Appendix A
Assessment of Flood Risk Posed to Potential Site Allocations

Number	Site Location	Site Area (Ha)	Development Type	Watercourse	Model?	Modelled outlines?	JFLOW outlines?	Site Overview	Site Description	Flood Risk Suitability Criteria	Recommendations
3	Land at Holdgate Drive, Sundorne	1.12	Housing	Battlefield Brook	Yes	3b (25 yr) and 3a	2	Site lies predominantly in Flood Zone 1, being marginally affected by Flood Zone 2 along the northern boundary.	Battlefield Brook flows to the north of the site but does not enter the site itself. Flood Zones 3a and 3b do not affect the site. Flood Zone 2 affects a small part of the northern extent of the site. The watercourse is culverted beneath the A49 to the east of the site. Flood water may back-up behind this culvert.	4	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. An FRA should verify extents and levels of Flood Zones 2 and 3a plus climate change. The resultant risk areas must remain as open space. An FRA should asses local flood risk issues including the residual risk of blockage to the A49 culvert. The resultant residual risk areas should inform the nature and layout of the development, ideally with residual risk areas left as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
4	Part of Municipal Golf Course, Oteley Road, Shrewsbury	19.23	Housing	Rea Brook	Yes	3a only	2	Site is affected by Flood Zones 2 and 3a in the north eastern part with the remainder of the site located within Flood Zone 1.	The Rea Brook flows along the northern boundary of the site. Modelled flood outlines exist for Flood Zone 3a but there are no modelled Flood Zone maps for Flood Zone 3b, and Flood Zone 2 is JFLOW generated. An unnamed drain flows along the eastern boundary of the site and appears to be culverted in places, posing a residual risk of blockage and/or collapse. No Flood Zones have been produced for the drain.	3	Given the flood risk posed to the site, alternative sites in Flood Zone 1 should be developed in preference to this site. Should the Sequential Test indicate that this site is required for development, it must be developed in accordance with Table D3 of PPS25 - the site should also be developed sequentially, with the most vulnerable elements of the development located furthest away from flood risk areas (single-storey buildings etc.) As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event) and determine the extent of Flood Zone 3b. The resultant flood risk areas should remain as open space. The FRA should also asses residual risk posed by culverted sections of the drain within the site. Follow guidance for development in Flood Zone 1, taking into account the above points.
5	Land off Primrose Drive, Meole Brace, Shrewsbury	3.51	Housing	Rea Brook	Yes	3a only	2	Site is affected by Flood Zones 2 and 3a in the southern extent. The remainder of the site is located within Flood Zone 1.	Rea Brook flows through the southern part of the site in a westerly direction exiting through a culvert beneath the railway on the western boundary. Modelled flood outlines exist for Flood Zone 3a but there are no modelled Flood Zone maps for Flood Zone 3b, and Flood Zone 2 is JFLOW generated. There may be a residual risk of blockage and/or collapse. The railway line may be acting as a barrier to floodplain flow which should be assessed as part of a FRA.	3	Given the flood risk posed to the site, alternative sites in Flood Zone 1 should be developed in preference to this site. Should the Sequential Test indicate that this site is required for development, it must be developed in accordance with Table D3 of PPS25 - the site should also be developed sequentially, with the most vulnerable elements of the development located furthest away from flood risk areas (single-storey buildings etc.) As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event) and determine the extent of Flood Zone 3b. The resultant flood risk areas should remain as open space. The FRA should also asses residual risk which may arise as a result of a blockage to the culvert under the road. The residual risk areas should remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
6	Land at Battlefield, Shrewsbury	11.61	Employment	Battlefield Brook	Yes	3b (25 year) and 3a	2	Approximately one-third of the site is affected by Flood Zones 2, 3a and 3b. The remainder of the site is located within Flood Zone 1.	The Battlefield Brook flows through the centre of the site for approximately 200m before forming the southern boundary of the site. Modelled flood outlines exist for Flood Zones 3a, 3a Climate Change and 3b. Upstream of the site, the watercourse is culverted beneath Battlefield Way and water backs-up behind the road culvert. Along the eastern boundary of the site, the watercourse is culverted beneath a railway line and water backs-up behind the structure.	3	Given the flood risk posed to the site, alternative sites in Flood Zone 1 should be developed in preference to this site. Should the Sequential Test indicate that this site is required for development, it must be developed in accordance with Table D3 of PPS25 - the site should also be developed sequentially, with the most vulnerable elements of the development located furthest away from flood risk areas (single-storey buildings etc.) As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event). The resultant flood risk areas should ideally remain as open space. The FRA should also asses the residual risk of blockage to both the upstream road culvert and downstream railway culvert. The resultant residual risk areas should inform the nature and layout of the development, ideally with residual risk areas left as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.

Appendix A
Assessment of Flood Risk Posed to Potential Site Allocations

Number	Site Location	Site Area (Ha)	Development Type	Watercourse	Model?	Modelled outlines?	JFLOW outlines?	Site Overview	Site Description	Flood Risk Suitability Criteria	Recommendations
35	Land at Ford	6.7	Housing	Tributary of the Severn	No	No	2 & 3a	Site lies predominantly in Flood Zone 1. The eastern extent of the site is affected by Flood Zones 2 and 3a.	An unnamed tributary of the River Severn flows in a northerly direction along the eastern boundary of the site. JFLOW Flood Zone information is misaligned at this location. Watercourse is culverted beneath road at point it enters the site. There may be residual risk posed to the site.	4	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. An FRA should verify extents and levels of Flood Zones 2, 3a, 3a plus climate change and 3b. The resultant risk areas must remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
40	Land at Crowmeole/Upper Edgebold	94.7	Housing	Rad Brook	Yes	3b (25 yr) and 3a	2	Site lies predominantly in Flood Zone 1. The northern extent of the site is affected by Flood Zones 2, 3a and 3b.	The Rad Brook flows along the northern boundary of the site with Flood Zones 2, 3a and 3b extending into the northern part of the site. Flood Zones 3a and 3b have been modelled for the Rad Brook, but Flood Zone 2 is derived from JFLOW and appears misaligned at this location. A series of unnamed drains flow through the site and may be culverted in places. No Flood Zones have been produced for this watercourse, though in reality, some risk will be posed.	4	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. Development if this site is suitable provided the flood risk areas remain as open space, which should be achievable given the size of the site. The site should also be developed sequentially, with the most vulnerable elements of the development located furthest away from flood risk areas (single-storey buildings etc.) As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event). The resultant flood risk areas should remain as open space. A development easement for development from the top of the bank of the drain should be negotiated with the EA (typically 8m). Follow guidance for development in Flood Zone 1, taking into account the above points.
48	Land at Oak Farm, Gains Park	60.69	Housing	Rad Brook	Yes	3b (25 yr) and 3a	2	Site lies predominantly in Flood Zone 1. Flood Zones 2, 3a and 3b affect the central parts of the site and along the eastern boundary.	The Rad Brook issues within the site along the western boundary through a culvert beneath the A5 and flows in a northerly direction before forming the eastern boundary of the site. Modelled Flood Zones 3a and 3b are available. Flood Zone 2 is JFLOW generated. An unnamed tributary of the Rad Brook issues within the centre of the site. No Flood Zones exist for this watercourse, in reality some risk is posed.	4	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. Development if this site is suitable provided the flood risk areas remain as open space, which should be achievable given the size of the site. The site should also be developed sequentially, with the most vulnerable elements of the development located furthest away from flood risk areas (single-storey buildings etc.) As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event). The resultant flood risk areas should remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
49	Land adj. to The Grove, Minsterley	1.38	Housing	Minsterley Brook	No	No	2 & 3a	Site lies substantially within Flood Zones 2 and 3.	Minsterley Brook runs along the southern boundary of the site but does not enter the site itself. Flood Zones 2 and 3 for this watercourse affect the majority of the site. A series of unnamed drains are located to the north of the site. These may be culverted through part of the site.	2	Given the flood risk posed to this site, development of housing on the site is not suitable. Site which are located in Flood Zone 1 without recorded flood incidents should be developed in preference to this site.
50	Church Bridge Piece, Dorrington	2.04	Housing	Unnamed Tributary of Cound Brook	No	No	2 & 3a	Site lies predominantly in Flood Zone 1, being marginally affected by Flood Zones 2 and 3 in the south eastern part of the site.	The Cound Brook is located to the east of the site, flowing briefly through the south eastern corner of the site before entering a culvert beneath the railway. The Flood Zone maps do not take into account the presence of the railway culvert. Flood Zone data is from JFLOW and misaligned adjacent to the site.	4	This site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference, and an FRA verifies extents and levels of Flood Zones 2, 3a, 3a plus climate change and 3b. Residual risk posed by blockage of the culvert must be assessed. The resultant risk areas must remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
111	Land at The Grove, Minsterley (Also 94)	2.62	Housing	Minsterley Brook	No	No	2 & 3a	Site lies predominantly within Flood Zone 1, being marginally affected by Flood Zones 2 and 3 along the eastern boundary.	Minsterley Brook flows along the eastern boundary of the site but does not appear to enter the site itself. Flood Zones are misaligned.	4	This site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference, and an FRA verifies extents and levels of Flood Zones 2 and 3a plus climate change. The resultant risk areas must remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.

Appendix A
Assessment of Flood Risk Posed to Potential Site Allocations

Number	Site Location	Site Area (Ha)	Development Type	Watercourse	Model?	Modelled outlines?	JFLOW outlines?	Site Overview	Site Description	Flood Risk Suitability Criteria	Recommendations
126	Land at Oteley Road / A5 (Also 145)	63.54	Housing	Money Brook	Yes	3a only	2	Site lies predominantly in Flood Zone 1. The south western part of the site is affected by Flood Zones 2 and 3a.	The Money Brook flows in a north westerly direction through the site entering the site along the southern boundary through a culvert beneath the A5 and exiting the site through a culvert beneath the railway located along the western boundary, posing a residual risk of blockage and/or collapse. An unnamed drain issues in the north of the site at SJ 4968 1037.	4	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. The FRA must verify extents and levels of Flood Zones 2, 3a, 3a plus climate change and 3b. The residual risk posed as a result of a potential blockage of the culver beneath the railway should be assessed. The resultant flood risk areas should remain as open space and the site should be developed sequentially, with the most vulnerable aspects of development placed furthest away from the flood risk areas (single-storey buildings etc). A development easement for development from the top of the bank of the drain should be negotiated with the EA (typically 8m). Follow guidance for development in Flood Zone 1, taking into account the above points.
135	Land adj. to Hall Farm, Westbury	2.95	Housing	Westbury Brook	No	No	2 & 3a	The northern half of the site is affected by Flood Zone 2. The remainder of the site is located within Flood Zone 1.	An unnamed drain is located to the west of the site but does not enter the site itself. The drain may be culverted through part of the site. Westbury Brook is located approximately 250m to the north west of the site. The Flood Zone 2 data is derived from JFLOW and appears to be mis-aligned from the channel in this location.	4	There is low confidence in the Flood Zones in this location - they are mis-aligned from the channel. This site is deemed suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference, and an FRA verifies extents and levels of Flood Zones 2, 3a, 3a plus climate change and 3b. Should any risk be presented to the site, the resultant risk areas must remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
139	Land at Crosshill Farm	46.79	Housing	Unnamed tributary of Severn	No	No	2 & 3a	Site lies predominantly in Flood Zone 1. The northern part of the site is marginally affected by Flood Zones 2 and 3a.	An unnamed watercourse flows to the north west of the site but does not enter the site itself. JFLOW generated Flood Zones exist for the unnamed watercourse. An unnamed drain is located in the centre of the site and appears to be culverted through part of the site.	4	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. An FRA should verify extents and levels of Flood Zones 2, 3a, 3a plus climate change and 3b. The resultant risk areas must remain as open space. A development easement for development from the top of the bank of the drain should be negotiated with the EA (typically 8m). Follow guidance for development in Flood Zone 1, taking into account the above points.
147b	Land at Cruckmeole	1.11	Housing	Red Brook	No	No	2 & 3a	Site lies predominantly in Flood Zone 1, being marginally affected by Flood Zones 2 and 3a along the western boundary.	A drain runs along the western boundary of the site but does not enter the site itself. An additional unnamed rain is located to the east of the site. This may be culverted within the site. No Flood Zones have been produced for the drains. The Rea Brook is located approximately 800m from the western site boundary. Flood Zones for this watercourse marginally affect the site along the western boundary.	4	This site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference, and an FRA verifies extents and levels of Flood Zones 2, 3a, 3a plus climate change and 3b. A development easement for development from the top of the bank of the drain should be negotiated with the EA (typically 8m). Follow guidance for development in Flood Zone 1, taking into account the above points.
149	Land South of Dorrington (adj. Falklands Road)	2.49	Housing	Unnamed Tributary of Cound Brook	No	No	2 & 3a	Site lies predominantly in Flood Zone 1, being marginally affected by Flood Zones 2 and 3 along the southern boundary of the site.	An unnamed tributary of the Cound Brook flows along the southern boundary of the site. Flood Zone maps are misaligned in places. The Cound Brook flows to the east of the site with Flood Zones 2 and 3 marginally affecting the eastern corner of the site (JFLOW derived).	4	This site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference, and an FRA verifies extents and levels of Flood Zones 2 and 3a plus climate change. The resultant risk areas must remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
151	Land at Hillside Drive, Belvidere, Shrewsbury	2.04	Housing and P.O.S	River Severn	Yes	3b (25 yr) and 3a	2	Site lies fully in Flood Zone 1.	The River Severn is located approximately 30m from the eastern boundary of the site. Modelled Flood Zones 3a and 3b for the River Severn extend to the site boundary but do not enter the site itself. Flood Zone 2 is JFLOW generated. A railway line forms the southern boundary of the site. Flood waters appear to back-up being the structure but spill onto the left bank floodplain, away from the site.	5	Site is suitable for any use of development. As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event). If flood risk is show to affect the site, the resultant flood risk areas should remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.

Appendix A
Assessment of Flood Risk Posed to Potential Site Allocations

Number	Site Location	Site Area (Ha)	Development Type	Watercourse	Model?	Modelled outlines?	JFLOW outlines?	Site Overview	Site Description	Flood Risk Suitability Criteria	Recommendations
155	Land at Bowbrook	42.1	Housing	Rad Brook	Yes	3b (25 yr) and 3a	2	Site lies predominantly in Flood Zone 1 however, the northern part of the site is affected by Flood Zones 2, 3a and 3b.	The Rad Brook flows in an easterly direction forming part of the northern boundary of the site. For the part of the site on the left bank of the Rad Brook, approximately half of the site is located within Flood Zones 2, 3a and 3b. The part of the site on the right bank of the Rad Brook is only marginally affected by Flood Zones 2, 3a and 3b. Flood Zones 3a and 3b have been modelled for the Rad Brook. However there is no modelled Flood Zone 2 and the existing Flood Zone 2 appears misaligned at this location. An unnamed drain is located in the south eastern part of the site. No Flood Zones have been produced for this watercourse. In reality some risk is posed.	4	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. Development if this site is suitable provided the flood risk areas remain as open space, which should be achievable given the size of the site. The site should also be developed sequentially, with the most vulnerable elements of the development located furthest away from flood risk areas (single-storey buildings etc.) As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event). The resultant flood risk areas should remain as open space. A development easement for development from the top of the bank of the drain should be negotiated with the EA (typically 8m). Follow guidance for development in Flood Zone 1, taking into account the above points.
166	Land at Nesscliffe	3.69	Housing	Unnamed drain	No	No	2 & 3a	Site lies predominantly in Flood Zone 1, being only marginally affected by Flood Zones 2 and 3a at the south western corner.	An unnamed minor watercourse flows in a southerly direction outside of the southern boundary of the site. Flood Zone information for the unnamed watercourse is misaligned in this area. A small water body is located to the south east of the site.	4	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. An FRA must confirm the levels and extents of Flood Zones 2, 3a, 3a plus climate change and 3b, to determine the actual level of risk posed. Follow guidance for development in Flood Zone 1, taking into account the above points.
176	The Grove, 84 Battlefield Road, Shrewsbury	0.8	Housing	Battlefield Brook	Yes	3b (25 year) and 3a	2	Site lies mainly in Flood Zone 1 but is affected on the southern boundary by Flood Zone 2.	Battlefield Brook is located to the south of the site but does not enter the site itself. Modelled Flood Zones for Flood Zones 3a and 3b have been produced and do not affect the site. Flood Zone 2 has been produced using JFLOW. An unnamed tributary of the Battlefield Brook is located to the west of the site.	4	Given the flood risk posed to the site, alternative sites in Flood Zone 1 should be developed in preference to this site. Should the Sequential Test indicate that this site is required for development, it must be developed in accordance with Table D3 of PPS25 - the site should also be developed sequentially, with the most vulnerable elements of the development located furthest away from flood risk areas (single-storey buildings etc.) As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event). The resultant flood risk areas should ideally remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
198a	Land at Denver House, Acton Burnell	0.07	Housing	Unnamed Tributary of Row Brook	No	No	2 & 3a	Site is equally affected by Flood Zones 1, 2 and 3.	An unnamed tributary of Row Book is located approximately 60m from the western boundary of the site. JFLOW generated Flood Zones exist for this watercourse which appear misaligned in places. Lilly Pool is located to the north east of the site. The outfall from this pool flows in a north easterly direction away from the site.	3	Given the flood risk posed to the site, alternative sites in Flood Zone 1 should be developed in preference to this site. Should the Sequential Test indicate that this site is required for development, it must be developed in accordance with Table D3 of PPS25 - the site should also be developed sequentially, with the most vulnerable elements of the development located furthest away from flood risk areas (single-storey buildings etc.) As JFLOW has been used to produce the Flood Zones, an FRA must verify extents and levels of Flood Zones 2, 3a, 3a plus climate change and 3b. The resultant flood risk areas should ideally remain as open space.
198b	Land at The Radnals, Acton Burnell	0.26	Housing	Unnamed Tributary of Row Brook	No	No	2 & 3a	Site lies almost fully in Flood Zone 1, but the north western tip of the site lies in Flood Zone 2.	Site lies adjacent to an unnamed tributary of Row Brook. JFLOW generated Flood Zones exist for this watercourse which appear misaligned in places.	4	This site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference, and an FRA verifies extents and levels of Flood Zones 2, 3a, 3a plus climate change and 3b. Follow guidance for development in Flood Zone 1, taking into account the above points.

Appendix A
Assessment of Flood Risk Posed to Potential Site Allocations

Number	Site Location	Site Area (Ha)	Development Type	Watercourse	Model?	Modelled outlines?	JFLOW outlines?	Site Overview	Site Description	Flood Risk Suitability Criteria	Recommendations
214	Land at Monkmoor Road	1.404	Housing	River Severn	Yes	3b (25 yr) and 3a	2	Flood Zone 2 affects the north eastern part of the site. The remainder of the site is located within Flood Zone 1.	The River Severn is located approximately 70m from the western boundary of the site but does not enter the site itself. Modelled Flood Zones are available for Flood Zone 3a and 3b. Flood Zone 2 is JFLOW generated.	4	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event). The resultant flood risk areas should ideally remain as open space. However, given the extent of Flood Zone 2 within the site, this may not be possible. Any development within Flood Zone 2 should therefore follow the advice for 'development in Flood Zone 2', taking into account the above points.
216	Land adj. Station Road, Dorrington	3.71	Housing	Unnamed Tributary of Cound Brook	No	No	2 & 3a	The eastern part of the site is affected by Flood Zones 2 and 3. The remainder of the site is located within Flood Zone 1.	The Cound Brook forms the south eastern boundary of the site, issuing on the southern corner of the site from a culvert beneath the railway. Flood Zone maps for this watercourse are misaligned. A drain joins the right bank of the Cound Brook outside of the north eastern boundary of the site.	4	This site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference, and an FRA verifies extents and levels of Flood Zones 2, 3a, 3a plus climate change and 3b. Residual risk posed by blockage of the culvert must be assessed. The resultant risk areas must remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
219	Land at Uffington	4.414	Housing	River Severn/Battlefield Brook	Yes	3b (25yr) and 3a	2	Site lies predominantly in Flood Zone 1, being only marginally affected by Flood Zone 2 at the southern boundary.	The Battlefield Brook is located to the west of the site but does not enter the site itself. Modelled Flood Zones are available for Flood Zones 3a, 3a plus climate change and 3b. Flood Zone 2 is JFLOW generated. The River Severn is located to the south west of the site. A disused canal and a series of drains are located to the east of the site. An embankment forms the western boundary of the site.	4	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. Only a small part of the site is located within Flood Zone 2 and this has been generated by JFLOW, therefore the FRA should confirm the flood extents and levels of risk posed by the 1000 year event. The resultant parts of the site affected by Flood Zone 2 should be left as open space. A development easement for development from the top of the bank of the drains should be negotiated with the EA (typically 8m). The embankment appears to have an impounding effect on flood waters, therefore the residual risk to the site from potential breach or overtopping of the embankment should be assessed as part of a FRA. Follow guidance for development in Flood Zone 1, taking into account the above points.
221	Land at Sutton Grange, Oteley Road	10.98	Housing	Rea Brook	Yes	3a only	2	Site lies predominantly within Flood Zone 1, being marginally affected by Flood Zones 2 and 3a along the northern boundary.	The Rea Brook flows along the northern boundary of the site but does not enter the site itself. Modelled flood outlines exist for Flood Zone 3a but there are no modelled Flood Zone maps for Flood Zone 3b, and Flood Zone 2 is JFLOW generated. An unnamed watercourse issues within the site at SJ 5019 1054 and flowing in a north easterly direction towards the River Rea. No Flood Zone maps have been produced for this watercourse.	4	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. Development if this site is suitable provided the flood risk areas remain as open space, which should be achievable given the size of the site. The site should also be developed sequentially, with the most vulnerable elements of the development located furthest away from flood risk areas (single-storey buildings etc.) As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event) and determine the extent of Flood Zone 3b. The resultant flood risk areas should remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
227	Land at Battlefield Garage, Shrewsbury	0.683	Housing	Battlefield Brook	Yes	3b (25 year) and 3a	2	Site lies predominantly in Flood Zone 1. The northern extent of the site is affected by Flood Zones 2, 3a and 3b.	Part of an unnamed tributary of the Battlefield Brook flows along the northern boundary of the site. This watercourse is culverted in places to the east of the site but not within the site itself. Modelled flood outlines exist for Flood Zones 3a, 3a Climate Change and 3b for the Battlefield Brook and its adjoining tributary.	4	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. An FRA should verify extents and levels of Flood Zone 2. The resultant risk areas must remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.

Appendix A
Assessment of Flood Risk Posed to Potential Site Allocations

Number	Site Location	Site Area (Ha)	Development Type	Watercourse	Model?	Modelled outlines?	JFLOW outlines?	Site Overview	Site Description	Flood Risk Suitability Criteria	Recommendations
228	Land at Coton Farm, Brompton, Cross Houses	3.216	Housing	River Severn	Yes	3b (25yr) and 3a	2	Site is marginally affected by Flood Zones 2 and 3. The remainder of the site is located within Flood Zone 1.	The River Severn is located approximately 140m to the east of the site but does not enter the site itself. Modelled Flood Zones are available for Flood Zone 3a and 3b. Flood Zone 2 is JFLOW generated. A series of drains are located along the northern and eastern boundaries of the site. No Flood Zone data has been produced for these drains. Historic flood outlines indicate the eastern part of the site has been affected by fluvial flooding on a number of occasions.	4	Given the flood risk to the site and the number of recorded incidents of historical fluvial flooding along the eastern boundary of the site, alternative sites fully in Flood Zone 1 should be developed in preference to this site. If it is demonstrated that there are no alternative sites available fully in Flood Zone 1, this site can be developed in accordance with Table D3 of PPS25. As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event, which should ideally remain as open space). All flood risk areas should remain as open space. A development easement for development from the top of the bank of the drains should be negotiated with the EA (typically 8m). Follow guidance for development in Flood Zone 1, taking into account the above points.
237	Land at Uffington	0.666	Housing	River Severn	Yes	3b (25yr) and 3a	2	Over half of the site is affected by Flood Zone 2. Flood Zones 3a and 3b affect the western extent of the site. The remainder of the site is located within Flood Zone 1.	The River Severn is located approximately 13m to the west of the site but does not enter the site itself. Modelled Flood Zones are available for Flood Zone 3a and 3b. Flood Zone 2 is JFLOW generated. Historic flood outlines indicate that part of the site has been affected by fluvial flooding.	3	As a large part of the site is affected by Flood Zone 2 and historic flood outlines indicate the western part of the site has been affected by fluvial flooding, alternative sites in Flood Zone 1 should be developed in preference to this site. Should the Sequential Test indicate that this site is required for development, it must be developed in accordance with Table D3 of PPS25 - the site should also be developed sequentially, with the most vulnerable elements of the development located furthest away from flood risk areas (single-storey buildings etc.) As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event). The resultant flood risk areas should ideally remain as open space, however, given the extent of Flood Zone 2 within the site, this may not be possible. Any development within Flood Zone 2 should therefore follow the advice for 'development in Flood Zone 2', with the remaining risk areas left as open space (Flood Zones 3a, 3a plus climate chang and 3b).
238	Land adj. to Hall Farm, Westbury	0.87	Housing	Westbury Brook	No	No	2 & 3a	Site is substantially affected by Flood Zone 2. A small part of the northern and southern extents of the site are located within Flood Zone 1.	An unnamed drain is located to the west of the site but does not enter the site itself. The drain may be culverted through part of the site. Westbury Brook is located approximately 250m to the north west of the site. The Flood Zone 2 data is derived from JFLOW and appears to be mis-aligned from the channel in this location.	3	There is low confidence in the Flood Zones in this location - they are mis-aligned from the channel. However, this site is deemed suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference, and an FRA verifies extents and levels of Flood Zones 2, 3a, 3a plus climate change and 3b. Should any risk be presented to the site, the resultant risk areas must remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
243	Land at Buildwas	0.387	Housing	River Severn	Yes	3b (25yr) and 3a	2	Site lies fully in Flood Zone 1, though Flood Zone 2 marginally affects the site on the southern boundary.	An unnamed tributary of the River Severn is located along the western boundary with an additional unnamed drain flowing through the western part of the site before being culverted beneath the road which runs parallel to the southern boundary. Modelled Flood Zones 3a and 3b for the River Severn do not affect the site. Flood Zone 2 is JFLOW generated and marginally extends to the southern boundary of the site. No Flood Zones exist for the unnamed drains, although in reality some risk is posed.	5	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. As JFLOW has been used to produce Flood Zone 2, an FRA must verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event). The resultant flood risk areas should remain as open space. A development easement for development from the top of the bank of the drains should be negotiated with the EA (typically 8m). Follow guidance for development in Flood Zone 1, taking into account the above points.

Appendix A
Assessment of Flood Risk Posed to Potential Site Allocations

Number	Site Location	Site Area (Ha)	Development Type	Watercourse	Model?	Modelled outlines?	JFLOW outlines?	Site Overview	Site Description	Flood Risk Suitability Criteria	Recommendations
270	Land rear of Sundorne T.A. Centre	2.264	Housing	River Severn	Yes	3b (25 yr) and 3a	2	Flood Zone 2 affects the southern part of the site. The remainder of the site is located within Flood Zone 1.	The River Severn is located to the south west of the site but does not enter the site itself. Modelled Flood Zones are available for Flood Zones 3a and 3b. Flood Zone 2 is JFLOW generated. A disused canal is located along the southern boundary of the site and an unnamed drain can be found to the west of the site.	4	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. The flood affected areas to the east of the site must remain as open space. The site should be developed sequentially, with the most vulnerable aspects of development placed furthest away from the flood risk areas (single-storey buildings etc). As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event). The resultant flood risk areas should remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
277	Land adj. Hall Farm, Westbury	1.347	Housing	Westbury Brook	No	No	2 & 3a	Site is substantially affected by Flood Zone 2. A small part of the northern and southern extents of the site are located within Flood Zone 1.	An unnamed drain is located to the west of the site but does not enter the site itself. The drain may be culverted through part of the site. Westbury Brook is located approximately 250m to the north west of the site. The Flood Zone 2 data is derived from JFLOW and appears to be mis-aligned from the channel in this location.	3	There is low confidence in the Flood Zones in this location - they are mis-aligned from the channel. This site is nonetheless deemed suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference, and an FRA verifies extents and levels of Flood Zones 2, 3a, 3a plus climate change and 3b. Should any risk be presented to the site, the resultant risk areas must remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
286a	Land at Hook-a-Gate	0.298	Housing	Tributary of Rea Brook	No	No	2 & 3a	Site is affected by Flood Zones 2 and 3a along the southern boundary. The remainder of the site is located within Flood Zone 1.	An unnamed tributary of the Rea Brook flows along the southern boundary of the site. JFLOW generated Flood Zone data with misalignments evident along the watercourse.	4	Given the degree of flood risk posed to this site, alternative sites in Flood Zone 1 should be developed in preference. Should the Sequential Test indicate that this site is required for development, it must be developed in accordance with Table D3 of PPS25 - the site should also be developed sequentially, with the most vulnerable elements of the development located furthest away from flood risk areas (single-storey buildings etc.) As JFLOW has been used to produce Flood Zone 2 and 3a, an FRA must therefore verify extents and levels of these Flood Zones, as well as assess the impact of climate change (i.e. model the 100 year + climate change event) and determine the extent of Flood Zone 3b. The resultant flood risk areas should remain as open space.
286b	Land at Hook-a-Gate	0.313	Housing	Tributary of Rea Brook	No	No	2 & 3a	Approximately 50% of the site is located within Flood Zones 2 and 3a. The remainder of the site lies within Flood Zone 1.	An unnamed tributary of the Rea Brook flows along the northern boundary of the site. JFLOW generated Flood Zone data with misalignments evident along the watercourse.	3	Given the degree of flood risk posed to this site, alternative sites in Flood Zone 1 should be developed in preference. Should the Sequential Test indicate that this site is required for development, it must be developed in accordance with Table D3 of PPS25 - the site should also be developed sequentially, with the most vulnerable elements of the development located furthest away from flood risk areas (single-storey buildings etc.) As JFLOW has been used to produce Flood Zone 2 and 3a, an FRA must therefore verify extents and levels of these Flood Zones, as well as assess the impact of climate change (i.e. model the 100 year + climate change event) and determine the extent of Flood Zone 3b. The resultant flood risk areas should remain as open space.
286c	Land at Hook-a-Gate	0.454	Housing	Tributary of Rea Brook	No	No	2 & 3a	The northern third of the site is affected by Flood Zones 2 and 3a. The remainder of the site lies within Flood Zone 1.	An unnamed tributary of the Rea Brook flows along the northern boundary of the site. JFLOW generated Flood Zone data with misalignments evident along the watercourse.	4	Given the degree of flood risk posed to this site, alternative sites in Flood Zone 1 should be developed in preference. Should the Sequential Test indicate that this site is required for development, it must be developed in accordance with Table D3 of PPS25 - the site should also be developed sequentially, with the most vulnerable elements of the development located furthest away from flood risk areas (single-storey buildings etc.) As JFLOW has been used to produce Flood Zone 2 and 3a, an FRA must therefore verify extents and levels of these Flood Zones, as well as assess the impact of climate change (i.e. model the 100 year + climate change event) and determine the extent of Flood Zone 3b. The resultant flood risk areas should remain as open space.

Appendix A
Assessment of Flood Risk Posed to Potential Site Allocations

Number	Site Location	Site Area (Ha)	Development Type	Watercourse	Model?	Modelled outlines?	JFLOW outlines?	Site Overview	Site Description	Flood Risk Suitability Criteria	Recommendations
295	Land at Hall Bank, Pontesbury	1.321	Housing	Tributary of Rea Brook	No	No	2 & 3a	Site lies predominantly within Flood Zone 1 with the northern part of the site affected by Flood Zones 2 and 3a.	An unnamed watercourse runs along the western boundary of the site. JFLOW modelled outlines exist for part of the watercourse but these are significantly misaligned and do not take into account the presence of the culvert beneath the dismantled railway.	4	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. An FRA must verify extents and levels of Flood Zones 2, 3a, 3a plus climate change and 3b. If Flood Zones 2 and 3 are shown to affect the site, these should remain as open space. The FRA should also assess the residual risk posed arising from a blockage of the culvert beneath the road. The resultant residual risk areas should remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
330	Land at Battlefield	6.421	Housing	Battlefield Brook	Yes	3b (25 year) and 3a	2	Site lies predominantly in Flood Zone 1. The southern extent of the site is affected by Flood Zones 2, 3a and 3b.	The Battlefield Brook forms the southern boundary of the site. The watercourse exits a railway culvert just upstream of the site. A railway line runs along the western boundary of the site. Modelled flood outlines exist for Flood Zones 3a, 3a Climate Change and 3b and indicate that floodwater backs-up upstream of the western boundary of the site behind the railway. With climate change, the risk to the site increases. The Battlefield Brook is culverted beneath Battlefield Road to the south of the site.	4	Given the flood risk posed to the site, alternative sites in Flood Zone 1 should be developed in preference to this site. Should the Sequential Test indicate that this site is required for development, it must be developed in accordance with Table D3 of PPS25 - the site should also be developed sequentially, with the most vulnerable elements of the development located furthest away from flood risk areas (single-storey buildings etc.) As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event. The FRA should asses the residual risk posed to the site from a potential blockage of both the railway and the culverts located to the south of the site. All flood risk areas should then remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
339a	Land at Woodcote Way, Shrewsbury	1.9	Housing	River Severn	Yes	3b (25 yr) and 3a	2	Site lies fully in Flood Zone 2, being marginally affected by Flood Zones 3a and 3b along the south eastern boundary.	An unnamed watercourse is culverted beneath Woodcote Way before forming the eastern boundary of the site. The River Severn is located approximately 260m to the west of the site.	3	Given the degree of flood risk posed to the entire site, alternative sites in Flood Zone 1 should be developed in preference to this site. If it is demonstrated that there are no alternative sites available fully in Flood Zone 1, this site can be developed in accordance with Table D3 of PPS25. As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event, which should ideally remain as open space). Guidelines for development in Flood Zone 2 should be followed, taking into account the above points.
339b	Land at Woodcote Way, Shrewsbury	2.13	Housing	River Severn	Yes	3b (25 yr) and 3a	2	Site is substantially affected by Flood Zone 2. The northern part of the site is affected by Flood Zones 3a and 3b. Only a small part of the site is located within Flood Zone 1.	The River Severn is located to the north east of the site but does not enter the site itself. An unnamed watercourse is located outside of the western boundary of the site. The OS map indicates there may be additional drains culverted through the site which issue outside the western boundary.	3	Given the degree of flood risk posed to the entire site, alternative sites in Flood Zone 1 should be developed in preference to this site. If it is demonstrated that there are no alternative sites available fully in Flood Zone 1, this site can be developed in accordance with Table D3 of PPS25. As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event, which should ideally remain as open space).
341	Land at Wagbeach, Nr. Minsterley	0.069	Housing	Minsterley Brook	No	No	2 & 3a	Site lies predominantly within Flood Zone 1, being marginally affected by Flood Zones 2 and 3 along the eastern boundary.	Minsterley Brook parallel to the eastern boundary of the site but does not enter the site itself. Existing Flood Zones are JFLOW and misaligned.	4	This site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference, and an FRA verifies extents and levels of Flood Zones 2 and 3a plus climate change. The resultant risk areas must remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
517a	Land adj. Longden Road, Shrewsbury	0.716	Housing	Rad Brook	Yes	3b (25 yr) and 3a	2	Site lies predominantly in Flood Zone 1. The northern extent of the site is affected by Flood Zones 2, 3a and 3b.	The Rad Brook flows in an easterly direction along the northern boundary of the site. Flood Zones 3a and 3b have been modelled and marginally affect the site along the northern boundary. There is no modelled Flood Zone 2 data for this area and the Flood Zones appear misaligned.	4	This site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference, and an FRA verifies extents and levels of Flood Zones 2 and 3a plus climate change. The resultant risk areas must remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.

Appendix A
Assessment of Flood Risk Posed to Potential Site Allocations

Number	Site Location	Site Area (Ha)	Development Type	Watercourse	Model?	Modelled outlines?	JFLOW outlines?	Site Overview	Site Description	Flood Risk Suitability Criteria	Recommendations
517b	Land adj. Longden Road, Shrewsbury	0.784	Housing	Rad Brook	Yes	3b (25 yr) and 3a	2	Site lies predominantly in Flood Zone 1. The northern extent of the site is affected by Flood Zones 2, 3a and 3b.	The Rad Brook flows in an easterly direction along the northern boundary of the site. Flood Zones 3a and 3b have been modelled and marginally affect the site along the northern boundary. There is no modelled Flood Zone 2 data for this area and the Flood Zones appear misaligned.	4	This site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference, and an FRA verifies extents and levels of Flood Zones 2 and 3a plus climate change. The resultant risk areas must remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
529	Land at Atcham Grange Farm	0.896	Housing	River Severn	Yes	3b (25yr) and 3a	2	Site lies predominantly in Flood Zone 2. Only a small part of the site is located in Flood Zone 1.	The River Severn is located approximately 90m from the western boundary of the site. The site itself is almost entirely affected by Flood Zone 2. Modelled Flood Zones 3a and 3b for the River Severn do not affect the site. Flood Zone 2 is JFLOW generated.	3	Given the flood risk posed to the site, alternative sites in Flood Zone 1 should be developed in preference to this site. Should the Sequential Test indicate that this site is required for development, it must be developed in accordance with Table D3 of PPS25 - the site should also be developed sequentially, with the most vulnerable elements of the development located furthest away from flood risk areas (single-storey buildings etc.) As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event). The resultant flood risk areas should ideally remain as open space, however, given the extent of Flood Zone 2 within the site, this may not be possible. Any development within Flood Zone 2 should therefore follow the advice for 'development in Flood Zone 2', with the remaining risk areas left as open space (3a plus climate change, if it is shown to affect the site).
532	Land at The Mount, Shrewsbury	2.348	Housing	River Severn	Yes	3b (25yr) and 3a	2	Site lies fully in Flood Zone 1.	The River Severn is located approximately 30m from the western site boundary but does not enter the site itself. Modelled Flood Zones 3a and 3b do not extend to the site, however JFLOW generated Flood Zone 2 extends close to the western and northern site boundaries.	5	This site is suitable for all types of development. As JFLOW has been used to produce Flood Zone 2, an FRA must verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event). The resultant flood risk areas should remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
533	Land at Weir Hill	61.91	Housing	River Severn	Yes	3b (25 yr) and 3a	2	Site lies predominantly in Flood Zone 1. Much of the eastern extent of the site is affected by Flood Zones 2, 3a and 3b.	The River Severn is located along the eastern boundary of the site but does not enter the site itself. A drain issues in the northern part of the site and may be culverted through the site. An additional unnamed drain is located along the southern boundary of the site.	4	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. In addition, the flood affected areas to the east of the site must remain as open space. The site should be developed sequentially, with the most vulnerable aspects of development placed furthest away from the flood risk areas (single-storey buildings etc). As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event). The resultant flood risk areas should remain as open space. A development easement for development from the top of the bank of the drain should be negotiated with the EA (typically 8m). Follow guidance for development in Flood Zone 1, taking into account the above points.

Appendix A
Assessment of Flood Risk Posed to Potential Site Allocations

Number	Site Location	Site Area (Ha)	Development Type	Watercourse	Model?	Modelled outlines?	JFLOW outlines?	Site Overview	Site Description	Flood Risk Suitability Criteria	Recommendations
534	Land at Preston Roundabout, Shrewsbury	23.52	Housing	River Severn	Yes	3b (25 yr) and 3a	2	The northern and western parts of the site are affected by Flood Zone 2 (approximately one third of the site) and marginally by Flood Zones 3a and 3b. The remainder of the site is located within Flood Zone 1.	The River sever flows to the west of the site but does not enter the site itself. An unnamed drain flows through the northern part of the site before exiting on the western boundary and joining the River sever on the left bank. Modelled Flood Zones 3a and 3b for the River Severn extend to the site boundary, marginally affecting the site in some locations along the western boundary. Flood Zone 2 is JFLOW generated and covers around a third of the site. A drain issues to the south of the site but does not enter the site itself. Historical flood outlines indicate that the far western extent of the site has been marginally affected by fluvial flooding in the past.	3	Sites available fully in Flood Zone 1 should be developed in preference to this site. Should the Sequential Test indicate that this site is required for development, it must be developed in accordance with Table D3 of PPS25 - the site should also be developed sequentially, with the most vulnerable elements of the development located furthest away from flood risk areas (single-storey buildings etc.) As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event). The resultant flood risk areas should ideally remain as open space, however, given the extent of Flood Zone 2 within the site, this may not be possible. Any development within Flood Zone 2 should therefore follow the advice for 'development in Flood Zone 2', with the remaining risk areas left as open space (Flood Zones 3a, 3a plus climate change and 3b). A development easement for development from the top of the bank of the drain should be negotiated with the EA (typically 8m).
564	Land adj. The Bungalow, Hook-a-Gate	0.139	Housing	Tributary of Rea Brook	No	No	2 & 3a	The southern part of the site is marginally affected by Flood Zones 2 and 3a. The remainder of the site lies within Flood Zone 1.	An unnamed tributary of the Rea Brook flows along the southern boundary of the site. JFLOW generated Flood Zone data with misalignments evident along the watercourse.	4	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. The FRA must verify extents and levels of Flood Zones 2, 3a, 3a plus climate change and 3b. If Flood Zones 2 and 3 are shown to affect the site, these should remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
575	Land at Pulley Lane, Shrewsbury (shared option)	17.67	Housing	Rea Brook	Yes	3a only	2	Site is affected by Flood Zone 2 and 3a along the northern half of the site. The remainder of the site is located within Flood Zone 1.	The Rea Brook flows along the northern boundary of the site. Modelled flood outlines exist for Flood Zone 3a but there are no modelled Flood Zone maps for Flood Zone 3b, and Flood Zone 2 is JFLOW generated. Two unnamed drains issue within the site, flowing through the eastern and central parts of the site. No Flood Zone maps have been produced for these watercourses though in reality some flood risk is posed. Historic flood outlines indicate the northern part of the site was affected by flooding in November 2000.	4	Given the degree of flood risk posed to this site, alternative sites in Flood Zone 1 should be developed in preference. Should the Sequential Test indicate that this site is required for development, it must be developed in accordance with Table D3 of PPS25 - the site should also be developed sequentially, with the most vulnerable elements of the development located furthest away from flood risk areas (single-storey buildings etc.) As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event) and determine the extent of Flood Zone 3b. The resultant flood risk areas should remain as open space. A development easement for development from the top of the bank of the drains should be negotiated with the EA (typically 8m).
607	Land at London Road	21.92	Housing and Mixed Use (Emp., P&R)	River Severn	Yes	3b (25 yr) and 3a	2	Site is marginally affected by Flood Zones 2, 3a and 3b along the eastern boundary.	The River Severn forms the eastern boundary of the site. Modelled Flood Zones 3a and 3b for the River Severn extend into the north eastern part of the site. Flood Zone 2 is JFLOW generated and affects the eastern part of the site. An unnamed drain issues along the northern boundary of the site. No Flood Zones exist for this drain, however, in reality some risk is posed.	4	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. In addition, the flood affected areas to the east of the site **must** remain as open space. The site should be developed sequentially, with the most vulnerable aspects of development placed furthest away from the flood risk areas (single-storey buildings etc). As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event). The resultant flood risk areas should remain as open space. A development easement for development from the top of the bank of the drain should be negotiated with the EA (typically 8m). Follow guidance for development in Flood Zone 1, taking into account the above points.

Appendix A
Assessment of Flood Risk Posed to Potential Site Allocations

Number	Site Location	Site Area (Ha)	Development Type	Watercourse	Model?	Modelled outlines?	JFLOW outlines?	Site Overview	Site Description	Flood Risk Suitability Criteria	Recommendations
613	Land at Redhill Mil, nr. Hookagate	1.437	Non-specific	Rea Brook	Yes	Only 3a	2	Site lies substantially in Flood Zones 2 and 3a. Only a small part of the site is located within Flood Zone 1.	The Rea Brook flows along the southern boundary of the site but does not enter the site itself. Modelled flood outlines exist for Flood Zone 3a but there are no modelled Flood Zone maps for Flood Zone 2. Historic flood outlines indicate the southern part of the site was affected by fluvial flooding in November 2000.	2	Given the degree of flood risk posed to this site, alternative sites in Flood Zone 1 should be developed in preference. Should the Sequential Test indicate that this site is required for development, it must be developed in accordance with Table D3 of PPS25 - the site should also be developed sequentially, with the most vulnerable elements of the development located furthest away from flood risk areas (single-storey buildings etc.) Flood Zones have been derived using JFLOW and are deemed to be of poor quality in this area, therefore an FRA is required to verify extents and levels of Flood Zones 2, 3a, 3a plus climate change and 3b. Resultant flood risk areas should ideally remain as open space.
617	Land at Westbury	4.435	Housing	Westbury Brook	No	No	2 & 3a	Site lies predominantly in Flood Zone 1, being marginally affected by Flood Zones 2 and 3a.	Westbury Brook is located along the southern boundary of the site, forming the site boundary for a short distance before being culverted beneath the B4387. Flood Zones 2 and 3a marginally affect the south eastern corner of the site. Flood Zone maps for this watercourse are misaligned. A small water body is located just outside the north eastern corner of the site.	4	This site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference, and an FRA verifies extents and levels of Flood Zones 2, 3a, 3a plus climate change and 3b. Residual risk posed by blockage of the culvert must be assessed. The resultant risk areas must remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
618	Land at Mytton Oak Road, Shrewsbury	10.19	Housing	Rad Brook	Yes	3b (25 yr) and 3a	2	Site lies predominantly in Flood Zone 1 being only marginally affected by Flood Zones 3a and 3b along the north western boundary.	The Rad Brook flows in an easterly direction along the northern boundary of the site. Flood Zones 3a and 3b have been modelled and marginally affect the site along the northern boundary. There is no modelled Flood Zone 2 data for this area and the Flood Zones appear misaligned. Two small water bodies are located within the site.	4	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. Development if this site is suitable provided the flood risk areas remain as open space, which should be achievable given the size of the site. The site should also be developed sequentially, with the most vulnerable elements of the development located furthest away from flood risk areas (single-storey buildings etc.) As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event). The resultant flood risk areas should remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
625	Land at Cross Hill	52.02	Housing and Employment	Unnamed tributary of Severn	No	No	2 & 3a	Site lies predominantly in Flood Zone 1. Flood Zone 2 marginally affects the western extent of the site.	There are no watercourses within the site although Flood Zone 2 of an unnamed watercourse appears to affect part of the western edge of the site. A water body is located to the north of the site but is outside of the site boundary.	4	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. An FRA should verify extents and levels of Flood Zones 2, 3a, 3a plus climate change and 3b. The resultant risk areas must remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
628	Land at Pulley Lane, Shrewsbury (shared option)	17.67	Housing and Retirement Community	Rea Brook	Yes	3a only	2	Site is affected by Flood Zone 2 and 3a along the northern half of the site. The remainder of the site is located within Flood Zone 1.	The Rea Brook flows along the northern boundary of the site. Modelled flood outlines exist for Flood Zone 3a but there are no modelled Flood Zone maps for Flood Zone 3b, and Flood Zone 2 is JFLOW generated. Two unnamed drains issue within the site, flowing through the eastern and central parts of the site. No Flood Zone maps have been produced for these watercourses though in reality some flood risk is posed. Historic flood outlines indicate the northern part of the site was affected by flooding in November 2000.	4	Given the degree of flood risk posed to this site, alternative sites in Flood Zone 1 should be developed in preference. Should the Sequential Test indicate that this site is required for development, it must be developed in accordance with Table D3 of PPS25 - the site should also be developed sequentially, with the most vulnerable elements of the development located furthest away from flood risk areas (single-storey buildings etc.) As JFLOW has been used to produce Flood Zone 2, an FRA must therefore verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event) and determine the extent of Flood Zone 3b. The resultant flood risk areas should remain as open space. A development easement for development from the top of the bank of the drains should be negotiated with the EA (typically 8m).

Appendix A
Assessment of Flood Risk Posed to Potential Site Allocations

Number	Site Location	Site Area (Ha)	Development Type	Watercourse	Model?	Modelled outlines?	JFLOW outlines?	Site Overview	Site Description	Flood Risk Suitability Criteria	Recommendations
629	Land at Cound	1.185	Housing	Coundmoor Brook (tributary of Severn)	No	No	2 & 3a	Site lies predominantly in Flood Zone 1. Flood Zone 2 marginally affects the western extent of the site.	Coundmoor Brook flows along the western boundary of the site but does not enter the site itself. JFLOW Flood Zone information is misaligned at this location. Upstream of the site, the Coundmoor Brook flows into a pond at Cove Coppice.	4	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. An FRA should verify extents and levels of Flood Zones 2, 3a, 3a plus climate change and 3b. The resultant risk areas must remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.
632	Land at Ferry Fields, Shrawardine	0.66	Housing	River Severn	Yes	3b (25 yr) and 3a	2	Site lies predominantly in Flood Zone 1. The western part of the site is affected by Flood Zone 2.	The River Severn flows to the west of the site but does not enter the site itself. Historic records of flooding indicate the far western extent of the site was affected by fluvial flooding in 2002.	4	Site is suitable for development provided it can be demonstrated that there are no alternative sites available fully in Flood Zone 1 which could be developed in preference. As JFLOW has been used to produce Flood Zone 2, an FRA must verify extents and levels of the 1000 year event, as well as assess the impact of climate change (i.e. model the 100 year + climate change event). The resultant flood risk areas should remain as open space. Follow guidance for development in Flood Zone 1, taking into account the above points.