Runnymede 2030
Strategic Sequential Test

April 2018

Runnymede BOROUGH COUNCIL

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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.

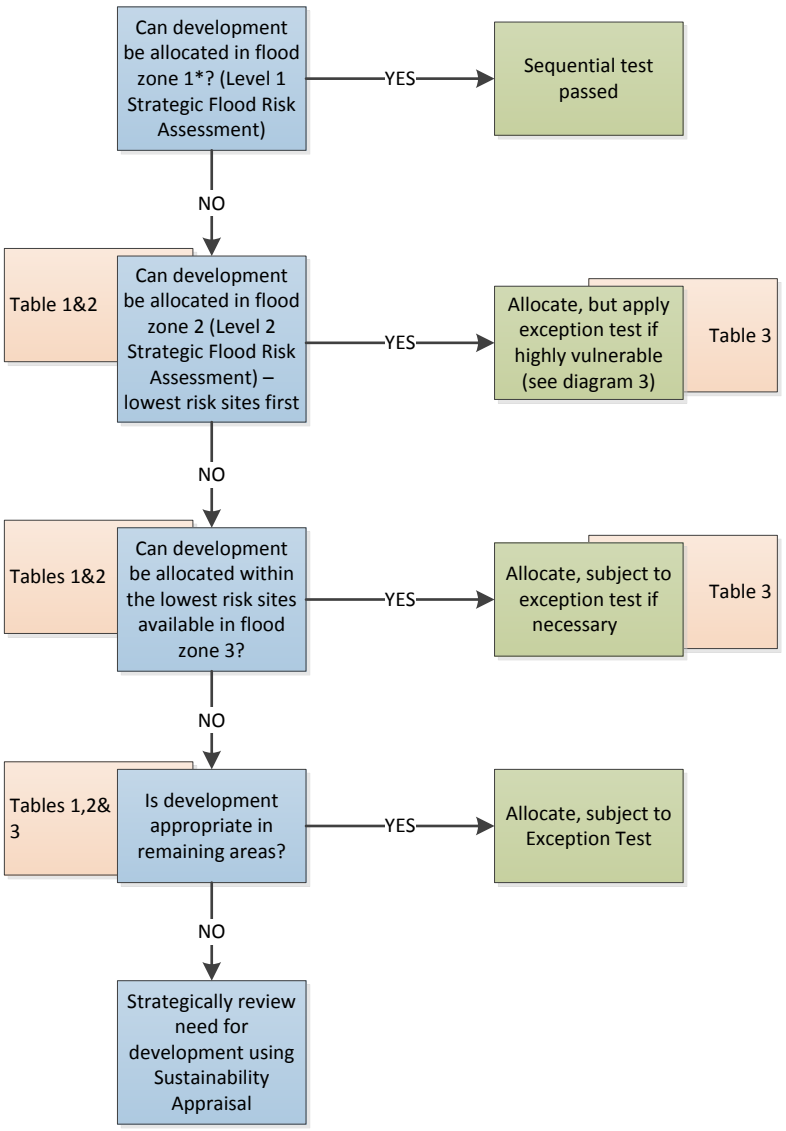
SECTION 1: BACKGROUND

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 11th 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[1] 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.

[1] 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

<u>Sites which so not meet the SLAA minimum size threshold</u>

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:

-less vulnerable (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
-highly vulnerable (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[2] (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.

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

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

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; -Potential for groundwater flooding of property situated below ground 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.	not indicate risk, that is the likelihood that it will occur.
Risk of reservoir flooding occurring	Environment Agency data	% of site inside and outside of the area defined by the Environment Agency as having a risk of reservoir flooding. A brief overview of the areas of the site affected will be provided.	With on-going flood assessments and statutory management plans prepared by reservoir undertakers, 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			
Groundwater source protection zone	Environment Agency data	The % of each site will be provided for the following zones/catchments: -Not located in a source -Located in Total Catchment (Zone 3) -Located in Outer Zone (Zone 2) -Located in Inner Zone (Zone 1)	Having an understanding of potentially vulnerable groundwater sources can be important when selecting appropriate 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: https://www.runnymede.gov.uk/article/10103/Strategic-Land-Availability-Assessment-SLAA-previously-known-as-the-SHLAA

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

ID	SITE	Site being promoted for	Total area (ha)	Area covered by Flood Zone 1 (ha)	% of site covered by Flood Zone 1	Area covered by Flood Zone 2 (ha)	% of site covered by Flood Zone 2	Area covered by Flood Zone 3a (ha)	% of site covered by Flood Zone 3a	Area covered by Flood Zone 3b (ha)	% of site covered by Flood Zone 3b	Dry island?	Impact of climate change on fluvial flood risk	risk of surface water flooding (uFMfSW)	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)	potential for groundwater flooding (BGS)	groundwater source protection zone?	At risk from flooding from reservoirs	flooding from canals and other artificial sources	tidal flooding	suitable for housing
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 be at risk from surface water flooding. Th remainder of the site is shown to not be at risk.	6	21	potential for flooding to occur at surface	yes-total catchment (zone 3)	part	no modelling. Risk negligable	not at risk	
4	Barrsbrook & Barrsbrook Cattery, Guildford Road, Chertsey	housing	1.2	0.98	82	0.22	18	0	0	0	0	no	no notable change	the northernmost part of the site is shown to be at risk from surface water flooding	0	4	mixed	yes-outer zone (zone 2)	no	no modelling. Risk negligable	not at risk	
11	Land at 32 Burcott Gardens, Addlestone	housing	1.07	1.07	100	0.00	0	0	0	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 1000 year extent. These areas are on the eastern side of the site	0	2	limited potential	no	no	no modelling. Risk negligable	not at risk	
13	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 floofding, mainly in the 1 in 1000 year extent.	0	4	potential for flooding to occur at surface	no	no	no modelling. Risk negligable	not at risk	
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 negligable	not at risk	YES-sequentially preferable site for development
15	Bourne Car Park, Virginia Water	elderly people's housing	0.39	0.39	100	0.00	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	no	part	no modelling. Risk negligable	not at risk	
17	Land at Coombelands Lane, Addlestone	housing	1.7	1.70	100	0.00	0	0	0	0.00	0	no	no notable change	A small area on the wsetern 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 negligable	not at risk	
18	Land Between Warwick Avenue and Thorpe Industrial Estate, Thorpe Lea Road, Thorpe	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 a 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		yes-total catchment (zone 3)	small area at edges	no modelling. Risk negligable	not at risk	
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.	0	4	potential for flooding to occur at surface	no	yes	no modelling. Risk negligable	not at risk	
22	Land South of St Davids 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				no	no	no modelling. Risk negligable	not at risk	

24	Land at Prairie Road, Hatch Close & Hatch Farm, Addlestone	housinng, elderly/student housing, leisure, community, self build.	9.08	9.08	100	0.00	0	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.	0	2	limited potential	yes-total catchment (zone 3)	no	no modelling. Risk negligable	not at risk	
28	Great Grove Farm, Murray Road, Ottershaw, Chertsey	housing	4.37	4.37	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 negligable	not at risk	YES-sequentially preferable site for development
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 identifed	0	3	limited potential	no	no	no modelling. Risk negligable	not at risk	YES-sequentially preferable site for development
30	CABI, Bakeham Lane, Egham	housing	1.63	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				no	no	no modelling. Risk negligable	not at risk	
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.	6	21	potential for flooding to occur at surface	yes-total catchment (zone 3)	majority yes	no modelling. Risk negligable	not at risk	
36	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 negligable	not at risk	YES-sequentially preferable site for development
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	no modelling. Risk negligable	not at risk	
42	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 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 boundary).	6	21	potential for flooding to occur at surface	yes-total catchment (zone 3)	large part of yes	no modelling. Risk negligable	not at risk	
44	CEMEX Thorpe 3, Ten Acre Lane, Thorpe	housing	12.38	12.15	98	0.23	2	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.	6	21	mixed	yes-total catchment (zone 3)	small part only	no modelling. Risk negligable	not at risk	

46	Land at Great Grove Farm (Charter Park), Ottershaw	housing, elderly/student housing, B1, B2, B8	93.98	93.97	100	0.00	0	0.00	0	0.00	0	no	no notable change	There are limited pockets on the site that are shown to be at risk from surface water flooding	0	1 property in the KT15 1 postcode area and 4 in the KT16 0 postcode area (each postcode area covers approximately half of the site's area)	limited potential	no	no	no modelling. Risk negligable	not at 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	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		yes-outer zone (zone 2)	no	no modelling. Risk negligable	not at 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	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 negligable	not at risk	
52	Dial House, Northcroft Road, Englefield Green	housing										no	no notable change					no	no	no modelling. Risk negligable	not at risk	
56	Land at 4 Aymer Close		6.74	0.00	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.	3 in the TW18 3 postcode area and 6 in the TW20 8 postcode area	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	no modelling. Risk negligable	not at risk	
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 aera	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)	Part of site	no modelling. Risk negligable	not at risk	
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.	0	4	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 negligable	not at risk	
62	Land at Addlestonemoor, Addlestone (Travelers & 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 negligable	not at risk	
76	Hogsters Farm, Stroude Road, Egham	housing	10.80	5.75	53	0.77	7	3.41	32	0.87	8						potential for flooding to occur at surface	yes-total catchment (zone 3)	yes	no modelling. Risk negligable	not at risk	
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	mixed mainly limited	no	no	no modelling. Risk negligable	not at risk	
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 ro 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.	mixed	no	no	no modelling. Risk negligable	not at risk	
101	Land adjacent to Knowle Hill and Wellington Avenue	housing	5.70	5.70	100	0.00	0	0	0	0.00	0	no	no notable change	There is a band of land in the north of the site which is shown to be at risk from surface water flooding, mainly in the 1 in 1000 year extent.	0	4	limited potential	no	no	no modelling. Risk negligable	not at risk	

103	Stroude Road, 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	no modelling. Risk negligable	not at risk	
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		no	no	no modelling. Risk 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	no	no notable change	Only very limited areas on the site are shown to be at risk from surface water flooding	5	3	mixed	no	No	no modelling. Risk negligable	not at risk	
118	Lyne Lodge, Bridge Lane, Virginia Water (Land 'A')	housing	0.44	0.44	100	0.00	0	0.00	0	0.00	0	no	no notable change	No riisk identified	0	4	limited potential	no	No	no modelling. Risk negligable	not at risk	
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	0 in the KT16 0 postcode area. 0 in the GU25 4 postcode area	4 in the KT16 0 postcode area. 4 in the GU25 4 postcode area	limited potential	no	No	no modelling. Risk negligable	not at risk	
120	Hythe Farm, 81/83 Hythefield Avenue, Egham	housing	0.96	0.00	0	0.00	0	0.01	1	0.95	99	no	no notable change	There are large areas of 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.	21 in TW20 8 postcode area, 9 in the TW18 3 postcode area.	potential for flooding to occur at surface	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	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	no modelling. Risk negligable	not at risk	
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	0	no	no notable change	no risk identified	0	3	limited potential	no	no	no modelling. Risk negligable	not at risk	
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 negligable	not at risk	
129	Wey Manor Farm, Wey Manor, New Haw, Addlestone	housing	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. Risk negligable	not at risk	
132	Ledger Drive, Addlestone	housing	0.40	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 negligable	not at risk	
141	160 - 162 High 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	no modelling. Risk negligable	not at risk	
142	Former Dairycrest Site, 30 High 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	yes-total catchment (zone 3)	no	no modelling. Risk negligable	not at risk	YES-sequentially preferable site for development
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	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		yes-outer zone (zone 2)	no	no modelling. Risk negligable	not at risk	

148	Land rear of 8 Stepgates, Chertsey	housing, traveller accommodation	0.07	0.00	0	0.00	0	0.01	14	0.06	86	?	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	no modelling. Risk negligable	not at risk	
152	The Royal Standard Bed & Breakfast, Stroude Road, Virginia Water	housing	0.56	0.56	100	0.00	0	0	0	0.00	0	no	no notable change	There is a very samll area at the north of the site that is shown to be at risk from surface water flooding in the 1 in 1000 year extent.	0	4		no	no	no modelling. Risk negligable	not at risk	
154	Land at Howards Lane, Rowtown, Addlestone	housing	3.45	3.45	100	0.00	0	0	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 negligable	not at risk	YES-sequentially preferable site for development
156	Blays House, Blays Lane, Egham	housing, elderly/student housing	2.87	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 negligable	not at risk	
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	11	potential for flooding to occur at surface	yes-total catchment (zone 3)	Yes	no modelling. Risk negligable	not at risk	
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		no	No	no modelling. Risk negligable	not at risk	
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	no modelling. Risk negligable	not at risk	
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 negligable	not at risk	YES-sequentially preferable site for development
164	Land at 507 Stroude Road, Virginia Water		0.49	0.49	100	0.00	0	0	0	0.00	0	no	no notable change	no risk identifed	0	4		no	no	no modelling. Risk negligable	not at risk	
165	Egham Library, Egham	housing, elderly/student housing, B1, B2, B8, retail	0.31	0.31	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 occur at surface	yes-total catchment (zone 3)	Yes	no modelling. Risk negligable	not at risk	
166	Land at Woodlands, Muckhatch Lane, Thorpe	housing	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.	6	21	potential for flooding to occur at surface	yes-total catchment (zone 3)	majority yes	no modelling. Risk negligable	not at risk	
167	Land at Woburn Hill, Addlestone	housing	1.18	1.18	100	0.00	0	0	0	0.00	0	no	no notable change	no risk identified	0	2	limited potential	north estern part of site in total catchment (zone 3)	no	no modelling. Risk negligable	not at risk	
168	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	0	4	limited potential	yes-total catchment (zone 3)	no	no modelling. Risk negligable	not at risk	

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		yes-outer zone (zone 2)	no	no modelling. Risk negligable	not at risk	
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 be at risk in the 1 in 1000 year extent	5	11		yes-total catchment (zone 3)	Yes	no modelling. Risk negligable	not at risk	
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 negligable	not at risk	
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 negligable	not at risk	YES-sequentially preferable site for development
174	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	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	no modelling. Risk negligable	not at risk	
199	Land to the north west of Almners Road, 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	0	4	limited potential	no	no	no modelling. Risk negligable	not at risk	
201	Chertsey Broad Location	housing, retail, food and drink, leisure, community uses	6.71	3.91	58	1.53	23	1.27	19	0.00	0	a small part of the broad location is located in a dry 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	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 negligable	not at risk	
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 negligable	not at risk	
203	Warren Yard, Lyne Lane, Chertsey	traveller accommodation	0.16	0.16	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 negligable	not at risk	
204	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				potential for flooding to occur at surface	yes-total catchment (zone 3)	yes	no modelling. Risk negligable	not at risk	

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	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 year extent	0	4	limited potential	no	no	no modelling. Risk negligable	not at risk	
208	Land adjacent Ulverscroft, Bakeham Lane, Egham	housing, self build	0.35	0.35	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	5	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. Risk negligable	not at risk	
210	Primrose Cottage, Longcross Road, 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 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	no modelling. Risk negligable	not at risk	
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	0	4	potential for flooding to occur at surface	no	yes	no modelling. Risk negligable	not at risk	
216	Land at Abbey River and Burway Ditch, Chertsey	housing, elderly/student housing, leisure moorings	1.87	0.00	0	0.10	6	0.10	5	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	33	potential for flooding to occur below surface	yes-inner zone (zone 1)	yes	no modelling. Risk negligable	not at risk	
218	Rusham Park, Whitehall Lane, Egham	housing, 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	11	potential for flooding to occur at 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/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.	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 negligable	not at risk	
220	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				mixed	yes-total catchment (zone 3)	part	no modelling. Risk negligable	not at risk	
221	Longcross Barracks, Longcross Road, Chertsey	B1, B2, B8, leisure	3.95	3.95	100	0.00	0	0.00	0	0.00	0	no	no notable change				limited potential	no	no	no modelling. Risk negligable	not at risk	
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	0	4	mixed	no	no	no modelling. Risk negligable	not at risk	
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	0	4	mixed	no	no	no modelling. Risk negligable	not at risk	
224	Land adjacent to 62 Addlestone Moor, Addlestone	housing, elderly/student housing, starter homes, B1, B2, B8, leisure, self build	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.	0	2	limited potential	yes-total catchment (zone 3)	no	no modelling. Risk negligable	not at risk	
225	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.	0	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 negligable	not at risk	
226	40 Crockford Park Road, Addlestone	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 negligable	not at risk	
227	Woburn Park Farm, Addleston 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	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	0	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	1.07	49	part of site located in a dry island	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.	0	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. Risk negligable	not at risk	
230	Grove Nursery, Spinney Hill, Addlestone	housing	1.57	1.57	100	0.00	0	0.00	0	0.00	0	no	no notable change				limited potential	no	no	no modelling. Risk negligable	not at risk	
231	St Peters Hospital, Guildford Road, Chertsey	nurse's housing, D1 uses, housing	31.65	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	4	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. Risk negligable	not at risk	
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	0	no	no notable change	no risk of surface watre flooding identified on site	5	3	limited potential	no	no	no modelling. Risk negligable	not at risk	YES-sequentially preferable site for development
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 limitd in size.	0	4	limited potential	no	no	no modelling. Risk negligable	not at risk	
235	Willow Farm, Ottershaw	traveller accommo	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 negligable	not at risk	YES-sequentially preferable site for development
236	Longcross Manor, Longcross Road, Chertsey	traveller accommo	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 negligable	not at risk	
237	Old Scout Site, Chertsey	traveller accommo	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 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.	0	4	limited potential	no	yes	no modelling. Risk negligable	not at risk	

238	Lynn's Park, Stonehill Road, Ottershaw	traveller accommo	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 negligable	not at risk	
239	19 Woodham Lane, Addlestone	traveller 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	no modelling. Risk negligable	not at risk	YES-sequentially preferable site for development
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	5	11	potential for flooding to occur at surface	yes-total catchment (zone 3)	Yes	no modelling. Risk negligable	not at risk	
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	potential for flooding to occur at surface	yes-total catchment (zone 3)	Yes	no modelling. Risk negligable	not at risk	
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	0	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 negligable	not at risk	
255	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 negligable	not at risk	
256	Thorpe Lea Road North	housing, traveller aaccommodation	2.12	2.00	94	0.05	2	0.06	3	0.01	1	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.	No risk identified	6	21	potential for flooding to occur at surface	yes-total catchment (zone 3)	great majority	no modelling. Risk negligable	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	
259	Virginia Water West	housing	14.81	14.81	100	0.00	0	0.00	0	0.00	0	no	no notable change	limited areas in the site are shown to be at risk of surface water flooding	0	4	limited potential	no	a small area	no modelling. Risk negligable	not at risk	

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 from surface water flooding. The easternmost site has a large area that would be at risk in the 1 in 30 year extent.	0 in the GU25 4 postcode area and 6 properties in the TW20 8 postcode area.	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.	no	part	no modelling. Risk negligable	not at risk	
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 negligable	not at risk	
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	4	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	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	0	4	limited potential	no	no	no modelling. Risk negligable	not at risk	
264	Addlestone broad location		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 carparking area, the majority of which is shown to be at risk.	0	2	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	no modelling. Risk negligable	not at risk	

Deleted Sites

7	Land adjoining River 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	no modelling. Risk negligable	not at risk
25	Thorpe Lea Manor, Thorpe Lea Road, Egham	10863.73		1.08	10762.68		1.08		100	0.00		0	0	0	0.00	0				potential for flooding to occur at surface	yes-total catchment (zone 3)	yes	no modelling. Risk negligable	not at risk
34	Parklands, Bittams Lane, Chertsey	40427.48		4.03	40323.47		4.03		100	0.00		0	0	0	0.00	0					no	no	no modelling. Risk negligable	not at risk
55	Land adjacent Trumpsgr een Road,	29375.11		2.93	29272.2		2.93		100	0.00		0	0.00	0	0.00	0				limited potential	no	no	no modelling. Risk negligable	not at risk
75	85 Woodham Park Road,	11824.7	housing	1.17	11723.54		1.17		100	0.00		0	0.00	0	0.00	0				limited potential	no	no	no modelling. Risk negligable	not at risk
77	232 Brox Road, Ottershaw	8492.399	housing	0.84	8391.58		0.84		100	0.00		0	0	0	0.00	0				limited potential	no	no	no modelling. Risk negligable	not at risk
92	1-5 Manton Terrace & 153-155,	467.3352		0.04	367.3185		0.04		100	0.00		0	0	0	0.00	0						no	no modelling. Risk negligable	not at risk
153	Land at Thorpe Lea Road, Egham	54047.23		5.39	53941.85		5.39		100	0.00		0	0	0	0.00	0				potential for flooding to occur at surface	yes-total catchment (zone 3)		no modelling. Risk negligable	not at risk
163	Land at Wellingto n Avenue, Wentwort	2861.877		0.28	2761.621		0.28		100	0.00		0	0	0	0.00	0					no	no	no modelling. Risk negligable	not at risk
176	Queen Elizabeth House, Torin Court, Englefield Green	3475.275	elderly people's housing	0.34	3374.958		0.34		100	0.00		0	0.00	0	0.00	0				limited potential	no	no	no modelling. Risk negligable	not at risk
177	Royal Holloway University of London campus, Egham Hill, Egham	549542.7	university campus, including student housing	54.95	521951.2	3293.993	52.20	24150.04	95	0.33		1	2.42	4	0.00	0					no	no	no modelling. Risk negligable	not at risk

179	St Augustine's Care Home, Simplemarsh Road, Addlestone (1)	12861.77		1.28	12760.51		1.28		100	0.00		0	0.00	0	0.00	0				limited potential	yes-total catchment (zone 3)	no	no modelling. Risk negligable	not at risk
207	Apple Tree Farm, Trumps Green Road, Virginia Water	17824.65	resi (not travellers), other uses considered	1.77	17722.9		1.77		100	0.00		0	0.00	0	0.00	0				limited potential	no	no	no modelling. Risk negligable	not at risk
209	Merlewood, Hollow Lane, Virginia Water	107359.5	resi (mainly care home), commercial as alternative to care home	10.73	107248.8		10.72		100	0.00		0	0.00	0	0.00	0					no	no	no modelling. Risk negligable	not at risk
211	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
213	Holme Farm, Woodham Park Road, Addlestone	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
214	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
217	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

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V
1	ID	SITE	Site being promoted for	Total area (ha)	Area covered by Flood Zone 1 (ha)	% of site covered by Flood Zone 1	Area covered by Flood Zone 2 (ha)	% of site covered by Flood Zone 2	Area covered by Flood Zone 3a (ha)	% of site covered by Flood Zone 3a	Area covered by Flood Zone 3b (ha)	% of site covered by Flood Zone 3b	Dry island?	Impact of climate change on fluvial flood risk	risk of surface water flooding (uFMfSW)	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)	potential for groundwater flooding (BGS)	groundwater source protection zone?	At risk from flooding from reservoirs	flooding from canals and other artificial sources	tidal 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	0	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	0	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	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	Lynn's Park, 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

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V
13	118	Lyne Lodge, Bridge Lane, Virginia Water (Land 'A')	housing	0.44	0.44	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
14	28	Great Grove Farm, Murray Road, Ottershaw, Chertsey	housing	4.37	4.37	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
15	167	Land at Woburn Hill, Addlestone	housing	1.18	1.18	100	0.00	0	0	0	0.00	0	no	no notable change	no risk identified	0	2	limited potential	north eastern part of site in total catchment (zone 3)	no	no modelling. Risk negligible	not at risk
16	259	Virginia Water West	housing	14.81	14.81	100	0.00	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	0	4	limited potential	no	a small area but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
17	46	Land at Great Grove Farm (Charter Park), Ottershaw	housing, elderly/student housing, B1, B2, B8	93.98	93.97	100	0.00	0	0.00	0	0.00	0	no	no notable change	There are limited pockets on the site that are shown to be at risk from surface water flooding	0	1 property in the KT15 1 postcode area and 4 in the KT16 0 postcode area (each postcode area covers approximately half of the site's area)	limited potential	no	no	no modelling. Risk negligible	not at risk
18	230	Grove Nursery, Spinney Hill, Addlestone	housing	1.57	1.57	100	0.00	0	0.00	0	0.00	0	no	no notable change	a narrow strip of land along the rear (northern) boundary of the site is shown to be at risk from surface water flooding. This appears to be in the vicinity of a ditch/watercourse	0	1	limited potential	no	no	no modelling. Risk negligible	not at risk
19	101	Land adjacent to Knowle Hill and Wellington Avenue	housing	5.70	5.70	100	0.00	0	0	0	0.00	0	no	no notable change	There is a band of land in the north of the site which is shown to be at risk from surface water flooding, mainly in the 1 in 1000 year extent.	0	4	limited potential	no	no	no modelling. Risk negligible	not at risk
20	203	Warren Yard, Lyne Lane, Chertsey	traveller accommodation	0.16	0.16	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
21	17	Land at Coombelands Lane, Addlestone	housing	1.7	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
22	11	Land at 32 Burcott Gardens, Addlestone	housing	1.07	1.07	100	0.00	0	0	0	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 1000 year extent. These areas are on the eastern side of the site	0	2	limited potential	no	no	no modelling. Risk negligible	not at risk
23	221	Longcross Barracks, Longcross Road, Chertsey	B1, B2, B8, leisure	3.95	3.95	100	0.00	0	0.00	0	0.00	0	no	no notable change	there are only limited areas of the site that are shown to be at risk from surface water flooding	0	4	limited potential	no	no	no modelling. Risk negligible	not at risk

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	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	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 year extent	0	4	limited potential	no	no	no modelling. Risk negligible	not at risk
26	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 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	4	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	36	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	30	CABI, Bakeham Lane, Egham	housing	1.63	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
32	210	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
33	263	Ottershaw East	housing	13.02	13.01	100	0.00	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	0	4	limited potential	no	no	no modelling. Risk negligible	not at risk

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	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	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	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
37	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	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.	0	2	limited potential	yes-total catchment (zone 3)	no	no modelling. Risk negligible	not at risk
38	168	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	0	4	limited potential	yes-total catchment (zone 3)	no	no modelling. Risk negligible	not at risk
39	15	Bourne Car Park, Virginia Water	elderly people's housing	0.39	0.39	100	0.00	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	no	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

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	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	0 in the KT16 0 postcode area. 0 in the GU25 4 postcode area	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.	no	No	no modelling. Risk negligible	not at risk
46	142	Former Dairycrest Site, 30 High 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	yes-total 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	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	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
48	152	The Royal Standard Bed & Breakfast, Stroude Road, Virginia Water	housing	0.56	0.56	100	0.00	0	0	0	0.00	0	no	no notable change	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 in 1000 year extent.	0	4	the majority of the site has the potential for ground water flooding to occur at the surface	no	no	no modelling. Risk negligible	not at risk
49	156	Blays House, Blays Lane, Egham	housing, elderly/student housing	2.87	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
50	164	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	0	4	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	no	no	no modelling. Risk negligible	not at risk
51	165	Egham Library, Egham	housing, elderly/student housing, B1, B2, B8, retail	0.31	0.31	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 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
52	166	Land at Woodlands, Muckhatch Lane, Thorpe	housing	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.	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

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	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	0	4	mixed-all three categories of potential 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	0	4	mixed-all three categories of potential 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.	0	4	limited potential	no	no	no modelling. Risk negligible	not at risk
57	239	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	0	3	limited potential	no	no	no modelling. Risk negligible	not at risk
58	224	Land adjacent to 62 Addlestone Moor, Addlestone	housing, elderly/student housing, starter homes, B1, B2, B8, leisure, self build	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.	0	2	limited potential	yes-total catchment (zone 3)	no	no modelling. Risk negligible	not at risk
59	208	Land adjacent Ulverscroft, Bakeham Lane, Egham	housing, self build	0.35	0.35	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	5	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. Risk negligible	not at risk
60	264	Addlestone broad location		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	2	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	no modelling. Risk negligible	not at risk
61	229	Virginia Heights, Sandhills Lane, Virginia 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.	0	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. Risk negligible	not at risk

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V
62	225	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.	0	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	13	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.	0	4	potential for flooding to occur at surface	no	no	no modelling. Risk negligible	not at risk
64	204	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	42	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	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
67	18	Land Between Warwick Avenue and Thorpe Industrial Estate, Thorpe Lea Road, Thorpe	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.	6	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

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V
69	255	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	256	Thorpe Lea Road North	housing, traveller accommodation	2.12	2.00	94	0.05	2	0.06	3	0.01	1	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.	No risk identified	6	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
71	231	St Peters Hospital, Guildford Road, Chertsey	nurse's housing, D1 uses, housing	31.65	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	4	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. Risk negligible	not at risk
72	44	CEMEX Thorpe 3, Ten Acre Lane, Thorpe	housing	12.38	12.15	98	0.23	2	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.	6	21	The majority of the site has the potential for groundwater flooding to occur at the surface.	yes-total catchment (zone 3)	small part only but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
73	129	Wey Manor Farm, Wey Manor, New Haw, Addlestone	housing	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. Risk negligible	not at risk
74	103	Stroude Road, 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	141	160 - 162 High 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	201	Chertsey Broad Location	housing, retail, food and drink, leisure, community uses	6.71	3.91	58	1.53	23	1.27	19	0.00	0	a small part of the broad location is located in a dry 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	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

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	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	0	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	0	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.	0	4	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
81	4	Barrsbrook & Barrsbrook Cattery, Guildford Road, Chertsey	housing	1.2	0.98	82	0.22	18	0	0	0	0	no	no notable change	the northernmost part of the site is shown to be at risk from surface water flooding	0	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 identified.	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	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
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.	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

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	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	0	4	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	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
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	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	0	2	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 3)	part	no modelling. Risk negligible	not at risk
87	76	Hogsters Farm, Stroude Road, Egham	housing	10.80	5.75	53	0.77	7	3.41	32	0.87	8	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 I 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 3)	yes	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 from surface water flooding. The easternmost site has a large area that would be at risk in the 1 in 30 year extent.	0 in the GU25 4 postcode area and 6 properties in the TW20 8 postcode area.	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.	no	part	no modelling. Risk negligible	not at risk
89	220	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.	6 in the TW20 8 postcode area and 3 in the TW18 3 postcode area	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.	0	4	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	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V
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.	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 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	0	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	218	Rusham Park, Whitehall Lane, Egham	housing, 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	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)	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	potential for flooding to occur at surface across the majority of the site	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	121	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	174	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	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

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V
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 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 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.	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	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.	3 in the TW18 3 postcode area and 6 in the TW20 8 postcode area	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	40 Crockford Park Road, Addlestone	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

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V
108	216	Land at Abbey River and Burway Ditch, Chertsey	housing, elderly/student housing, leisure moorings	1.87	0.00	0	0.10	6	0.10	5	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	33	potential for flooding to occur below surface	yes-inner zone (zone 1)	yes but SFRA concludes that reservoir flooding is a residual risk.	no modelling. Risk negligible	not at risk
109	120	Hythe Farm, 81/83 Hythefield Avenue, Egham	housing	0.96	0.00	0	0.00	0	0.01	1	0.95	99	no	no notable change	There are large areas of 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.	21 in TW20 8 postcode area, 9 in the TW18 3 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
110	115	Land at 18 and 19 Riverside, Egham	housing	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	no modelling. Risk negligible	not at risk
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114	Please note that figures may not add in all cases due to rounding.																					
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Housing Trajectory

Runnymede Housing Trajectory

Site ID	Site name	Planning permission reference number (if applicable)	Units anticipated	Total area (ha)	Area covered by Flood Zone 1 (ha)	% of site covered by Flood Zone 1	Area covered by Flood Zone 2 (ha)	% of site covered by Flood Zone 2	Area covered by Flood Zone 3a (ha)	% of site covered by Flood Zone 3a	Area covered by Flood Zone 3b (ha)	% of site covered by Flood Zone 3b	Dry island?	Impact of climate change on fluvial flood risk(1 in 100+20%)	risk of surface water flooding (uFMfSW)	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)	potential for groundwater flooding (BGS)	groundwater source protection zone?	At risk from flooding from reservoirs	flooding from canals and other artificial sources	tidal flooding	Notes
Years 1-5																							
32	Coltscroft, Rosemary Lane	n/a	5	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.	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	
49	Land at Aviator Park, Station Road,	RU.13/0770 (outline consent) and RU.14/1913 (reserved matters)	200	3.35	3.35	100	0.00	0	0.00	0	0.00	0	no	no notable change	There are a number of large areas on the site that are shown to be at risk from surface water flooding. The largest affected area is in the north eastern part of the site	0	2	limited potential	no	no	no modelling. Risk negligible	not at risk	
50	Brunel University site, Coopers Hill Lane	RU.11/0207	110	27.13	27.13	100	0.00	0	0.00	0	0.00	0	no	no notable change	some risk of surface water flooding on limited parts of site	5	3	mixed	no	no	no modelling. Risk negligible	not at risk	
52	Dial House, Northcroft Road	RU.14/1875 (just awaiting signing of legal agreement but resolution to grant). Scheme for 8 units	16	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	
53	Former Civic Offices and Police Station	RU.14/0435	188	2.53	2.53	100	0.00	0	0.00	0	0.00	0	no	no notable change	There are areas on the site that are shown to be at risk of surface water flooding, most notably on the eastern side of the site to the south west of the Addlestone Community Centre which is shown to be at risk in the 1 in 100 and 1 in 30 year extents	0	2	potential for flooding to occur below surface	majority of site in total catchment (zone 3)	no	no modelling. Risk negligible	not at risk	
107	Land at Marshall Place	n/a	8	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	

112	Fernlands Open Space & 22 Ferndale Avenue	RU.12/0904	12	0.74	0.74	100	0.00	0	0.00	0	0.00	0	no	no notable change	Only a very limited area of the site is shown to be at risk in the 1 in 1000 year extent at the entrance into the site	0	4	limited potential	no	no	no modelling. Risk negligible	not at risk	
113	100-106 Church Road	RU.14/1456	7	0.16	0.16	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 in the 1 in 1000 year extent (rear half of the site)	0	1	limited potential	yes-total catchment (zone 3)	no	no modelling. Risk negligible	not at risk	
122	79 & 79a Woodham Park Road	n/a	5	0.42	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	
140	Land on the North Side of Pretoria Road (Tamchester)	RU.13/0023	57	1.29	1.29	100	0.00	0	0	0	0.00	0	no	no notable change	A large area of the site is shown to be at risk in the 1 in 1000 year extent	0	4	limited potential	yes-outer zone (zone 2)	no	no modelling. Risk negligible	not at risk	
141	160-162 High Street	RU.15/1382	10	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	no modelling. Risk negligible	not at risk	
154	Land at Howards Lane	n/a	6	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	
157	Egham Gateway (1)	n/a	60 to 150	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	
162	Land at Ilex Close	RU.16/0001	5	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	
167	Land at, Woburn Hill	n/a	8	1.18	1.18	100	0.00	0	0	0	0.00	0	no	no notable change	no risk identified	0	2	limited potential	north eastern part of site in total catchment (zone 3)	no	no modelling. Risk negligible	not at risk	
170	The Old Police Station	RU.15/1800	13	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 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	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.
173	Rodwell Farm Nursing Home, Rowtown	RU.13/0847	14	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	
178	10-22 High Street, Addlestone	RU.15/0301	13	0.14	0.14	100	0.00	0	0.00	0	0.00	0	no	no notable change	A limited part of the site is shown to be at risk in the 1 in 1000 year extent	0	1	potential for flooding to occur below surface	yes-total catchment (zone 3)	no	no modelling. Risk negligible	not at risk	

188	199 High Street, Egham	RU.13/0147	8	0.07	0.07	100	0.00	0	0.00	0	0.00	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	0.00	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	
192	72 - 82 & adjoining Land at Holbrook Court	RU.13/0401	26	0.43	0.00	0	0.00	0	0.24	56	0.19	44	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)	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	0.00	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	not at risk	
195	52 Station Road, Egham	RU.14/0487	5	0.02	0.00	0	0.02	100	0.00	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	RU.13/0893	7	0.06	0.06	100	0.00	0	0.00	0	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	not at risk	
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	58	1.53	23	1.27	19	0.00	0	a small part of the broad location is located in a dry 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	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	not at risk	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 applications.
204	Bellbourne Nurseries	n/a	10	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	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	0.00	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	not at risk	

219	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	not at risk	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 site which is in flood zone 1.
229	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	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. 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	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	4	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. Risk negligible	not at risk	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 5 year supply given that the great majority of this large site is located in flood zone 1 which is sequential preferable for housing.
241	Crest House, 53 Station Road, Egham	RU.13/0749	14	0.08	0.00	0	0.08	100	0	0	0.00	0	no	no notable change	approximately half the site would be at risk in the 1 in 100 year extent	5	11	potential for flooding to occur at surface	yes-total catchment (zone 3)	yes	no modelling. Risk negligible	not at risk	
242	10a Woodham Lane, Addlestone	RU.14/0391	5	0.09	0.09	100	0.00	0	0	0	0.00	0	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	3	limited potential	no	no	no modelling. Risk negligible	not at risk	
243	168 b-e High Street, Egham	RU.14/0187	14	0.07	0.00	0	0.07	100	0	0	0.00	0	no	no notable change	limited area at rear of building 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	not at risk	
244	50 Rusham Road, Egham	RU.14/1459	5	0.08	0.08	100	0.00	0	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	no modelling. Risk negligible	not at risk	
246	The Mews, Coopers Hill Lane, Egham	RU.14/1894	7	0.28	0.28	100	0.00	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	3	potential for groundwater flooding of property below ground level.	no	no	no modelling. Risk negligible	not at risk	
247	Hannover House, 1 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	4	limited potential	no	no	no modelling. Risk negligible	not at risk	
252	Hamilton Court, Gogmore Lane	RU.13/0348	11	0.09	0.09	100	0.00	0	0	0	0.00	0	no	no notable change	No risk identified	0	4	potential for flooding to occur at surface	yes-outer zone (zone 2)	no	no modelling. Risk negligible	not at risk	

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	
14	Brox End Nursery, Brox Lane, Ottershaw (Reserve Site)	two applications remain undetermined at the site: RU.15/1285 and RU.16/0652	40	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	
17	Land at Coombelands Lane (Reserve Site)	undetermined application at the site: RU.16/0845	40	1.7	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 Road, Englefield Green (Reserve Site)	RU.15/1381	89	2.78	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	Hanworth Lane, Chertsey (Reserve Site)	RU.15/0855 has granted permission for 130 units at the site (on part of the reserve site)	230	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	
97	Longcross Park (formerly DERA (North) RLP	RU.13/0856	200	32.45	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	4	The great majority of the site has limited potential.	no	no	no modelling. Risk negligible	not at risk	
	Years 6 to 10																					
30	CABI. Bakeham Lane	n/a	25	1.63	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 Park Farm, Staines Road	n/a	8	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	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 on 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 site is not considered as developable until years 6-10 of the local plan at the current time.

59	Land at Hurst Lane	n/a	20	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	potential for flooding to occur at surface across the majority of the site	Large part of site in total catchment (zone 3)	Part of site but SFRA concludes that reservoir flooding is a residual risk	no modelling. Risk negligible	not at risk	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 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 of site but SFRA concludes that reservoir flooding is a residual risk	no modelling. Risk negligible	not at risk	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.
132	Ledger Drive, Marley Close, Ongar Hill Brick Works	n/a	11	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	
143	Alwyn House, Windsor Street	n/a	35	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	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	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	
156	Blays House, Blays Lane	n/a	80	2.87	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	

166	Land at Muckhatch Lane	n/a	5	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.	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	
169	Units 1 and 1a Downside, KT16 9DS	n/a	30	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	
172	Wheatsheaf Service Station	n/a	8	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	
200	Heriot House, 88-90 Guildford Street	permission previously granted under RU.12/0382 for 13 net units but permission lapsed	13	0.04	0.04	100	0.00	0	0.00	0	0.00	0	no	no notable change	No risk identified	0	4	potential for flooding to occur at surface	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	
201	Chertsey broad location	n/a	34	6.71	3.91	58	1.53	23	1.27	19	0.00	0	a small part of the broad location is located in a dry 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	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	
202	Pantiles Nursery	n/a	20	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	
218	Rusham Park Centre, Whitehall Lane, Egham	n/a	60	6.54	3.66	56	0.99	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 occur at surface	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	Given the scale of this previously developed site it is considered that there are opportunities to apply the sequential approach to development to ensure that new 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 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	not at risk	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.
60	Chilsey Green Farm, 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	4	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	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 been discounted in light of this.
254 (parcel B only)	Central Veterinary Laboratory	n/a	165 to 210	4.87	4.87	100	0.00	0	0.00	0	0.00	0	no	no notable change	There are a few very limited areas of the site that would be at risk of flooding in a 1 in 1000 year event.	0	1	limited potential	no	no	no modelling. Risk negligible	not at risk	
256	Thorpe Lea Road North RLP	n/a	37 to 43	2.12	2.00	94	0.05	2	0.06	3	0.01	1	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.	No risk identified	6	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	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.
257	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	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 of site but SFRA concludes that reservoir flooding is a residual risk	no modelling. Risk negligible	not at risk	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.
261	Virginia Water South RLP	n/a	130 to 150	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	
99	Longcross (DERA south) RLP	n/a	650 to 863	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	The great majority of the site has limited potential.	no	no	no modelling. Risk negligible	not at risk	
	Years 11 to 15																						
142	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	1	potential for flooding to occur below surface	yes-total catchment (zone 3)	no	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	no notable change	Relatively large area of the site at risk in the 1 in 1000 year extent	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	
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	no modelling. Risk negligible	not at risk	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	4	limited potential	no	no	no modelling. Risk negligible	not at risk	
259	Virginia Water West RLP	n/a	16 to 24	14.81	14.81	100	0.00	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	0	4	limited potential	no	a small area but SFRA concludes that reservoir flooding is a residual risk	no modelling. Risk negligible	not at risk	
263	Ottershaw East	n/a	385 to 510	13.02	13.01	100	0.00	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	0	4	limited potential	no	no	no modelling. Risk negligible	not at risk	
99	Longcross (DERA south) RLP	n/a	650 to 862	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	The great majority of the site has limited potential.	no	no	no modelling. Risk negligible	not at risk	
264	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	2	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	no modelling. Risk negligible	not at risk	

Sites with Planning Permission

SLAA ref no.	Site name	Planning permission ref
37	Wick Road, Englefield Green	
49	Land at Aviator Park, Station Road, Addlestone	
50	Brunel University Site, Coopers Hill Lane	
53	Former Civic Offices and Police Station, Addlestone	
97	DERA Site North, Longcross Road, Chertsey	
112	Fernlands Open Space & 22 Ferndale Avenue, Chertsey	
113	100-106 Church Road, Addlestone	
140	Land on the north side of Pretoria Road, Chertsey	
175	62, 63 and 64 The Avenue, Egham	
178	10-22 High Street, Addlestone	
180	St Augustine's Care Home, Simplemarsh Road, Addlestone	
188	199 High Street, Egham	
190	40-44A High Street, Egham	
192	72-82 Pooley Green Road and land 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	
200	Heriot House, 88-90 Guildford Street, Chertsey	
240	Land at Middle Hill	
241	Crest House, Station Road, Egham	RU.13/0749
242	10a Woodham Lane, Addlestone	
243	168b-e High Street, Egham	
244	50 Rusham Road, Egham	
245	1-14 St Judes Cottages, St Judes Road, Englefield Green	
246	The Mews, Coope's Hill Lane, Egham	
247	Hannover House, 1 Station parade, Virginia Water	RU.15/1336
248	Former Reservoir Site, Lovett Road, Staines	
250	Tamesis 1, The Glanty, Egham	
251	Land north of Dashwood Lang Road, and south of River Bourne	

252	Hamilton Court, Gogmore Lane, Chertsey	

creating a better place

Environment Agency

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

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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).

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 number	Issue
18	• 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
257	• Site assessment constraints note that none of the site is in Flood Zone 2 but your spreadsheet shows 1% of the site is in this flood zone
103	• Site assessment constraints note that none of the site is in Flood Zone 2 but your spreadsheet shows 25% of the site is in this flood zone
251	• 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.
32	• 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.
194	• Our detailed modelling indicates that this site is entirely within Flood Zone 1. Site is within flood zone 2
190	• Our detailed modelling indicates that the 1% plus a 20% allowance will possibly impact on the north and east of this site.
157	• This site appears to contain 168 High Street, Egham, which has been put forward as site 194 • Our detailed modelling indicates that this site is entirely within Flood Zone 1. Site is within Flood Zone 2.
237	• 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?**
38	• This site address is given as Thorpe Park Farm, Staines Road, Chertsey, however, the site appears to lie on Coldharbour Lane, Thorpe
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..

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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