

Basingstoke and Deane Borough Council Flood Risk Ranking of category 1 housing sites and category 1 housing site combinations (May 2015)

Methodology	The flood risks associated with each category 1 housing site/ site combination have been identified and this information has informed the ranking. Sites have been ranked on a settlement basis from highest to lowest flood risk, which is identified by a numerical scale. It is the cumulative flood risk that has informed the ranking although where a site contains even a small section of Flood Zone 2 or 3 it is ranked higher. The assessment identifies which flood zones the site is situated within and the predominant zone, whether the site is within or Upstream of a Critical Drainage Area or whether it would drain into such an area, whether the site is at risk of groundwater flooding, whether the site has experienced groundwater or localised flooding and whether it is at risk of future surface water flooding in a 1 in 200 year event to a depth of 300 or 100mm. Where sites are combined they are considered to have the same level of flood risk. The numbers are highest to lowest number and do not indicate relative risk between settlements. This work should be read alongside the Sustainability Appraisal and Site Assessment which identifies the mitigation measures necessary to address the associated risk if development comes forward. This work has been developed in discussion with the Environment Agency.
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Table 1: Category 1 sites and category 1 site combinations in Basingstoke Town			
Bandings in order of highest to lowest flood risk	Flood Risk Ranking - Basingstoke	The flood risk information has been sourced from the Council's Strategic Flood Risk Assessment, Water Cycle Study Phases 1 and 2, Environment Agency Flood Maps for Surface Water - 1 in 200 Year event to 100 and 300mm depths and the on-going Surface Water Management Plan work.	Sequential Test Comments
9	BAS103 (Poors Farm)	Flood Zones 2 and 3 run through the site, although the site is predominantly within Flood Zone 1. The site is not within or Upstream of a Critical Drainage Area and there is no record of groundwater or localised flooding. Parts of the site (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at depths of 300 and 100 mm. Given the location of this site, potential for improvements and possibly expansion of the floodplains to be built into the masterplans for the sites should be considered if development were to come forward. Detailed modelling of the watercourses will clearly aide any assessment of potential for this. The Loddon Catchment Flood Management Plan seeks safeguarding of the flood plain and this should be considered as part of any development proposal.	This site is not recommended for allocation given high flood risk implications, site constraints (including biodiversity) and considering public consultation comments. Further detail on this is provided in the site assessment conclusions.

<p>BAS102 (Lodge Farm) revised boundary</p>	<p>Flood Zones 2 and 3 run through the site, although the site is predominantly within Flood Zone 1. The site is not within or Upstream of a Critical Drainage and there is no record of groundwater flooding. There are records of localised flooding in the southern part of the site, although this is relatively minor. Parts of the site (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300 mm. Given the location of this site, potential for improvements and possibly expansion of the floodplains to be built into the masterplans for the sites should be considered -detailed modelling of the watercourses will clearly aide any assessment of potential for this. The Loddon Catchment Flood Management Plan seeks safeguarding of the flood plain and this should be considered as part of any development proposal if development were to come forward.</p>	<p>This site is not recommended for allocation given high flood risk implications, site constraints (including biodiversity) and considering public consultation comments. Further detail on this is provided in the site assessment conclusions.</p>
<p>BAS102 (Lodge Farm), BAS103 (Poors Farm) & BAS121 (East of Basingstoke)</p>	<p>Flood Zones 2 and 3 run through the sites, although these combination of sites are predominantly within Flood Zone 1. The sites are not within or Upstream of a Critical Drainage and there is no record of groundwater flooding. There is record of localised flooding in the southern part of BAS102, although this is minor. There is a record of localised flooding to the west of BAS121, an area which is external to the site but could impact on access to the site if access is taken from this location. Parts of the combined sites (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300mm. Given the location of these combined sites, potential for improvements and possibly expansion of the floodplains to be built into the masterplans for the sites should be considered if development were to come forward. Detailed modelling of the watercourses will clearly aide any assessment of potential for this. The Loddon Catchment Flood Management Plan seeks safeguarding of the flood plain and this should be considered as part of any development proposal.</p>	<p>These combined sites are not recommended for allocation given high flood risk implications, site constraints (including biodiversity) and in light of public consultation comments. Further detail on this is provided in the site assessment conclusions.</p>
<p>BAS121 (East of Basingstoke) & BAS102 (Lodge Farm)</p>	<p>Flood Zones 2 and 3 run through the combined sites, although the sites are predominantly within Flood Zone 1. The sites are not within or Upstream of a Critical Drainage and there is no record of groundwater flooding. There is record of localised flooding in the southern part of BAS102, although this is minor. There is a record of localised flooding to the west of BAS121, an area which is external to the site but could impact on access to the site if access is taken from this location. Parts of the site (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300mm. Given the location of these sites, potential for improvements and possibly expansion of the floodplains to be built into the masterplans for the sites should be considered if development were to come forward. Detailed modelling of the watercourses will clearly aide any assessment of potential for this. The Loddon Catchment Flood Management Plan seeks safeguarding of the flood plain and this should be considered as part of any development proposal.</p>	<p>These combined sites are not recommended for allocation given high flood risk implications, site constraints (including biodiversity) and in light of public consultation comments associated with BAS102. Further detail on this is provided in the site assessment conclusions.</p>

	BAS121 (East of Basingstoke - Northern part of site only) - 450 homes and SOL002 (Redlands)	Flood Zones 2 and 3 run through the combined sites, although the sites are predominantly within Flood Zone 1. The sites are not within or Upstream of a Critical Drainage and there is no record of groundwater or localised flooding. There is a record of localised flooding to the west of BAS121, an area which is external to the site but could impact on access to the site if access is taken from this location. Parts of the site (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300mm. Given the location of these sites, potential for improvements and possible expansion of the floodplains to be built into the masterplans for the sites should be considered if development were to come forward. Detailed modelling of the watercourses will clearly aide any assessment of potential for this. The Loddon Catchment Flood Management Plan seeks safeguarding of the flood plain and this should be considered as part of any development proposal if development were to come forward.	The potentially negative impacts identified in the site assessment work can satisfactorily be addressed through mitigation measures; the combined site is not as significantly constrained in comparison to other Category 1 combined sites. The fact that this combined site is at higher risk of flooding than other Category 1 combined sites would not justify alternative sites (at lower flood risk) being allocated. This is because the combined site has fewer overall planning constraints than other sequentially preferable sites. However, HCC (as landowner has made the decision to make BAS121 available on a phased basis, with an initial phase of 450 units up to 2029 and the potential for a further 450 units post 2030. This decision reflects HCC's medium term operational capacity and the longer term strategic management of its land and property assets. The combined site is therefore not recommended for allocation as the whole land area for BAS121 should be allocated to enable maximum flexibility in terms of masterplanning (in particular with site SOL002), viability and delivery.
8	BAS121 (East of Basingstoke)	Flood Zones 2 and 3 run through the site, although the site is predominantly within Flood Zone 1. The site is not within or Upstream of a Critical Drainage and there is no of record of groundwater flooding within the site. There is a record of localised flooding to the west of BAS121, an area which is external to the site but could impact on access to the site - if access is taken from this location. Parts of the site (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300mm. Given the location of this site, potential for improvements and possibly expansion of the floodplains to be built into the masterplan for the site should be considered if development were to come forward. Detailed modelling of the watercourses will clearly aide any assessment of potential for this. The Loddon Catchment Flood Management Plan seeks safeguarding of the flood plain and this should be considered as part of any development proposal.	Site is recommended for allocation as the potentially negative impacts identified in the site assessment work can satisfactorily be addressed through mitigation measures; the site is not as significantly constrained in comparison to other Category 1 sites. The fact that this site is at higher risk of flooding than other Category 1 sites would not justify alternative sites (at lower flood risk) being allocated. This is because site BAS121 has fewer overall planning constraints than other sequentially preferable sites. The Sustainability Appraisal identifies mitigation measures to ensure development is sequentially located within the site to avoid areas at flood risk. It adds that if access to the site goes through an area that has experienced localised flooding, the access should be carefully designed to ensure safe access and egress.
	BAS121 (East of Basingstoke)& SOL002 (Redlands)	Flood Zones 2 and 3 run through the combined sites, although the sites are predominantly within Flood Zone 1. The sites are not within or Upstream of a Critical Drainage and there is no record of groundwater or localised flooding. There is a record of localised flooding to the west of BAS121, an area which is external to the site but could impact on access to the site if access is taken from this location. Parts of the site (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300mm. Given the location of these sites, potential for improvements and possible expansion of the floodplains to be built into the masterplans for the sites should be considered if development were to come forward. Detailed modelling of the watercourses will clearly aide any assessment of potential for this. The Loddon Catchment Flood Management Plan seeks safeguarding of the flood plain and this should be considered as part of any development proposal if development were to come forward.	The combined site is recommended for allocation as the potentially negative impacts identified in the site assessment work can satisfactorily be addressed through mitigation measures; the combined site is not as significantly constrained in comparison to other Category 1 site combinations. The fact that this combined site is at higher risk of flooding than other Category 1 combined sites would not justify alternative sites (at lower flood risk) being allocated. This is because the combined site has fewer overall planning constraints than other sequentially preferable sites. The Sustainability Appraisal identifies mitigation measures to ensure development is sequentially located within the site to avoid areas at flood risk. It adds that if access to the site goes through an area that has experienced localised flooding, the access should be carefully designed to ensure safe access and egress.

	BAS121 (East of Basingstoke - Northern part of site only) - 450 homes and part of BAS102 (Lodge Farm) - 650 homes	Flood Zones 2 and 3 run through the site, although the site is predominantly within Flood Zone 1. The site is not within or Upstream of a Critical Drainage Area and there is no record of groundwater flooding within the site. There is record of localised flooding in the southern part of BAS102, although this is minor. There is a record of localised flooding to the west of BAS121, an area which is external to the site but could impact on access to the site - if access is taken from this location. The Loddon CFMP seeks safeguarding of the flood plain and this should be considered as part of any development proposal.	These combined sites are not recommended for allocation given high flood risk implications, site constraints (including biodiversity) and in light of public consultation comments associated with BAS102. Further detail on this is provided in the site assessment conclusions. HCC (as landowner) has made the decision to make BAS121 available on a phased basis, with an initial phase of 450 units up to 2029 and the potential for a further 450 units post 2030. This decision reflects HCC's medium term operational capacity and the longer term strategic management of its land and property assets. The combined site is also not recommended for allocation as the whole land area for BAS121 should be allocated to enable maximum flexibility in terms of masterplanning (in particular with site SOL002), viability and delivery.
7	BAS132 (Basingstoke Golf Course)	The site is predominantly within Flood Zone 1 and only a very minor part of flood zone 2 covers the southern tip of the site. The site is not within or upstream of a critical drainage area, there is no record of groundwater or localised flooding. The site is adjacent to an area that is Upstream of a Critical Drainage Area although due to the site's topography, the site would not drain into this land. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event to a depth of 100mm and 300mm.	The site is recommended for allocation as only a very minor part is within Flood Zone 2, an area which would be avoided for development purposes as well as the areas at risk of future surface water flooding. As such the flood risk associated with the site is minimal when considered in the context of other sites. The potentially negative impacts identified in the site assessment work can satisfactorily be addressed through mitigation measures; the site is not as significantly constrained in comparison to other Category 1 sites. The fact that this site is at higher risk of flooding than other Category 1 sites would not justify alternative sites (at lower flood risk) being allocated. This is because BAS132 has fewer overall planning constraints than other sequentially preferable sites. The Sustainability Appraisal identifies mitigation measures to ensure development is sequentially located within the site to avoid areas at flood risk. Access to the site should be carefully designed to ensure safe access and egress and that these routes avoid areas located in flood zone 2 and 3.
	BAS133 (Hounsme Fields)	The site is predominantly within Flood Zone 1 although the southern tip is flood zone 2, the site is not within or upstream of a critical drainage area, there is no record of groundwater flooding but there is a small area of localised flooding at the southern tip of the site. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100mm.	The site is recommended for allocation as only a very minor part is within Flood Zone 2, an area which would be avoided for development purposes as well as the areas at risk of future surface water flooding. As such the flood risk associated with the site is minimal when considered in the context of other sites. The potentially negative impacts identified in the site assessment work can satisfactorily be addressed through mitigation measures; the site is not as significantly constrained in comparison to other Category 1 sites. The fact that this site is at higher risk of flooding than other Category 1 sites would not justify alternative sites (at lower flood risk) being allocated. This is because BAS133 has fewer overall planning constraints than other sequentially preferable sites. The Sustainability Appraisal identifies mitigation measures to ensure development is sequentially located within the site to avoid areas at flood risk. Access to the site should be carefully designed to ensure safe access and egress and that these routes avoid areas located in flood zone 2 and 3.

<p>BAS133 (Hounsome Fields), BAS132 (Basingstoke Golf Course), BAS114 (Kennel Farm)</p>	<p>The combined site is predominantly within Flood Zone 1, although there are small areas within flood zone 2 and 3, the site is not within or upstream of a critical drainage area, there is no record of groundwater but there is a small area of localised flooding at the southern tip of the site. Part of the combined site is adjacent to an area that is Upstream of a Critical Drainage Area although due to the site's topography, the site would not drain into this land. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100mm and 300mm.</p>	<p>The combined site is recommended for allocation as only a very minor part is within Flood Zone 2, an area which would be avoided for development purposes as well as the areas at risk of future surface water flooding. As such the flood risk associated with the combined site is minimal when considered in the context of other sites. The potentially negative impacts identified in the site assessment work can satisfactorily be addressed through mitigation measures; the combined site is not as significantly constrained in comparison to other available Category 1 site combinations. The Sustainability Appraisal identifies mitigation measures to ensure development is sequentially located within the site to avoid areas of identified localised flooding and surface water flooding. Access to the site should be carefully designed to ensure safe access and egress and that these routes avoid areas located in flood zone 2 and 3.</p>	
<p>BAS114 (Kennel Farm) & BAS133 (Hounsome Fields)</p>	<p>The combined site is predominantly within Flood Zone 1, although the southern tip is within flood zone 2, the site is not within or upstream of a critical drainage area, there is no record of groundwater but there is a small area of localised flooding at the southern tip of the site. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100mm.</p>	<p>The combined site is recommended for allocation as only a very minor part is within Flood Zone 2, an area which would be avoided for development purposes as well as the areas at risk of future surface water flooding. As such the flood risk associated with the combined site is minimal when considered in the context of other site combinations. The potentially negative impacts identified in the site assessment work can satisfactorily be addressed through mitigation measures; the combined site is not as significantly constrained in comparison to other available Category 1 site combinations. The Sustainability Appraisal identifies mitigation measures to ensure development is sequentially located within the site to avoid areas of identified localised flooding and surface water flooding. Access to the site should be carefully designed to ensure safe access and egress and that these routes avoid areas located in flood zone 2 and 3.</p>	
<p>6</p>	<p>BAS107 (Razors Farm)</p>	<p>The site is wholly within Flood Zone 1, is not within or upstream of a critical drainage area and there is no record of groundwater flooding. There is record of localised flooding in the far north eastern corner of the site, however this is a minor area although it could have an impact on the access if access is taken from this location. The site is not at risk of future surface water flooding in a 1 in 200 year event. The Environment Agency has identified that there is the potential for shallow groundwater on site and that the poor drainage of the land represents a constraint.</p>	<p>Site is recommended for allocation as potentially negative impacts can satisfactorily be addressed through mitigation measures; the site is not significantly constrained in comparison to other Category 1 sites. The fact that this site is at higher risk of flooding than other Category 1 sites would not justify alternative sites (at lower flood risk) being allocated. This is because site BAS107 has fewer overall planning constraints than other sequentially preferable sites. The Sustainability Appraisal identifies mitigation measures to ensure development is sequentially located within the site to avoid areas of identified localised flooding and surface water flooding.</p>

<p>BAS121 (East of Basingstoke - Southern part of site only) - 450 homes</p>	<p>The site is within Flood Zone 1. The site is not within or Upstream of a Critical Drainage Area and there is no record of groundwater or localised flooding within the site. There is a record of localised flooding to the west of BAS121, an area which is external to the site but could impact on access to the site - if access is taken from this location. The Loddon CFMP seeks safeguarding of the flood plain and this should be considered as part of any development proposal. Parts of the site (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300mm. Given the location of this site, potential for improvements and possibly expansion of the floodplains to be built into the masterplan for the site should be considered if development were to come forward. Detailed modelling of the watercourses will clearly aide any assessment of potential for this. The Loddon Catchment Flood Management Plan seeks safeguarding of the flood plain and this should be considered as part of any development proposal.</p>	<p>The potentially negative impacts identified in the site assessment work can satisfactorily be addressed through mitigation measures; the site is not as significantly constrained in comparison to other Category 1 combined sites. However, whilst the site may be sequentially preferable (in terms of flood risk) in comparison to other recommended allocated sites, there are justifiable planning reasons for non allocation. HCC (as landowner) has made the decision to make BAS121 available on a phased basis, with an initial phase of 450 units up to 2029 and the potential for a further 450 units post 2030. This decision reflects HCC's medium term operational capacity and the longer term strategic management of it land and property assets. The site (BAS121 - south only) is therefore not recommended for allocation as the whole land area for BAS121 should be allocated to enable maximum flexibility in terms of masterplanning of 450 dwelling (in particular with site SOL002), viability and delivery.</p>
<p>BAS122 (Upper Cufaude Farm), BAS107 (Razors Farm), BAS139 (Land west of Cufaude Lane)</p>	<p>The site is wholly within Flood Zone 1, is not within or upstream of a critical drainage area and there is no record of groundwater flooding. There is record of localised flooding on the eastern boundary of BAS107 and within BAS122, however this is relatively minor; although it could have an impact on the access if access is taken from this location. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event to a depth of 100 and 300ml. The Environment Agency has identified that there is the potential for shallow groundwater on site and that the poor drainage of the land represents a constraint.</p>	<p>This combined site is not recommended for allocation given the access and landscape and rural character issues associated with the site combination which cannot be satisfactorily mitigated in comparison to other Category 1 site combinations. Further detail on this is provided in the site assessment conclusions. Whilst the combined site may be sequentially preferable (in terms of flood risk) in comparison to other recommended allocated sites, there are justifiable planning reasons for non allocation.</p>
<p>BAS107 (Razors Farm) & BAS122 (Upper Cufaude Farm)</p>	<p>The site is wholly within Flood Zone 1, is not within or upstream of a critical drainage area and there is no record of groundwater flooding. There is record of localised flooding on the eastern boundary of BAS107 and within BAS122, however this is relatively minor; although it could have an impact on the access if access is taken from this location. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event to a depth of 100 and 300mm. The Environment Agency has identified that there is the potential for shallow groundwater on site and that the poor drainage of the land represents a constraint.</p>	<p>This combined site is recommended for allocation provided it comes forward comprehensively as per the site assessment conclusions. This is because the potentially negative impacts identified in the site assessment work can satisfactorily be addressed through mitigation measures; the combined site is not as significantly constrained in comparison to other Category 1 sites. The fact that this combined site is at higher risk of flooding than other Category 1 sites would not justify alternative sites (at lower flood risk) being allocated. This is because the combined site has fewer overall planning constraints than other sequentially preferable sites. The Sustainability Appraisal identifies mitigation measures to ensure development is sequentially located within the site to avoid areas of identified localised flooding and surface water flooding.</p>

5	BAS024 (Swing Swang)	Site is wholly within Flood Zone 1. Site is not within or Upstream of a Critical Drainage Area. Site has not experienced localised or groundwater flooding according to the SFRA. Only small parts of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event to a depth of 100 and 300mm and this is not therefore deemed to be a significant constraint provided development proposals manage surface water on site as part of a strategy. Site is identified as being at risk from future groundwater flooding in the Water Cycle Study.	Site is recommended for allocation as the potentially negative impacts identified in the site assessment work can satisfactorily be addressed through mitigation measures; the site is not as significantly constrained in comparison to other Category 1 sites and the overall impacts of development (planning matters not exclusive to flood risk) are not as significant as sites that have not been recommended for allocation. The fact that this site is at higher risk of flooding than the reserve/alternative sites identified would not justify other sites (at lower flood risk) being allocated in light of the fact this site has fewer overall planning constraints. The Sustainability Appraisal identifies mitigation measures to ensure development is sequentially located within the site to avoid areas of surface water flooding.
	BAS104 (North of Popley)	The site is wholly within Flood Zone 1, is not within or upstream of a Critical Drainage Area and there is no record of localised or groundwater flooding. There is an Upstream Critical Drainage Area to the east of the site although the site would not drain into this area. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300mm. The EA has identified that there is a risk of shallow groundwater and that the poor drainage of the land represents a constraint.	Site is recommended for allocation as potentially negative impacts can satisfactorily be addressed through mitigation measures; the site is not significantly constrained in comparison to other Category 1 sites. The Sustainability Appraisal identifies mitigation measures to ensure development is sequentially located within the site to avoid areas of surface water flooding.
4	BAS122 (Upper Cufaude Farm)	The site is wholly within Flood Zone 1, is not within or upstream of a critical drainage area and there is no record of groundwater flooding. There is record of localised flooding in the eastern part of the site which is of a minor nature, although it could impact on access if access is taken from this location. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300mm.	Site is recommended for allocation and can only be brought forward comprehensively with BAS107 given identified impacts. The Sustainability Appraisal identifies mitigation measures to ensure development is sequentially located within the site to avoid areas of identified localised flooding and surface water flooding.
	BAS122 (Upper Cufaude Farm) and BAS148 (land adjacent to Upper Cufaude Farm farmhouse)	The site is wholly within Flood Zone 1, is not within or upstream of a critical drainage area and there is no record of groundwater flooding. There is record of localised flooding in the eastern part of the site which is of a minor nature, although it could impact on access if access is taken from this location. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300mm.	This combined site is not recommended for allocation given the heritage, accessibility and transport/ highways issues associated with the site combination which cannot be satisfactorily mitigated in comparison to other Category 1 site combinations. Further detail on this is provided in the site assessment conclusions. Whilst the combined site may be sequentially preferable (in terms of flood risk) in comparison to other recommended allocated sites, there are justifiable planning reasons for non allocation.
	BAS098 (Manydown - whole)	The site is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area, although the site is adjacent to land that is Upstream of and within a Critical Drainage Area that water from the site would potentially drain into. There is no record of groundwater flooding within the site. There is a record of localised flooding towards the central eastern boundary of the site, although this is relatively minor. Parts of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event to a depth of 100 and 300mm.	Site is recommended for allocation as potentially negative impacts can satisfactorily be addressed through mitigation measures; the site is not significantly constrained in comparison to other Category 1 sites. The Sustainability Appraisal identifies mitigation measures to ensure development is sequentially located within the site to avoid areas of flood risk.

3	BAS114 (Kennel Farm)	The site is wholly within Flood Zone 1, is not within or upstream of a critical drainage area, there is no record of localised flooding and there is no record of groundwater flooding. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300mm.	Site is recommended for allocation. The potentially negative impacts identified in the site assessment work can satisfactorily be addressed through mitigation measures; the site is not as significantly constrained in comparison to other Category 1 sites and the overall impacts of development (planning matters not exclusive to flood risk) are not as significant as sites that have not been recommended for allocation. The Sustainability Appraisal identifies mitigation measures to ensure development is sequentially located within the site to avoid areas of surface water flooding.
	BAS140 (Land at Wildwood Cottage and Frog's Castle Newnham Lane)	The site is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area. There is no record of localised or historic within the site. Part of the site is at risk of future surface water flooding in a 1 in 200 year event to a depth of 100 and 300mm.	This site is not recommended for allocation given the access and landscape issues associated with the site which cannot be satisfactorily mitigated in comparison to other Category 1 sites. Further detail on this is provided in the site assessment conclusions. Whilst the site may be sequentially preferable (in terms of flood risk) in comparison to other recommended allocated sites, there are justifiable planning reasons for non allocation.
2	BAS139 (Land west of Cufaude Lane)	The site is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area. There is no record of localised or historic within the site. Part of the site is at risk of future surface water flooding in a 1 in 200 year event to a depth of 100mm.	This site is not recommended for allocation given the access and landscape and rural character issues associated with the site combination which cannot be satisfactorily mitigated in comparison to other Category 1 sites. Further detail on this is provided in the site assessment conclusions. Whilst the site may be sequentially preferable (in terms of flood risk) in comparison to other recommended allocated sites, there are justifiable planning reasons for non allocation.
1	SOL002 (Redlands)	The site is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area. There is no record of groundwater or localised flooding within the site. The site is not at risk of future surface water flooding in a 1 in 200 year event.	Site is recommended for allocation provided it is developed in conjunction with BAS121. This is in light of the fact that the site would not deliver infrastructure benefits required if developed on its own, given its small scale. The Sustainability Appraisal identifies mitigation measures to ensure development is sequentially located within the site to avoid areas of surface water flooding.

Table 2: Category 1 sites in Whitchurch

Bandings in order of highest to lowest flood risk	Flood Risk Ranking - Whitchurch	The flood risk information has been sourced from the Council's SFRA, Water Cycle Study, Environment Agency Flood Maps for Surface Water 1 in 200 Year event to 300 and 100mm depths and the ongoing Surface Water Management Plan work.	Comments
3	WHIT006 (Land south of Blosswood Lane)	Site is predominately within Flood Zone 1 although the eastern corner is within Flood Zone 2 and 2. The site is outside and is not upstream of a Critical Drainage Area. There is no record of groundwater flooding or localised flooding within the site. There is no risk of future surface water flooding in a 1 in 200 year event.	This site is recommended for allocation as it is one of the sites in Whitchurch which has the least planning constraints, constraints which could be satisfactorily addressed through mitigation. The fact that this site is at higher risk of flooding than other Category 1 sites would not justify alternative sites (at lower flood risk) being allocated. This is because site WHIT006 has fewer overall planning constraints than other sequentially preferable sites. The Sustainability Appraisal identifies mitigation measures to ensure development is sequentially located with the site to avoid areas at flood risk. Access to the site should be carefully designed to ensure safe access and egress and that these routes avoid areas located in flood zone 2 and 3.
2	WHIT010a (East of The Knowlings)	The site is situated wholly within Flood Zone 1. The site is outside and is not Upstream of a Critical Drainage Area. There is no record of groundwater or localised flooding within the site. Part of the site (a minor area) is at risk of future surface water flooding in a 1 in 200 year event to a depth of 100mm. The EA has identified that groundwater could be shallow on this site.	This site is not recommended for allocation as it has not been demonstrated to the council's satisfaction that access to the site can be achieved. This is a justifiable planning reason for not allocating the site in preference to alternative sites in Whitchurch at greater risk of flooding. Whilst it may be sequentially preferable (in terms of flood risk) in comparison to other allocated sites, there are planning reasons for non allocation which are provided in more detail in the site assessment conclusions.
1	WHI007 (Manor Farm (some overlap with Blosswood Lane site WHIT006))	The site is situated wholly within Flood Zone 1, is outside and is not Upstream of a Critical Drainage Area. There is no record of groundwater or localised flooding within the site. Parts of the site (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event to a depth of 300 and 100mm.	This site is recommended for allocation as it is one of the two sites in Whitchurch which has the least planning constraints, constraints which could be satisfactorily addressed through mitigation. The site is also sequentially preferable in terms of flood risk. The Sustainability Appraisal identifies mitigation measures to ensure development is sequentially located within the site to avoid areas at flood risk.
	WHIT18 (Land lying off Winchester Road, Whitchurch)	The site is situated wholly within Flood Zone 1. The site is outside and is not Upstream of a Critical Drainage Area. There is no record of groundwater or localised flooding within the site. Part of the site (a minor area) is at risk of future surface water flooding in a 1 in 200 year event to a depth of 100mm.	This site is not recommended for allocation given the site constraints which include access and highways issues associated with the site. Further detail on this is provided in the site assessment conclusions. Whilst the site may be sequentially preferable (in terms of flood risk) in comparison to other recommended allocated sites, there are justifiable planning reasons for non allocation.

Table 3: Category 1 sites in Overton

Bandings in order of highest to lowest flood risk	Flood Risk Ranking - Overton	The flood risk information has been sourced from the Council's SFRA, Water Cycle Study, Environment Agency Flood Maps for Surface Water 1 in 200 Year event to a depth of 100 and 300mm and the ongoing Surface Water Management Plan work.	Comments
3	OV003 (Land west of Kingsclere Road)	Flood Zone 2 runs through the site, although the site is predominantly within Flood Zone 1. The site is not within or Upstream of a Critical Drainage Area and there is no record of groundwater flooding or localised flooding. Parts of the site (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event to a depth of 300 and 100mm.	This site is not recommended for allocation given the flood risk implications, site constraints which include heritage and landscape issues associated with the site. Further detail on this is provided in the site assessment conclusions. Whilst the site may be sequentially preferable (in terms of flood risk) in comparison to other recommended allocated sites, there are justifiable planning reasons for non allocation.
	OV007 (Land north of Court Farm)	The site is predominantly within Flood Zone 1 although the north eastern corner is within Flood Zone 2 which is a small tributary of the River Test. The site is outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area. There is no record of groundwater flooding or localised flooding within the site. Parts of the site (although not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300mm.	This site is not recommended for allocation given the site constraints which include heritage and landscape issues associated with the site. Further detail on this is provided in the site assessment conclusions. Whilst the site may be sequentially preferable (in terms of flood risk) in comparison to other recommended allocated sites, there are justifiable planning reasons for non allocation.
2	OV006 (Land off Pond Close)	The site is situated wholly within Flood Zone 1, outside of and not Upstream of a Critical Drainage Area. There is no record of groundwater flooding or localised flooding within the site. Parts of the site (although not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300mm.	This site is not recommended for allocation given the site constraints which include contaminated land issues. Further detail on this is provided in the site assessment conclusions. Whilst the site may be sequentially preferable (in terms of flood risk) in comparison to other recommended allocated sites, there are justifiable planning reasons for non allocation.
1	OV004 (Two Gate Lane)	The site is situated wholly within Flood Zone 1, outside of and not Upstream of a Critical Drainage Area. There is no record of groundwater or localised flooding within the site. The site is not at risk of future surface water flooding in a 1 in 200 year event.	This site is not recommended for allocation given the site constraints. Further detail on this is provided in the site assessment conclusions. Whilst the site may be sequentially preferable (in terms of flood risk) in comparison to other recommended allocated sites, there are justifiable planning reasons for non allocation.
	OV002 (Overton Hill, London Road)	The site is situated wholly within Flood Zone 1. The site is outside of and not Upstream of a Critical Drainage Area. There is no record of groundwater or localised flooding within the site. The site is not at risk of future surface water flooding in a 1 in 200 year event.	This site is being recommended for allocation as it is the site which has the least planning constraints, constraints which could be satisfactorily addressed through mitigation. The site is also sequentially preferable in terms of flood risk.

Table 4: Category 1 sites in Bramley

Bandings in order of highest to lowest flood risk	Flood Risk Ranking - Bramley	The flood risk information has been sourced from the Council's SFRA, Water Cycle Study, Environment Agency Flood Maps for Surface Water 1 in 30 Year and 1 in 200 Year event and the ongoing Surface Water Management Plan work.	Comments
2	BRAM010 (Land at Strawberry Fields)	The site is situated wholly within Flood Zone 1, but Flood Zones 2 and 3 run through the site. Part of the site is within a Critical Drainage Area. There is record of localised flooding on the southern boundary of the site. Parts of the site are at risk of future surface water flooding in a 1 in 200 year event to a depth of 100 and 300mm.	This site is not recommended for allocation given high flood risk implications and other site constraints including heritage issues associated with the site. Further detail on this is provided in the site assessment conclusions.
1	BRAM005 (Minchens Lane)	The site is situated wholly within Flood Zone 1, outside of and is not Upstream of a Critical Drainage Area. There is no record of groundwater flooding within the site. There is a record of localised flooding in the south western corner of the site, although this is relatively minor. Parts of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300mm.	This site is not recommended for allocation given the site constraints. Further detail on this is provided in the site assessment conclusions. Whilst the site may be sequentially preferable (in terms of flood risk) in comparison to other recommended allocated sites, there are justifiable planning reasons for non allocation.