

## South Warwickshire Local Plan - Level 2 SFRA Non-Strategic Amber site assessments



Site Information			Flood Zones				RoFSW			Groundwater	Additional Comments
RefID	Site Name	Proposed Use	FZ1	FZ2	FZ3	FZ3b	0.1% AEP (% extent)	1% AEP (% extent)	3.3% AEP (% extent)	(within 0.5m of the grounds surface)	
470	Land North of Banbury Road, Kineton	Housing / Residential	100.0	0	0	0	9.0	3.8	2.7	N	High risk of surface water affecting access onto Banbury Road south-west of the site. Depths that impeded access onto Banbury Road are less than 0.2m in depth.
813	East of Campden Road, Clifford Chambers	Housing / Residential	100.0	0	0	0	2.7	2.0	1.1	N	Low risk of surface water on B4636 directly NW of the site. High risk of surface water further north of the road.
173	Land off Shoulderway Lane, Shipston on Stour, Warwickshire	Housing / Residential	98.7	1.3	0	0	0.3	0.0	0.0	N	Climate change flood risk located at the south of the site, on Shoulderway Lane. Does not impede access and escape in areas surrounding the site.
185	Land South of Loxley Road, Stratford upon Avon	Housing / Residential	100.0	0	0	0	0.0	0.0	0.0	Y	Groundwater levels between 0.025m and 0.5m below the ground surface.
360	Land South of Charlecote Road, Wellesbourne, CV35 9LU	Mixed	99.3	0.5	0.2	0	0.6	0.0	0.0	Y	Small eastern area of groundwater levels between 0.025m and 0.5m below the ground surface.
411	Land off Allimore Lane	Housing / Residential	100.0	0	0	0	2.0	1.2	1.0	Y	North of the site has an area of groundwater levels between 0.025m and 0.5m below the ground surface. South of the site had an area of groundwater levels between 0.5m and 5m below the ground surface.
417	Land at Arden Heath Farm, Loxley Road, Stratford upon Avon	Housing / Residential	100.0	0	0	0	0.4	0.3	0.3	Y	Groundwater levels between 0.025m and 0.5m below the ground surface.
696	Land at Waterloo Road, Bidford-on-Avon	Housing / Residential	100.0	0	0	0	0.6	0.0	0.0	Y	Central areas on the site with groundwater levels between 0.025m and 0.5m below the ground surface.
807	Linen Street Car Park, Warwick	Mixed	100.0	0	0	0	0.0	0.0	0.0	Y	Groundwater levels between 0.025m and 0.5m below the ground surface.
833	East of Banbury Road, Stratford-upon-Avon	Housing / Residential	100.0	0	0	0	1.2	0.9	0.8	Y	North and south of the site have an area of groundwater levels between 0.025m and 0.5m below the ground surface. Centre of the site had an area of groundwater levels between 0.5m and 5m below the ground surface.  small area of 'High risk' surface water ponding in small pockets across the site, with a larger area at the southwestern corner. Which should not directly impede access and escape to the site.
441	Land South of Main Street, Tiddington	Housing / Residential	100.0	0	0	0	11.1	4.0	2.0	Y	Groundwater levels are largely either at or very near within 0.025m of the ground surface, with small areas between 0.025m and 0.5m below the ground surface.  Small areas of 'High risk' surface water ponding in the centre of the site, with smaller pockets of lower risk in the northwestern corner of the site.
337	Land at Brickyard Lane, Studley	Housing / Residential	100.0	0	0	0	9.4	7.4	5.4	N	Small isolated areas of high risk surface water flooding in the north and centre of the site.
444	Land at Old Town, Gaydon	Housing / Residential	100.0	0	0	0	6.3	1.3	0.2	N	High risk surface water flooding along Kineton Road and Edgehill View, which may potentially prevent safe access and escape to the wider area.
485	Wellesbourne Distribution Park	Housing / Residential	100.0	0	0	0	6.6	6.1	5.7	Y	High risk surface water flooding along Loxley Road.  Groundwater levels are either at or very near within 0.025m of the ground surface
293	Land to East of Orchard House, Banbury Road, Kineton	Housing / Residential	100.0	0	0	0	12.7	4.2	5.7	N	High risk surface water flooding along Banbury Road (B4086) Which may impede access and escape to the site.  Site is approximately 30m from the River Dene.

601	Glebe land, Long Marston	Mixed	100.0	0	0	0	13.1	4.1	3.5	N	Areas of high risk of surface water flooding along the eastern boundary of the site.
827	South of Alcester Road, Stratford-upon-Avon	Housing / Residential	100.0	0	0	0	16.4	9.0	5.4	N	Small areas of high risk of surface water flooding within the south of the site.
14	Land on South-West side of Node Hill (Title No. WK469961)	Housing / Residential	100.0	0	0	0	7.3	5.0	4.8	N	Surface water flooding remains contained within the east and south of the site, These areas may present access and escape along the eastern boundary of the site. There is also risk to access and escape moving east along Bromsgrove Road. Therefore Access and escape to the site is recommended via the northern boundary and then north-west along Bromsgrove Road (A448)
75	Land South of Westham Lane, Barford	Housing / Residential	100.0	0	0	0	10.7	1.1	0.6	Y	Surface water flooding within the site is primarily low risk with isolated areas of high and medium isolated along the western boundary. Depths on the site do not exceed 0.3m . Potential access and escape issues to the north along Wellesbourne Road, but access to the south remains viable.
200	Former Glebe Hotel, Barford	Housing / Residential	100.0	0	0	0	9.6	6.6	3.1	Y	Surface water flooding around the footprint of existing structures depths in the low risk event reach a maximum of 0.3m Development should steer outside of the area of more significant risk in the south of the existing site structures. Access and escape issues due to surface water are apparent in the local area, south-west along Church Street and to a lesser extent north-east along High Street.
474	Land to North of Captains Hill, Alcester	Housing / Residential	100.0	0	0	0	3.1	2.8	2.6	N	Very limited 'High risk' surface water ponding within the south of the site. Likely of little concern where developers will be able to develop around this. Concerns are attributed to Access and escape issues within the local area. Travelling south-west along Kinwarton Road leads to significant areas of fluvial flooding near the centre of Alcester. Preferred access and escape will likely be north-east along Kinwarton Road, where consideration should be given to surface water flows impeding the route.
427	Land to the South of The Slough, Sambourne	Housing / Residential	100.0	0	0	0	2.9	0.5	0.2	N	Isolated areas of surface water flooding is isolated within the centre of the site (flowing offsite). Access and escape to the site and the wider area remains viable from the northern and north-western boundaries. Development should be steered around the low-risk surface water flow path in the centre of the site and isolated areas of ponding to the west of this.