

JBA Strategic Flood Consequence Assessment Site Screening Tool - v1.0

This spreadsheet has been designed to assist local authorities with the selection of development sites for inclusion within Monmouthshire County Council's Local Plan.

Note on calculations:

Site boundaries have been screened against flood risk information to determine the proportion of the site at risk. The following flood risk information has been used in the assessment

- Flood Zones including defended zones (from NRW Flood Map for Planning)
- National Flood Hazard- Depth, Velocity Hazard

Additional information:

The following information has also been used to support decision making:

- Vulnerability Classification
- Previously developed land

Although the Flood Map for Planning- Rivers and Sea is largely used to assess the sites, Flood Map for Planning screening for individual sources are also provided.

Note on Flood Zone and Surface Water percentages:

The values quoted in the Level 1 Screening tab show the percentage of the site at flood risk from that particular Flood Zone / event, excluding the percentage of the site at flood risk at a higher zone.

For example

50% of a site is in the Flood Zones. Taking each Flood Zone individually, 50% is in Flood Zone 2 but only 20% is in Flood Zone 3.

In the Level 1 Screening tab this will be displayed as 30% in Flood Zone 2 (as this excludes and 20% in Flood Zone 2 (as this excludes the 10% in Flood Zone 3b and 20% in Flood Zone 3a) and 50% in Flood Zone 1.

Using the spreadsheet

The spreadsheet has been designed to assist the selection of sites. A number of screening options are available at the top of the Level 1 Screening tab. Each option will allow sites to be screened against a user defined value.

For example

To select sites that are more than 50% in Flood Zone 2, click on 'Screen sites against a user-defined % in Flood Zone 2' icon, and enter 50 (do not include a % sign) when prompted.

Sile Name Sile ref Ava (lu) Greekyment Type	Vulnerability Classification	Development Advic			Percentage (N) by or Planning-Rivers and Sea TAN1S FZ3 Defended Zone			_	Flood Map for Planning- Surface Water and Small Watercourses F22 F23	Rivers 1 in 30 + CC		sard Map (NRMM) Avera Sea 100 + CC) 1 in 1000 + CC	go Depth (m) SW 1 lin 30 + CC 1 in 100 + CC 1 lin 1000		Summary State Primary Source of Road Risk	Previously Developed Land	FINCO (or mixed) & 123 dDN Green (1) Defended 2 line Amber (2) 100 N on in a Defended 2 line Amber (3) 2 line (3)	3 IF LVO & FZ3 105% Gross (3) -205% Amber (2) >305% Red (3)	Field [or mixed] & F23 c30% Green [1] Cellended Zone Amber [2] 1-20% not in a Delended 2-20% Amber [7]	# IVO & FZ2 	SW Risk Pr SW Risk Pr SW S	relocatly Developed Land serviced site (rest POL) serviced site (rest POL) site (2) site (3)	ummary Score Summary	WARNINGS MESIAGS (Automated)	Broken Summer CAUTION MESSAGES (Automated)	Supplementary Review Comments (Amber and Red sites only)
Burston Village CSP014 109.9 Protection from development		1.45% 0.00%		0.00%	0.00% 0.00% 55.88% 0.00%	0.00%	_		182% 167% 134% 136%				0.24 0.24 0.27 0.32 0.31 0.31		3.49% Surface Water and Small Watercourses 4.70% Tidal	Yes	Net HEV or not in substantially FE3	Not located in FZ3 Not located in FZ3	Not HEV or not in substantially 722 Not HEV or not in substantially 722	Not a significant consideration Not a significant consideration	Net a significant consideration Not a significant consideration	<15% in a FZ. Not a significant consideration. <15% in a FZ. Not a	No significant flood risk considerations to aflocation. No significant flood risk considerations to aflocation.			
St Pierre Conservation Area CSP015 134.7 Protection from development. Land at Pertre Ecoad CSP003 31.5 Protection as buffer to EGNP		0.00% 0.00%		\rightarrow	3.70% 0.00%	-		_	0.04% 0.00%			_	0.00 0.00 0.09		0.04% Ravial	Yes	Not HEV or not in substantially F23 Not HEV or not in substantially F23	Not loated in F23	substantially FZZ Not HEV or not in substantially FZZ	consideration Not a significant consideration	consideration Not a significant consideration	significant consideration. <25% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocation.			
																							 MACR concern for allocation. Unlikely to be suitable Review WARNING & CAUTION messages. 	WARNING: Only consider if all INVD can be direct away for areas of FZ3.	een .	River Gausenry (Main River) runs through the centre of the site north to south. The River forms a relatively light and well defined flood corridor. Just over 10% of the site is within 1000 Ziona 3 for 80%, registrying the varinning message, in total <35% of the site is 16 Z Z 8.3 together. Very little of the site (*25%) is affected by Surface Wilster Hooding. As Bood one selents are relatively copy lyst over the 10%
	Highly Vulnerable	12.88% 0.00%	16.50%	3.96%	10.54% 0.00%	3.96%	10.54% 0.00%	0.00%	1.19% 0.99%	0.51 0.60	0.66 0	100 0.00	031 034 031	14.49% 0.00%	2.18% Roylel	100	WARNING: Crely consider if all INIO can be direct away from areas of FZ3.	Not located in FZ3	Not HEV or not in substantially FZZ	1 Not a significant consideration	Not a significant consideration	c15% in a FZ. Not a significant consideration.				east reasoning visit and visit price and earlier dependent of the size and the solution solution. In Market from a solution gip that we set all earlier contracts, but now 200 of the Market from a solution of the size in in PZ 3.8 is support. Very life of the size (25%) of effected by a CSRX of the size in in PZ 3.8 is support. Very life of the size (25%) of effected by a CSRX of the size in in PZ 3.8 is support. Very life of the size (25%) of effected by a CSRX of the Size (25%) of the size in the PZ 3.8 is support. Very life of the size (25%) of
Gavenry Valley (C\$7001 27.3 DES2																										
Land north Abergovenny CSP004 34.3 Protection as buffer to BBNP	Water Compatible Highly Vulnerable	0.00% 0.00%			0.00% 0.00%	-			0.24% 0.09%				0.08 0.07 0.12		0.33% Surface Water and Small Watercourses 0.00% Rustal	Yes Yes	Not HEV or not in substantially F23 Not HEV or not in substantially F23	Not located in FZ3	Not MEV or not in substantially FZZ Not MEV or not in substantially FZZ	Not a significant consideration Not a significant	Not a significant consideration Not a significant consideration	<15% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocation. No significant flood risk considerations to allocation.			
Land ad Garden Cottage CSP006 0.1 DESZ Land at Clid Hereford Road CSP007 1.75 Protection from development	Water Compatible				0.00% 0.00%	-	_		0.00% 0.00%			_	0.00 0.00 0.00		0.00% Ravial	Yes	Not HEV or not in substantially FZ3	Not loated in F23	Not HLV or not in substantially FZ2	consideration Not a significant consideration	consideration Not a significant consideration Not a significant consideration	significant consideration. <15% in a FZ. Not a significant consideration. <15% in a FZ. Not a	No significant flood risk considerations to allocation.			
Claypatch Woods CSP008 1.7 Natural flood management		0.00% 0.00%		-	0.00% 0.00%	1		+	0.02% 0.00% 0.61% 0.72%				0.00 0.00 0.18 0.35 0.38 0.40		0.02% Surface Water and Small Watercourses 5.03% Surface Water and		Net HEV or not in substantially F23 Net HEV or not in substantially F23	Not loaded in FZ3 Not loaded in FZ3	Not MEV or not in substantially FZZ Not MEV or not in substantially FZZ	Net a significant consideration Net a significant consideration	Not a significant consideration Not a significant consideration	significant consideration.	No significant flood risk considerations to allocation. No significant flood risk considerations to allocation.			
Ophaston CSP011 40.85 Retorit of SUDs measures Fields at Nevelord Road CSP016 22.45 Protection from development		0.00% 0.00%	_	0.00%	0.00% 0.00%	0.00%			0.60% 0.01%	0.00 0.00	0.00 0	200 0.00	0.38 0.33 0.12	0.00% 0.00%	Small Watercourses Surface Water and Small Watercourses		Not HEV or not in substantially FZ3	Not located in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	significant consideration. <25% in a FZ. Not a significant consideration.	No significant flood risk considerations to affocation.			
Land adj Wyesham Lane CSP012 3.24 Natural flood management	Water Compatible Water Compatible	0.00% 0.00%			0.00% 0.00%	+			0.00% 0.00% 2.72% 2.70%				0.00 0.00 0.00		S.42% Roylel	Yes No	Not HEV or not in substantially FZ3 Not HEV or not in substantially FZ3	Not located in FZ3 Not located in FZ3	Not MEV or not in substantially FZZ Not MEV or not in substantially FZZ	Not a significant consideration Not a significant consideration	Not a significant consideration Not a significant consideration	-15% in a FZ. Not a significant consideration15% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocation.			
Western Abergavenny CSP002 30.96 Protection as buffer to BBNP Land east of Kingswood CSP013 20.15 Natural flood management		0.00% 0.00%	0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0.00%	0.00%	0.77% 0.22%	0.00 0.00	0.00 0	200 0.00	021 019 013	0.00% 0.00%	0.99% Surface Water and Small Watercourses		Not HEV or not in substantially F23	1 Not located in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration	Nota significant consideration	<15% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocation. No significant flood risk considerations to allocation.			
Land adj Orchard Cottage CS9009 3.89 Natural flood management	Water Compatible	0.00% 0.00%	0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0.00%	0.00 0.00	0.00	1.00 0.00	0.00 0.00 0.00	0.00% 0.00%	0.00% Ruvial	No	Net HEV or not in substantially FZ3	Not located in FZ3	Not MEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a significant consideration. WARNING: NOT of the	3 MAIOR concerns for allocation. Unlikely to be suitable Review WARRING & CAUTION messages.	WARMING: >15% of the site within a FZ. Not previously developed land. Justification Test fall.	CAUTION: HVD in a Defended Zone requiring careful consideration of the Acceptability Criteria	100% in F22 with a small percentage in F23 for rivers. Area benefits from River TANSS Defended Zone. Around 40% of the site is affected by SW flooding - 35%
	Highly Vulnerable	0.00% 99.901	0.00%	97.89%	2.00% 99.90%	97.89%	2.00% 0.00%	0.00%	27.54% 7.23%	0.00 0.20	1.69 0	1.00 0.00	0.27 0.27 0.24	99.89% G.O.O.	34.77% Ravial	No.	Not HEV or not in substantially FZ3	1 Nationsed in FZ3	CALITION: HVD in a Defended Zone requiring Careful consideration of the Acceptability Criteria	Not a significant consideration	2 CAUTION: A proportion of the size is at risk of Surface Water and Small Watercourse flooding.	WARNING: >25% of the site within a FZ. Not previously developed land. Justification Test fail.			CAUTION: A proportion of the site is at risk of Surface Wat and Small Watercourse flooding.	27 22 and 5% FZ3. Development should not be permitted in greatfield this in N Flood 2 not 2 SS3. Average flood depths during the extreme event (1 in 1000 CC rivers) indicate average flood depths of 1.50m which is significantly in excess of tolerable conditions for an extreme flood. The size fash the Austification Tests due to it exceeded in attack. No withstunder this, the flood risk at the size is controlled.
Triuxil Factory Playing field	Water Compatible	0.00% 0.00%	0.02%	0.05%	0.00% 0.00%	-			0.62% 0.42%		0.96 0	200 0.00	0.43 0.53 0.27	0.05% 0.00%	1.04% Surface Water and Small Watercourses	Yes	Not HEV or not in substantially FZ3	Not located in F23	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	c15% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocation.			significant.
Land at Bayfield CSP017 12.4 Protection from Development		0.00% 0.00% 25.29% 60.60%			0.00% 0.00% 31.08% 0.00%	-			0.00% 0.00% 0.22% 0.00%			_	0.00 0.00 0.00 0.00 0.00 0.17		0.00% Revial	Ves No	Not NEV or not in substantially F23 Not NEV or not in substantially F23	Not located in FZ3	Not MEV or not in substantially FZZ Not MEV or not in substantially FZZ	Not a significant consideration Not a significant consideration	Not a significant consideration Not a significant consideration	<15% in a FZ. Not a significant consideration. <15% in a FZ. Not a	No significant flood risk considerations to allocation. No significant flood risk considerations to allocation.			
Monmouth Comprehensive School CSP018 0.22 Open Space Land west of Kingwood CSP019 16 Natural Flood Management	Water Compatible	58.49% 0.00%	0.00%	$\overline{}$	0.00% 0.00%	+			0.27% 0.19%			_	019 016 015		0.46% Surface Water and Small Watercourses		Not HEV or not in substantially FZ3	Not located in F23	Not HLV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	significant consideration. <15% in a FZ. Not a significant consideration. <15% in a FZ. Not a	No significant flood risk considerations to allocation.			
Land at Corripogay Avenue CSP020 0.5 Open Space		0.00% 0.00%		-	15.75% 0.00% 0.00% 0.00%	+			7.67% 10.16% 0.00% 0.00%			_	0.27 0.28 0.24 0.00 0.00 0.00		17.82% Roylel 0.00% Roylel	No No	Net HEV or not in substantially FZ3 Net HEV or not in substantially FZ3	Not located in FZ3 Not located in FZ3	Not MEV or not in substantially FZZ Not MEV or not in substantially FZZ	Not a significant consideration Not a significant consideration	Not a significant consideration Not a significant consideration	<25% in a FZ. Not a	No significant flood risk considerations to allocation. No significant flood risk considerations to allocation.			
		0.00% 0.00%			0.00% 0.00%	-	0.00% 0.00%				0.00				0.00% Ruvial	No	Not HEV or not in substantially FZ3	Not located in FZ3	Not HLV or not in substantially F22	Not a significant consideration	Not a significant consideration	significant consideration. <15% in a FZ. Not a significant consideration.	No significant flood risk considerations to aflocation.			
Land at St Lawrence Lane C50012 20 Residential	Highly Vulnerable	0.00% 0.00%	0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0.00%	0.00%	1.89% 0.00%	0.00 0.00	0.00 0	1.00 0.00	0.00 0.00 0.10	0.00% 0.00%	1.89% Surface Water and Small Watercourses	Yes	Not HEV or not in substantially F23	Not located in F23	Not HEV or not in substantially F22	s Not a significant consideration	Not a significant consideration	45% in a FZ. Not a significant consideration.	No significant nood risk considerations to allocation. CONCERNS for allocation. Review CAUTION message.		CAUTION: A proportion of the site is at risk of Surface Wal and Small Watercourse flooding.	SW Booding - 10% in FZ2 and then around 5% in FZ3 across the middle of the site due to a potential overland flow route. The site is likely to be suitable for allocation provided that a sequential approach is adopted for the his liquid and delign and
	Highly Vulnerable	0.00% 0.00%	0.00%	0.00%	0.00% 0.00%	0.00%	0.00%	0.00%	15.24% 3.55%	0.00 0.00	0.00 0	100 0.00	0.00 0.15 0.15	0.00% 0.00%	18.79% Surface Water and Small Watercourses	~	Not HEV or not in substantially FZ3	1 Not located in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration	ZAUTION: A proportion of the size is at risk of Surface Water and Small Watercourse flooding.	45% in a FZ. Not a significant consideration.				provided that a sequential approach is adopted for the site layout and design and that the highly volumeable aspect of the development (g., devellings) are situated outside of areas at risk of flooding. Where possible, existing flow routes should be retained within the proposed layout and consider in the drainings strategy. Detailed flood modeling should be undertaken at application tage and an FCA, will be
Land west of Racecourse Roundabout C50054 4.77 Residential Land at Mounton Road C50065 12.8 Milard User Residential (C3)	Highly Vulnerable	0.00% 0.00%	0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0.00%	0.00%	0.25% 0.12%	0.00 0.00	0.00 0	200 0.00	023 023 0.16	0.00% 0.00%	0.39% Surface Water and Small Watercourses	No	Not HEV or not in substantially F23	1 Not located in F23	Not HEV or not in substantially FZZ	Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocation.			required.
	Less Vulnerable	0.00% 0.00%	99.94%	80.38%	19.54% 0.00%	80.38%	19.54% 0.00%	0.00%	9.82% 13.32%	0.38 0.38	154 0	200 0.00	0.36 0.37 0.31	50.52% 0.00%	23.15% Revisi	No	Not HEV or not in substantially FZ3	CALITION: A proportion of the size is IFZ3	Not HEV or not in substantially FZZ	CAUTION: A significant proportion of the site is in FZZ requiring some level of further	CAUTION: A proportion of the site is at risk of Surface Wister and Small	WARMING: >55% of the site within a FZ. Not previously developed	3 MACR concerns for allocation. Unlikely to be suitable Review WARNING & CAUTION messages.	WARNING: >1.5% of the site within a FZ. Not previously developed land. Justification Test full.	CAUTION: A proportion of the site is in FZ3 where development may be difficult to justify. CAUTION: A significant proportion of the site is in FZ2 requiring some level of further assessment and mitigation FAUTION: A proportion of the site is crisic of Sorters Wile.	200% in Flood zone 2 for Rivers and 20% in flood zone 2.13% in Flood Zone 3 for SW flooding, DN in Flood zone 2. Development in not allowed on greenfield sizes in the floodplain. Consequently, the justification test is failed for this size.
Land off Corropopy Avenue C50045 0.38 Commercial (Class A/01)																		be difficult to justify.		assessment and entigation. CAUTION: A significant	Watercourse flooding.	land. Justification Test fail.	MAIOR concerns for ellocation, Unitkley to be suitable Review WARNING & CAUTION messages.	WARNING: >35% of the site within a FZ. Not previously developed land. Justification Text fall.	and Small Watercourse flooding. CAUTION: A significant proportion of the site is in FZ2.	The whole site is flood zones 2 and 3 for flooding from rivers. Development is not
Land off Chartist Rise C50044 0.12 Commercial (Class ANS)	Less Vulnerable	0.00% 0.00%	95.23%	95.25N	4.26% 0.00%	95.25%	4.26% 0.00%	0.00%	114% 0.54%	0.00 0.08	1.09 0	1.00 0.00	015 015 013	99.52% G.OOK	1.68% Ravial	No.	Not HEV or not in substantially FZ3	1 Nationsed in FZ3	Not HEV or not in substantially FZ2	proportion of the site is in FZZ requiring some level of further assessment and militartion.	Not a significant consideration	WARNING: >05% of the site within a FZ. Not previously developed land. Justification Text fail.	Seniew WARNING & CAUSON messages.	developed land. Justification Test fall.	requiring some level of further assessment and mitigation	The whole size is Bood zone 2 and 3 for Rooding from rivers. Development is not allowed on greenfield size in the Roodplain. Consequently, the Justification Tettis field for this size.
Land at Croft y Bala Farm C50051 49 Basidential and Employment		4.52% 0.00%		-	0.00% 0.00%	-	_		0.56% 0.63%				0.49 0.49 0.45		2.29% Surface Water and Small Watercourses		Not HEV or not in substantially FE3	Not located in FZ3	Not HEV or not in substantially FZZ Not HEV or not in	Not a significant consideration	Not a significant consideration Not a significant consideration	<15% in a FZ. Not a significant consideration. <15% in a FZ. Not a	No significant flood risk considerations to allocation. No significant flood risk considerations to allocation.			
Land rear of The Royal Calc C50074 0.49 Benidential Land weet Rockfield Road C50076 4.33 Benidential	Highly Vulnerable	0.00% 0.00%	_	-	0.00% 0.00%	+	-	-	0.00% 0.00% 0.81% 2.17%		-		0.00 0.00 0.00 0.67 0.65 0.60		2.98% Pluvial 2.98% Surface Water and Small Watercourses	No No	Net HEV or not in substantially FZ3 Net HEV or not in substantially FZ3	Not located in FZ3 Not located in FZ3	Not MEV or not in substantially FZZ Not MEV or not in substantially FZZ	Not a significant consideration Not a significant consideration	Not a significant consideration	significant consideration. <25% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocation.			
Land adjacent to Crofty Bula C50078 13.63 Residential		0.00% 0.00%			0.00% 0.00%	+		_	182N 3.21N				0.31 0.29 0.24		7.04% Surface Water and Small Watercourses		Not HEV or not in substantially FZ3	1 Not loated in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration Not a significant consideration	<15% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocation. No significant flood risk considerations to allocation.			
Land ad Eabview Memon C50988 Q.49 Benidental Land Justin's MB Weethern C50931 1.46 Residental	Highly Vulnerable	0.00% 0.00%	_		0.00% 0.00%	+			0.00% 0.00% 0.00%			_	0.00 0.00 0.00		0.00% Ruvial	No No	Not HEV or not in substantially F23 Not HEV or not in substantially F23	Not located in F23 Not located in F23	Not NEV or not in substantially FZZ	Not a significant consideration Not a significant consideration	Not a significant	significant consideration. <25% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocation.			
Land at Drybridge Farm C50090 22.5 Residential	Highly Vulnerable	0.00% 0.00%	0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0.00%	0.00%	0.10% 0.00%	0.00 0.00	0.06 0	200 0.00	0.14 0.20 0.16	0.00% 0.00%	0.30% Surface Water and Small Watercourses	No	Not HEV or not in substantially F23	Not located in F23 WARNING: A significant	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	<155% in a FZ. Not a significant comideration. CAUTION: >15% of the	No significant flood risk considerations to allocation. MAKOR concerns for pilocation. Unlikely to be suitable studied with the suitable st	WARNING: A significant proportion of the site is in FE3 with development will be subject to very stringent tests.	here CAUTION: A proportion of the site is at risk of Surface War	The entire site is in flood zone 2 and 3 for rivers. Development is not allowed on ensembled sites in the floodolain. Consequently, the justification text in failed for
Land at Diston Roundabout CS0276 0.79 Retail	Less Vulnerable	0.00% 99.885	0.00%	17.15%	82.73% 0.00%	17.15%	82.73% 0.00%	0.00%	11.77% 8.23%	0.38 0.75	3.06 0	2.00 0.00	019 019 023	99.88% 0.00%	20.00% Ruvial	Yes	Not HEV or not in substantially FZ3	in FZI where development will be subject to very stringent tests.	Not HEV or not in substantially FZ2	Not a significant consideration	of the site is at risk of Surface Water and Small Watercourse flooding.	previously developed land. Further evaulation required for hartification Texts.	REVIEW WARRING & CADITION MESSINGS.	development was de subject to very strangent tests.	and small watercourse house and CAUTION: 125% of the little within a FZ. Site is previously developed land. Further evaulation required for Justificati Tests.	greened loss of the todopsian. Consequency, the justicision test is taken for this site.
Land at Hereford Road CS0216 3.8 Residential	Highly Vulnerable	0.00% 0.00%	0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0.00%	0.00 0.00	0.00 0	2.00 0.00	0.00 0.00 0.00	0.00% 0.00%	0.00% Runted	Yes	Not HEV or not in substantially FZ3	Not located in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocation. MAJOR concerns for allocation. Unlikely to be suitable	WARNING: Only consider if all HVD can be direct away for	con CAUTION: HVD in FZZ (no Defended Zone) requiring caref	This is a larger size. However a significant proportion of the size is located in Flood
	Highly Vulnerable	0.00% 0.00%	56.09%	24.26%	42.43% 0.00%	24.26%	42.43% 0.00%	0.00%	450% 1.96%	121 150	2.54 0	100 0.00	019 018 017	66.70% 0.00%	6.50% Ravial	~	WARNING Only consider if all HVO can be direct assay from arrange of ETS	1 Not located in FZ3	CAUTION: HVD in FZ2 (no Defended Zone) requiring careful lastforation of location	Not a significant consideration	Not a significant consideration	WARMING: >15% of the site within a FZ. Not previously developed land. Justification Test		WARNING >15% of the site within a FZ. Not previously developed land. Justification Test fall.	ALL SALES OF BLACK	Development is not permitted on greenfield sites in flood zones 2 and 3. Consequently, those areas are not suitable for development as they will not satisfy the Justification Tests.
Land at Vawhell Fields. CS0273 JR.E. Mixed User Residential ICS), Bri	esiden Highly Vulnerable	54.42% 0.00%	0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0.00%	0.00%	1.72% 0.81%	0.00 0.00	0.00	100 0.00	0.19 0.16 0.15	0.00% 0.00%	2.52% Surface Water and Small Watercourses	Yes	Net HEV or not in substantially FZ3	1 Not located in FZ3	Nat HLV or not in substantially FZZ	a Not a significant consideration	Not a significant consideration	<25% in a FZ. Nota	No significant flood risk considerations to allocation.			A site specific FCA will be required for this demonstrating all development can be situated outside of the flood risk areas for the lifetime of development.
Land north of Wonastow Road C50274 10.97 Milard User Residential IC3 Er	malov														Small Watercourses		substantially FZ3		substantially FZ2	consideration CALIDON: A simple and	consideration	significant consideration.	MAKOR concerns for photostics. Unlikely to be suitable Review WARNING & CAUTION messages.	WARNING: >15% of the site within a FZ. Not previously developed land. Justification Test fall.	CAUTION: A significant proportion of the site is in FZ2 requiring some level of further assessment and mitigation CAUTION: A proportion of the site is at risk of Surface Wat	200% in flood some 2 for rivers but within a River TANIS Defended Zone. Around 20% of the site in Road Zone 2 from surface water. Average flood depths during the extreme event (1 in 2000 CC rivers) indicate
	Less Vulnerable	0.00% 99.90%	0.00%	99.90%	0.00% 99.91%	99.90%	0.00%	0.00%	16.65% 0.98%	0.00 0.00	1.61 0	2.00 0.00	0.26 0.25 0.22	99.90% 0.00%	17.64% Revisi	No.	Not HLV or not in substantially FZ3	Not located in F23	Not HEV or not in substantially FZ2	proportion of the site is in FIZ2 requiring some level of further assessment and mitigation.	CAUTION: A proportion of the site is at risk of Surface Water and Small Watercourse flooding.	WARMING: >25% of the site within a FZ. Not previously developed land. Justification Test fail.			and small watercourse topology	average flood depths of 1.62m which is significantly in excess of tolerable conditions for an extreme flood.
Land off Womatow Read Industrial State C50275 1.5 Employment (81/92/98)																			CAUTION: NVO in F22			WARNING NESS of the site within a FZ. Not previously developed	3 MAJOR concerns for phocetion. Unliking to be suitable Review WARNING & CAUTION resource.	WARNING: >35% of the site within a FZ. Not previously developed land. Justification Test fall.	CAUTION: NVD in FZ2 (no Defended Zone) requiring careful autification of location	Development should not be permitted in greenfield sites in Flood Zone 2 and therefore likely falls the jost filcation test.
Land at Outselon Road C50006 2.5 Neathcare centre (01)		0.00% 0.00%							0.21% 0.00%				0.00 0.00 0.10		0.22% Roylal	No.	Not HEV or not in substantially F23	Not located in F23	(no Defended Zone) requiring careful Justification of location	Not a significant consideration	Not a significant consideration	site within a FZ. Not a previously developed land. Justification Text fast.	Ne significant flood risk considerations to afficiation.	and the second s		
Land at Tudor Read CSSSSS 2.16 Residential	rlighly Vulnerable	0.00% 0.00%	0.00%	0.00%	0.00% 0.00%	0.00%	0.00%	0.00%	0.00%	u.00 0.00	0.00	0.00	0.00 0.00 0.00	1000	8.00% Runal	No	Not HEV or not in substantially F23	Not located in F23	Not HEV or not in substantially FZZ	Not a significant consideration	Not a significant consideration	significant consideration.	2 CONCERNS for allocation. Review CAUTION message		CAUTION: HVD in FZ2 (no Defended Zone) requiring carefulantification of location CAUTION: >55% of the site within a FZ. Site is previously	This site is partially within flood zones 2 and 3 for rivers, with 5% in flood zone 3 for surface water.
	Highly Vulnerable	0.00% 0.00%	3.99%	27.98%	1.85% 0.00%	27.98%	1.85% 0.00%	0.00%	182N 3.16N	0.27 0.84	0.56 0	1.00 0.00	0.18 0.20 0.20	29.E2% 0.00%	4.99% Runtal	No.	Not HEV or not in substantially FZ3	Not located in FZ3	CAUTION: HVO in FZZ (no Defended Zone) requiring caveful Justification of location	Not a significant consideration	Not a significant consideration	CAUTION: - SSX of the site within a FZ. Site is previously developed land. Further evaulation required for Justification Tests.			developed land. Further evaulation required for Justification	Predicted flood depths during the extreme event (0.1% annual probability allowing for climate change) indicate average flood depths of 0.58m (within tolerable conditions). The allowing the bas silvable for allowing noncided that a sequential approach is
Former Troy Rall Yard C50351 1.13 Residential																						Tests.	Ne significant flood risk considerations to all a vision			The site may be be suitable for affocation provided that a sequential approach is adopted for the site layout and design. Rightly violencebe aspects of the development; got, developing must be situated cubicle of areas at raik of flooding. Detailed modelling and an FCA will be required at application stage.
PhoseIII, Hadrock Road CG0292 3.38 Employment (83/88), Hotel CC	(1)			-		+							0.00 0.00 0.00		0.00% Rustel		Not HEV or not in substantially F23 Not HEV or not in substantially F23	Not located in FZ3 Not located in FZ3	Not HEV or not in substantially FZZ Not HEV or not in substantially FZZ	Not a significant consideration Not a significant consideration	Not a significant consideration Not a significant consideration	significant consideration.	No significant flood risk considerations to allocation.			
1.8 Noted (C3)						-						_	0.29 0.30 0.36		6.29% Surface Water and Small Watercourses	- 10	Not HEV or not in substantially F23	Not located in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration	Note significant consideration	significant consideration. <15% in a FZ. Not a significant consideration. <15% in a FZ. Not a	No significant flood risk considerations to allocation. No significant flood risk considerations to allocation.			
Land at Walnut Tree Farm C50280 2.87 Residential	Highly Vulnerable	0.00% 0.00%	0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0.00%	0.00%	2.05% 2.88%	0.00 0.00	0.00 0	100 0.00	0.20 0.22 0.19 0.33 0.32 0.29	0.00% 0.00%	1.24% Surface Water and Small Watercourses 4.92% Surface Water and Small Watercourses		Not HEV or not in substantially FZS Not HEV or not in substantially FZS	Not located in FZ3 Not located in FZ3	Not MEV or not in substantially FZZ Not MEV or not in substantially FZZ	Not a significant consideration Not a significant consideration	Not a significant consideration Not a significant consideration	significant consideration.	No significant flood risk considerations to allocation.			
Land south of Ukk Road Perspetiteri CS0027 2.4 Sesidential				-		-							0.00 0.09 0.12		1.87% Surface Water and Small Watercourses	No	Not HEV or not in substantially FZ3	Not located in FZ3	Not HLV or not in substantially F22	Not a significant consideration	Nota significant consideration	significant consideration. <15% in a FZ. Not a significant consideration. <15% in a FZ. Not a	No significant flood risk considerations to allocation. No significant flood risk considerations to allocation.			
Land at Little Castle Form, Monmouth Road C50039 3.71 Residential Land east of Usic Road Pengerleni C50300 5 1 Australia	Highly Vulnerable	8.32% 0.00%	0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0.00%	0.00%	1.82% 3.40%	0.00 0.00	0.00 0	100 0.00	0.27 0.28 0.27 0.11 0.12 0.17	0.00% 0.00%	0.84% Surface Water and Small Watercourses 5.22% Surface Water and Small Watercourses		Not HEV or not in substantially F23 Not HEV or not in substantially F23	Not located in F23 Not located in F23	Not MEV or not in substantially FZZ Not MEV or not in substantially FZZ	Not a significant consideration Not a significant consideration	Note significant consideration Note significant consideration	d55% in a FZ. Not a significant consideration. d55% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocation.			
Burnium Gate Phase II C50113 2.76 Residential	Highly Vulnerable	0.00% 0.00%	0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0.00%	0.00 0.00	0.00 0	1.00 0.00	0.00 0.00 0.00	0.00% 0.00%	0.00% Ruvial	Yes	Not HEV or not in substantially FZ3	Not located in F23	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	<25% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocation. CONCERNS for allocation. Beview CAUTION, recusees.		CAUTION: HVO in a Defended Zone. Careful consideration	of Almost completely in flood zone 3 for rivers, all of which is covered by a TANIS
																	CAUTION: NVO in a		No. per a contra	Sign or street format	CAUTION: A proportion of the p	CAUTION: >25% of the site within a FZ. Site is remained; the others			Acceptability required. CAUTION: A proportion of the site is at risk of Surface War and Small Watercourse flooding. CAUTION: -15% of the site within a FZ. Site is previously developed land. Further availables are sited for the site within a FZ.	of Abnout completely in filood zone 3 for rivers, all of which is covered by a TANES the property of the prop
	Highly Vulnerable	0.20% 99.679	0.00%	3.80%	96.05% 100.00%	3.82%	96.00% 0.00%	0.00%	15.34% 4.49%	0.28 0.42	110 0	0.00	0.23 0.23		19.83% Rural	Yes.	2 Defended Zone, Careful consideration of Acceptability required.	Not located in F23	Not HEV or not in substantially FZZ	Not a significant comideration	Surface Water and Small Watercourse flooding	she within a P.Z. Site is previously developed land. Further exaulation required for Austication Texts.			Tests.	in the control of the
Land at Former Goods Yard C50105 0.87 Residential																							MAJOR concerns for allocation, Unliking to be suitable Review WARNING & CAUTION messages.	WARNING: >25% of the site within a FZ. Not previously developed land. Justification Test fall.	CAUTION: HVD in a Defended Zone. Careful consideration Acceptability required. CAUTION: A proportion of the site is at risk of Surface Wat	of The site is at risk of surface water flooding and is entirely in flood zone 3 for rivers. It is also within a TANIS defended zone for rivers.
	Highly Vulnerable	0.00% 99.925	0.00%	0.00%	99.91% 99.91%	0.00%	99.91% 0.00%	0.00%	31.35% 6.28%	0.32 0.86	197 0	1.00 0.00	0.20 0.21 0.31	90.52% 0.00%	27.62% Royled	No.	CAUTION: MVD in a Defended Zone. Careful consideration of Accepts No removed	1 Not located in F23	Not HEV or not in substantially FZ2	1 Not a significant consideration	CAUTION: A proportion of the site is at risk of Surface Water and Small Waterpresses Resolve	WARNING: >15% of the site within a FZ. Not previously developed land. Justification Test			and Small Watercourse flooding.	The ute is likely to be suitable for allocation provided that a sequential approach is adopted for the size layout and design and that the highly vulnerable supects of the development (e.g. dwellings) are situated outside of areas at this of flooding.
Land at Glen Yr Afon CS0285 2141 Residential																						ful.				Applications for development of this site will need to be supported by site specific flood risk information on how flood risk concerns will be appropriately managed.

JBA

Site Name Site ref Area	ia (tu) Development Type	Vulnerability Classification	Development Advice		Flood Map for Planning		Flood Map for Planning		Planning-Sea Flood Ma Surface V Wat F23 F22		Elvers		Sea	1 lin 30 +CC 1 in 200 +CC 1 in 16		Sea Total SW Ti	mmary States Primary Source of Flood Risk De	F HVD (p c20% Defende intoped Land	Flood S Green (2) of Zone Amber (2) is a Defended	20ne 3 IF EVO 8.F22 <120% Green (1) 5-30% Amber (2) >30% Red (3)	If HVD (or mixed) & F223 Flood 2 Flood 2	ST EVID & F22 	SW Blok If MVD or LVD in SW Zones 425% green 12-56% Amber 560% Red	Previously Developed Land Coverfield site (not POL) with 155 X E 2 or EL = Red (2) >125 N in s FZ but site in PDU = archer (2)25 X	Summary Score Summary	WARNINGS MESSAGES (Automated)	Berden Sattmary CAUTION MISSACES (Automated)	Supplementary Review Comments (senior and their date only)
Land at Fairfield C50217	1.61 Residential		0.00% 0.00%		0.00% 0.00%	Zone 0.00%	0.00% 0:		0.00% 0.52%					0.00 0.00 0		0.00% 0.50	Surface Water and Small Watercourses	No No	ne Red (2) Not HLV or not in substantially F23	Not located in F23	Zone Amber (2) Not HLV or not in substantially FZZ	g Not a significant consideration	SCON Red Not a significant consideration	in a FZ = Green (1) 415% in a FZ. Not a significant consideration.	No significant flood risk considerations to affocu	DO		
Land south of Monmouth Road CS0183	7.71 Residential	Highly Vulnerable	16.76% 0.00%						0.00% 3.06%					0.29 0.30 0		0.00% 10.0	Surface Water and Small Watercourses	Yes	Not HEV or not in substantially 723	Not located in F23	Not HLV or not in substantially F32	Not a significant consideration	Not a significant consideration	<25% in a FZ. Not a significant consideration.	No significant flood risk considerations to alloca	ion.		
Ragian Enterprise Park C5006/9	12.8 Employment (81) and Renewab	Less Vulnerable ale En			0.02% 0.10% 0.84% 4.17%				0.00% 0.27% 0.00% 0.64%				_	0.00 0.00 0		0.00% 0.2	Surface Water and Small Watercourses	No	Not HEV or not in substantially F23	Not located in F23	Not HEV or not in substantially FZ2	Not a significant consideration Not a significant	Not a significant consideration	<15% in a FZ. Not a significant consideration. <15% in a FZ. Not a	No significant flood risk considerations to alloca No significant flood risk considerations to alloca	ion.		
Land west of Ragian C50278	8.86 Employment		0.00% 0.00% 10.96% 0.00%		0.84% 4.17% 0.43% 0.00%				0.00% 0.64%					0.19 0.20 0		0.00% 1.40 0.00% 8.00	7% Rustal Surface Water and	No No	Not HEV or not in substantially FE3 Not HEV or not in substantially FE3	Not located in FZ3 Not located in FZ3	Not NEV or not in substantially FZZ Not NEV or not in substantially FZZ	Not a significant consideration Not a significant consideration	Not a significant consideration Not a significant consideration	significant consideration.	No significant flood risk considerations to alloca	lon.		
Ragian Country Estate C50281	92 Tourism/Leisure/Commercial (A	A1/A															Small Watercourses				substantially FZ2	consideration	consideration	significant consideration. WARNING: >15% of the	MAKINI concerns for allocation. Unliking to be a feature WARNING & CAUTION messages.	WARNING: Only consider if all IND can be direct away for areas of FZ3.	pen .	The site is partially within flood zone 3 for flooding from rivers.
		Highly Vulnerable	50.35% 0.00%	40.03%	2.71% 30.659	0.00%	2.71% 30	0.65% 0.00%	0.00% 0.00%	0.00%	0.32 0.38	0.51 0.00	0.00	0.00 0.00 0	00 33.36%	0.00% 0.00	DS Rusted	No.	WARNING: Only consider if all NVO can be direct away from areas of FZ3.	1 Not loosed in F23	Not HEV or not in substantially FZZ	Not a significant consideration	Not a significant consideration	site within a FZ. Not previously developed land. Justification Test fall.		WARMING: >15% of the site within a FZ. Not previously developed land. Justification Test fall.		The tile may be uitable for allocation provided that a sequential approach is adopted for the site layout and design, with no development of greenfeld areas within fixed zones 3 and 3.
Case Melin Little Mill	4.2 Mildertial	Highly Vulnerable	64.77% 0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0.	1.00% 0.00%	0.00% 12.47%	2.25%	0.00 0.00	0.00 0.0	00.00	0.10 0.09 0	12 0.00%	0.00% 14.7	Surface Water and Small Watercourses	Yes	Not HEV or not in substantially FZ3	I Not located in F23	Not HLV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	<25% in a FZ. Not a significant consideration.	No significant flood risk considerations to alloca	lan.		
Land adjacent to Berthon Road CS0003	2.36 Residential	Highly Vulnerable	2.56% 0.00%		1.40% 1.51%	0.00%	1.40% 1		0.00% 0.00%					0.00 0.00 0		0.00% 0.00	Plantel Plantel	Yes	Not HEV or not in substantially FZ3	Not located in FZ3	Not HEV or not in substantially F22	Not a significant consideration	B Not a significant consideration	425% in a FZ. Not a significant consideration.	No significant flood risk considerations to alloca No significant flood risk considerations to alloca	ion.		
Land to the east of Little Mill C50016	3.94 Residential		0.00% 0.00%			_			0.00% 0.00%		0.00 0.00			0.00 0.00 0	_	0.00% 0.00	DS Rodel	Yes	Not HEV or not in substantially F23	Not located in F23	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a significant consideration. <15% in a FZ. Not a	No significant flood risk considerations to allocs	ion.		
Land at west of Balleys Hay C50026	2.5 Residential	Highly Vulnerable			0.00% 0.00%				0.00% 0.00%	+					0.00%	0.00% 0.00	DS Roylel	No.	Not HEV or not in substantially FZ3	Not located in F23	Not HEV or not in substantially FZZ	Not a significant consideration	Not a significant consideration CAUTION: A proportion	significant consideration.	2 CONCERNS for allocation. Review CAUTION me	age.	CAUTION: A proportion of the site is at risk of Surface and Small Watercourse flooding.	Water Where possible, existing flow routes should be retained within the proposed layout and consider in the drainage strategy.
Land to the east Cherry Trees C50053	0.52 Residential	Highly Vulnerable	57.18% 0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0	1.00% 0.00%	0.00% 14.19%	12.80%	0.00 0.00	0.00 0.0	00.00	0.17 0.19 0	21 0.00%	0.00% 27.0	Surface Water and Small Watercourses	No	Not HLV or not in substantially FZ3	Not located in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration	of the size is at fisk of Surface Water and Smal Watercourse flooding.	<15% in a FZ. Not a significant consideration.				
		Highly Vulnerable	0.00% 0.00%	24.54%	4.94% 16.879	0.00%	4.94% 16	6.87% 0.00%	0.00% 0.65%	2.59%	0.38 0.55	0.97 0.0	00 0.00	0.19 0.20 0	22 21.81%	0.00% 3.3	es nodel	Yes.	WARNING: Only consider if all HVD can be direct away from areas of 123.	1 Not located in FZ3	Not HLV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	CAUTION: >15% of the site within a FZ. Site is previously developed land, Further exsulation required for hastification	3 MAXOS concerns for allocation. Unlikely to be a feedew WARNING & CAUTION messages.	WARNING: Only consider if all HVO can be direct away to areas of FZ3.	on CAUTION: >15% of the site within a FZ. Site is previous developed land. Further evaulation required for Justif Tests.	In the late is partially within flood zones 2 and 3 for rivers, however there may be audition. A site specific FCA will be required to accompany any planning application demonstrating that a sequential approach is adopted for the site layout and design.
Land off Chapel Lane C50010	4.28 Residential																		areas of FZ3.					required for Austrication Tests.				Highly vulnerable aspects of the development (e.g. dwellings) are situated outside of areas at risk of flooding.
Land at Penalit C50047	1.92 Residential		0.00% 0.00%		0.00% 0.00%									0.00 0.00 0		0.00% 0.00		Yes	Not HEV or not in substantially F23	1 Not located in F23	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	<25% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocations	ion.		
Land adjacent to Llanellen Court Farm (north) C50027	3.39 Residential					_				_			_	0.20 0.21 0		0.00% 2.5	Small Watercourses	Yes	Not HEV or not in substantially FZ3	Not located in FZ3	Not HEV or not in substantially FZ2	1 Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a significant consideration. <15% in a FZ. Not a	No significant flood risk considerations to allocate	ion.		
Land adjacent to Lianellen Court Farm (south) C50028	1.9 Residential	Highly Vulnerable	0.00% 0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0:	0.00%	0.00% 0.81%	0.09%	0.00 0.00	0.00 0.0	00 0.00	0.00 0.17 0	27 0.00%	0.00% 0.90	Surface Water and Small Watercourses	Yes	Not HEV or not in substantially FZ3	Not located in FZ3 WARNING: A significant	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	significant consideration.	3 MAJOR concerns for allocation. Unlikely to be a Review WARNING & CAUTION tree sages.	WARNING: A significant proportion of the site is in FZ3 w	here	The site is within flood zones 2 and 3 for rivers, the sea and surface water.
		Less Vulnerable	0.00% 99.91%	0.00%	0.00% 99.90%	0.00%	38.15% 8.	128% 0.00%	99.91% 9.36%	0.00%	0.27 0.30	0.28 2.6	64 1.00	0.00 0.00 0	28 46.43%	99.925 9.3	SK Tidal	No.	Not HEV or not in substantially FZ3	in FZ3 where development will be subject to very stringent	Not HEV or not in substantially F72	Not a significant consideration	B Not a significant consideration	WARNING: >15% of the site within a FZ. Not previously developed land. Justification Test feet.	And the same a control in the same	development will be subject to very stringent tests. WARNING: >25% of the site within a FZ. Not previously developed land. Justification Test fall.		Development is not permitted on greenfield sites within flood zones 2 and 3, and therefore the justification test is likely failed for this site.
Land adjacent to Pill Row C50007	0.92 Employment (81,82 and 88)	Less Vulnerable	0.00% 0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0.	1.00% 0.00%	0.00% 2.41%	3.52%	0.00 0.00	0.00 0.0	00 0.00	0.26 0.27 0	31 0.00%	0.00% 5.9	Surface Water and Small Watercourses	No	Not HEV or not in substantially FZ3	tents. Not located in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	<25% in a FZ. Not a significant consideration.	No significant flood risk considerations to alloca	ion.		
Land at Bradbury Farm Crick C50251	29.1 Miand Use: Residential ICS). Em	Highly Vulnerable	0.00% 0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0.	1.00% 0.00%	0.00% 0.52%	0.27%	0.00 0.00	0.00 0.0	0.00	0.00 0.00 0	00 0.00%	0.00% 0.80	Surface Water and Small Watercourses	Yes	Not HEV or not in substantially FZ3	Not located in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a significant consideration.	No significant flood risk considerations to alloca	ion.		
Land east and west of Church Road C50067	2.57 Residential	Highly Vulnerable		0.00%	0.00% 0.00%	0.00%			0.00% 0.00%	_	0.00 0.00	0.00 0.0	0.00	0.00 0.00 0	00 0.00%	0.00% 0.00	Planted Parket	No	Not HEV or not in substantially F23	Not located in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a significant consideration.	No significant flood risk considerations to alloca	ion.		
Carrwent Depot C50091	2.44 Residential	Highly Vulnerable	0.00% 0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0.	1.00% 0.00%	0.00% 0.00%	0.00%	0.00 0.00		_			0.00% 0.00	Planted	Yes	Not HEV or not in substantially FZ3	Not located in FZ3	Not HEV or not in substantially F22	1 Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a algorificant consideration.	No significant flood risk considerations to alloca No significant flood risk considerations to allocate	ion.		
Dewstow Village (Former Dewstow Golf Court CS0029	37.07 Residential	Highly Vulnerable	0.00% 0.00%		0.00% 0.00% 0.00% 0.00%	0.00%			0.00% 0.30% 0.00% 0.91%		0.00 0.00				27 0.00%	0.00% 0.7	Surface Water and Small Watercourses Surface Water and	No No	Not HEV or not in substantially FZ3 Not HEV or not in substantially FZ3	Not located in FZ3	Nick HEV or not in substantially F22 Nick HEV or not in substantially F22	Not a significant consideration Not a significant consideration	Not a significant consideration Not a significant consideration	<15% in a FZ. Not a significant consideration. <15% in a FZ. Not a	No significant flood risk considerations to alloca	ion.		
Land at former MoD Training Centre C50009	4.2 Mixed Use: Residential (C3), Car	Highly Vulnerable re (C.	0.00% 0.00%	0.00%	0.00%	0.00%	0.00% 0.	0.00%	0.00% 0.91%	0.00%	0.00 0.00	0.00 0.0	0.00	0.00 0.00 0	27 0.00%	0.00% 0.90	Small Watercourses	No	substantially 723	Not located in F23	substantially F22	consideration	consideration	significant consideration.	MAIOR concerns for allocation. Unliking to be a	WARNING: Only consider if all IND can be direct away for	om CAUTION: HVD in FZ2 (no Defended Zone) requiring of lastification of location	20% in flood zone 2 for sea and 80% in flood zone 3. The site is not located within a TANES defended zone.
		Highly Vulnerable	0.00% 37.47%	0.00%	12.31% 73.729	0.00%	0.00% 0.	100% 12.33%	73.74% 0.00%	0.00%	0.00 0.00	0.00 0.9	91 1.13	0.00 0.00 0	00 0.00N	8475 00	DN Tidal	Yes	WARNING: Only consider if all MVD can be direct away from areas of FZ3.	Notice definition	CAUTION: MVD in FZ2 (no Defended Zone)	1 Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a significant consideration.				Average flood depths during the estreme event (1 in 200 CC sea) indicate average flood depths of 0.91m which is in excess of tolerable conditions for an estreme flood. Consequently, the Justification Test is failed for this site.
																			be direct away from areas of FZS.		regulting careful Justification of location	consideration	consideration	significant consideration.				flood. Consequently, the Justification Test is failed for this size. This area is well defended, although not in a defended zone and it is recommended that discussions are held with NRW regarding the accuracy of defended zones at
Land at Former Tythe House C59257	0.4 Residential																			WARNING: A significant proportion of the site is					MAJOR concerns for elecation. Unliking to be a Raview WARNING & CAUTION messages.	table. WARNING: A significant proportion of the size is in FZ3 w development will be subject to very stringent tests.	here	this site. The site initiated in fixed zone 2 and not located within a TAVIS defended zone. Average flood depths during the extreme event (1 in 200 CC sea) indicate average flood depths of 2 ables wichin is ignificantly in event of interest consistent for an extreme flood. Consequently, the existinction fruit is likely failed for this site.
		Less Vulnerable	0.08% 99.84%	0.00%	0.00% 99.929	0.00%	0.00% 0.	1.00% 0.00%	99.92% 5.93%	1.27%	0.00 0.00	0.00 2.8	84 3.21	020 024 0	32 0.00%	95,925 7.20	DN Tidal	Yes	Not HEV or not in substantially F23	in F23 where development will be subject to very stringent	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	<25% in a FZ. Not a significant consideration.				flood depths of 2.84m which is significantly in excess of salerable conditions for an extreme flood. Consequently, the Austrication Test is likely failed for this site.
Lindat Carenain Unive Cours	3.1 Imployment is use casses/su-	Less Vulnerable	0.00% 99.94%	0.00%	0.00% 99.947	99.94%	0.00% 0:		99.94% 1.52%	0.45%	0.00 0.00	0.00 4.71	78 5.13	024 026 0	36 0.00%			No.	Not HLV or not in	WARNING A significant proportion of the site is in FEZ where	Not HLV or not in	Not a significant	Not a similicant	<25% in a FZ. Not a	3 MAXIX concerns for allocation. Unliking to be a Bredew WARNING & CAUTION messages.	WARNING: A significant proportion of the site is in FZ3 w development will be subject to very stringent tests.	here	200% in flood zone 3 for sea. 5% in flood zone 2 for sea and 1% in flood zone 3. The ske in within a TANSI defended zone for Sea. Average flood depths during the enforcemental in 2 no 200 cities placed average flood flood period of Allin which is ignificantly in excess of biserable conditions for an entirene flood. The size fails the Jantification is that during the great direction for an entirene flood. The size fails the Jantification is that during the great direction flower flood from the condition for the size fails the
Gwent Europark C50252	6.9 Employment (81/82/68)	Cass vurierable	0.00% 99.94%	0.00%	0.00% 99.949	99.34%	0.00%	0.005	MAN ISIN	0.45%	0.00	4.7	78 5.13	024 025 0		VI.JE. 1.5	ES Tidal	~	Not HEV or not in substantially F23	development will be subject to very stringent bests.	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	significant consideration.				significantly in success of tolerable conditions for an extreme flood. The site fails the Justification Tests due to it greenfaild nature. Not withstanding this, the flood risk at the site is coherolisty is intrificant.
Land adjacent to iften Industrial Estate CS0255	0.1 Employment (\$2/\$8)	Less Vulnerable	0.00% 0.00%	0.00%	2.42% 0.00%	0.00%	0.00% 0.	100% 2.52%	0.00% 0.00%	0.00%	0.00 0.00	0.00 0.0	0.07	0.00 0.00 0	00 0.00%	2.52% 0.00	Tidal Tidal	No.	Not HEV or not in substantially FZ3	1 Not located in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	<35% in a FZ. Not a algolficant consideration.	No significant flood risk considerations to alloca No. Significant flood risk considerations to allocate No. Significant flood risk consideration in the second risk consideration risk consideratio	WARMING Only consider if all IMO can be direct seaso for	mm. CALCIDON-16VD in 277 (no Defended Zone) requiring o	world. The site is not located within a TANSS defended zone. Average flood depths during
																									Bruine WARNING & CAUTION messages.	areas of FZ3.	Justification of location	the extreme event (1 in 200 CC sea) indicate average flood depths of 0.76m which is in excess of tolerable conditions for an extreme flood. The site falls the Justification Trests due to it greenfield nature. Not withstanding this, the flood risk at the site is potentially significant.
		Highly Vulnerable	0.00% 0.00%	0.00%	14.37% 42.279	0.00%	0.00% 0.	100% 14.37%	42.27% 7.79%	4.00%	0.00 0.00	0.00 0.71	76 0.89	0.24 0.33 0	so 0.00%	50.54% 11.0	ION Tidal	~	consider if all INID can be direct away from areas of FZ3.	Not located in FZ3	2 (no Defended Zone) regulting careful Justification of location	Not a significant consideration	B Not a significant consideration	<15% in a FZ. Not a significant consideration.				at the site is potentially significant.
Land adjacent to Merin Close CS0168	2.6 Residential																											
		Highly Vulnerable	0.00% 0.00%	0.00%		0.000	0.00%		0.18% 0.00%	0.00%	0.00 0.00					6.82% 0.00	DS Tidal	No.	Not HEV or not in substantially FZ3		1 Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	<25% in a FZ. Not a	No significant flood risk considerations to allocate	ion.		
The Paddocks, Land adjacent to Rogiet Pool CS0256	0.19 Residential	riginy visite acce	0.00%	0.000	0.20.0	0.00%	0.00%		0.18%	0.50.4	0.00			233			la la	~	substantially F23	Net ocasie in 123	substantially F22	consideration	consideration	significant consideration.				
		Highly Vulnerable	0.00% 0.22%	0.00%	4.46% 83.999	0.00%	0.00% 0.	100% 4.47%	0.00% 5.85%	2.52%	0.00 0.00	0.00 1.1	17 1.45	0.32 0.35 0	36 0.00%	4.47% 9.3	Surface Water and Small Watercourses	No	WARNING Only consider if all IVID can be direct away from	Not located in FZ3	Not HLV or not in substantially F22	Not a significant consideration	a Not a significant consideration	<15% in a FZ. Not a significant consideration.	3 MAIOR concerns for allocation. Unliking to be a flewless WARNING & CAUTION messages.	WARNING: Only consider if all HVD can be direct away fr areas of FZ3.	om .	
Carlos Circuisos Gover	U.J. Milderia	Less Vulnerable	0.00% 97.11%	0.00%		0.000	0.00%			0.60%	0.00 0.00						es Tidal	No.	Not HLV or not in substantially FZ3	WATNING: A significant proportion of the site is in EZ2 where	Not HEV or not in substantially FZ2	1 Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a	3 MAYOR concerns for allocation. Unliking to be a Braine WARNING & CAUTION messages.	WARNING: A significant proportion of the site is in FZ3 w development will be subject to very stringent tests.	here	The site is almost entirely within flood zone 3 for flooding from the sea. The site is not within a TANIS defended zone. Average flood depths during the extreme event (1 in 200 CC sea) indicate average flood depths of 3.58m which is in significant.
Land at the Sewage Works C50002	10.02 Employment (B Use Classes)																		substantially FZ3	development will be subject to very stringent texts.	substantially F22	consideration	consideration	significant consideration.		WANTE On the State of the State	CAUTON WITH TTY In Defended To all and the control	excess of tolerable conditions for an extreme flood. The site fails the Justification Tests due to it greenfeld nature. Not withstanding this, the flood risk at the site is cotectably significant. The site may be suitable for allocation provided that a sequential approach is
		Highly Vulnerable	19.63% 0.00%	29.54%	10.14% 16.309	0.00%	10.14% 16	6.30% 0.00%	0.00% 7.86%	0.00%	0.54 0.94	1.49 0.0	0.00	0.00 0.00 0	17 25.44%	0.00% 7.80	EX Revial	No	WARNING Only consider if all IVVD can be direct away from arrange of 773	Not located in FZ3	2 (no Defended Zone) requiring careful	Not a significant consideration	B Not a significant consideration	site within a FZ. Not previously developed land. Justification Test	Review WARNING & CAUTION messages.	areas of FZI. WARNING: >15% of the site within a FZ. Not previously developed land. Justification Test fall.	Justification of location	into size largy we induce on advantage proof both at a sequential appropriate as adopted for the size largest and design, and that highly witherable aspects of the development (i.g., dwellings) can be situated outside of areas within flood zones 2 and 3.
Coopers III (land east of James Jones Close) CS0247	3.41 Residential	Highly Vulnerable	0.00% 0.00%		0.00% 0.00%		0.00% 0.	1.00% 0.00%	0.00% 0.00%		0.00 0.00	0.00 0.0	00 0.00	0.00 0.00 0	00 0.00%	0.00% 0.00	OS Rodal	Yes	Not HEV or not in substantially F23	Not located in FZ3	Not HEV or not in substantially FZZ	1 Not a significant consideration	Not a significant consideration	fall. <15% in a FZ. Not a significant consideration.	No significant flood risk considerations to alloca	ion.		
Land at Slough Farm Coerwent CS0071	7.58 Residential	Highly Vulnerable	0.00% 0.00%		0.91% 1.13%	0.00%		100% 0.91%	1.13% 0.00%	0.00%	0.00 0.00	0.00 0.2	23 0.41	0.00 0.00 0	00 0.00%	2.02% 0.00	Tidal	Yes	Not HEV or not in substantially FZ3	Not located in FZ3	Not HLV or not in substantially F22	Not a significant consideration	a Not a significant consideration	<15% in a FZ. Not a significant consideration.	No significant flood risk considerations to affocu	ion.		
		Highly Vulnerable	0.09% 0.00%	17.04%	2.79% 26.389	0.00%	1.41% 7:	157% 2.79%	26.38% 0.63%	0.68%	0.19 0.69	150 24	42 253	0.53 0.54 0	42 8.98%	29.17% 1.2	IS Tidal	Yes	WARNING Only consider if all INIO can be direct away from	Not located in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	<25% in a FZ. Not a significant consideration.	3 MAIOR concerns for allocation. Unliking to be a firefew WARNING & CAUTION messages.	WARNING: Only consider if all HVD can be direct away fr areas of FZ3.	oen .	This is a large site where 50% is previously developed land. Part of the site is likely to be suitable for allocation provided that a sequential approach is adopted for the site layout and design and that the highly vulnerable supects of the development (e.g., dwellings) are situated outside of areas at risk of flooding.
The Showground CS0087	38.57 Residential	Highly Vulnerable	0.00% 0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0:	1.00% 0.00%	0.00% 0.00%	0.00%	0.00 0.00	0.00 0.0	00 0.00	0.00 0.00 0	00 0.00%	0.00% 0.00	Parial	Yes	areas of FZ3. Not HLV or not in substantially FZ3	1 Not located in F23	Not HEV or not in substantially FZZ	B Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a significant consideration.	No significant flood risk considerations to alloca	ion.		(e.g., warming grif as in necessary controller on an initial set titles for incodering.)
Land adjacent to Seech Grove C50089	1.14 Residential	Highly Vulnerable	0.00% 0.00%		0.00% 0.00%				0.00% 0.00%					0.00 0.00 0		0.00% 0.00	OS Rodal	No	Not HEV or not in substantially FZ3	Not located in FZ3	Not HLV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	<25% in a FZ. Not a similar at consideration.	No significant flood risk considerations to alloca	ion.		
CS0094	resulting	Highly Vulnerable	28.89% 0.00%	27.52%	3.39% 20.929	0.00%	3.39% 20	0.92% 0.00%	0.00% 0.00%	0.00%	0.29 0.34	0.45 0.0	00 0.00	0.00 0.00 0	00 24.32%	00-	DS Rustal	Yes	WARNING: Only consider if all HVD can	Not located in FZ3	Not HLV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	CAUTION: >15% of the site within a FZ. Site is previously developed	3 MAJOR concerns for allocation. Unlikely to be a Review WARNING & CAUTION messages.	WARNING: Only consider if all HVD can be direct away for areas of FZ3.	om CAUTION: >15% of the site within a FZ. Site is previous developed land. Further evaluation required for Justif Tests.	Justification of location can be satisfied, but significant concerns remain as to how the development can address the acceptability criteria. It is recommended that any application is supported by the specific flood risk information from the applicant on how flood risk concerns will be appropriately
Land to the west of Glebe Cottage CS0185	1.14 Residential																		be direct away from areas of FZE.					land. Further evaulation required for Austrication Tests.		-		information from the applicant on how flood risk concerns will be appropriately managed.
Land adjacent Llanfolst Faver Primary School (CS0248	2 Education	Highly Vulnerable	0.00% 0.00%		0.00% 0.00%				0.00% 0.65%					0.00 0.00 0		0.00% 0.00	Small Watercourses	No.	Not HLV or not in substantially F23	Not located in F23	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a significant consideration. <15% in a FZ. Not a	No significant flood risk considerations to alloca	los.		
Land off Old Hereford Road CS0192	S.3 Residential	Highly Vulnerable	0.00% 0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0:	0.00%	0.00% 0.00%	0.00%	0.00 0.00	0.00 0.0	0.00	0.00 0.00 0	0.00%	0.00% 0.00	DS Roylel	No.	Not HEV or not in substantially FZ3	Not located in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	<55% in a FZ. Not a significant consideration. CAUTION: >25% of the	2 CONCERNS for allocation. Review CAUTION me	ages.	CAUTION: HVD in FZZ (no Defended Zone) requiring of buffferston of in	world. The site is entirely within flood zone 2 for rivers. Average flood depths during the extreme event (1 in 1000 CC rivers) indicate average flood depths of 0.58m which
		Highly Vulnerable	0.00% 0.00%	64.09%	99.95% 0.00%	0.00%	99.95% 0.	1.00% 0.00%	0.00% 1.34%	0.00%	0.00 0.00	0.58 0.0	0.00	0.00 0.00 0	28 99.95%	0.00% 1.3	ES Russel	Yes	Not HLV or not in substantially FZ3	8 Not located in F23	2 (no Defended Zone) requiring careful	Not a significant consideration	Not a significant consideration	site within a FZ. Site is previously developed land. Further evaulation			Justifization of location CAUTION: >15% of the site within a FZ. Site is previous developed land. Further evaulation required for Justifi Texts.	by is within tolerable conditions for an extreme flood. The site is likely to be suitable for allocation provided that a sequential approach is adopted for the site layout and desired and that the highly valuerable assects of the
Land at former Poultry Units, Rockfield Road CS0026	1.3 Mixed Use: Residential (C3) , Fle	esible	0.00% 0.00%	0.00%	0.00%	0.00*	0.00%	100% 0,000	0.00%	0.00%	0.00	0.00	00 000	0.00 0.00 0		0.075	DS Rootel	Yes	Not HEV or not in substantially FZ3	Not located in FZ3	Sutflication of location Not HEV or not in substantially F22	Not a significant consideration	Not a significant	required for Austrication Texts.	No significant flood risk considerations to affocu	loc.		development (e.g. dwellings) are situated outside of areas at risk of flooding.
Land east of Ditch Hill Lane (Option A) CS0218	0.53 Residential		0.00% 0.00%						0.00% 0.00%					0.00 0.00 0		0.00% 0.0		No.	substantially FZ3 Not HEV or not in substantially FZ3	Not located in F23 Not located in F23	substantially FZ2 Not HEV or not in substantially FZ2	consideration Not a significant consideration	Not a significant consideration Not a significant consideration	significant consideration. <25% in a FZ. Not a significant consideration.	No significant flood risk considerations to alloca	ion.		
Land east of Ditch Hill Lane (Option B) C50225 Ditch Hill Lane C. Shirepanton	u.77 (Residential	Highly Vulnerable	0.00% 0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0.	1.00% 0.00%	0.00% 0.00%	0.00%			_	0.00 0.00 0		0.00% 0.00		No.	Not HEV or not in substantially FZ3	Not located in F23	Not HEV or not in substantially FZZ	Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a significant consideration.	No significant flood risk considerations to alloca	ion.		<u> </u>
Land at former Petrol Station CS0119	2.17 Employment (B1) (Including far	rm sh	0.00% 0.00%		0.00% 0.00%				0.00% 0.77%		0.00 0.00	0.00 0.0	0.00	0.24 0.28 0	27 0.00%	0.00% 4.00	Surface Water and Small Watercourses	No	Not HEV or not in substantially FZ3	Not located in F23	Not HLV or not in substantially F22	Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a significant consideration.	No significant flood risk considerations to alloca	ion.		
Land adjacent to Thistledown Barn CS0111	0.9 Residential		0.00% 0.00%		0.00% 0.00%	0.00%	0.00% 0:		0.00% 0.44%				_	0.00 0.00 0	_	0.00% 0.4	Small Watercourses	No	Not HEV or not in substantially FZ3	Not located in F23	Not HEV or not in substantially F72	Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a significant consideration. <15% in a FZ. Not a	No lignificant food risk considerations to affect Notice for the consideration of the considerations and considerations are considerated to the consideration of the consid	ion.		
Land at Churchfields C50214	1.4 Residential	Highly Vulnerable Less Vulnerable	0.00% 0.00%		0.00% 0.00%	0.00%	0.00% 0:		0.00% 0.00%				_	0.00 0.00 0		0.00% 0.0		No.	Not HEV or not in substantially F23	Not located in FZ3	Not HEV or not in substantially FZZ	Not a significant consideration	Not a significant consideration Not a significant	<15% in a FZ. Not a significant consideration. <15% in a FZ. Not a	No significant flood risk considerations to alloca	ion.		
Quay Point (land south of Magor Brewery) C50258	19.6 Employment (82/98)	Less Vulnerable Highly Vulnerable	0.00% 0.00%		0.00% 0.00%				0.00% 0.68% 0.00% 13.14%					0.61 0.69 0 0.00 0.20 0		0.00% 140	Small Watercourses	No No	Not HEV or not in substantially FE3 Not HEV or not in substantially FE3	Not located in F23 Not located in F23	Not NEV or not in substantially FZZ Not NEV or not in substantially FZZ	Not a significant consideration Not a significant consideration	Not a significant consideration Not a significant consideration	significant consideration.	No significant flood risk considerations to alloca	ion.		
Land at Rockfield Farm C50211	2.17 Residential																Small Watercourses				substantially FZZ CAUTION: NNO in FZZ log **Information** in **			significant consideration. WARMING: >45% of the site within a FZ. Not	3 MAOR concerns for allocation. Unlikely to be a Review WARNING & CAUTION messages.	tacts. WARNING: >25% of the site within a FZ. Not previously developed land. Justification Test fall.	CAUTION: HVD in FZ2 (no Defended Zone) requiring of Justification of location	Flood risk from the Cbi Brook - extremely shallow depths predicted. There is also a flood alleviation scheme on the Cbi Brook. Given very limited extent of FZ2
Land adjacent to Red Barn Farm (RBF1) CS0164	2.1 Residential	Highly Vulnerable	0.34% 0.00%	0.92%	18.85% 0.00%	0.00%	18.85% 0	1.00% 0.00%	0.00% 0.04%	0.00%	0.00 0.00	0.00 0.0	0.00	0.00 0.00 0	08 SR.85%	0.00% 0.0	4S. Rustal	No.	Not HEV or not in substantially FZ3	Not located in FZ3	nequiring careful Austification of location	Bot a significant consideration	Not a significant consideration	previously developed land, Justification Test	MAJOR concerns for allocation. Unlikely to be a Review WARNING & CAUTION mensages.	WARNING NESS of the site within a FZ. Not previously		development of the site is likely to be possible subject to further detailed flood modelling and FCA work. Flood risk from the Cbi Brook - extremely shallow depths predicted. There is also a
		Highly Vulnerable	0.00% 0.00%	38.92%	9.80% 5.65%	0.00%	9.80% S.	.65% 0.00%	0.00% 3.34%	1.78%	0.21 0.25	0.31 0.0	0.00	0.32 0.31 0	34 25.45%	0.00% S.12	2% Rustel	No.	Not HEV or not in substantially FZ3	Not located in F23	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	fall. WARNING 955% of the site within a FZ. Not previously developed land, austrication Test	Review/WARNING & CAUTION messages.	developed land. Justification Test fall.		Flood risk from the Los arook - eastermay trassocial options produced - time is also a flood alleviation scheme on the CIbi Brook. Given very limited eatent of FZ2 development of the site is likely to be possible subject to further detailed flood modelling and FCA work.
Land adjacent Red Barn Farm (RBF2) CS0249 Land at Evenham Nurseries CS0350	2 Residential 6.4 Residential	Highly Vulnerable	0.00% 0.00%	0.00%	0.00% 0.00%	0.00%	0.00% 0.	1.00% 0.00%	0.00% 1.56%	0.00%	0.00 0.00	0.00 0.0	0.00	0.00 0.00 0	11 0.00%	0.00% 1.50	Surface Water and Small Watercourses	Yes	Not HEV or not in substantially FZ3	1 Not located in F23	Not HEV or not in substantially FZZ	1 Not a significant consideration	Not a significant consideration	fall. <15% in a FZ. Not a significant consideration.	No significant flood risk considerations to alloca	ion.		
Land west of Shirenewton Recreation Hall CS0208	2 Residential	Highly Vulnerable	0.00% 0.00%	0.00%	0.00% 0.00%		0.00% 0:	1.00% 0.00%	0.00% 0.00%	0.00%	0.00 0.00	0.00 0.00	00.00	0.00 0.00 0	0.00%	0.00% 0.00	OS Ruvial	Yes	Not HLV or not in substantially F23	Not located in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	4 <15% in a FZ. Not a significant consideration.	No significant flood risk considerations to alloca	ion.		
Corn Pentrel New Community C50224	300.8 New Settlement	Highly Vulnerable		_	0.31% 2.47%	_			0.00% 0.80%			-	_	031 031 0	_	0.00% 1.5	7% Rustal	No.	Not HEV or not in substantially FZ3	Not located in F23	Not HEV or not in substantially FZZ	Not a significant consideration	Not a significant consideration	425% in a FZ. Not a significant consideration.	No significant flood risk considerations to affect	GO.		
Land west of Llandewi Rhydderch CS0207	1.07 Residential	Highly Vulnerable			0.00% 0.00%	_			0.00% 0.00%					0.00 0.00 0		0.00% 0.0	Nustal Surface Water and	Yes	Not HEV or not in substantially F23	Not located in F23	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration Not a significant	<15% in a FZ. Not a significant consideration. <15% in a FZ. Not a	No significant flood risk considerations to alloca	ion.		
Land adjacent Orchard Cottages C50157	0.74 Residential		13.11% 0.00% 4.35% 0.00%		0.00% 0.00%	_		1.00% 0.00%	0.00% 1.18% 0.00% 1.44%		0.00 0.00		_	0.00 0.00 0 0.24 0.25 0	27 0.00%	0.00%	Small Watercourses Surface Water and	Yes Yes	Not HEV or not in substantially FZ3 Not HEV or not in substantially FZ3	Not located in F23 Not located in F23	Not NEV or not in substantially FZZ Not NEV or not in substantially FZZ	Not a significant consideration Not a significant consideration	Not a significant consideration Not a significant consideration	significant consideration.	No significant flood risk considerations to allocate	ion.		
Land at Uanellen CS0215	1.5 Residential		0.00% 0.00%	_	0.00% 0.00%			\rightarrow					_	-	00 0.00%	0.00% 0.0	Small Watercourses Surface Water and Small Watercourses	No	substantially FZ3 Not HEV or not in substantially FZ3	Not located in F23	substantially FZZ Not HEV or not in substantially FZZ	consideration Not a significant consideration	consideration Not a significant consideration	significant consideration. <15% in a FZ. Not a significant consideration.	No significant flood risk considerations to affocu	ion.		
Land at Monmouth Road CS0092	1.72 Residential																				-American vol.	La constitución de la constituci	torrow and	-QNam (United 2000)			1	

Site Name Site ref	Area (hs) Development Type	Vulnerability Classification	Development Advice Ma		Percentage (ood Map for Planning-Rivers and Se TANS FZ2 FZ3 Defence Zone			Flood May for Planning-Sea Surface Water and Small Watercourses F23 F22 F23	Rivers		SPAM Average Depth (m) SAV SAV In 1000 + CC 1 in 30 + CC 1 in 1000 + CC 1 in		Summary Stats Primary Source of Flood Risk	FINO (or mixed) & 400 Green (3) Defended Zone Amb (2) Developed Land (2) 100 Green (3) 100 Green (4) 100 Green (5)	Flood Zone 3 If	SVO & F722	Flood 2: #WO [or mixed] & F23 <20% Green [1] stended Zone Amber [2] ØK not to a Defended	one 2 IF EVID & F22 -22% Green (1) -32% Amber (2)	SW Rink IF MVD or LVD in SW Zones 425% green 25-00% Amber 500% Amber	Previously Developed Land Generalist Ste (not POL) with 515 X EZ or EZ = Red (3) >15% in 572 but site is POL: warder (2)15%	Sunnay Score Sunnay	WARNINGS MISSAGES [Automated]	CAUTION ANSSAGES (Autimon)	Supplementary Review Comments (Amber and Review Comments
Land at New Barn Workshop CS0223	0.82 Tourism (Hotel)		0.00% 0.00%	0.00%	20% 0.00% 0.00	0.00%		0.00% 0.00% 0.00%			0.00 0.00 0.00 0.00		0.00% Florial	Zone Red (3)	Not HLV or not in substantially FZ3	Not located in FZ3	Zone Amber (2) Not HLV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	in a FZ = Green (1) d15% in a FZ. Not a significant consideration.	No significant flood risk considerations to affocution CONCESNS for affocution. Review CAUTION research.	pn.	CAUTION: A proportion of the site is at risk of Surface Wee	The site is likely to be suitable for allocation provided that a sequential approach is
		Highly Vulnerable	0.00% 0.00%	0.00% 0.	0.00% 0.00%	2% 0.00%	0.00%	0.00% 17.05% 0.00%	0.00 0.00	0.00 0.00	0.00 0.00 0.00 0.15	0.00% 0.00%	17,05% Surface Water and Small Watercourses	No 1	Not HEV or not in substantially FZ3	1 Not located in FZ3	Not HEV or not in substantially FZZ	Not a significant consideration	CAUTION: A proportion of the site is at risk of Surface Water and Small	<15% in a FZ. Not a significant consideration.			and Small Watercourse flooding.	If the size is likely to be suitable for allocation provided that a sequential approach is adopted for the size layout and design and that the highly vulnerable supects of the development (i.e., develings) are situated counties of areas at risk of flooding. Where possible, ministing flow routes should be retained within the proposed layout and consider in the drainage strategy.
Land adjacent to Piercefield Public House C59077	1.1 Residential	Highly Vulnerable	0.00% 0.00%	0.00% 0.	00% 0.00% 0.00	2% 0.00%	0.00% 0.00%	0.00% 0.00% 0.00%	0.00 0.00	0.00 0.00	0.00 0.00 0.00 0.00	0.00% 0.00%	0.00% Roylel	Yes 1	Not HLV or not in substantially F23	Not located in F23	Not HEV or not in substantially 7.22	Not a significant consideration	Not a significant consideration	-CESSS in a FZ. Nota	No significant flood risk considerations to allocate			Detailed flood modelling should be undertaken at application stage and an FCA will be required.
Coal Lane Valley View C50236 Land west of the 84293 and north of Devaude C50036	2.1 Residential 2.77 Residential	Highly Vulnerable	0.00% 0.00%	0.00% 0.	0.00% 0.00%	2% 0.00%	0.00%	0.00% 0.07% 0.00%	0.00 0.00	0.00 0.00	0.00 0.00 0.00 0.12		Surface Water and Small Watercourses	Ven. 2	Not HEV or not in substantially FZ3	Not located in F23	Not HEV or not in substantially F22	Not a significant consideration	Not a significant consideration	significant consideration. <15% in a FZ. Not a significant consideration.	No significant flood risk considerations to affocuto			
Land at Penarth Farm C50222	8.5 Renewable Energy (Solar)	Less Vuinerable Highly Vuinerable	0.00% 0.00%		00% 0.00% 0.00 00% 0.00% 0.00			0.00% 0.00% 0.00% 0.00% 0.00% 0.00%		0.00 0.00		0.00% 0.00%	0.00% Roylel	No 1	Not HEV or not in substantially F23 Not HEV or not in substantially F23	Not located in F23 Not located in F23	Not HEV or not in substantially FZ2 Not HEV or not in substantially FZ2	Not a significant consideration Not a significant consideration	Not a significant consideration Not a significant consideration	<55% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocate No significant flood risk considerations to affocate			
Land at Penarth Farm (residential) C50221 Land to the east of Mounton Court C50240	0.1 Residential 0.32 Residential	Highly Vulnerable	0.00% 0.00%	0.00% 0.	0.00% 0.00%	-	0.00%	0.00% 0.00% 0.00%			0.00 0.00 0.00	0.00% 0.00%	0.00% Ruvial	No 1	Not HEV or not in substantially FZ3	Not located in FZ3	Not HEV or not in substantially FZZ	Not a significant consideration	Not a significant consideration	significant consideration. <15% in a FZ. Not a significant consideration.	No significant flood risk considerations to aflocation	n.		
Land at Prioress Mill Lane (Former Piggery) C50239	Mixed Use: Residential (C3) and I	Highly Vulnerable mg Less Vulnerable	0.00% 0.00%		00% 0.00% 0.00 00% 0.00% 0.00		_	0.00% 0.00% 0.00% 0.00% 0.00% 0.00%		0.00 0.00	0.00 0.00 0.00 0.00	0.00% 0.00%	0.00% Rustel	No 1	Not HEV or not in substantially FZ3 Not HEV or not in substantially FZ3	Not located in FZ3 Not located in FZ3	Not HEV or not in substantially FZZ Not HEV or not in substantially FZZ	Not a significant consideration Not a significant consideration	Not a significant consideration Not a significant consideration	<15% in a FZ. Not a significant consideration. <15% in a FZ. Not a	No significant flood risk considerations to allocation			
Former Piggary C50238 Land north of Little Mill (Site A) C50241	1 Employment (81/88) 0.7 Residential		0.00% 0.00%		0.00% 0.00%	0.00%	0.00%	0.00% 0.00% 0.00%	0.00 0.00		0.00 0.00 0.00		0.00% Rustal	No. 1	Not HLV or not in substantially FZ3	Not located in FZ3	Not HEV or not in substantially FZZ	Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a significant consideration.	No significant flood risk considerations to affocusto	A		
Land north of Little Mill (Site B) C59075	1.5 Residential	Highly Vulnerable	0.00% 0.00%	0.00% 0.	0.00% 0.00%	2% 0.00%	0.00%	0.00% 1.42% 0.00%	0.00 0.00	0.00 0.00	0.00 0.00 0.00 0.09	0.00% 0.00%	3.42% Surface Water and Small Watercourses	No 1	Not HEV or not in substantially FZ3	1 Not located in FZ3	Not HEV or not in substantially F22	Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a significant consideration. CAUTION: >25% of the	No significant hood has considerations to allocate CONCERNS for allocation. Review CAUTION messa	ges	CAUTION: >15% of the site within a FZ. Site is previously developed land. Further evaulation required for Justification	Average flood depths during the extreme event (1 in 2000 CC rivers) indicate average flood depths of 0.16m which is within tolerable conditions for an extreme
		Highly Vulnerable	62.05% 0.00%	37.63% 9.	46% 7.29% 0.00	2% 9.46%	7.29% 0.00%	0.00% 0.00% 0.00%	0.00 0.02	0.16 0.00	0.00 0.00 0.00	16.74% 0.00%	0.00% Runtel	100	Not HEV or not in substantially F23	Not located in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	previously developed land. Further evaulation required for Justification Tents.			Tents.	flood. The site is likely to be suitable for allocation provided that a sequential approach is adopted for the site layout and design and that the highly vulnerable aspects of the development (e.g., dwellings) are situated outside of areas at risk of flooding.
Land north of New House C50242	1.1 Residential		0.00% 0.00%		0.00% 0.00%	-		0.00% 0.00% 0.00%			0.00 0.00 0.00		0.00% Runtel	No 1	Not HEV or not in substantially FZ3	Not located in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocation No significant flood risk considerations to allocation			
Land west of St Cybi Drive C50019	1.1 Residential	Highly Vulnerable Highly Vulnerable	0.00% 0.00%		00% 0.00% 0.00 00% 0.00% 0.00			0.00% 0.00% 0.00% 0.00% 0.00% 0.00%		+	0.00 0.00 0.00 0.00		0.00% Runtel	No 1	Not HEV or not in substantially FZ3 Not HEV or not in substantially FZ3	Not located in FZ3 Not located in FZ3	Not HEV or not in substantially FZZ Not HEV or not in substantially FZZ	Not a significant consideration Not a significant consideration	Not a significant consideration Not a significant consideration	significant consideration. <15% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocation	n		
Land west of The Chase C50030 Land west of Shirenewson Recreation Hall (un C50231	1.2 Residential 0.9 Residential	Highly Vulnerable	0.00% 0.00%		0.00% 0.00%			0.00% 0.00% 0.00%		+	0.00 0.00 0.00		0.00% Roylel	Yes 2	Not HEV or not in substantially FZ3	1 Not located in FZ3	Not HLV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	<25% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocatio			
Land west of Redd Landes C50232	4.25 Residential		0.00% 0.00%		00% 0.00% 0.00 00% 0.00% 0.00		_	0.00% 0.00% 0.00% 0.00% 0.00% 0.00%		+	0.00 0.00 0.00 0.00		0.00% Ruvial	Yes 2	Not HEV or not in substantially FZ3 Not HEV or not in substantially FZ3	Not located in FZ3 Not located in FZ3	Not HEV or not in substantially FZZ Not HEV or not in substantially FZZ	Not a significant consideration Not a significant consideration	Not a significant consideration Not a significant consideration	<15% in a FZ. Not a significant consideration. <15% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocation			
Land off Ditch Hill Lane C50244	1.06 Residential	Less Vulnerable	0.00% 99.94%		00% 99.94% 99.94		0.12% 0.00%	99.94% 1.00% 0.39%			5.55 0.00 0.21 0.31		3.39% Tidal	No 1	Not HEV or not in substantially FZ3	WARNING: A significant proportion of the site is in F23 where development will be	Not HLV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	WARNING: >15% of the site within a FZ. Not previously developed	 MAYON concerns for effocution. UNRAW to be suit. Review WARNING & CAUTION messages. 	WARNING: A significant proportion of the site is in FZ3 whe development will be subject to very stringent tests. WARNING: 45% of the site within a FZ. Not previously developed land. Jastification Test file.	•	200% in flood zone 3 for sea. and 50% in flood zone 2 for rivers. The site is within a TANES defended zone for Sea. Average flood depths during the extreme event (1 in 200 CC sea) indicate average flood depths of 5.20m which is significantly in socies of indentity conditions for an externe flood. This she fails the fusification Tests
Land at Bareland Street CS0227	3.92 Employment (91/88)		0.00% 0.00%		0.00% 0.00%		0.00% 0.00%	0.00% 0.11% 0.40%			0.00 0.68 0.79 0.94		Surface Water and Small Watercourses	No. 1	Not HEV or not in substantially FZ3	development will be subject to very stringent texts. 1 Not located in FZ3	substantially FZ2 Not HEV or not in substantially FZ2	consideration Not a significant consideration	consideration Not a significant consideration	land. Justification Test fall. <15% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocate	A command and the		of tolerable conditions for an extreme flood. The site fails the Justification Tests due to it greenfeld nature. No withstanding this, the flood risk at the site is potentially significant.
Land off Green Moor Lane C50228 Land adjacent to Parklands C50001	3.16 Employment (81/82/68) 0.64 Residential	Highly Vulnerable	0.00% 0.00%	0.00% 0.	0.00% 0.00%	o.oox	0.00%	0.00% 0.82% 0.27%	0.00 0.00	0.00 0.00	0.00 0.16 0.17 0.17	0.00% 0.00%	1.08% Surface Water and Small Watercourses	No 1	Not HLV or not in substantially FZ3	Not located in F23	Not HEV or not in substantially FZZ	Not a significant consideration	Not a significant consideration	significant consideration. <15% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocation			
Land at Parklands Llandogo C50245	1.09 Residential	Highly Vulnerable	0.00% 0.00%	0.00%	0.00% 0.00	0.00%	0.00% 0.00%	0.00% 1.43% 0.22%	0.00 0.00	0.00 0.00	0.00 0.00 0.20 0.13	0.00% 0.00%	Surface Water and Small Watercourses	Ven 2	Not HEV or not in substantially FZ3 WARNING: Only	S Not located in F23	Not HEV or not in substantially F22 CAUTION: HVO in F22	Not a significant consideration	Not a significant consideration	<\$5% in a FZ. Not a significant consideration. CAUTION: >35% of the size within a FZ. Size is	No significant flood risk considerations to allocate MACR concerns for allocation. Unlikely to be suff. Review text to the content of the co	W ARM NC: Only consider if all HVD can be direct away from areas of FZ3.	CAUTION: HVD in FZ2 (no Defended Zone) requiring careful Justification of location	The majority of the site is in flood zones 2 and 3 for rivers. Development is not allowed on greenfield sites in the floodplain. Consequently, the Justification Text is
Land south of the A466, Llandago C50210	3.36 Residential and amenity land	Highly Vulnerable	0.00% 0.00%	84.22% 31	.B3% 47.31% 0.00	25. 31.825.	47.31% 7.55%	0.00% 2.93% 1.89%	0.67 1.24	2.91 0.00	0.16 0.24 0.25 0.22	78.14% 7.50%	4.82% Revial	Yes 2	consider if all HVD can be direct away from areas of FZ3.	Not located in F23	(no Defended Zone) requiring careful Justification of location	Not a significant consideration	Not a significant consideration	previously developed land. Further evaulation required for Justification Texts.			CAUTION: >15% of the site within a FZ. Site is previously developed land. Further evaulation required for Justification Tests.	failed for this site.
Land south of Rhyd-y-Meirch C50340	1.24 Residential	Highly Vulnerable	4.10% 0.00% 0.00% 0.00%	0.00%	0.00% 0.00% 0.00	-	_	0.00% 0.00% 0.00% 0.00% 0.00% 0.00%			0.00 0.00 0.00 0.00	0.00% 0.00%	0.00% Roylel 0.00% Roylel	No 1	Not HEV or not in substantially F23 Not HEV or not in substantially F23	Not located in F23	Not HEV or not in substantially FZZ Not HEV or not in substantially FZZ	Not a significant consideration Not a significant consideration	Not a significant consideration Not a significant consideration	<15% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocate No significant flood risk considerations to allocate	•		
Land at Riverview C50141 Land south of Junction 2, M48 (Option 1: Net C50260	0.35 Residential 6.7 Mixed Use: Hotel (C1), Employm	Highly Vulnerable	0.00% 0.00%		00% 0.00% 0.00		_	0.00% 0.75% 0.67%			0.00 0.32 0.40 0.76	0.00% 0.00%	1.42% Surface Water and Small Watercourses	No 1	substantially FZ3 Not HLV or not in substantially FZ3	Not located in F23	Not HLV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	significant consideration. <25% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocation	•		
Land south of Junction 2 M48 (Option 2 Petro, CSG261	6.7 Mixed Live: Petrol Station (Su) Ge	Highly Vulnerable Highly Vulnerable	0.00% 0.00%		0.00% 0.00% 0.00			0.00% 0.75% 0.67%		0.00 0.00		0.00% 0.00%	1.42% Surface Water and Small Watercourses	No 1	Not HEV or not in substantially FZ3	Not located in FZ3	Not HEV or not in substantially FZZ	Not a significant consideration Not a significant consideration	Not a significant consideration Not a significant consideration consideration	<15% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocate No significant flood risk considerations to allocate	т.		
Land north of Hillgrove Avenue C50208	2.9 Residential	Highly Vulnerable	0.00% 0.00%	4.22% 9.	65% 0.00% 0.00	2% 9.65%	0.00% 0.00%	0.00% 0.00% 0.00%	0.00 0.00	0.03 0.00	0.00 0.00 0.00 0.00		0.00% Rustel	No 2	Not HEV or not in substantially FZ3 Not HEV or not in substantially FZ3	Not located in FZ3 Not located in FZ3	Not HEV or not in substantially FE2 Not HEV or not in substantially FE2	consideration Not a significant consideration	Not a significant consideration	significant consideration. <15% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocate	ж.		
Dobnom Farm C50262	0.35 Employment (81/88)		0.00% 0.00%	0.00% 0.	0.00% 0.00%	0.00%	0.00% 0.00%	0.00% 1.24% 2.87%	0.00 0.00		0.00 0.38 0.41 0.49		4.20% Surface Water and Small Watercourses	No. 1	Not HEV or not in substantially FZ3	Not located in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration Not a significant consideration Not a significant consideration Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocatio No significant flood risk considerations to allocatio	n.		
Land north of Hillside CS0161	3.12 Residential	Highly Vulnerable	0.00% 0.00% 1.20% 0.00%	2.04% 0.	00% 0.00% 0.00 31% 0.00% 0.00		_	0.00% 0.00% 0.00%			0.00 0.00 0.00 0.00 0.00 0.00 0.00		0.00% Rustel	No 1	Not HEV or not in substantially FZ3 Not HEV or not in substantially FZ3	Not located in FZ3 Not located in FZ3	Not HEV or not in substantially FZZ Not HEV or not in substantially FZZ	consideration Not a significant consideration	Not a significant consideration Not a significant consideration	significant consideration.	No significant flood risk considerations to allocation	n.		
Land adlacent Llanfolst Primary School (north, CS226)	0.69 Residential	Highly Vulnerable	0.00% 0.00%	0.00% 0.	0.00% 0.00%	2% 0.00%	0.00%	0.00% 1.94% 0.00%	0.00 0.00	0.00 0.00	0.00 0.00 0.00 0.40	0.00% 0.00%	1.94% Surface Water and Small Watercourses	No 1	Not HEV or not in substantially FZ3	1 Not located in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	significant consideration. <15% in a FZ. Not a significant consideration. CAUTION: >15% of the	No significant flood risk considerations to allocation MAKOR concerns for allocation, Unlikery to be sufficient.	WARNING: Only consider if all HVD can be direct away from	CAUTION: >15% of the site within a FZ. Site is previously	25% of the size is in flood zone 3 for nivers. Average flood deoths during the
		Highly Vulnerable	17.77% 0.00%	26.57% 1.	40% 23.10% 0.00	2% 1.40% :	23.10% 0.00%	0.00% 3.54% 3.22%	0.54 0.72	0.89 0.00	0.00 0.15 0.16 0.16	24.52% 0.00%	6.77% Revisi	Yes 2	WARNING: Only consider if all NVD can be direct away from areas of FZ3.	1 Not located in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	site within a FZ. Site is previously developed land. Further evaulation required for Austrication	Review WARNING & CAUTION messages.	areas of FZ3.	developed land. Further evaulation required for Justification Tests.	25% of the site is in flood zone II for rivers. Average flood depths during the externe event [1 in 1000 CF rivers] indicate average flood depths of 0 30m which is in scenes of localessic conditions for an externer flood. Consequently, the justification test is likely failed for this site.
Land north of St Tellos (S0264) Land at Nantgavenny Rusiness Park (S0266)	0.82 Residential 0.59 Employment (81/82)	Less Vulnerable	24.20% 0.00%	4.70% 5.	56% 0.81% 0.00	3% 5.66%	0.81% 0.00%	0.00% 0.00% 0.00%	0.30 0.33	0.32 0.00	0.00 0.00 0.00 0.07	6.47% 0.00%	0.06% Rustel	Yes 2	Not HEV or not in substantially FZ3	1 Not located in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	-15% in a FZ. Not a significant consideration. WARRANCE: NOT of the	No significant flood risk considerations to allocate MAYO researce for allocation limities to be suf-	NAME AND ASSESS OF the Alter within AET. Not remaintaily	CAUTION: HVD in FZZ (no Defended Zone) requiring carefu	25% in flood zone 2 for rivers and 3% in flood zone 3. "1% in flood zone 2 for sw.
Westgate Gardens C50368	0.32 Residential	Highly Vulnerable	0.00% 0.00%	41.27% 15	.81% 4.05% 0.00°	2% 15.81%	4.05% 0.00%	0.00% 0.15% 0.00%	0.00 0.00	0.19 0.00	0.00 0.00 0.20	19.86% 0.00%	0.25% Revisi	No. 1	Not HEV or not in substantially FZ3	Not located in F23	CAUTION: NVO in FZ2 (no Defended Zone) requiring careful Justification of location	Not a significant consideration	Not a significant consideration	site within a FZ. Not praviously developed land. Justification Test fall.	Review WARNING & CAUTION messages.	tis. WARNING: >15% of the site within a FZ. Not previously developed land. Justification Test fall.	Justification of location	Development in not allowed on greenfield sites in foot cones 2 and 3. Consequently, the justification test is failed for this site.
Altergavenny Workhouse CS0178	0.67 Mixed use: Retail/Professional se	Less Vulnerable	0.00% 0.00%	0.00% 0.	0.00% 0.00	0.00%	0.00%	0.00% 0.00% 0.00%	0.00 0.00	0.00 0.00	0.00 0.00 0.00	0.00% 0.00%	0.00% Rovial	No 1	Not HEV or not in substantially FZ3	Not located in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration CAUTION: A significant	Not a significant consideration	<25% in a FZ. Not a significant consideration. CAUTION: >25% of the	No significant flood risk considerations to allocatio CONCERNS for allocation. Review CAUTION messa	n.	CAUTION: A significant proportion of the site is in F22	Almost entirely within flood zone 2 for rivers. Average flood depths during the
		Less Vulnerable	0.00% 0.00%	64.09% 99	.95% 0.00% 0.00°	99.95%	0.00%	0.00% 1.34% 0.00%	0.00 0.00	0.58 0.00	0.00 0.00 0.00 0.28	98.95% 0.00%	1.36% Runtel	No.	Not HLV or not in substantially FZ3	Not located in FZ3	Not HEV or not in substantially F22	proportion of the site is in F22 requiring some level of further assessment and	Not a significant consideration	site within a FZ. Site is previously developed land. Further evaluation required for justification			CAUTION: >15% of the site within a FZ. Site is previously developed land. Further evaulation required for Justificatio Tests.	antreme event (1 in 1000 CC rivers) indicate average flood depths of 0.58m which is within tolerable conditions for an entreme flood. The site is likely to be suitable for allocation provided that a sequential approach is adopted for the site isyout and design and that the highly vulnerable aspects of the development (i.e., devellings) are suitanted outside of areas at risk of flooding.
Land at former Poultry Units, Bockfield Boad C50272 Drewen Farm Monmouth C50277	1.3 Employment (R1 new build) 18.15 Residential	Highly Vulnerable	42.96% 0.00%	0.00% 0.	0.00% 0.00%	o.oo%	0.00%	0.00% 1.13% 1.30%	0.00 0.00	0.00 0.00	0.00 0.00 0.00	0.00% 0.00%	2.42% Surface Water and Small Watercourses		Not HEV or not in substantially FZ2 Not HEV or not in substantially FZ2	Not located in F23	Not HEV or not in substantially F22	Not a significant consideration	Not a significant consideration	425% in a FZ. Not a significant consideration. 425% in a FZ. Not a	No significant flood risk considerations to allocate	х.		
Land east De Ciere Way C50234	0.37 Residential		0.00% 0.00%		00% 0.00% 0.00		_	0.00% 2.98% 3.32% 0.00% 0.32% 0.12%		-	0.00 0.25 0.37 0.35		6.32% Surface Water and Small Watercourses GASK Surface Water and Small Watercourses		Not HEV or not in substantially F23 Not HEV or not in substantially F23	Not located in F23 Not located in F23	Not HEV or not in substantially FZZ Not HEV or not in substantially FZZ	Not a significant consideration Not a significant consideration	Not a significant consideration Not a significant consideration	<15% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocatio No significant flood risk considerations to allocation	n.		
Land north of Burnium Gate C50282	S.86 Residential				.05% 0.00% 0.00		0.00% 0.00%				0.00 0.00 0.00 0.00		Small Watercourses 0.00% Roylel	No. 1	Not HLV or not in substantially F23	1 Not located in FZ3	substantially F22 Not HLV or not in substantially F22	CAUTION: A significant proportion of the site is in F22 requiring some	consideration Not a significant consideration	significant consideration. WARNING: >25% of the site within a FZ. Not previously developed.	 MAJOR concerns for allocation. Unlikely to be suful Review WARNING & CAUTI ON messages. 	WARMING: >25% of the site within a FZ. Not previously developed land. Justification Test fall.	CAUTION: A significant proportion of the site is in FZ2 requiring some level of further assessment and mitigation.	40% of the site is in flood zone 2 for rivers. The site is not previously developed land, however may be suitable for allocation provided that a sequential approach is adopted for the site layout and design and that the vulnerable aspects of the
Land at Uanbadoc north of Uak Garden Centre C50237	0.9 Employment (81/88)																Substantially F22 CAUTION: MIO In F22	level of further assessment and mitigation.		land. Justification Test fall. WARNING: >15% of the site within a FZ. Not	MAJOR concerns for allocation. Unlikely to be suits Review WARNING & CAUTION messages.	WARNING: >25% of the site within a FZ. Not previously developed land. Justification Test fall.	CAUTION: HVD in FZZ (no Defended Zone) requiring careful text first into of boston	development (in.g. buildings) are situated outside of areas at risk of flooding. Development is not allowed on greenfield sites in flood zones 2 and 3. Consequently, the justification test is failed for this site.
Land at Uarbadoc C50210	0.4 Residential		0.00% 0.00%		3.59% 3.41% 0.00		3.41% 0.00%	0.00% 0.00% 0.00%			0.00 0.00 0.00		0.00% Runtel	No 1	Not HLV or not in substantially FZ3	Not located in FZ3	(no Divlended Zone) requiring careful Justification of location Not MLV or not in	Not a significant consideration	Not a significant consideration Not a significant	previously developed land. Justification Test fail. <25% in a FZ. Nota	No significant flood risk considerations to allocate	N. Carlotte		
Land at Ross Road, Abergovenny C50220 Roddfeld Farm C50283	9.56 Residential		20.49% 0.00% 10.75% 0.00%		01% 5.47% 0.00 07% 0.21% 0.00	2% 0.07%	0.21% 0.00%	0.00% 1.08% 1.53% 0.00% 0.10% 0.02%	0.49 0.58		0.00 0.36 0.29 0.45 0.00 0.20 0.19 0.24		2.52% Rurial	No I	Not HEV or not in substantially F23 Not HEV or not in substantially F23	Not located in FZ3 Not located in FZ3	Not HEV or not in substantially FZ2 Not HEV or not in substantially FZ2	Not a significant consideration Not a significant consideration	Not a significant consideration Not a significant consideration	significant consideration.	No significant flood risk considerations to aflocate			
Land at Sun Meadow C50219	1 Residential	Highly Vulnerable	0.00% 0.00%	24.44% 6.	37% 7.63% 0.00	2% 6.37%	7.62% 0.00%	0.00% 0.00% 0.00%	0.03 0.04	+ + +	0.00 0.00 0.00		0.00% Runted	Yes 1	Not HEV or not in substantially FZ3 WARNING: Only	Not located in FZ3	Not HEV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	significant consideration. <155% in a FZ. Not a significant consideration. WWWMING: >155% of the	No significant flood risk considerations to allocate MAXCR concerns for allocation. Until by this significant.	WARNING: Only consider if all HVD can be direct away from		The site is large and therefore may be suitable for allocation provided that a
Land opposite Chepsilow Garden Centre C50229	13.72 Tourism (Hotel) and Renewable	ne .	3.24% 0.00%		57% 18.90% 0.00	-		1.41% 8.14% 0.92%		+	0.38 0.21 0.18 0.13		9.05% Ruvial	No 3	consider if all HVO can be direct away from areas of FZ3.	S Not located in F23	Not HEV or not in substantially F22	Not a significant consideration	Not a significant consideration	site within a FZ. Not previously developed land. Justification Test fell.	Enviror WARNING & CAUTION messages. No significant flood risk considerations to allocate	areas of FZI. WAMMNC: >55% of the site within a FZ. Not previously developed land. Justification Test fall.		sequential approach is adopted for the site layout and design and that the valuerable aspects of the development (e.g., hotel) are situated outside of areas at risk of flooding.
Land west of Sevan Court C50246	2.14 Residential and Community hub	A1	0.00% 0.00% 0.44% 0.00%	3.80% 0.	00% 0.00% 0.00 36% 1.96% 0.00		1.96% 0.01%	0.00% 0.00% 0.00% 0.00% 0.85% 0.62%	0.21 0.24		0.00 0.00 0.00 0.00 0.21 0.26 0.25 0.23		0.00% Ruvial	Yes 1	Not HEV or not in substantially FE3 Not HEV or not in substantially FE3	Not located in FZ3 Not located in FZ3	Not HEV or not in substantially FE2 Not HEV or not in substantially FE2	Not a significant consideration Not a significant consideration	Not a significant consideration Not a significant consideration	<15% in a FZ. Not a significant consideration. <15% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocation			
St Brides (land north of juntion 23A, Magor) C50098 Waterloo Court C50267	860 New Settlement 0.3 Residential		0.00% 0.00%	0.00% 0.	0.00% 0.00%	9% 0.00%	0.00%	0.00% 0.00% 0.00%	0.00 0.00	0.00 0.00	0.00 0.00 0.00	0.00% 0.00%	0.00% Rustal	Ven. 2	Not HEV or not in substantially F23	Not located in FZ3	Not HEV or not in substantially FZZ	Not a significant consideration	Not a significant consideration	significant consideration. <15% in a FZ. Not a significant consideration.	No significant flood risk considerations to affocation			
Land at Grove Farm C50269	13.2 Residential Care		16.76% 0.00%		625% 0.00			0.00% 1.74% 4.59%			0.00 0.23 0.24 0.36		6.34% Roylel	Yes 2	Not HLV or not in substantially FZ3	1 Not located in FZ3	Nat MLV or not in substantially FZ2 CAUTION: MVO in FZ2 (no Defended Zone)	Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a significant consideration. WARNING: >15% of the site within a FZ. Not	MAYOR concerns for infocution. Until by to be sufficient to WATHING & CALIFORN message.	WARNING: >25% of the site within a FZ. Not previously developed land. Justification Test fall.	CAUTION: HVD in FZZ (no Defended Zone) requiring careful sutfication of location	The site i may be suitable for allocation provided that a sequential approach is adopted for the site layout an diverge and that the highly valencible appects of the development (is, charling) and installed countried in rear into effocular, and the control of t
Land north of the Village Hall CSG243	1.85 Community Use/Residential	Highly Vulnerable	0.00% 0.00%	21.51% 20	54% 6.20% 0.00	20.54%	6.20% 0.00%	0.00% 0.25% 1.62%	0.52 0.74	1.12 0.00	0.00 0.36 0.36 0.36	26.74% 0.00%	1.89% Ruvial	No 1	Not HEV or not in substantially F23	Not located in F23	requiring careful hastification of location	Not a significant comilderation	Not a significant consideration	previously developed land. Justification Test fail.	MAJOR concerns for sillocation. Unlikely to be suite.	WARNING: Only consider if all HVO can be direct away from		The site is large with most areas of in the flood zones, and therefore may be
Livos Quarry (C50001	50.99 Tourism/Leisune	Highly Vulnerable	131% 0.00%	9.52% 1.	69% 10.31% 0.00	2.06%	7.60% 2.05%	18.76% 0.64% 4.04%	126 159	230 257	2.68 0.24 0.25 0.35	9.68% 20.82%	4.58% Tidal	No.	WARNING: Only consider if all HVD can be direct away from areas of FZ3.	1 Not located in F23	Not HEV or not in substantially F22	Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a significant consideration.	Review WANNING & CAUTION mensages.	BY MAN OF YEAR		suitable for allocation provided that a sequential approach is adopted for the size layout and design and that the highly volumeable aspects of the development (e.g., dwellings) are situated outside of areas at risk of flooding. Bacent changes to the flood map have been included in the size assessment.
Land at Village Farm C50017	0.67 Residential		0.00% 0.00%		00% 0.00% 0.00 58% 1.98% 0.00			0.00% 0.00% 0.00%			0.00 0.00 0.00 0.00 0.32 0.23 0.26 0.46		0.00% Rustel	Yes 1	Not HEV or not in substantially FZ3 Not HEV or not in	Not located in FZ3	Not HEV or not in substantially FZZ Not HEV or not in	Not a significant consideration Not a significant	Not a significant consideration Not a significant consideration	<15% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocate No significant flood risk considerations to allocate			***************************************
Ifton Manor Farm (Site A) C50253	19.52 Mixed Use: Residentil (C3). Emple	ve	0.00% 0.04% 0.00% 84.97%		58% 1.98% 0.00 69% 99.24% 0.00					+	0.32 0.23 0.26 0.46 1.64 0.25 0.29 0.39		25.67% Tidal	No I	Not HEV or not in substantially F23 Not HEV or not in substantially F23	Not located in F23 Not located in F23	Not HEV or not in substantially FZZ Not HEV or not in substantially FZZ	Not a significant consideration Not a significant consideration	Not a significant consideration	significant consideration.	No significant flood risk considerations to allocate			
Lessbrook (Land north of Dixton Road) C50270	12.5 Beridential		0.00% 6.09%								0.00 0.25 0.24 0.24		0.34% Runtel Surface Winter and	No I	Not HEV or not in substantially FZ3 Not HEV or not in substantially FZ3	1 Not located in FZ3	Not HLV or not in substantially FZ2	Not a significant consideration	Not a significant consideration	significant consideration. <15% in a FZ. Not a significant consideration. <15% in a FZ. Not a	No significant flood risk considerations to allocation No significant flood risk considerations to allocation	A		
Trediton Park C50265	21.6 Tourism/Leisure		0.00% 0.00% 5.18% 0.00%		00% 0.00% 0.00 19% 2.43% 0.00				_	$\overline{}$	0.00 0.20 0.16 0.13 0.00 0.33 0.37 0.43		2.47% Surface Water and Small Watercourses 2.47% Rustal	Yes I	Not HLV or not in substantially FZ3 Not HLV or not in substantially FZ3	Not located in F23 Not located in F23	Not HEV or not in substantially FZZ Not HEV or not in substantially FZZ	Not a significant consideration Not a significant consideration	Not a significant consideration Not a significant consideration	significant consideration.	No significant flood risk considerations to allocation	<u> </u>		
Pen Y Worled Stables C50284	a.5.1 Assidential		0.00% 0.00%				_				0.00 0.00 0.28		1.54% Surface Water and Small Watercourses		Not HLV or not in substantially FZ3	Not located in FZ3	Not HEV or not in substantially F22	Not a significant consideration	Not a significant consideration	significant consideration. <15% in a FZ. Not a significant consideration. <15% in a FZ. Not a	No significant flood risk considerations to allocate No significant flood risk considerations to allocate			
The Reckless C50124	O.B. Residential	Highly Vulnerable	0.00% 0.00%	0.00% 0.	00% 0.00% 0.00	2% 0.00%	0.00% 0.00%	0.00% 0.01% 0.08% 0.00% 0.24% 0.22%	0.00 0.00	0.00 0.00	0.00 0.00 0.09 0.12	0.00% 0.00% 0.00% 0.00%	G.09% Surface Water and Small Watercourses G.46% Surface Water and Small Watercourses	N/A I	Not HEV or not in substantially F23 Not HEV or not in substantially F23	Not located in FZ3 Not located in FZ3	Not HEV or not in substantially FZZ Not HEV or not in substantially FZZ	Not a significant consideration Not a significant consideration	Not a significant consideration Not a significant consideration	<15% in a FZ. Not a significant consideration. <15% in a FZ. Not a significant consideration.	No significant flood risk considerations to allocation			
Land east of A465 C50213 Eridge View Form C50066	24.75 Mixed Use: Residential (C3), Emp	Less Vulnerable	0.00% 0.00%	0.00% 0.	0.00% 0.00%	2% 0.00%	0.00% 0.00%	0.00% 1.29% 0.48%	0.00 0.00	0.00 0.00	0.00 0.18 0.19 0.22	0.00% 0.00%	Small Watercourses	Yes 1	Not HEV or not in substantially FZ3	Not located in FZ3	Not HEV or not in substantially F22	Not a significant consideration	Not a significant consideration	<25% in a FZ. Not a significant consideration.	No significant flood risk considerations to affocato MACC	WARNING Columnia of all 10 Photos and a street of		The site may be suitable for allocation provided that a sequential approach is
Eridge View Farm Portskewett C50259	3.63 Tourism	Highly Vulnerable	0.00% 0.00%	14.23% 0.	89% 15.76% 0.00	-		15.76% 7.59% 0.20%		-	3.13 0.32 0.31 0.31			Yes 2	consider if all HVD can be direct away from areas of FZ3.	Not located in FZ3	Not HEV or not in substantially F22	Not a significant consideration Not a significant consideration	Not a significant consideration Not a significant consideration	<15% in a FZ. Not a significant consideration. <15% in a FZ. Not a	MAJOF concerns for allocation. Unlikely to be suffi Review WARNING & CAUTION messages. No vigorificant flood risk considerations to allocation.	areas of FZ3.		The site may be suitable for allocation provided that a sequestial approach is adopted for the site layout and design and that the highly vulnerable aspects of the development are situated outside of areas at risk of flooding.
Abergavenny Workhouse C50286	0.67 Mixed use: Retail/Professional se	Less Vulnerable	0.00% 0.00%	0.00% 0.	0.00% 0.00%	0.00%	0.00%	0.00% 0.00% 0.00%	0.00 0.00	0.00 0.00	0.00 0.00 0.00	0.00% 0.00%	0.00% Royal	Yes 1	Not HEV or not in substantially FZ3	1 Not located in F23	Not HLV or not in substantially F22	Not a significant consideration	Not a significant consideration	<15% in a FZ. Not a significant consideration.				

JBA

Strategic Flood Risk Assessment: site screening

				Percentage (N) by area of site flooded							National Flood Hazard Map (NRHM) Average Depth (m)								Summary Stats					Flood Zone 1				Flood Zone 2			SW Risk Previously Developed Land				Site Review Summary							
Site Name		Site ref Are	s (ha) Development Typ	Vulnerabi		opment Advice Ma	ap (DAM)	Road Map for Pla	anning-Rivers and Sea	Flood Map f	Flood Map for Planning-Rivers		Flood Map for Planning-Sea Surface Water and S Watercourses			Rivers		Sea		SW	Rivers Tol	tal Sea Total		Primary Source of	Previously	IF HVD (or mixed) & R <20% Green (1) Defended Zone Ambr		IF UVD & F23 <10% Green (1)		S HVD (or mixed) & <10% Green (1) Defended Zone Am		IF 13/D & F22 <20% Green (1)		IF MVD or LVD I Zones	in SW	Greenfelld site (not PD with >15% FZ2 or FZ3 Red (3)		Summary Score	s Summary	WARNINGS MESSAGES	CAUTION MISSAGES	Supplementary Review Comments
				Classificat		DAM Zone CI	DAM Zone C2	F22	FZ3 Defende Zone	i id F22	F23	F22	F23 F22	F23	1 in 30 + CC	1 in 100 + CC 1 in:	1000 + CC 1 in 20	00 + CC) 1 in 1000 +	-CC 1 in 30 +CC	1 in 100+CC 1 in 1000+C		ESS SAS IOESS	SW IOCE	Flood Risk	Developed Land	(2) >10% not in a Defenda Zone Red (3)	nded	5-30% Amber (2) >30% Red (3)		>10% not in a Defer Zone Amber [2]	ded	>20% Amber (2)		<15% gree 15-50% Amb >50% Red	ber	>15% in a FZ but site i POL = amber (2) - <15/ in a FZ = Green (1)	%	Summary Score	s summary	(Automated)	(Automated)	(Amber and Red sites only)
Land off	hartist Rise	C50287	0.12 Residential	Highly Vuln	erable 0.00%	0.00%	95.23%	95.25%	4.26% 0.00%	95.25%	4.20%	0.00%	0.00% 1.14	ns 0.54%	0.00	0.08	1.09 0	.00 0.00	0.15	0.15 0.13	97.51%	0.00%	1.00X	Florial	Yes		Not HLV or not in substantially FZ3	1	Not located in FZ		CAUTION: NVO in F. (no Defended Zon- regulting careful Justification of local	-	Not a significa consideratio	ant a	Not a significant consideration	2	CAUTION: >25% of the site within a FZ. Site is previously developed land. Further evaulation required for Austrication Tests.	2	CONCERNS for allocation. Review CAUTION messages.		CAUTION: HVO in FZZ (no Defended Zone) requiring carefi- Justification of location CAUTION: 1-55% of the site within a FZ. Site is previously developed land. Further evaulation required for Justification Tests.	6 Wholly in Road zone 2 for rivers and appresimantly 25 in Road zone 3. Development in call allowed on greenfeld sizes in Road zone 2 and 3. Consequently, the justification test is failed for this size.
Land off	отграру Анелие	CS0288	0.18 Residential	Highly Vuln	erable 0.00%	0.00%	99.94%	80.38% 1	9.54% 0.00%	80.38%	19.54%	0.00%	0.00% 9.82	% 13.33%	0.38	0.38	1.54 0.	.00 0.00	0.36	0.37 0.31	99.52%	s 0,00%	23.15%	Revisi	Yes	,	WARNING: Only consider if all HVD can be direct away from areas of FZ3.	1	Not located in FZ	2	CAUTION: MVO in F (no Defended Zon requiring careful Justification of locat	-	Not a significa consideratio	ant 2	CAUTION: A proportion of the size is set risk of Surface Water and Sm Watercourse flooding	ion of rad e.	CAUTION: >15% of the site within a FZ. Site is previously developed land. Further evaluation required for Justification Tests.	3	MACOT concern for effection. Untilling to be suitable. Review WARNING & CATTON messages.	WARMING: Only consider if all HVO can be direct away for areas of FZ3.	OALTION: HIVD in TZ2 you beliended Zone) requiring careful statification of location. CALTION: A proportion of the site is at it sid of Surface Won- and Foral Workerscare Rocking. CALTION: >12% of the site within a TZ. Site is previously dealers. CALTION: >12% of the site within a TZ. Site is previously than the proposed and. Further evaluation required for Justification.	100% in Riced rose 2 for Pleas and 20% in flood rose 2. Development is not permitted on greenfeld size in flood zones 2 and 3. Consequently, the justification test is failed for this size.
Land at 0	ixten Roundabout	C50289	0.79 Employment	Less Vulne	vable 0.00%	99.88%	0.00%	17.15% E	2.73% 0.00%	17.15%	82.72%	0.00%	0.00% 11.77	7% 8.22%	0.38	0.75	3.06 0	0.00	0.19	0.19 0.23	99.88%	0.00%	20.00%	Revial	No		Not HEV or not in substantially FZ3	2	WADNING: A signification of the signification of the signification of the significant of the significant of the subject to very string tests.	te is be gent	Not HEV or not in substantially FZZ	2	Not a significa consideratio	ant 2	CAUTION: A proports of the site is at risk o Surface Water and Sm Watercourse flooding		WARNING: >15% of the site within a FZ. Not previously developed land. Justification Test fail.		MAIOR concerns for affocation, Unliking to be suitable. Review WARNING & CAUTION messages.	WARNING: A significant proportion of the site is in FZI w development will be subject to very stringent tests. WARNING: 525% of the site within a FZ. Not previously developed land. Justification Test fall.	ere CAUTION: A proportion of the site is at risk of Surface Wat and Small Watercourse flooding.	in A substantial professor of the site is in food zone 3 for rivers, with the remainder in Fleod 20xe 2. Development in our permitted on preventied sites in food zones 2 and 3. Consequently, the justification test is failed for this site.
Landat	ixten Roundabout	C50290	0.79 Roadvide facilities	Less Vulne	vable 0.00%	99.88%	0.00%	17.15% E	2.73% 0.00%	17.15%	82.72%	0.00%	0.00% 11.77	7% 8.22%	0.38	0.75	3.06 0	0.00	0.19	0.19 0.23	99.88%	0.00%	20.00%	Revial	No		Not HEV or not in substantially FZ3	2	WADNING A signifi- proportion of the sil- in FZI where development will subject to very string tests.	tant de la be gent	Not HEV or not in substantially FZZ	1	Not a significa consideratio	ant 2	CAUTION: A proports of the site is at risk o Surface Water and Sm Watercourse flooding		WARNING: >15% of the site within a FZ. Not previously developed land. Justification Test fail.		MADD concern for allocation, Unlikey to be suitable. Review ISANNING & CAUTION messages.	WARNING: A significant proportion of the site is in FZ3 w development will be subject to very stringent tests. WARNING: 55% of the site within a FZ. Not previously developed land. Justification Test fall.	ere CAUTION: A proportion of the site is at risk of Surface Was and Small Watercourse flooding.	iii A substitution professor of the site is in fixed zone 2 for rivers, with the remainder in Fixed Zone 2. Development in our permitted on preventials in Food zones 2 and 3. Consequently, the justification test is failed for this site.
Rhossill, I	ladnock Road	C50273	3.39 Hotel (C1)	Highly Vuln	erable 0.00%	0.00%	1.42%	2.25%	0.00%	2.25%	0.00%	0.00%	0.00% 0.00	0.00%	0.00	0.00	0.34 0.	0.00	0.00	0.00 0.00	2.25%	0.00%	0.00%	Restal	Yes	1	Not HEV or not in substantially FZ3	1	Not located in FZ	2	Not HEV or not in substantially FZ2		Not a significa consideratio		Not a significant consideration	1	<25% in a FZ. Not a significant consideration.	1	No significant flood risk considerations to allocation.			