



Hart District Council  
Strategic Flood Risk Assessment –

Supplement Incorporating  
Sequential Tests  
For the Regulation 19 consultation  
Hart District Local Plan

January 2018

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## 1.0 Introduction

- 1.1 This document has been prepared as a supplement to the Hart District Council Strategic Flood Risk Assessment (SFRA) Level 1, 2016 and in support of the Hart Local Plan Strategy and sites 2016-2032 proposed submission version. The purpose of this document is to demonstrate that sites to be allocated for housing and employment development in areas of flood risk are appropriate in the context of the Sequential Test which are required as part of the National Planning Policy Framework (NPPF) and its accompanying National Planning Practice Guidance (NPPG). Where the Exception Test is required this has been covered in the Level 2 Strategic Flood Risk Assessment.
- 1.2 The aim of the **Sequential Test** is to steer developments to areas of lowest flood risk from all sources (while prioritising Flood Zone 1) with exceptions made only where there are overriding sustainability reasons for allocation.
- 1.3 Sites where an exception is made must then pass the **Exception Test** to show that they can be developed safely without increasing offsite flood risk.
- 1.4 Only on passing both the Sequential and Exception Tests should a site be allocated. The aim of this document is to show that a through Sequential Test has been undertaken across the Hart District area.
- 1.5 This document firstly explains the context in terms of local flood risk and national planning policy. It then identifies those sites proposed as housing and employment allocations in the Regulation 19 Proposed Submission Hart Local Plan, Strategy and Sites, 2016-2032 proposed submission version ("Local Plan") where a Sequential and/or Exception Test are required.
- 1.6 Further information relating to the explanation of Sequential/Exception Tests and when they are applicable in relation to the vulnerability of the proposed use is available in the NPPF and accompanying NPPG.

## 2.0 Background

- 2.1 Hart District Council's level 1 SFRA 2016 was used to identify where flood risk issues occur across the district. This included current Environment Agency flood maps, data covering all sources of flooding (where available) and local and historic records held by Hart District Council. This information was fed into the preferred housing and employment allocations in the Local Plan assessments. This document has the objective of providing confidence that the proposed housing and employment allocations can be delivered within the context of flood risk.
- 2.2 It is important to note that detailed site-specific Flood Risk Assessments will still be required to accompany individual planning applications and remain an important part of the planning application process for all the sites identified in this document.

## 3.0 Local Flood Risk Context

- 3.1 There are a large number of watercourses in Hart district, the vast majority (over 30) of which have been designated as main rivers due to their important role in local drainage. The top four urban areas at risk of fluvial (Main River) flooding in the district are Fleet, Yateley, Blackwater/Hawley and Crondall. The top four urban areas at risk of surface water flooding are the same but with a further 18 urban areas in the district having some level of risk. Hart district is also susceptible to sewer and groundwater flooding, and flooding from artificial sources, such as the Basingstoke Canal and reservoirs. Groundwater flooding tends to be linked with Cretaceous chalk geology which is in the south of the district (e.g. Crondall) and the river terrace deposits of sand and gravel along the floodplains of the larger rivers and where perched water tables occur (e.g. Eversley). Crondall, Blackwater/Hawley, Fleet, Hook, Eversley and North Warnborough respectively make up the majority of the groundwater flood risk in the district.

- 3.2 Climate change is expected to increase flood risk in Hart district over the coming years and the current approach to flood management will need to be kept under review in order to adequately manage flood risk going forward.

## 4.0 Planning Context

- 4.1 The NPPF provides the policy guidance in relation to development and the allocation of development sites in areas at risk of flooding. The key policy message is to guide new housing and employment development to areas with the lowest probability of flooding applying the Sequential and Exception Tests as appropriate. The suitability of a site for a particular development should be determined by taking into consideration the Flood Zones (as defined by the Strategic Flood Risk Assessment and the Environment Agency), the flood risk vulnerability of the land use proposed and other sources of flooding. Where it is not possible to locate new developments in areas of lowest flood risk, then clear justification for that allocation must be provided stating the sustainability criteria that are believed to outweigh the flood risk issues of the site. Where applicable, these sites will also need to pass the Exception Test in order to demonstrate that the proposed development can be developed safely without increasing offsite flood risk. Application of the Exception Test is undertaken in the Level 2 Strategic Flood Risk Assessment.
- 4.2 At the local level Hart District Council is preparing a new Local Plan that will set out a vision and strategy, together with strategic policies to guide development in Hart district until 2032. This supplement study supports the Local Plan by sequentially testing the preferred housing allocations. The Local Plan includes a strategic policy which deals with flood risk (Policy NBE6 Managing Flood Risk). The sites included within the Local Plan have been derived from the Strategic Housing Land Availability Assessment (SHLAA) evidence including a Sustainability Appraisal.

### **Strategic Housing Land Availability Assessment (SHLAA)**

- 4.3 The SHLAA identifies land available for housing development. In line with the Sequential Test, flood risk was considered as part of the assessment of available SHLAA sites. Those sites that entirely lie within Flood Zones 2 and 3 or where there would be no safe access due to flood risk ("Dry Island") were considered unsuitable and excluded from further assessment. However, some sites where only a part of the area is within Flood Zones 2 or 3 were considered to offer some potential for development subject to further assessment.

### **Sustainability Appraisal/SEA (SA)**

- 4.6 The SA is the tool for assessing the sustainability of sites. This information has been used to help inform the SFRA Supplement.

## 5.0 Sites Requiring Sequential Test and Exception Test

- 5.1 Table 1 (page 6 below) identifies the only site allocated for housing, which is Hartland Park. Two employment sites are also identified from the list of safeguarded employment land in policy ED2. Only these two are identified as they are the only sites involving land that is not currently developed or in employment use.
- 5.2 A total of hundred and thirty two potential development sites underwent the Sequential Test<sup>1</sup>, of which three were taken forward for the proposed submission version of Hart's Local Plan. Of these three, one is wholly in Flood Zone 1 (Eversley Storage), the remaining two are within the Flood Zones although only a negligible area of Hartland Park is within Flood Zone 2 and 3. All three sites have undergone the Exception Test (Please refer to Hart Strategic Flood Risk

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<sup>1</sup> Strategic Housing Land Availability Assessment, (SHLAA),

Assessment Level 2 Exception Test). Eversley Storage has been included despite being wholly within Flood Zone 1 because part of the site is affected by surface water flooding.

- 5.3 Appendix 1 accompanying this supplement sets out the full Sequential Test ranking carried out on all the included SHLAA sites, not just the allocated sites. The Sequential Test looked at all sources of flooding, not just fluvial.
- 5.4 Any proposed allocated housing and employment sites that have already secured planning permission have been excluded from this document on the basis that matters relating to flood risk have been thoroughly investigated and found acceptable.
- 5.5 Following the Sequential Test, a detailed Level 2 Strategic Flood Risk Assessment has been carried out for those sites which trigger an Exception Test or where flood risk from any source could be a particular site constraint. The Level 2 SFRAs are shown in the accompanying document. Under the requirements of the NPPF, sites with a level 2 SFRA will still require a Flood Risk Assessment (FRA) at planning application stage.

Housing and Employment sites accompanied by a Level 2 SFRA:

SHL197 Hartland Park  
Beacon Hill Road (Proposed Employment site)

- 5.6 Employment sites wholly in Flood Zone 1:

H7 Eversley Storage (Proposed Employment site)

- 5.7 While H7 Eversley Storage does not strictly trigger the Exception Test, it does have some surface water related flooding issues that could potentially affect the site. For this reason this site has also been included in the Level 2 SFRA assessment: to ensure that the development can be accommodated safely and without increasing offsite flood risk.

Table 1 – Proposed Housing and Employment Site Allocations

Site Ref	Site Name & status	Flood Zone	Area of site affected	Proposed use	Vulnerability of use	Sequential Test (Appendix 1)	Exception Test	Sustainability Justification
H7	Eversley Storage	FZ1	N/A	Employment	Less Vulnerable	Yes	Not required but assess for good practice	FZ1- Surface water flooding only affects southernmost end of the site (Local Employment Site). Allows expansion of existing employment site.
SHL197	Hartland Park	FZ3b	Small amount of flood zone extents from Gelvert Stream. Some surface water & groundwater risk.	Residential	More Vulnerable	Yes	Level 2 SFRA required	Re-development of brownfield land. It is accessible from major transport infrastructure (M3 junction, railway station) and close to services and facilities in Fleet and Rushmoor. The potential for adverse landscape impacts is low. New development could be well-integrated with existing built-up areas through extensions to local transport networks and cyclist infrastructure.
SHL081 (in part)	Beacon Hill Road, Church Crookham	FZ3b	The eastern side of the site falls in the Flood Zones extents of Fleet Brook. Some surface water risk.	Employment	Less Vulnerable	Yes	Level 2 SFRA required	Beacon Hill Local Employment site has been allocated as it is partially a brownfield site which has planning permission for employment development but for which phases 2 and 3 have not yet started. It is identified in the Employment Land Review as having potential to meet future employment needs within the local area. It is accessible to M3 junction and rail station and is close to the facilities of Fleet town centre. It has potential to provide employment within walking distance of residential areas.

## 6.0 Conclusion

- 6.0 While only one of the three allocated sites (Eversley Storage) is wholly in Flood Zone 1, there are strong overriding sustainability reasons for the allocations chosen. Hartland Park which is almost entirely in Flood Zone 1 and only just intercepts Flood Zone 2 and 3, is a brownfield site with good transport links. Beacon Hill Road and Eversley Storage are the only sites that would allow for an extension adjacent to existing employment areas. Although Eversley Storage does not trigger an Exception Test it has undergone further assessment within the level 2 SFRA to ensure that the surface water risk can be mitigated.
- 6.1 Of the two sites proposed to be allocated for housing and employment development on land in Flood Zones 2 and/or 3 there is a requirement to demonstrate that the Exception Test has also been passed. Evidence for passing the Exception Test has been set out in the Level 2 Strategic Flood Risk Assessment (SFRA). The combination of this Sequential Test document and the level 2 SFRA has demonstrated that the Sequential and Exception Tests outlined in the NPPF have been undertaken and met. Detailed Flood Risk Assessments and drainage strategies will remain a necessary and important part of the planning application process for all these sites. Applicants, as part of any FRA or drainage strategy, may need to provide a geotechnical site investigation including site percolation tests to support any potential Sustainable Drainage Systems (SUDS) proposals.

## **Appendix 1- Sequential Test ranking of SHLAA sites**



Rank	SHL Ref No.	Site	Flood Zone	Access flooded	UFMFSW	FMFSW	Groundwater Flooding	Reservoir Flooding	Embanked Canal within 100m	Watercourse onsite	Historic Flooding	Level 2 SFRA Triggerred	Notes	Sustainability reasons for allocating site
1	SHL085	Barley Mow, Winchfield	4- FZ1	3- N	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	3- N	No		
2	SHL031	Land east of Cope Lane	4- FZ1	3- N	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
3	SHL291	Land south of Chaffers Close	4- FZ1	3- N	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
4	SHL071	Land adj. to Nash Meadows/Ridley's Piece, South Wamborough	4- FZ1	3- N	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
5	SHL119	Land at the rear of Longwood, Odiham	4- FZ1	3- N	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
6	SHL327	Land South of Crownfields, Odiham	4- FZ1	3- N	4- N/A	2.5- S* 1 in 200	4- Limited	2-N	2-N	4-N	3-N	No		
7	SHL038	Rawlings, Hook	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- N/A	2-N	2-N	4-N	3- N	No		
8	SHL074	Land north west of Crondall	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- N/A	2-N	2-N	4-N	3-N	No		
9	SHL009	Land off Hop Garden Road	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- N/A	2-N	2-N	4-N	3-N	No		
10	SHL234	Land east of Redfields Lane	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- N/A	2- N	2- N	4-N	3-N	No		
11	SHL018	Bell & Dragon, Odiham	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	3- N	No		
12	SHL062	Granary Field	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
13	SHL322	Fleet Town Centre Zone 4	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
14	SHL322	Fleet Town Centre Zone 4	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
15	SHL332	Land opposite Old Laundry, Dogmersfield	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
16	SHL356	Land opposite Thatched Cottage, Dogmersfield	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
17	SHL056	Land opposite Briar Cottage, Dogmersfield	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
18	SHL084	Land at Winchfield Lodge	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
19	SHL094	Land adj to Causeway Farm, Hartley Wintney	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
20	SHL143	Land on Church Lane, Dogmersfield	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
21	SHL015	Land opposite Church Rise, Dogmersfield	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
22	SHL158	Crondall House, Fleet	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
23	SHL205	Rear of Taplins	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
24	SHL204	Land at Shapley Ranch	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
25	SHL084	Land at Winchfield Lodge	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
26	SHL330	Land west of Adams Farm, The Street, Nth Warn	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
26.5	SHL235	Land at Willow Croft	4- FZ1	3- N	3.5- 1 in 1000 S*	3- N/A	4- N/A	2-N	2-N	4-N	3-N	No		
26.6	SHL357	Industrial Yard, Sankey Lane, Fleet	4- FZ1	3- N	3.5- 1 in 30 - 1 in 1000 S*	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
26.7	SHL041	Imac Systems	4- FZ1	2- N (but Y for SW)	4- N/A	2.5- S* 1 in 200	4- Limited	2-N	2-N	4-N	3- N	No		
27	SHL112b	CEMEX B, Eversley	4- FZ1	3- N	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	2-Y -At N boundary	No		
28	SHL290	Land at Rosemary Cottage, Rotherwick	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- N/A	2-N	2-N	3- OW at boundary	3-N	No		
29	SHL054	Land adj. to Dogmersfield Primary School	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- Limited	2-N	2-N	2- OW along boundary	3-N	No		
30	SHL055	Land at Church Lane, Dogmersfield	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	4- Limited	2-N	2-N	4-N	2-Y at boundary	No		
31	SHL026	Land north of Reading Road, Eversley	4- FZ1	2- N (but Y for SW)	4- N/A	3- N/A	1.5- At surface. S*	2-N	2-N	3- OW at boundary	3-N	No		
33	SHL247	Land north of Hollybush Lane	4- FZ1	2- N (but Y for SW)	4- N/A	2.5- S* 1 in 200	4- Limited	2-N	2-N	3- OW at boundary	2-Y at boundary	No		
36	SHL113	Thurleston House	4- FZ1	2- N (but Y for SW)	3.5- 1 in 1000 S*	3- N/A	4- Limited	2-N	2-N	4-N	3- N	No		
37	SHL320	Fleet Town Centre Zone 2	4- FZ1	2- N (but Y for SW)	3.5- 1 in 1000 S*	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
38	SHL177	Land at Croft Lane, Hartney Wintney	4- FZ1	2- N (but Y for SW)	3.5- 1 in 1000 S*	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
39	SHL079	Land south of Hamilton House, Odiham	4- FZ1	2- N (but Y for SW)	3.5- 1 in 1000 S*	3- N/A	4- N/A	2-N	2-N	3- OW at SE boundary	3-N	No		
40	SHL039	Femory, Farnham Road, Odiham	4- FZ1	2- N (but Y for SW)	3.5- 1 in 1000 S*	3- N/A	4- N/A	2-N	2-N	3- OW at boundary	3-N	No		
41	SHL123	Land at Murrell Green, Hook	4- FZ1	2- N (but Y for SW)	3.5- 1 in 1000 S*	2.5- S* 1 in 200	4- N/A	2-N	2-N	4-N	3-N	No		
42	SHL092	Land South of Risley	4- FZ1	3- N	3.5- 1 in 1000 S*	1.5- S* 1 in 30 -1 in 200	4- Limited S*	2-N	2-N	4-N	3- N	No	July 2007 surface water flooding of the residential roads occurred 30m north of the site.	
43	SHL130	Owen's Farm	4- FZ1	2- N (but Y for SW)	2.5- 1 in 100- 1in 1000 S*	2.5- S* 1 in 200	4- N/A	2-N	2-N	4-N	3-N	No		
44	SHL023	Land west of Marsh Lane, Eversley Cross	4- FZ1	3- N	3.5- 1 in 1000 S*	1.5- S* 1 in 30 -1 in 200	4- Limited	2-N	2-N	3- MR at boundary	3-N	No		

45	SHL036	Dachs Copse, Church Crookham	4- FZ1	3- N	2.5- 1 in 100- 1in 1000 S*	1.5- S* 1 in 30 -1 in 200	4- N/A	2-N	2-N	4-N	3-N	No		
46	SHL179	Bowenhurst Lane, Crondall	4- FZ1	2- N (but Y for SW)	2.5- 1 in 100- 1in 1000 S*	1.5- S* 1 in 30 -1 in 200	4- N/A	2-N	2-N	4-N	3-N	No	Historic records of surface water flooding at Finns Business park 120m north of site. Tiny amount of surface water flooding (UFMFSW & FMFSW) at the site boundary with the A287.	
47	SHL089	Land adj to Causeway Green	4- FZ1	2- N (but Y for SW)	2.5- 1 in 100- 1in 1000 S*	1.5- S* 1 in 30 -1 in 200	4- Limited	2-N	2-N	4-N	3-N	No		
48	SHL104	Park & Ride area, Elvetham Heath	4- FZ1	2- N (but Y for SW)	1.5- 1 in 30 - 1 in 1000 S*	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
49	SHL118	Land at rear of Cross Farm, Crookham Village	4- FZ1	2- N (but Y for SW)	1.5- 1 in 30 - 1 in 1000 S*	1.5- S* 1 in 30 -1 in 200	4- Limited	2-N	2-N	4-N	3-N	No		
50	SHL172	Granary Court, South Warnborough	4- FZ1	2- N (but Y for SW)	4- N/A	2- 1 in 200	2- Below Ground	2-N	2-N	4-N	3-N	No		
51	SHL029	Land at Butts End	4- FZ1	3- N	4- N/A	1- 1 in 30 -1 in 200	4- Limited	2-N	2-N	3- OW at boundary	3-N	No		
52	SHL118	Oakfield Farm, Hartley Wintney	4- FZ1	2- N (but Y for SW)	4- N/A	2.5- 1 in 200 S*	0.5- At surface. L*	2-N	2-N	2-OW along boundary	3- N	No		
53	SHL194	Land at Firgrove Road, Eversley	4- FZ1	1- Y	2.5- 1 in 100- 1in 1000 S*	2.5- S* 1 in 200	4- Limited	2-N	2-N	3- OW at boundary	3-N	No		
54	SHL193	Little Holt, Holt Lane, Hook	4- FZ1	1- Y	1.5- 1 in 30 - 1 in 1000 S*	2.5- S* 1 in 200	4- N/A	2-N	2-N	4-N	3-N	No	Current Road network crosses the floodplain. If a new road network was installed to connect to the M3 then access would only be affected by surface water flooding.	
55	SHL126	Land at Murrell Green (2), London Road, Hook	4- FZ1	3- N	1.5- 1 in 30 - 1 in 1000 S*	1.5- S* 1 in 30 -1 in 200	4- N/A	2-N	2-N	3- OW at boundary	3-N	No		
56	SHL136	Western edge of Winchfield	4- FZ1	3- N	1.5- 1 in 30 - 1 in 1000 S*	1.5- S* 1 in 30 -1 in 200	4- Limited	2-N	2-N	3- OW at boundary	3-N	No		
57	SHL030	Land at Hyde Road	4- FZ1	2- N (but Y for SW)	3.5- 1 in 1000 S*	2- 1 in 200	4- Limited	2-N	2-N	4-N	2-Y north of road	No		
58	SHL209	Winchfield Park B	4- FZ1	2- N (but Y for SW)	1.5- 1 in 30 - 1 in 1000 S*	1- 1 in 30 -1 in 200	4- Limited	2-N	2-N	4-N	3-N	No		
59	SHL169	Land at Totter's farm	4- FZ1	2- N (but Y for SW)	1.5- 1 in 30 - 1 in 1000 S*	1- 1 in 30 -1 in 200	4- Limited	2-N	2-N	1- OW through site	3-N	No		
60	SHL184	Winchfield Park, Winchfield	4- FZ1	3- N	1.5- 1 in 30 - 1 in 1000 S*	1.5- S* 1 in 30 -1 in 200	2.5-Below Ground. S*	2-N	2-N	3- OW at boundary	3-N	No		
61	SHL033	Plough Meadow, South Warnborough	4- FZ1	3- N	1.5- 1 in 30 - 1 in 1000 S*	1.5- S* 1 in 30 -1 in 200	2- Below Ground	2-N	2-N	4-N	3-N	No		
62	SHL200	Scrapyard, Totters Bridge, Potbridge	4- FZ1	2- N (but Y for SW)	3.5- 1 in 1000 S*	3- N/A	1- At surface	2-N	2-N	4-N	3-N	No		
63	SHL188	Bridge Farm 2, Winchfield	4- FZ1	2- N (but Y for SW)	3.5- 1 in 1000 S*	3- N/A	1- At surface	2-N	2-N	4-N	3-N	No		
64	SHL232	Land rear of Albion Yard	4- FZ1	3- N	1.5- 1 in 30 - 1 in 1000 S*	1.5- S* 1 in 30 -1 in 200	1- At surface	2-N	2-N	4-N	3-N	No		
65	SHL187	Bridge Farm 1, Winchfield	4- FZ1	2- N (but Y for SW)	1.5- 1 in 30 - 1 in 1000 S*	1- 1 in 30 -1 in 200	1- At surface	2-N	2-N	1-OW through site	3-N	No		
66	SHL178	Broden Stable and Stable Yard	4- FZ1	2- N (but Y for SW)	3.5- 1 in 100- 1in 1000 S*	3- N/A	0.5- At surface. L*	2-N	2-N	4-N	1-Y into site	No	Historic records of groundwater flooding at this site in Winter 2013/2014. Redlands land floods form surface water along the entire boundary of the site.	
67	SHL019a	Land at Grange Farm A, Hartley Wintney	4- FZ1	2- N (but Y for SW)	3.5- 1 in 100- 1in 1000 S*	1- 1 in 30 -1 in 200	0.5- At surface L*	2-N	2-N	2- OW along boundary	3-N	No		
68	SHL208	Admiral House, Fleet	4- FZ1	2- N (but Y for SW)	3- 1 in 1000	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
69	SHL103	Land adj Crosby Gdns, Yateley	4- FZ1	1- Y	3- 1 in 1000	3- N/A	4- Limited	2-N	2-N	4-N	3-N	No		
70	SHL174	Peacocks Nursery	4- FZ1	2- N (but Y for SW)	3- 1 in 1000	1.5- S* 1 in 30 -1 in 200	4- N/A	2-N	2-N	2-OW along boundary	3-N	No		
71	SHL206	Land at Bears Green	4- FZ1	2- N (but Y for SW)	3- 1 in 1000	1- 1 in 30 -1 in 200	4- Limited	2-N	2-N	4-N	3-N	No		
72	SHL135	Shapley Ranch	4- FZ1	3- N	3- 1 in 1000	1- 1 in 30 -1 in 200	4- Limited	2-N	2-N	3- OW at boundary	3-N	No		
73	H7	Eversley Storage	4- FZ1	1- Y	3- 1 in 1000	1- 1 in 30 -1 in 200	4- Limited	2-N	2-N	4-N	3- N	No	Majority of site is dry. There is a surface water overland flow route near the southern boundary of the site.	Allows expansion of an existing employment area.
74	SHL112a	CEMEX A, Eversley	4- FZ1	2- N (but Y for SW)	3- 1 in 1000	1- 1 in 30 -1 in 200	4- Limited	2-N	2-N	3- OW at boundary	2-Yes -At E boundary	No		
75	SHL066	Rear garden of 4 Western Lane, Odiham	4- FZ1	3- N	2.5- 1 in 100- 1in 1000 S*	2.5- S* 1 in 200	4- Limited	2-N	2-N	4-N	3-N	No		
76	SHL192	140-150 Fleet Road, Fleet	4- FZ1	2- N (but Y for SW)	2- 1 in 100- 1in 1000	1- 1 in 30 -1 in 200	4- Limited	2-N	2-N	4-N	3-N	No	Most of the site is dry except the access which flood from surface water.	
77	SHL122	Land west of the Fielders, Eversley	4- FZ1	2- N (but Y for SW)	2- 1 in 100- 1in 1000	1- 1 in 30 -1 in 200	4- Limited	2-N	2-N	4-N	3-N	No		
78	SHL115	Land at Green Lane, Rotherwick	4- FZ1	2- N (but Y for SW)	1- 1 in 30 - 1 in 1000	1.5- S* 1 in 30 -1 in 200	4- N/A	2-N	2-N	3- OW at boundary	3-N	No		

79	SHL087	Land Nth West of Rotherwick	4- FZ1	2- N (but Y for SW)	1- 1 in 30 - 1 in 1000	1.5- S* 1 in 30 -1 in 200	4- N/A	2-N	2-N	3- OW at boundary	3-N	No	
80	SHL166	Land west of Ewshot Lane	4- FZ1	2- N (but Y for SW)	1- 1 in 30 - 1 in 1000	2.5- 1 in 200 S*	4- N/A	2- N	2-N	2- Along Boundary	3-N	No	This site is upstream of Zebron Copse which has surface water flooding problems. Much of the site is in the 1 in 1000 UFMFSW.
81	SHL176	Hawley Farm House	4- FZ1	2- N (but Y for SW)	1- 1 in 30 - 1 in 1000	2- 1 in 200	4- Limited	2-N	2-N	4-N	3-N	No	
82	SHL083	Shapley Heath, Winchfield	4- FZ1	2- N (but Y for SW)	1- 1 in 30	1- 1 in 30 -1 in 200	4- Limited	2-N	2-N	2- OW along boundary	3-N	No	
83	SHL040	Grove Farm, Crookham Village	4- FZ1	2- N (but Y for SW)	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	4- Limited	2-N	2-N	1-OW through site	3-N	No	
84	SHL016	Daegmarsfield Farm	4- FZ1	2- N (but Y for SW)	3- 1 in 1000	1- 1 in 30 -1 in 200	4- Limited	0.5 -Y -L*	2-N	2- MR along boundary	3- N	No	The main river at the boundary is the outflow for the Tundry Pond reservoir. The reservoir and raised canal embankment are only 250m upstream of the site.
85	SHL195	Lismoyn Hotel, 45 Church Road, Fleet	4- FZ1	2- N (but Y for SW)	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	4- Limited	2-N	2-N	4-N	2-Y at boundary	No	Historic surface water flooding Nov/Dec 2006 on Branksomewood Road.
86	SHL090	Stillers Farm	4- FZ1	2- N (but Y for SW)	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	3 - Limited	2-N	2-N	1- OW through site & along boundary	2-Y along footpath	No	2 xReceived verbal reports of flooding down the Gurkha footpath from August 2015. Please note that the original SHL90 with a different boundary is also in this list
87	SHL173	Owens Farm 2, Hook	4- FZ1	3- N	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	2.5-Below Ground. S*	2-N	2-N	4-N	3-N	No	
88	SHL233	Land at Dunleys Hill 2	4- FZ1	3- N	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	2.5-Below Ground. S*	2-N	2-N	4-N	3-N	No	
89	SHL186	Shapley Lake & surrounds, Winchfield	4- FZ1	3- N	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	2.5-Below Ground. S*	2-N	2-N	1-OW through site	3-N	No	
90	SHL019b	Land at Grange Farm B, Hartley Wintney	4- FZ1	2- N (but Y for SW)	3- 1 in 1000	1- 1 in 30 -1 in 200	2- Below Ground	2-N	2-N	3- OW at NE boundary	3-N	No	
91	SHL124	Land at Winchfield	4- FZ1	2- N (but Y for SW)	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	2- Below Ground	1-Y	2-N	1-OW through site	2- Y-south west boundary	No	
92	SHL181	Rye Common	4- FZ1	2- N (but Y for SW)	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	1- At surface	2-N	2-N	4-N	3-N	No	2 surface water overland flow routes cross the site from south to north. Areas of groundwater flooding co-inside with the groundwater overland flow routes. If these areas are avoided the rest of the site is low risk.
93	SHL128	Rose Court, Rye Common, Crondall	4- FZ1	2- N (but Y for SW)	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	1- At surface	2-N	2-N	1- MR through site	3- N	No	Main River modelling starts downstream of the site. Otherwise the site would be within the flood Zones.
94	SHL058	Land at Hook Road/Bridge Road, N Warnborough	4- FZ1	2- N (but Y for SW)	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	0.5 - At surface. L*	2-N	2-N	1-OW through site & at boundary	2- Y-west boundary	No	
95	SHL022	Land at Warbrook House, Eversley	4- FZ1	2- N (but Y for SW)	1- 1 in 30 - 1 in 1000	0.5- L* 1 in 30 -1 in 200	0.5- At surface. L*	2-N	2-N	1- OW through site & OW at boundary	2-Y at boundary	No	
96	SHL354	Redfield's Court Fleet	4- FZ1	2- N (but Y for SW)	0.5- 1 in 30 - 1 in 1000 L*	1- 1 in 30 -1 in 200	4- N/A	2- N	2- N	2- OW along boundary	3-N	No	Upstream of Zebron Copse which has a history of surface water flooding issues.
97	SHL338	Land at Great Bramshot Farm (Sth of A327)	4- FZ1	3- N	0.5- 1 in 30 - 1 in 1000 L*	0.5- L* 1 in 30 -1 in 200	4- Limited	2-N	2-N	4-N	3-N	No	Entire site flood from Surface water
98	SHL216	Land Adja to James Farm Cottages	4- FZ1	2- N (but Y for SW)	0.5- 1 in 30 - 1 in 1000 L*	0.5- L* 1 in 30 -1 in 200	4- N/A	2-N	2-N	2- OW along boundary & OW at boundary	3- N	No	Almost the entire site floods from the ordinary watercourse along the boundary.
99	SHL182	Part of Potbridge Farm, Winchfield	1.5- FZ3b*-S*	3- N	3.5- 1 in 1000 S*	1.5- S* 1 in 30 -1 in 200	1- At surface	1-Y	2-N	3- OW at boundary	3-N	Yes	GW risk worst on western side of site. Surface water, river and reservoir flooding on south west side of site.
100	SHL180	Crondall Bee Farm,	1.5- FZ3b*-S*	1- Y	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	1.5- At surface. S*	2-N	1-Y	1- MR through site & MR along boundary.	3-N	Yes	Only point of access is in FZ3b*. If site could be clipped to the flood zones most of the flood risk could be avoided. Surface water flooding is also accouring aling the canal embankment.
101	SHL108	Land north of Deptford Lane	1.5- FZ3b*-S*	3- N	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	1- At surface	2-N	2-N	2- OW along boundary	3-N	Yes	

102	SHL197	Hartland Park	1.5- FZ3b*-S*	3- N	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	1- At surface	1.5-Y-S*	2-N	2-OW along boundary (MR near site)	3-N	Yes	There is a tiny amount of the Flood Zone extents from Gelvert Stream. This can be easily avoided. Clipping the site would increase its rank significantly.	This site is brownfield land and its redevelopment would enable the removal of substantial redundant industrial infrastructure. It is accessible from major transport infrastructure (M3 junction, railway station) and is relatively close to services and facilities in Fleet and Rushmoor Borough. The site is well-screened such that the potential for adverse landscape impacts is low. New development could be well-integrated with existing built-up areas through extensions to local transport networks and cyclist infrastructure.
103	SHL052	Land adj. to Pale Lane Farm, Fleet	1.5- FZ3b*-S*	3- N	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	1- At surface	1-Y	2-N	1- OW through site & MR at boundary	2-Y at boundary	Yes	GW risk worst on western side of site	
104	SHL081	Vertu	1.5- FZ3b*-S*	2- N (but Y for SW)	0.5- 1 in 30 - 1 in 1000 L*	0.5- L* 1 in 30	4- Limited	2-N	2-N	1- OW through site, MR & OW along boundary	2-Y at boundary	Yes	Historic records show flooding along the boundary from the watercourse in 1990, 2006 & 2007.	
105	SHL011	Land at Moor Place Farm, Moulsham Lane	1- FZ3b	1- Y	1.5- 1 in 30 - 1 in 1000 S*	1.5- S* 1 in 30 -1 in 200	4- Limited	2-N	2-N	2- MR along boundary	3-N	Yes		
106	SHL246	Domeys, Eversley	1- FZ3b*, FZ2	2- N (but Y for SW)	1.5- 1 in 30 - 1 in 1000 S*	1- 1 in 30 -1 in 200	4- Limited	2-N	2-N	4-N	2-Y at western boundary	Yes	If model 1 not used FZ3b	
107	SHL199	Land at Calcott park, Yateley	1- FZ3b*, FZ2	1- Y	1- 1 in 30 - 1 in 1000	2- 1 in 200	4- Limited	2-N	2-N	4-N	2-Y at boundary	Yes	Sewer flooding in February 1990 near the access to the site. Main River flooding from the Dunggells Stream flows across the site.	
108	SH044	Land at the Millmead and the Oakmede	1- FZ3b*, FZ2	3- N	1- 1 in 30 - 1 in 1000	2- 1 in 200	4- Limited	1-Y	2-N	1- MR through site	2-Y at boundary	Yes		
109	SHL044	Larmer Close, Fleet	1- FZ3b*, FZ2	1- Y	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	4- Limited	2-N	2-N	2- OW along boundary & MR at boundary	3-N	Yes		
110	SHL273	Land between Eversley Road and Firgrove Road	1- FZ3b	1- Y	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	4- Limited	2-N	2-N	2-MR along boundary	3-N	Yes	Low flood risk from all sources if clipped to FZ1	
111	SHL294	Land at Reading Road, Hook	1- FZ3b*, FZ2	1- Y	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	4- N/A	2-N	2-N	1- MR through site	3-N	Yes	Low flood risk from all sources if clipped to FZ1	
112	SHL037	Land at Reading Road, Yateley	1- FZ3b*, FZ2	1- Y	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	4- Limited	2-N	2-N	1- MR through site & 2x MR along boundaries	3- N	Yes		
113	SHL153	Brook House, Fleet	1- FZ3b*, FZ2	1- Y	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	4- Limited	2-N	2-N	1-MR + OW through site	3-N	Yes		
114	SHL020	Land at Reading Road, Yateley	1- FZ3b -FZ2	1- Y	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	4- Limited	2-N	2-N	3-MR at boundary	2-Y at boundary	Yes		
115	ED2 2.xix	Beacon Hill Road, Church Crookham	1- FZ3b*, FZ2	1- Y	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	4- Limited	2-N	2-N	1- OW through site & MR near boundary	2-Y at boundary	Yes	ordinary watercourse culverted through site. Fleet Brook on far side of Beacon Hill Road. Flooding is concentrated on eastern site of site. Historic flooding on Beacon Hill Road by the round about in 1990, 2006, 2007.	Beacon Hill Local Employment site has been allocated as it is partially a brownfield site which has planning permission for employment development but for which phases 2 and 3 have not yet started. It is identified in the Employment Land Review as having potential to meet future employment needs within the local area. It is accessible to M3 junction and rail station and is close to the facilities of Fleet town centre. It has potential to provide employment within walking distance of residential areas.
116	SHL183	Winchfield Meadow, Winchfield	1- FZ3b*, FZ2	2- N (but Y for SW)	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	2- Below Ground	1-Y	2-N	1- OW through site & MR at boundary	2-Y at boundary	Yes	Large site. 3 separate sections with different risks	
117	SHL116	Cross Farm, CV	1- FZ3b*, FZ2	2- N (but Y for SW)	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	1.5- At surface. S*	2-N	1-Y	1- OW through site & MR along boundary	2-Y at boundary	Yes	All risk is concentrated on the south west side of the site. If the site boundary was clipped to the surface water 1 in 1000 extent boundary, the level of risk on site would drop significantly.	
118	SHL001	Land north-east of Hook	1- FZ3b*, FZ2	1- Y	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	1.5- At surface. S*	2-N	2-N	1- MR through site,	1- Through site	Yes	Access could be difficult for the north west corner but for the rest of the site access would only be affected by surface water flooding. Majority of site is at a low risk of flooding if the flood Zones are avoided and the Eastern boundary.	

119	SHL240	Strawberry Fields	1- FZ3b*, FZ2	1- Y	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	1- At surface	2-N	2-N	1- OW through site & OW at boundary.	3-N	Yes		
120	SHL133	Swan's Farm	1- FZ3b*, FZ2	2- N (but Y for SW)	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	1- At surface	1-Y	1-Y	1-OW through site & at boundary	3-N	Yes		
121	SHL004	Land at Totter's Farm, Hook	1- FZ3b -FZ2	2- N (but Y for SW)	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	1- At surface	1- Y	2-N	1- OW through site, MR along boundary	2-Y at Northern boundary	Yes	If the site was clipped to the flood zones the main surface water and ground water risks would also be avoid. There would only be a few small areas of surface water flooding and limited groundwater flooding	
122	SHL073	Land west of Crondall	1- FZ3b*, FZ2	2- N (but Y for SW)	1- 1 in 30 - 1 in 1000	1.5- S* 1 in 30 -1 in 200	0.5- At surface. L*	2-N	2-N	3- OW at boundary & MR near	1-Y through site centre	Yes		
123	SHL100	Sun Park, Guillemont Park North	1- FZ3b*, FZ2	3- N	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	0.5- At surface. L*	1-Y	2-N	2- MR along boundary & OW	3-N	Yes		
124	SHL185	Winchfield Court Farm, Winchfield	1- FZ3b*, FZ2	2- N (but Y for SW)	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	0.5- At surface. L*	1-Y	2-N	1-OW through site & at boundary	3-N	Yes		
125	SHL196	Brookmeadow Farm, Pilcot Road, Dogmersfield	1- FZ3b*, FZ2	2- N (but Y for SW)	0.5- 1 in 30 - 1 in 1000 L*	0.5- L* 1 in 30 -1 in 200	4- Limited	0.5 -Y -L*	2-N	1- MR & OWs through site & MR along boundary.	2-Y at boundary	Yes	Historic Flooding of the Crondall Road in 2007 near the site boundary	
126	SHL165	Land at Belee, The Street	0.5- FZ3b-FZ2 -L*	1- Y	3- 1 in 1000	2- 1 in 200	0.5- At surface. L*	2-N	2-N	2-MR along boundary	1-Y Northern part of site	Yes	Most of the site is in the Flood Zones. Site flooded in 1990 and 1968 from the Blackwater River.	
127	SHL111	Hook Garden Centre, Reading Rd, Hook	0.5-FZ3b*L	1- Y	1- 1 in 30 - 1 in 1000	1- 1 in 30 -1 in 200	4- N/A	2-N	2-N	1- MR through site & at boundary	2-Y at boundary	Yes		
128	SHL040	Grove Farm, Crookham Village (Adja River Hart)	0.5- FZ3b* -L*	2- N (but Y for SW)	0.5- 1 in 30 - 1 in 1000 L*	0.5 - L* 1 in 30 -1 in 200	4- Limited	0.5 -Y -L*	2-N	1- OW through site & MR at boundary	3-N	Yes		
129	SHL168	Baileys Farm	0.5- FZ3b* -L*	2- N (but Y for SW)	0.5- 1in 30, 1 in 1000 L*	0.5 - L* 1 in 30	1- At surface	1- Y	2- N	1- OW through site & MR at boundary	3- N	Yes		
130	SHL167	Land between M3 and Railway	0.5- FZ3b* -L*	2- N (but Y for SW)	0.5- 1 in 30 L*	0.5 - L* 1 in 30	1- At surface	1- Y	2- N	1- MR through site, MR along boundary, OW through site	1- Through site	Yes	If the site was clipped to the flood zones the main surface water and ground water risks would also be avoid. There would only be a few small areas of surface water flooding and limited groundwater flooding	
131	SHL025	Land at Brook House	0.5- FZ3b* -L*	1- Y	0.5- 1in 30, 1 in 1000 L*	0.5 - L* 1 in 30	0.5- At surface. L*	2-N	2-N	2- MR along boundary & OW at boundary	2-Y at boundary	Yes	Almost the entire site floods from Fluvial, Surface water and groundwater. Historic flooding in 2007 & 2006 affecting the highway.	
132	SHL002	Land north-east of Hook	0.5- FZ3b-FZ2 -L*	1- Y	0.5- 1in 30, 1 in 1000 L*	0.5 - L* 1 in 30	0.5- At surface. L*	0.5 -Y -L*	2-N	1- MR through site & MR & 2x OW along boundaries	1- Through site & at south boundary	Yes	Almost the entire site floods from Fluvial, Surface water, groundwater & reservoir flooding. Historic records showed entire site flooded in 1947 from the river. The A30 flooded at the southern boundary of the site in 2007.	

Flood Zone	Rank	
FZ3b- L*	0.5	High risk
FZ3b	1	
FZ3a	2	
FZ2	3	
FZ1	4	Low risk

UFMfSW	Rank	
1 in30 L*	0.5	High risk
1 in30	1	
1 in 30 S*	1.5	
1 in 100	2	
1 in 100 S*	2.5	
1 in 1000	3	
1 in 1000 S*	3.5	
N/A	4	Low risk

FMfSW	Rank	
1 in 30 L*	0.5	High risk
1 in 30	1	
1 in 30 S*	1.5	
1 in 200	2	
1 in 200 S*	2.5	
N/A	3	Low risk

Groundwater Flooding	Rank	
At Surface	1	High risk
Below Ground	2	
Limited	4	
N	4	Low risk

Reservoir Flooding	Rank	
Y -L*	0.5	High risk
Y	1	
Y-S*	1.5	
N	2	Low risk

Canal Embankment within 100m	Rank	
Y	1	High risk
N	2	Low risk

Watercourse	Rank	
Through site	1	High risk
Along Boundary	2	
At Boundary	3	
N	4	Low risk

Historic Records	Rank	
Through site	1	High risk
at boundary	2	
N	3	Low risk

Access affected	Rank	
Y	1	High risk
N but Y SW	2	
N	3	Low risk

Order of Risk Ranking	order
Flood Zone	1
UFMfSW	2
GW Flooding	3
FMfSW	4
Access flooded	5
AStGWF	6
Historic Records	7
Watercourse	8
Reservoir Flooding	9
Canal Embankment	10

Acronyms	meaning	Impact on risk ranking
S*	Small area affected	rank reduce by 0.5
FZ3b*	FZ3 treated as FZ3b due to the lack of detail modelling	none
L*	Majority of site affected	rank increased by 0.5
FZ	Flood Zone	
UFMfSW	Updated Flood Map for Surface Water	
FMfSW	Flood Map for Surface Water	
N	No	
Y	Yes	
N/A	Not Applicable	
SW	Surface Water	
OW	Ordinary Watercourse	
MR	Main River	

## Sequential Test Ranking Methodology

Step	Step Description
1	A full list of sites were obtained from the SHLAA using only those sites that have not been excluded. Hazards plus issues that will affect flood risk were assessed for each site. These were fluvial flooding, surface water flooding, groundwater flooding, reservoir flooding, canal breach risk, watercourses in or close to the site, records of historic flooding, and site access being flooded. Where two models were available for the same source of flooding both were used to assess the site but the more detailed model was given preference over the less detailed model. According to Hart's Strategic Flood Risk Assessment (SFRA) Level 1, where detailed fluvial modelling is not available, Flood Zone 3 is to be treated as Flood Zone 3b. This has been recorded as FZ3b* in the table to indicate that there was no detailed modelling available.
2	Worst risk for each model was recorded for each site.
3	Where the majority of a site is affected by one particular risk an 'L*' was recorded next to the risk score. This indicates that this particular risk is likely to provide a big restraint to development. Risk scores were changed by 0.5 to reflect the increase in risk.
4	Where only a tiny area of the site was flooded by a particular source an 'S*' was recorded next to the risk score. Risk scores were changed by 0.5 to reflect the decrease in risk. This is to show this risk though present is likely to have a negligible impact on the development.
5	Each risk score from each hazard was ranked from highest to lowest with the highest risk being given a smallest number.
6	All sites were sorted by each risk for each source of flooding with preference given to fluvial risk first and then in accordance to the level of confidence of the model for each source. The data was ranked in the following order: Flood Zones (for national policy reasons), then Updated Flood Map for Surface Water (UFMfSW), BGS' Susceptibility to Groundwater flooding, Flood Map for Surface Water (FMfSW), then Access flooded (fluvial access for National policy reasons), Historic Records, Watercourse proximity, reservoir Flooding and Canal embankment within 100m (where breach damage will be greatest). See the 'Order of risk ranking' table on sheet 2. <b>Please note:</b> Access is about off site flood risk affecting the sustainability of a development. It has a high weighting for national policy reasons. As a result sites with higher flood risk from other sources but with no access issues may score better than sites with lower flood risk but with access issues. Limited groundwater flooding was ranked the same as no groundwater risk as not doing so skewed results. Areas defined as groundwater flooding 'Limited' was not considered to pose a flood risk.
7	Once sites were ordered by lowest to highest risk, the sites were ranked 1 through 132. Rank 1 has the lowest possible flood risk and rank 132 the highest.
8	Where a residential or commercial development would trigger an Exception Test this was indicated as a yes in the Level 2 SFRA triggered column. This is in accordance to the NPPF planning Practice Guidance table 3.
9	Where allocated sites required sustainability justification, this information was obtained from the sustainability appraisal.