent	5			yes-total catchment (zone 3)		no modelling.	
10a Woodham Lane, Addlestone	RU.14/0391	5	0.09		100			0	0	0.00		no	no notable change	The majority of the site is shown to be at risk in either the 1 in 100 or 1 in 1000 year extents	0		limited potential		no	no modelling.	
168 b-e High Street, Egham	RU.14/0187	14				0.07		0	0	0.00		no	no notable change	limited area at rear of building at risk in 1 in 1000 year extent	5		potential for flooding to	yes-total catchment (zone		no modelling.	
50 Rusham Road, Egham	RU.14/1459	5	0.08		100			0	0	0.00		no	no notable change	no risk identified	5			yes-total catchment (zone 3)		no modelling.	
The Mews, Coopers Hill Lane, Egham		7	0.28	0.28			0	0	0	0.00	0	no	no notable change	There are limited areas of the site that are shown to be at risk of surface water flooding in the 1 in 1000 year extent.	5		potential for groundwater flooding of property below ground level.	no	no	no modelling. Risk negligible	
Hannover House, 1 247 Station Parade , Virginia Water	RU.15/1336	12	0.12	0.12	100	0.00	0	0	0	0.00	0	no	no notable change	There are two small areas in the site which are shown to be at risk from surface water flooding in the 1 in 1000 year extent.	0		limited potential	no	no	no modelling. Risk negligible	
252 Hamilton Court, Gogmore Lane	RU.13/0348	11	0.09					0	0	0.00		no	no notable change	No risk identified	0			yes-outer zone (zone 2)	no	no modelling.	

253 Egham (	Gateway 2	n/a	45	0.25	0.25	100	0.00	0	0	0	0.00	0	no	no notable change	no risks identified	5	11	potential for flooding to occur at surface	yes-total catchment (zone 3)	Yes	no modelling. Risk negligible	not at risk
Brox End 14 Lane, Ot (Reserve	e Site)	two applications remain undetermined at the site: RU.15/1285 and RU.16/0652	40	1.3	3 1.30	100	0.00	0	0	0	0.00	0	no	no notable change	no risk identified	0	4	limited potential	no	no	no modelling. Risk negligible	not at risk
		undetermined application at the site: RU.16/0845	40	1.7	7 1.70	100	0.00	0	0	0	0.00	0	no	no notable change	A small area on the western side of the site is shown to be at risk in the 1 in 1000 year extent	0	1	limited potential	no	no	no modelling. Risk negligible	not at risk
37 Wick Ro Green (F	oad, Englefield Reserve Site)	RU.15/1381	89	2.78	3 2.78	100	0.00	0	0	0	0.00	0	no	no notable change	limited part of the site is at risk in the 1 in 1000 year extent	5	3	limited potential	no	no	no modelling. Risk negligible	not at risk
48 Hanwort Chertsey	tn Lane, y (Reserve Site)	RU.15/0855 has granted permission for 130 units at the site (on part of the reserve site)	230	8.15	5 8.15	100	0.00	0	0.00	0	0.00	0	no	no notable change	A large area of the site (south eastern corner) is shown to be at risk from surface water flooding		4 in the KT16 9 postcode area and 2 in the KT15 2 postcode area	limited potential	yes-outer zone (zone 2)	no	no modelling. Risk negligible	not at risk
97 (formerly RLP	y DERA (North)	RU.13/0856	200	32.45	5 32.44	100	0.00	0	0	0	0.00	0	no	no notable change	some risk of surface water flooding on limited parts of site	0		The great majority of the site has limited potential.	no	no	no modelling. Risk negligible	
	akeham Lane	n/a	25	1.63	3 1.63	100	0.00	0	0	0	0.00	0	no	no notable change	Limited part of site at risk in the 1 in 1000 year extent	5	11	limited potential	no	no	no modelling. Risk negligible	not at risk
38 Thorpe F Staines I	Park Farm, Road	n/a	Q	1.4	5 0.36	24	0.00	0	1.10	75	0.00		no	no notable change	In the central portion of the site there is a sizable area that is shown to be at risk from surface water flooding, part of which would be in the 1 in 30 year extent.		21	potential for flooding to occur at surface	yes-total catchment (zone 3)		no modelling.	Whilst a significant area of this site is located in flood zone 3a, the site is in a conservation area and a number of the buildings of the site are nationally listed. If the existing buildings on the site were to be converted to residential use, the exception and sequential tests would not need to be applied. However if new development was to be provided, both tests would need to be passed and as such this sit is not considered as developable until years 6-10 of the local plan not at risk

59 Land at Hurst Lane	n/a	20	70.62	2 38.53	55	5.32	8	25.78	37	0.99	1	no	the site at risk from flooding in	There are various areas within the site that are at risk from surface water flooding	6 in the TW20 8 postcode area and 5 in the TW20 9 postcode area	21 in the TW20 8 postcode area and 11 in the TW20 9 postcode area	potential for flooding to occur at surface across the majority of the site	Large part of site in total catchment (zone 3)	reservoir flooding is a		A significant area of this site is located in flood zone 1, some 38.53ha. This is considered to provide scope for the sequential approach to development to be explored to ensure that the 20 estimated units could be provided in an area of the site in flood zone 1. The SLAA write up discounts the parts of the site in flood zone 3 from the developable area. The developable area of the site is considered to be approximately 13.5ha.
123 CEMEX House, Coldharbour Lane	n/a	45	7.19	€ 2.79	39	2.37	33	0.29	4	1.74	24	no	no notable	There are some limited pockets on the site that are shown to be affected by surface water flooding. No risk is identified on the remainder of the site.		6 21	potential for flooding to occur at surface	yes-total catchment (zone 3)	Part of site but SFRA concludes that reservoir flooding is a residual risk	no modelling. Risk negligible	Flood risk has been considered in the SLAA write up for this site. It is noted that the parts of the site in flood zone 3 are largely around the southern periphery of the site which is more open in character Given the Green Belt status of the site, any redevelopment would need to be focussed on the area which is already developed. Conversion of some of the nationally listed buildings which are located in flood zone 1 would appear possible with some further infilling possible in the other previously developed areas of the site which are also located mainly in flood zones 1 and 2.
Ledger Drive, Marley 132 Close, Ongar Hill Brick Works	n/a	11	0.4	4 0.40	100	0.00	0	0	0	0.00	0	no	no notable	There are a number areas on the site that are shown to be at risk from surface water flooding. These areas are located in the north western corner and on the east of the site.		0 1	limited potential	no	no	no modelling. Risk negligible	not at risk
143 Alwyn House, Windsor Street	n/a	35	0.34	4 0.34	100	0.00	0	0	0	0.00	0	no	no notable	There is a sizable area at the south of the site that is shown to be at risk from surface water flooding	9 postcode area and 4 in	4 in the KT16 9 postcode area and 33 in the KT16 8 postcode area	the majority of the site has		no	no modelling. Risk negligible	not at risk
156 Blays House, Blays Lane	n/a	80	2.87	7 2.87	100	0.00	0	0	0	0.00	0	no	no notable change	Significant parts of site at risk from surface water flooding		5 3	limited potential	no	no	no modelling. Risk negligible	not at risk

																<u> </u>					
166 Land at Muckhatch Lane	n/a	5	0.83	0.83	100	0.00	0	0	0	0.00	0		no notable change	There is a small area on the site which is shown to be at risk of surface water flooding in the 1 in 1000 year extent.		5 21	potential for flooding to occur at surface	yes-total catchment (zone 3)		no modelling. Risk negligible	not at risk
169 Units 1 and 1a Downside, KT16 9DS	n/a	30	0.20				0	0	0	0.00			no notable change		area, 0 in the	33 in the KT16 8 postcode	just over half of the site is shown to have potential for groundwater flooding to occur at a property below surface level. The remainder has limited potential.	yes-outer zone (zone 2)		no modelling.	
Wheatsheaf Service Station	n/a	8	0.69	0.69	100	0.00	0	0	0	0.00	0		no notable change	very limited parts of the site are shown to be at risk from surface water flooding		0 4	limited potential	no		no modelling. Risk negligible	
200 Heriot House, 88-90 Guildford Street	permission previously granted under RU.12/0382 for 13 net units but permission lapsed	13	0.04				0	0.00	0	0.00			no notable	No risk identified	(		potential for flooding to occur at surface	yes-outer zone (zone 2)	Part of site but SFRA concludes that reservoir flooding is a	no modelling. Risk negligible	
201 Chertsey broad location	n/a	34	6.71	3.91	58	1.53	23	1.27	19	0.00		a small part of the broad location is	I .	location. These are largely limited to the roads (in particular at Heriot Road, Gogmore Lane and	9 postcode	9 postcode area and 33	potential for flooding to occur at surface across a large part of the broad location. In the north eastern part of the broad location there is shown to be risk of groundwater flooding of property below ground level.	yes-outer zone (zone 2)		no modelling. Risk negligible	not at risk
202 Pantiles Nursery	n/a	20	3.71	3.71	100	0.00	0	0	0	0.00	0		no notable change	There is a wide strip of land which runs centrally through the site which is shown to be at risk from surface water flooding. Some of this land is shown to be at risk in the 1 in 30 year extent.		<b>D</b> 4	limited potential	no	No	no modelling. Risk negligible	not at risk
Rusham Park Centre, Whitehall Lane, Egham	n/a	60	6.54	3.66	56	0.99	15	1.89	29	0.00	0		no notable change	The are small areas on the site that are shown to be at risk from surface water flooding, mainly in the 1 in 1000 extent		5 11	potential for flooding to occur at surface	in part-eastern part of site in total catchment (zone 3)			Given the scale of this previous developed site it is considered that there are opportunities to apply the sequential approach development to ensure that ne residential units are directed to flood zone 1 where ever possible. It is understood that the sequential test and exception tests may need to be explored on this site hence why development is not expected not at risk until years 6-10.

51 Byfleet Road, New Haw (Reserve Site)	n/a	15	7.96	3.77	47	1.33	17	2.87	36	0.00	0	no	no notable change	Limited parts of the site are shown to be at risk from surface water flooding in the 1 in 10000 year extent	0	3 limited potential	no	no	no modelling. Risk negligible	The SLAA write up for this site confirms that it is the 2.6ha of land in flood zone 1 at the northern end of the site where housing development is envisaged.
Chilsey Green Farm, 60 Pyrcroft Road (Reserve Site)	n/a	50	5.27	2.61	50	1.20	23	1.42	27	0.04	1	no	no notable change	There is shown to be a risk of surface water flooding along the south eastern boundary of the site. No risk is identified across the remainder of the site.	0	potential for groundwater flooding of property below ground level in northern part of site, and limited potential across the 4 remainder of the site	yes-majority of site in outer zone (zone 2)	no	no modelling. Risk negligible	The SLAA write up for this site acknowledges that the developable area would be reduced by the flood risk on parts of the site and that the capacity for housing would be 'reduced considerably'. The capacity of the site has therefore not at risk been discounted in light of this.
254 (parc Central Veterinary el B Laboratory only)	,	165 to											no notable	There are a few very limited areas of the site that would be at risk of flooding in a 1 in 1000 year					no modelling.	
256 Thorpe Lea Road North RLP	n/a	37 to 43	2.12	2.00		0.00	2	0.00	3	0.00		no	The 1 in 100 year + climate change layer shows that additional parts of the site could be at risk, on the eastern and western sides although these areas are limited in size.	event.  No risk identified	6	potential for flooding to occur at surface	yes-total catchment (zone 3)	great majority of site but SFRA concludes that reservoir flooding is a		The part of this site that is at risk from flooding is limited to the eastern most part of the site. Given that 94% of the site is located in flood zone 1, it is considered that the site should easily be able to accommodate all of the anticipated development in flood zone 1.
Thorpe Lea Road West RLP	n/a	210 to 240	6.98	6.91	99	0.07	1	0.00	0	0.00	0	no	of the site could be at risk, in the north western	There are a number of areas within the site that are shown to be at risk from surface water flooding, mainly in the eastern side of the site, and mainly in the 1 in 1000 year extent.	6	potential for flooding to 21 occur at surface	yes-total catchment (zone 3)		no modelling. Risk negligible	Given that 99% of this site is located in flood zone 1 and only 1% in flood zone 2, it is considered that this is a suitable site to include in the Council's trajectory for years 6-10. In any instance, given that the part of the site in flood zone 2 is limited to the north western corner only and adjacent to the motorway, it is likely that this area of the site would be in the noise buffer zone and not within the developable area.
Virginia Water South RLP	n/a	130 to 150	5.29	5.28			0	0	0	0.00	0	no	no notable change	Only one very limited area of the site is shown to be at risk from surface water flooding in the 1 in 1000 flood extent	0	4 limited potential	no		no modelling. Risk negligible	
99 Longcross (DERA south) RLP	n/a	650 to 863		83.31			0	0	0	0.00		no	no notable change	Several sizable areas on the site are shown to be a risk from surface water flooding	0	The great majority of the 4 site has limited potential.	no		no modelling. Risk negligible	
Years 11 to 15  Former Dairy Crest site, 30 High Street	n/a	12 to 19	0.11	0.11	100	0.00	0	0	0	0.00	0	no	no notable change	no risk identified	0	potential for flooding to 1 occur below surface	yes-total catchment (zone 3)		no modelling. Risk negligible	not at risk

165 Egham Library	n/a	40	0.31	0.31	100	0.00	0	0	0	0.00	0 no		Relatively large area of the site at risk in the 1 in 1000 year extent	5	5 11	potential for flooding to occur at surface	yes-total catchment (zone 3)		no modelling. Risk negligible	not at risk
255 Chertsey Bittams RLP	n/a	460 to 680	26.42	25.81	98	0.36	1	0.24	1	0.00	0 no	no notable change	There are areas of the site that are shown to be at risk from surface water flooding, most notably on the eastern side of the RLP to the south of Green Lane (in parcel C) and to the north of Green Lane in parcel A.	0	) 4	limited potential	Part of RLP in total catchment (zone 3)		no modelling. Risk negligible	98% of the site is located in flood zone 1 and as such this site is considered suitable for inclusion in years 11-15 of the trajectory. The application of the sequential approach across the site when designing the development proposal would help ensure that development avoided the one small area of land at risk from flooding.
258 Virginia Water North RLP	n/a	90 to 125	20.06	20.06	100	0.00	0	0.00	0	0.00	0 no	no notable change	Very limited areas of the site are shown to be at risk of surface water flooding. These areas are in the 1 in 1000 year extent.	0		limited potential	no		no modelling. Risk negligible	not at rick
259 Virginia Water West RLP	n/a	16 to 24		14.81			0	0	0	0.00	0 no	no notable change	limited areas in the site are shown to be at risk of surface water flooding			limited potential	no	a small area but SFRA concludes that reservoir flooding is a	no modelling. Risk negligible	
263 Ottershaw East	n/a	385 to 510		13.01			0	0	0	0.00	0 no	no notable change	There is a sizable area in the northern part of the site that is shown to be at risk of surface water flooding in the 1 in 30 year extent. A strip of land on the western side of the site is shown to be at risk of flooding in the 1 in 1000 year extent			limited potential	no		no modelling.	
99 Longcross (DERA south) RLP	n/a	650 to 862		83.31				0	0	0.00	0 no		Several sizable areas on the site are shown to be a risk from surface water flooding	0		The great majority of the	no		no modelling. Risk negligible	
Addlestone broad location	n/a	100	14.18	14.13	100	0.05	0	0	0	0.00	0 no	no notable change	There are areas of the town centre that are shown to be at risk from surface water flooding, most notably the Tesco car parking area, the majority of which is shown to be at risk.	0		the majority of the broad location is shown to have potential for groundwater flooding to occur at properties below ground level. The exception is the easternmost part of the broad location which is shown to have limited potential.		no	no modelling. Risk negligible	not at risk

Sites with Planning Permission

SLAA ref no.	Site name	Planning permission ref
37	Wick Road, Englefield Green	
	Land at Aviator Park, Station Road,	
49	Addlestone	
50	Brunel University Site, Coopers Hill Lane	
	Former Civic Offices and Police Station,	
53	Addlestone	
	DERA Site North, Longcross Road,	
97	Chertsey	
	Fernlands Open Space & 22 Ferndale	
112	Avenue, Chertsey	
113	100-106 Church Road, Addlestone	
	Land on the north side of Pretoria Road,	
140	Chertsey	
175	62, 63 and 64 The Avenue, Egham	
178	10-22 High Street, Addlestone	
	St Augustine's Care Home, Simplemarsh	
180	Road, Addlestone	
188	199 High Street, Egham	
190	40-44A High Street, Egham	
	72-82 Pooley Green Road and land	
192	adjoining Holbrook Court, Egham	
194	168 High Street, Egham	
195	52 Station Road, Egham	
196	57-61 Egham Hill, Egham	
197	67-69 Woodham Lane, Addlestone	
	Heriot House, 88-90 Guildford Street,	
200	Chertsey	
240	Land at Middle Hill	
	Crest House, Station Road, Egham	RU.13/0749
	10a Woodham Lane, Addlestone	
	168b-e High Street, Egham	
244	50 Rusham Road, Egham	
	1-14 St Judes Cottages, St Judes Road,	
245	Englefield Green	
246	The Mews, Coope's Hill Lane, Egham	
	Hannover House, 1 Station parade,	
247	Virginia Water	RU.15/1336
	Former Reservoir Site, Lovett Road,	
	Staines	
250	Tamesis 1, The Glanty, Egham	
	Land north of Dashwood Lang Road, and	
251	south of River Bourne	

	Hamilton Court, Gogmore Lane,	
252	Chertsey	

### creating a better place



Ms Georgina Pacey
Runnymede Borough Council
Policy & Planning Department
Civic Offices Station Road

Addlestone Surrey KT15 2AH Our ref: WA/2012/112747/SF-

03/IS1-L01 **Your ref:** 

**Date:** 11 August 2016

Dear Ms Pacey

## **Strategic Sequential Testing of Sites**

Thank you for contacting us on this matter. We have reviewed the following documents:

- Strategic Sequential Test, covering letter (June 2016)
- FINAL strategic sequential test
- 2016 interim Strategic Land Availability Assessment (SLAA) site assessments

It is vital that you have a robust, update, relevant and proportionate evidence base that will inform your local plan. Without this your local plan may not be deemed sound. From the limited information provided, we are pleased that you are preparing your evidence of the flood risk sequential test in an appropriate manner. We acknowledge that this is not a completed evidence set and that you are continuing to undertake further work. Nevertheless, we wish to provide the following comments for your consideration at this early stage.

#### **General Advice**

It is essential that you provide satisfactory evidence to the Planning Inspector reflecting your local circumstances. With regards to flood risk, generally local plan evidence bases comprise of several components including Strategic Flood Risk Assessment (SFRA - level 1), sequential testing of sites, a SFRA (level 2) (where appropriate), amongst other documentation.

All development sites (residential, employment, or otherwise) are subject to the flood risk sequential test. Within your submission you must clearly demonstrate how any promoted site has passed the flood risk sequential test.

Although your evidence base should be proportional, we wish to emphasise that you should provide sufficient information to illustrate your/the council's 'thought process' or 'reasoning' to us and the Inspector, especially regarding the flood risk sequential test. This will provide clarity and reassurance to us that you have considered all the relevant

options adequately.

For example, we strongly recommend that you provide a copy of your flood risk sequential test methodology as part of your local plan evidence base submission. If required, we would welcome the opportunity to review and comment on it.

Furthermore, although you have provided us with a strategic sequential test for 145 sites and an accompanying covering letter, we would expect to see further clarification and additional evidence in any local plan submission. Specifically,

- 'discounting of sites' We note that the 2016 interim SLAA covered a total of 264 sites. We recommend that you provide a flood risk overview of all sites considered in the strategic sequential testing of site within one table and that you include your justification for discounting certain sites located in more preferential location (in terms of flood risk). This table would not necessarily have to be as detailed as the current sequential testing of sites table you have submitted to us for review. However, it should identify what sites you will investigate in more detail these sites would be included in the table you have submitted to us.
- While all sources of flooding have been considered it is not clear whether, and to what extent, the Council is giving weight to surface water and groundwater flooding when allocating sites
- The colour coding of sites, and accompanying explanation, is not clear. Please can you clarify this.
- Ranking of sites we suggest that a column for the overall ranking of sites in terms of preference is added to the table.
- It is unclear whether the final Strategic Sequential Test document has considered climate change using the new climate exchange allowances. Perhaps your flood risk sequential test methodology provides further clarification on this matter.
- Sites with existing planning applications while we recognize the role of such sites for consideration of your housing numbers it is not necessary to include these on the sequential testing of sites as this was deemed passed when planning permission was granted.

The strategic sequential test has been applied to 145 sites. 85 of the 145 are located in Flood Zone 1. 16 sites of 145 are located either wholly in Flood Zone 2, or have a mix of land in flood zones 1 and 2. Sites in flood zones 1 or 2 are being considered in the council's housing allocation. We note the exception to this rule is where planning permission has already been granted for a site in Flood Zone 3a or 3b. We understand there are constraints to providing all allocations within Flood Zone 1. Therefore sites in Flood Zone 2 are also being considered.

We welcome the overall strategic sequential approach to the allocation of sites. We are also pleased to see that all sources of flooding have been included in the strategic sequential test of sites. However, we would like to review your original list of sites and the reasons for discounting those that are perhaps located in more preferential location (in terms of flood risk).

Cont/d.. 2

## Site specific observations

While many of the sites within the sequential testing of sites match the details given in the site assessment documents on your website, we have noted a number are not consistent:

Site	Issue
number	
18	<ul> <li>Site assessment constraints note that none of the site is in Flood Zones 3a or 3b but your spreadsheet shows 1% and 2% of the site is in these flood zones</li> </ul>
257	<ul> <li>Site assessment constraints note that none of the site is in Flood Zone</li> <li>but your spreadsheet shows 1% of the site is in this flood zone</li> </ul>
103	<ul> <li>Site assessment constraints note that none of the site is in Flood Zone</li> <li>but your spreadsheet shows 25% of the site is in this flood zone</li> </ul>
251	<ul> <li>Our detailed modelling indicates that this site is mostly within Flood Zone 1, not Flood Zone 2. A small section of the site lies within the 1 in 100 year plus 20% allowance flood plain. A small section of the site lies within Flood zone 3. The rest of the site is sited within Flood Zone 2.</li> </ul>
32	<ul> <li>Our detailed modelling indicates that this site is within Flood Zone 1, not Flood Zone 2. The site is shown to be outside of the 1 in 100 year plus 20% allowance flood plain. The site is shown to be partly in Flood Zone 1 and partly in Flood Zone 2.</li> </ul>
194	<ul> <li>Our detailed modelling indicates that this site is entirely within Flood Zone 1. Site is within flood zone 2</li> </ul>
190	<ul> <li>Our detailed modelling indicates that the 1% plus a 20% allowance will possibly impact on the north and east of this site.</li> </ul>
157	<ul> <li>This site appears to contain 168 High Street, Egham, which has been put forward as site 194</li> </ul>
	<ul> <li>Our detailed modelling indicates that this site is entirely within Flood Zone 1. Site is within Flood Zone 2.</li> </ul>
237	<ul> <li>The site recommendations regarding the application of the Flood Risk Sequential and Exception Tests for this proposed Traveller Site appear to be incorrectly carried out. Please can you review this?</li> </ul>
38	<ul> <li>This site address is given as Thorpe Park Farm, Staines Road, Chertsey, however, the site appears to lie on Coldharbour Lane, Thorpe</li> </ul>
175	The detailed modelling indicates 1% CC extent over much of the site However, the 1% extent is less than suggested in the SLAA Sequential Test
2	This site constraints note on the site assessment note indicates that it contains FZ2

#### **Additional comments**

We would like to take this opportunity to inform you we are presently re-modelling the River Thames, the River Wey and Chertsey Bourne. We also plan to model the Addlestone Bourne. We note from the Local Development Scheme (April 2016) that the Council is planning to submit the Local Plan to the Secretary of State in March 2017 and the Examination will after this date in 2017. We are aware that new flood data could impact the Council's evidence base and potential Soundness of the plan. We would be happy to meet with you to discuss this further.

Cont/d.. 3

## Climate Change Allowances

Following our comments above please find enclosed a copy of our Climate Change Guidance note.

#### Final comments

Once again, thank you for contacting us. Our comments are based on our available records and the information submitted to us. Please quote our reference number, letter subject and letter date in any future correspondence.

We would like to work with you further on your Local Plan to ensure that all of the potential issues are satisfactorily addressed and to enable Runnymede Borough Council to have a robust, effective local plan which is reflective of national planning policy and your local evidence base.

If you have any queries please feel free to contact me.

Yours sincerely

Mr Oliver Rathmill Sustainable Places | Planning Advisor

Direct dial 0208 4747 682 E-mail planning-farnham@environment-agency.gov.uk

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All enquiries about this paper should be directed to:

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www.runnymede.gov.uk

2018